

**MINUTES OF THE CITY OF MARION  
DEVELOPMENT ASSESSMENT PANEL HELD AT THE  
ADMINISTRATION CENTRE 245 STURT ROAD STURT  
ON  
WEDNESDAY 7 SEPTEMBER 2016**

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**1.1 PRESENT**

Gavin Lloyd-Jones (Presiding Member), Graham Goss, Nathan Sim, Ian Crossland and Luke Hutchinson

**1.2 APOLOGIES**

Charmaine Thredgold and Nick Kerry

**1.3 IN ATTENDANCE**

Rob Tokley - Team Leader – Planning (DAP Executive Officer)  
Nicholas Timotheou - Development Officer - Planning

**1.4 COMMENCEMENT**

The Meeting commenced at 6.30pm



**DAP070916****2. HEARING OF APPLICATIONS**

**2.1 Reference No: DAP070916 – 2.1**  
**Application No: 100/2015/2375**  
**Site Location: 74 Daws Road, Edwardstown**

- Reuben Paul Vanderzalm (Applicant) answered questions of the Panel

**The Development Assessment Panel resolved that;**

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

- The Panel note this report and concur with the findings and reasons for the recommendation;**
- 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**
- That Development Plan Consent for Development Application No: 100/2015/2375 for Change of use to consulting rooms including associated alterations and additions at 74 Daws Road, Edwardstown, be GRANTED subject to seeking concurrence from the Development Assessment Commission and the following conditions:**

**CONDITIONS**

- The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2015/2375, except when varied by the following conditions of consent.**
- A bicycle rack, with the ability to accommodate no less than four bicycles shall be provided within a portion of the area specified for 'planting' immediately forward of the building. Details of which shall be provided to Council, for consideration and approval, prior to Development Approval being issued.**
- Bollard lighting shall be provided in the car park area. Details of the proposed lighting shall be provided to Council, for consideration and approval, prior to Development Approval being issued.**
- The hours of operation of the premises shall be restricted to the following times:**
  - Monday, Wednesday and Friday: 8:00am – 5:00pm; and**
  - Tuesday and Thursday: 8:30am – 7:00pm.**
- All deliveries to and from the site (including waste collection) shall be restricted to the following times:**
  - Monday to Friday: 9:00am – 5:00pm.**



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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. 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.
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 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.
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 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).
12. 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.
13. All loading and unloading of vehicles associated with the subject premises shall be carried out entirely upon the subject land.
14. 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.
15. 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.
16. Designated accessible car parking spaces shall be designed and provided in accordance with the provisions contained in Australian Standard AS1428 - 2003.
17. All car parking areas, driveways and vehicle manoeuvring areas must be constructed, sealed and drained in accordance with



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recognised engineering practices prior to the occupation of the premises or the use of the development herein approved.

18. The driveways, parking areas and vehicle manoeuvring areas must be maintained in a good condition at all times.
19. 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.
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.

**DPTI CONDITIONS**

21. Vehicular access to serve the site shall be via a single two-way crossover located adjacent to the building. No vehicular access to/from Daws Road shall be permitted.
22. The obsolete Daws Road crossover shall be reinstated to Council standard kerb and gutter at the applicant's cost.
23. The car parking and internal manoeuvring areas shall be consistent with AS/NZS 2890. 1:2004 and 2890.6:2009
24. Signage associated with the subject development shall be located wholly within the subject land.
25. Signage on the site shall be finished in a material of low reflectivity to minimise the risk of sun and headlamp glare for motorists.
26. Signage associated with the development shall not contain any element that flashes, scrolls, moves or changes.
27. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of Daws Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicants cost.

**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



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

3. All hard waste must be stored on-site in such a manner so as to prevent any materials entering the stormwater system either by wind or water action.
4. Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be repaired/reinstated to Council's satisfaction at the developer's expense.
5. Any existing driveway crossovers that become redundant as a result of a development must be reinstated to match the existing kerb profile along the road frontage of the property.
6. 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: DAP070916 – 2.2**  
**Application No: 100/2016/800**  
**Site Location: 73 South Terrace, Plympton Park**

- Bos Maric (on behalf of the Applicant) and Goran Janjic (Applicant) answered questions of the Panel

**The Development Assessment Panel resolved that;**

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

- (a) The Panel note this report and concur with the findings and reasons for the recommendation;**
- (b) The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and**
- (c) That Development Plan Consent for Development Application No: 100/2016/800 for a single storey detached dwelling incorporating a wall on the northern boundary at 73 South Terrace, 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. 100/2016/800, 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. All mortar joints on any face brickwork on the property boundary are to be finished in a professional manner, similar to other external brickwork on the subject dwelling.**
- 4. 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)***




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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. Vehicle crossovers should be setback a minimum 2 metres from existing street trees, and 1 metre from street infrastructure and utilities (including stormwater side entry pits, stobie poles, street signs, cable pits, pram ramps etc.).
5. Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be repaired/reinstated to Council's satisfaction at the developer's expense.
6. Any existing driveway crossovers that become redundant as a result of a development must be reinstated to match the existing kerb profile along the road frontage of the property.



