

**MINUTES OF THE CITY OF MARION
DEVELOPMENT ASSESSMENT PANEL HELD AT THE
ADMINISTRATION CENTRE 245 STURT ROAD STURT
ON
WEDNESDAY 15 JULY 2015**

1.1 PRESENT

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

1.2 APOLOGIES

Nil

1.3 IN ATTENDANCE

Rob Tokley - Team Leader – Planning (DAP Executive Officer)
Kathy Jarrett - Director
Steve Hooper - Manager, Development Services

1.4 COMMENCEMENT

The Meeting commenced at 6.30pm



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2. HEARING OF APPLICATIONS

**2.1 Reference No: DAP150715 – 2.1
Application No: 100/2013/1532
Site Location: 73 The Cove Road, Marino**

- Mr Alex & Mrs Debra Paor (Representor) addressed the Panel
- Mr Dan Gardiner (Representor) addressed the Panel
- Grazio Maiorano addressed the Panel on behalf of the Applicant

The Development Assessment Panel resolved that;

- (a) That a decision for Development Application No: 100/2013/1532 for a two storey detached dwelling, with balcony, verandah and associated earthworks and retaining walls at 73 The Cove Road, Marino be DEFERRED to enable a site visit to occur to the subject and adjoining land.**



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2.2 Reference No DAP150715 – 2.2
Application No: 100/2015/621
Site Location: 1 Condada Avenue, Park Holme

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: 100/2015/621 for a single storey dwelling presenting to Condada Avenue and two single storey dwellings to the rear with associated car parking and landscaping at 1 Condada Avenue, 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. 100/2015/621, being the site plan and elevations prepared by Urban Design and Drafting Pty Ltd, and documentation titled 'Proposed Residences for: NGENERATION PTY LTD; At: No 1 (Lot 160) Condada Avenue Parkholme, 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.

Note: A copy of the information guide can be viewed at the City of Marion webpage www.marion.sa.gov.au/page.aspx?u=181
- 4. All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of native trees,



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

5. All existing vegetation nominated to be retained and all new vegetation to be planted shall be nurtured and maintained in good health and condition at all times with any diseased or dying plants being replaced, to the reasonable satisfaction of the Council.
6. The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the street watertable via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.
7. All car parking, driveways and vehicle manoeuvring areas shall be constructed of concrete or paving bricks and drained in accordance with recognised engineering practices prior to occupation of the premises.
8. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
9. All 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.
10. 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. 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. 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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The Chair sought and was granted the leave of the meeting to change the order of items on the Agenda to consider Item 2.6 prior to Items 2.3, 2.4 and 2.5.

2.6 Reference No: DAP150715 – 2.6
Application No: 100/2014/971
Site Location: 2 Selway Street, Oaklands Park

- Garth Heynen answered questions of the Panel on behalf of the Applicant.

The Development Assessment Panel moved and seconded and moved unanimously that the Panel deliberate on Item 2.6 in confidence pursuant to Section 56A(12)(viii) of the Development Act.

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, have considered all relevant planning matters and concurs with the findings and reasons for the recommendation;
- (b) The proposed development is not seriously at variance to the Marion Council Development Plan in accordance with Section 35 (2) of the Development Act, 1993; and
- (c) That the Development Assessment Panel advise the Environment, Resources and Development Court that Council supports the comprise proposal submitted by Botten Levinson Lawyers on behalf of Homes of Integrity for Development Application No: 100/2014/971 and recommends the following conditions:

CONDITIONS

1. The development shall proceed in accordance with the relevant plans and details submitted with and forming part of Development Applications 100/2013/241 and 100/2014/971, being drawings prepared by Homes of Integrity received by Council on 2 September 2013, documentation titled "House Rules/Student Accommodation Agreement" received by Council on 25 July 2014, correspondence from Heynen Planning Consultants dated 11 June 2014, except where superseded by correspondence from Tom Crompton of Botten Levinson Lawyers dated 8 July 2015, and 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,



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driveway gradients, and the location of all existing street infrastructure and street trees.

