

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 February 2021 at 7:00 pm.

MEMBERS PRESENT

Presiding Member – D Bailey
J Gronthos
Y Svensson
M Bouchee
S Reachill

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Development Officers Planning– A Stamatopolous, D Spasic
Team Leader Development Administration - A Elliott

1. OPENING

D Bailey welcomed the people in the gallery.

2. APOLOGIES

Apologies Received – Nil
Absent – Nil

3. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

4. CONFIRMATION OF MINUTES

Motion

240221/00009

That the minutes of the Council Assessment Panel held on 28 January 2021 be taken as read and confirmed.

Moved by M Bouchee, Seconded by S Reachill

Carried

5. COUNCIL ASSESSMENT MATTERS

5.1 Scott Salisbury Homes, 26 Patawalonga Frontage Glenelg (Report No 56/21)

DA NO.	:	<u>110/01050/20</u>
APPLICANT	:	<u>SCOTT SALISBURY HOMES</u>
LOCATION	:	<u>26 PATAWALONGA FRONTAGE GLENELG NORTH</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL ZONE</u>
NATURE OF DEVELOPMENT	:	<u>MERIT</u>
PROPOSAL	:	<u>SINGLE STOREY DWELLING ADDITION COMPRISING GARAGE TO ADJOIN EXISTING GARAGE FACING STANLEY STREET</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>ONE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>

Motion

240221/00010

1. That the proposed development is NOT seriously at variance with the policies in the Development Plan.
2. Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, and consideration of representations, the application is considered to be reasonably consistent with the relevant provisions of the Development Plan and that the Council Assessment Panel resolves to grant Development Plan Consent, to DA 110/01050/20 subject to the following conditions:

PLANNING CONDITIONS

1. That the design and siting of all buildings and structures and site works shall be as shown on the plans submitted to and approved by Council unless varied by any subsequent conditions imposed herein.
2. That adequate provision be made for the disposal of stormwater to the reasonable satisfaction of Council. Where possible, stormwater should be retained on site by the use of natural drainage methods.
3. A 1m wide holding point between the two driveways will need to be established to the satisfaction of Council.

Moved J Gronthos, Seconded Y Svensson

Carried

5.2 Designtech Studio, 17 Old Tapleys Hill Road Glenelg North (Report No 57/21)

DA NO.	:	<u>110/00940/20</u>
APPLICANT	:	<u>DESIGNTECH STUDIO</u>
LOCATION	:	<u>17 OLD TAPLEYS HILL ROAD GLENELG NORTH</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL CHARACTER ZONE STREETScape CHARACTER (GLENELG & GLENELG NORTH) POLICY AREA 14</u>
NATURE OF DEVELOPMENT	:	<u>MERIT</u>
PROPOSAL	:	<u>ALTERATIONS AND TWO STOREY ADDITION WITH BALCONY TO REAR OF EXISTING SINGLE STOREY SEMI-DETACHED DWELLING, GROUND LEVEL DECK AND CARPORT</u>
EXISTING USE	:	<u>RESIDENTIAL</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>ONE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT WITH CONDITIONS</u>

Motion

240221/00011

1. The proposed development is NOT seriously at variance with the policies in the Development Plan.
2. Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, the Council Assessment Panel resolves to refuse to grant Development Plan Consent to Development Application 110/00940/20 for the construction of alterations and two storey addition with balcony to rear of existing single storey semi-detached dwelling, ground level deck and carport at 17 Old Tapleys Hill Road, Glenelg North, on the basis that it is at variance with the relevant provisions of the Development Plan. Specifically, the proposal does not adhere with Residential Character (Glenelg & Glenelg North) Policy Area 14 Objectives 1 and 2, the Desired Character Statement, and Principles 4(b) and 6, in that the proposal:
 - Does not adequately preserve existing development and built form patterns within the Policy Area, or reflect the traditional character elements sought, particularly as presented to the streetscape.
 - Represents a two storey development, which is not a detached dwelling, which does not contribute to the streetscape through its height, massing and architectural detail that relates closely to those of the established detached dwellings in the locality.
 - Incorporates additions and extensions that are considered to be neither minor extensions of roof space to the rear, nor complementary to the distinctive features of existing dwellings, with particular reference to the roof form.

Moved Y Svensson, Seconded M Bouchee

Carried

6. REPORTS BY OFFICERS - Nil

7. URGENT BUSINESS – SUBJECT TO THE LEAVE OF THE MEETING - Nil

8. CLOSURE

The meeting closed at 7.58 pm.

CONFIRMED Wednesday, 24 March 2021

PRESIDING MEMBER