

**MINUTES OF THE CITY OF MARION
DEVELOPMENT ASSESSMENT PANEL HELD AT THE
ADMINISTRATION CENTRE 245 STURT ROAD STURT
ON
WEDNESDAY 1 JULY 2015**

1. PRESENT

Gavin Lloyd-Jones (Presiding Member), Graham Goss, Phil Smith,
Jerome Appleby, Nick Westwood, Nick Kerry and Wendy Bell

2.1 APOLOGIES

Nil

2.2 IN ATTENDANCE

Robert Tokley - Team Leader – Planning (DAP Executive Officer)
Kathy Jarrett - Director
Steve Hooper - Manager, Development Services
Alex Wright - Development Officer- Planning
Rhannon Hardy - Development Officer- Planning

2.3 COMMENCEMENT

The Meeting commenced at 6.32pm



DAP010715**3. HEARING OF APPLICATIONS****3.1 Reference No: DAP010715 – 3.1****Application No: 100/2015/208****Site Location: Lot 61 Denham Avenue, Morphetville (Kellett Reserve)**

- Ms Michelle Roach (Representor) addressed the Panel
- Mark Baade of SK Planning on behalf of Telstra Corporation (Applicant) addressed the Panel

3.2 Reference No: DAP010715 – 3.2**Application No: 100/2015/421****Site Location: 656 & 658 Marion Road Park Holme**

- DP Sapkota (Representor) addressed the Panel

3.3 Reference No: DAP010715 – 3.3**Application No: 100/2014/1517 (100/C185/2014)****Site Location: 11L Main South Road, Sturt & 1496-1522 Main South Road, Sturt**

- Andrew Harper answered questions of the Panel on behalf of Lock Surveys (Applicant)

3.4 Reference No: DAP010715 – 3.4**Application No: 100/2015/441****Site Location: 26 Johnstone Road, Oaklands Park**

- No persons addressed the Panel in relation to this Item

3.5 Reference No: DAP010715 – 3.5**Application No: 100/2014/2079****Site Location: 5 Cavan Terrace, Clovelly Park**

- No persons addressed the Panel in relation to this Item

3.6 Reference No: DAP010715 – 3.6**Application No: 100/2014/1121 (100/D157/2014)****Site Location: 23 Carlton Street, Oaklands Park**

- No persons addressed the Panel in relation to this Item

3.7 Reference No: DAP010715 – 3.7**Application No: 100/2014/1025****Site Location: 23 Carlton Street, Oaklands Park**

- No persons addressed the Panel in relation to this Item



DAP010715**3.8 Reference No: DAP010715 – 3.8****Application No: 100/2014/1731 (100/D216/2014)****Site Location: 1 White Crescent, Seacombe Gardens**

- No persons addressed the Panel in relation to this Item

3.9 Reference No: DAP010715 – 3.9**Application No: 100/2014/1725****Site Location: 1 White Crescent, Seacombe Gardens**

- No persons addressed the Panel in relation to this Item

3.10 Reference No: DAP010715 – 3.10**Application No: 100/2015/304****Site Location: 17 West Street, Ascot Park**

- No persons addressed the Panel in relation to this Item

3.11 Reference No: DAP010715 – 3.11**Application No: 100/2015/981****Site Location: 13 Crozier Terrace, Oaklands Park**

- No persons addressed the Panel in relation to this Item

3.12 Reference No: DAP010715 – 3.12**Application No: 100/2015/640****Site Location: 807 Marion Road, Mitchell Park**

- No persons addressed the Panel in relation to this Item

PUBLIC CLOSURE

The Panel went into 'closed' session at **7:01pm** in order to allow for discussion and determination of the applications.



