

**MINUTES OF THE CITY OF MARION
DEVELOPMENT ASSESSMENT PANEL HELD AT THE
ADMINISTRATION CENTRE 245 STURT ROAD STURT
ON
WEDNESDAY 20 MAY 2015**

1. PRESENT

Rebecca Thomas (Presiding Member), Jenny Newman, Phil Smith,
Jerome Appleby, Nick Westwood, Nick Kerry and Wendy Bell

2.1 APOLOGIES

Nil

2.2 IN ATTENDANCE

Robert Tokley - Team Leader - Planning (DAP Executive Officer)
Steve Hooper - Manager, Development Services
Rhiannon Hardy - Development Officer- Planning
Joanne Reid - Development Officer- Planning

2.3 COMMENCEMENT

The Meeting commenced at 6.32pm

DAP200515**3. HEARING OF APPLICATIONS****3.1 Reference No: DAP200515 – 3.1****Application No: 100/2015/417****Site Location: 293-297 Diagonal Road, Oaklands Park**

- Greg Vincent and Melissa Mellen answered questions of the Panel on behalf of Scentre Group (Applicant)

3.2 Reference No: DAP200515 – 3.2**Application No: 100/2015/181****Site Location: 2 Selgar Avenue Clovelly Park**

- Mr Scott Suter (Applicant) answered questions of the Panel

3.3 Reference No: DAP200515 – 3.3**Application No: 100/2014/1506****Site Location: 30 Portland Avenue, Sturt**

- Mark Kwiatkowski answered question of the Panel on behalf of the Applicant

3.4 Reference No: DAP200515 – 3.4**Application No: 100/2014/1199 (100C164/14)****Site Location: 22 Greenasche Grove Seacombe Gardens**

- No persons addressed the Panel in relation to this Item

3.5 Reference No: DAP200515 – 3.5**Application No: 100/2014/1162****Site Location: 22 Greenasche Grove Seacombe Gardens**

- No persons addressed the Panel in relation to this Item

PUBLIC CLOSURE

The Panel went into 'closed' session at **6:52pm** in order to allow for discussion and determination of the applications.

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DETERMINATION OF APPLICATIONS

3.1 Reference No: DAP200515 – 3.1
Application No: 100/2015/417
Site Location: 293-297 Diagonal Road, Oaklands Park

Resolved that;

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

- (a) The Panel note this report and concur with the findings and reasons for the recommendation;
- (b) The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993;
- (c) Development Plan Consent, for Stages 1A, 1B, 1C and 2, is valid for a period of 5 years from the date of Development Plan Consent; and
- (d) That Development Plan Consent for Development Application No: 100/2015/417 for Variation to Development Application 100/2007/48 (as subsequently varied by 100/2387/2010, 100/1297/2012 and 100/2014/1536) - To undertake Development in Four Stages: Stage 1A: Fresh Food Precinct and to undertake modifications to the loading facility for the proposed mini-major tenancy in the Fresh Food Precinct and amendment to the refuse storage area; Stage 1B: Dining Precinct, Duplicate Mall (ground floor - eastern end), Freestanding Tenancy, Pedestrian Boulevard and Car Parking; Stage 1C: Relocation of Tenancy, Completion of Duplicate Mall (ground floor) and Car Parking; Stage 2: Level 2 Duplicate Mall and Car Parking, at 293-297 Diagonal Road, Oaklands Park be GRANTED subject to the following Reserved Matters and conditions of consent:

Reserved Matters:

- (1) A Design Road Safety Audit shall be undertaken of the whole of the site, including assessment of the internal car park, pedestrian movements, lighting and access arrangements, prior to the issue of Development Approval to Stage 2. 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

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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. 100/2015/576, 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 oxigen, 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 – 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.

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- (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 oxygen 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.
- (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.

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- (13) Prior to the issue of the Development Approval for car parking associated with 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.
- (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 AUSTROADS, 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.

