

Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 19 December 2018 at 7:00pm.

MEMBERS PRESENT

D Bailey – Acting Presiding Member
G Goss
A Vine
R Clancy

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Development Officers – D Spasic, A Stamatopolous and M Gates

1. OPENING

D Bailey welcomed the people in the gallery.

2. APOLOGIES

Apologies Received – J Newmann
Absent – Nil

3. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

4. CONFIRMATION OF MINUTES

Motion

191218/0046

That the minutes of the Council Assessment Panel held on 24 October 2018 be taken as read and confirmed.

Moved by G Goss, Seconded by R Clancy

Carried

5. COUNCIL ASSESSMENT MATTERS

5.1 City of Holdfast Bay, 410-420 Brighton Road, Hove (Report No 395/18)

DA NO.	:	<u>110/00502/18</u>
APPLICANT	:	<u>CITY OF HOLDFAST BAY</u>
LOCATION	:	<u>410-420 BRIGHTON ROAD, HOVE</u>
DEVELOPMENT PLAN	:	<u>2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>COMMUNITY ZONE - RECREATION POLICY AREA 1</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>DEMOLITION OF THREE EXISTING SPORTING CLUBROOM BUILDINGS AND CONSTRUCTION OF THREE REPLACEMENT SPORTING CLUBROOM BUILDINGS AND REMOVAL OF ONE REGULATED TREE</u>
EXISTING USE :		<u>SPORTING CLUBROOMS AND PLAYING FIELDS</u>
REFERRALS :		<u>DPTI</u>
CATEGORY :		<u>TWO</u>
REPRESENTATIONS :		<u>TWO</u>
RECOMMENDATION :		<u>DEVELOPMENT PLAN CONSENT – SUBJECT TO CONDITIONS</u>

Motion

191218/0047

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 Holdfast Bay (City) Development Plan, the Council Assessment Panel resolves to grant Development Plan Consent to Development Application 110/00502/18 the demolition of three existing sporting clubrooms and their replacement with three, two-storey sporting clubrooms, and the removal of one Regulated tree, subject to the following conditions:

PLANNING CONDITIONS

1. That the development shall be implemented in accordance with the plans and documentation submitted to and approved by Council unless varied by any subsequent conditions imposed herein.
2. That the premises shall be maintained, kept tidy, free of graffiti and in good repair and condition to the reasonable satisfaction of Council at all times.
3. That the premises shall not be used, directly or indirectly, for the purpose now approved until all work has been completed in accordance with the plan approved and the conditions of consent have been complied with, except those conditions that continue to apply.

- 4. That a detailed landscape plan shall be provided to Council for further assessment prior to the issue of Development Approval, including details of any screen planting along the eastern property boundary. Nominated vegetation species shall comprise where practicable, trees and shrubs that are indigenous to the local area and are semi mature or of fast growing tubestock. All such landscaping shall be established within 3 months of substantial completion of the development and any such vegetation shall be replaced if and when it dies or becomes seriously diseased.**
- 5. Any change in levels along external site boundaries of 200mm or more shall be retained to suitable engineering standards and any fencing shall be erected on top of such retaining walls. Construction of all retaining walls shall be undertaken and completed prior to the commencement of construction of the dwelling(s) herein approved.**
- 6. That access by patrons to the outside, upstairs balconies associated with each of the three clubroom buildings shall be closed each night from 10pm to 8am the following day. The balconies can be accessed at all times for cleaning and maintenance purposes.**
- 7. Waste collection areas and bins shall be secured and screened from public view. Details of screens for waste storage areas shall be provided to Council prior to the issue of Development Approval. The screens shall, where practicable, be designed in coordination with the architecture, materials and colours of the main buildings they serve.**
- 8. That tree protection measures shall be installed around the trunks of each tree on site and street tree affected by the construction work. Details of tree protection measures shall be provided to Council prior to the issue of Development Approval and installed prior to the commencement of any construction on the site.**
- 9. That details of air conditioning plant, appropriate acoustic screening and advice from an acoustic engineer regarding compliance with relevant EPA policies be submitted to Council prior to Development Approval.**
- 10. All service vehicle movements associated with the development, including waste collection, shall be undertaken outside of peak traffic hours on the adjacent roads and peak times of site operation, and be restricted to the hours of 9am-7pm Sunday and Public Holidays and 7am-7pm on other days.**