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3. DETERMINATION OF APPLICATIONS

3.1 Reference No: DAP010715 – 3.1

Application No: 100/2015/208

Site Location: Lot 61 Denham Avenue, Morphetville (Kellett Reserve)

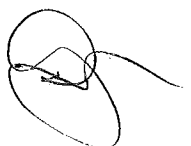
Resolved that;

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: 100/2015/208 for a telecommunications facility, incorporating a monopole with a total height 31.94 metres above ground level at Lot 61 Denham Avenue, Morphetville, 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. 100/2015/208, including drawing numbers SHT NO. S1, S3-2 & S3-1 received by Council on 29 January 2015 and email correspondence from Mark Baade dated 22/06/2015, except when varied by the following conditions of consent.
- 2. A community artwork installation shall be installed on or surrounding the equipment shelter within twelve (12) months of the commencement of construction.
- 3. The applicant shall at all times ensure the site of the approved development will not (apart from existing fencing) be enclosed in any way so as to obstruct any artwork from public view.
- 4. All existing regulated trees within the subject site not directly affected by site work and building work must be protected during development and retained. Prior to any earthworks on the site, fencing must be erected around the base of the nearby River Red Gum tree. Vehicles must not be parked or earth/materials placed under the trees.



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5. Excavation surrounding the tree shall be undertaken manually. Any structural roots (i.e. greater than 25mm in diameter) of the regulated tree that are uncovered shall be retained where possible or, if not, shall be severed by saw cutting, sharp axe or secateurs and not with a backhoe or machinery or blunt instrument. Wounds shall be immediately dressed with a commercially available tree-wound healing compound.
6. The structure herein approved shall be maintained, kept tidy, free of graffiti and in good repair and condition at all times.



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3.2 Reference No: DAP010715 – 3.2
Application No: 100/2015/421
Site Location: 656 & 658 Marion Road, Park Holme

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: 100/2015/421 for Demolition of existing dwelling and outbuildings (656 Marion Road), demolition of existing hall building (658 Marion Road - adjacent western boundary) and construction of a building comprising hall, dwelling and balcony with car parking and landscaping below at 656 Marion Road, Park Holme 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. 100/2015/421, being documents;**
 - 01, 02, 03, 04, 05 prepared by Carumag, received by Council on 22/06/2015;**
 - Environmental Noise Assessment prepared by Sonus (dated February 2015), received by Council on 25/02/2012;**
except when varied by the following conditions of consent.
- 2. The planter box shall incorporate a height of no less than 1600mm above the floor level of the balcony, and shall be provided prior to the occupation of the dwelling. Amended details shall be provided to Council, for consideration and approval, prior to Development Approval being issued.**
- 3. All northern and western fencing shall be sealed airtight at all junctions (including with the ground), to the reasonable**



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satisfaction of the Council and be installed and in use prior to the occupation/use of the dwelling or hall (whichever occurs first).

4. Acoustic absorption of at least 50mm thick with a minimum density of 32kg/m^2 to the underside of the undercroft soffit be installed and in use prior to the commencement of the use and undertaken to the reasonable satisfaction of the Council.
5. Access to the car park, other than by occupants of the associated dwelling, shall be restricted to the following times:
 - 7am to 10pm on the same day, 7 days per week.
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 and maintained for the life of the building.
7. A fully engineered site works and drainage plan 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.
8. 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 commencement of the use to the reasonable satisfaction of the Council.
9. Landscaping shall be maintained so as to not obstruct the views of drivers or pedestrians entering or exiting the site, to the reasonable satisfaction of Council.
10. 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.
11. All landscaped areas shall be separated from adjacent driveways and parking areas by a suitable kerb or non-mountable device to prevent vehicle movement thereon (incorporating ramps or crossovers to facilitate the movement of persons with a disability).



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12. Wheel stopping devices shall be placed within each parking bay so as to prevent damage to adjoining fences, buildings or landscaping to the reasonable satisfaction of the Council.
 13. Driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for the storage or display of any goods, materials or waste at any time.
 14. 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.
 15. All car parking spaces shall be linemarked or delineated in a distinctive fashion prior to occupation of the premises, with the marking maintained in a clear and visible condition at all times.
 16. Directional signs indicating the location of car parking spaces must be provided on the subject land and maintained in a clear and legible condition at all times. All directional signage shall be installed and in use prior to the commencement of the use to the reasonable satisfaction of the Council.
 17. Pedestrian walkways on the subject site shall be adequately lit in accordance with Australian / New Zealand Standard AS/NZS 1158.3.1:1999 "Road Lighting Part 3.1: Pedestrian area (Category P) lighting - Performance and installation design guidelines". Such lighting shall be maintained at all times, to the reasonable satisfaction of the Council.
 18. All external lighting of the site, including car parking areas and buildings, shall be located, directed, shielded and of an intensity not exceeding lighting in adjacent public streets, so as not to cause nuisance or loss of amenity to any person beyond the site to the reasonable satisfaction of the Council.
 19. 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*
20. 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.