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- (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 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.

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- (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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3.2 Reference No: DAP200515 – 3.2
Application No: 100/2015/181
Site Location: 2 Selgar Avenue Clovelly Park

Resolved that;

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

- (a) The Panel note this report and concur with the findings and reasons for the recommendation;**
- (b) The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and**
- (c) That Development Plan Consent for Development Application No: 100/2015/181 for a building for the purposes of a warehouse and light manufacturing (exceeding 10m in height) with associated office component, showroom, car parking and landscaping at 2 Selgar Avenue Clovelly Park be GRANTED subject to concurrence from the Development Assessment Commission 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. 100/2015/181, being drawing numbers 13159_PD01, 13159_PD02 and 13159_PD03 prepared by Cheesman Architects, and documentation 'HIGHGATE HEALTHCARE Selgar Avenue, Clovelly Park' except when varied by the following conditions of consent.**
- 2. The floor plan shall be amended to incorporate end-of-journey shower and change facilities for staff to encourage walking and cycling to the site. Amended plans, detailing the above, shall be provided to Council for consideration and approval prior to Development Approval being issued.**
- 3. Lighting shall be provided adjacent the staff car parking area. Amended plans shall be provided which details the location and type of lighting to be provided prior to Development Approval being issued.**
- 4. All external lighting of the site, including car parking areas and buildings, shall be located, directed, shielded and of an intensity**

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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.

5. 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.
6. All stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details prior to the occupation of the premises to the reasonable satisfaction of the Council.
7. A trap shall be installed as part of the site's stormwater system to prevent grease, oil, sediment, litter and other substances capable of contaminating stormwater from entering the Council's stormwater drainage system. The trap shall be regularly cleaned and maintained in good working order to the reasonable satisfaction of the Council.
8. The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the street watertable via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.
9. The existing River Red Gum located in the adjacent the northern boundary of the property shall be retained. The area beneath the tree's canopy shall be retained at its existing level at all times with no excavation or fill occurring. (Please note that at any time in the future, if a property owner wishes to remove this tree, an approval from the Council must be obtained).
10. Prior to commencement of any site works, a "Tree Protection Area", consisting of a 2.0m high solid, chainmesh, steel or similar material fence with posts at 3m intervals, shall be erected at a distance of 6 metres from the outside of the trunk of the significant tree to be retained. A sign displaying the words "Tree Protection Area" shall be placed on the fence and no persons, vehicles or machinery shall enter the Area and no goods, materials or waste shall be stored within the Area until after construction is complete. A layer of organic mulch (woodchips) to a depth of 100mm shall be placed over all root systems within the Area to assist with moisture retention and to reduce impact of compaction and supplementary watering shall be provided through any dry periods during the construction process.

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11. 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.
12. 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.
13. 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).
14. 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.
15. All loading and unloading of vehicles associated with the subject premises shall be carried out entirely upon the subject land.
16. All industrial and commercial vehicles visiting the site shall enter and exit the land in a forward direction.
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 AS/NZS 2890.1-2004 and AS/NZS 2890.1-2004.
19. 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.
20. The driveways, parking areas and vehicle manoeuvring areas must be maintained in a good condition at all times.
21. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.

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22. All car parking spaces shall be linemarked or delineated in a distinctive fashion prior to occupation of the premises, with the marking maintained in a clear and visible condition at all times.
23. Bicycle facilities shall be provided in accordance with Australian Standard AS 1742.9-2000 "Manual of uniform traffic control devices Part 9: Bicycle facilities".
24. At no time shall any goods, materials or waste be stored in designated car parking areas, driveways, manoeuvring spaces or landscaping.

