



**1. MEETING PROCEDURES**

**1.1 OPEN MEETING**

**1.2 PRESENT**

**1.3 APOLOGIES**

**1.4 IN ATTENDANCE**

**2. GENERAL OPERATIONS**

No items listed for discussions

**3. DEVELOPMENT ACT 1993 APPLICATIONS**

**3.1 DEVELOPMENT NO 100/2021/0178  
10 GULFVIEW ROAD, SEAVIEW DOWNS**

Single Storey split level dwelling with associated garage and retaining walls  
Report Reference: CAP070721 - 3.1.....2

**3.2 DEVELOPMENT NO 100/2021/0038  
66 WHEATON STREET SOUTH PLYMPTON**

Two single storey dwellings  
Report Reference: CAP070721 - 3.2.....4

**4. PDI ACT APPLICATIONS**

No Items Listed

**5. APPEALS UPDATE**

**5.1 APPEALS AGAINST PANEL DECISIONS**

- Verbal Update Provided

**5.2 APPEALS AGAINST DELEGATED APPLICATIONS**

- Verbal Update Provided

**6. POLICY OBSERVATIONS**

- Verbal Update Provided

**7. OTHER BUSINESS**

**8. CONFIRMATION OF THE COUNCIL DEVELOPMENT ASSESSMENT PANEL MEETING HELD ON WEDNESDAY 7 JULY 2021**

**9. MEETING CLOSURE**

**CITY OF MARION  
COUNCIL ASSESSMENT PANEL MINUTES  
FOR THE MEETING HELD ON  
WEDNESDAY 07 JULY 2021**

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**1.1 OPEN MEETING**

The Meeting commenced at 6.29pm

**1.2 PRESENT**

Terry Mosel – Presiding Member  
Yvonne Svensson – Independent Member  
Michael Davis – Independent Member  
Raelene Telfer – Council Member

**1.3 APOLOGIES**

Bryn Adams – Independent Member  
Alex Wright – CAP Assessment Manager – Team Leader – Planning

**1.4 IN ATTENDANCE**

Nicholas Timotheou – Acting Team Leader – Planning  
Kai Wardle - Development Officer - Planning  
Warwick Deller-Coombs - Manager - Development & Regulatory Services

**2. GENERAL OPERATIONS**

### 3. HEARING OF APPLICATIONS

3.1 Report Reference: CAP070721 - 3.1  
Application No: 100/2021/0178  
Site Location: 10 Gulfview Road, Seaview Downs

- No person addressed the Panel in relation to this item.

The Council Assessment Panel resolved that;

- (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: 100/2021/0178 for a single storey split-level detached dwelling with associated earthworks, retaining walls and fencing at 10 Gulfview Road, Seaview Downs be GRANTED subject to the following Conditions.

#### CONDITIONS

1. The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
2. All car parking areas, driveways and vehicle manoeuvring areas must be constructed in accordance with the approved plans and recognised engineering practices prior to the occupation of the premises or the use of the development herein approved and maintained in a good condition at all times.
3. Prior to the use and/or occupation of the structure(s), all stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details.
4. All devices/treatments proposed and nominated on the approved plans, and forming part of the Development Application, to protect the privacy of adjoining properties shall be installed and in use prior to occupation of the premises and maintained for the life of the building.
5. Landscaping shall be planted and maintained in accordance with the plans and details forming part of the development authorisation.

#### NOTES

1. The Local Nuisance and Litter Control Act 2016 has restrictions relating to the control of noise, dust, smoke, odours and unsightly conditions in the urban environment. Please note that conditions of this nature which unreasonably affect the amenity of neighbours may contravene the Act.

## CAP070721

2. Before commencing any site works, a temporary vehicular access to the property for machinery, delivery of building materials and general vehicles should be provided. In the case where no driveway invert exists, the kerb can be saw cut and removed at the intended location for the new driveway invert to provide the necessary temporary access. In addition, if a paved Council footpath exists, this should also be removed in alignment with the removed section of kerb. The applicant should also take note of other information provided regarding use of, damage to and construction on Council owned land.
3. 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.
4. 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 (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).

Measures to prevent silt and mud from vehicle tyres and machinery being transported onto the road shall be installed and maintained at all times during the construction phase of the development (a suggested measure is to install a gravelled construction exit with wash down facilities).

5. The Fences Act 1975 details certain requirements and procedures in order to remove, replace or repair boundary fencing. If you intend to remove or repair an existing boundary fence, you are obligated to give the other affected neighbours 30 days notice to comment and respond as per a "Form 2". If a fence is removed (even if only temporarily) by a neighbour without the consent of the adjoining owner, or without following the procedure under the Fences Act, you may be liable to compensate the other owner

For more information, please refer to the Legal Services Commission brochure titled "Fences and the Law". Copies are available at Council's Administration Centre, or online at <http://www.lawhandbook.sa.gov.au/ch31s02.php>

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**3.2 Report Reference: CAP070721 - 3.2**  
**Application No: 100/2021/0038**  
**Site Location: 66 Wheaton Street South Plympton**

Application was withdrawn on the 2<sup>nd</sup> July 2021

**4. PDI ACT APPLICATIONS**

No Items Listed

**5. APPEALS UPDATE****5.1 APPEALS AGAINST PANEL DECISIONS**

Staff provided an update on appeals against Panel decisions.

**5.2 APPEALS AGAINST DELEGATED APPLICATIONS**

Staff provided an update on appeals against delegated applications.

**6. POLICY OBSERVATIONS**

The Panel noted that the Hills Face Zone boundaries remain unchanged as part of the Planning and Design Code, and still affect some established residential areas as evidenced in Item 3.1.

**7. OTHER BUSINESS****- Annual Statistic Review Report**

The Panel note this report.

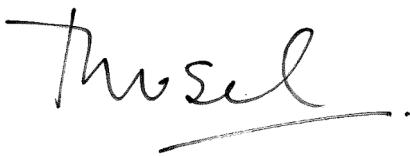
**8. CONFIRMATION OF MINUTES**

The minutes of this meeting held Wednesday 7 July 2021 taken as read and confirmed this seventh day of July 2021

**9. MEETING CLOSURE**

- **Length of meeting: 16 minutes**
- **Number of Representors appearing before the Panel: 0**
- **Number of Applicants appearing before the Panel: 0**

**MEETING DECLARED CLOSED AT 6.45PM**



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