

**MINUTES OF THE CITY OF MARION
DEVELOPMENT ASSESSMENT PANEL HELD AT THE
ADMINISTRATION CENTRE 245 STURT ROAD STURT
ON
WEDNESDAY 2 DECEMBER 2015**

1.1 PRESENT

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

1.2 APOLOGIES

Nil

1.3 IN ATTENDANCE

Rob Tokley – Team Leader – Planning (DAP Executive Officer)
Abby Dickson – Acting Director
Steve Hooper – Manager, Development Services

1.4 COMMENCEMENT

The Meeting commenced at 6.32pm



DAP021215**2. HEARING OF APPLICATIONS**

- 2.1 Reference No: DAP021215 – 2.1**
Application No: 100/2015/1396
Site Location: 319 Oaklands Road, Park Holme

- Mr Adam Crawford (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: 100/2015/1396 for additions to existing shopping centre comprising a new retail tenancy of 157.5 square metres in area with new advertising signage, relocation of the existing free standing sign located in the south-west corner of the subject land and alteration to existing car park at 319 Oaklands 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. 100/2015/1396, except when varied by the following conditions of consent.**
- 2. All works proposed to occur to the car park area, including alterations to the existing Oaklands Road ingress/egress, altered car park alignment in the south-western portion of the site, and new Oaklands Road egress, shall be undertaken and completed prior to the occupation of the proposed tenancy.**
- 3. The 'New Guard Rail' to be erected to the north, west and south of the proposed new shop building shall be erected and completed prior to the occupation of the new shop building.**
- 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. The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the**



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

6. 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.
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. Landscaping adjacent Oaklands Road shall incorporate a height of no greater than 1.0 metre and 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 loading and unloading of vehicles associated with the subject premises shall be carried out entirely upon the subject land.
11. All industrial and commercial vehicles visiting the site shall enter and exit the land in a forward direction.
12. 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.
13. Designated accessible car parking spaces shall be designed and provided in accordance with the provisions contained in Australian Standard AS1428 - 2003.
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. The driveways, parking areas and vehicle manoeuvring areas must be maintained in a good condition at all times.
16. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
17. 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.



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18. 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.
19. All deliveries to and from the site (including waste collection) shall be restricted to the following times:
Monday to Saturday – 7.00am – 7.00pm;
Sundays and Public Holidays – 9.00am – 5.00pm.
20. 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.
21. Lighting associated with the signs shall be of an intensity that will not cause an unreasonable light overspill nuisance to adjacent occupiers, or be an undue distraction to motorists, to the reasonable satisfaction of the Council.
22. 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.
23. The advertisements and supporting structures shall be prepared and erected in a professional and workmanlike manner and maintained in good repair at all times, to the reasonable satisfaction of the Council.

DPTI CONDITIONS

24. The building shall be developed in accordance with Piteo Design Site Plan, Project No. 11-2018, Drawing No. DA01, Revision A, dated 26/6/15.
25. The pedestrian infrastructure modified as part of this development shall be designed in accordance with Disability Discrimination Act and all relevant Australian Standards (AS 1428).
26. All parking shall be consistent with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2006.
27. Signage associated with the development shall not contain any element of LED or LCD display that is viewable from the adjacent/nearby roads.
28. Signage upon the site shall not contain any element that flashes, scrolls, moves or changes.
29. The signage associated with the development shall not be permitted to operate in such a manner that could result in impairing the ability



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of a road user by means of high levels of illumination or glare. Subsequently, any illuminated sign shall be limited to a maximum luminance of equal to or less than 200cd/m².

