

1.1 SITE INSPECTION

The meeting commenced with an on-site viewing at 26 Marine Parade, Marino at 5:00pm, followed by viewings of properties at 43 The Cove Road and 27 Marine Parade, Marino, concluding at 5:30pm

1.2 PRESENT

Don Donaldson - Presiding Member (Acting)
Sue Giles - Independent Member
Councillor Janet Byram - Elected Member
Gavin Lloyd-Jones - Independent Member

1.3 IN ATTENDANCE

Nicholas Timotheou - Acting Team Leader, Planning

1.4 OPEN MEETING

The Meeting commenced at 6.30pm

1.5 PRESENT

Don Donaldson - Presiding Member (Acting)
Sue Giles - Independent Member
Nathan Sim - Independent Member
Councillor Janet Byram - Elected Member
Gavin Lloyd-Jones - Independent Member

1.6 APOLOGIES

Terry Mosel - Presiding Member

1.7 IN ATTENDANCE

Nicholas Timotheou – Acting Team Leader, Planning
Jason Cattonar – Manager Development and Regulatory Services

2. HEARING OF APPLICATIONS

2.1 Report Reference: CAP040718 – 2.1

Application No: 100/2017/1681

Site Location: 26 Marine Parade, Marino

- Tom Crompton of Botten Levinson Lawyers on behalf of Ms Jenny Raymond (Representor) addressed the Panel
- John Stimson of Stimson Consulting on behalf of John Douglas Spoehr (Applicant) answered questions of 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 resolve that the application be deferred for the purpose of providing the applicant with an opportunity to address the following matters:

- The departure from setback provisions in relation to the southern side boundary; and
- The extent of overshadowing to the adjoining southern property.

CARRIED

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2.2 Report Reference: CAP040718 – 2.2
Application No: 100/2017/2003
Site Location: 575 - 577 Marion Road, South Plympton

- Mike Sheidow of Black Rabbit Architecture and Interiors (Applicant) and Damian Dawson of Planning Chambers answered questions of 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: 100/2003/2017 for ground floor and first floor additions and alterations to existing consulting rooms and car parking at 575-577 Marion Road, South Plympton be GRANTED subject to seeking concurrence from the State Commission Assessment Panel (SCAP) and 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. 100/2003/2017, being drawing numbers 01 (Revision D), & 02 (Revision -) prepared by Black Rabbit Architecture + Interiors except when varied by the following conditions of consent.**
- 2. 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.**
- 3. 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.**
- 4. All landscaped areas shall be separated from adjacent driveways and parking areas by a suitable kerb or non-mountable device to prevent vehicle movement thereon (incorporating ramps or crossovers to facilitate the movement of persons with a disability).**
- 5. 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.**
- 6. All loading and unloading of vehicles associated with the subject premises shall be carried out entirely upon the subject land.**
- 7. All industrial and commercial vehicles visiting the site shall enter and exit the land in a forward direction.**
- 8. 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.**

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9. Designated accessible car parking spaces shall be designed and provided in accordance with the provisions contained in Australian Standard AS1428 -2003.
10. 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.
11. The driveways, parking areas and vehicle manoeuvring areas must be maintained in a good condition at all times.
12. All car parking spaces shall be line marked 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.
13. The five northernmost parking spaces shall be marked "Staff Parking Only" prior to the occupation of the proposed development and thereafter maintained to the reasonable satisfaction of Council.
14. The hours of operation for consulting shall be restricted to the following times;
 - Monday, Tuesday & Thursday: 9:00am until 7:00pm
 - Wednesday & Friday: 9:00am until 5:00pm
 - Saturday: 9:00am until 3:00pm
15. All deliveries to and from the site (including waste collection) shall be restricted to the following times: Monday to Friday 9:00am until 5:00pm.
16. All external lighting of the site, including car parking areas and buildings, shall be located, directed, shielded and of an intensity not exceeding lighting in adjacent public streets, so as not to cause nuisance or loss of amenity to any person beyond the site to the reasonable satisfaction of the Council.

