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**THE CITY OF MARION
COUNCIL ASSESSMENT PANEL HELD AT THE
ADMINISTRATION CENTRE 245 STURT ROAD STURT
ON
WEDNESDAY 03 JULY 2019**

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**CITY OF MARION
COUNCIL ASSESSMENT PANEL MINUTES
FOR THE MEETING HELD ON
WEDNESDAY 3 JULY 2019**



1.1 OPEN MEETING

The Meeting commenced at 6.30 pm

1.2 PRESENT

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

1.3 APOLOGIES

Alex Wright – CAP Assessment Manager

1.4 IN ATTENDANCE

Nicholas Timotheou – Acting Team Leader - Planning
Warwick Deller-Coombs – Manager - Development & Regulatory Services
Stephen Both – Senior Development Officer - Planning

2. HEARING OF APPLICATIONS**2.1 Report Reference: CAP030719 – 2.1****Application No: 100/2018/2065****Site Location: 990-1016 South Road, Edwardstown**

- Tom Game of Botten Levinson Lawyers on behalf of the Applicant addressed the Panel

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 for Development Application No: 100/2065/2018 to erect a single sided free-standing LED advertising sign with an overall height of 10.3 metres and a total display area of 38.3 square metres at 990-1016 South Road, Edwardstown be REFUSED.**

REASONS FOR REFUSAL

- 1. The proposed development is considered to be at variance with (General Section – Advertisements) Objectives 1 and 3 as the proposed sign will result in having an adverse visual impact on the existing urban landscape and the immediate locality.**
- 2. It is considered that the size, shape and general appearance of the proposed signage to be inconsistent with other free-standing signs located along the western side of South Road and therefore at variance with Advertisements Principle of Development Control 1.**
- 3. The proposed development is considered to be at variance with Advertisements Principle of Development Control 2 in that it will add to the number of advertising signs to be located across the frontage of the subject land and consequently increase the potential for signage clutter.**
- 4. The proposal development fails to comply with Advertisements Principles of Development Control 4 and 11 given that the content to be advertised by the proposed sign shall only incorporate third party advertising.**
- 5. The proposal fails to comply with Advertisements Principle of Development Control 10 as the main support column and associated hoarding associated with the proposed sign has not been adequately concealed and will be clearly visible when viewed from surrounding land.**

CAP030719

**2.2 Report Reference: CAP030719 – 2.2
Application No: 100/2019/388 - 100/C029/19
Site Location: 36 De Laine Avenue, Edwardstown**

- No person 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) That a decision for Development Application No: 100/2019/388 to divide land (1 into 5) to create four (4) additional allotments and one (1) common property allotment at 36 De Laine Avenue, Edwardstown be DEFERRED for the following reason:**
 - 1. For the purpose of the land division being redesigned to ensure the extent of common property enables free and unrestricted access and egress for vehicles.**

3. OTHER BUSINESSDevelopment Delegations Policy

Staff sought views from the CAP on Council's Development Delegations Policy.

Meeting actions:

1. Staff agreed to review the land use / land division trigger for assessing development applications with a view to making both assessments undertaken by the same relevant authority.
2. CAP members suggested a tour of approved development sites with staff would aid in improving consistency in decision making.

3.1 APPEALS UPDATE**3.2 POLICY OBSERVATIONS****4. CONFIRMATION OF MINUTES**

The minutes of this meeting held Wednesday 03/07/2019 taken as read and confirmed this third day of July 2019

5. MEETING CLOSURE

MEETING DECLARED CLOSED AT 8.05PM



Terry Mosel
Presiding Member