

**MINUTES OF THE CITY OF MARION  
DEVELOPMENT ASSESSMENT PANEL HELD AT THE  
ADMINISTRATION CENTRE 245 STURT ROAD STURT  
ON  
WEDNESDAY 4 MARCH 2015**

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**1. PRESENT**

Rebecca Thomas (Presiding Member), Jenny Newman, 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  
Stephen Both - Senior Development Officer- Planning  
Joanne Reid - Development Officer- Planning

**2.3 COMMENCEMENT**

The Meeting commenced at 6.30pm



**DAP040315****3. HEARING OF APPLICATIONS****3.1 Reference No: DAP040315 – 3.1****Application No: 100/2014/1434****Site Location: 1A Winton Avenue, Warradale**

- Vincenza Pearce addressed the Panel on behalf of Mr & Mrs Russo (Representor)
- Ms Sophie Leterme (Representor) addressed the Panel
- Matt Falconer addressed the Panel on behalf of Mike Sugars (Applicant)

**3.2 Reference No: DAP040315 – 3.2****Application No: 100/2014/2043****Site Location: 817 Marion Road, Mitchell Park**

- Yoshie Kokubun (Representor) addressed the Panel
- Ashley Bonython of Bonython Developments Pty Ltd (applicant) and Rob Cheesman addressed the Panel

**3.3 Reference No: DAP040315 – 3.3****Application No: 100/2014/1162****Site Location: 22 Greenasche Grove, Seacombe Gardens**

- Mr David Gareth Williams & Ms Diana Pearson (Representor) addressed the Panel
- Councillor Nathan Prior on behalf of Mr Shaun & Mrs Lynne Lynch (Representor) addressed the Panel
- Matt Falconer addressed the Panel on behalf of Mr James Manna (Applicant)

**3.4 Reference No: DAP040315 – 3.4****Application No: 100/2014/2058****Site Location: 3 Short Street, Marino**

- Darren Hall & Sharyn-Louise Lloyd (Representor) addressed the Panel
- Jillian Bawden (Representor) addressed the Panel
- Elizabeth Warrick from Salt Studio (Applicant) addressed the Panel

**DAP040315****3.5 Reference No: DAP040315 – 3.5****Application No: 100/2014/1913****Site Location: 30 Barham Avenue, Morphettville**

- Lois Connolly (Representor) addressed the Panel
- Emma Bradbrook (owner) addressed the Panel on behalf of Homestead Homes Pty Ltd (Applicant)

**3.6 Reference No: DAP040315 – 3.6****Application No: 100/2014/2184****Site Location: 58 Conmurra Avenue, Edwardstown**

- No persons addressed the Panel in relation to this Item

**3.7 Reference No: DAP040315 – 3.7****Application No: 100/2014/1771****Site Location: 27 Trott Grove, Oaklands Park**

- No persons addressed the Panel in relation to this Item

**PUBLIC CLOSURE**

The Panel went into 'closed' session at **8:36pm** in order to allow for discussion and determination of the applications.



**DAP040315****3. DETERMINATION OF APPLICATIONS**

- 3.1 Reference No: DAP040315 – 3.1**  
**Application No: 100/2014/1434**  
**Site Location: 1A Winton Avenue, Warradale**

**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: 100/2014/1434 to construct three, two storey row dwellings with associated car parking and landscaping at 1A Winton Avenue Warradale 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 Site and Elevation plans stamped dated received 12 September 2014, the Statement of Effect prepared by Urban Innovations stamped dated received 12 September 2014 and the Engineered Siteworks and Drainage Plan prepared by RCI Consulting Engineers stamped dated received 22 December 2014 all submitted with and forming part of Development Application No. 100/2014/1434 except where varied by the following conditions of consent.**
- 2. Amended plans shall be provided to Council, for consideration and approval, detailing the following;**
  - a. The northern side of the driveway of Dwelling (2) shall be straighten to provide convenient access into this driveway with the removal of the Council street tree to the front of the subject land;**
  - b. The southern side of the driveway of Dwelling (1) shall be tapered to provide a minimum distance of 6.0 metres to the driveway of Dwelling (2), to allow for the creation**

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of an on-street parking space between these two driveways;

- c. The front entrances of all dwellings shall incorporate an element of glazing to improve energy efficiency and improve the streetscape design of the development.

3. Stormwater from the structure approved herein shall be collected and directed into a detention tank (or tanks) which are sized and installed in accordance with the specifications contained in Council's information guide titled "Stormwater Detention", to the reasonable satisfaction of the Council.

*Note: A copy of the information guide can be viewed at the City of Marion webpage [www.marion.sa.gov.au/page.aspx?u=181](http://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. The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the street watertable via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.
7. All car parking, driveways and vehicle manoeuvring areas shall be constructed of concrete or paving bricks and drained in accordance with recognised engineering practices prior to occupation of the premises.
8. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.

**NOTES**

1. Dust emissions from the site during construction shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of the Council.
2. All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed

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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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Nick Kerry declared a conflict of interest with Item 3.2, as he recognised that the representor in attendance was a tenant of a property he owns, and left the room.

