

**MINUTES OF THE CITY OF MARION
DEVELOPMENT ASSESSMENT PANEL HELD AT THE
ADMINISTRATION CENTRE 245 STURT ROAD STURT
ON
WEDNESDAY 16 SEPTEMBER 2015**

1.1 PRESENT

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

1.2 APOLOGIES

Nick Kerry

1.3 IN ATTENDANCE

Rob Tokley - Team Leader – Planning (DAP Executive Officer)
Steve Hooper - Manager, Development Services
Stephen Both - Senior Development Officer- Planning
Jo Reid - Development Officer- Planning

1.4 COMMENCEMENT

The Meeting commenced at 6.30pm



DAP160915**2. HEARING OF APPLICATIONS****2.1 Reference No: DAP160915 – 2.1****Application No: 100/2015/5****Site Location: 576 Marion Road, PLYMPTON PARK**

- Mr Phillip Brunning (Representor) addressed the Panel on behalf of Representors Mr John Tsoulos, Mr Daniel Miller, Ms Teresita Bradshaw and Mr Lawman Rose
- Jamie Botten and Melissa Mellen addressed the Panel on behalf of Revolution Roofing (Applicant)

The Development Assessment Panel resolved that;

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

- (a) **The Panel note this report and concur with the findings and reasons for the recommendation;**
- (b) **The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and**
- (c) **That Development Plan Consent for Development Application No: 100/2015/5 to demolish existing buildings and structures and to construct a building to be used as service trade premises with associated car parking, landscaping and advertising signage at 576 Marion Road Plympton Park be GRANTED subject to the following conditions:**

CONDITIONS

- 1. **The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2015/5, including the letters prepared by Botten Levinson Lawyers stamped dated received 5 January 2015 and 20 July 2015, the amended site and elevation plans prepared by Brown Falconer Architects both marked Job Number 2014062, Drawing Number 02 (Rev B) and stamped dated received 18 August 2015, the letter prepared by MFY – Traffic Consultants stamped dated received 18 August 2015 and the amended Stormwater Management Plan prepared by FMG – Engineering marked Revision A and stamped dated received 20 July 2015 except when varied by the following conditions of consent.**
- 2. **The proposed service trade premises herein approved, is limited in its use and goods to be stored, displayed and sold, to only those generally comprising domestic and steel products and associated items, including:**
 - **Roofing and cladding products;**
 - **Structural decking and verandahs;**



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- Patios and carports;
 - Corrugated and rolled-formed steel products
 - Fencing products;
 - Rain-water goods, including tanks, gutters and flashings; and
 - or similar articles or merchandise.
3. 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.
 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.
 5. 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.
 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. 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).
 8. 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.
 9. All loading and unloading of vehicles associated with the subject premises shall be carried out entirely upon the subject land.
 10. All commercial vehicles visiting the site shall enter and exit the land in a forward direction.
 11. 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.
 12. Driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for the storage or display of any goods, materials or waste at any time.
 13. 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.



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14. The driveways, parking areas and vehicle manoeuvring areas must be maintained in a good condition at all times.
15. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
16. All car parking spaces shall be line marked 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.
17. Directional signs indicating the location of car parking spaces must be provided on the subject land and maintained in a clear and legible condition at all times.
18. All external lighting of the site, including car parking areas and buildings, shall be located, directed, shielded and of an intensity not exceeding lighting in adjacent public streets, so as not to cause nuisance or loss of amenity to any person beyond the site to the reasonable satisfaction of the Council.
19. All goods and materials placed in the area designated for the outside display of goods and materials shall be kept in a tidy manner and condition at all times.
20. At no time shall any stored goods, products or materials be visible above the height of the fence and/or screen surrounding the storage area(s).
21. At no time shall any goods, materials or waste be stored in designated car parking areas, driveways, manoeuvring spaces or landscaping.
22. All deliveries to and from the site (including waste collection) shall be restricted to the following times:
 - 7:00am - 7:00pm 7 days a week;
23. The hours of operation of the premises shall be restricted to the following times:
 - 7:30am – 5:30pm Monday to Friday
 - 8:00am – 1:00pm Saturday
24. 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.
25. The advertisement(s) and supporting structure(s) 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.



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26. Lighting associated with the signs shall be of an intensity that will not cause an unreasonable light overspill nuisance to adjacent occupiers, or be an undue distraction to motorists, to the reasonable satisfaction of the Council.
27. The proposed sign(s) shall be constructed wholly on the subject site and no part shall extend beyond the property boundaries.