- 11. Noise attenuation measures shall be incorporated in the structural make-up of each building as a means to suppress internal noise affecting the amenity of adjacent residential areas, and to also suppress traffic noise (from Brighton Road in particular) from reducing the amenity of patrons within the buildings (particularly the Rugby building). That details of such structural noise attenuation measures, including glazing, and as outlined in the Sonus report dated July 2018, shall be provided to Council for assessment prior to the issue of Building Rules Consent. All approved noise attenuation measures shall be integrated within each building prior to their occupation.**
- 12. That construction shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.**
- 13. That dust emissions from the site shall be controlled by a dust suppressant or by watering (subject to any relevant water restrictions) regularly to the reasonable satisfaction of Council.**
- 14. That the builder shall at all times provide and maintain a waste receptacle to the reasonable satisfaction of Council on the site in which and at all times all builder's waste shall be contained for the duration of the construction period and the receptacle shall be emptied as required.**
- 15. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.**
- 16. That no solid or liquid trade wastes be discharged to the stormwater system.**
- 17. Appropriate signage and line marking shall be utilised to reinforce the desired flow of traffic to, from and through the site.**
- 18. All car parking and internal manoeuvring areas shall be in accordance with AS/NZS 2890.1:2004 and 2890.6:2009.**
- 19. All commercial vehicle facilities shall be designed in accordance with AS 2890.2-2002.**
- 20. All materials and finishes shall not be permitted to result in glare or other effects that will result in the discomfort or impairment of road users.**
- 21. Signage on this site that is viewable from the adjacent or nearby roads shall not utilise any element of LED/LCD display (the use of LED lighting for the internal illumination of a sign box is permissible).**
- 22. Signage on this site shall not contain any element that flashes, scrolls, moves or changes.**

23. **Illuminated signage on this site shall be limited to a low level of illumination (5200cd/m²) so as to minimise distraction to motorists.**
24. **Non-illuminated signage on this site shall be finished in a material of low reflectivity to minimise the risk of sun/headlamp glare that may dazzle or distract motorists.**
25. **The utilisation of Trailer Mounted Variable Message Displays for advertising purposes shall not occur on or adjacent to the subject land.**
26. **Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of the adjoining arterial road. Any alterations to road drainage infrastructure required to accommodate the development shall be at the expense of the applicant.**

DPTI Conditions

27. **All vehicles shall enter and exit the site in a forward direction**
28. **The access points to Brighton Road shall be designed in general accordance with the Tonkin Consulting Concept Plan, Drawing 20180691, Sheet 01, Revision C, dated 9 August 2018.**
29. **The northern Brighton Road access point shall be designed and suitably flared to accommodate two-way vehicle movements of a B99 vehicle (as per *AS/NZS 2890.1:2004*).**
30. **The southern Brighton Road access point (located opposite Preston Avenue) shall be limited to emergency use and maintenance (rubbish removal). Access by other vehicles shall be prohibited and movements shall be limited to left turn in and left turn out. This access shall be designed and signed for left turn in and left turn out movements and incorporate a 'No entry – authorised vehicles only' sign.**
31. **All off-street parking shall be designed in accordance with *AS/NZS 2890.1:2004* and *AS/NZS 2890.6:2009*. Additionally, clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in *AS/NZS 2890.1:2004*, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.**
32. **Stormwater run-off shall be collected on-site and disposed of safely without jeopardising the safety of the adjacent roads. Any alterations to the existing road drainage infrastructure as a result of this development shall be at the expense of the applicant.**

NOTES:

1. **Additional landowner approval and development consent is required for any regulated signs and advertising located either as standalone items or attached to the approved buildings.**
2. **This development authorisation does not include an assessment or approval for any freestanding scoreboard(s). Further development application is required for the installation of freestanding scoreboards.**

