

Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 28 August 2019 at 7:00 pm.

MEMBERS PRESENT

Presiding Member – J Newman
D Bailey
R Clancy
J Gronthos

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Development Officer – D Spasic
Team Leader Development Administration – Annie Elliott

1. OPENING

J Newman welcomed the people in the gallery.

2. APOLOGIES

Apologies Received – G Goss
Absent – Nil

3. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

4. CONFIRMATION OF MINUTES

Motion

280819/00031

That the minutes of the Council Assessment Panel held on 24 July 2019 be taken as read and confirmed.

Moved by J Gronthos, Seconded by R Clancy

Carried

5. COUNCIL ASSESSMENT MATTERS

5.1 Longridge Group, 12 Rowe Street, South Brighton (Report No 312/19)

DA NO.	:	110/00159/19
APPLICANT	:	LONGRIDGE GROUP
LOCATION	:	12 ROWE STREET, SOUTH BRIGHTON
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	SINGLE STOREY DETACHED DWELLING WITH ASSOCIATED RETAINING WALLS LOCATED ON EASTERN AND SOUTHERN SIDE BOUNDARIES
REFERRALS	:	NIL
CATEGORY	:	THREE
REPRESENTATIONS	:	TWO
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

Motion

280819/00032

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 grant Development Plan Consent to Development Application 110/00159/19 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 all domestic mechanical plant and equipment, including air conditioners, should be selected, designed, and installed to comply with the following mandatory criteria:
 - (a) Noise level not to exceed 52dB(A) between the hours of 7am and 10pm when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and
 - (b) Noise level not to exceed 45dB(A) between the hours of 10pm and 7am when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and
 - (c) Where marked with an * the above noise levels must include a penalty for each characteristic where tonal/modulating/impulsive/low frequency characteristics are present in accordance with the Environment Protection (Noise) Policy 2007.

NOTE:

No synthetic grass shall be planted on Council's verge in accordance with Council's Verge Management Policy.

Moved R Clancy, Seconded J Gronthos

Carried

5.2 Rosedale Homes, 3 Skye Street, Seacliff Park (Report No 313/19)

DA NO.	:	110/00415/19
APPLICANT	:	N AND S POWELL
LOCATION	:	3 SKYE STREET, SEACLIFF PARK
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE
NATURE OF DEVELOPMENT:	:	MERIT
PROPOSAL	:	TWO STOREY DETACHED DWELLING WITH INTEGRAL GARAGE LOCATED ON THE SOUTH EASTERN SIDE BOUNDARY (ALLOTMENT 101 - 1/28 OPHIR CRESCENT, SEACLIFF PARK)
REFERRALS	:	NOT APPLICABLE
CATEGORY	:	TWO
REPRESENTATIONS	:	TWO
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

Speakers: I Winter, N and S Powell

Motion**280819/00033**

That after considering the provisions of the Development Plan and any representations or responses received, Development Application 110/00415/19 be deferred to enable the applicant to present shadow diagrams and calculations in relation to General Section - Design and Appearance Principle 10 and Residential Development Principles 10, 11 & 12 of the Development Plan.

Moved D Bailey, Seconded J Gronthos

Carried**6. REPORTS BY OFFICERS**

6.1 Nil

7. URGENT BUSINESS – SUBJECT TO THE LEAVE OF THE MEETING**Council Assessment Reports**

Consensus was reached to seek that the locality plan contained in future Council Assessment Reports are to identify the site of the representor's property.

8. CLOSURE

The meeting closed at 7.47 pm.

CONFIRMED Wednesday, 25 September 2019

PRESIDING MEMBER