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MEETING HELD ON TWENTIETH DAY OF JANUARY 2021**
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**CITY OF MARION
COUNCIL ASSESSMENT PANEL MINUTES
FOR THE MEETING HELD ON
WEDNESDAY 20 JANUARY 2021**



1.1 OPEN MEETING

The Meeting commenced at 6.35pm

1.2 PRESENT

Michael Davis- Acting Presiding Member
Yvonne Svensson- Independent Member
Bryn Adams - Independent Member
Gavin Lloyd Jones – Deputy Independent Member
Raelene Telfer – Council Member

1.3 APOLOGIES

Alex Wright – CAP Assessment Manager – Team Leader – Planning
Terry Mosel – Presiding Member

1.4 IN ATTENDANCE

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

2. GENERAL OPERATIONS

3. HEARING OF APPLICATIONS

3.1 Report Reference: CAP200121 - 3.1 Application No: 100/2020/0959 Site Location: 27 Gardiner Avenue, Warradale

- Mr Paul Daniel (Representor) addressed the Panel
- Simonds Homes - represented by Greg Jenkins (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 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 be GRANTED for the construction of 2 single storey dwellings as proposed in Development Application No: 100/2020/959 at 27 Gardiner Avenue, Warradale, subject to the following conditions:**

CONDITIONS

- 1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be undertaken in strict accordance with the details and plans submitted in Development Application No.100/2020/959 except where varied by the following conditions of consent.**
- 2. All areas nominated as landscaping or garden areas on the approved plans shall be planted and maintained with a suitable mix and density of native trees, shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council.**
- 3. Any existing vegetation nominated to be retained and/or any new vegetation proposed to be planted shall 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.**
- 4. 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.**
- 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.**
- 6. 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 and maintained in a good condition at all times.**

7. All areas nominated as landscaping or garden areas on the approved plans shall be planted and maintained with a suitable mix and density of native trees, shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council.
8. Any existing vegetation nominated to be retained and/or any new vegetation proposed to be planted shall 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.

CAP200121

3.2 Report Reference: CAP200121 - 3.2
Application No: 100/2020/1635
Site Location: 5 Jacaranda Grove Oaklands Park

- Mr Gary Cameron (Representor) addressed the Panel
- Weeks Building Group - represented by Mr Stuart Coles (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 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 be GRANTED for a single storey detached dwelling incorporating wall on northern boundary, of Development Application No: 100/1635/2020 at 5 Jacaranda Grove, Oaklands Park, subject to the following conditions:**

CONDITIONS

- (1) The development shall be constructed and maintained in accordance with the plans and details submitted with and forming part of Development Application No.100/2020/1635 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 / Retention", to the reasonable satisfaction of the Council.**
- (3) 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.**
- (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) Stormwater must be disposed of in such a manner that does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.**
- (6) 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 and maintained in a good condition at all times.**

- (7) 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.

4. APPEALS UPDATE**4.1 APPEALS AGAINST PANEL DECISIONS****4.2 APPEALS AGAINST DELEGATED APPLICATIONS****5. POLICY OBSERVATIONS****6. OTHER BUSINESS****7. CONFIRMATION OF MINUTES**

The minutes of this meeting held Wednesday 20 January 2021 taken as read and confirmed this twentieth day of January 2021

8. MEETING CLOSURE

- **Length of meeting:** 35 minutes
- **Number of Representors appearing before the Panel:** 2 (two)
- **Number of Applicants appearing before the Panel:** 2 (two)

MEETING DECLARED CLOSED AT 7:10PM



Michael Davis
Acting Presiding Member