**3.2 Reference No: DAP040315 – 3.2**  
**Application No: 100/2014/2043**  
**Site Location: 817 Marion Road, Mitchell 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: 100/2014/2043 for ten, two storey row dwellings and three, two storey residential flat buildings each comprising two dwellings with common driveway access, 2m high masonry front fencing on the western boundary, associated car parking and landscaping at 817 Marion Road, Mitchell 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. 100/2014/389, (being plans with drawing no. 13003-SD02A, titled 'Proposed Residential Development – 817 Marion Road, Mitchell Park', prepared by n.i.c design and received by Council on 12 February 2015) except when varied by the following conditions of consent.**
- 2. The full length of the walkway ('Ivy Walk') between Marion and Sampson Roads shall be remain free and unrestricted and maintained at all times for the use of the public as a thoroughfare.**
- 3. Greater details of the party wall attachment between Dwellings 7 to 16 shall be provided to Council, for consideration and approval, prior to Development Approval being issued.**



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4. Wheel stop devices shall be placed within each parking bay adjacent the southern boundary so as to prevent damage to adjoining fences, buildings or landscaping to the reasonable satisfaction of Council.
5. All vehicles shall enter and exit the property in a forward direction.
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. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of the arterial road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.
8. 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.

*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](http://www.marion.sa.gov.au/page.aspx?u=181)*

9. All approved landscaping as identified in the landscape plan titled 'Proposed *Landscape Plan*', including planting of all trees, shrubs and ground covers, shall be completed prior to the occupation of the proposed dwelling, 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 Council.
11. All external car parking spaces shall be linemarked or delineated in a distinctive fashion prior to the occupation of the premises, with the marking maintained in a clear and visible condition at all times.
12. All car parking areas, driveways and vehicle manoeuvring areas must be constructed, sealed and drained in accordance with the recognised engineering practices prior to the occupation of the premises or the use of the development herein approved.

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13. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
14. All devices/treatments proposed as part of the Development Application to protect the privacy of adjoining properties shall be installed and in use prior to occupation of the premises.
15. The windows on the western elevation of Lots/Dwellings 7 to 16 shall be double glazed for sound attenuation purposes.
16. 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.
17. 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.
18. All 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. 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.
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

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Pollution Prevention Code of Practice issued by the Environment Protection Authority).

4. Measures to prevent silt and mud from vehicle tyres and machinery being transported onto the road shall be installed and maintained at all times during the construction phase of the development, to the reasonable satisfaction of the Council. (A suggested measure is to install a gravelled construction exit with wash down facilities).
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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Nick Kerry re-entered the room.

3.3 Reference No: DAP040315 – 3.3

Application No: 100/2014/1162

Site Location: 22 Greenasche Grove, Seacombe Gardens

Resolved that;

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

- (a) The Panel note this report;
- (b) The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and
- (c) That Development Plan Consent for Development Application No: 100/2014/1162 to construct five (5) dwellings, including a two storey dwelling to the front of the site and four single storey dwellings to the rear in a hammer head configuration with an associated driveway, on-site parking and landscaping at 22 Greenasche Grove, Seacombe Gardens be REFUSED for the following reasons:

**REASONS FOR REFUSAL:**

- 1. The proposed development does not result in an attractive residential environment as sought within the Medium Density Policy Area 12, and therefore is at variance to Objective 4 and the Desired Character of the Policy Area.
- 2. The frontage width of the allotment and site areas proposed do not satisfy that sought for residential flat dwellings within the Medium Density Policy Area 12, resulting in an incompatible development, and is at variance to Policy Area Principle 7.
- 3. The proposal results in an overdevelopment of the site, resulting in excessive site coverage and an unreasonable amount of impervious land area, failing to satisfy Policy Area Principle 8 and Residential Development Principle 14.
- 4. The entries to Dwellings 2 – 5 are not clearly visible from the street and inconveniently located directly adjacent the second car park space of the associated dwelling, failing to satisfy Design and Appearance Principles 6 and 18.

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5. The future amenity of the occupants of Dwelling 2 is unreasonably compromised due to the proximity of the second car park space of Dwelling 1 and as such does not satisfy Residential Development Principle 29.
6. The development results in a significant increase in on-street car parking demand in a locality where on-street parking is limited and is therefore at variance to Transport and Access Principle 43.



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3.4 Reference No: DAP040315 – 3.4  
Application No: 100/2014/2058  
Site Location: 3 Short Street, Marino

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: 100/2014/2058 for to make alterations and additions to an existing two storey detached dwelling including new second storey balcony to the front of the dwelling at 3 Short Street, Marino be DEFERRED to enable the applicant to address the following matters:
  - 1. That privacy treatments be considered to the northern side of the balcony to provide a reasonable level of privacy to the adjoining property to the north.
  - 2. Consideration of the relocation of the external stair further north than that currently proposed to minimise the amenity and visual impact upon the adjoining property.



