

**MINUTES OF THE CITY OF MARION
DEVELOPMENT ASSESSMENT PANEL HELD AT THE
ADMINISTRATION CENTRE 245 STURT ROAD STURT
ON
WEDNESDAY 17 AUGUST 2016**

1.1 PRESENT

Gavin Lloyd-Jones (Presiding Member), Graham Goss, Nathan Sim,
Charmaine Thredgold, Ian Crossland, Nick Kerry and Luke Hutchinson

1.2 APOLOGIES

Nil

1.3 IN ATTENDANCE

Alex Wright – Acting Team Leader – Planning (DAP Executive Officer)
Adrian Skull – CEO
Steve Hooper - Manager, Development and Regulatory Services
Stephen Both - Senior Development Officer- Planning
Duncan Shearer - Development Officer- Planning Student

1.4 COMMENCEMENT

The Meeting commenced at 6.33pm



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2. HEARING OF APPLICATIONS**2.2 Reference No: DAP170816 – 2.2****Application No: 100/2014/2036****Site Location: 838–842, 844–846 and 846–850 Marion Road, Marion**

- Mr Matthew King of URPS (representing the applicant) answered questions of the Panel
- Mr Frank Siow of Frank Siow & Associates (representing the applicant) answered questions of the Panel

The Development 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 concurrence from the Development Assessment Commission be sought for the granting of Development Plan Consent for Development Application No: 100/2014/2036 to change the use of existing upper level warehouse tenancies (10, 11B, 12 & 13) to offices including the demolition of existing buildings and structures to create additional on-site car parking provision for 72 vehicles with associated landscaping and directional signage. (Non-complying Development) at 838 – 842 and 844 - 850 Marion Road, Marion, subject to the following conditions:**

CONDITIONS

1. **The development shall proceed in accordance with the letter received from URPS Planning Consultants dated 12 May 2015, the letter prepared by Botten Levinson Lawyers dated 11 May 2015, the letter prepared by Frank Siow & Associates dated 27 April 2015, the Statement of Effect prepared by URPS Planning Consultants dated 10 July 2015, the site and elevation plans stamped dated received 24 August 2015, the signage plan dated 1 July 2015, the amended landscaping plan stamped dated received 2 June 2016 and the amended Traffic Report prepared by Frank Siow & Associates dated 4 July 2016, all submitted with and forming part of Development Application No. 100/2014/2036, except where varied by the following conditions of consent.**
2. **The car parking area proposed on the land located at 844 – 850 Marion Road, Marion, shall be amended to incorporate a minimum provision of no less than 30 on-site car parking spaces which shall be allocated for use by staff associated with the building located at 838 – 842 Marion Road, Marion. These allocated parking spaces**



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shall be individually marked in a distinctive fashion for staff use only with the marking of these designated parks to be maintained in a clear and visible condition at all times to the reasonable satisfaction of Council.

3. An amended site plan, car parking plan and landscape plan shall be provided to Council illustrating the removal of parking bay 65 and replaced with appropriate landscaping.
4. A trap shall be installed as part of the site's stormwater system to prevent grease, oil, sediment, litter and other substances capable of contaminating stormwater from entering the Council's stormwater drainage system. The trap shall be regularly cleaned and maintained in good working order 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 areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council.
7. All existing vegetation nominated to be retained and all new vegetation 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.
8. All landscaped areas shall be separated from adjacent driveways and parking areas by a suitable kerb or non-mountable device to prevent vehicle movement thereon (incorporating ramps or crossovers to facilitate the movement of persons with a disability).
9. Landscaping shall be maintained so as to not obstruct the views of drivers or pedestrians entering or exiting the site, to the reasonable satisfaction of Council.
10. All loading and unloading of vehicles associated with the subject premises shall be carried out entirely upon the subject land.
11. All industrial and commercial vehicles visiting the site shall enter and exit the land in a forward direction.
12. Driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for the storage or display of any goods, materials or waste at any time.
13. 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.



