

**MINUTES OF THE CITY OF MARION
DEVELOPMENT ASSESSMENT PANEL HELD AT THE
ADMINISTRATION CENTRE 245 STURT ROAD STURT
ON
WEDNESDAY 4 MAY 2016**

1.1 PRESENT

Gavin Lloyd-Jones (Presiding Member), Graham Goss, Phil Smith,
Wendy Bell, Nick Kerry and Luke Hutchinson

1.2 APOLOGIES

Ian Crossland

1.3 IN ATTENDANCE

Rob Tokley - Team Leader – Planning (DAP Executive Officer)
Stephen Both - Senior Development Officer- Planning

1.4 COMMENCEMENT

The Meeting commenced at 6.34pm



DAP040516**2. HEARING OF APPLICATIONS****2.1 Reference No: DAP040516 – 2.1****Application No: 100/2015/1300****Site Location: 2 Ulva Avenue, Warradale**

- Mrs Jane Dempster (Representor) addressed the Panel
- Mr Glenn & Mrs Jo Wilkin (Representor) addressed the Panel
- Mrs Annette Hall (Representor) addressed the Panel
- Mr Nick Salvati of ADS Architects addressed the Panel on behalf of Mantrix Pty Ltd (Applicant)

The Development Assessment Panel resolved that;

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: 100/2015/1300 for three two storey row dwellings and a single storey residential flat building, comprising two dwellings to the rear of the site at 2 Ulva Avenue, Warradale be GRANTED subject to the imposition of a Reserved Matter and the following conditions:**

RESERVED MATTER:

1. **That additional screening to the balconies of Dwellings 1, 2 and 3 shall be provided to reduce the opportunity for overlooking into the adjacent property to the east.**

CONDITIONS

1. **The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2015/1300, being 'Site Plan', 'Unit 1-3 Ground Floor Plan', 'Unit 1-3 First Floor Plan', 'East/South Elevation', 'West/North Elevation', 'Unit 4-5 Floor Plan', 'East/South Elevation (Dwellings 4-5)', 'West/North Elevation (Dwellings 4-5)' prepared by ADS Architects, received by Council on 18/04/2016, and 'Civil Plan' prepared by TMK, received by Council on 21/02/2016, except when varied by the following conditions of consent.**
2. **Payment of \$440 shall be made to Council for the removal of two street trees prior to the submission of Building Rules Consent documentation. Payment can be made by contacting Council on 83756600 and quoting the Development Application Number.**



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3. An amended site plan (architectural) and engineered siteworks plan shall be provided to Council prior to the submission of Building Rules Consent documentation removing the front paths to Dwellings 1-3, decreasing the width of the driveway to a maximum of 3 metres and providing 400mm landscape strips either side the driveway accessing Dwellings 4-5.

This information is sought as the architectural and engineering plans are inconsistent.

4. Amended elevations detailing additional windows and additional design/detailing to the upper level façade of Dwelling 1 (northern façade) shall be provided to Council prior to the submission of Building Rules Consent documentation for consideration and approval.
5. A revised landscaping plan shall be submitted to Council for consideration and approval, prior to Development Approval being issued, detailing a mix of native medium and low-level plantings throughout the site, including the provision of no less than one tree that obtains a minimum mature growing height of 6 metres to the front yard of Dwellings 1, 2 and 3.
6. Stormwater from the structure approved herein shall be collected and directed into a detention tank (or tanks) which are sized and installed in accordance with the specifications contained in Council's information guide titled "Stormwater Detention", to the reasonable satisfaction of the Council.

Note: A copy of the information guide can be viewed at the City of Marion webpage www.marion.sa.gov.au/page.aspx?u=181

7. 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.
8. 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.
9. 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.
10. 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.
11. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.



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12. 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.
13. All existing vegetation nominated to be retained and all new vegetation 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.
14. 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.
15. Any habitable room walls shared with the garage of another dwelling shall be treated with an appropriate noise acoustic treatment to minimise noise transfer between dwellings.

NOTES

1. Dust emissions from the site during construction shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of the Council.
2. All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the stormwater system, to the reasonable satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).
3. All hard waste must be stored on-site in such a manner so as to prevent any materials entering the stormwater system either by wind or water action.
4. The proposed crossover/access must be constructed a minimum of one (1) metre clear of all infrastructure, at its closest point, including but not limited to, street trees, stobie poles, SEP's, pram ramps etc.
5. Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be repaired/reinstated to Council's satisfaction at the developer's expense.
6. Any existing driveway crossovers that become redundant as a result of a development must be reinstated to match the existing kerb profile along the road frontage of the property.



