

**CITY OF MARION
COUNCIL ASSESSMENT PANEL MINUTES
FOR THE MEETING HELD ON
WEDNESDAY 07 NOVEMBER 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 Janet Byram - Elected Member

1.3 APOLOGIES

Nil

1.4 IN ATTENDANCE

Alex Wright - CAP Assessment Manager (Acting Team Leader - Planning)

2. HEARING OF APPLICATIONS

**2.1 Report Reference: CAP071118 – 2.1
Application No: 100/2018/418
Site Location: 7 Macklin Street, Sturt**

- Mr Fabris answered questions of the Panel

The Council Assessment Panel resolved that;

RECOMMENDATION

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: 100/2018/418 for a two storey residential flat-building comprising two (2) dwellings and a single storey group dwelling with associated landscaping be REFUSED for the following reasons:**

Reasons for Refusal

- 1. The proposal represents an overdevelopment of the site in so far as it fails to adequately meet the provisions of the Northern Policy Area 13 in regards to minimum site areas for each dwelling and as a consequence fails to satisfy the provisions of the plan in respect of site coverage, floor area ratio and front and rear setbacks.**
- 2. The proposal also fails to adequately satisfy the desired character of the locality in respect to the design of the roof form and pitch.**

CAP071118

2.2 Report Reference: CAP071118– 2.2
Application No: 100/2018/555
Site Location: 76 Lascelles Avenue, Warradale

- Mr Robert Anthony Webster (on behalf of himself, L W & M A Hill and Ms Kate Savige (Representors) addressed the Panel
- Mr Graham Burns answered questions on behalf of Future Homes Building Group (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;**
- (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 DEFERRED for the following reasons:**

Reasons for Deferral

- 1. In its present form the proposal does not adequately conform with the relevant provisions of the plan.**
- 2. Upon consultation and agreement with the applicant the decision on the proposal is deferred to provide an opportunity to adjust (reduce) site coverage, improve landscaping, increase pervious area and built form addressing the public roads to render the proposal in conformity with the relevant provision of the Development Plan.**

CAP071118

7:57pm 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 2.3

2.3 CONFIDENTIAL ITEM

Report Reference: CAP071118 – 2.3

Application No: 100/2018/812

Site Location: 10 Pitcairn Avenue Marion

- Mr 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 ERD-18-113 has concluded

8.22pm: Meeting re-opened to the Public

3. OTHER BUSINESS

3.1 APPEALS UPDATE

3.2 POLICY OBSERVATIONS

4. CONFIRMATION OF MINUTES

The minutes of this meeting held Wednesday 7 November 2018 taken as read and confirmed this seventh day of November 2018.

5. MEETING CLOSURE

MEETING DECLARED CLOSED AT 8.37PM

A handwritten signature in black ink that reads "Terry Mosel". The signature is written in a cursive style with a horizontal line underneath the name.

Terry Mosel
Presiding Member