



- 1.1 OPEN MEETING**
- 1.2 PRESENT**
- 1.3 APOLOGIES**
- 1.4 IN ATTENDANCE**
- 2. APPLICATIONS**
 - 2.1 9 DUDLEY CRESCENT, MARINO**
Alterations and additions to existing dwelling, including garage addition,
retaining and landscaping
Report Reference: CAP030419 - 2.12
 - 2.2 5 CUNGENA AVENUE, PARK HOLME**
Land Division Residential Torrens Title - 1 into 3 allotments and the
subsequent construction of three, two storey row dwellings
Report Reference: CAP030419 - 2.2.....3
- 3. OTHER BUSINESS**
 - 3.1 APPEALS UPDATE**
 - 3.2 POLICY OBSERVATIONS**
- 4. CONFIRMATION OF THE COUNCIL DEVELOPMENT ASSESSMENT PANEL
MEETING HELD ON 03 APRIL 2019**
- 5. MEETING CLOSURE**

1.1 SITE INSPECTION

The meeting commenced on site at 9 Dudley Crescent Marino at 5:15pm, prior to being suspended at 6pm

1.2 PRESENT

Terry Mosel - Presiding Member
Don Donaldson - Independent Member
Sue Giles - Independent Member
Gavin Lloyd-Jones – Deputy Independent Member
Councillor Maggie Duncan - Elected Member

1.3 APOLOGIES

Nil

1.4 IN ATTENDANCE

Alex Wright - CAP Assessment Manager (Acting Team Leader - Planning)
Kai Wardle - Development Officer – Planning

1.5 MEETING COMMENCEMENT

The meeting re-commenced at the Council chambers at 6:30pm

1.6 PRESENT

Terry Mosel - Presiding Member
Don Donaldson - Independent Member
Sue Giles - Independent Member
Gavin Lloyd-Jones – Deputy Independent Member
Councillor Maggie Duncan - Elected Member

1.7 APOLOGIES

1.8 IN ATTENDANCE

Alex Wright - CAP Assessment Manager (Acting Team Leader - Planning)
Stephen Zillante – Acting Manager - Development & Regulatory Services
Kai Wardle - Development Officer – Planning

2. HEARING OF APPLICATIONS

2.1 Report Reference: CAP030419 - 2.1
Application No: 100/2018/1210
Site Location: 9 Dudley Crescent, Marino

- Hugh Jones on behalf of Ryan Jones and (Representor) addressed the Panel
- Jamie Tonks addressed the Panel (Representor) addressed the Panel

- Mr Luke Mitchell (Applicant) and Mr Michael Burdett (Owner) 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;**
- (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: 100/1210/2018 for alterations and additions to existing dwelling, including garage addition, retaining and landscaping at 9 Dudley Crescent, Marino be REFUSED for the following reasons;**

REASONS FOR REFUSAL

- 1. The proposed western wall is contrary to the provisions of Residential Zone Principle of Development Control 6 and General Section Design and Appearance Principle of Development Control 2.**

CAP030419

2.2 Report Reference: CAP030419 – 2.2
Application No: 100/2018/2239
Site Location: 5 Cungena Avenue, Park Holme

- SKS Surveys Pty Ltd (Applicant) 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 and Land Division Consent for Development Application No: 100/2239/2018 for Land Division Residential Torrens Title - 1 into 3 allotments and the subsequent construction of three, two storey row dwellings at 5 Cungena Avenue, Park Holme be REFUSED for the following reasons:

REASONS FOR REFUSAL

1. The proposal is considered to be at variance to the Desired Character sought within the Northern Policy Area 13 and Residential Zone Principle 3, in that it will result in a pattern of development that is inconsistent with the wider locality, is considered to be incompatible with adjoining residential development, and does not promote a cohesive streetscape.
2. By virtue of the proposed allotment frontage widths and the subsequent built form outcome which are inconsistent, incompatible and incohesive, the proposal is considered to detrimentally affect the setting of the locality, and subsequently does not accord with Land Division Principle 10(e).
3. The proposal fails to achieve the minimum frontage width sought for row dwellings by Policy Area Principle 3.
4. The proposal fails to achieve the minimum upper floor setback to side boundaries sought by Residential Zone Principle 6.
5. The proposal fails to provide sufficient on-street parking as sought by Land Division Principle 22.

2 OTHER BUSINESS

3.1 APPEALS UPDATE

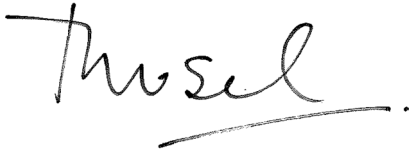
3.2 POLICY OBSERVATIONS

4. CONFIRMATION OF MINUTES

The minutes of this meeting held Wednesday 03/04/2019 taken as read and confirmed this third day of April 2019

5. MEETING CLOSURE

MEETING DECLARED CLOSED AT 7.49PM

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 line.

Terry Mosel
Presiding Member