

Minutes of the Development Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 27 September 2017 at 7:00 pm.

MEMBERS PRESENT

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

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Team Leader Development Assessment – C Watson
Development Officers – D Spasic, A Stamatopoulos and H Beesley

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

270917/0155

That the minutes of the Development Assessment Panel held on 23 August 2017 be taken as read and confirmed.

Moved by G Goss, Seconded by A Vine

Carried

5. DEVELOPMENT ASSESSMENT MATTERS

5.1 Berlun Developments Pty Ltd, 15-17 Hartley Road, Brighton (Report No 316/17)

DA NO.	:	<u>110/00171/17</u>
APPLICANT	:	<u>BERLUN DEVELOPMENTS PTY LTD</u>
LOCATION	:	<u>15-17 HARTLEY ROAD, BRIGHTON</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL ZONE</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>CONSTRUCTION OF SIX TWO STOREY DETACHED DWELLINGS WITH INTEGRAL GARAGES AND VERANDAHS</u>
EXISTING USE	:	<u>RESIDENTIAL</u>
REFERRALS	:	<u>NOT APPLICABLE</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>FIVE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT</u>

Motion

270917/0156

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 110/00171/17 subject to the following conditions:

DEVELOPMENT PLAN CONSENT CONDITIONS

1. That the design and siting of all buildings and structures and site works shall be as shown on the plans prepared by Goostrey Smith Design, Job PR_LUNN, Sheets 1 to 6, dated 21/07/2017 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. A stormwater management plan shall be submitted prior to development approval. The stormwater management shall cater to 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.**
- 4. 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.**
- 5. That all upstairs windows on the side and rear elevations (except for the western elevation of Dwelling 3) 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.**
- 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 a tree protection zone shall be established around each of the street trees adjacent the development site, to incorporate fencing around each tree for the prevention of access and damage to the root zone. The tree protection zone shall be established prior to the commencement of construction and maintained throughout the length of the construction timeframe.**

- 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.**

Moved R Clancy, Seconded D Bailey

Carried

5.2 City of Holdfast Bay, 17 Arundel Road, Brighton (Report No 317/17)

DA NO.	:	110/00625/17
APPLICANT	:	CITY OF HOLDFAST BAY
LOCATION	:	17 ARUNDEL ROAD, BRIGHTON
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE
NATURE OF DEVELOPMENT:		MERIT
PROPOSAL	:	REMOVAL OF REGULATED AGONIS FLEXUOSA (STREET TREE) LOCATED IN FRONT 17 ARUNDEL ROAD, BRIGHTON
REFERRALS	:	SAM CASSAR – CONSULTING ARBORIST
CATEGORY	:	TWO
REPRESENTATIONS	:	ONE
RECOMMENDATION	:	DEVELOPMENT APPROVAL, SUBJECT TO CONDITIONS

Motion

270917/00157

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 Approval to Development Application 110/00625/17 subject to the following conditions:

DEVELOPMENT PLAN CONSENT CONDITIONS:

1. That tree removal 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.
2. That a semi-mature replacement tree with a minimum height of 3 metres shall be planted within the next available and optimal planting season following the removal of the regulated tree. Any such tree shall be replaced if and when it dies or becomes seriously diseased with the same or similar species.

Moved G Goss, Seconded A Vine

Carried

**5.3 Great Eastern Pty Ltd, 4, 6 And 8 Buckle Street, Glenelg North
(Report No 318/17)**

DA NO.	:	<u>110/00615/17</u>
APPLICANT	:	<u>GREAT EASTERN PTY LTD</u>
LOCATION	:	<u>4, 6 AND 8 BUCKLE STREET, GLENELG NORTH</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>MIXED USE ZONE</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>CONSTRUCTION OF A THREE STOREY MIXED USE BUILDING COMPRISING SIX OFFICES AND SIX DWELLINGS FACING BUCKLE STREET AND A THREE STOREY RESIDENTIAL FLAT BUILDING AT THE REAR OF THE SITE COMPRISING EIGHT DWELLINGS WITH ASSOCIATED CARPARKING</u>
EXISTING USE	:	<u>RESIDENTIAL</u>
REFERRALS	:	<u>NOT APPLICABLE</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>TWO</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT</u>

Motion

270917/0158

- 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 110/00615/17 subject to the following conditions:**