DPTI CONDITIONS (Safety and Service Division)

28. Access to/from the site shall be via Bray Street only.
29. All vehicles shall enter and exit the site in a forward direction.
30. The largest vehicle permitted on-site shall be an 8.8 metre Medium Rigid Vehicle (MRV).
31. The obsolete crossover on Marion Road shall be reinstated to Council standard kerb and gutter at the applicant's cost. This work shall be completed prior to the operation of the development.
32. Signage upon the site shall not contain any element that flashes, scrolls, moves or changes.
33. Any lighting shall be positioned and or/shielded so as not to produce glare or create an undue distraction/discomfort to passing motorists.
34. Non illuminated signage on the site shall be finished in a material of low reflectivity to minimise the risk of sun and headlamp glare for motorists.
35. The utilisation of Trailer Mounted Variable Displays for advertising purposes shall not be permitted on or adjacent to the subject land.
36. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of Marion Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's 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 can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).



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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. 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: DAP160915 – 2.2
Application No: 100/2015/467
Site Location: 312-314 Diagonal Road, OAKLANDS PARK

- Adam Spiteri and Ashley Rowe of Goodlife Health Clubs (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 Approval for Development Application No: 100/2015/467 to vary condition 13 of Development Approval 100/2006/1709, to operate over a 24 hour period, 7 days per week at 312-314 Diagonal Road, Oaklands Park be GRANTED subject to the following conditions:**

CONDITIONS

- 1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans submitted with and forming part of Development Application No.100/2015/467.**
- 2. Except where varied by this approval, all other conditions, approved plans and details relating to Development Application Numbers 100/1709/2006 and 100/1709/06 V1 continue to apply to this amended application.**
- 3. All measures identified on page one of the written correspondence responding to representations and dated 7 August 2015 to limit noise emissions from the building and the site shall be implemented at no later than 9pm on each day.**
- 4. Barriers shall be provided at both entry/exit points of the northern car park to restrict vehicles from entering the area after 9pm. The barriers shall be installed prior to commencement of the extended operating hours and shall be maintained in good condition for the life of the development.**
- 5. That noise levels from the roof-mounted air-conditioning units and associated ductwork shall meet the *Environment Protection (Noise) Policy 2007*.**



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6. That the development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
7. That all loading and unloading, parking and manoeuvring areas shall be designed and constructed to ensure that all vehicles can safely enter and exit the subject land in a forward direction.
8. That all materials and goods shall be loaded and unloaded within the boundaries of the subject land.
9. That all driveways, parking spaces and vehicle manoeuvring areas shall conform to *Australian and New Zealand Standard 2890.1: 20004 – Parking Facilities – Part 1 – Off Street Car Parking* and be constructed, drained and paved with bitumen in accordance with sound engineering practice to the reasonable satisfaction of the Development Assessment Commission prior to the occupation or use of the development.
10. That the landscaping shown on the plans forming part of the application shall be maintained and nurtured at all times with any diseased or dying plants being replaced.
11. That a watering system shall be installed and operated so that all plants receive sufficient water to ensure their survival and growth.
12. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.
13. That all driveways, car parking spaces, manoeuvring and landscaping areas shall not be used for the storage or display of any goods, materials or waste at any time.
14. That all car parking areas, driveways and vehicle manoeuvring areas shall be maintained at all times to the reasonable satisfaction of the City of Marion.
15. That all signs and bunting located on the subject site shall be removed prior to the commencement of the use and any future signs shall be the subject of further consents, except those signs designated as being retained on the approved plans of those identifying the parking area access points.
16. That no amplified sound shall be emitted from any device on the subject land so as to impair or impinge upon the enjoyment of residents or users of adjoining residential properties.
17. That no additional air-conditioning plant or associated ductwork – except those a/c units and ductwork approved by the Development Assessment Commission on 12 June 2008 – shall be installed on the roof of the building.



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18. All external lighting of the site, including car parking areas and buildings, shall be located, directed, shielded and of an intensity not exceeding lighting in adjacent public streets, so as not to cause nuisance or loss of amenity to any person beyond the site to the reasonable satisfaction of the Council.
19. 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.