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2.2 Reference No: DAP040516 – 2.2
Application No: 100/2015/1837
Site Location: 18 Frederick Street, Glengowrie

- Chris Went answered questions of the Panel

The Development Assessment Panel resolved that;

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: 100/2015/1837 to construct two (2), two-storey semi-detached dwellings incorporating a garage wall on the eastern boundary at 18 Frederick Street, Glengowrie be GRANTED to the following conditions:

CONDITIONS

1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2015/1837, being drawing numbers 1-9 (inclusive) of Job No. QD1110 prepared by Quadrant Drafting, dated as received 15 April 2016, and Siteworks Plan C20834 prepared by Residential Commercial Industrial Consulting Engineers, dated as received 3 February 2016, except when varied by the following conditions of consent.
2. A revised fully engineered site works and drainage plan reflective of the dwellings footprint shall be provided to Council for consideration and approval prior to Development Approval being issued. This plan must detail top of kerb level, existing ground levels throughout the site and on adjacent land, proposed bench levels and finished floor levels, the extent of cut/fill required, the location and height of proposed retaining walls, driveway gradients, and the location of all existing street infrastructure and street trees.
3. Shielded lighting shall be provided adjacent the entrance of Residence 1 to improve the safety of occupants.
4. Stormwater from the structure approved herein shall be collected and directed into a detention tank (or tanks) which are sized and installed in accordance with the specifications contained in Council's information guide titled "Stormwater Detention", to the reasonable satisfaction of the Council.



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Note: A copy of the information guide can be viewed at the City of Marion webpage www.marion.sa.gov.au/page.aspx?u=181

5. 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.
6. All areas nominated as landscaping or garden areas on the approved plans shall be planted 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.
7. 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.
8. All car parking, driveways and vehicle manoeuvring areas shall be constructed of concrete or paving bricks and drained in accordance with recognised engineering practices prior to occupation of the premises.
9. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
10. All mortar joints on any face brickwork on the property boundary are to be finished in a professional manner, similar to other external brickwork on the subject dwelling.

NOTES

1. Dust emissions from the site during construction shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of the Council.
2. All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the stormwater system, to the reasonable satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).
3. All hard waste must be stored on-site in such a manner so as to prevent any materials entering the stormwater system either by wind or water action.
4. The proposed crossover/access must be constructed a minimum of one (1) metre clear of all infrastructure, at its closest point, including but not limited to, street trees, stobie poles, SEP's, pram ramps etc.
5. Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be



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repaired/reinstated to Council's satisfaction at the developer's expense.

6. Any existing driveway crossovers that become redundant as a result of a development must be reinstated to match the existing kerb profile along the road frontage of the property.



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2.3 Reference No: DAP040516 – 2.3
Application No: 100/2015/1885
Site Location: 6 – 8 Jane Street, Marion

- Ms Edith O'Brien (Representor) addressed the Panel

The Development Assessment Panel resolved that;

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: 100/2015/1885 to construct four, two storey row dwellings with Dwelling (4) incorporating a garage wall along the northern side boundary at 6 – 8 Jane Street, Marion, be GRANTED subject to the following conditions:

CONDITIONS

1. The development shall proceed in accordance with the amended plans and details prepared by Yogo Design and Consulting stamped dated received 22 December 2015 and the Site Works and Drainage Plan prepared by SCA Engineers Pty Ltd stamped dated received 11 January 2016 all submitted with and forming part of Development Application No. 100/2015/1885, except where varied by the following conditions of consent.
2. A landscaping plan shall be submitted to Council for consideration prior to Development Approval being issued, detailing a mix of native medium and low-level plantings throughout the site.
3. Stormwater from the structure approved herein shall be collected and directed into a detention tank (or tanks) which are sized and installed in accordance with the specifications contained in Council's information guide titled "Stormwater Detention", to the reasonable satisfaction of the Council.

Note: A copy of the information guide can be viewed at the City of Marion webpage www.marion.sa.gov.au/page.aspx?u=181

4. 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.
5. All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of native trees,



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shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council.

6. 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.
7. All car parking, driveways and vehicle manoeuvring areas shall be constructed of concrete or paving bricks and drained in accordance with recognised engineering practices prior to occupation of the premises.
8. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
9. All external wall surfaces or any face brickwork on the property boundary is to be finished in a professional manner, similar to other external wall surfaces or face brickwork on the subject dwelling.

