

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 June 2015 at 7:00pm.

MEMBERS PRESENT

Presiding Member – J Newman
G Goss
P Dinning
D Bailey
R Clancy
A Bradshaw
M Bouchee

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Team Leader Development Assessment – C Watson
Development Officer - 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. PRESIDING MEMBER'S REPORT

Nil

5. CONFIRMATION OF MINUTES

Motion

240615/0046

That the minutes of the Development Assessment Panel held on 27 May 2015 be taken as read and confirmed.

Moved by M Bouchee, Seconded by A Bradshaw

Carried

6. DEVELOPMENT ASSESSMENT MATTERS

6.1 Ekim Properties, 228 Esplanade, Seacliff (Report No 194/15)

DA NO.	:	110/00067/15
APPLICANT	:	EKIM PROPERTIES
LOCATION	:	228 ESPLANADE, SEACLIFF
DEVELOPMENT PLAN	:	18 DECEMBER, 2015
ZONE AND POLICY AREA	:	RESIDENTIAL SOUTHWEST POLICY AREA 7
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	THREE STOREY DETACHED DWELLING WITH ENTRY PATIO ADJOINING NORTHERN BOUNDARY
EXISTING USE	:	RESIDENTIAL FLAT BUILDING COMPRISING TWO DWELLINGS
REFERRALS	:	NIL
CATEGORY	:	TWO
REPRESENTATIONS	:	THREE
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

Motion

240615/0047

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 and as amended by plans dated 4/05/15 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 the finished level of the crossover at the property boundary shall be a minimum of 75mm above the top of kerb in accordance with AS2890.1, and the maximum gradient of the driveway shall not be greater than 5% across the footpath, with the invert profile conforming to AS2876.
5. Furthermore, the footpaths on either side shall be graded to the driveway preventing tripping hazards at this junction, without any steep grades along the footpath.
6. The provision for vehicle crossovers and inverts, and reinstatements of existing crossovers not required by the development, be constructed at the owner's expense.

7. That further details of the privacy screens as shown on the submitted plans be submitted to Council for its approval prior to Development Approval being granted.
8. 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.
9. That any front fencing shall either be a low front fence, or if higher than 1.2 metres, a grille type fence be provided along the front property boundary other than for driveway. Where the subject land is located on a corner allotment, fencing shall not exceed one metre in height within six (6) metres of the intersection of two boundaries of land where those boundaries both face a road.
10. That stormwater 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 stormwater 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: Stormwater 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.

11. 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.
12. 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.
13. 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.
14. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.

15. That no solid or liquid trade wastes be discharged to the stormwater system.
16. That all domestic mechanical plant and equipment including refrigerated air conditioners, but excluding evaporative air conditioners, shall be mounted on the ground and fitted with an approved acoustic enclosure incorporating correctly designed ventilation, to minimise environmental harm, which includes nuisance from noise, to occupants on adjacent premises.
17. 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 M Bouchee, Seconded G Goss

Carried

**6.2 Yianni Kaleas and Janet Kaleas, 56 Adelphi Crescent, Glenelg North
(Report No 219/14)**

DA NO.	:	<u>110/00128/15</u>
APPLICANT	:	<u>YIANNI KALEAS AND JANET KALEAS</u>
LOCATION	:	<u>56 ADELPHI CRESCENT, GLENELG NORTH</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 18 DECEMBER 2015</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL ZONE</u>
NATURE OF DEVELOPMENT	:	<u>MERIT</u>
PROPOSAL	:	<u>TWO STOREY DETACHED DWELLING WITH ASSOCIATED SWIMMING POOL</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>TWO</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>

Motion

240615/0048

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 the finished level of the crossover at the property boundary shall be a minimum of 75mm above the top of kerb in accordance with AS2890.1 and the maximum gradient of the driveway shall not be greater than 5% across the footpath, with the invert profile conforming to AS2876.

Furthermore, the footpaths on either side shall be graded to the driveway preventing tripping hazards at this junction, without any steep grades along the footpath.

The provision for vehicle crossovers and inverts, and reinstatements of existing crossovers not required by the development, be constructed at the owner's expense.

3. 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.

4. That stormwater from each 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 stormwater 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: Stormwater 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 all domestic mechanical plant and equipment including refrigerated air conditioners, but excluding evaporative air conditioners, shall be mounted on the ground and fitted with an approved acoustic enclosure incorporating correctly designed ventilation, to minimize environmental harm, which includes nuisance from noise, to occupants on adjacent premises.
6. That all upstairs windows on the northern, southern and eastern elevation shall have minimum window sill heights of 1.7 metres above finished floor level, or any glass below 1.7 metres shall be manufactured obscure glass and fixed shut or as otherwise approved by Council. Further details of this requirement shall be provided at Building Rules Assessment stage.
7. 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.
8. That the filter pump associated with the swimming pool be enclosed in such a way that noise levels do not exceed 45db(a) measured at adjoining property boundaries.
9. 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.
10. That any front fencing shall either be a low front fence, or if higher than 1.2 metres, a grille type fence be provided along the front property boundary other than for driveway.
11. 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.

12. 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.
13. 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.
14. 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.
15. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.
16. That no solid or liquid trade wastes be discharged to the stormwater system.
17. That a fixed, vertical blade louvered screen which prevents direct views into the private open space of the adjoining dwelling to the immediate south shall be erected on the southern end of the first floor balcony to a minimum height of 1.7 metres above finished floor level, to the reasonable satisfaction of the Council.

Advisory note:

The applicant is advised that the subject land is located adjacent to the Glenelg Wastewater Treatment Plant Pumping Station. The applicant is further advised that there is potential for odour and noise emissions to occur from time to time and that the development of a two storey dwelling on the subject site should not prejudice the current and future operations of the Glenelg Pump station.

Moved R Clancy, Seconded D Bailey

Carried

7. REPORTS BY OFFICERS

7.1 Nil.

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

8.1 Selection of Deputy Presiding Member

Motion

240615/0049

That G Goss is appointed to the position of Deputy Presiding Member of the City of Holdfast Bay Development Assessment Panel.

Moved P Dinning, Seconded M Bouchee

Carried

9. CLOSURE

The meeting closed at 7:42 pm.

CONFIRMED Wednesday, 22 July 2015

PRESIDING MEMBER