

Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 22 May 2024 at 7:00 pm.

MEMBERS PRESENT

Presiding Member – Y Svensson
S Reachill
T Sutcliffe
C Dunn
J Fleming

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Assessment Manager – M Gates
Development Administration Lead - A Elliott

1. Opening

The Presiding Member, Y Svensson declared the meeting open at 7.00pm.

2. Kurna Acknowledgement

We acknowledge Kurna people as the traditional owners and custodians of this land.

We respect their spiritual relationship with country that has developed over thousands of years, and the cultural heritage and beliefs that remain important to Kurna People today.

3. Apologies

Apologies received - Nil

Absent - Nil

4. Declaration Of Interest

If a Panel Member has an interest (within the terms of the Local Government Act 1999 and Planning, Development and Infrastructure Act 2016) in a matter before the Panel they are asked to disclose the interest to the Panel and provide full and accurate details of the relevant interest. Panel Members are reminded to declare their interest before each item.

5. Confirmation Of Minutes

Motion

That the minutes of the Council Assessment Panel held on 24 April 2024 be taken as read and confirmed.

Moved C Dunn, Seconded S Reachill

Carried

6. Applications Assessed under the Planning and Design Code

6.1 Ric Hambrook, 21 Myrtle Rd Seacliff (Report No 150/24)

DEVELOPMENT NO.:	24005851
APPLICANT:	Ric Hambrook
ADDRESS:	21 MYRTLE RD SEACLIFF SA 5049
NATURE OF DEVELOPMENT:	Two storey detached dwelling
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> Established Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> Airport Building Heights (Regulated) Affordable Housing Character Area Hazards (Flooding - General) Prescribed Wells Area Regulated and Significant Tree Stormwater Management Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> Minimum Frontage (Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m; group dwelling is 12m; residential flat building is 12m) Minimum Site Area (Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm) Maximum Building Height (Levels) (Maximum building height is 1 level)
LODGEMENT DATE:	29 Feb 2024
RELEVANT AUTHORITY:	Assessment panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.3 15/02/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Alexander Stamatopoulos Development Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

Speakers: A Swanson, Lewis Vincent and R and M Hambrook

Motion

220524/00006

Development Application number 24005851, by Ric Hambrook is refused planning consent due to the following reasons:

1. The building footprint does not provide sufficient space around the building to limit visual impact (PO 3.1), particularly to the valued streetscape characteristics of the character area (PO2.1). (namely North elevation)
2. The building height does not contribute to the prevailing character of the neighbourhood. PO 4.1 and PO 2.2.
3. Western, northern and southern boundary setbacks do not satisfactorily complement the established character of the area PO 8.1 and PO 2.4. Specifically the front elevation in relation to 15 Myrtle Road (its direct neighbour) and first level walls facing north. Due to the bulky style and height of the verandah pillars, these in visual effect become the main frontage.

Moved Y Svensson, Seconded J Fleming

Carried

6.2 Christine Maunder, 63 and 65 Sturt Road, Brighton (Report No 152/24)

DEVELOPMENT NO.:	24003424
APPLICANT:	Christine Maunder
ADDRESS:	65 STURT RD BRIGHTON SA 5048 63 STURT RD BRIGHTON SA 5048
NATURE OF DEVELOPMENT:	Change of use to incorporate a shop to the existing place of worship (retrospective) and the construction of an addition and a carport
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • General Neighbourhood Overlays: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Transport Routes • Urban Tree Canopy
LODGEMENT DATE:	14 Feb 2024
RELEVANT AUTHORITY:	Assessment panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.2 08/02/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Alexander Stamatopoulos Development Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

Motion

220524/00007

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 24003424, by Christine Maunder is granted Planning Consent subject to the following conditions:

CONDITIONS

Planning Consent

1. The development granted approval shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

2. That the development herein approved shall operate between the hours of 10am to 3:30pm Tuesday to Friday and 10am to 1pm on Saturday's inclusive unless written approval to vary the times is given by Council.
3. That deliveries to the site shall not occur outside of the hours of 8am to 7pm Monday to Saturday.

Moved C Dunn, Seconded S Reachill

Carried

6.3 Think Architects, 39 Gower St Glenelg East (Report No 151/24)

DEVELOPMENT NO.:	24007372
APPLICANT:	THINK ARCHITECTS
ADDRESS:	39 GOWER ST GLENELG EAST SA 5045
NATURE OF DEVELOPMENT:	Construct a single storey dwelling with swimming pool
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Established Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Building Near Airfields • Character Area • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Minimum Frontage (Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 14m) • Minimum Site Area (Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 600 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level)
LODGEMENT DATE:	20 Mar 2024
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.5 14/03/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Michael Gates Development Services (Planning and Building) Lead
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	None

Motion

220524/00008

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 24007372, by Think Architects is granted Planning Consent subject to the following conditions:

CONDITIONS

Planning Consent

1. The development granted approval shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
2. Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).
3. The stormwater disposal system shall cater for a 5 year rainfall event with discharge to the street not to exceed 10 litres per second. Any excess above this flow is to be detained on site.
4. Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.
5. That the finished level of the crossover at the property boundary shall be a minimum of 75mm above the top of kerb in accordance with AS2890.1, and the maximum gradient of the driveway shall not be greater than 5% across the footpath, with the invert profile conforming to AS2876.

Furthermore, the footpaths on either side shall be graded to the driveway preventing tripping hazards at this junction, without any steep grades along the footpath. The provision for vehicle crossovers and inverts, and reinstatements of existing crossovers not required by the development, be constructed at the owner's expense.

6. That the associated filter pump must be enclosed in such a way that noise levels do not exceed 45db(a) measured at adjoining property boundaries.

Moved C Dunn, Seconded T Sutcliffe

Carried

7. DEFERRED ITEMS - Nil

8. APPLICATIONS UNDER APPEAL – Nil

9. URGENT BUSINESS – Subject to the Leave of the Meeting

9.1 Council Assessment Panel (CAP) Meeting Procedures Amendments to the meeting procedures were discussed.

Administration to present the following reports to the Panel at the next CAP meeting:

- Updated Meeting Procedures at the next meeting;
- Development Applications Considered by Council Assessment Panel

10. DATE AND TIME OF NEXT MEETING

The next meeting of the Council Assessment Panel will be held on Wednesday, 26 June 2024 in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton.

11. CLOSURE

The meeting closed at 8.43 pm.

PRESIDING MEMBER