

Minutes of the Development Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 25 June 2014 at 7:00pm.

MEMBERS PRESENT

Presiding Member – G Goss
J Newman
I Winter
R Clancy
J Huckstepp
P Dixon

STAFF IN ATTENDANCE

Team Leader Development Assessment – C Watson
Development Officers – E Kenchington

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

250614/0035

That the minutes of the Development Assessment Panel held on 28 May 2014 be taken as read and confirmed.

Moved by T Looker, Seconded by J Huckstepp

Carried

6. DEVELOPMENT ASSESSMENT MATTERS

6.1 Ideal Pergolas and Decks, 18 Davey Avenue, Glenelg North (Report No 173/14)

DA NO.	:	<u>110/00083/14</u>
APPLICANT	:	<u>IDEAL PERGOLAS AND DECKS</u>
LOCATION	:	<u>18 DAVEY AVENUE, GLENELG NORTH</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 26 MARCH 2013</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL ZONE</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>A FLAT ROOF VERANDAH (5.4M X 5.5M) LOCATED TO REAR OF EXISTING DWELLING ADJACENT NORTHERN AND EASTERN BOUNDARY WITH A TOTAL HEIGHT OF 3 METRES</u>
EXISTING USE	:	<u>TWO STOREY GROUP DWELLING – RESIDENTIAL</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>ONE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT, SUBJECT TO CONDITIONS</u>

Speakers: M and H Silvy and J Desteno

Motion

250614/0036

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 7:00 am and 7:00 pm 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 external appearance and external materials and finishes of the new building shall match or blend with the existing building.
4. 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.

5. That the structure(s) herein approved shall not be further enclosed without the prior consent of Council.

Moved T Looker, Seconded J Newmann

Carried

6.2 Kenneth and Lorelle Emmett, 7 and 9 Saltram Road, Glenelg South (Report No 174/14)

DA NO.	:	<u>110/00161/14</u>
APPLICANT	:	<u>KENNETH AND LORELLE EMMETT</u>
LOCATION	:	<u>7 AND 9 SALTRAM ROAD, GLENELG SOUTH</u>
DEVELOPMENT PLAN	:	<u>13 FEBRUARY 2014</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>ALTERATIONS AND ADDITIONS TO EXISTING MAISONETTE COMPRISING ENSUITES TO MAIN BED ROOM, DEMOLITION OF REAR LOUNGE AND KITCHEN AREAS AND LIVING, DINING ROOM WITH ENTRY WALLS LOCATED ON SIDE WESTERN AND EASTERN BOUNDARIES, BATHROOM AND SINGLE CAR GARAGING LOCATED ON WESTERN BOUNDARIES (GARAGING ACCESS FROM REAR, LANEWAY SETBACK 1M), UPPER STOREY ADDITIONS COMPRISING BEDROOM, ENSUITE AND REAR BALCONIES</u>
EXISTING USE	:	<u>SINGLE STOREY SEMI-DETACHED DWELLINGS</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>TWO</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT, SUBJECT TO CONDITIONS</u>

Motion

250614/0037

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 dwelling additions 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.

3. 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.
4. 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.
5. That stormwater from the dwelling additions 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.
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 the provision for vehicle crossovers and inverts, and reinstatements of existing crossovers not required by the development, be constructed at the owner's expense. The proposed vehicle-crossing place shall be designed to comply with AS 2890.1 and to ensure sight lines are adequate. That is any driveway shall be a minimum of 1 metre from any infrastructure (ie street sign, electricity stobie pole, tree, Telstra infrastructure, side entry pit etc) on the verge.
8. That upstairs windows on the western elevation of 9 Saltram Road 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.
9. That upstairs windows on the eastern elevation of 7 Saltram Road 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.

10. That a fixed, horizontal blade louvered screen or similar which prevents direct views into the adjoining dwelling to the immediate north, east and west shall be erected on the northern, eastern and western ends of the rear first floor balcony for 7 and 9 Saltram Road to a minimum height of 1.7 metres above finished floor level, to the reasonable satisfaction of the Council. Further details of the screen, such as the chosen profile and fixing details shall be provided at the Building Rules Assessment stage.
11. That a landscape plan detailing species and location of trees that will complement the building height be submitted for Council approval prior to Development Approval being issued.

