

**CITY OF MARION
COUNCIL ASSESSMENT PANEL MINUTES
FOR THE MEETING HELD ON
WEDNESDAY 5 DECEMBER 2018**



1.1 OPEN MEETING

The Meeting commenced at 6.30pm

1.2 PRESENT

Terry Mosel - Presiding Member
Don Donaldson - Independent Member
Sue Giles - Independent Member
Nathan Sim - Independent Member
Councillor Maggie Duncan - Elected Member

1.3 APOLOGIES

Nil

1.4 IN ATTENDANCE

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

2. HEARING OF APPLICATIONS**2.1 Report Reference: CAP051218 - 2.1****Application No: 100/2018/0555****Site Location: One, two storey building comprising two dwellings**

- No persons addressed the panel in relation to this item

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: 100/555/2018 for one, two storey building comprising two dwellings at 76 Lascelles Avenue, Warradale, 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. 100/555/2018, being drawing number(s):
 - a. PL01 to PL04 (inclusive) – Revision E prepared by O.S of Future Homes Building Group;
 - b. PL05 – Revision D prepared by O.S of Future Homes Building Group; and,
 - c. C2 – Issue D, prepared by BM of KP Squared Engineering,except when varied by the following conditions of consent.
2. All mortar joints on any face brickwork on the property boundary are to be finished in a professional manner, similar to other external brickwork on the subject dwelling.
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.

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

4. 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.
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.

CAP051218

6. 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.
7. 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 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.

2.2

6.39pm 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 2.2 and 2.3.

2.2 CONFIDENTIAL ITEM

Report Reference: CAP051218 – 2.2

Application No: 100/2017/2097

Site Location: 10 Tennyson Avenue, Plympton Park

- **No persons addressed the panel in relation to this item.**

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 -18-111 has concluded

2.3 CONFIDENTIAL ITEM

Report Reference: CAP051218 – 2.3

Application No: 100/2018/812

Site Location: 10 Pitcairn Avenue, Marion

- **Ray Radice (Applicant)** addressed the Panel

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 -18-113 has concluded

6.56pm: Meeting re-opened to the Public

3. OTHER BUSINESS

3.1 INFORMATION ONLY ITEM

**Report Reference: CAP051218 – 2.4
Application No: 100/2018/2103
Site Location: 290 Sturt Road, Marion**

3.2 APPEALS UPDATE

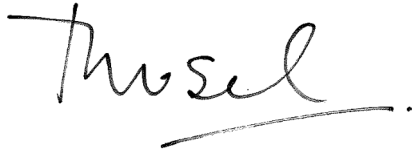
3.3 POLICY OBSERVATIONS

4. CONFIRMATION OF MINUTES

The minutes of this meeting held Wednesday 5 December 2018 taken as read and confirmed this five December 2018

5. MEETING CLOSURE

MEETING DECLARED CLOSED AT 7.05PM

A handwritten signature in black ink, appearing to read "Terry Mosel", with a horizontal line underneath it.

Terry Mosel
Presiding Member