

Minutes of the Development Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 10 December 2014 at 7:00 pm.

MEMBERS PRESENT

Presiding Member – G Goss
J Newman
N Sim
I Winter
M Bouchee
A Bradshaw
R Clancy

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Development Officers –A Stamatopoulos and C Little

1. OPENING

G Goss 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. PRESIDING MEMBER'S REPORT

Nil

5. CONFIRMATION OF MINUTES

Motion

101214/0077

That the minutes of the Development Assessment Panel held on 22 October 2014 be taken as read and confirmed.

Moved by R Clancy, Seconded by J Newman

Carried

6. DEVELOPMENT ASSESSMENT MATTERS**6.1 City of Holdfast Bay, Scholefield Road, Kingston Park (Report No 468/14)**

DA NO.	:	<u>110/00711/14</u>
APPLICANT	:	<u>CITY OF HOLDFAST BAY</u>
LOCATION	:	<u>SCHOLEFIELD ROAD, KINGSTON PARK</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 13 FEBRUARY 2014</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL ZONE</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>EIGHT TENNIS COURTS, FOUR NETBALL COURTS, TWELVE LIGHT POSTS, CHAIN MESH FENCING AND RETAINING WALLS</u>
EXISTING USE	:	<u>RESERVE</u>
REFERRALS	:	<u>NOT APPLICABLE</u>
CATEGORY	:	<u>CATEGORY THREE</u>
REPRESENTATIONS	:	<u>THREE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLANS CONSENT SUBJECT TO CONDITIONS</u>

Speakers: R McGuinness and T Irvine

Motion**101214/0078**

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 relevant provisions of the Development Plan and that the Development Assessment Panel grants Development Plan Consent, to Development Application 110/00711/14, subject to the following 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 light poles must be light grey in colour.
3. Construction shall take place only between 7:00 am and 7:00 pm Monday to Saturday and shall not take place on Sundays or public holidays. All construction work shall be undertaken in a manner such that nuisance or annoyance to the occupiers of buildings within the locality is avoided to the satisfaction of the Council.
4. A Certificate of Compliance with Australian Standards 2560.2.3 and 4284, from a relevantly qualified and experienced engineer, must be provided to the Council prior to the operation of the lights.

5. **The light poles and lights must be maintained, kept tidy and free of graffiti and in good repair and condition to the reasonable satisfaction of the Council at all times.**
6. **No advertisements or signs are to be displayed on the light poles, lights or chain mesh fencing without prior Council approval.**
7. **The lights must be turned off by 10:00 pm each night.**
8. **That both a geotechnical and an environmental assessment are prepared in response to the proposal and provided to Council for assessment prior to the issue of Development Approval.**

Notice

1. ***The development as described does not penetrate the Adelaide Airport Obstacle Limitation Surface (OLS) airspace protected for aircraft operations. Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment.***
2. ***Crane operations associated with construction shall be the subject of separate application. Adelaide Airport Limited requires 28 days prior notice of any crane operations during construction. Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA).***
3. ***Restrictions may apply to lighting illumination. Any lighting proposed shall conform to airport lighting restrictions and shall be shielded from aircraft flight paths.***

Moved J Newman, Seconded N Sim

Carried

6.2 K L Newton and R R Newton (Report No 469/14)

DA NO.	:	<u>110/00675/14</u>
APPLICANT	:	<u>K L NEWTON AND R R NEWTON</u>
LOCATION	:	<u>1 WILKINSON AVENUE, SOMERTON PARK</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 13 FEBRUARY 2014</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL ZONE</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>ADDITIONS TO EXISTING SINGLE STOREY DETACHED DWELLING COMPRISING A FRONT VERANDAH, GARAGE ATTACHED TO THE WESTERN SIDE ELEVATION AND LOCATED ON THE WESTERN SIDE BOUNDARY (WALL HEIGHT 3 METRES) AND SINGLE STOREY DWELLING ADDITION ATTACHED TO THE EASTERN SIDE ELEVATION AND LOCATED ON THE EASTERN SIDE BOUNDARY (WALL HEIGHT 3 METRES) AND ADDITION TO EASTERN ELEVATION OF EXISTING SHED IN THE REAR YARD</u>
EXISTING USE	:	<u>RESIDENTIAL</u>
REFERRALS	:	<u>NOT APPLICABLE</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>TWO</u>
RECOMMENDATION		<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>

Speakers: H Wickins and K Newton

Motion**101214/0079**

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 Development Plan, but resolves to refuse Development Plan Consent to Development Applications 110/00675/14 on the basis that it does not adhere with the relevant provisions of the Development Plan, namely Council Wide Principles 74(a) & (h), 89(a), 92(a), 93(a) and 95, Residential Zone Objective 1, Desired Future Character Statement Part (d), (e) & (i), and Residential Zone Principle 4. More specifically, the proposal:

- Does not represent a form of development that is in keeping with the established character of dwellings in the locality;
- Includes a garage of inappropriate scale and design, which dominates the facade of the dwelling both with respect to its dimensions and its bulk;

- Includes a garage that is not located behind the main face of the dwelling;
- Incorporates 'boundary-to-boundary' development, with both the garage and dwelling addition exhibiting excessive wall heights along each of their respective side boundaries, thereby failing to minimise the visual appearance of the building when viewed from adjoining land; and
- Includes a front verandah that is insufficiently setback from the front property boundary, and incorporates a design, form and materials that do not complement the character of dwellings within the locality.