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**2.3 Reference No: DAP070916 – 2.3**  
**Application No: 100/2016/1179**  
**Site Location: 144 Diagonal Road, Warradale**

- No persons addressed the Panel in relation to this Item

**The Development Assessment Panel resolved that;**

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

- (a) The Panel note this report and concur with the findings and reasons for the recommendation;**
- (b) The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and**
- (c) That Development Plan Consent for Development Application No: 100/2016/1179 for an outbuilding, incorporating walls on the north-western (side) and north-eastern (rear) boundaries at 144 Diagonal Road, Warradale, be GRANTED subject to the following conditions:**

**CONDITIONS**

- 1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2016/1179, except when varied by the following conditions of consent.**
- 2. 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.**
- 3. Stormwater must be disposed of in such a manner that does not flow or discharge into land of adjoining owners, lie against any building, or create insanitary conditions.**
- 4. The structure has been granted consent as a domestic outbuilding only and therefore shall not be used for human habitation or for purposes not reasonably incidental to the use of the land for residential purposes, unless the further development approval of the Council is obtained.**





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**2.4 Reference No: DAP070916 – 2.4**  
**Application No: 100/2016/1420 (DAC Ref: 100/C169/16)**  
**Site Location: 13 Riesling Avenue, Glengowrie**

- 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: 100/2016/1420 for Residential Community Title Land Division - 1 into 3 allotments and to construct a two storey dwelling and a single storey residential flat building to the rear of the site, comprising two dwellings and associated landscaping at 13 Riesling Avenue, Glengowrie 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. 100/2016/1420 (DAC Ref. 100/C169/16), being:**
  - a) Plan of Proposed Division, Allotment 1 in D23121, prepared by SKS Surveys Pty. Ltd., received by Council on 3 August 2016;**
  - b) Drawing No. 16-011.PL01.C, 16-011.PL02.C and 16-011.PL03.A, prepared by Alexander Brown Architects, received by Council on 18 August 2016;**
  - c) Site Works and Drainage Plan of Job No. PG16084, prepared by P & G Structures Pty. Ltd., received by Council on 24 August 2016;****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](http://www.marion.sa.gov.au/page.aspx?u=181)***

- 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.**



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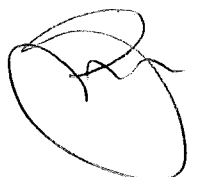
4. All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of native trees, shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council.
5. The stormwater collection and disposal system 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 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.
9. 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 CONDITIONS

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

For SA Water to proceed with the assessment of this application, the developer will need to advise SA Water of their preferred servicing option. Information of our servicing options can be found at: <http://www.sawater.com.au/developers-and-builders/building,-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information>. For any queries please contact SA Water Land Developments on 7424 1119. The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

2. Payment of \$13352 into the Planning and Development Fund (2 lots @ \$6676/allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not



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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.
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.



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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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**2.5 Reference No: DAP070916 – 2.5**  
**Application No: 100/2016/1100**  
**Site Location: 45 Oliphant Avenue, Marion**

- No persons addressed the Panel in relation to this Item

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

- (a) The Panel note this report;**
- (b) The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and**
- (c) That Development Plan Consent for Development Application No: 100/2016/1100 for a Single Storey Dwelling Alteration and Attached Carport at 45 Oliphant Avenue, Marion be GRANTED subject to the following 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.100/1100/2016, except when varied by the following conditions of consent.**
  - (2) The external appearance, materials and finishes of the dwelling additions and carport shall match or complement those of the existing building, to the reasonable satisfaction of Council.**
  - (3) The carport shall not be enclosed on any side with any solid material, roller door, or the like, at any time unless the further development approval of the Council is obtained.**
  - (4) The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the street watertable via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.**



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**2.6 Reference No: DAP070916 – 2.6**  
**Application No: 100/2016/1078**  
**Site Location: 31 Travers Street Sturt**