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14. The driveways, parking areas and vehicle manoeuvring areas must be maintained in a good condition at all times.
15. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
16. All car parking spaces shall be line marked or delineated in a distinctive fashion prior to occupation of the premises, with the marking maintained in a clear and visible condition at all times.
17. All external lighting of the site, including car parking areas and buildings, shall be located, directed, shielded and of an intensity not exceeding lighting in adjacent public streets, so as not to cause nuisance or loss of amenity to any person beyond the site to the reasonable satisfaction of the Council.
18. At no time shall any goods, materials or waste be stored in designated car parking areas, driveways, manoeuvring spaces or landscaping.
19. Pedestrian walkways on the subject site shall be adequately lit in accordance with Australian / New Zealand Standard AS/NZS 1158.3.1:1999 "Road Lighting Part 3.1: Pedestrian area (Category P) lighting - Performance and installation design guidelines". Such lighting shall be maintained at all times, to the reasonable satisfaction of the Council.
20. The directional signage hereby approved shall be prepared and erected in a professional and workmanlike manner and maintained in good repair at all times, to the reasonable satisfaction of the Council.
21. Lighting associated with the signs shall be of an intensity that will not cause an unreasonable light overspill nuisance to adjacent occupiers, or be an undue distraction to motorists, to the reasonable satisfaction of the Council.

DPTI CONDITIONS (Safety and Service Division)

22. The northern portion of the site shall be served by a single two-way access point to/from Marion Road. Access to serve the southern portion of the site shall be via a two-way crossover to Norfolk Road and an egress only access to Marion Road.
23. The obsolete crossover and median opening associated with the former entry point to the southern portion of the site shall be reinstated at the applicant's cost prior to the operation of the development.
24. Any stormwater run-off shall be collected on-site and disposed of without jeopardising the safety of the adjacent section of Marion Road. Any alterations to the existing road drainage infrastructure as a result of this development shall be at the expense of the applicant.



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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. The proposed crossover/access must be constructed a minimum of one (1) metre clear of all infrastructure, at its closest point, including but not limited to, street trees, stobie poles, SEP's, 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.
6. 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.
7. Noise from devices and/or activities on the subject site should not impair or impinge on the amenity of neighbours at any time. This includes noise generated from plant and equipment (including those servicing the building such as air-conditioning), as well as noise generated from activities such as loading and unloading of goods and/or waste. The Environment Protection Authority has restrictions relating to the control of noise in the urban environment. Further information is available by phoning the Environment Protection Authority on 8204 2000.

DPTI NOTE (Safety and Service Division)

8. It should be noted that as a part of the department's recently announced "Operation Moving Traffic" the arterial road network is being reviewed with a focus on removing points of conflict in order to maximise the efficiency and safety of the network. This includes the banning of right turns. The median opening associated with the northern site access that provides right turn access into and out of the subject site has been identified as a potential concern from a traffic efficiency and safety perspective. Accordingly, the



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**department may consider changes to the median opening in order to
maximise the capacity and safety of Marion Road at the location.**

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2.3 Reference No: DAP170816 – 2.3
Application No: 100/2016/961
Site Location: 5/838-842 Marion Road, Marion

- Mrs Joan Watkins (Representor) addressed the Panel
- Mr Josh Skinner of URPS (Applicant) answered questions of the Panel
- Mr Frank Siow of Frank Siow & Associates (representing the applicant) answered questions of the Panel