Moved A Vine, Seconded G Goss

Carried

5.2 Carmine Alvaro, 4 Kent Street, Glenelg (Report No 396/18)

DA NO.	:	<u>110/00551/18</u>
APPLICANT	:	<u>CARMINE ALVARO</u>
LOCATION	:	<u>4 KENT STREET, GLENELG</u>
DEVELOPMENT PLAN	:	<u>2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL ZONE</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>ALTERATIONS TO GROUND LEVEL (SOUTH-EASTERN CORNER OF BUILDING) AND CONSTRUCTION OF FIRST FLOOR ADDITION (SOUTH-EASTERN CORNER OF BUILDING) TO EXISTING TWO STOREY DETACHED DWELLING (LOCAL HERITAGE PLACE)</u>
EXISTING USE	:	<u>RESIDENTIAL</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>ONE FROM ANTHONY AND ANNEMARIE HERMANN, OWNERS OF 2-2A KENT STREET, GLENELG</u>
REPRESENTOR TO BE HEARD	:	<u>ANTHONY AND ANNEMARIE HERMANN</u>
APPLICANT TO BE HEARD	:	<u>SALVATORE MARZULLO ON BEHALF OF APPLICANT CARMINE ALVARO</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT</u>

Motion

191218/0048

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 Holdfast Bay (City) Development Plan, the Council Assessment Panel resolves to grant Development Plan Consent to Development Application - 110/00551/18 for the Alterations to ground level (south-eastern corner of building) and construction of first floor addition (south-eastern corner of building) to existing two storey detached dwelling (local heritage place) at 4 Kent Street, Glenelg, subject to the following conditions:**

PLANNING CONDITIONS

1. **That the development shall be implemented in accordance with the plans and prepared and submitted by Salvatore Marzullo Building Design, Project SM-510 Drawing No. DA-01 to DA-08 Revision B with Amended Plan stamp dated 22/11/2018 and approved by Council unless varied by any subsequent conditions imposed herein.**
2. **First level windows on the northern elevation associated with the dwelling addition shall have minimum window sill heights of 1.7 metres above finished floor level, or any glass below 1.7 metres shall be manufactured obscure glass and fixed shut or as otherwise approved by Council. Further details of this requirement shall be provided at Building Rules Assessment stage.**
3. **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.**
4. **That construction shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.**

Moved R Clancy, Seconded A Vine

Carried

**5.3 Rossdale Homes Care of Heynen Planning Consultants
1 Warwick Court, North Brighton (Report No 397/18)**

DA NO.	:	110/00637/18
APPLICANT	:	ROSSDALE HOMES CARE OF HEYDEN PLANNING CONSULTANTS
LOCATION	:	1 WARWICK COURT, NORTH BRIGHTON
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE
NATURE OF DEVELOPMENT:	:	MERIT
PROPOSAL	:	TWO, TWO STOREY DWELLINGS (RESIDENTIAL CODE)
EXISTING USE	:	RESIDENTIAL
REFERRALS	:	NOT APPLICABLE
CATEGORY	:	TWO
REPRESENTATIONS	:	THREE
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

Speakers: B Campion Lawton and G Heynen

Motion

191218/0048

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 Development Assessment Panel resolves to grant Development Plan Consent to Development Application 110/00637/18 for the construction of a pair of two storey dwellings with integral garages located on each respective western side boundary at 1 Warwick Court, North Brighton, 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 prepared by GSD Design for Rossdale Homes, Job No. 17234 submitted to and approved by Council unless varied by any subsequent conditions imposed herein.**
2. **That construction shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.**

- 3. That the vegetation shown in the Landscape Plan drawn by GRJ dated 22/08/2018 and forming part of the Development Application is established in the optimum planting season immediately following completion of construction, and maintained thereafter to the reasonable satisfaction of Council.**

NOTE: That Council's City Assets department is advised that the development will add to the already challenging circumstances along Warwick Court, and that the driveway crossover widths at the kerb be restricted where possible when future applications for new crossovers are received.

