

Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 11 December 2024 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 23 October 2024 be taken as read and confirmed.

Moved S Reachill, Seconded T Sutcliffe

Carried

6. Applications Assessed under the Planning and Design Code

6.1 Verrocchi Building Design, 24 Buttrose St Glenelg East (Report No 241/24)

DEVELOPMENT NO.:	24028449
APPLICANT:	Verrocchi Building Design
ADDRESS:	24 BUTTROSE ST GLENELG EAST SA 5045
NATURE OF DEVELOPMENT:	Two Storey Detached Dwelling and 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 • 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:	5 Sept 2024
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.16 29/8/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Alexander Stamatopoulos Development Officer - Planning
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

Motion

111224/00042

That the Council Assessment Panel resolve that the proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

Moved C Dunn, Seconded S Reachill

Carried

Motion

111224/00043

That the Council Assessment Panel resolve that Development Application Number 24028449, by Verrocchi Building Design 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.
2. 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.
3. 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).
4. 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.
5. 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.
6. The provision for vehicle crossovers and inverts, and reinstatements of existing crossovers not required by the development, be constructed at the owner's expense.
7. That all upstairs windows, other than facing the street, shall have minimum window sill heights of 1.5 metres above finished floor level, or any glass below 1.5 metres shall be obscure and fixed shut and be installed prior to occupation of the dwelling.

Moved T Sutcliffe, Seconded S Reachill

Carried

**6.2 Stallard Meek Flightpath Architects, 12 Yester Avenue, Brighton
(Report No 242/24)**

DEVELOPMENT NO.:	24026738
APPLICANT:	Stallard Meek Flightpath Architects
ADDRESS:	12 YESTER AV BRIGHTON SA 5048
NATURE OF DEVELOPMENT:	Alterations and addition to existing local heritage place. New pool and alfresco landscaping. Alterations to existing garage and new carport.
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • Established Neighbourhood Overlays: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Affordable Housing • Character Area • Local Heritage Place • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy Technical Numeric Variations (TNVs): <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:	23 Aug 2024
RELEVANT AUTHORITY:	Assessment Panel at City of Holdfast Bay
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.15 15/8/2024
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

111224/00044

That the Council Assessment Panel resolve that the proposed development is considered not to be seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

Moved S Reachill, Seconded T Sutcliffe

Carried

Motion

That the Council Assessment Panel resolve that Development Application Number 24026738, by Stallard Meek Flightpath Architects is refused Planning Consent subject to the following reasons:

- 1 That the additions are at odds with the character overlay statement Character area PO 1.1.
- 2 That the proposal is at odds with the local heritage place overlays 1.1 and 1.3. Does not contribute to scale nor contribute to the defining architectural styles, detailing and built form as listed, nor building height.
- 3 Too visually dominant and contrasting. Does not meet Heritage overlay PO 1.2
- 4 Does not meet heritage overlay PO 1.5 contrasting colours and materials are not consistent with or compliment the heritage values of the local heritage place.

Moved Y Svensson, Seconded J Fleming

Lost

Motion

111224/00045

That the Council Assessment Panel resolve that Development Application Number 24026738, by Stallard Meek Flightpath Architects 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. 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. All stormwater collected on the site must only be discharged to the street and not on to any adjacent properties.
3. The privacy screen shown on the northern elevation on the rear balcony must be constructed prior to occupation.

4. The applicant is to provide a detailed report of the restoration works required to the western wing of the dwelling, prior to the issue of Development Approval.

Moved C Dunn, Seconded T Sutcliffe

Carried

7. DEFERRED ITEMS

Nil

8. APPLICATIONS APPEAL UPDATE

Noted

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

Nil

10. DATE AND TIME OF NEXT MEETING

The next meeting of the Council Assessment Panel will be held on Wednesday, 22 January 2025 in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton.

11. CLOSURE

The meeting closed at 7.50 pm.

PRESIDING MEMBER