30. Signage associated with the development shall be finished in a material of low reflectivity to minimise the risk of sun/headlamp glare that may affect motorists' perception of the road.
31. The utilisation of Trailer Mounted Variable Message Displays for advertising purposes shall not be permitted on or adjacent to the subject land.
32. No stormwater from this development shall discharge on-surface to Oaklands Road. In addition, any existing drainage of the road shall be accommodated in the development and any alterations to road drainage infrastructure as a result of this development are to be at the expense of the applicant.
33. The new egress only access point shall be angled at 70 degrees to the road to discourage anti-directional movements and maximise ease of egress.
34. The new egress only access point shall be designed and constructed to comply with Austroads Guides and Australian Standards and to the satisfaction of DPTI, with all associated costs to be borne by the applicant. Prior to undertaking any detailed design, the applicant shall contact DPTI Metropolitan Region, Manager Traffic Solutions, Ms Rebecca Timmings on (08) 8226 8214 or via email: rebecca.timmings@sa.gov.au to discuss the required works.
35. Sufficient manoeuvring area shall be provided to ensure all vehicles can exit the site in a forward direction.
36. Appropriate signage and line marking shall be installed to reinforce the desired traffic flow at the new egress only access point.

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.



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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.
7. Noise from devices and/or activities on the subject site should not impair or impinge on the amenity of neighbours at any time. This includes noise generated from plant and equipment (including those servicing the building such as air-conditioning), as well as noise generated from activities such as loading and unloading of goods and/or waste. The Environment Protection Authority has restrictions relating to the control of noise in the urban environment. Further information is available by phoning the Environment Protection Authority on 8204 2000.



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2.2 Reference No: DAP021215 – 2.2
Application No: 100/2015/1567
Site Location: 1 Shakespeare Avenue, Plympton Park

- Mrs Kirsty Semmens (Representor) addressed the Panel
- Mr Robert Reid (Representor) addressed the Panel
- Ms Michelle Pallant (Representor) addressed the Panel
- Mr Jonathon Slee addressed the Panel on behalf of the 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 and Land Division Consent for Development Application No: 100/2015/1567 for three (3) two-storey row dwellings and Torrens Title residential land division (1 into 3 allotments) at 1 Shakespeare Avenue, Plympton Park, be GRANTED subject to the following conditions:**

DEVELOPMENT PLAN CONSENT

CONDITIONS

1. **The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2015/1567 (DAC reference 100/D200/15), being Page 1 of 7 to 7 of 7 (inclusive) prepared by Goostrey Smith Design and Plan of Proposed Division prepared by State Surveys, 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. **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

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, 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.
10. 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.
11. 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.
12. 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

CONDITIONS



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1. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0036392). An investigation will be carried out to determine if the connection/s to the 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.

The internal drains shall be altered to the satisfaction of the SA Water Corporation.

2. Payment of \$12976 into the Planning and Development fund (2 allotments @ \$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. 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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2.3 Reference No: DAP021215 – 2.3
Application No: 100/2015/1363
Site Location: 5 Hawker Avenue, Plympton Park

- Mr Robert Reid (Representor) addressed the Panel
- Mr Rocky Violi (Applicant) 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: 100/2015/1363 for three, single storey row dwellings at 5 Hawker Avenue, Plympton 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. 100/2015/1363, 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. The driveway servicing Dwelling 1 shall be located no closer than 1.0 metre from the existing stobie pole and Telstra Pit within the road reserve. Amended plans detailing the above, shall be provided to Council, for consideration and approval, prior to Development Approval being issued.**
- 4. Any walls shared with a garage shall be treated with an appropriate noise acoustic treatment to minimise noise transfer between dwellings.**
- 5. 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**



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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

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. 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. 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.
10. 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



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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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2.4 Reference No: DAP021215 – 2.4
Application No: 100/2015/2005
Site Location: 262-264B Sturt Road, 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 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: 100/2015/2005 for To position a shipping container on site for storage purposes at 262-264B Sturt Road, Marion, be GRANTED, subject to concurrence from the Development Assessment Commission (DAC) 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. 100/2015/2005.**
- 2. If the location of the shipping container is considered to encroach upon adjacent traffic movements, then the north-western corner shall have appropriate markings to identify a hazard to vehicle movement.**



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7.13pm: Nick Kerry declared a conflict of interest with Item 2.5 and left the room.