The Development 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: 100/2016/961 for Change of use to indoor golf simulation venue, including a licensed bar and cafe and associated signage at 5/838-842 Marion Road, Marion 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. 100/2016/961, being drawing number(s) AO01 dated 19/04/2016, received by Council on 22 June 2016, 2016-0141 dated 19/05/2016 drawn by URPS, and all relevant documentation, except when varied by the following conditions of consent.**
2. **The hours of operation of the premises shall be restricted to the following times:**
 - **Monday to Saturday (9am – 11pm)**
 - **Sunday (9am – 9pm)**
3. **The advertisement(s) and supporting structure(s) shall be prepared and erected in a professional and workmanlike manner and maintained in good repair at all times, to the reasonable satisfaction of the Council.**
4. **Lighting associated with the signs shall be of an intensity that will not cause an unreasonable light overspill nuisance to adjacent occupiers, or be an undue distraction to motorists, to the reasonable satisfaction of the Council.**



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NOTES

1. Noise from devices and/or activities on the subject site should not impair or impinge on the amenity of neighbours at any time. This includes noise generated from plant and equipment (including those servicing the building such as air-conditioning), as well as noise generated from activities such as loading and unloading of goods and/or waste. The Environment Protection Authority has restrictions relating to the control of noise in the urban environment. Further information is available by phoning the Environment Protection Authority on 8204 2000.
2. A Building Rules Application is required to be lodged.
3. The applicant is required to complete a Food Business Notification Form with Council and ensure compliance with the Food Act 2001 and Australian and New Zealand Food Standards Code.

RECOMMENDATION (Liquor Licence)

The Panel (Council) raises no objection to the application by Brazil Investments Pty Ltd to the Liquor and Gambling Commissioner for a Special Circumstances Licence, subject to the following conditions:

1. Under no circumstances is liquor to be consumed outside the area of the liquor licence.
2. The Licensee shall at all times ensure that noise levels are in accord with EPA Guidelines and the Liquor Licensing Regulations.
3. The Licensee shall have displayed at all exits from the premises clearly visible signs with wording that reflects that patrons should leave the premises as quietly and quickly as possible to reduce disturbance to nearby residents.



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2.1 Reference No: DAP170816 – 2.1
Application No: 100/2015/2213
Site Location: 2/36 and 3/36 Trumara Road, Marino

- Mr Geoff Alexander (Representor) addressed the Panel
- Mr Robert Jennings (Representor) addressed the Panel
- Mr Alberto D'Andrea of D'Andrea & Associates (Applicant) answered questions of the Panel
- Mrs Catherine Lockhart (Owner of Lot 3) answered questions of the panel.

The Development 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: 100/2015/2213 for A two storey dwelling, swimming pool, decking with associated earthworks and retaining walls (Lot 2) and a two storey dwelling with associated earthworks and retaining walls (Lot 3) at 3/36 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. 100/2015/2213, except when varied by the following conditions of consent.**
- 2. The driveway gradients of Lot 2 shall be altered in accordance with Council requirements, details of which shall be provided to Council, for consideration and approval, prior to Development Approval being issued.**
- 3. A revised landscape plan shall be provided for consideration and approval, prior to Development Approval being issued, detailing a range of native plantings for both properties, suitable to their position on the site, the local topography and climate and to assist in minimising erosion.**
- 4. The colour scheme of Lot 2 shall be revised to incorporate darker/earthier colours/tones, to assist in minimising the opportunity for glare/reflection. Details shall be provided to Council, for consideration and approval, prior to Development Approval being issued.**



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5. 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.
6. All areas nominated as landscaping or garden areas on the approved plans shall be planted 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.
7. All existing vegetation nominated to be retained and all new vegetation 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.
8. 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.
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.
5. The applicant is reminded that Development Approval from the Council is required for any retaining wall over 1.0 metre in height, any masonry fence over 1.0 metre in height, any non-masonry fence (e.g. Colorbond, tubular, wood paling, brush, etc.) over 2.1 metres in height, and any retaining wall with a fence on top with a total height over 2.1 metres in height (measured from the lower of the two adjacent ground levels).
6. Any variation/amendment to the plans and documentation granted Development Plan Consent will require further approval from the



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Council. If the amendments are deemed to be minor in nature in the opinion of the Council, they may be accepted as part of the current application pursuant to Regulation 47A of the Development Regulations 2008. Alternatively, if in the opinion of the Council, the variation(s) are not considered to be minor in nature, a new variation application must be lodged with the Council for assessment against the relevant Marion Council Development Plan.