Moved J Newman, Seconded N Sim

Carried

6.3 Star Pharmacy Group, Shop 3/101-103 Partridge Street, Glenelg South (Report No 581/14)

DA NO.	:	110/00581/14
APPLICANT	:	STAR PHARMACY GROUP
LOCATION	:	SHOP 3/101-103 PARTRIDGE STREET, GLENELG SOUTH
DEVELOPMENT PLAN	:	CONSOLIDATED 13 FEBRUARY 2014
ZONE AND POLICY AREA	:	LOCAL CENTRE ZONE
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	TWO SA LOTTERIES SIGNS LOCATED ON SOUTHERN AND WESTERN SIDE OF BUILDING
EXISTING USE	:	NOT APPLICABLE
REFERRALS	:	NIL
CATEGORY	:	TWO
REPRESENTATIONS	:	ONE
RECOMMENDATION	:	REFUSAL

Motion

101214/0080

Development Application 110/00581/14 be refused Development Plan Consent, for the reason that it is contrary to Council Wide Objectives 92 and 93 and Council Wide Principles 280 and 281.

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

- **Sign clutter; and**
- **Impact on building appearance.**

Moved M Bouchee, Seconded I Winter

Carried

6.4 J and K Moroney, 45 Gordon Street, Glenelg (Report No 471/14)

DA NO.	:	<u>110/00710/14</u>
APPLICANT	:	<u>J AND K MORONEY</u>
LOCATION	:	<u>45 GORDON STREET, GLENELG</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 13 FEBRUARY 2014</u>
ZONE AND POLICY AREA	:	<u>HISTORIC (CONSERVATION) ZONE – RESIDENTIAL (CENTRAL GLENELG VILLAGE)</u>
NATURE OF DEVELOPMENT	:	<u>MERIT</u>
PROPOSAL	:	<u>CHANGE IN LAND USE FROM DETACHED DWELLING TO SUPPORTED RESIDENTIAL FACILITY</u>
EXISTING USE	:	<u>SINGLE STOREY DETACHED DWELLING</u>
REFERRALS	:	<u>NOT APPLICABLE</u>
CATEGORY	:	<u>THREE</u>
REPRESENTATIONS	:	<u>TEN</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>

Speakers: T Cowling, G Burns, R Prosser, K Moroney and G Heynen

Motion**101214/0081**

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 Development Plan and resolves to grant Development Plan Consent, to Development Applications 110/00710/14 subject to the following conditions:

1. That the proposed land use is undertaken in accordance with information submitted to and approved by Council unless varied by any subsequent conditions imposed herein.
2. That no more than eight persons may reside at 45 Gordon Street, Glenelg at any one time without prior development approval.
3. That the delivery of food shall occur between the hours of 7.30 am and 10.30 am on Mondays.
4. That the collection of the waste disposal receptacle shall occur between the hours of 8.00 am and 2.00 pm on Thursdays.

Moved N Sim, Seconded R Clancy

Carried

7. REPORTS BY OFFICERS**7.1 Nil.**

G Goss, M Bouchee, and A Bradshaw vacated their seats at 9:52 pm in accordance with Section 41 of the City of Holdfast Bay Development Assessment Panel Terms of Reference, having not previously heard the representations delivered in relation to Item 7.2.

Motion**101214/0082**

That J Newman serves as Acting Presiding Member for Item 7.2.

Moved R Clancy, Seconded N Sim

Carried

7.2 Appeal item – 322-324 Brighton Road, North Brighton (Report No: 472/14)

On 22 October 2014, the Development Assessment Panel refused a pair of development applications for development application 110/00646/14 comprising a community title land division creating eight lots from two allotments and development application 110/00646/14 comprising the construction of a two storey residential flat building comprising four dwellings and four single storey row dwellings.

Motion**101214/0083**

Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, the Development Assessment Panel advise the Environment, Resources and Development Court and the applicant that it does not support the amended proposal to Development Application 110/00646/14.

Moved J Newman, Seconded I Winter

Carried

G Goss, M Bouchee, and A Bradshaw resumed their seats at 10:04 pm.

Motion**101214/0084**

That G Goss resume his role as Presiding Member.

Moved R Clancy, Seconded I Winter

Carried

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

9. CLOSURE

The meeting closed at 10:05 pm.

CONFIRMED Wednesday, 28 January 2015

PRESIDING MEMBER