2.5 Reference No: DAP021215 – 2.5
Application No: 100/2015/1854
Site Location: 29 Gardiner 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 and Land Division Consent for Development Application No: 100/2015/1854 for three (3) two storey row dwellings with associated landscaping, and to undertake a Torrens Title land division (1 into 3 allotments) at 29 Gardiner Avenue, Warradale be GRANTED subject to the following conditions:**

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. 100/2015/1854, being;**
 - **PL01.C, PL02.C, PL03.C prepared by Alexander Brown Architects, received by Council 8/11/2015;**
 - **'Siteworks and Drainage Plan' prepared by P & G Structures Pty Ltd, received by Council 19/11/2015**
 - **'Plan of Proposed Division' prepared by SKS Surveys Pty Ltd except when varied by the following conditions of consent.**
- 2. A fully engineered siteworks and drainage plan shall be provided to Council for consideration and approval prior to the submission of building rules documentation. The engineered siteworks and drainage plan must nominate the Finished Floor Levels at 17.2 and the paving levels surrounding the dwellings a minimum 250mm below this level.**
- 3. The applicant must bear all costs associated with the removal of the existing Council Street Trees and the planting and replacement street trees within the road reserve. An invoice for \$666 (\$333 per tree) will be issued by Council prior to the issuing of Development Approval.**



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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.

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 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.
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. 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.
8. 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.
9. 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.
10. 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
11. 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.
12. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
13. 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.

Land Division Consent

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.



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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

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

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.
7. The applicant is reminded that Development Approval from the Council is required for any retaining wall over one metre in height, any masonry fence over one metre in height, any non-masonry fence (eg colorbond, wood paling, brush etc) over 2.1 metres in height, and any retaining wall with a fence on top with a total height over 2.1 metres in height (measured from the lower of the two adjacent ground levels).
8. Demolition of the existing dwelling and/or other structures on the land cannot occur until a separate application has been lodged, assessed by and approved by the Council.
9. Noise from devices and/or activities on the subject site should not impair or impinge on the amenity of neighbours at any time. The Environment Protection Authority has restrictions relating to the control of noise in the urban environment. Further information is available by phoning the Environment Protection Authority on 8204 2000.
10. 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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7:17 pm: Nick Kerry re-entered the room

2.6 Reference No: DAP021215 – 2.6
Application No: 100/2015/1880
Site Location: 321-325 Sturt Road, Bedford 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; and
- (c) That Development Plan Consent and Development Approval for Development Application No: 100/2015/1880 to erect signage for a temporary period of up to 18 months at 321-325 Sturt Road, Bedford 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. 100/2015/1880, except when varied by the following conditions of consent.
2. In accordance with the correspondence dated as received 4 November 2015, the sign shall hereby be removed from the site within 18 (eighteen) months from the date of Development Approval.
3. The advertisement and supporting fencing shall be prepared and erected in a professional and workmanlike manner and maintained in good repair at all times, including the prompt removal of graffiti, to the reasonable satisfaction of the Council.
4. The proposed sign and supporting fencing shall be constructed wholly on the subject site and no part shall extend beyond the property boundaries.



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OTHER BUSINESS

3.1 INFORMATION ONLY ITEM 100/2015/1503
2/546 MARION ROAD, PLYMPTON PARK
Change of use to place of worship and associated ancillary uses
The Panel NOTE the report.

3.2 Appeals update

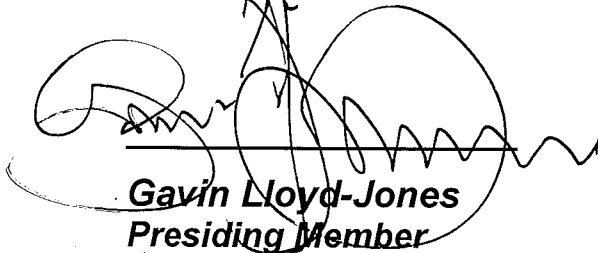
3.3 Policy Observations

4. CONFIRMATION OF MINUTES

The minutes of this meeting held Wednesday 2 December 2015 taken as read and confirmed this second day of December 2015.

5. CLOSURE

MEETING DECLARED CLOSED AT 7.32PM


Gavin Lloyd-Jones
Presiding Member

2/12/15.