NOTES

1. The applicant is encouraged to seek independent professional advice regarding the health and condition of the Significant Tree (River Red Gum) to be retained at the front of the property. Any tree damaging activity to occur to the tree requires the prior consent of Council.
2. For the removal of Council infrastructure, including street signs that interfere with the proposed access point, contact Ian Evans, Traffic and Parking Investigations Officer on (08) 7420 6420 for costs and scheduling of works.
3. 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.
4. 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).
5. 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.
6. 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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7. Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be repaired/reinstated to Council's satisfaction at the developer's expense.
8. 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.
9. 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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3.3 Reference No: DAP200515 – 3.3
Application No: 100/2014/1506
Site Location: 30 Portland Avenue, Sturt

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: 100/2014/1506 for one two-storey dwelling incorporating a garage wall on the western boundary (Lot 1) and two single storey dwellings to the rear (Lots 2 and 3) at 30 Portland Avenue, Sturt be GRANTED subject to the following conditions:

CONDITIONS

- 1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2014/1506, 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.

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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. A landscaping plan shall be submitted to Council for consideration and approval, detailing a mix of native medium and low-level plantings throughout the front yard areas of the properties.

NOTES

1. The applicant is encouraged to maintain and protect the existing jacaranda tree adjacent the front boundary of the property to enhance the street scape of the property and to complement the existing street tree planting in Portland Avenue.
2. Dust emissions from the site during construction shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of the Council.
3. All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the stormwater system, to the reasonable satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater



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

- 4. 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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3.4 Reference No: DAP200515 – 3.4
Application No: 100/2014/1199 (100C164/14)
Site Location: 22 Greenasche Grove Seacombe Gardens

Resolved that;

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

- (a) The Panel note this report 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;**
- (c) That Development Plan Consent and Development Approval for Development Application No: 100/2014/1199 for a Residential Land Division - Community Title 1 into 5 allotments at 22 Greenasche Grove, Seacombe Gardens be GRANTED subject to conditions.**

CONDITIONS

- 1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2014/1199 being drawing reference number 14-157 prepared by Calvallo Forest & Associates (Surveying & Land Division Consultants) 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.**
- 4. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services. The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to**

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settlement, as future alterations would be at full cost to the owner/applicant.

LAND DIVISION CONSENT**Conditions of Consent**

- (1) The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0021678).
- (2) Payment of \$25952 into the Planning and Development fund (4 lots(s) @ \$6488 /lot). 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.
- (3) A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

NOTES:**Conditions of Consent**

- (1) This approval has been granted on the basis of the suitability of the land for a two story dwelling and four single storey dwellings with associated landscaping as demonstrated in Development Application No 100/1162/2014. However should the proposed allotments be created and sold without the construction of that development occurring or different dwellings are proposed, new applicants/owners should be aware that new Development Application(s) need to be lodged with and assessed by the Council, noting that other dwelling layouts may be difficult to site on the proposed allotments.
- (2) The applicant is reminded to contact the Council when all of the Council's conditions have been complied with and accordingly, the Council will advise the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.

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3.5 Reference No: DAP200515 – 3.5
Application No: 100/2014/1162
Site Location: 22 Greenasche Grove Seacombe Gardens

Resolved that;

- (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 James Manna for Development Application No: 100/2014/1162 and recommends the following conditions:**

CONDITIONS

- 1. The development shall proceed in accordance with the compromise plans and details submitted with and forming part of Development Application No. 100/2014/1162, except when varied by the following conditions of consent.**
- 2. A revised, 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. A revised landscaping plan shall be submitted to Council for consideration and approval, detailing a mix of native medium and low-level plantings throughout the front yard of the property and all other landscape areas of the site.**
- 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 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.
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).

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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.



DAP200515

3. OTHER BUSINESS

- 3.1 Appeals update
- 3.2 Policy Observations

4. CONFIRMATION OF MINUTES

The minutes of this meeting held Wednesday 20 May 2015 taken as read and confirmed this twentieth day of May 2015

5. CLOSURE

MEETING DECLARED CLOSED AT 7.26PM



Rebecca Thomas
Presiding Member