3. The timber slat screening adjacent the car park shall be installed prior to occupation of the premises.
4. The premises must be managed in accordance with the documentation titled 'House Rules' and 'Student Accommodation Agreement', received by Council on 25 July 2014. All occupants must be required to sign the House Rules upon entering into their lease. In the event of any inconsistency between the House Rules and these conditions, these conditions will prevail.
5. Each of the eleven student apartments are to be lived in by no more than two (2) persons at any one time, excluding Dwellings 5, 6, 7 and 8 which are to be lived in by no more than one (1) person at any one time.
6. The maximum number of students and caretakers/supervisors residing on the subject land at any one time is to be no greater than 18.
7. With exception to staff and caretaker(s)/supervisor(s) residing on the premises, no person is permitted to be an occupant of the approved building unless he or she is:
 - a. a student currently enrolled full time in, and attending at, a secondary or tertiary educational establishment in South Australia; or
 - b. a student enrolled in, and attending at, an English language or other course undertaken as a pre-requisite to admission to a secondary or tertiary educational establishment in South Australia; or
 - c. a recent graduate (within 3 months of completion of studies) or an enrolled student (studies due to commence within 3 months of commencement of occupation) of a secondary or tertiary educational establishment or a prerequisite educational establishment referred to in a) or b) above, in South Australia.
8. A supervisor must be available to monitor and attend the premises on a 24 hour basis to ensure that no unreasonable noise, anti-social behaviour or other nuisance is caused to residents living near to the subject land.
9. With the exception of a single trial period of no longer than two weeks for each occupant, each occupant must enter into a written tenancy agreement, the minimum term of which must be 3 months.
10. All car parking spaces must be line marked or delineated in accordance with AS/NZS 2890.1-2004, prior to occupation of the proposed development. Line marking or other means of delineation must be maintained so as to be clearly visible at all times.



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11. No outdoor portion of the premises shall be used for entertainment, functions, parties or other similar activity, or the preparation or taking of meals, after 10:00pm.
12. Visitors to the site are not permitted to stay on a long term basis.
13. The maximum number of motor vehicles kept by persons living on site shall not exceed four (4) and must be parked only in the designated car parking spaces.
14. The premises must be managed so that no students in occupation at any given time may keep a motor vehicle on the site or on Crozier Terrace (between Johnstone Road and Kearnes Road), Kearnes Road, Coventry Street or Johnstone Road (between Masters Avenue and Kearnes Road), with exception to those occupants with a prior agreement with the supervisor.
15. The pedestrian pathways, communal open space areas and the car parking areas shall incorporate adequate lighting and security for residents and visitors, ensuring that:
 - a) Exterior lighting shall not include fluorescent lamps or fluorescent tubes.
 - b) All lighting for the site, including car parking areas, pedestrian pathways and buildings, must comply with the Australian Standard AS 1158 Lighting for Roads and Public Space Part 3.1: Pedestrian Areas (Category P) Lighting – Performance and Design Requirements.
16. Any external lighting of communal areas must be designed, installed, managed and maintained such that light spill from the subject land does not contravene AS 2842 and does not cause nuisance to adjoining residents.
17. Refuse bins are to be located in the designated storage area and the storage area is to be screened and managed so as not to cause a significant loss of amenity to adjoining residents, in the reasonable opinion of the Council.
18. No additional refuse bins, beyond the standard supply to each dwelling by the Council shall be sought by or provided to owners/occupiers.
19. Stormwater from all structures approved herein shall be collected and directed into a detention tank (or tanks) which are sized and installed in accordance with the specifications contained in Council's Information Sheet "Stormwater Detention" to the reasonable satisfaction of the Council (copies of relevant documents are attached).
20. All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of native trees,



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

21. The portion of the upper floor windows (except the north-facing windows presenting to the street for the front dwellings, and the Study windows facing the internal pathway) less than 1.6m above the internal floor level shall be treated prior to occupation of the building in a manner that permanently restricts views of adjoining properties yards and/or indoor areas being obtained by a person within the room to the reasonable satisfaction of the Council.
22. 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.
23. 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.
24. 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).
25. 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.
26. 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.
27. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
28. All west facing windows and glass doors shall be either externally shaded, fitted with solar glass, or protected with an anti-glare, heat reflective adhesive film or similar to the reasonable satisfaction of the Council or its delegate, prior to occupation. (Refer to the City of Marion Information Brochure "Energy Efficiency" for further information and please note that some external shading structures may require the further Development Approval of the Council.
29. All north facing windows and glass doors shall be externally shaded during summer to allow winter sun access but provide complete shading during summer satisfaction of the Council, or its delegate, prior to occupation of Marion Information Brochure "Energy Efficiency" for further information.



