

**CITY OF MARION  
COUNCIL ASSESSMENT PANEL MINUTES  
FOR THE MEETING HELD ON  
WEDNESDAY 6 JUNE 2018**

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**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 Janet Byram - Elected Member

**1.3 APOLOGIES**

Nil

**1.4 IN ATTENDANCE**

Rob Tokley - CAP Assessment Manager (Team Leader - Planning)  
Jason Cattonar – Manager - Development & Regulatory Services

**2. HEARING OF APPLICATIONS**

**2.1 Report Reference: CAP060618 – 2.1  
Application No: 100/2017/1560  
Site Location: 8/36 Trumara Road, Marino**

- 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: 100/2017/1560 for a two storey dwelling, with associated earthworks and retaining walls at 8/36 Trumara Road, Marino 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. 100/2017/1560, except when varied by the following conditions of consent.**
- 2. The external finish of the 'Scyon Matrix' cladding shall be dull/matte, to assist in minimising the opportunity for glare/reflection, to the reasonable satisfaction of Council.**
- 3. All devices/treatments proposed as part of the Development Application to protect the privacy of adjoining properties shall be installed and in use prior to occupation of the premises.**
- 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 common property (inclusive of any system via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.**
- 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.**

**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.**

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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.

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**2.2 Report Reference: CAP060618 – 2.2**  
**Application No: 100/2017/2290**  
**Site Location: 15 Beaumont Street, Clovelly Park**

- Mrs Brenda Earl (Representor) 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;**
- (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: 100/2017/2290 to vary Development Application 100/2015/2243 – four, two-storey row dwellings - amendments to building setbacks, materials and colours and internal layouts at 15 Beaumont Street, Clovelly Park be REFUSED, for the following reasons:**
  - 1. The site coverage displayed exceeds the maximum sought for new development within the Northern Policy Area, failing to satisfy Policy Area Principle 4.**
  - 2. The rear setback of the proposed dwellings does not minimise the impacts of the building upon the adjoining land and will not maintain the patterns of space between buildings, failing to satisfy Residential Zone Principle 6 and Design and Appearance Principles 2(b) and 2(c).**
  - 3. The dimension of private open space areas do not satisfy that sought by Residential Zone Principle 7 and fails to comply with Residential Development Principle 16.**

**2.3 Report Reference: CAP060618 – 2.3**  
**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;**

**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: 100/2017/2097 for three single storey row dwellings at 10 Tennyson Avenue, Plympton Park, be REFUSED, for the following reasons:**
  - 1. The proposal fails to satisfy the minimum site areas and site depth sought for row dwellings within the Northern Policy Area 13, at variance to Policy Area Principle 3.**
  - 2. The site coverage displayed exceeds the maximum sought for new development within the Northern Policy Area 13, failing to satisfy Policy Area Principle 4.**
  - 3. The front setback proposed does not contribute to an attractive streetscape, and is at variance to the Desired Character of the Policy Area and Design and Appearance Principles 21 and 22.**
  - 4. The rear setback of the proposed dwellings does not minimise the impacts of the building upon the adjoining land and will not maintain the patterns of space between buildings, failing to satisfy Residential Zone Principle 6 and Design and Appearance Principles 2(b) and 2(c).**
  - 5. The configuration of private open space area for Dwelling 3 does not satisfy that sought by Residential Development Principle 16.**

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**2.4 Report Reference: CAP060618 – 2.4  
Application No: 100/2018/812  
Site Location: 10 Pitcairn Avenue, Marion**

- 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;**
- (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: 100/2018/812 for a pair of single storey semi-detached dwellings at 10 Pitcairn Avenue, Marion be REFUSED, for the following reasons:**
  - 1. The proposal fails to satisfy Northern Policy Area Objectives 3, 5 and 6, and the Desired Character of the Policy Area, as the design does not minimise the impact of garaging and does not display good residential design principles and does not contribute to a cohesive streetscape.**
  - 2. The proposal fails to satisfy the minimum site areas sought for semi-detached dwellings within the Northern Policy Area 13, at variance to Policy Area Principle 3.**
  - 3. The site coverage displayed exceeds the maximum sought for new development within the Northern Policy Area 13, failing to satisfy Policy Area Principle 4.**

**CAP060618**

7.40pm 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 2.5.

**2.5 CONFIDENTIAL ITEM**

**Report Reference: CAP060618 – 2.5**

**Application No: 100/2017/2325**

**Site Location: 9 Nelson Street, South Plympton**

- Yong Guo of Yogo Design & Consulting (Applicant) answered questions of 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-18-76 has concluded.**

7.47pm: Meeting re-opened to the Public

**3. OTHER BUSINESS**

**3.1 INFORMATION ONLY ITEM**

Report Reference: CAP060618 – 3.1

Application No: 100/2018/814

Site Location: 8 Gulfview Road, Seaview Downs

**3.2 APPEALS UPDATE**

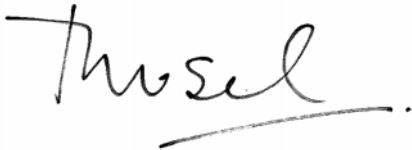
**3.3 POLICY OBSERVATIONS**

**4. CONFIRMATION OF MINUTES**

The minutes of this meeting held Wednesday 6 June 2018 taken as read and confirmed this sixth day of June 2018

**5. MEETING CLOSURE**

**MEETING DECLARED CLOSED AT 7.50PM**

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

***Terry Mosel***  
***Presiding Member***