

1.1 OPEN MEETING

1.2 PRESENT

1.3 APOLOGIES

1.4 IN ATTENDANCE

2. APPLICATIONS

2.1 9 COPPIN STREET, GLENGOWRIE

Two storey detached dwelling

Report Reference: **CAP030620 - 2.1**2

2.2 284-288 AND 292-296 STURT ROAD, MARION, 24 TWEED AVENUE, MARION AND 876 MARION ROAD, MARION

To undertake a staged development: Stage 1 - alterations and additions to an existing educational establishment including demolition of existing playing courts, fencing and single storey dwelling, a single storey building for use as a pre-school, construction of a verandah, alterations to access, internal driveway and car parking and associated siteworks and landscaping; Stage 2 - The construction of a two storey educational building (Part 1); Stage 3 - The construction of a two storey educational building (Part 2)

Report Reference: **CAP030620 - 2.2**3

3. APPEALS UPDATE

3.1 APPEALS AGAINST PANEL DECISIONS

- New Appeals
- Current Appeals

3.2 APPEALS AGAINST DELEGATED APPLICATIONS

4. POLICY OBSERVATIONS

5. OTHER BUSINESS

5.1 COUNCIL ADMINISTRATION ACKNOWLEDGMENTS

- Acknowledgement of existing Members whose term has concluded.

6. CONFIRMATION OF THE COUNCIL DEVELOPMENT ASSESSMENT PANEL MEETING HELD ON 03 JUNE 2020

7. MEETING CLOSURE

**CITY OF MARION
COUNCIL ASSESSMENT PANEL MINUTES
FOR THE MEETING HELD ON
WEDNESDAY 03 JUNE 2020**



1.1 OPEN MEETING

The Meeting commenced at 6.31pm

1.2 PRESENT

Terry Mosel - Presiding Member
Yvonne Svensson- Independent Member
Sue Giles - Independent Member
Councillor Maggie Duncan - Elected Member

1.3 APOLOGIES

Nathan Sim - Independent Member

1.4 IN ATTENDANCE

Alex Wright - CAP Assessment Manager - Team Leader - Planning
Warwick Deller-Coombs - Manager - Development & Regulatory Services
Nicholas Timotheou - Development Officer - Planning
Kai Wardle - Development Officer - Planning

CAP

2. HEARING OF APPLICATIONS

**2.1 Report Reference: CAP030620 – 2.1
Application No: 100/2019/1055
Site Location: 9 Coppin Street, Glengowrie**

- Colleen Dwyer (Representor) addressed the Panel
- Gregg Jenkins (Heynen Planning) on behalf of Regent Homes (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 notes this report;**
- (b) The Panel concurs 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 Number 100/2019/1055 for a two storey detached dwelling at 9 Coppin Street, Glengowrie be REFUSED for the following reasons:**
 - 1. The proposal, because of its bulk and scale as viewed from the intersection of Coppin and Gillespie Streets, does not adequately comply with the Development Plan in respect of the need to achieve cohesive streetscapes.**
 - 2. The proposal's excessive bulk on the corner does not meet the Desired Character statement with regard to the amenity of adjacent land and the locality.**
 - 3. The proposal does not improve built form as expressed within the Desired Character.**

CAP

2.2 Report Reference: CAP030620 – 2.2
Application No: 100/2020/342
Site Location: 284-286 Sturt Road, Marion
288 Sturt Road, Marion
292-296 Sturt Road, Marion
876 Marion Road, Marion
24 Tweed Avenue, Marion

- John Rutherford (Representor) addressed the Panel
- Brenton Foster (Representor) addressed the Panel
- Colin Denton (Representor) addressed the Panel
- Matthew King (URPS) and Frank Siow (Frank Siow & Associates) on behalf of Sunrise Christian School (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 notes this report;**
- (b) The Panel concurs 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) The Panel considers that the proposal in its present form does not satisfy the terms of the Development Plan to an adequate extent, particularly in respect to its scale and amenity impacts on adjoining residents, and resolves that this matter be DEFERRED for the following:**
 - 1. A further report to be prepared by the applicant and further assessment by staff in respect of the visual impact of the proposed fence and noise adjacent the Tweed Avenue streetscape, 11 Tweed Avenue, and 22 Tweed Avenue, with a view to increasing landscaping substantially.**
 - 2. The potential for noise attenuating fencing to be constructed along the eastern boundary of the school, adjacent 1, 3, 5, 7, 9 and 11 Tweed Avenue, necessary for the reduction in noise from students consequential upon the increased student numbers.**
 - 3. Consideration be given to a Management Plan to be developed in consultation with adjacent residents in relation to the emanation of noise through traffic, waste disposal, loudspeakers and dust extractors.**

OTHER BUSINESS

3. APPEALS UPDATE

3.1 APPEALS AGAINST PANEL DECISIONS

Alex Wright provided an update on appeals against Panel decisions.

3.2 APPEALS AGAINST DELEGATED DECISIONS

Alex Wright provided an update on appeals against delegated decisions.

4. POLICY OBSERVATIONS

5. OTHER BUSINESS

5.1 COUNCIL ADMINISTRATION ACKNOWLEDGEMENTS

Council Administration and the Presiding Member acknowledged the efforts and contributions that departing Independent Members Nathan Sim and Sue Giles have made, over a number of years, to the Council Assessment Panel and the City of Marion more broadly.

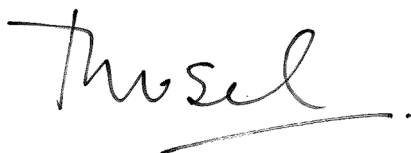
Council Administration and the Presiding Member also acknowledged the efforts and contributions made by departing Elected Member Cr Maggie Duncan to the Council Assessment Panel.

6. CONFIRMATION OF MINUTES

The minutes of this meeting held Wednesday 03 June 2020 taken as read and confirmed this Third of June 2020.

7. MEETING CLOSURE

MEETING DECLARED CLOSED AT 9.07PM



Terry Mosel
Presiding Member