DEVELOPMENT PLAN CONSENT CONDITIONS

- 1. That the design and siting of all buildings and structures and site works shall be as shown on the plans prepared by Sagero Civil Construction, Project No SA160108, Drawing No C01, Issue A, dated July 2017 and Arco Architecture and Interior Design, Drawing No. 179075SK01, 179075SK02, 179075SK03, 179075SK04 and 179075SK05 dated 27 June 2017 submitted to and approved by Council unless varied by any subsequent conditions imposed herein.**
- 2. 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. A detailed landscape plan and schedule shall be submitted to Council prior to Development Approval being granted. 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. Carparking spaces shall be clearly line marked and labelled to distinguish between office and residential spaces and be appropriately maintained. Carparking space dimensions shall conform to the relevant Australian and New Zealand Standards.**
- 5. Directional signs not exceeding 0.5 square metres in face area shall be erected at vehicle access points to indicate the location of car parking for visitors.**
- 6. That all of the carparking, driveway and vehicle manoeuvring area shall be constructed and finished in permeable brick paving in accordance with sound engineering practice prior to the occupation or use of the development herein approved.**
- 7. That driveways, parking and manoeuvring areas, footpaths and ground level frontages to Buckle Street shall be lit during the hours of darkness that they may reasonably be expected to be used, and such lights shall be directed and screened so that unreasonable overspill of light into nearby premises is avoided and drivers are not distracted.**
- 8. That refuse bin collection areas and letterboxes shall be provided of the same materials as the exterior walls of the building and at least 1 metre in height in a location and of a type and height to the reasonable satisfaction of Council.**
- 9. 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.**
- 10. 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.**

11. 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.
12. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.
13. That no solid or liquid trade wastes be discharged to the stormwater system.
14. That amended plans shall be provided for assessment by Council prior to the issue of Development Approval showing the narrowing of the entry and exit driveways to Buckle Street as a means to accommodate meaningful landscaping along the entire length of each. Details of the landscaping shall be incorporated in the landscape plan required as part of Condition 3, and the driveways shall be designed to meet all relevant Australian Standards for access and manoeuvring, to the reasonable satisfaction of Council.
15. Further details shall be provided for assessment by Council prior to the issue Development Approval showing the extent of the canopies to Buckle Street to fully understand their relationship to the Street and their impact on any existing and future street trees, to the reasonable satisfaction of Council.
16. Further details shall be provided for assessment by Council prior to the issue of Development Approval of the colours, materials and textures to be applied to the Buckle Street façade and the western façade of Dwelling 6, to ensure sufficient and appropriate articulation and visual interest, to the reasonable satisfaction of Council.
17. 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.

Moved A Vine, Seconded B Patton

Carried

5.4 Julie Engelhardt, 16 Somers Street, North Brighton (Report No 319/17)

DA NO.	:	110/00773/17
APPLICANT	:	JULIE ENGELHARDT
LOCATION	:	16 SOMERS STREET, NORTH BRIGHTON
DEVELOPMENT PLAN	:	CONSOLIDATED 2 JUNE 2016
ZONE AND POLICY AREA	:	RESIDENTIAL ZONE
NATURE OF DEVELOPMENT	:	MERIT
PROPOSAL	:	VARIATION TO DA 110/00454/16 (SECOND STOREY DWELLING ADDITION TO EXISTING DETACHED DWELLING) – COMPRISING VARIATION TO CONDITION 3 TO HAVE THE NORTHERN UPPER STOREY WINDOWS UNOBSCURED
EXISTING USE	:	RESIDENTIAL
REFERRALS	:	NOT APPLICABLE
CATEGORY	:	ONE
REPRESENTATIONS	:	NOT APPLICABLE
RECOMMENDATION	:	DEVELOPMENT APPROVAL SUBJECT TO CONDITIONS

Motion**270917/0159**

- 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 110/00773/17 for the construction of variation to development application 110/00454/16 (Second storey dwelling addition to existing detached dwelling) - Comprising variation to condition 3 to have the northern upper storey windows unobscured subject to the following conditions:**

(Existing conditions of approval however Condition 3 regarding the northern upper storey windows omitted).

DEVELOPMENT PLAN CONSENT 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 stormwater from the dwelling addition 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.

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.
5. 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.
6. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.
7. That no solid or liquid trade wastes be discharged to the stormwater system.
8. That the upper storey addition be finished in materials and colours that compliment the existing dwelling.

Moved R Clancy, Seconded L Yates

Carried

**5.5 Lendlease Building Pty Ltd, 28 King George Avenue, Hove
(Report No 320/17)**

DA NO.	:	<u>110/00519/17</u>
APPLICANT	:	<u>LENLEASE BUILDING PTY LTD</u>
LOCATION	:	<u>28 KING GEORGE AVENUE, HOVE</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 2 JUNE 2016</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL, INSTITUTION POLICY AREA 4</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>13 INDEPENDENT LIVING UNITS FOR SENIOR MEMBERS OF AN AGED CARE AND RETIREMENT FACILITY</u>
EXISTING USE	:	<u>AGED CARE AND RETIREMENT FACILITY</u>
REFERRALS	:	<u>STATE HERITAGE UNIT</u>
CATEGORY	:	<u>ONE</u>
REPRESENTATIONS	:	<u>NOT APPLICABLE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT WITH CONDITIONS</u>

Motion

270917/0160

- 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 110/00519/17 for the construction of 13 independent living units for senior members of an aged care and retirement facility, subject to the following conditions:**

DEVELOPMENT PLAN CONSENT 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 and as amended by plans dated 19/07/17 and 16/08/17 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 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.
5. 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.
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. 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.

