

Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 24 July 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 Officers Planning - D Spasic

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 26 June 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 Lisa Faraci, 583 Anzac Hwy, Glenelg North (Report No 229/24)

DEVELOPMENT NO.:	24013040
APPLICANT:	Lisa Faraci
ADDRESS:	583 ANZAC HWY GLENELG NORTH SA 5045
NATURE OF DEVELOPMENT:	Installation of 6 light posts
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Housing Diversity Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Advertising Near Signalised Intersections • Affordable Housing • Building Near Airfields • Future Road Widening • Hazards (Flooding - General) • Major Urban Transport Routes • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m) • Minimum Frontage (Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 7m; residential flat building is 7m) • Minimum Site Area (Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm) • Maximum Building Height (Levels) (Maximum building height is 2 levels)
LODGEMENT DATE:	14 May 2024
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.8 09/05/2024
CATEGORY OF DEVELOPMENT:	Essential Infrastructure
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Dean Spasic Development Officer - Planning

J Flemming declared a conflict of interest in this application and did not participate assessment of the application

Motion

240724/00017

It is recommended that the Council Assessment Panel resolve that:

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.

Moved T Sutcliffe, Seconded C Dunn

Carried

2. Development Application Number 24013040, by City of Holdfast Bay Council is granted Planning Consent subject to the following conditions:
 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. Light spill shall be in accordance with Australian Standard 4282.
 3. Lighting is switched off, and remains off, between 9:30pm and sunrise the following day.

Moved Y Svensson, Seconded C Dunn

Carried

6.2 Daniel Milky, 5 Vincent Avenue, Somerton Park (Report No 230/24)

DEVELOPMENT NO.:	24009522
APPLICANT:	Daniel Milky
ADDRESS:	5 VINCENT AV SOMERTON PARK SA 5044
NATURE OF DEVELOPMENT:	Change of use to an indoor recreation facility
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • Employment Overlays: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Building Near Airfields • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development
LODGEMENT DATE:	17 Apr 2024
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.6 04/04/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Alexander Stamatopoulos Development Officer - Planning
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

Motion

240724/00018

It is recommended that the Council Assessment Panel resolve that:

- i. 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.

Moved T Sutcliff, Seconded S Reachill

Carried

2. Development Application Number 24009522, by Daniel Milky 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 5am to 10:15am Monday to Friday, 6:30am to 8:30am Saturdays and 8am to 9am Sunday, inclusive unless written approval to vary the times is given by the Council.
3. That the music associated with the indoor recreation must operate with the requirements of Designated Performance Feature (DPF) 4.6 of the Interface between Land Uses module of the Planning and Design Code.
4. That all windows and doors of the building shall remain closed during fitness classes.
5. That the proposal incorporates all the recommendations from the associated SOUNDBASE report, including but not limited to:
 - Installation of impact sound absorbing flooring to reduce the regenerated noise and vibration in areas where high levels of impact are expected including:
 - Free-weights areas
 - Any area free-weights are used or stored
 - Functional training areas; and
 - Pin and plate-loaded machine areas
 - Installation of sound absorbing soft wall coverings such as carpet/draping to reduce internal reverberation of amplified music and weight drop noise.
 - Blocking and Isolation of three ceiling rotary extract vents.

Moved Y Svensson, Seconded S Reachill

Carried

6.3 Tom Vartzokas, 98 Esplanade Hove (Report No 231/24)

Application withdrawn from agenda.

7. DEFERRED ITEMS - Nil

8. APPLICATIONS UNDER APPEAL – Nil

9. Reports by officers

9.1 Council Assessment Panel Operating Procedures (Report No 232/24)

Moved Y Svensson, Seconded C Dunn

Carried

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

11. DATE AND TIME OF NEXT MEETING

The next meeting of the Council Assessment Panel will be held on Wednesday, 28 August 2024 in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton.

The Panel notes and thanks the CEO, Roberto Bria for his service to the Council and CAP, and wishes him all the best for the future.

12. CLOSURE

The meeting closed at 7:35 pm.

PRESIDING MEMBER