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. 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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2.3 Reference No: DAP160915 – 2.3
Application No: 100/2012/1603
Site Location: 282 Oaklands Road, PARK HOLME

- Mrs Lyn Roberts (Representor) addressed the Panel
- Mr Ben Green addressed the Panel on behalf of Mr Peter Nicolaides (Applicant)

The Development Assessment Panel resolved that;

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

- (a) The Panel note this report and concur with the findings and reasons for the recommendation;**
- (b) The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan in accordance with Section 35(2) of the Development Act, 1993; and**
- (c) That Development Plan Consent for Development Application No: 100/2012/1603 for a two storey building, comprising 12 units for the purpose of student accommodation (including one 'care-taker's' room), with associated common areas, masonry front fencing, car parking and landscaping at 282 Oaklands Road, Park Holme be GRANTED subject to the following conditions:**

CONDITIONS

- 1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2012/1603, including;**
 - a. Project Number 1412J - Site Plan revision K, Ground Floor revision K, First Floor Plan revision K, Elevations Page 05 revision K, Elevations Page 06 revision K and Perspective Views revision J, dated as received by Council on 9 September 2015; and**
 - b. Student Accommodation Facility Patronage, Facility Management and House Rules dated as received by Council on 8 September 2015, except when varied by the following conditions of consent.**
- 2. Each room/unit shall be resided in by no more than one (1) person at any time.**
- 3. A fully engineered site works plan detailing top of kerb level, proposed finished floor levels, any cut/fill and/or retaining walls proposed, shall be provided to Council for consideration and approval, prior to Development Approval being issued.**
- 4. A mailbox facility shall be provided within the masonry front fence, north of the egress point of the car park. Amended plans detailing the**



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above, shall be provided to Council, for consideration and approval, prior to Development Approval being issued.

5. All south-facing windows (on the ground and upper floors) shall incorporate double-glazing to minimise noise impacts from the adjacent arterial road. Amended plans, detailing the above, shall be provided to Council for consideration and approval, prior to Development Approval being issued.
6. Details of the location of the waste bin storage area shall be provided to Council for consideration and approval, prior to Development Approval being issued.
7. The disabled persons parking space shall comply with the relevant Australian Standard. Amended plans, detailing the above, shall be provided to Council for consideration and approval, prior to Development Approval being issued.
8. Additional storage, for site maintenance, equipment and the like shall be provided at the rear of the site. Amended plans, detailing the above, shall be provided to Council for consideration and approval, prior to Development Approval being issued.
9. A minimum of four (4) bicycle parking racks shall be provided on site. Details shall be provided to Council for consideration and approval, prior to Development Approval being issued.
10. 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.
11. 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).
12. 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.

13. A minimum of 50% of the landscape plantings to be planted in the front and rear yard of the property shall be of a minimum height of 1.5 metres at the time of planting.
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. 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.
16. 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).
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 car parking, driveways and vehicle manoeuvring areas shall be constructed of paving bricks and drained in accordance with recognised engineering practices prior to occupation of the premises.
19. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.

DPTI CONDITIONS:

20. The ingress shall be narrowed to 4.0 metres in width and angled at 70 degrees to the road in order to encourage the desired traffic flow.
21. The egress shall be narrowed to 4.5 metres in width and angled at 70 degrees to the road in order to encourage the desired traffic flow.
22. The access point shall be appropriately flared to the road to facilitate unimpeded ingress or egress and restrict contra flow movements.
23. The access points shall be located a minimum of 1.0 metre from all roadside furniture (stobie poles / street signs).
24. Any portions of existing crossover that become redundant shall be closed and reinstated to Council satisfaction at the applicant's cost.
25. All vehicles shall enter and exit the site in a forward direction.
26. All car parking and turnaround area/s shall be provided in accordance with AS/NZS 2890.1:2004 and 2890.6.



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27. Any landscaping adjacent the access points shall be restricted to vegetation with a mature height no greater than 1.0 metre in order to maintain driver sightlines to/from Oaklands Road.
28. 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.