NOTES

1. Dust emissions from the site during construction shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of the Council.
2. All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the stormwater system, to the reasonable satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).
3. All hard waste must be stored on-site in such a manner so as to prevent any materials entering the stormwater system either by wind or water action.
4. The proposed crossover/access must be constructed a minimum of one (1) metre clear of all infrastructure, at its closest point, including but not limited to, street trees, stobie poles, SEP's, pram ramps etc.
5. Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be repaired/reinstated to Council's satisfaction at the developer's expense.
6. Any existing driveway crossovers that become redundant as a result of a development must be reinstated to match the existing kerb profile along the road frontage of the property.



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2.4 Reference No: DAP040516 – 2.4
Application No: 100/2015/2239
Site Location: 6 Seaforth Avenue, Dover Gardens

- Mr Jayson Paterson & Ms Melissa Brooks (Representor) addressed the Panel
- Peyman Tebyanyan addressed the Panel on behalf of Ipad Homes (Applicant)

The Development Assessment Panel resolved that;

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

- (a) The Panel note this report;**
- (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: 100/2015/2239 to demolish existing buildings and structures and to construct three, two storey row dwellings one of which incorporates a garage wall along the southern side boundary at 6 Seaforth Avenue, Dover Gardens, be REFUSED for the following reasons:**
 - 1. The proposal results in two storey development that adversely impacts upon the amenity of adjacent land, and as such, fails to satisfy the Desired Character, Objective 6 and Principle 2 of the Northern Policy Area 13.**
 - 2. The proposal results in unreasonable overshadowing of the adjoining property and fails to satisfy Design and Appearance Principle 9 and 10(a).**
 - 3. The upper level southern side setback of Dwelling 1 does not meet the minimum of 3.0 metres sought, and therefore fails Residential Zone Principle 7.**
 - 4. The site coverage and floor area ratio of all three dwellings exceeds that sought and results in unreasonable impacts upon adjoining land. As such, the proposal is at variance to Policy Area Principle 4.**



DAP040516**2.5 Reference No: DAP040516 – 2.5****Application No: 100/2015/2366 & 100/2015/2368****DAC Reference: 100/D291/2015 & 100/C292/2015****Site Location: 49 & 51 Hawker Avenue Plympton Park**

- No persons addressed the Panel in relation to this Item

The Development Assessment Panel resolved that;**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;**
- (c) That Development Plan Consent and Land Division Consent for Development Application No: 100/2015/2366 (DAC Ref: 100/D291/15) for Land Division Residential Torrens Title - 2 into 3 allotments and the construction of Two Single Storey Detached Dwellings and a Single Storey Residential Flat Building comprising Three Dwellings with associated Garages, Car Parking and Landscaping at 49 and 51 Hawker Avenue, Plympton Park be GRANTED subject to the following conditions; and**
- (d) That Development Plan Consent, Land Division Consent and Full Development Approval for Development Application No: 100/2015/2368 (DAC Ref: 100/C292/15) for Land Division Residential Community - 1 into 3 allotments at 49 and 51 Hawker Avenue, Plympton Park be GRANTED subject to the following conditions:**

Development Application 100/2015/2366 (DAC Ref: 100/D291/15)**CONDITIONS****DEVELOPMENT PLAN CONSENT**

- 1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2015/2366 (DAC Ref: 100/D291/15), being Land Division Plan ABPM01852dwg01rev02, Engineered Site Works Plan C1511-040 Rev A, Site Plan amended 12/04/2016, Landscape Plan amended 22/04/2016, Res '1' Floor Plan amended 22/04/2016, Res '1' Front and Rear Elevations amended 22/04/2016, Res '1' Side Elevations amended 22/04/2016, Res '2' Floor Plan amended 22/04/2016, Res '2' Front and Rear Elevations amended 22/04/2016, Res '2' Side Elevations amended 22/04/2016, Res '3' Floor Plan amended 6/04/2016, Res '3' Front and Rear Elevations amended 29/03/2016, Res '3' Side Elevations amended 29/03/2016, Res '4' Floor Plan**



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amended 26/04/2016, Res '4' Front and Rear Elevations amended 26/04/2016, Res '4' Side Elevations amended 29/03/2016, Res '5' Floor Plan amended 6/04/2016, Res '5' Front and Rear Elevations amended 29/03/2016, Res '5' Side Elevations amended 29/03/2016 (inclusive) prepared by Andrew Butcher Project Management, Herriot Consulting Civil & Structural Engineers and Designtech Architectural Services, except when varied by the following conditions of consent.

2. The final survey plan shall be available to the Council, prior to the Council advising the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.
3. All mortar joints on any face brickwork on the property boundary are to be finished in a professional manner, similar to other external brickwork on the subject dwelling.
4. 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.
5. All areas nominated as landscaping or garden areas on the approved plans shall be planted 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.
6. All existing vegetation nominated to be retained and all new vegetation 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.
7. 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.
8. All car parking, driveways and vehicle manoeuvring areas shall be constructed of concrete or paving bricks and drained in accordance with recognised engineering practices prior to occupation of the premises.
9. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.