Please note, minor variations cannot be simply incorporated within the Building Rules Consent documents; they must be applied for in writing. Any discrepancies between the plans granted Development Plan Consent and Building Rules Consent documents may prevent Development Approval being issued, unless the amendments have previously been authorised by the Council.

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- 2.4 Reference No: DAP170816 – 2.4
Application No: 100/2016/843 & 100/2015/838
DAC Reference Nos: 100/D091/16 & 100/C092/16
Site Location: 13 Travers Street, Sturt

The Development 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, Land Division Consent and Development Approval for Development Application No: 100/2016/843 for Torrens Title Land Division - 1 into 2 allotments at 13 Travers Street, Sturt be GRANTED subject to conditions:
- (d) That Development Plan Consent, Land Division Consent and Development Approval for Development Application No: 100/2016/838 for Community Title Land Division - 1 into 2 allotments at 13 Travers Street, Sturt be GRANTED subject to conditions:

**CONDITIONS (Development Application No.
100/843/2016)**

DEVELOPMENT PLAN CONSENT

- 1. The land division shall be carried out and maintained in accordance with the plans and details submitted with and forming part of Development Application No.100/843/2016 (DAC Reference: 100/D091/16) except where varied by the following conditions of consent.
- 2. All buildings and all deleterious materials such as concrete slabs, footings, retaining walls, irrigation, water or sewer pipes and other rubbish shall be cleared from the subject land, prior to the Council advising the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.
- 3. The final survey plan shall be available to the Council, prior to the Council advising the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.

LAND DIVISION CONSENT



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1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0045729).

An investigation will be carried out to determine if the connection/s to the development will be costed as standard or non-standard.

The internal drains shall be altered to the satisfaction of the SA Water Corporation.

2. Payment of \$6,488.00 into the Planning and Development Fund (1 allotment @ \$6,488.00/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

NOTES

1. This approval has been granted on the basis of the suitability of the land for a detached dwelling as demonstrated in Development Application No: 100/439/2016. Should the proposed allotment(s) be created and sold without that development occurring, new applicants/owners should be aware that any variation to the approved dwellings requires the lodgement and assessment of a new Development Application with the Council. Please note that the proposed allotments may not meet the minimum allotment size required for other forms of dwellings (e.g. the Marion Council Development Plan requires a larger site area for detached dwellings than it does for semi-detached dwellings or row dwellings) and other dwelling layouts may not be suitable for the proposed allotments.
2. Please be advised that the Council will be automatically notified by DAC when the final plan for the land division is uploaded to EDALA. Upon receiving this notification from DAC, Council will assume that all conditions of consent have been met, that Section 51 clearance is being requested and will arrange inspection of the property if necessary. In this instance, no further notification to Council is required. However, should the applicant wish to contact the Council directly in relation to Section 51 clearance, please e-mail Development Services at council@marion.sa.gov.au with the



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address, development application number and/or DAC reference number in the subject line of the e-mail.

**CONDITIONS (Development Application No.
100/838/2016)**

DEVELOPMENT PLAN CONSENT

1. The land division shall be carried out and maintained in accordance with the plans and details submitted with and forming part of Development Application No.100/838/2016 (DAC Reference: 100/C092/16) except where varied by the following conditions of consent.
2. All buildings and all deleterious materials such as concrete slabs, footings, retaining walls, irrigation, water or sewer pipes and other rubbish shall be cleared from the subject land, prior to the Council advising the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.
3. The final survey plan shall be available to the Council, prior to the Council advising the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.

LAND DIVISION CONSENT

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water H0045733).