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21. 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.
22. A trap shall be installed as part of the site's stormwater system to prevent grease, oil, sediment, litter and other substances capable of contaminating stormwater from entering the Council's stormwater drainage system. The trap shall be regularly cleaned and maintained in good working order to the reasonable satisfaction of the Council.
23. 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.

Department of Planning Transport and Infrastructure Conditions

24. Access to serve the site shall consist of an ingress only access from Condada Avenue and an exit only access to Marion Road.
25. The exit to Marion Road shall be a maximum of 4 metres in width and angled to meet the road at 70° to the kerbline.
26. All vehicles shall enter and exit the site in a forward direction.
27. Signage and/or line marking shall be employed to reinforce the desired flow of traffic through the site.
28. The proposed carpark shall be consistent with AS/NZS 2890:1:204 and 2890:6:2009, where applicable.

NOTES

1. An invoice for the required payment of \$750+GST & \$250+GST for removal of two Council Street Tree's shall be sent via post once Development Approval has been issued.
2. 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.
3. 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



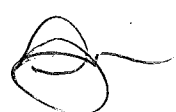
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satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).

4. 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.
5. 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.
6. 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.
7. 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.

Department of Planning Transport and Infrastructure Notes

8. Access arrangements created by this application rely upon a one-way flow of traffic across two allotments that are currently held by the same owner under different titles. Consideration should be given to merging the allotments in order to preserve the approved access arrangements into the future.



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3.3 Reference No: DAP010715 – 3.3
Application No: 100/2014/1517 (100/C185/2014)
Site Location: 11L Main South Road, Sturt & 1496-1522 Main South Road, Sturt

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 and Land Division Consent for Development Application No: 100/2014/1517 (100/C185/2014) for land division (three stages) and the construction of three buildings for the purpose of retail showrooms with associated car parking and landscaping at 11L & 1496-1522 Main South Road, Sturt be GRANTED subject to the concurrence of the Development Assessment Commission and 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. 100/2014/1517 (100/C185/14), except when varied by the following conditions of consent.**
- 2. The advertising signs on the north-western elevation of the proposed buildings, adjacent to the Southern Expressway shall be removed. Amended plans, detailing the above, shall be provided to Council for consideration and approval prior to Development Approval being issued.**
- 3. Lighting shall be provided throughout the car parking areas. Amended plans shall be provided which details the location and type of lighting to be provided prior to Development Approval being issued.**
- 4. All external lighting of the site, including car parking areas and buildings, shall be located, directed, shielded and of an intensity not exceeding lighting in adjacent public streets, so as not to**



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cause nuisance or loss of amenity to any person beyond the site to the reasonable satisfaction of the Council.

5. Pedestrian walkways on the subject site shall be adequately lit in accordance with Australian / New Zealand Standard AS/NZS 1158.3.1:1999 "Road Lighting Part 3.1: Pedestrian area (Category P) lighting - Performance and installation design guidelines". Such lighting shall be maintained at all times, to the reasonable satisfaction of the Council.
6. Bicycle facilities shall be provided in accordance with Australian Standard AS 1742.9-2000 "Manual of uniform traffic control devices Part 9: Bicycle facilities".
7. The floor plan shall be amended to incorporate end-of-journey shower and change facilities for staff to encourage walking and cycling to the site. Amended plans, detailing the above, shall be provided to Council for consideration and approval prior to Development Approval being issued.
8. The rear (north-west) exterior of the buildings to be constructed shall incorporate a colour significantly darker than 'dune' to the reasonable satisfaction of Council.
9. The exterior of the buildings to be constructed shall incorporate anti-graffiti treatment to assist in the removal of graffiti.
10. A revised Landscaping Plan shall be provided which illustrates new landscaping within all existing and proposed car-parking areas associated with the development. Amended plans, detailing the above, shall be provided to Council for consideration and approval prior to Development Approval being issued.
11. Proposed Tenancy 1 shall incorporate a designated refuse/recycling bin storage facility. Amended plans, detailing the above, shall be provided to Council for consideration and approval prior to Development Approval being issued.
12. The southernmost access serving the site (Access 1) shall be limited to left turn out movements only. Accordingly, the access shall be angled at 70 degrees to the road and appropriately signed and line marked to reinforce the desired traffic flow.
13. The median on South Road adjacent the southernmost access (Access 1) shall be extended by 5.0 metres to further reinforce the left out nature of the southern-most access. Amended plans, detailing the above, shall be provided to Council for



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consideration and approval prior to Development Approval being issued.