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30. A register of all students occupying each unit comprising of their name, copy of their photo identification and the course title being studied and the expected completion date shall be kept and furnished to Council on a 6 monthly basis.

NOTES

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



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The Development Assessment Panel moved and seconded and moved unanimously to open the meeting to the public.

- 2.3 Reference No: DAP150715 – 2.3**
Application No: 100/2015/219 (DAC Ref 100/D027/2015)
Site Location: 20 Minchinbury Terrace, Marion

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, Land Division Consent and Development Approval for Development Application No: 100/2015/219 (DAC Ref 100/D027/15) for Residential land division (Torrens Title) 1 into 2 allotments at 20 Minchinbury Terrace, Marion 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. 100/2015/219, except when varied by the following conditions of consent.
- 2. 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.
- 3. The final survey plan shall be available to the Council, prior to the Council advising the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.

LAND DIVISION CONSENT

- 1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services. The alteration of internal drains to the satisfaction of SA Water is required. **SEWER EXTENSION REQUIRED.**

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the



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developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

2. Payment of \$6,488.00 into the Planning and Development Fund (1 allotment @ \$6,488.00/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 Level 5, 136 North Terrace, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

Note: The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.



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2.4 Reference No: DAP150715 – 2.4
Application No: 100/2014/2103
Site Location: 20 Minchinbury Terrace, Marion

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: 100/2014/2103 to construct two single storey detached dwellings with associated car parking and landscaping at 20 Minchinbury Terrace Marion be GRANTED subject to the deposit of the plan of division for Development Application 100/2015/219 (DAC Ref: 100/D027/15) and the following conditions:

CONDITIONS

- 1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2014/2103, being the plans dated received 20 November 2014 prepared by Ettridge Building Design Pty Ltd, except where varied by the site plan detailing the location of the driveway servicing Dwelling (2) dated as received 13 July 2015, and except where varied the following conditions of consent.
- 2. The front bedroom windows of Dwellings (1) and (2) hereby approved shall be double glazed for sound attenuation purposes.
- 3. The applicant shall provide elevation plans to Council for consideration and approval prior to Development Approval being issued which illustrate the south facing side wall of proposed Dwelling (1) and the rear elevation of proposed Dwelling (2).
- 4. 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.
- 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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2.5 Reference No: DAP150715 – 2.5
Application No: 100/2015/1018
Site Location: 1-3 Hill Street, Plympton Park

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: 100/2015/1018 for Application to vary Development Application 100/2014/1187 (Two, two storey residential flat buildings, each comprising two dwellings and a single storey residential flat building, comprising two dwellings, all with associated car parking and landscaping): to increase the floor area of Residences 3 and 4 to convert into 3 bedroom dwellings at 1-3 Hill Street, Plympton Park be GRANTED subject to the following conditions:

CONDITIONS

- 1. The development shall proceed in accordance with the relevant plans and details submitted with and forming part of Development Application No. 100/2014/1187 and 100/2015/1018, except when varied by the following conditions of consent.
- 2. Stormwater from the structure approved herein shall be collected and directed into a detention tank (or tanks) which are sized and installed in accordance with the specifications contained in Council's information guide titled "Stormwater Detention", to the reasonable satisfaction of the Council.

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

- 3. The portion of the upper floor windows on the southern side elevation of Residences 1 and 2 and the northern side elevation of Residences 5 and 6 less than 1.7 metres above the internal floor level shall be treated prior to occupation of the building in a manner that permanently restricts views of adjoining properties yards and/or indoor areas being obtained by a person within the room to the reasonable satisfaction of the Council.
- 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.