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 runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the stormwater system, to the reasonable satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).
3. 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.
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.
6. Noise from devices and/or activities on the subject site should not impair or impinge on the amenity of neighbours at any time. This includes noise generated from plant and equipment (including those servicing the building such as air-conditioning), as well as noise generated from activities such as loading and unloading of goods and/or waste. The Environment Protection Authority has restrictions relating to the control of noise in the urban environment. Further information is available by phoning the Environment Protection Authority on 8204 2000.

7. **The Metropolitan Adelaide Road Widening Plan (MARWP) shows a possible requirement for a 4.5 metres x 4.5 metres corner cut-off at the Marion Road/Stuart Road junction. The consent of the Commissioner of Highways under the Metropolitan Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement. As no works are being undertaken within the abovementioned areas, consent is not required in this instance.**

CARRIED

2.3 Report Reference: CAP040718 – 2.3
Application No: 100/2017/1584
SCAP Reference No: 100/D186/17
Site Location: 7 Railway Terrace, Edwardstown

- 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 and Land Division Consent for Development Application No: 100/2017/2173 for a Land Division Residential Torrens Title - 1 into 2 allotments and the construction of a carport associated with the existing dwelling at 7 Railway Terrace Edwardstown 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. 100/2017/2173, except when varied by the following conditions of consent.**
- 2. 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.**
- 3. 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.

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2. **Payment of \$6830 into the Planning and Development Fund (1 allotment @ \$6830/allotment). Payment may be made by credit card via the internet at 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.**

CARRIED

2.4 Report Reference: CAP040718 – 2.4
Application No: 100/2017/2173
Site Location: 7 Railway Terrace, Edwardstown

- 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 for Development Application No: 100/2173/2017 for Single storey dwelling and carport associated with the existing dwelling at 7 Railway Terrace, Edwardstown be GRANTED subject to the following Reserved Matter and Conditions:

RESERVED MATTER

Pursuant to Section 33(3) of the Development Act, Council RESERVES its decision in relation to the following matter. Development Approval cannot be issued by the Council unless and until it has assessed such matters and granted its consent in respect thereof.

1. Provision of a fully engineered site works and drainage plan detailing top of kerb level, existing ground levels throughout the site and on adjacent land, proposed bench levels and finished floor levels, the extent of cut/fill required, the location and height of proposed retaining walls, driveway gradients, and the location of all existing infrastructure and street trees, to the reasonable satisfaction of the Manager of Development and Regulatory Services.

Pursuant to Section 33(3) of the Development Act 1993 the Council reserves its decision on the form and substance of any further conditions of development plan consent that it considers appropriate to impose in respect of the reserved matter outlined above.

CONDITIONS

1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2017/2173, except when varied by the following conditions of consent.
2. 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.

Note: A copy of the information guide can be viewed at the City of Marion web-page www.marion.sa.gov.au/page.aspx?u=181

3. Landscaping as identified on the approved plan shall be planted prior to the occupation of the premises and be nurtured and maintained in good health and condition at all times with any diseased or dying plants being replaced, to the reasonable satisfaction of the Council.

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4. 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.
5. 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.
6. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.

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 runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the stormwater system, to the reasonable satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).
3. 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.
4. 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.).
5. 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.
6. 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.

CARRIED

3. OTHER BUSINESS

8:13pm Pursuant to Section 13(2)(a)(ix) of the Planning, Development and Infrastructure Regulations, the Panel resolve to exclude the public from attendance for deliberation.

3.1. APPEALS UPDATE

- 3.1.1. 73 The Cove Road, Marino
- 3.1.2. 287A Morphett Road, Oaklands Park

8:20pm Meeting re-opened to the Public

3.2. POLICY OBSERVATIONS

4. CONFIRMATION OF MINUTES

The minutes of this meeting held Wednesday 4 July 2018 taken as read and confirmed this fourth day of July 2018

5. MEETING CLOSURE 8:21pm

MEETING DECLARED CLOSED AT 8:21PM



Don Donaldson
Presiding Member (Acting)