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3.5 Reference No: DAP040315 – 3.5  
Application No: 100/2014/1913  
Site Location: 30 Barham Avenue, Morphettville

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: 100/2014/1913 to demolish the existing maisonette dwelling, convert the adjoining maisonette into a detached dwelling, and to construct a single storey detached dwelling incorporating a garage wall on the northern side boundary at 30 Barham Avenue, Morphettville, be GRANTED subject to the following conditions:

#### CONDITIONS

- 1. The development shall be constructed and maintained in accordance with the plans and details submitted with and forming part of Development Application No.100/1913/2014 (being Sheet 1 of 4 to 4 of 4 (inclusive) and Sheet 5 of 6 to 6 of 6 (inclusive) prepared by HTP Drafting Pty. Ltd. for Homestead, Siteworks Plan by RCI Consulting Engineers received by Council on 15 December 2014, and email correspondence from Emma Bradbrook dated 16/02/2015 and 23/02/2015), except when varied by the following conditions of consent.
- 2. The party wall of the adjoining maisonette shall be “made good” in accordance with the email correspondence from Emma Bradbrook dated 16/02/2015 and 23/02/2015. The rectification works shall be completed as soon as practicable following demolition of the subject dwelling, and prior to occupation of the proposed dwelling, to the reasonable satisfaction of Council.
- 3. All mortar joints on any face brickwork on the property boundary are to be finished in a professional manner, similar to other external brickwork on the subject dwelling.



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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](http://www.marion.sa.gov.au/page.aspx?u=181)*

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

**NOTES:**

1. Dust emissions from the site during construction shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of the Council.
2. All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the stormwater system, to the reasonable satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).
3. Measures to prevent silt and mud from vehicle tyres and machinery being transported onto the road shall be installed and maintained at all times during the construction phase of the development, to the reasonable satisfaction of the Council.



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(A suggested measure is to install a gravelled construction exit with wash down facilities).

4. 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.
5. The proposed crossover/access must be constructed a minimum of 1.0 metre clear of all existing street infrastructure (including, but not limited to, stobie poles, street signs, storm water entry pits, pram ramps and Telstra pits) and a minimum of 2.0 metres clear of any existing street trees.
6. The property owner has paid the cost associated with the removal of the existing street tree, and the installation of a replacement street tree to the Council verge. Removal of the street tree will be ordered once Development Approval has been granted, and replacement planting will occur once the development has been completed.
7. 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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**3.6 Reference No: DAP040315 – 3.6**  
**Application No: 100/2014/2184**  
**Site Location: 58 Conmurra Avenue, Edwardstown**

**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: 100/2014/2184 to construct three single storey row dwellings, one of which (Dwelling 1) incorporates a garage wall on the southern boundary at 58 Conmurra Avenue, Edwardstown be GRANTED subject to the following conditions:**

**CONDITIONS**

- 1. The development shall proceed in accordance with the Site, Elevation and Floor Plans stamped dated received 3 December 2014 and the amended Engineered Site Works and Drainage Plan prepared by RCI Consulting Engineers stamped dated received 4 February 2015 all submitted with and forming part of Development Application No. 100/2014/2184, except where 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](http://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.**



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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 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.
8. All mortar joints on any face brickwork on the property boundary are to be finished in a professional manner, similar to other external brickwork on the subject dwelling.

## NOTES

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



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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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3.7 Reference No: DAP040315 – 3.7  
Application No: 100/2014/1771  
Site Location: 27 Trott Grove, 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: 100/2014/1771 for a two storey dwelling and two single storey dwellings to the rear of the site, all with associated car parking and landscaping, at 27 Trott Grove, 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. 100/2014/1771, being drawing number(s) PL01 to PL05 (inclusive) prepared by Regent Homes received by Council on 24 February 2015, and siteworks plan by RCI Consulting Engineers received by Council on 24 February 2015, except when varied by the following conditions of consent.
- 2. Mail box facilities shall be provided close to the major pedestrian entrance to the site, prior to occupation of the dwellings.
- 3. Stormwater from the structure approved herein shall be collected and directed into a detention tank (or tanks) which are sized and installed in accordance with the specifications contained in Council's information guide titled "Stormwater Detention", to the reasonable satisfaction of the Council.

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

#### 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



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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.



**4. OTHER BUSINESS****4.1 Review of Terms of Reference and General Operating Procedures**

The Development Assessment Panel advises Council that it has reviewed the Terms of Reference and considers that no changes are required.

The Development Assessment Panel resolve the General Operating Procedures remain unchanged.

The Development Assessment Panel resolve to review the General Operating Procedures in 3 months' time where all Members are in attendance and encourage Elected Members to attend the deliberations of the Panel during this period.

**4.2 Appeals update****4.3 Policy Observations****5. CONFIRMATION OF MINUTES**

The minutes of this meeting held Wednesday 4 March 2015 taken as read and confirmed this fourth day of March 2015

**6. CLOSURE**

**MEETING DECLARED CLOSED AT 10.29PM**



**Rebecca Thomas**  
**Presiding Member**