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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 closest point, including but not limited to, street trees, stobie poles, SEP's, pram ramps etc.
5. Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be repaired/reinstated to Council's satisfaction at the developer's expense.
6. Any existing driveway crossovers that become redundant as a result of a development must be reinstated to match the existing kerb profile along the road frontage of the property.



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3. OTHER BUSINESS**3.1 Review of sub-delegations**

The Development Assessment Panel resolve to endorse the sub-delegations to staff, as attached to these minutes as Appendix A, with the inclusion of the following;

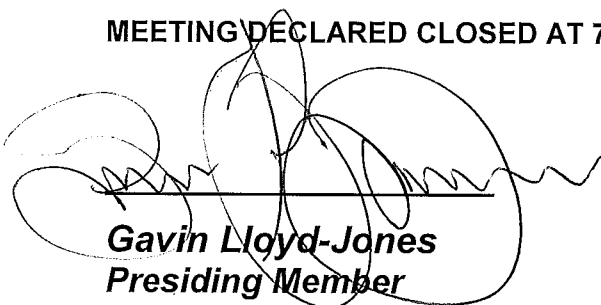
- (a) Applications (land division or land-use) that relate to a previously approved and corresponding land division or land-use where the allotment(s)/site(s) proposed are less than the minimum allotment or site area(s) designated in the relevant zone and/or policy area in the Marion Council Development Plan;
- (b) Applications for a single dwellings received by Council after 14 August 2003 on existing allotment(s)/site(s) that are below the minimum allotment or site area(s) designated in respective zones and policy areas in the City of Marion Development Plan.

3.2 Appeals update**3.3 Policy Observations****4. CONFIRMATION OF MINUTES**

The minutes of this meeting held Wednesday 15 July 2015 taken as read and confirmed this fifteenth day of July 2015

5. CLOSURE

MEETING DECLARED CLOSED AT 7.48PM



Gavin Lloyd-Jones
Presiding Member

Appendix A

Development Assessment Panel (DAP) sub-delegate to the Manager Development Services, Team Leader Planning, Senior Development Officer Planning and Development Officer Planning the powers, duties, and functions of the DAP to assess a proposed development against the provisions of the Marion Council Development Plan and to grant or refuse consent to that application, in relation to the following:

- a) Applications (land division and/or land use) for group dwellings and/or residential flat building(s); if the overall area of an allotment or site (including any common areas such as driveways, etc.) when divided by the proposed number of dwellings and/or allotments satisfies the minimum site area designated for that dwelling type as prescribed within the relevant zone and/or policy area in the Marion Council Development Plan;
- b) Applications for advertisements; which do not exceed the maximum height and display area/panel size requirements as prescribed within the relevant zone and/or policy area and/or within the General Section: Advertisements in the Marion Council Development Plan;
- c) Applications (land division and/or land use) for dwelling(s) (including detached dwellings, semi-detached dwellings, row dwellings, group dwellings and residential flat buildings); where the proposed allotment(s)/site area(s) are no greater than 5% less than the minimum allotment or site area(s) designated in the relevant zone and/or policy area in the Marion Council Development Plan;
- d) Applications (land division and/or land use) for, or that include, detached dwelling(s); that propose allotment/site area(s) for the detached dwelling(s) which satisfy the minimum site area required for semi-detached dwelling(s), as designated in the relevant zone and/or policy area in the Marion Council Development Plan;
- e) Applications for land divisions; that relate to a previously approved land use application where the allotment(s)/site(s) proposed are less than the minimum allotment or site area(s) designated in the relevant zone and/or policy area in the Marion Council Development Plan;
- f) Applications that seek variations to applications previously determined by the Development Assessment Panel (DAP); that, in the opinion of the Manager Development Services, Team Leader Planning, Senior Development Officer Planning or Development Officer Planning, do not compromise or undermine the DAP's decision; and
- g) Applications for dwellings; where the application delineates that the development will comprise detached, semi-detached or row dwelling(s) once a plan of division has been deposited with the Lands Titles Office, and where the allotments either satisfy the site area requirements for the above-mentioned applicable form of development, or are no greater than 5% less than the applicable minimum allotment or site area, as designated in the relevant zone and/or policy area in the Marion Council Development Plan.