An investigation will be carried out to determine if the connection/s to the development will be costed as standard or non-standard.

2. Payment of \$6,488.00 into the Planning and Development Fund (1 allotment @ \$6,488.00/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.



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SA Water also advise that for future processing of this application by SA Water, to establish the full requirements and costs of this development, the developer will need to advise SA Water of their preferred servicing option. Information of our servicing options can be found at: <http://www.sawater.com.au/SAWater/DevelopersBuilders/ServicesForDevelopers/Customers+Connections+Centre.htm>. For further information or queries please contact SA Water Land Developments on 7424 1119.

NOTES

1. This approval has been granted on the basis of the suitability of the land for two single storey residential flat dwellings as demonstrated in Development Application No: 100/439/2016. Should the proposed allotment(s) be created and sold without that development occurring, new applicants/owners should be aware that any variation to the approved dwellings requires the lodgement and assessment of a new Development Application with the Council. Please note that the proposed allotments may not meet the minimum allotment size required for other forms of dwellings (e.g. the Marion Council Development Plan requires a larger site area for detached dwellings than it does for semi-detached dwellings or row dwellings) and other dwelling layouts may not be suitable for the proposed allotments.
2. Please be advised that the Council will be automatically notified by DAC when the final plan for the land division is uploaded to EDALA. Upon receiving this notification from DAC, Council will assume that all conditions of consent have been met, that Section 51 clearance is being requested and will arrange inspection of the property if necessary. In this instance, no further notification to Council is required. However, should the applicant wish to contact the Council directly in relation to Section 51 clearance, please e-mail Development Services at council@marion.sa.gov.au with the address, development application number and/or DAC reference number in the subject line of the e-mail.



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**2.5 Reference No: DAP170816 – 2.5
Application No: 100/2016/439
Site Location: 13 Travers Street, Sturt**

The Development 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: 100/2016/439 to demolish an existing dwelling and construct three dwellings comprising a two storey detached dwelling and two single storey group dwellings with associated car parking and landscaping at 13 Travers Street, Sturt, be GRANTED following the deposit of the plan of division for Land Division Applications 100/D091/16 and 100/C092/16, and subject to the following conditions:**

CONDITIONS

- 1. The development shall proceed in accordance with the amended plans and details stamped dated received 4 August 2016 and 9 May 2016 together with the Engineered Site and Drainage plan prepared by SCA Engineers stamped dated received 5 May 2016 all submitted with and forming part of Development Application No. 100/2016/439, except where varied by the following conditions of consent.**
- 2. 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.**
- 3. All areas nominated as landscaping or garden areas on the approved plans shall be planted 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.**
- 4. All existing vegetation nominated to be retained and all new vegetation 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.**
- 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.**



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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 2 metres from existing street trees, and 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.
6. 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.



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OTHER BUSINESS

3.1 Appeals update

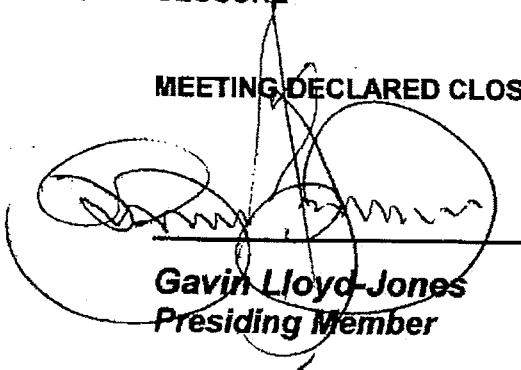
3.2 Council write to the DAC to inform that the current CEO is Mr Adrian Skull.

4. CONFIRMATION OF MINUTES

The minutes of this meeting held Wednesday 17 August 2016 taken as read and confirmed this seventeenth day of August 2016.

5. CLOSURE

MEETING DECLARED CLOSED AT 7.24PM



Gavin Lloyd-Jones
Presiding Member

17/8/16.