

**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 March 2014 at 7:00pm.**

**MEMBERS PRESENT**

Presiding Member – G Goss  
J Newman  
N Sim  
I Winter  
R Clancy  
T Looker  
J Huckstepp

**STAFF IN ATTENDANCE**

Manager Development Services – A Marroncelli  
Senior Development Officer – R DeZeeuw

**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**

**260314/0018**

**That the minutes of the Development Assessment Panel held on 26 February 2014 be taken as read and confirmed.**

Moved by I Winter, Seconded by J Huckstepp

**Carried**

## 6. DEVELOPMENT ASSESSMENT MATTERS

### 6.1 Murray Roberts and Associates, 11-12 North Esplanade, Glenelg North (Report No 80/14)

DA NO.	:	<u>110/00719/13</u>
APPLICANT	:	<u>MURRAY ROBERTS AND ASSOCIATES</u>
LOCATION	:	<u>11-12 NORTH ESPLANADE, GLENELG NORTH</u>
DEVELOPMENT PLAN	:	<u>21 MARCH 2013</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIALFORESHORE POLICY AREA 2</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>DEMOLITION OF PERGOLA AND CONSTRUCTION OF VERANDAH LOCATED ADJACENT THE SOUTHERN REAR BOUNDARY OVER A DISTANCE OF 10.8M BY 3.2M IN HEIGHT</u>
EXISTING USE	:	<u>RESIDENTIAL FLAT BUILDING</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>ONE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>

#### Motion

260314/0019

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 adequate provision be made for the disposal of stormwater to the satisfaction of Council. Where possible, stormwater should be retained on site by the use of natural drainage methods.
4. That the structure herein approved shall not be enclosed without the prior consent of Council.

Moved T Looker, Seconded J Newman

Carried

**6.2 The Dream Room, 21 Mary Street, Glenelg North (Report No 81/14)**

DA NO.	:	110/00928/13
APPLICANT	:	THE DREAM ROOM
LOCATION	:	21 MARY STREET, GLENELG NORTH
DEVELOPMENT PLAN	:	CONSOLIDATED 21 MARCH 2013
ZONE AND POLICY AREA	:	RESIDENTIAL STREETSCAPE CHARACTER (GLENELG AND GLENELG NORTH) POLICY AREA 8
NATURE OF DEVELOPMENT: PROPOSAL	:	MERIT ENSUITE AND LAUNDRY ADDITION TO EXISTING DWELLING ON THE SOUTHERN SIDE, FLAT ROOF CARPORT ADJACENT SOUTHERN BOUNDARY (12.3M X 2.7M X 3.2M), CURVED ROOF VERANDAH (6.1M X 3.1M X 2.7M) TO REAR OF DWELLING ADJACENT NORTHERN BOUNDARY
EXISTING USE	:	RESIDENTIAL – SINGLE STOREY SEMI DETACHED DWELLING
REFERRALS	:	NIL
CATEGORY	:	TWO
REPRESENTATIONS	:	ONE
RECOMMENDATION	:	DEVELOPMENT PLAN CONSENT, SUBJECT TO CONDITIONS

**Motion****260314/0020**

Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, that the Development Assessment Panel **refuse Development Plan Consent** to Development Application 110/00928/13 in that it is at variance with Council Wide Principles of Development Control 89(b) & 99, Residential Zone Objective 1 and Desired Future Character Statement Parts (d), (h) & (i), Principle 4, and Residential Streetscape Character (Glenelg and Glenelg) North Policy Area 8 Objective 3 Desired Future Character Statement Part (d). Specifically, the proposal does not meet the intent of the Development Plan by way of:

- The carports roof form, pitch and materials not complementing those of the associated dwelling;
- The excessive site coverage;
- The insufficient setback distance to the side property boundary; and
- The excessive length and height of the built form on the side boundary;

Moved I Winter, Seconded J Newman

**Carried**

**7. REPORTS BY OFFICERS****7.1 Nil.****7.2 Extension of Time – 110/00675/11 - 24 Rossall Road, Somerton Park (Report No 82/14)**

*Development application 110/00675/11 for A residential flat building containing two dwellings with integral garaging located on the western side boundary - the rear dwelling is two storey and the front dwelling is single storey in height was granted Development Plan Consent by the Development Assessment Panel on 14 December 2011. An extension of time for 12 months expiring on 14 December 2013 was approved on 23 October 2012 by Administration.*

*It is considered there is merit for an extension time for an additional 12 months to allow for substantial commencement of development.*

**Motion****260314/0021**

**That pursuant to Section 40(3) of the Development Act 1993 and regulation 48(2) of the Development Regulations 2008, the Development Assessment Panel agrees to extend the operative date for Development Plan Consent granted to Development Application 110/00675/11 for a further 12 months expiring at midnight on 14 December 2014.**

Moved J Newman, Seconded T Looker

**Carried**

**7.3 Extension of Time – 110/01133/05, 110/01063/08, 110/01090/10 Development at 21B Forest Avenue, Kingston Park (Report No 83/14)**

*Development application 110/01090/10 to vary DA 110/01133/05 by variations to building height, floor levels, floor layout and external stairs was granted Development Plan Consent by the ERD Court on 7 June 2011. The application is associated with DA 110/01133/05 to construct two three storey semi-detached dwellings, which has been the subject of judicial review proceedings before the Supreme Court. Development application 110/01063/08 for a land division to create 2 lots from 1 lot was granted Development Approval on 17 November 2008. Extensions of time for all three applications expiring on 18 August 2014 was granted by the Panel on 23 January 2013.*

*It is considered that there is not sufficient merit for a further 12 month extension of time.*

**That pursuant to Section 40(3) of the Development Act 1993 and regulation 48(2) of the Development Regulations 2008, the Development Assessment Panel agrees to extend the operative date for Development Plan Consent granted to Development Application 110/01133/05, 110/01063/08 and 110/01090/10 for a further four months expiring at midnight on 18 December 2014.**

**Motion**

**260314/0022**

Moved T Looker, Seconded J Huckstepp

**Carried**

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

**9. CLOSURE**

The meeting closed at 7:37 pm.

**CONFIRMED      Wednesday, 23 April 2014**

**PRESIDING MEMBER**