

1. MEETING PROCEDURES

1.1 OPEN MEETING

1.2 PRESENT

1.3 APOLOGIES

1.4 IN ATTENDANCE

2. GENERAL OPERATIONS

No items listed for discussions

3. DEVELOPMENT ACT 1993 APPLICATIONS

**3.1 DEVELOPMENT NO 100/2020/0153
2 GEORGE COURT MARINO**

To construct a two storey detached dwelling with double garage, swimming pool and deck with associated earthworks and retaining walls

Report Reference: CAP061021 - 3.12

**3.2 DEVELOPMENT NO 100/2021/0579
301 STURT ROAD STURT**

Three storey residential flat building comprising eight dwellings with associated car parking and landscaping

Report Reference: CAP061021 - 3.23

4. PDI ACT APPLICATIONS

No Items Listed For Discussion

5. APPEALS UPDATE

Verbal Update Provided

5.1 APPEALS AGAINST PANEL DECISIONS

Verbal Update Provided

5.2 APPEALS AGAINST DELEGATED APPLICATIONS

6. POLICY OBSERVATIONS

Verbal Update Provided

7. OTHER BUSINESS

**8. CONFIRMATION OF THE COUNCIL DEVELOPMENT ASSESSMENT PANEL
MEETING HELD ON 06 OCTOBER 2021**

9. MEETING CLOSURE

**CITY OF MARION
COUNCIL ASSESSMENT PANEL MINUTES
FOR THE MEETING HELD ON
WEDNESDAY 06 OCTOBER 2021**



1.1 OPEN MEETING

The Meeting commenced at 6.30pm

1.2 PRESENT

Michael Davis - Independent Member – (Acting Presiding Member)
Yvonne Svensson- Independent Member
Bryn Adams - Independent Member
Ben Russ – Independent Member (Deputy Independent Member)
Raelene Telfer – Council Member

1.3 APOLOGIES

Terry Mosel - Presiding Member
Warwick Deller-Coombs – Manager - Development & Regulatory Services

1.4 IN ATTENDANCE

Alex Wright – CAP Assessment Manager
Nicholas Timotheou – Acting Team Leader – Planning

2. GENERAL OPERATIONS

3. HEARING OF APPLICATIONS

3.1 Report Reference: CAP061021 – 3.1

3.1 CONFIDENTIAL ITEM

Report Reference: CAP061021– 3.1

Application No: 100/2020/0153

Site Location: 2 George Court Marino

- Marcus Rolfe (of URPS on behalf of the Applicant) addressed the Panel

The Panel entered into confidence at 6:35pm.

3.2 Report Reference: CAP061021 – 3.2
Application No: 100/2021/0579
Site Location: 301 Sturt Road Sturt

- Jim Diamanti of Diamanti Design Development (Applicant) addressed the Panel

The Council Assessment Panel resolved that;

RECOMMENDATION

Having considered all relevant planning matters in relation to the subject development application:

- (a) The Panel note this report and concur with the findings and reasons for the recommendation;
- (b) The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and
- (c) That Development Plan Consent for Development Application No: 100/2021/579 for a three storey residential flat building comprising eight dwellings with associated car parking and landscaping at 301 Sturt Road, Sturt, be GRANTED subject to the following Reserved Matter and Conditions:

RESERVED MATTER

Pursuant to Section 33(3) of the Development Act, Council RESERVES its decision in relation to the following matters. Development Approval cannot be issued by the Council unless and until it has assessed such matters and granted its consent in respect thereof.

1. The proposal is to be updated to specify proposed sound attenuation measures to reasonably satisfy Suburban Activity Node Zone Principle 9, such as insulation, double-glazed windows and doors, and the selected measures are to be clearly specified on proposed plans.

Pursuant to Section 33(3) of the Development Act 1993 the Council reserves its decision on the form and substance of any further conditions of development plan consent that it considers appropriate to impose in respect of the reserved matter outlined above.

CONDITIONS

1. The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
2. All stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details prior to the occupation of the premises to the reasonable satisfaction of the Council.
3. The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the street watertable via

detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.

4. Stormwater must be disposed of in such a manner that does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.
5. All car parking areas, driveways and vehicle manoeuvring areas must be constructed, sealed and drained in accordance with recognised engineering practices prior to the occupation of the premises or the use of the development herein approved and maintained in a good condition at all times.
6. All devices/treatments proposed as part of the Development Application to protect the privacy of adjoining properties shall be installed and in use prior to occupation of the premises.
7. All areas nominated as landscaping or garden areas on the approved plans shall be planted and maintained with a suitable mix and density of native trees, shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council.
8. Any existing vegetation nominated to be retained and/or any new vegetation proposed to be planted shall be nurtured and maintained in good health and condition at all times with any diseased or dying plants being replaced, to the reasonable satisfaction of the Council.

DIT CONDITIONS

9. The access shall be designed and constructed in accordance with the site plan produced by Building Design and Project Management, Job No. 031.20, Rev. F, dated 27 July 2021.
10. All vehicles shall enter and exit Sturt Road in a forward direction.
11. All on-site vehicle manoeuvring areas shall remain clear of any impediments.
12. Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of Sturt Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

3.1 Report Reference: CAP061021– 3.1

6.35pm Pursuant to Section 13(2)(a)(ix) of the Planning, Development and Infrastructure Regulations, the Panel resolve to exclude the public from attendance for the deliberation of Item 3.1

3.1 CONFIDENTIAL ITEM

Report Reference: CAP061021– 3.1

Application No: 100/2020/0153

Site Location: 2 George Court Marino

- Marcus Rolfe (of URPS on behalf of the Applicant) addressed the Panel

The Council Assessment Panel resolved that;

The Council Assessment Panel having considered this matter in confidence under Section 13(2)(a)(ix) of the Planning, Development and Infrastructure Regulations determined that the decision of the Council Assessment Panel on this item be kept confidential and not available for public inspection until such time that appeal ERD – 21 - 000119 has concluded.

6:51pm: Meeting re-opened to the Public

4. PDI ACT APPLICATIONS

No items listed for discussion

5. APPEALS UPDATE**5.1 APPEALS AGAINST PANEL DECISIONS****5.2 APPEALS AGAINST DELEGATED APPLICATIONS****6. POLICY OBSERVATIONS**

- Panel observed the need for Council to advocate to PLUS seeking an improvement in landscaping provisions within current planning provisions.

7. OTHER BUSINESS**8. CONFIRMATION OF MINUTES**

The minutes of this meeting held Wednesday 6th October 2021 taken as read and confirmed this sixth day of October 2021

9. MEETING CLOSURE

- Length of meeting: 1 Hour, 7 Minutes
- Number of Representors appearing before the Panel: 0
- Number of Applicants appearing before the Panel: 2

MEETING DECLARED CLOSED AT 0.00PM



Michael Davis
Acting Presiding Member