

Minutes of the Development Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 26 April 2017 at 7:00 pm.

MEMBERS PRESENT

Presiding Member – J Newman
G Goss
D Bailey
R Clancy
B Patton
L Yates

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Team Leader Development Assessment – C Watson
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

260417/0008

That the minutes of the Development Assessment Panel held on 22 March 2017 be taken as read and confirmed.

Moved by G Goss, Seconded by D Bailey

Carried

5. DEVELOPMENT ASSESSMENT MATTERS

5.1 Professional Building Services, 76 Wattle Avenue (Wattle Reserve) (Report No 120/17)

DA NO.	:	<u>110/01035/16</u>
APPLICANT	:	<u>PROFESSIONAL BUILDING SERVICES</u>
LOCATION	:	<u>76 WATTLE AVENUE (WATTLE RESERVE)</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>OPEN SPACE ZONE</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>CONSTRUCTION OF SHADE SAIL STRUCTURES OVER EXISTING PLAYGROUND LOCATED AT WATTLE RESERVE</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>FOUR</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>

Speakers: J Hilditch on behalf of A Noble and S Myers, and P Psaltis on behalf of the applicant

Motion

260417/0009

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 110/01035/16 subject to the following conditions:

PLANNING CONDITIONS

1. That the design and siting of the shade sails shall be as shown on the plans submitted to and approved by Council unless varied by any subsequent conditions imposed herein.
2. The colour of the sails shall be beige/fawn-neutral equivalent in colour with a final sample of the cloth provided for assessment prior to the issue of Development Approval to meet the reasonable satisfaction of Council. The shade sails shall be maintained in good condition, with any replacement of the cloth to retain the colour as approved.
3. The colour of the support posts shall be 'Wilderness Green' in colour, to be maintained in good condition, with any recoating of the posts to retain the colour as approved.

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 R Clancy, Seconded G Goss

Carried

5.2 **Alan Sheppard Construction Pty Ltd, 185 Esplanade, South Brighton
(Report No 121/17)**

DA NO.	:	110/00802/16
APPLICANT	:	ALAN SHEPPARD CONSTRUCTION PTY LTD
LOCATION	:	185 ESPLANADE, SOUTH BRIGHTON
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE CENTRAL WEST POLICY AREA 3
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	CONSTRUCTION OF A THREE STOREY RESIDENTIAL FLAT BUILDING CONTAINING THREE RESIDENCE PLUS COMMON UNDERCROFT PARKING, RESIDENTIAL LIFT, BALCONIES, SWIMMING POOL, SAFETY FENCE AND ASSOCIATED RETAINING WALLS
EXISTING USE	:	RESIDENTIAL
REFERRALS	:	TECHNICAL SERVICES (INTERNAL COUNCIL DEPARTMENT)
CATEGORY	:	THREE
REPRESENTATIONS	:	THIRTEEN
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT

Speakers: A Nimmo, P Robert, S Norris (on his own behalf and on behalf of R Douglas and M Mitchell), R Smith, A Thiele (on his own behalf and on behalf of K Saddler and S Thiele), and G Vincent on behalf of the applicant

Motion

260417/0010

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 Holdfast Bay (City) Development Plan, the Development Assessment Panel resolves to refuse Development Plan Consent to DA 110/00802/16 based on the following reasons:**
- **The proposal displays an insufficient side setback to the northern boundary, contrary to Residential Zone Central West Policy Area 3 Principles 5 & 6**
 - **The proposal's overall height exceeds the allowable maximum, contrary to Residential Zone Central West Policy Area 3 Principle 4**
 - **The proposal provides an insufficient provision of private open space, contrary to General Section Residential Development Principle 33**
 - **The proposal displays insufficient visual articulation along the southern facade, contrary to Residential Zone Central Policy Area 3 Principle 10(a)&(c)**
 - **The proposal displays insufficient landscaping relative to the scale of the built form, contrary to General Section Landscaping, Fences and Walls Principles 1(a) and 2(a)**

Moved L Yates, Seconded G Goss

Carried

5.3 J Bigaj, 6 Sherlock Road, Kingston Park (Report No 122/17)

DA NO.	:	110/00112/17
APPLICANT	:	J BIGAJ
LOCATION	:	6 SHERLOCK ROAD, KINGSTON PARK
DEVELOPMENT PLAN	:	2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL
NATURE OF DEVELOPMENT:	:	MERIT
PROPOSAL	:	TWO STOREY DETACHED DWELLING AND GARAGE ADJOINING NORTHERN BOUNDARY
EXISTING USE	:	VACANT
REFERRALS	:	NIL
CATEGORY	:	TWO
REPRESENTATIONS	:	TWO
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

Motion**260417/0011**

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 grant Development Plan Consent, to Development Application 110/00112/17, 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 dated 3 April 2017 submitted to and approved by Council 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 the following noise control features shall be incorporated or exceeded in the development:
 - Ceiling insulation to have a density of at least 40kg/m³ with a minimum of 90mm thickness.
 - Windows to the western elevation be comprised of 6mm laminated glass.
 - All doors on the western elevation be solid core doors with acoustic sills top and bottom.
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. The storm water 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 storm water 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 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.

