

**Minutes of the Development Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 24 February 2016 at 7:00pm.**

**MEMBERS PRESENT**

Presiding Member – J Newman  
G Goss  
D Bailey  
P Dinning  
R Clancy  
A Bradshaw  
L Yates

**STAFF IN ATTENDANCE**

Manager Development Services – A Marroncelli  
Development Officers – D Spasic and 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**

**230316/0012**

**That the minutes of the Development Assessment Panel held on 24 February 2016 be taken as read and confirmed.**

Moved by G Goss, Seconded by D Bailey

**Carried**

## 5. DEVELOPMENT ASSESSMENT MATTERS

### 5.1 Duthy Homes Pty Ltd, 64 Broadway, Glenelg South (Report No 62/16)

|                        |   |  |
|------------------------|---|--|
| DA NO.                 | : | <u>110/00794/15</u>  |
| APPLICANT              | : | <u>DUTHY HOMES PTY LTD</u>   |
| LOCATION               | : | <u>64 BROADWAY, GLENELG SOUTH</u>  |
| DEVELOPMENT PLAN       | : | <u>CONSOLIDATED 27 NOVEMBER 2014</u>   |
| ZONE AND POLICY AREA   | : | <u>LOCAL CENTRE ZONE</u>   |
| NATURE OF DEVELOPMENT: |   | <u>MERIT</u>   |
| PROPOSAL               | : | <u>ADDITION TO EASTERN SIDE OF EXISTING SHOP BUILDING COMPRISING AN OFFICE</u> |
| EXISTING USE           | : | <u>SHOP</u>  |
| REFERRALS              | : | <u>NIL</u>   |
| CATEGORY               | : | <u>TWO</u>   |
| REPRESENTATIONS        | : | <u>ONE</u>   |
| RECOMMENDATION         |   | <u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>                          |

#### Motion

**230316/0013**

**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 110/00794/15 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. Any change in levels along external site boundaries of 200mm or more shall be retained to suitable engineering standards and any fencing shall be erected on top of such retaining walls. Construction of all retaining walls shall be undertaken and completed prior to the commencement of construction of the dwelling(s) herein approved.**
- 3. That adequate provision be made for the disposal of stormwater to the reasonable satisfaction of Council. Where possible, stormwater should be retained on site by the use of natural drainage methods.**
- 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.**

Moved D Bailey, Seconded R Clancy

**Carried**

## 5.2 Alexander Symonds, 14 Kingston Crescent, Kingston Park (Report No 63/16)

|                        |   |  |
|------------------------|---|--|
| DA NO.                 | : | 110/00105/16   |
| APPLICANT              | : | ALEXANDER SYMONDS  |
| LOCATION               | : | 14 KINGSTON CRESCENT, KINGSTON PARK                                    |
| DEVELOPMENT PLAN       | : | CONSOLIDATED 26 NOVEMBER 2015  |
| ZONE AND POLICY AREA   | : | RESIDENTIAL ZONE   |
| NATURE OF DEVELOPMENT: |   | MERIT  |
| PROPOSAL               | : | TORRENS TITLE LAND DIVISION CREATING TWO ALLOTMENTS FROM ONE ALLOTMENT |
| EXISTING USE           | : | RESIDENTIAL  |
| REFERRALS              | : | TECHNICAL SERVICES   |
| CATEGORY               | : | ONE  |
| REPRESENTATIONS        | : | NOT APPLICABLE   |
| RECOMMENDATION         |   | DEVELOPMENT APPROVAL FOR LAND DIVISION SUBJECT TO CONDITIONS           |

### Motion

230316/0014

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 Approval to Development Applications 110/00105/16 (Torrens title land division creating two allotments from one allotment) subject to the following conditions:

1. That the site areas and dimensions shall be as shown on the plans submitted to and approved by Council 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. Payment of \$6488 into the Planning and Development Fund (1 allotment @ \$6488/allotment). Payment may be made by credit card via the internet [www.edala.sa.gov.au](http://www.edala.sa.gov.au) <<http://www.edala.sa.gov.au>> or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide, 5001 or in person, Level 5, 136 North Terrace, Adelaide.
4. 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 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.

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 Development Assessment Commission for Land Division Certificate purposes.**

Moved G Goss, Seconded L Yates

**Carried**

**5.3 Medallion Homes Pty Ltd, 3 College Road, Somerton Park  
(Report No 64/16)**

|                        |   |  |
|------------------------|---|--|
| DA NO.                 | : | 110/01093/15                                       |
| APPLICANT              | : | MEDALLION HOMES PTY LTD                            |
| LOCATION               | : | 83 COLLEGE ROAD, SOMERTON PARK                     |
| DEVELOPMENT PLAN       | : | CONSOLIDATED 26 NOVEMBER 2016                      |
| ZONE AND POLICY AREA   | : | RESIDENTIAL ZONE                                   |
| NATURE OF DEVELOPMENT: | : | MERIT  |
| PROPOSAL               | : | TWO STOREY DETACHED DWELLING<br>(RESIDENTIAL CODE) |
| REFERRALS              | : | NIL  |
| CATEGORY               | : | TWO  |
| REPRESENTATIONS        | : | ONE  |
| RECOMMENDATION         | : | DEVELOPMENT PLAN CONSENT SUBJECT TO<br>CONDITIONS  |

**Motion**

**230316/0015**

**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 reasonably consistent with the Development Plan and resolves to grant Development Plan Consent to Development Applications 110/01093/15 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. 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. Any change in levels along external site boundaries of 200mm or more shall be retained to suitable engineering standards and any fencing shall be erected on top of such retaining walls. Construction of all retaining walls shall be undertaken and completed prior to the commencement of construction of the dwelling(s) herein approved.**

Moved P Dinning, Seconded L Yates

**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 7:18 pm.

**CONFIRMED      Wednesday, 27 April 2016**

**PRESIDING MEMBER**