Moved L Yates, Seconded G Goss

Carried

6. REPORTS BY OFFICERS

6.1 Nil.

6.2 **Appeal item – 104 Brighton Road, Glenelg East (Report No: 321/17)**

On 28 June 2017, the Development Assessment Panel issued a refusal for DA 110/00967/16 for a pair of residential flat buildings comprising a total of five dwellings. A refusal was issued as the proposed development was not consistent with relevant principles of the Holdfast Bay Development Plan. The reasons for refusal are shown below:

Development Application 110/00967/16 be refused Development Plan Consent for the reason that it is contrary to:

- General Section, Residential Development Principles of Development Controls 1, 5, 21 and 32; and*
- Residential Zone (Medium Density Policy Area 5) Objective 1 Desired Character Statement.*

More specifically, the application does not meet the intent of the Development Plan in relation to:

- An inadequate provision of private open space for dwellings 3, 4 and 5;*
- Inadequate setback distances for dwellings 3 and 5, resulting in an undue bulk for the building as a whole;*
- An insufficient provision of landscaping, particularly within the driveway;*
- An inadequate provision of noise attenuation features within the design of the development, particularly given the location adjacent a main arterial road; and*
- A design that compromises the live ability for residents of dwellings 3, 4 and 5 due to the internalised bedrooms that provide no external outlook.*

Since the refusal was issued an appeal was lodged to the ERD court. The decision was appealed as the applicant believes that the reasons for refusal can be addressed through a redesign of the dwellings and the incorporation of greater landscaping. Amended plans were received and are attached to this report (attachments 1 - 1.10).

Motion

270917/0161

That the Development Assessment Panel advise the ERD court that Council supports Development Application 110/00967/16 as amended subject to the conditions listed below:

PLANNING CONSENT CONDITIONS

- 1. That the design and siting of all buildings and structures and site works shall be as shown on the amended plans 1 to 13 dated 30/08/2017 submitted to and approved by Council unless varied by any subsequent conditions imposed herein.**

- 2. That construction shall take place between 7 am and 7 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 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 northern, eastern, southern and western elevation of residences 3 to 5 and the southern, eastern and northern elevations of residences 1 and 2 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 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.**

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. The stormwater 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.

**DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE
CONDITIONS**

1. All access shall be via a single common access adjacent the southern property boundary. The access shall be a minimum of 6.0 metres wide and extend at this width for 6.0 metres inbound to ensure two-way vehicular movements can be achieved.
2. The access point shall be suitably flared to Brighton Road to allow convenient ingress and egress movements in order to minimise disruption to the free flow of traffic.
3. The access shall be provided with a minimum of 1.0 metres of separation from the adjacent stobie pole.
4. The shared driveway and internal manoeuvring areas shall be clear of all obstructions including utility meters, letterboxes, landscaping and visitor parking. In particular, no landscaping shall be installed along the common driveway within 6.0 metres of the shared access to ensure the free flow of vehicles.
5. All vehicles shall enter and exit the site in a forward direction.
6. Pedestrian sightlines at the access shall be in accordance with AS/NZS2890.1:2004.
7. To prevent right-turn movements into the site the existing 'No U-turn' sign located within the median of Brighton Road (opposite the shared access) shall be replaced with a No Right Turn' sign. The applicant shall to contact this department's A/Project Liaison Engineer, Christina Canatselis on (08) 8226 8262 or via email christina.canatselissa.qov.au to discuss the requirements pertaining to this work. All associated costs shall be borne by the applicant.
8. No fencing shall be installed adjacent the eastern boundary of the common driveway (fronting residence 3, 4 and 5) to ensure convenient manoeuvring can be achieved at all times and ensure forward entry and exit movements are not restricted.

- 9. No stormwater from this development is permitted to discharge on-surface to Brighton Road. In addition, any existing drainage of the road shall be accommodated in the development and any alterations to road drainage infrastructure as a result of this development shall be at the expense of the developer.**

Moved G Goss, Seconded B Patton

Carried

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

- 7.1 The Panel raised the issue of the outlook from internalised bedrooms with no external outlook, and how guidance on this matter was lacking in the Council's Development Plan. The Panel sought that the issue receive consideration as part of the next available Development Plan Amendment process dealing with residential development, or indeed the preliminary work that is being undertaken as part of the Council's Housing Strategy.
- 7.2 The Panel raised the issue of the need to provide encouragement, through Development Plan policy, for developments to take advantage of views to landmark buildings and natural features. The Panel sought that the issue receive consideration as part of the next available Development Plan Amendment process dealing with residential development, or indeed the preliminary work that is being undertaken as part of the Council's Housing Strategy.
- 7.3 The Panel suggested that the Medium Density Housing Policy used by the Office for Design and Architecture SA (ODASA) be considered as a model example to help inform policies for Council's Medium Density Policy Area, which lacks the necessary guidance for best practice medium density design. The Panel sought that the issue receive consideration as part of the next available Development Plan Amendment process dealing with residential development, or indeed the preliminary work that is being undertaken as part of the Council's Housing Strategy.
- 7.4 Jenny Newman moved a motion on behalf of Panel Members expressing her gratitude to Councillors Patton and Yates for their service and valuable contribution to the Panel during their tenure, this being their final Panel Meeting.

8. CLOSURE

The meeting closed at 8:35 pm.

CONFIRMED Wednesday, 25 October 2017

PRESIDING MEMBER