14. The access adjacent Allotment 23 in FP147057 (Access 2) shall be permanently closed and reinstated with gutter and kerb to council standard. Amended plans, detailing the above, shall be provided to Council for consideration and approval prior to Development Approval being issued.
15. The northern-most access serving the site (Access 3) shall be modified to provide left turn in and left turn out movements. A 1.0 metre separation shall be provided between the existing stobie pole and the ingress and egress crossovers associated with this access. Amended plans, detailing the above, shall be provided to Council for consideration and approval prior to Development Approval being issued.
16. All works associated with the modification to the access points and the South Road median shall be undertaken to Council and DPTI standards at the applicant's cost. Prior to undertaking any detailed design, the applicant shall contact DPTI's Project Engineer, on (08) 8226 8262 to discuss the required works. All works shall be completed prior to the issue of Section 51 certificates.
17. All vehicles shall enter and exit the site in a forward direction.
18. All delivery and service vehicles over 6.4 metres in length shall only access the site outside of peak traffic and customer periods.
19. The largest vehicle permitted on site shall be restricted to an 8.8 metre vehicle as per AS2890.2-2002.
20. All on-site car parking and vehicle manoeuvring areas shall be consistent with As/NZS 2890.1:2004 and AS/NZS 2890.6:2009.
21. All proposed signs visible from the Southern Expressway and South Road shall not contain any element that flashes, scrolls or moves.
22. All non-illuminated signs shall be finished in a material of low reflectivity to minimise the risk of sun/headlamp glare that may dazzle or distract motorists.
23. The utilisation of Trailer Mounted Variable Message Displays for advertising purposes shall not be permitted on or adjacent the subject land.



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24. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of the adjacent arterial roads. Roof water is to drain into four 12,000 litre detention tanks prior to the low flow discharge to the downstream system. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.
25. 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.
26. All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council.
27. All landscaped areas shall be separated from adjacent driveways and parking areas by a suitable kerb or non-mountable device to prevent vehicle movement thereon (incorporating ramps or crossovers to facilitate the movement of persons with a disability).
28. Landscaping shall be maintained so as to not obstruct the views of drivers or pedestrians entering or exiting the site, to the reasonable satisfaction of Council.
29. Wheel stopping devices shall be placed within each parking bay so as to prevent damage to adjoining fences, buildings or landscaping to the reasonable satisfaction of the Council.
30. Driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for the storage or display of any goods, materials or waste at any time.
31. 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.
32. The driveways, parking areas and vehicle manoeuvring areas must be maintained in a good condition at all times.
33. 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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34. All car parking spaces shall be linemarked or delineated in a distinctive fashion prior to occupation of the premises, with the marking maintained in a clear and visible condition at all times.
35. Directional signs indicating the location of car parking spaces must be provided on the subject land and maintained in a clear and legible condition at all times.
36. The car parking spaces herein approved shall be available free of charge to any individual visitor to the site or employee of the site during the business hours of the premises.
37. At no time shall any goods, materials or waste be stored in designated car parking areas, driveways, manoeuvring spaces or landscaping.
38. Advertising signage shall incorporate the street number of the premises.
39. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0023783).
40. 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. 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).
2. 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.
3. 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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4. Upon approval of this development, DPTI will amend the controlled-access records to reflect the approved access arrangements. A copy of the Decision Notification Form and the approved plan should be sent to DPTI's Road Corridor Management Officer, Mr Daniel Sladic, GPO Box 1533, Adelaide 5001.

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to be a cursive representation of a name.