LAND DIVISION CONSENT

1. 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.
An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non standard.



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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.

2. Payment of \$6488 into the Planning and Development Fund (1 allotment(s) @ \$6488/allotment). Payment may be made by credit card via the internet at 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.
3. 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.

NOTES

1. Dust emissions from the site during construction shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of the Council.
2. All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the stormwater system, to the reasonable satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).
3. All hard waste must be stored on-site in such a manner so as to prevent any materials entering the stormwater system either by wind or water action.
4. Vehicle crossovers should be setback a minimum 2 metres from existing street trees, and 1 metre from street infrastructure and utilities (including stormwater side entry pits, stobie poles, street signs, cable pits, pram ramps etc.).
5. Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be repaired/reinstated to Council's satisfaction at the developer's expense.
6. Any existing driveway crossovers that become redundant as a result of a development must be reinstated to match the existing kerb profile along the road frontage of the property.
7. Please be advised that the Council will be automatically notified by DAC when the final plan for the land division is uploaded to EDALA. Upon receiving this notification from DAC, Council will assume that



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all conditions of consent have been met, that Section 51 clearance is being requested and will arrange inspection of the property if necessary. In this instance, no further notification to Council is required. However, should the applicant wish to contact the Council directly in relation to Section 51 clearance, please email Development Services at council@marion.sa.gov.au with the address, development application number and/or DAC reference number in the subject line of the email.

Development Application 100/2015/2368 (DAC Ref: 100/C292/15)

CONDITIONS

DEVELOPMENT PLAN CONSENT

1. The land division shall be carried out and maintained in accordance with the plans and details submitted with and forming part of Development Application No: 100/2368/2015 (DAC Reference No: 100/C292/15), except where varied by the following conditions of consent.
2. The final survey plan shall be available to the Council, prior to the Council advising the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.

LAND DIVISION CONSENT

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
An investigation will be carried out to determine if the connection/s to your development will be costed as standard or non standard.
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.
2. Payment of \$12976 into the Planning and Development Fund (2 allotment(s) @ \$6488/allotment). Payment may be made by credit card via the internet at 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.
3. 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.

NOTES



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1. This approval has been granted on the basis of the suitability of the land for two detached and a residential flat building comprising three dwellings as demonstrated in Development Application Number: 100/2366/2015. Should the proposed allotments be created and sold without that development occurring, new applicants/owners should be aware that:
 - a) Any variation to the approved dwellings requires the lodgement and assessment of a new Development Application with the Council.
 - b) The proposed allotments may not meet the minimum allotment size required for other forms of dwellings (e.g. the Marion Council Development Plan requires a larger site area for detached dwellings than it does for semi-detached or row dwellings) and other dwelling layouts may not be suitable for the proposed allotments.
 - c) Semi-detached and row dwellings are required to be built as a single building, and therefore should share common foundations and party walls with the adjoining dwelling(s).
2. Please be advised that the Council will be automatically notified by DAC when the final plan for the land division is uploaded to EDALA. Upon receiving this notification from DAC, Council will assume that all conditions of consent have been met, that Section 51 clearance is being requested and will arrange inspection of the property if necessary. In this instance, no further notification to Council is required. However, should the applicant wish to contact the Council directly in relation to Section 51 clearance, please email Development Services at council@marion.sa.gov.au with the address, development application number and/or DAC reference number in the subject line of the email.



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2.6 Reference No: DAP040516 – 2.6
Application No: 100/2016/177
Site Location: 16 Chambers Street, Marion

- No persons addressed the Panel in relation to this Item

The Development Assessment Panel resolved that;

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

- (a) The Panel note this report;
- (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: 100/2016/177 for a single storey detached dwelling and carport at 16 Chambers Street, Marion be GRANTED subject to the following conditions:

1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2016/177, except when varied by the following conditions of consent.
2. Stormwater from the structure approved herein shall be collected and directed into a detention tank (or tanks) which are sized and installed in accordance with the specifications contained in Council's information guide titled "Stormwater Detention", to the reasonable satisfaction of the Council.

Note: A copy of the information guide can be viewed at the City of Marion webpage www.marion.sa.gov.au/page.aspx?u=181

3. All areas nominated as landscaping or garden areas on the approved plans shall be planted 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.
4. 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.
5. All car parking, driveways and vehicle manoeuvring areas shall be constructed of concrete or paving bricks and drained in accordance with recognised engineering practices prior to occupation of the premises.
6. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.