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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2.4 Reference No: DAP160915 – 2.4
Application No: 100/2015/1122
Site Location: 86 Oaklands Road, GLENGOWRIE

- Mr Michael Jongejan (Representor) addressed the Panel
- Mr Chris O'Grady (on behalf of Eldercare) and Mr Richard Little (Applicant) addressed the Panel

The Development Assessment Panel resolved that;

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

- (a) **The Panel note this report and concur with the findings and reasons for the recommendation;**
- (b) **The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and**
- (c) **That Development Plan Consent for Development Application No: 100/2015/1122 for demolition of existing dwelling and to construct a car park containing 16 spaces, accessed from the existing driveway, adjacent the Chalfont Way frontage at 86 Oaklands Road, 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. 100/2015/1122, except when varied by the following conditions of consent.**
2. **An amended site plan shall be provided to Council, for consideration and approval, detailing the location, size and details of the sign to be placed at the entrance of the car park, nominating use for staff only.**
3. **All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of native trees, shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council.**
4. **All existing vegetation nominated to be retained and all new vegetation to be planted shall be nurtured and maintained in good health and condition at all times with any diseased or dying plants being replaced, to the reasonable satisfaction of the Council.**

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.**



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2. All redundant crossovers shall be reinstated to upright kerb, prior to the available use of the car park.
3. All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the stormwater system, to the reasonable satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).
4. All hard waste must be stored on-site in such a manner so as to prevent any materials entering the stormwater system either by wind or water action.
5. 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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**2.5 Reference No: DAP160915 – 2.5
Application No: 100/2015/571
Site Location: 634 South Road, GLANDORE**

- Councilor Hutchinson on behalf of Leticia Ellis (Representor) addressed the Panel
- Mr Daniel Hay (Applicant) addressed the Panel

The Development Assessment Panel resolved that;

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

- (a) The Panel note this report;**
- (b) That a decision for Development Application No: 100/2015/571 for a telecommunications facility and associated works at 634 South Road, Glandore be DEFERRED for the following reason:**
 - 1. To enable the applicant an opportunity to review the location of the proposed telecommunications facility to significantly increase the distance from the western boundary of the subject property to minimise the visual impact upon adjacent resident land to the west.**

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2.6 Reference No: DAP160915 – 2.6
Application No: 100/2015/1145
Site Location: 293-297 Diagonal Road, OAKLANDS 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: 100/2015/1145 for a variation to Development Application 100/2007/48 (as subsequently varied by 100/2387/2010, 100/1297/2012, 100/2014/1536 and 100/2015/417): Amendment to Reserved Matter 1, at 293-297 Diagonal Road, Oaklands Park, be GRANTED subject to the following conditions:**

RESERVED MATTERS:

- 1. A Design Road Safety Audit shall be undertaken of the parking areas to be constructed or amended as part of the subject Development Application, including assessment of the car parking areas, pedestrian movements, lighting and access arrangements which may be impacted by the proposal. Any amendments that are proposed will require the further consent of Council.**
- 2. An additional acoustic report shall be provided, for consideration and approval, prior to Development Approval being issued for Stage 2, assessing the effect of the construction of the deck car park and extension to the food court upon noise emanating from the outdoor dining precinct and any treatments required to reduce such impacts to acceptable levels.**

CONDITIONS OF CONSENT:

- 1. The development shall proceed in accordance with the amended plans and details submitted with and forming part of Development Application No. 100/2015/417, including;**
 - i. Drawings Numbered DA-01 to DA-29 (inclusive), Revision 6 and dated as received by Council on 2 April 2015;**
 - ii. Landscape Concept Plan prepared by oxygen, being Drawing Number 14.043.101 dated 29.09.14;**
 - iii. Landscape Master Plan (drawing no. 210.172.01 Revision A, received 15 November 2010) and Pedestrian Boulevards –**