Moved A Vine, Seconded G Goss

Carried

**5.4 D'Andrea Architects, 34 and 34A Adelphi Terrace, Glenelg North
(Report No 398/18)**

DA NO.	:	110/00614/18
APPLICANT	:	D'ANDREA ARCHITECTS
LOCATION	:	34 AND 34A ADELPHI TERRACE, GLENELG NORTH
DEVELOPMENT PLAN	:	2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	CONSTRUCT TWO SEMI-DETACHED DWELLINGS, INCORPORATING A THREE STOREY DWELING AND A TWO STOREY DWELLING, WITH THE NORTHERN DWELLING HAVING AN UNDER CROFT GARAGE AND THIRD LEVEL
EXISTING USE	:	VACANT LAND - RESIDENTIAL
REFERRALS	:	NIL
CATEGORY	:	THREE
REPRESENTATIONS	:	FOUR
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT BE GRANTED

Speakers: K May and M Rolfe

Motion

191218/0049

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 Council Assessment Panel considers that the proposed development is not consistent with the Development Plan and that Development Application 110/00614/18 be refused Development Plan Consent for the reasons that it is contrary to Development Plan General Section Design and Appearance Principle 1, Transportation and Access Principle 52(h), Residential Zone Desired Character Statement, Residential Zone Objective 3, Principle 6 and Principle 8. More specifically, the proposal:**
 - **Does not satisfactorily contribute to the desired character of the zone.**
 - **Does not have a comparable height and scale to that of existing dwellings in the locality.**
 - **Incorporates undercroft car parking on an otherwise flat site.**
 - **Exceeds two-storeys in height and incorporates undercroft car parking that detract from the visual quality and amenity of the locality.**

Moved A Vine, Seconded R Clancy

Carried

5.5 P and N Greener, 9 Hulbert Street, Hove (Report No 399/18)

DA NO.	:	110/00590/18
APPLICANT	:	P AND N GREENER
LOCATION	:	9 HULBERT STREET, HOVE
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	TWO STOREY DETACHED DWELLING WITH CARPORT LOCATED ON EASTERN SIDE BOUNDARY, PRIVACY SCREENING ROOFTOP TERRACE AND SWIMMING POOL IN REAR YARD
REFERRALS	:	NIL
CATEGORY	:	ONE
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

Motion**191218/0050**

- 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 Development Assessment Panel resolves to grant Development Plan Consent to Development Application 110/00590/18 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 construction shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.**
- 3. That storm water from the dwelling shall be collected and connected to a 1000 litre (minimum) rainwater tank with a sealed system over flow connection to the street water table. Final details of the location and size of the tank(s) shall be submitted to Council for approval prior to the issue of full Development Approval. Furthermore, all storm water from the dwelling and the site shall be collected and disposed of in a manner that does not adversely affect any properties adjoining the site or the stability of any building on adjacent sites.**

NOTE:

Storm water shall not be disposed of over a vehicle crossing place and any connection to the street water table, including remedial works to footpaths, verges or other Council infrastructure, is subject to any necessary approvals from Council and will be at the applicant's cost.

- 4. 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 to the reasonable satisfaction of Council.**
- 5. That landscaping shall comprise where practicable, trees and shrubs that are indigenous to the local area and are semi mature or of fast growing tubestock. All such landscaping shall be established within 3 months of substantial completion of the development and any such vegetation shall be replaced if and when it dies or becomes seriously diseased.**
- 6. That all upstairs windows on the western, southern and eastern elevations shall have minimum window sill heights of 1.7 metres above finished floor level, or any glass below 1.7 metres shall be manufactured obscured and fixed shut or as otherwise approved by Council. Further details of this requirement shall be provided at Building Rules Assessment stage.**
- 7. That the associated filter pump be enclosed in such a way that noise levels do not exceed 45db(a) measured at adjoining property boundaries.**
- 8. That the entire length of the privacy screen proposed for the eastern and western sides of the rooftop terrace be constructed to a minimum height of 1700mm above the finished floor level, to the reasonable satisfaction of Council.**
- 9. That final details, including colours and materials, of the freestanding privacy screen proposed adjacent the southern boundary and portion of the western boundary, are provided to Council for further assessment at Building Rules Approval stage.**

Moved G Goss, Seconded R Clancy

Carried

5.6 Sacred Heart College, 23 Cudmore Street, Somerton Park (Report No 400/18)

DA NO.	:	110/00821/18
APPLICANT	:	SACRED HEART COLLEGE
LOCATION	:	23 CUDMORE STREET, SOMERTON PARK
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	REMOVAL MORETON BAY FIG TREE (LOCAL HERITAGE ITEM)
REFERRALS	:	ARBORIST AND HERITAGE ARCHITECT
CATEGORY	:	ONE
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT

