

Minutes of the Development Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 22 March 2017 at 7:00 pm.

MEMBERS PRESENT

Presiding Member – J Newman
G Goss
D Bailey
R Clancy
B Patton
L Yates

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Team Leader Development Assessment – C Watson
Development Officers – A Stamatopoulos

1. OPENING

J Newman 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

220317/0005

That the minutes of the Development Assessment Panel held on 22 February 2017 be taken as read and confirmed.

Moved by G Goss, Seconded by L Yates

Carried

5. DEVELOPMENT ASSESSMENT MATTERS

5.1 Australian Fitness Management, 151 Brighton Road, Glenelg South (Report No 83/17)

DA NO.	:	<u>110/00930/16</u>
APPLICANT	:	<u>AUSTRALIAN FITNESS MANAGEMENT</u>
LOCATION	:	<u>151 BRIGHTON ROAD, GLENELG SOUTH</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>COMMERCIAL ZONE</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>CHANGE OF USE FROM RETAIL SHOWROOM TO FITNESS CENTRE (INDOOR RECREATION CENTRE) AND NEW SIGNAGE</u>
EXISTING USE	:	<u>VACANT BUILDING (PREVIOUSLY SPRINT AUTO PARTS)</u>
REFERRALS	:	<u>DPTI</u>
CATEGORY	:	<u>CATEGORY TWO</u>
REPRESENTATIONS	:	<u>TWO</u>
RECOMMENDATION	:	<u>CONSENT SUBJECT TO CONDITIONS</u>

Speakers: D Monck and R Satni, S Lalani and A Panjvani

Motion

220317/0006

Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, and consideration of referrals advice and representations, the application is not considered to be seriously at variance with the Development Plan, is reasonably consistent with the relevant provisions of the Development Plan and that the Development Assessment Panel grant Development Plan Consent, to Development Application 110/00930/16, subject to the following conditions:

- 1. That the development shall be undertaken and managed in accordance with the amended plans and supporting information 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 no actual group classes be held on the site, and that any virtual classes only be held in the designated room within the building in the room identified on the floor plan as 'Training' as shown on Sheet 2/10 in Drawing No. 4725, issue G dated 11.10.2016.**

5. That the crossover on Bath Street be reduced in width by 2.2 metres in width to allow for one additional parallel on-street parking space. All work including reinstatement of kerb shall be at the applicants cost.
6. That an appropriately located sign be placed on the building, which provides contact details for the reporting of any problems associated with the business during non-staffed hours.
7. 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.
8. 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.
9. That a suitably qualified Acoustic Engineer provide a report with advice on the noise abatement measures that will provide the most effective sound barrier for the dwelling located at 72 Bath Street, which may include either double glazing to the existing doors and windows located on the eastern and/or northern facades of the dwelling, or an acoustic fence constructed along the western boundary of the subject site of an appropriate height, design and materials to ensure compliance with the relevant EPA noise policies. Details of the double glazing or fencing, as determined by the Acoustic Engineer, shall be submitted for the approval of Council prior to Development Approval. Either measure shall be subject to the reasonable satisfaction and agreement of the owners of 72 Bath Street.
10. That the external doors facing the car park shall remain closed at all times and be used for emergency exist purposes only.
11. That bicycle racks shall be installed at the front of the premises adjacent Brighton Road. Details of the design and location of the bicycle racks shall be submitted for the approval of Council prior to Development Approval.

DPTI Conditions

12. That the signage shall be permitted to use LED lighting for the internal illumination of a light box only. No element of LED or LCD display shall be included in the design of signs.

13. That the signage shall not contain any element that flashes, scrolls, moves or changes.
14. That all illuminated signage shall be limited to a low level of illumination so as to minimise distraction to motorists (<200cd/m²).
15. That the signage be finished in a material of low reflectivity to minimise the risk of sun and headlamp glare for motorists.
16. That the utilisation of Trailer Mounted Variable Message Displays for advertising purposes shall not be permitted on or adjacent to the subject land.

Moved R Clancy, Seconded D Bailey

Carried

5.2 Professional Building Services, 26A Esplanade, Somerton Park (John Miller Reserve) (Report No 84/17)

DA NO.	:	110/01034/16
APPLICANT	:	PROFESSIONAL BUILDING SERVICES
LOCATION	:	26A ESPLANADE, SOMERTON PARK (JOHN MILLER RESERVE)
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	OPEN SPACE ZONE
NATURE OF DEVELOPMENT:	:	MERIT
PROPOSAL	:	CONSTRUCTION OF SHADE SAIL STRUCTURES OVER EXISTING PLAYGROUND LOCATED AT JOHN MILLER RESERVE
REFERRALS	:	NIL
CATEGORY	:	TWO
REPRESENTATIONS	:	ONE
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

Motion

220317/0007

Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, the Development Assessment Panel considers that the development is not seriously at variance with the relevant provisions of the Development Plan consistent and resolves to grant Development Plan Consent to Development Application 110/01034/16 subject to the following conditions:

1. That the design and siting of the shade sails 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.**

Moved L Yates, Seconded G Goss

Carried

6. REPORTS BY OFFICERS

6.1 Nil.

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

8. CLOSURE

The meeting closed at 8:20 pm.

CONFIRMED Wednesday, 26 April 2017

PRESIDING MEMBER