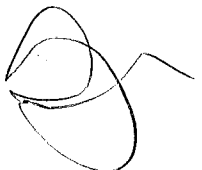
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- Detailed Plan (drawing no. 210.172.02 Revision A, received by Council 15 November 2010) prepared by Herkes Landscape Architects, together with supporting documentation including Crime Prevention Strategy dated 26 July 2007 prepared by Westfield Limited and the car parking analysis; and
- iv. Traffic and Parking report by MFY report dated March 2015 and received by Council on 12 March 2015.
 - v. Report by Greg Vincent of MasterPlan dated 29 April 2015 and received by Council on 30 April 2015.
2. The outdoor dining precinct shall be limited to the following operating hours, and shall not incorporate any amplified music;
12:00pm, Sunday to Thursday; and
1:00am (the following day), Friday and Saturday
 3. The proposal shall satisfy relevant EPA noise criteria through the adoption of all acoustic treatment measures as recommended in the report prepared by 'Sonus Pty Ltd', dated 14 December 2006. All acoustic treatment required as per the abovementioned report shall be installed prior to each stage of the development becoming operational.
 4. A detailed design shall be provided prior to full Development Approval being issued for Stage 2 that demonstrates to Council's satisfaction that the new parking for people with disabilities standard, detailed column locations and other suggested modifications recommended in Murray F. Young & Associates' Report, dated November 2010, and received by Council 15 November 2010, will be achieved.
 5. The 'wombat'/'zebra' crossing, provided adjacent the plaza space of the outdoor dining precinct, shall be constructed at the same level and of materials (but contrasting colour) with the plaza.
 6. A revised Landscape Master Plan for the whole of the site shall be provided to Council, for consideration and approval, prior to Development Approval being issued for Stage 1B, in general accordance with the oxigen Landscape Concept Plans 14.043.101 and the Landscape Master Plan, dated 10 November 2010, and which shall detail a covered focal point midway along the north-south pedestrian link, which shall include opportunities for public art and covered seating, such as that which would be provided by a gazebo or similar.
 7. The proposed Diagonal Road Traffic Control Layout dated 19 April 2007 (i.e. additional right turn in lane) shall be designed and constructed to the satisfaction of DPTI with all costs (design, construction and project management) being borne by the applicant. Prior to undertaking the detailed design, the applicant must discuss this matter with Ms Catherine Magraith, Senior Consultant Traffic Engineer, Metropolitan Region, telephone (08) 8226 8325.
 8. All existing vegetation nominated to be retained and all new vegetation to be planted shall be nurtured and maintained in good health and condition at all times with any diseased or dying plants being replaced, to the reasonable satisfaction of the Council.



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9. Landscaping shall be maintained so as to not obstruct the views of drivers or pedestrians entering or exiting the site, to the reasonable satisfaction of Council.
10. All landscaping areas shall be separated from adjacent driveways and parking areas by a suitable kerb or non-mountable device to prevent vehicle movement thereon.
11. That Tree Protection Zones (TPZ) be established around the trees to be retained prior to the construction of the proposed development, and all works in the vicinity of the trees be carried out in accordance with the report and recommendations contained within the report prepared by Arbortech Tree Services Pty Ltd, dated 20 December 2005.
12. All trees to be retained shall be protected from damage during construction in accordance with the 'Tree Management Report', prepared by Herkes & Associates, dated November 2006 and recommendations contained on page 9 of the above-mentioned report, to the satisfaction of Council and until such time as the construction work in the vicinity of each tree has been completed.
13. Prior to the issue of the Development Approval for each stage of the development (excluding Stage 1A), a "way finding" plan shall be furnished to Council which details how the decked car-parking areas, the subject of the respective stages of the development, will be colour and number coded to assist motorists.
14. The rock seating proposed on the north-south pedestrian link shall be spaced at minimum distance of 60 metres excepting where the pedestrian link is under the proposed and existing decks.
15. All car parking spaces shall be line-marked or delineated in a distinctive fashion prior to occupation of the premises, with marking maintained in a clear and visible condition at all times.
16. Entry to and exit from the subject site and direction of traffic flow within the site shall be clearly identified so as to ensure safe and convenient traffic movement at all times.
17. 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.
18. Designated accessible car parking spaces shall be designed and provided in accordance with the provisions contained in Australian Standard AS1428 - 2003.
19. Onsite parking shall be designed in accordance with the Australian/New Zealand Standard 2890.2:2004 and the facilities for commercial vehicles shall conform to AS 2890.2 - 2002.



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20. Internal road network intersections shall be signposted with 'give way' and 'stop' signs so as to minimise vehicle conflicts.
21. New bicycle racks shall be positioned in accordance with the applicant's (MasterPlan) correspondence to Council dated 24 April 2007 and shall be respectively installed prior to the opening of each stage of the Centre additions. On-site bicycle parking facilities shall be designed in accordance with AS 2890.3-1993 and the AUSTRROADS, Guide to Traffic Engineering Practice Part 14 – Bicycles (1999). Details of the bicycle racks location shall be shown on the building plans to Council's satisfaction, prior to the issue of Development Approval for each stage.
22. Any pedestrian links into the site shall be safe and convenient.
23. All loading and unloading of vehicles associated with the subject premises shall be carried out entirely upon the subject land.
24. All industrial and commercial vehicles visiting the site shall enter and exit the land in a forward direction.
25. 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 to not cause loss of amenity to any person beyond the site to a reasonable satisfaction of Council.
26. Pedestrian walkways on the subject site shall be adequately lit and such lighting shall be maintained at all times, to the reasonable satisfaction of Council.
27. The glazing to the food court shall comprise low reflectivity glass with a reflectance figure not exceeding 8%.
28. Designated trolley bays shall be secured at night-times to prevent theft and/or vandalism.
29. Details of the proposed rainwater retention tanks (including a report outlining where the rainwater will be utilised) shall be furnished to Council prior to the issue of Development Approval to Stage 2 and shall be installed prior to the opening of the Centre additions.
30. All waste and other rubbish shall be screened from public view to the reasonable satisfaction of the Council.