- 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: 100/2016/1078 for a single storey detached dwelling and garage at 31 Travers Street, Sturt 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. 100/2016/1078, being drawing numbers 1-3 of Job No. F3661, Issue B (inclusive) prepared by Format Homes, received by Council on 12 August 2016 and the Drainage Plan of Job No.1604004, prepared by SAF Consulting Engineers, received by Council on 12 August 2016, except when varied by the following conditions of consent.**
- 2. All mortar joints on any face brickwork on the property boundary are to be finished in a professional manner, similar to other external brickwork on the subject dwelling.**
- 3. Stormwater from the structure approved herein shall be collected and directed into a detention tank (or tanks) which are sized and installed in accordance with the specifications contained in Council's information guide titled "Stormwater Detention", to the reasonable satisfaction of the Council.**

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

- 4. The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the street watertable via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.**



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

## NOTES

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



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2.7 Reference No: DAP070916 – 2.7  
Application No: 100/2016/473  
Site Location: 30 Tennyson Avenue, Plympton Park

- No persons addressed the Panel in relation to this Item

The Development Assessment Panel resolved that;

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


- (a) The Panel note this report and concur with the findings and reasons for the recommendation;
- (b) The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and
- (c) That Development Plan Consent for Development Application No: 100/2016/473 for three single storey row dwellings and associated garages and landscaping and fence at 30 Tennyson 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. 100/2016/473, being sheet 1-9 of Drawing No. KCW-TRV-16004-001 prepared by TRV Homes, received by Council on 2 August 2016 and the Site and Drainage Plan, prepared by Structural Stability Consulting Pty. Ltd., received by Council on 12 August 2016, except when varied by the following conditions of consent.
2. A revised Site Plan shall be provided to Council prior to the issue of Development Approval, which ensures consistency with the approved Site and Drainage plan prepared by Structural Stability Consulting in relation to the layout of driveways.
3. All mortar joints on any face brickwork on the property boundary are to be finished in a professional manner, similar to other external brickwork on the subject dwelling.
4. 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





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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. Vehicle crossovers should be setback a minimum 2 metres from existing street trees, and 1 metre from street infrastructure and utilities (including stormwater side entry pits, stobie poles, street signs, cable pits, pram ramps etc.).
5. Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be repaired/reinstated to Council's satisfaction at the developer's expense.
6. Any existing driveway crossovers that become redundant as a result of a development must be reinstated to match the existing kerb profile along the road frontage of the property.



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**2.8 Reference No: DAP070916 – 2.8**  
**Application No: 100/2016/1185**  
**Site Location: 884 South Road, Edwardstown**

- No persons addressed the Panel in relation to this Item

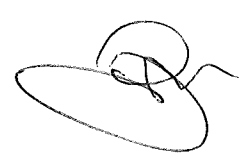
**The Development Assessment Panel resolved that;**

**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: 100/2016/1185 for a freestanding advertisement achieving a total height of 6.1 metres and replacement of existing fascia advertisement at 884 South Road, Edwardstown 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. 100/2016/1185, being drawings 'East Elevation', 'North Elevation', 'External Plan' received on 16/08/2016 and 'Site Context Report' received on 15/07/2016, all prepared by Harkess-Ord, except when varied by the following conditions of consent.**
- 2. The advertisement and supporting structure 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.**
- 3. The proposed non-illuminated signs shall utilise a material of low reflectivity to minimise the possibility of glare and enhance road safety**
- 4. The proposed signage shall not include any element that scrolls, flashes, moves or changes.**
- 5. 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 Council.**
- 6. The proposed signs shall be constructed wholly on the subject site and no part shall extend beyond the property boundaries.**



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7. The illumination of the sign shall be limited to a low level in order to minimise the impact of the sign on the safety and conspicuity of the adjacent traffic signals.

A handwritten signature in black ink, consisting of a large, stylized 'O' followed by a series of loops and a final horizontal stroke.

DAP070916

**3. OTHER BUSINESS**

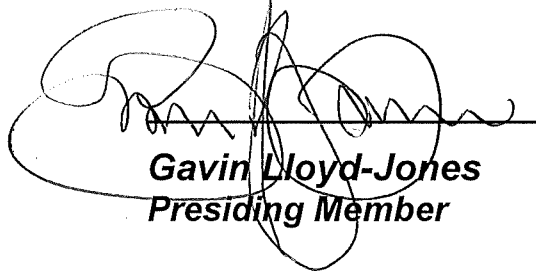
- 3.1 Appeals update
- 3.2 Policy Observations

**4. CONFIRMATION OF MINUTES**

The minutes of this meeting held Wednesday 7 September 2016 taken as read and confirmed this seventh day of September 2016.

**5. CLOSURE**

**MEETING DECLARED CLOSED AT 7.01PM**



**Gavin Lloyd-Jones**  
**Presiding Member**

8/9/16