

**Minutes of the Development Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 23 August 2017 at 7:00 pm.**

**MEMBERS PRESENT**

Presiding Member – J Newman  
G Goss  
A Vine  
R Clancy  
B Patton  
L Yates

**STAFF IN ATTENDANCE**

Manager Development Services – A Marroncelli  
Team Leader Development Assessment – C Watson  
Development Officer – A Stamatopoulos, D Spasic and H Beesley

**1. OPENING**

J Newman welcomed the people in the gallery.

**2. APOLOGIES**

Apologies Received – D Bailey  
Absent – Nil

**3. DECLARATION OF INTEREST**

Members were reminded to declare their interest before each item.

**4. CONFIRMATION OF MINUTES**

**Motion**

**230817/0150**

**That the minutes of the Development Assessment Panel held on 26 July 2017 be taken as read and confirmed.**

Moved by A Vine, Seconded by R Clancy

**Carried**

## 5. DEVELOPMENT ASSESSMENT MATTERS

J Newman declared a conflict of interest with Item 5.1 and left the Meeting at 7:03 pm

G Goss declared a conflict of interest with Item 5.1 and left the Meeting at 7:03 pm

### 5.1 Gavin Lloyd-Jones, 5/36A Pier Street, Glenelg South (Report No 283/17)

DA NO.	:	<u>110/00437/17</u>
APPLICANT	:	<u>GAVIN LLOYD-JONES</u>
LOCATION	:	<u>5/36A PIER STREET, GLENELG SOUTH</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL CHARACTER ZONE – NEW GLENELG POLICY AREA 11</u>
NATURE OF DEVELOPMENT	:	<u>MERIT</u>
PROPOSAL	:	<u>TWO STOREY ADDITION TO EXISTING UNIT</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>ONE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>

Speakers: J & M Turner and G Lloyd-Jones

#### Motion

**230817/0151**

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 110/00437/17 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 upstairs windows on the southern and western elevations shall have minimum window sill heights of 1.7 metres above finished floor level and treated with manufactured, fixed obscure glass to prevent views to adjoining properties to the satisfaction of Council.

4. 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.
5. 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.
6. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.
7. That no solid or liquid trade wastes be discharged to the stormwater system.
8. That the external appearance and external materials and finishes of the addition shall match or blend with the existing building.

**NOTE:** The applicant is to satisfy Council Administration that two car parking spaces are formally assigned to the residential unit prior to the issue of Development Approval.

Moved R Clancy, Seconded L Yates

**Carried**

**J Newman returned to the Meeting at 7:30 pm**  
**G Goss returned to the Meeting at 7:30 pm**

**5.2 Paul Caldicott, 5 Bindarra Road, Brighton (Report No 284/17)**

DA NO.	:	110/00401/17
APPLICANT	:	PAUL CALDICOTT
LOCATION	:	5 BINDARRA ROAD, BRIGHTON
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE
NATURE OF DEVELOPMENT:	:	MERIT
PROPOSAL	:	SINGLE STOREY ADDITION LOCATED ON EASTERN SIDE BOUNDARY
REFERRALS	:	NIL
CATEGORY	:	TWO
REPRESENTATIONS	:	ONE
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT WITH CONDITIONS

**Motion**

**230817/0152**

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 110/00401/17 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 amended plans submitted to and approved by Council unless varied by any subsequent conditions imposed herein.**
- 2. That the structures herein approved be maintained, kept tidy, free of graffiti and in good repair and condition to the reasonable satisfaction of Council at all times.**
- 3. That storm water from the addition be connected by underground pipe to the street water table.**
- 4. That the boundary wall be finished to the reasonable satisfaction of Council.**
- 5. 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 A Vine

**Carried**

**5.3 Weeks Building Group, 1B Anderson Avenue, Glenelg North (Report No 285/17)**

DA NO.	:	<u>110/00455/17</u>
APPLICANT	:	<u>WEEKS BUILDING GROUP</u>
LOCATION	:	<u>1B ANDERSON AVENUE, GLENELG NORTH</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>SINGLE STOREY GROUP DWELLING</u>
EXISTING USE	:	<u>VACANT SITE</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>ONE</u>
RECOMMENDATION	:	<u>CONSENT, SUBJECT TO CONDITIONS</u>

**Motion**

**230817/0153**

- 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 110/00455/17 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 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 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.**

- 5. 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.**
- 6. 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.**
- 7. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.**

8. That no solid or liquid trade wastes be discharged to the stormwater system.
9. 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.
10. 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.
11. That a landscaping plan be submitted at the Building Rules Consent stage prior to the issue of Development Approval, showing a reduction in hard surface area associated with the area marked 'visitor carpark' on the approved site plan labelled Drawing Number WDO1 Revision D.

Moved B Patton, Seconded G Goss

Carried

## 6. REPORTS BY OFFICERS

6.1 Nil.

6.2 **Non-complying development application - decision to proceed  
57 Broadway, Glenelg South (Report No 286/17)**

*Development Application 110/00632/17 was lodged with Council on 14 July 2017 as a non-complying form of development for the subject site at 57 Broadway, Glenelg South as listed in the Local Centre Zone of the Holdfast Bay (City) Development Plan (Consolidated 3 June 2016). Pursuant to Section 39 (4)(d) of the Development Act 1993, the relevant authority may refuse an application that relates to a development of a kind that is described as a non-complying development under the relevant Development Plan without proceeding to make an assessment of the application. Accordingly, a decision is sought on whether to proceed with further processing of the Development Application.*

### Motion

**230817/0154**

**That pursuant to Regulations 17 (3)(b) of the Development Regulations, 2008 the Development Assessment Panel resolves that the intended land use proposed by Development Application 110/00632/17 has merit and resolves to allow the Development Application to proceed to public notification and a formal assessment.**

Moved A Vine, Seconded L Yates

Carried

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

**8. CLOSURE**

The meeting closed at 7:47 pm.

**CONFIRMED Wednesday, 27 September 2017**

**PRESIDING MEMBER**