

**CITY OF MARION
COUNCIL ASSESSMENT PANEL MINUTES
FOR THE MEETING HELD ON
WEDNESDAY 02 OCTOBER 2019**



1.1 Due to the absence of the existing Presiding Member, prior to formal proceedings Council's Assessment Manager called for nominations for the role of Acting Presiding Member.

- Gavin Lloyd-Jones nominated for the role of Acting Presiding Member and was elected for this meeting, following a show of hands.

1.2 OPEN MEETING

The Meeting commenced at 6.30pm

1.3 PRESENT

Gavin Lloyd-Jones - Acting Presiding Member
Yvonne Svensson- Independent Member
Sue Giles - Independent Member
Nathan Sim - Independent Member
Councillor Maggie Duncan - Elected Member

1.4 APOLOGIES

Terry Mosel

1.5 IN ATTENDANCE

Alex Wright- CAP Assessment Manager (Team Leader - Planning)
Nicholas Timotheou - Development Officer - Planning
Danijel Antic - Development Officer – Planning

CAP021019

2. HEARING OF APPLICATIONS

2.1 Report Reference: CAP021019 – 2.1
Application No: 100/2018/2103
Site Location: 290 Sturt Road, Marion

- Garth Heynen (Heynen Planning) (Applicant) answered questions of the Panel

The Council Assessment Panel resolved that;

RECOMMENDATION

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: 100/2103/2018 for a change in land use to office with alterations and additions to the existing a Local Heritage Place and car parking at 290 Sturt Road, Marion be GRANTED subject to the concurrence of the State Commission Assessment Panel (SCAP) and conditions.

CONDITIONS

1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2103/2018, being the following plans prepared by Royal Greenhouse:
 - a. Site Plan, Floor Plan and Elevations Rev G;
 - b. Ceiling Plan and Maintenance Details Rev E;
 - c. Internal Elevations (Sheet 4 & 5) Rev B; and
 - d. Step Ramp Option Rev A.
2. The hours of operation of the premises shall be restricted to the following times:
 - Monday to Friday (inclusive) from 8:00am until 6:00pm.
3. 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.
4. 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.
5. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
6. All waste disposal and pick up shall be undertaken in accordance with the requirements stipulated within the *Environment Protection (Noise) Policy 2007*, or subsequent legislation.

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7. All waste and other rubbish shall be stored in a manner so that it does not create insanitary conditions, unreasonable nuisance or pollution to the environment and shall be screened from public view to the reasonable satisfaction of Council.
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. 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.
11. 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.

Department of Planning, Transport and Infrastructure Conditions

12. Access to serve the proposed development shall be in general accordance with Royal Green House Site Plan, Job No. 455-18, Revision D, dated 23 October 2018. Subsequently:
 - a. Access to the rear parking area shall be gained via the private access road linking to Marion Road.
 - b. The Sturt Road crossover shall not be utilised for access to/from the rear of the site.
 - c. The disabled parking space located forward of the building shall be accessed via the Sturt Road crossovers.
13. All vehicles shall enter and exit the site in a forward direction.
14. All off-street car parking areas shall be designed and constructed in accordance with AS/NZS 2890.1:2004 and 2890.6:2009.

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

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2.2 Report Reference: CAP021019 – 2.2
 Application No: 100/2019/618
 Site Location: 2B Jervois Street, South Plympton

- Ms Fen Wu (Representor) addressed the Panel

The Council Assessment Panel resolved that;

Recommendation

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: 100/618/2019 for a Two storey detached dwelling at 2B Jervois Street, 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. 100/618/2019, being drawings;
 - Site Works and Stormwater Management Plan, drawing no. C01, Rev A1
 - Sheet 1 of 4, Rev B; Sheet 2 of 4, Rev B; Sheet 3 of 4, Rev B; Sheet 4 of 4, Rev B;
 except when varied by the following conditions of consent.
2. 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 and maintained in a good condition at all times.
3. Stormwater from the structure approved herein shall be collected and directed into a detention tank (or tanks) which are sized and installed in accordance with the specifications contained in Council's information guide titled "Stormwater Detention", to the reasonable satisfaction of the Council.

<https://cdn.marion.sa.gov.au/sp/Brochure-Stormwater-Detention-Retention.pdf>
4. 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.
5. The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the street watertable via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.
6. Stormwater must be disposed of in such a manner that does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.

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7. Any form of development on the property boundary (such as mortar joints on any face brickwork, blueboard material or similar, render etc) shall be finished in a professional manner and to the same standard as the remainder of the subject dwelling, to the reasonable satisfaction of the Council.

Note

1. An invoice for \$1044.08+GST (\$1148) for removal of the Council Street Tree shall be issued by Council.

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2.3 CONFIDENTIAL ITEM

Report Reference: CAP021019 – 2.3

Application No: 100/2018/2065

Site Location: 990-1016 South Road, Edwardstown

- Mr George Manos of (Botten Levinson Lawyers), on behalf (Vicinity Centres) of the applicant answered questions the Panel

7.04pm Pursuant to Section 13(2)(a)(ix) of the Planning, Development and Infrastructure Regulations, the Panel resolve to exclude the public from attendance for the deliberation of Item 2.3

The Council Assessment Panel resolved that;

The Council Assessment Panel having considered this matter in confidence under Section 13(2)(a)(ix) of the Planning, Development and Infrastructure Regulations determined that the decision of the Council Assessment Panel on this item be kept confidential and not available for public inspection until such time that appeal ERD 19-146 has concluded

7.10pm: Meeting re-opened to the Public

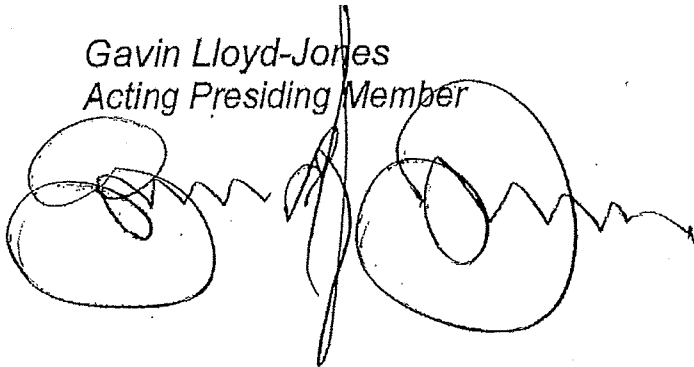
- 3. OTHER BUSINESS
 - 3.1 APPEALS UPDATE
 - 3.2 POLICY OBSERVATIONS
- 4. CONFIRMATION OF MINUTES

The minutes of this meeting held Wednesday 02/10/2019 taken as read and confirmed this second day of October 2019

- 5. MEETING CLOSURE

MEETING DECLARED CLOSED AT 7.18PM.

Gavin Lloyd-Jones
Acting Presiding Member



2/10/19