NOTES

1. Dust emissions from the site during construction shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of the Council.
2. All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the stormwater system, to the reasonable satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).
3. All hard waste must be stored on-site in such a manner so as to prevent any materials entering the stormwater system either by wind or water action.
4. Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be repaired/reinstated to Council's satisfaction at the developer's expense.
5. Any existing driveway crossovers that become redundant as a result of a development must be reinstated to match the existing kerb profile along the road frontage of the property.



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2.7 Reference No: DAP040516 – 2.7
Application No: 100/2015/2378
Site Location: 7 Woodfield Avenue, Warradale

- No persons addressed the Panel in relation to this Item

The Development Assessment Panel resolved that;

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: 100/2015/2378 for two single storey dwellings with associated garaging at 7 Woodfield Avenue Warradale be GRANTED subject to the following conditions:**

CONDITIONS

- 1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2015/2378.**
- 2. All mortar joints on any face brickwork on the property boundary are to be finished in a professional manner, similar to other external brickwork on the subject dwelling.**
- 3. Stormwater from the structure approved herein shall be collected and directed into a detention tank (or tanks) which are sized and installed in accordance with the specifications contained in Council's information guide titled "Stormwater Detention", to the reasonable satisfaction of the Council.**

Note: A copy of the information guide can be viewed at the City of Marion webpage www.marion.sa.gov.au/page.aspx?u=181

- 4. All areas nominated as landscaping or garden areas on the approved plans shall be planted 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.**
- 5. All existing vegetation nominated to be retained and all new vegetation 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.**



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6. 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.
7. All car parking, driveways and vehicle manoeuvring areas shall be constructed of concrete or paving bricks and drained in accordance with recognised engineering practices prior to occupation of the premises.
8. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.

NOTES

1. Dust emissions from the site during construction shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of the Council.
2. All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the stormwater system, to the reasonable satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).
3. All hard waste must be stored on-site in such a manner so as to prevent any materials entering the stormwater system either by wind or water action.
4. Vehicle crossovers should be setback a minimum 2 metres from existing street trees, and 1 metre from street infrastructure and utilities (including stormwater side entry pits, stobie poles, street signs, cable pits, pram ramps etc.).
5. Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be repaired/reinstated to Council's satisfaction at the developer's expense.
6. Any existing driveway crossovers that become redundant as a result of a development must be reinstated to match the existing kerb profile along the road frontage of the property.



DAP040516**OTHER BUSINESS****3.1 INFORMATION ONLY ITEM****DAP040516 – 3.1**

10 Gulfview Road, Seaview Downs

Two-storey detached dwelling and garage

The Panel NOTE the report.

3.2 RESOLUTION OF REASONS FOR REFUSAL: DAP200416 – 2.5

The Panel resolve to delete reason for refusal 5 from the decision of Item DAP200416 – 2.5, as it is a repeated reason for refusal.

The Panel resolve to delete reasons for refusal 5.

3.3 Appeals update**3.4 Policy Observations**

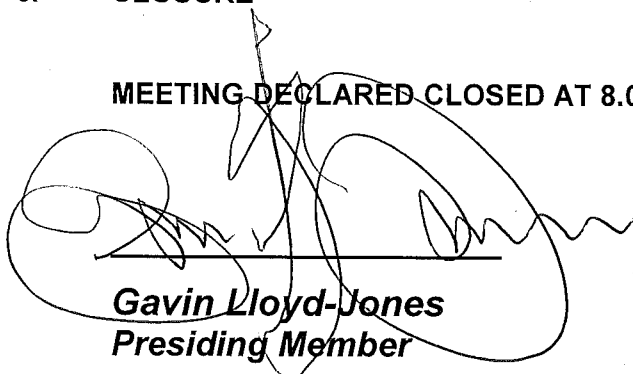
1. The Panel suggest that Council explore further Development Plan design guidelines for improved outcomes relating to site coverage, roofs over private open space and improved energy efficiency to dwellings to minimise summer heat-loads.
2. The Panel note an inconsistency between the sought width of a single-width driveway in Council's Development Plan and that required by Council's infrastructure unit and recommend consistency.

3.5 The Panel would like to thank Wendy Bell and Phil Smith for their service to the Panel in the event they are not re-appointed.**4. CONFIRMATION OF MINUTES**

The minutes of this meeting held Wednesday 4 May 2016 taken as read and confirmed this fourth day of May 2016.

5. CLOSURE

MEETING DECLARED CLOSED AT 8.04PM



Gavin Lloyd-Jones
Presiding Member