NOTES:


1. The consent of the Commissioner of Highways is required under the Metropolitan Adelaide Road Widening Plan Act for any new building works located within 6.0 metres of the requirements outlined in DTEI's correspondence dated 24 January 2011.
2. No hoardings, flags, flashing lights, bunting or other advertising devices or signs are to be erected or displayed on the site unless



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Development Approval is obtained from the Council pursuant to the Development Act 1993.

3. 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.
4. 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.
5. 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).
6. 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).
7. Any existing driveway crossovers that become redundant as a result of a development must be reinstated to match the existing kerb profile along the road frontage of the property.
8. 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.
9. Approval from DPTI is to be obtained for any stormwater connection to an existing Side Entry Pit in a Main Road.



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2.7 Reference No: DAP160915 – 2.7
Application No: 100/2015/1106
Site Location: 14 Elm Grove, OAKLANDS PARK

- Mrs Karen Fox addressed the Panel on behalf of Mr Barry & Mrs Roma Fox (Representor)
- Mr Garth Heynen addressed the Panel on behalf of Mr Ronald D Meyles (Applicant)

The Development Assessment Panel resolved that;

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

- (a) The Panel note this report and concur with the findings and reasons for the recommendation;**
- (b) The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and**
- (c) That Development Plan Consent for Development Application No: 100/2015/1106 for three, single storey row dwellings, one of which incorporates a garage wall on the western side boundary at 14 Elm 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. 100/2015/1106, except when varied by the following conditions of consent.**
- 2. A fully engineered site works and drainage plan shall be provided to Council for consideration and approval prior to Development Approval being issued. This plan must detail top of kerb level, existing ground levels throughout the site and on adjacent land, proposed bench levels and finished floor levels, the extent of cut/fill required, the location and height of proposed retaining walls, driveway gradients, and the location of all existing street infrastructure and street trees.**
- 3. The driveway servicing Dwelling 3 shall be located no closer than 1.0 metre from the existing stobie pole and Telstra Pit within the road reserve. Amended plans detailing the above, shall be provided to Council, for consideration and approval, prior to Development Approval being issued.**
- 4. Stormwater from the structure approved herein shall be collected and directed into a detention tank (or tanks) which are sized and installed in accordance with the specifications contained in Council's information guide titled "Stormwater Detention", to the reasonable satisfaction of the Council.**



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

5. All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of native trees, shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council.
6. All existing vegetation nominated to be retained and all new vegetation to be planted shall be nurtured and maintained in good health and condition at all times with any diseased or dying plants being replaced, to the reasonable satisfaction of the Council.
7. The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the street watertable via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.
8. All car parking, driveways and vehicle manoeuvring areas shall be constructed of concrete or paving bricks and drained in accordance with recognised engineering practices prior to occupation of the premises.
9. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
10. 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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2.8 Reference No: DAP160915 – 2.8
Application No: 100/2015/470
Site Location: 9 Keith Crescent, MARINO

- No persons addressed the Panel in relation to this Item

The Development Assessment Panel resolved that;

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

- (a) The Panel note this report and concur with the findings and reasons for the recommendation;
- (b) The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and
- (c) That Development Plan Consent for Development Application No: 100/2015/470 for a two storey detached dwelling, freestanding shed & swimming pool with safety fencing at 9 Keith Crescent, Marino be GRANTED subject to the following conditions:

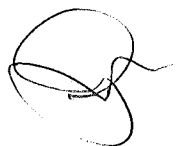
CONDITIONS

1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2015/470, being drawing number(s) ZS/3928 No. 1 of 1, PD01A, PD02C, PD03B, PD04B, PD05C, PD06B, PD07B, PD08B, PD09B, PD10B (inclusive) prepared by ANZAS & Associates and Duthy Homes, except when varied by the following conditions of consent.
2. 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.
3. 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.
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.
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. 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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2.9 Reference No: DAP160915 – 2.9
Application No: 100/2015/1127
Site Location: 16 Chambers Street, 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: 100/2015/1127 for a Torrens Title Land Division – 1 into 2 allotments at 16 Chambers Street, 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. 100/2015/1127 (DAC ref. 100/D145/15), except when varied by the following conditions of consent.
- 2. All covered areas identified to be removed from allotment 50 in the proposed plan of division, shall be removed prior to the Council advising the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.
- 3. All buildings and all deleterious materials such as concrete slabs, footings, retaining walls, irrigation, water or sewer pipes and other rubbish shall be cleared from allotment 51, prior to the Council advising the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.
- 4. The final survey plan shall be available to the Council, prior to the Council advising the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.

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. An investigation will




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be carried out to determine if the water and/or sewer connection/s to your development will be costed as standard or non standard.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

2. Payment of \$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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2.10 Reference No: DAP160915 – 2.10
Application No: 100/2014/1334
Site Location: 16 Chambers Street, 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: 100/2014/1334 for a single storey detached dwelling and carport to the rear of an existing dwelling with associated landscaping at 16 Chambers Street, Marion be GRANTED following the deposit of the plan of division for Land Division 100/D145/15 and 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. 100/2014/1334, being drawing numbers DA00, DA01 and DA03 (Inclusive) and documentation titled 'Site Plan', 'Floor Plan' and 'Elevations' except when varied by the following conditions of consent.
- 2. All works to be undertaken to the existing dwelling (including demolition of sections of verandah) shall be completed prior to occupation of the new dwelling.
- 3. A fully engineered site works and drainage plan shall be provided to Council for consideration and approval prior to Development Approval being issued. This plan must detail top of kerb level, existing ground levels throughout the site and on adjacent land, proposed bench levels and finished floor levels, the extent of cut/fill required, the location and height of proposed retaining walls, driveway gradients, and the location of all existing street infrastructure and street trees.
- 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



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5. All stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details prior to the occupation of the premises to the reasonable satisfaction of the Council.
6. 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. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
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.
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.



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2.11 Reference No: DAP160915 – 2.11
Application No: 100/2015/91
Site Location: 12 Ewell Avenue, WARRADALE

The Development Assessment Panel resolved that;

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

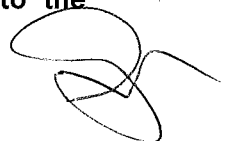
- (a) The Panel note this report and concur with the findings and reasons for the recommendation;
- (b) The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and
- (c) That Development Plan Consent for Development Application No: 100/2015/91 for three (3) single storey row dwellings at 12 Ewell Avenue, 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. 100/2015/91, being plans titled, "Proposed Site Plan, Proposed Site/Floor Plan, Ewell Avenue/North Elevation, South Elevation, West Elevation and Sienna Street/East Elevation (inclusive) prepared by Arco. Architecture, and Site & Drainage Plan, prepared by Zafiridis & Associates Pty. Ltd., except when varied by the following conditions of consent.
- 2. Stormwater from the structure approved herein shall be collected and directed into a detention tank (or tanks) which are sized and installed in accordance with the specifications contained in Council's information guide titled "Stormwater Detention", to the reasonable satisfaction of the Council.

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

- 3. All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of native trees, shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council.
- 4. All existing vegetation nominated to be retained and all new vegetation to be planted shall be nurtured and maintained in good health and condition at all times with any diseased or 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



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

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. 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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2.12 Reference No: DAP160915 – 2.12
Application No: 100/2015/1329
Site Location: 60 Barker Avenue, SOUTH PLYMPTON

The Development Assessment Panel resolved that;

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

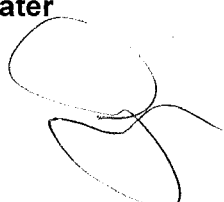
- (a) The Panel note this report and concur with the findings and reasons for the recommendation;
- (b) The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and
- (c) That Development Plan Consent, Land Division Consent and Development Approval for Development Application No: 100/2015/1329 for Land Division Residential Torrens Title - 1 into 3 allotments at 60 Barker Avenue, South Plympton, 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. 100/2015/1329, except when varied by the following conditions of consent.
- 2. Party/common wall(s) associated with the development proposed to be built on the land shall be accurately identified on the plan of division prior to the Council advising the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.
- 3. All buildings and all deleterious materials such as concrete slabs, footings, retaining walls, irrigation, water or sewer pipes and other rubbish shall be cleared from the subject land, prior to the Council advising the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.
- 4. The final survey plan shall be available to the Council, prior to the Council advising the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.