Notice:

- *That all domestic mechanical plant and equipment, including air conditioners, should be selected, designed, and installed to comply with the following mandatory criteria:*
 - (a) *Noise level not to exceed 52dB(A) between the hours of 7am and 10pm when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and*
 - (b) *Noise level not to exceed 45dB(A) between the hours of 10pm and 7am when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and*
 - (c) *Where marked with an * the above noise levels must include a penalty for each characteristic where tonal/modulating/ impulsive/low frequency characteristics are present in accordance with the Environment Protection (Noise) Policy 2007.*
- *That all domestic mechanical plant and equipment including refrigerated air conditioners, but excluding evaporative air conditioners, should 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.*

- *Should guidance be required with respect to making a selection of suitable indigenous native vegetation, please refer to <http://www.holdfast.sa.gov.au/site/page.cfm?u=867> located on City of Holdfast Bay website.*
- *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.*

Moved I Winter, Seconded T Looker

Carried

6.3 Jim Petre and Associates Pty Ltd, 1/11 and 2/11 Burnham Road, Kingston Park (Report No 176/14)

DA NO.	:	<u>110/00144/14</u>
APPLICANT	:	<u>JIM PETRE AND ASSOCIATES PTY LTD</u>
LOCATION	:	<u>1/11 AND 2/11 BURNHAM 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>THREE STOREY SEMI-DETACHED DWELLING WITH GARAGING AND ACCESS AT REAR</u>
EXISTING USE	:	<u>VACANT LAND</u>
REFERRALS	:	<u>NOT APPLICABLE</u>
CATEGORY	:	<u>THREE</u>
REPRESENTATIONS	:	<u>SEVEN</u>
REPRESENTORS TO BE HEARD:		<u>JEREMY AND JENNY RAFTOS – 13 BURNHAM ROAD, KINGSTON PARK ARMOUR NOMINEES PTY LTD – 20 SEAVIEW AVENUE, KINGSTON PARK AND UNITS 3,4 AND 5 OF 15-17 BURNHAM ROAD, KINGSTON PARK MARGARET MCLERNON (PRESIDING OFFICER) UNITS 3, 4, 5 AND 6 OF 11 BURNHAM ROAD, KINGSTON PARK</u>
RECOMMENDATION		<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>

Speakers: J Raftos, M McLernon and J Petre

Motion

250614/0038

- 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 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.

3. That landscaping shall be planted as per the landscape plan submitted to Council, prior to occupation and shall be maintained in good health and condition at all times. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased.
4. That all upstairs windows on the side and rear elevations 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.
5. That the side elevations of the front balconies shall have screening up to 1.7 metres high and designed in such a way that prevents overlooking into the private spaces of adjacent properties. Further details of this requirement shall be provided at the Building Rules Assessment stage.
6. 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.
7. 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.

8. 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.
9. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.
10. That no solid or liquid trade wastes be discharged to the stormwater system.
11. 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.
12. That all domestic mechanical plant and equipment, including air conditioners, should be selected, designed, and installed to comply with the following mandatory criteria:
 - (a) Noise level not to exceed 52dB(A) between the hours of 7am and 10pm when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and
 - (b) Noise level not to exceed 45dB(A) between the hours of 10pm and 7am when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and
 - (c) Where marked with an * the above noise levels must include a penalty for each characteristic where tonal/modulating/impulsive/low frequency characteristics are present in accordance with the Environment Protection (Noise) Policy 2007.
13. That a dilapidation survey including written, photographic and/or video filming of the interior and exterior of the two adjacent dwellings located to the north and south of the site be prepared by a qualified structural engineer and a copy provided to Council prior to the issuing of Development Approval. A copy of the survey shall be made available to the owners of the above properties.
14. That the upper storey windows on the northern elevation have suitably designed external canopies to screen views into the top panels of the windows. Details to be provided at the building assessment stage.
15. That external finishes and colours shall match or blend with the buildings at 3-6/11 Burnham Road.

7. REPORTS BY OFFICERS

7.1 Nil.

**7.2 Deferred Item – 12A Robert Street, Glenelg South
Demolition of Existing Dwelling and Associated Outbuilding – 110/00042/14
(Report No: 177/14)**

Speakers: C Lamb

Motion

250614/39

**Following a detailed assessment of the proposal against the provisions of the
Holdfast Bay (City) Development Plan, the Development Application
110/00042/14, be granted Development Plan Consent.**

Moved T Looker, Seconded N Sim

Carried

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

I Winter sought clarification of the date of the latest Development Plan.

9. CLOSURE

The meeting closed at 8:50 pm.

CONFIRMED Wednesday, 23 July 2014

PRESIDING MEMBER