Motion**191218/0051**

- 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 Development Assessment Panel resolves to grant Development Plan Consent to Development Application 110/00821/18 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. Works associated with the approved development shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.**
- 3. The removal of the regulated tree shall be subject to the planting of a replacement mature Moreton Bay Fig tree (*ficus macrophyllain*) in the same or similar position within three months of the substantial removal of the regulated tree or in the next optimum planting season, and shall be maintained in good condition at all times and replaced if necessary.**

Moved R Clancy, Seconded G Goss

Carried

5.7 Julien Weate, 3/381 Brighton Road, Hove (Report No 401/18)

DA NO.	:	<u>110/00763/18</u>
APPLICANT	:	<u>JULIEN WEATE</u>
LOCATION	:	<u>3/381 BRIGHTON ROAD, HOVE SA 5048</u>
DEVELOPMENT PLAN	:	<u>2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>NEIGHBOURHOOD CENTRE ZONE</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>CARPORT LOCATED FORWARD OF ASSOCIATED DETACHED DWELLING</u>
EXISTING USE	:	<u>RESIDENTIAL</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>ONE</u>
REPRESENTATIONS	:	<u>NOT APPLICABLE</u>
RECOMMENDATION	:	<u>REFUSAL</u>

Motion**191218/0052**

- The proposed development is considered to be seriously at variance with the policies in the Development Plan.**
- Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, the Council Assessment Panel considers that the proposed development is not consistent with the Development Plan and that Development Application 110/00763/18 be refused Development Plan Consent for the reason that it is contrary to:**
 - General Section, Design and Appearance, Principles of Development Control 1; and**
 - General Section, Residential Development, Principles of Development Controls 12, 14, 18, 27, 28 and 32.**

More specifically, the application does not meet the intent of the Development Plan in relation to:

- Preservation of existing development patterns and built form in the policy area;**
- The Desired Character of the Zone;**
- Carport sited forward of dwelling;**
- Setback from the street boundary;**
- Compatibility with setback character of locality;**
- Insufficient private open space; and**
- Excessive site coverage**

Moved R Clancy, Seconded G Goss

Carried

6. REPORTS BY OFFICERS**6.1 Nil.**

6.2 Appeal Item (second report) – 110/00136/18 a pair of two storey dwellings with integral garages on a hammerhead configuration at 39 Holder Road, Hove

On the 27 June 2018, the Council Assessment Panel refused Development Plan Consent for DA 110/00136/18 for the construction of a pair of two storey detached dwellings with integral garages on a hammerhead configuration.

The applicant has lodged an appeal with the Environment, Resources and Development Court, and as part of this process, has sought to submit a set of amended plans aimed at addressing the reasons for refusal.

The reasons for refusal are as follows:

The proposal does not satisfactorily adhere to the following provisions in the Development Plan: General Section Residential Development Principles 2, 19, 21, 22, 24, 27, 28 and Residential Zone Principles 7 and 9. More specifically, the proposal:

- *Does not achieve minimum allotment and site area requirements;*
- *Presents a two-storey built form where single-storey is prescribed;*
- *Does not achieve the minimum setback distance to the front boundary, with respect to both the dwelling façade and garaging;*
- *Does not achieve the minimum setback distance to a side boundary;*
- *Presents an excessive length of wall to a side boundary; and*
- *Exceeds the maximum site coverage requirement.*

The first set of compromise plans was presented to the Council Assessment Panel on the 24 October 2018 however they were not endorsed.

A second set of compromise plans (the subject of this report) have been submitted for further review by the Panel.

Motion

191218/0053

That the Council Assessment Panel advise the Environment, Resources and Development Court that it considers that there are insufficient reasons to reconsider its decision for Development Application 110/00136/18 following an assessment of the compromise plans.

Moved R Clancy, Seconded A Vine

Carried

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

- 7.1 D Bailey made the observation that the Residential Code standards do not adequately deal with the issue of driveway widths, particularly as Council has separate responsibilities for issuing crossover permits under the Local Government Act, which may be compromised by a prior assessment under the Residential Code.**

7.1 R Clancy extended the season's greetings to Member of the Panel and Council Planning staff.

8. CLOSURE

The meeting closed at 8:38 pm.

CONFIRMED Wednesday, date

PRESIDING MEMBER