LAND DIVISION CONSENT

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



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H0024834). The internal drains shall be altered to the satisfaction of the SA Water Corporation.

2. On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.
3. Payment of \$12976 into the Planning and Development Fund (2 allotments @ \$6488/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

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



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2.13 Reference No: DAP160915 – 2.13
Application No: 100/2015/898
Site Location: 60 Barker Avenue, SOUTH PLYMPTON

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: 100/2015/898 for three two storey row dwellings at 60 Barker Avenue, South Plympton be GRANTED subject to the deposit of the Plan of Division for Land Division 100/D171/15 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. 100/2015/898, except when varied by the following conditions of consent.
- 2. Stormwater from the structure approved herein shall be collected and directed into a detention tank (or tanks) which are sized and installed in accordance with the specifications contained in Council's information guide titled "Stormwater Detention", to the reasonable satisfaction of the Council.

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

- 3. All devices/treatments proposed as part of the Development Application to protect the privacy of adjoining properties shall be installed and in use prior to occupation of the premises.
- 4. All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of native trees, shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council.
- 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



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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 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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Item 3.1 was moved forward to enable consideration of the Item whilst all Members were present.

3. OTHER BUSINESS

3.1 INFORMATION ITEM ONLY

DAP160915 – 3.1

Application No: 100/2015/1001

Site Location: 462 Morphett Road, WARRADALE

The Development Assessment Panel resolved that;

The determination of the Manager – Development Services to proceed with the further assessment of the Non-complying Development Application No: 100/2015/1001 for a Freestanding Sign - 3.5 metres high by 750 millimetres wide be NOTED.

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

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8.43pm Jerome Appleby declared a conflict of interest with Item 2.14, and sought leave of the room.

2.14 Reference No: DAP160915 – 2.14
Application No: 100/2015/1182
Site Location: 2-4 Commercial Road, SHEIDOW PARK

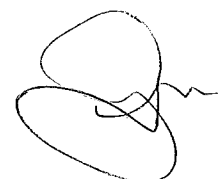
The Development Assessment Panel resolved that;

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: 100/2015/1182 for Freestanding advertisement incorporating illumination to the associated price board and achieving a maximum height of 11.9 metres at 2-4 Commercial Road, Sheidow Park be GRANTED subject to the following conditions:

CONDITIONS

- 1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2015/1182, being drawings 'Site Plan' received by Council 1/07/2015 and 'Front/Side' Elevations received by Council 11/08/2015, 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 advertisement shall not contain any element of externally visible LED or LCD display, except for the fuel prices on the pylon sign, which shall be limited to static green text on a black background only.
- 4. The colours and illumination of the proposed advertisement shall not create a glare or distraction to passing drivers. All illumination shall be limited to a maximum luminance of 200cd/m².
- 5. The proposed advertisement shall not include any element that scrolls, flashes, moves or changes.
- 6. The proposed advertisement shall be constructed wholly on the subject site and no part shall extend beyond the property boundaries.



DAP160915

3.2 Appeals update

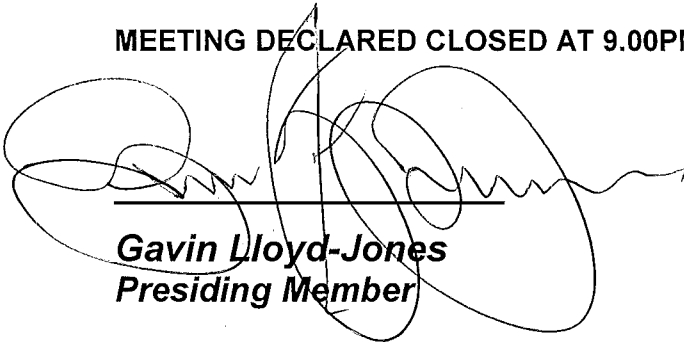
3.3 Policy Observations

4. **CONFIRMATION OF MINUTES**

The minutes of this meeting held Wednesday 16 September 2015 taken as read and confirmed this sixteenth day of September two thousand and fifteen.

5. **CLOSURE**

MEETING DECLARED CLOSED AT 9.00PM



Gavin Lloyd-Jones
Presiding Member

16/9/15.