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3.4 Reference No: DAP010715 – 3.4
Application No: 100/2015/441
Site Location: 26 Johnstone Road, Oaklands Park

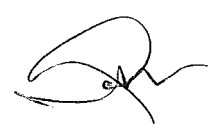
Resolved that;

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: 100/2015/441 for four, two storey row dwellings and associated garages at 26 Johnstone Road Oaklands Park be 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. 100/2015/441, being Job Number 89531 and document titled 'Proposed Dwelling for S & M Rusby At Lot No. 322 (No 26) Johnstone Rd, Oaklands Park' prepared by Fairmont Homes, except when varied by the following conditions of consent.**
- 2. Stormwater from the structure approved herein shall be collected and directed into a retention tank (or tanks) which are sized and installed in accordance with the Drainage Plan with Job No. 1503070, Drawing No. CRD/A, prepared by SAF Consulting Engineers and received by Council on 29 March 2015.**
- 3. 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.**
- 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.**



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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.
6. 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.
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.
11. 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.

NOTES

1. The applicant/owner is encouraged to protect and retain the existing established tree located north-east of Dwelling 1.
2. 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.
3. 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



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and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).

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.

A handwritten signature in black ink, consisting of a large, stylized 'S' or 'C' shape followed by a horizontal line and a small flourish.

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3.5 Reference No: DAP010715 – 3.5
Application No: 100/2014/2079
Site Location: 5 Cavan Terrace, Clovelly Park

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 and Development Approval for Development Application No: 100/2014/2079 to remove a Regulated Tree (WA Willow Myrtle), due to risk to pedestrians and motorists at 5 Cavan Terrace, Clovelly Park 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. 100/2014/2079, except when varied by the following condition of consent.**
- 2. Replacement trees shall be planted to compensate for the removal of the regulated tree. One replacement tree shall be planted in the same place as the removed tree, and the remaining trees planted in a nearby Council reserve.**

Replacement trees must be planted in a suitable position greater than 10 metres in distance from any existing dwelling or in-ground swimming pool. In the event that the replacement tree within the road reserve is located within 10 metres of an existing dwelling or in-ground swimming pool, an additional replacement tree shall be planted in a nearby Council reserve.

- 3. The replacement tree planting shall occur within twelve months of the tree's removal and shall be maintained in good condition at all times and replaced if necessary.**
- 4. The replacement trees must not be exempt species listed under regulation 6A clause (5)(b) of the Development Regulations 2008, or a tree belonging to a class of plant declared by the**



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Minister under section 174 of the Natural Resources Management Act 2004.

NOTES

1. The applicant is encouraged to select native tree species of local provenance that are considered suitable replacements for the tree(s) to be removed (i.e. amenity / shade trees, provision of habitat, etc.).

A handwritten signature in black ink, consisting of a large, stylized 'S' or 'G' shape with a loop at the end.

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3.6 Reference No: DAP010715 – 3.6
Application No: 100/2014/1121 (100/D157/2014)
Site Location: 23 Carlton Street, Oaklands Park

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, Land Division Consent and Development Approval for Development Application No: 100/2014/1121 (100/D157/14) for a residential land division (Torrens title) 1 into 4 allotments at 23 Carlton Street, Oaklands Park 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. 100/2014/1121 (100/D157/14), except when varied by the following conditions of consent.
- 2. Party/common wall(s) associated with the development proposed to be built on the land shall be accurately identified on the plan of division 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 buildings and all deleterious materials such as concrete slabs, footings, retaining walls, irrigation, water or sewer pipes and other rubbish shall be cleared from the subject land, 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.
- 4. 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.



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LAND DIVISION CONSENT**GRANTED****Conditions of Consent**

1. The financial requirements of the SA Water Corporation 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.
2. Payment of \$19464 into the Planning and Development Fund (3 allotments @ \$6488/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, 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.

Note: The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding the details of the above condition No 1.

NOTES:**General:**

1. This approval has been granted on the basis of the suitability of the land for four row dwellings as demonstrated in Development Application No: 100/2014/1025. Existence of party walls should therefore be shown on the plan of division to be lodged with the Land Titles Office. However should the proposed allotments be created and sold without the construction of that development occurring or different dwellings are proposed, new applicants/owners should be aware that new Development Application(s) need to be lodged with and assessed by the Council, noting that the proposed allotments may not meet Council's standard minimum



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allotment sizes for other forms of dwellings (e.g. the Development Plan requires a larger site area for detached dwellings than it does for semi-detached dwellings or group dwellings) and other dwelling layouts may be difficult to site on the proposed allotments.