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.

Moved B Patton, Seconded D Bailey

Carried

5.4 Fiona May Young, 50 Golflands Terrace, Glenelg North (Report No 123/17)

DA NO.	:	110/00164/17
APPLICANT	:	FIONA MAY YOUNG
LOCATION	:	50 GOLFLANDS TERRACE, GLENELG NORTH
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
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	:	NOT APPLICABLE
CATEGORY	:	ONE
REPRESENTATIONS	:	NOT APPLICABLE
RECOMMENDATION		DEVELOPMENT APPROVAL

Motion

260417/0012

- 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 Holdfast Bay (City) Development Plan, the Development Assessment Panel resolves to grant Development Approval to Development Application 110/00164/17 for a Torrens Title land division creating two allotments from one allotment at 50 Golflands Terrace, Glenelg North subject to the following conditions:

PLANNING CONDITIONS

1. The proposal shall be implemented as shown on the plan of division prepared by Zaina Stacey, Reference 17042, dated 13/02/2017 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 \$6676 into the Planning and Development Fund (1 allotment @ \$6676/allotment). Payment may be made by credit card via the internet www.edala.sa.gov.au <<http://www.edala.sa.gov.au>> or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide, 5001 or in person, at Ground Floor, 101 Grenfell Street, 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 L Yates, Seconded G Goss

Carried

**5.5 Alan Sheppard Constructions, 33 Burnham Road, Kingston Park
(Report No 124/17)**

DA NO.	:	110/00789/16
APPLICANT	:	ALAN SHEPPARD CONSTRUCTIONS
LOCATION	:	33 BURHAM ROAD, KINGSTON PARK
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2017
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE – SOUTH WEST POLICY AREA 7
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	CONSTRUCTION OF A PAIR OF THREE STOREY SEMI-DETACHED DWELLINGS AND ASSOCIATED RETAINING WALLS
REFERRALS	:	NIL
CATEGORY	:	THREE
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS

Speakers: G Heynen on behalf of the owners of 33A Burnham Road, Kingston Park, and G Vincent on behalf of the applicant

Motion

260417/0013

- 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 110/00789/16 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 upstairs windows on the southern, eastern and western elevations shall have minimum window sill heights of 1.7 metres above finished floor level, or otherwise treated to obscure views to adjoining properties to the satisfaction of Council.
5. 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.

6. 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.
7. 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.
8. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.
9. That no solid or liquid trade wastes be discharged to the stormwater system.
10. 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.
11. That all air conditioning units, plant and equipment pertaining to the dwellings be ground mounted and that details showing the location, dimensions and technical specifications of the air conditioning units be provided to Council prior to the issue of Building Rules Consent to be further assessed to meet the reasonable satisfaction of Council.
12. That the associated swimming pool filter pump be enclosed in such a way that noise levels do not exceed 45db(a) measured at adjoining property boundaries.

- 13. That details of an alternative, non-reflective roof colour, of a lighter shade than the proposed 'monument', are provided to council for assessment prior to the issue of Development Approval.**
- 14. That samples of external materials, including colours and textures, are provided to council for further assessment prior to the issue of Development Approval. The colour selections for all surfaces, excluding windows, shall include lighter shades of grey to those depicted in the assessment plans.**
- 15. That a landscape plan shall be provided to council for assessment prior to the issue of Development Approval. That landscape plan 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.**

Moved D Bailey, Seconded R Clancy

Carried

5.6 Scope Developments, 9 Anderson Avenue, Glenelg North (Report No 125/17)

DA NO.	:	<u>110/00825/16</u>
APPLICANT	:	<u>SCOPE DEVELOPMENTS</u>
LOCATION	:	<u>9 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>LAND DIVISION (CREATING TWO ALLOTMENTS FROM ONE)</u>
EXISTING USE	:	<u>DETACHED DWELLING</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>ONE</u>
REPRESENTATIONS	:	<u>NOT APPLICABLE</u>
RECOMMENDATION	:	<u>REFUSAL</u>

Development Application 110/00825/16 was withdrawn by the applicant prior to consideration by the Development Assessment Panel.

5.7 Scope Development Solutions, 9 Anderson Avenue, Glenelg North (Report No 126/17)

DA NO.	:	<u>110/00292/17</u>
APPLICANT	:	<u>SCOPE DEVELOPMENT SOLUTIONS</u>
LOCATION	:	<u>9 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>TWO SINGLE STOREY SEMI-DETACHED DWELLINGS</u>
EXISTING USE	:	<u>VACANT SITE</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>NOT APPLICABLE</u>
RECOMMENDATION	:	<u>REFUSAL</u>

Development Application 110/00292/17 was withdrawn by the applicant prior to consideration by the Development Assessment Panel.

6. REPORTS BY OFFICERS

6.1 Nil.

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

8. CLOSURE

The meeting closed at 10:00 pm.

CONFIRMED Wednesday, 24 May 2017

PRESIDING MEMBER