

Minutes of the Council Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 26 September 2018 at 7:00 pm.

MEMBERS PRESENT

Presiding Member – J Newman
G Goss
D Bailey
A Vine
R Clancy

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Development Officer – D Spasic

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

260918/0036

That the minutes of the Council Assessment Panel held on 22 August 2018 be taken as read and confirmed.

Moved by D Bailey, Seconded by A Vine

Carried

5. COUNCIL ASSESSMENT MATTERS

5.1 Seacliff Surf Life Saving Club Inc, Esplanade, Seacliff (Adjacent to existing Seacliff Surf Life Saving Club Tower) (Report No 317/18)

DA NO. :	110/00555/18
APPLICANT :	SEACLIFF SURF LIFE SAVING CLUB INC
LOCATION :	ESPLANADE, SEACLIFF (ADJACENT TO EXISTING SEACLIFF SURF LIFE SAVING CLUB TOWER)
DEVELOPMENT PLAN:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA :	COASTAL OPEN SPACE ZONE
NATURE OF DEVELOPMENT:	MERIT
PROPOSAL :	DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF A TWO STOREY BUILDING USING FOUR RECYCLED SHIPPING CONTAINERS, DECK AND RETAINING UP TO 400MM TO FACILITATE BEACH PATROLS, A FIRST AID ROOM AND STORAGE
EXISTING USE :	VACANT
REFERRALS :	COAST PROTECTION BOARD
CATEGORY :	THREE
REPRESENTATIONS :	TWO
RECOMMENDATION	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

Speakers: M Schuit and A Chandler

Motion

260918/0037

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 - 110/00555/18 for the demolition of existing building and construction a two storey building using four recycled shipping containers, deck and retaining to facilitate beach patrols, a first aid room and storage on the beach at Seacliff, 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. The applicant is to physically locate the Coast Protection Board’s sand transfer pipeline in the vicinity of the proposed development, prior to the final design and construction, to ensure that the development, including footings, does not interfere with it. A plan showing the approximate location and depth of the pipeline is attached for reference.
3. Given that the development is sited above the Coast Protection Board’s sand transfer pipeline, it is a requirement of this development consent that part or all of the proposed development is able to be removed, at the applicant’s expense, for essential pipeline maintenance purposes. It is desirable that the development is constructed in a way that allows for potential removal and replacement of components.
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.

NOTES

1. The first aid room associated with the proposal is required to be fitted with appropriate air conditioning, and hot and cold running water in accordance with the relevant Australian Standard.
2. The new facility will require connection to independent services and infrastructure, separate to Council’s water and power supply.

Moved A Vine, Seconded G Goss

Carried

5.2 Swanbury Penglase Architects, 8 Colton Avenue, Hove (Report No 318/18)

DA NO.	:	<u>110/00437/18</u>
APPLICANT	:	<u>SWANBURY PENGLASE ARCHITECTS</u>
LOCATION	:	<u>8 COLTON AVENUE, HOVE</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL ZONE INSTITUTION POLICY AREA 4</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>THREE, TWO STOREY BUILDINGS, LANDSCAPING AND CAR PARKING ALTERATIONS</u>
EXISTING USE	:	<u>PRIVATE SCHOOL</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>THREE</u>
REPRESENTATIONS	:	<u>ELEVEN</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT WITH CONDITIONS</u>

Withdrawn

5.3 Zaina Stacey, 1 Chopin Road, Somerton Park (Report No 318/18)

DA NO.	:	<u>110/00646/18</u>
APPLICANT	:	<u>ZAINA STACEY</u>
LOCATION	:	<u>1 CHOPIN ROAD, SOMERTON PARK</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>TORRENS TITLE LAND DIVISION CREATING TWO ALLOTMENTS FROM ONE ALLOTMENT</u>
EXISTING USE	:	<u>RESIDENTIAL</u>
REFERRALS	:	<u>NOT APPLICABLE</u>
CATEGORY	:	<u>ONE</u>
REPRESENTATIONS	:	<u>NOT APPLICABLE</u>
RECOMMENDATION		<u>DEVELOPMENT APPROVAL</u>

Motion

260918/0039

- 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 Approval to Development Application 110/00646/18 for a Torrens Title land division creating two allotments from one allotment at 1 Chopin Road, Somerton Park subject to the following conditions:**

PLANNING CONDITIONS

- 1. The proposal shall be implemented as shown on the plan of division prepared by Zaina Stacey, Reference 18273, dated 20/08/2018 unless varied by any subsequent conditions imposed herein.**
- 2. That the applicant shall advise Council in writing of the demolition of all buildings, structures, footings, pipes and other deleterious materials have been removed from the site in order that Section 51 Clearance may be granted.**
- 3. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services. The alteration of internal drains to the satisfaction of SA Water is required. On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non -standard fees. On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.**

4. **Payment of \$7253 into the Planning and Development Fund (1 allotment(s) @ \$7253/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.**
5. **A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.**

Moved D Bailey, Seconded G Goss

Carried

5.4 Telstra Corporation Limited, 37-39 Byre Avenue, Somerton Park (Report No 318/18)

DA NO.	:	110/00520/18
APPLICANT	:	TELSTRA CORPORATION LIMITED
LOCATION	:	37-39 BYRE AVENUE, SOMERTON PARK
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	LIGHT INDUSTRY ZONE
NATURE OF DEVELOPMENT	:	MERIT
PROPOSAL	:	TELECOMMUNICATIONS TOWER
REFERRALS	:	NOT APPLICABLE
CATEGORY	:	THREE
REPRESENTATIONS	:	NIL
RECOMMENDATION	:	APPROVAL SUBJECT TO CONDITIONS

Motion

260918/0040

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 Development Application 110/00520/18 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. **The structure herein approved shall be maintained, kept tidy, free of graffiti and in good repair and condition at all times.**

3. The structure herein approved shall be finished in a light blue or grey colour and shall be non-reflective so as to not become dominant to the reasonable satisfaction of the Council. The specific colour and finish of the approved structure must be approved by the Council in writing and shall be applied to the approved structure within one month of erecting the approved monopole and such colour shall be maintained to the reasonable satisfaction of the Council.
4. Construction shall only 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 the Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the prior written approval of the Council.
5. That semi mature landscaping be established in the existing garden bed fronting Margaret Avenue to the satisfaction of Council. The landscaping shall be established at the same time as the installation of the approved development.

NOTE

1. It is noted that the existing tree makes a valuable contribution to the amenity of the streetscape and immediate locality, and its loss to accommodate the development should be compensated. Telstra Corporation should be responsible for the funding of a street tree adjacent the site as a means to maintain the amenity of the streetscape.

Moved D Bailey, Seconded A Vine

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 7:38 pm.

CONFIRMED Wednesday, 24 October 2018

PRESIDING MEMBER