2. The applicant is reminded to contact the Council when all of the Council's conditions have been complied with and accordingly, the Council will advise the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.

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3.7 Reference No: DAP010715 – 3.7
Application No: 100/2014/1025
Site Location: 23 Carlton Street, Oaklands Park

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: 100/2014/1025 for the construction of four 2-storey row dwellings with associated carports and landscaping at 23 Carlton Street, Oaklands Park be GRANTED subject to the deposit of the Plan of Division for associated Land Division 100/D277/14 and 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. 100/2014/1025, being drawing number(s) WD00 – WD08 (inclusive), received by Council on 21 April 2015 and Siteworks Plan C17415, drawn by RCI Consulting Engineers, received by Council on 5 May 2015, except when varied by the following conditions of consent.
- 2. Stormwater from all structures 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 Sheet "Stormwater Detention" to the reasonable satisfaction of the Council (copies of relevant documents are attached).
- 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



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connects to the street watertable via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.

5. 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. 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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3.8 Reference No: DAP010715 – 3.8
Application No: 100/2014/1731 (100/D216/2014)
Site Location: 1 White Crescent, Seacombe Gardens

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, Land Division Consent and Development Approval for Development Application No: 100/2014/1731 for Residential land division (Torrens Title) 1 into 4 allotments at 1 White Crescent, Seacombe Gardens 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. 100/2014/1731, except when varied by the following conditions of consent.**
- 2. Party/common wall(s) associated with the development proposed to be built on the land shall be accurately identified on the plan of division 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 buildings and all deleterious materials such as concrete slabs, footings, retaining walls, irrigation, water or sewer pipes and other rubbish shall be cleared from the subject land, 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.**
- 4. 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.**



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LAND DIVISION CONSENT

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0024834). The internal drains shall be altered to the satisfaction of the SA Water Corporation.
2. 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.
3. Payment of \$19464 into the Planning and Development Fund (3 allotments @ \$6488/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide.
4. 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.

Note: The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding the details of the above condition No 1.



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3.9 Reference No: DAP010715 – 3.9
Application No: 100/2014/1725
Site Location: 1 White Crescent, Seacombe Gardens

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: 100/2014/1725 to construct four x two storey row dwellings with associated car parking and landscaping. at 1 White Crescent, Seacombe Gardens, be GRANTED subject to the deposit of the plan of division for Land Division Application 100/D216/14, and 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. 100/2014/1725, being drawings titled Revision D, 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. 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



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dying plants being replaced, to the reasonable satisfaction of the Council.

5. 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.
6. 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.
7. 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. 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.



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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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3.10 Reference No: DAP010715 – 3.10
Application No: 100/2015/304
Site Location: 17 West Street, Ascot Park

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: 100/2015/304 to construct four (4) single-storey dwellings at 17 West Street, Ascot Park, 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. 100/2015/304, being Sheets 1 to 7 (inclusive) prepared by Andrew Harper received by Council on 23 June 2015 (amendment No. E dated 18/6/15) and email correspondence from Ben Moffatt dated 17/06/2015, except when varied by the following conditions of consent.
- 2. The existing cable pit located adjacent the proposed driveway shall be made trafficable by the installation of a heavy duty steel lid, in accordance with the quote by Trenchless Pipelaying Contractors dated 16/6/15. The applicant shall bear all costs associated with the necessary works, as per the email correspondence from Ben Moffatt dated 17/06/2015. All works shall be completed prior to occupation of the dwellings.
- 3. A fully engineered site works and drainage plan 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.



