

**CITY OF MARION  
COUNCIL ASSESSMENT PANEL MINUTES  
FOR THE MEETING HELD ON  
WEDNESDAY 2 MAY 2018**

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**1.1 OPEN MEETING**

The Meeting commenced at 6.32pm

**1.2 PRESENT**

Terry Mosel - Presiding Member  
Sue Giles - Independent Member  
Nathan Sim - Independent Member  
Councillor Janet Byram - Elected Member  
Gavin Lloyd-Jones - Independent Member (Deputy Member)

**1.3 APOLOGIES**

Don Donaldson - Independent Member

**1.4 IN ATTENDANCE**

Rob Tokley - CAP Assessment Manager (Team Leader - Planning)  
Jason Cattonar – Manager - Development & Regulatory Services  
Nicholas Timotheou - Development Officer - Planning  
Kai Wardle - Development Officer - Planning

**2. HEARING OF APPLICATIONS****2.1 Report Reference: CAP020518 – 2.1****Application No: 100/2017/2435****Site Location: 287A Morphett Road, Oaklands Park**

- Mrs R D Saunderson (Representor) addressed the Panel on behalf of Mr Paul Middleton
- Mr Noel Cotton (Representor) addressed the Panel on behalf of Mrs Leanne Cotton
- Mr Craig Henderson (Representor) addressed the Panel
- Cr Bruce Hull addressed the Panel on behalf of Mrs Pamela Dyson
- Joanna Ward (Applicant) addressed the Panel

**The Council Assessment Panel 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 (City) Development Plan; and**
- (c) **That Development Plan Consent for Development Application No: 100/2017/2435 for alterations and addition to existing telecommunication tower, proposing a maximum height of 41.2 metres at 287A Morphett Road 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. 100/2017/2435.**
- 2. The addition to the pole structure and all associated antennae shall incorporate a colour of non-reflective grey hues, to the reasonable satisfaction of Council.**
- 3. If the subject telecommunications facility and/or any associated equipment become obsolete or unused, it shall be removed and, where applicable, the site restored to its original condition within a period of 12 months from the date when the facility or equipment becomes obsolete or unused.**

**CAP020518**

**2.2 Report Reference: CAP020518 – 2.2**  
**Application No: 100/2017/2290**  
**Site Location: 15 Beaumont Street, Clovelly Park**

**This item was withdrawn from consideration, at the request of the applicant, prior to the meeting.**

## CAP020518

**2.3 Report Reference: CAP020518 – 2.3**  
**Application No: 100/2017/1966**  
**DAC Reference No: 100/D243/17**  
**Site Location: 2 Parkmore Avenue, Sturt**

- No persons addressed the Panel in relation to this item.

**The Council 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: 100/2017/1966 (100/D243/17) for Land Division Residential Torrens - 1 in to 3 allotments for three row dwellings at 2 Parkmore Avenue, Sturt be GRANTED subject to the following conditions:**

#### CONDITIONS

##### *Development Plan Consent*

- 1. The development shall be undertaken in accordance with the plans and details submitted with and forming part of Development Application No. 100/1966/2017, 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 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 be carried out to determine if the 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 \$13660 into the Planning and Development Fund (2 allotments @ \$6830/allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

#### NOTES

1. This approval has been granted on the basis of the suitability of the land for three row dwellings as demonstrated in Development Application No: 100/2017/1107. Should the proposed allotments be created and sold without that development occurring, new applicants/owners should be aware that any variation to the approved dwellings requires the lodgement and assessment of a new Development Application with the Council. Please note that the proposed allotments may not meet the minimum allotment size required for other forms of dwellings (e.g. the Marion Council Development Plan requires a larger site area for detached dwellings than it does for semi-detached dwellings or row dwellings) and other dwelling layouts may not be suitable for the proposed allotments.

## CAP020518

**2.4 Report Reference: CAP020518 – 2.4  
Application No: 100/2017/1107  
Site Location: 2 Parkmore Avenue, Sturt**

- No persons addressed the Panel in relation to this item.

**The Council Assessment Panel resolved that;**

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

- (a) The Panel note this report;**
- (b) The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and**
- (c) That Development Plan Consent for Development Application No: 100/2017/1107 for the construction of three dwellings, one two storey and two single storey at 2 Parkmore Avenue, Sturt be REFUSED, for the following reasons:**
  - 1. The site coverage displayed well exceeds the maximum sought for new development within the Northern Policy Area, failing to satisfy Policy Area Principle 4.**
  - 2. The rear setback of the proposed dwellings does not minimise the impacts of the building upon the proposed dwelling and will not maintain the patterns of space between buildings, failing to satisfy Design and Appearance Principles 2(b) and 2(c).**
  - 3. The amenity of future occupants is likely to be unreasonably compromised by the proximity to the adjacent arterial road, as the proposal has failed to have sufficient regard to Residential Development Principles 27 and 28.**

**CAP020518**

**2.5 Report Reference: CAP020518 – 2.5**  
**Application No: 100/2018/455**  
**Site Location: 8 Cedar Avenue, Warradale**

- No persons addressed the Panel in relation to this item.

**The Council Assessment Panel resolved that;**

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

- (a) The Panel note this report.**
- (b) The Panel concur that the proposed development is not seriously at variance to the Marion Council Development Plan, in accordance with Section 35 (2) of the Development Act 1993; and**
- (c) That Development Plan Consent for Development Application No: 100/2018/455 for two single storey dwellings at 8 Cedar Avenue, Warradale be REFUSED for the following reasons.**
  - 1. The proposed development fails to adequately meet the site area and site coverage, the combined effect of which is a proposed development which fails to incorporate high design standards, relating to General Objective 1. It will not reinforce the positive aspects of the local environment's built form. As a further consequence, the design creates poor amenity to the internal spaces of each proposed dwelling.**

**3. OTHER BUSINESS**

**3.1 APPEALS UPDATE**

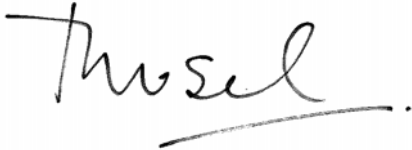
**3.2 POLICY OBSERVATIONS**

**4. CONFIRMATION OF MINUTES**

The minutes of this meeting held Wednesday 2 May 2018 taken as read and confirmed this second day of May 2018

**5. MEETING CLOSURE**

**MEETING DECLARED CLOSED AT 8.40PM**

A handwritten signature in black ink that reads "Terry Mosel". The signature is written in a cursive style and is underlined with a single horizontal stroke.

***Terry Mosel***  
***Presiding Member***