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4. Common mail box facilities shall be provided for the dwellings, sited close to the major pedestrian entrance to the site, prior to occupation of the dwellings.
5. The Bed 1 windows of Residences 2 and 3 which face the common driveway shall be double glazed for sound attenuation purposes.
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 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.
8. 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.
9. 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.
10. 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.
11. 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. 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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3.11 Reference No: DAP010715 – 3.11

Application No: 100/2015/981

Site Location: 13 Crozier Terrace, Oaklands Park

Resolved that;

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

- (a) The Panel note this report, have considered all relevant planning matters and concurs with the findings and reasons for the recommendation;
- (b) 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 100/2015/981 to vary Development Application 100/2012/309 – three single storey row dwellings and two single storey residential flat dwellings - amendments to floor plan of Dwellings 1, 2, 4 and 5 at 13 Crozier Terrace, Oaklands Park 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. 100/2012/309, except when varied by the following conditions of consent.
- 2. A fully engineered site works and drainage plan 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. Any walls shared with a garage shall be treated with an appropriate noise acoustic treatment to minimise noise transfer between dwellings.
- 4. Occupation of Dwelling 1 shall not occur until such time as the stobie pole situated in the road reserve has been removed/relocated and safe and convenient access to this dwelling has been satisfactorily made available.



5. Stormwater from all structures 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 Sheet "Stormwater Detention" to the reasonable satisfaction of the Council (copies of relevant documents are attached).
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. 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.
8. All landscaped areas shall be separated from adjacent driveways and parking areas by a suitable kerb or non-mountable device to prevent vehicle movement thereon (incorporating ramps or crossovers to facilitate the movement of persons with a disability).
9. 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.
10. 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.
11. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
12. 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.
13. A landscaping plan shall be submitted to Council for consideration and approval, detailing a mix of native medium and low-level plantings throughout the property.



NOTES:

1. Payment of \$300.00+GST for the removal and replacement of the street tree shall be made prior to Development Approval being issued.
2. 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.
3. 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).
4. 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.
5. 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.
6. 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.
7. 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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**3.12 Reference No: DAP010715 – 3.12
Application No: 100/2015/640
Site Location: 807 Marion Road, Mitchell Park**

Resolved that;

The Panel note this report and resolve that the determination of the Manager – Development Services to proceed with the further assessment of Non-complying Development Application No: 100/2015/640 for a change of use from bulky goods outlet to shops, including demolition of existing shed and installation of car parking at the rear of the site, at 807 Marion Road, Mitchell Park, be NOTED.

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4. OTHER BUSINESS

4.1 Review of General Operating Procedures

That the General Operating Procedures be adopted, subject to the inclusion of the following changes;

Clause 3.1 to read:

In the interest of raising accountability and promoting transparency in local government decision making, the DAP will conduct its meetings and undertake all considerations in accordance with Section 56A(11) and 56A(12)(a) of the Development Act, 1993, and will only exclude the public from attendance when one or more of the requirements of Section 56(A)(12)(a)(i) – (x) are met.

Clause 3.3 to read:

All decisions of the DAP shall be made on the basis of a majority decision of the Members present (subject to clause 3.2) and the minutes shall record that decision only (votes for/against will not be recorded and are not relevant once the majority is determined).

Clause 4.3 to read:

Minutes of the meeting shall be adopted prior to the conclusion of the meeting.

4.2 Appointment of Deputy Presiding Member

The Panel resolve to appoint Mr Graham Goss as Deputy Presiding Member.

4.3 Appeals update

4.4 Policy Observations

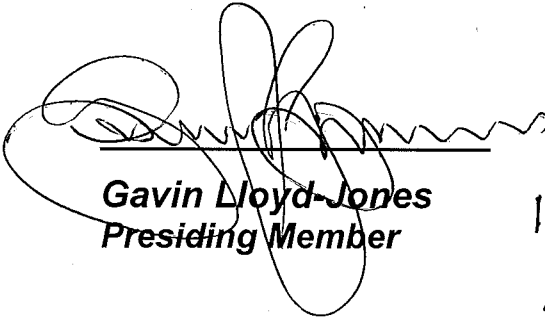
The Panel recommend staff consider Development Plan criteria to encourage the amalgamation of sites to achieve improved function and streetscape outcomes and efficiency in development.



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5. CONFIRMATION OF MINUTES

The minutes of this meeting held Wednesday 1 July 2015 taken as read and confirmed this first day of July 2015.

6. CLOSURE**MEETING DECLARED CLOSED AT 8.09PM**

Gavin Lloyd-Jones
Presiding Member

1/7/15