

**MINUTES OF THE  
CITY OF MARION DEVELOPMENT ASSESSMENT PANEL  
HELD AT THE ADMINISTRATION CENTRE 245 STURT  
ROAD STURT  
ON  
WEDNESDAY 21 JUNE 2017**

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**1.1 SITE INSPECTION**

The meeting commenced on site at 13 Camelot Crescent, Seaview Downs at 5:15pm and concluded at 5:30pm

**1.2 PRESENT**

Gavin Lloyd-Jones (Presiding Member), Graham Goss, Nathan Sim, Charmaine Thredgold, Nick Westwood, Janet Byram and Luke Hutchinson

**1.3 APOLOGIES**

Nil

**1.4 IN ATTENDANCE**

Alex Wright – Acting Team Leader – Planning (DAP Executive Officer)  
Rob Tokley – Acting Manager - Development & Regulatory Services

**1.5 COMMENCEMENT**

The Meeting commenced at 6.30pm



## DAP210617

## 2. HEARING OF APPLICATIONS

- 2.1 Reference No: DAP210617 – 2.1  
Application No: 100/2388/2016  
Site Location: 22 James Street, Darlington

- Mrs Kathleen Johnstone (Representor) addressed the Panel
- Mr Garry Brook (Owner) addressed 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: 100/2016/2388 for a two storey detached dwelling with associated earthworks and retaining walls at 22 James Street Darlington 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. 100/2016/2388, being File No. AH-357, Sheets 1 of 6 to 6 of 6 (inclusive) prepared by Aira Homes and Received by Council on 4 May 2017, except when varied by the following conditions of consent.
2. All stormwater from buildings and paved areas shall be disposed of in accordance with the approved plan and details (being the Siteworks and Drainage Plan with File No. C1610-094, Sheet 1 of 1, Rev.B, Date of Issue: November 2016; prepared by Herriot Consulting and received by Council on 4 May 2017)
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. 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. 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.



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6. 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.

A handwritten signature in black ink, consisting of a large, stylized initial 'M' followed by a series of loops and a long horizontal stroke extending to the right.

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**2.2 Reference No: DAP210617 – 2.2  
Application No: 100/2037/2016  
Site Location: 49 Lighthouse Drive, Hallett Cove**

- Mr Chris Wyatt addressed the Panel on behalf of the Ms Josephine Marden (Representor)
- Mr Kenneth and Ms Kay Wade (Applicant) addressed 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: 100/2016/2037 for a stacked rock retaining wall and associated treatments at 49 Lighthouse Drive, Hallett Cove 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. 100/2016/2037.**

**NOTES**

- 1. 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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**2.3 Reference No: DAP210617 – 2.3**  
**Application No: 100/55/2017**  
**Site Location: 26 Kingston Avenue, Seacombe Gardens**

- Ms Dianne Lynch (Representor) addressed the Panel
- Mr Miro Todosijevic of Scott Salisbury Homes (Applicant) addressed 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: 100/55/2017 for a two storey building comprising three (3) dwellings and associated landscaping at 26 Kingston Avenue, Seacombe Gardens 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. 100/55/2017, being drawings**
  - 'Sheet 4 of 5' received 24/04/2017, 'Sheet 1 of 5' received 21/04/2017, Sheets '2 of 5', '3 of 5' and '5 of 5' received 18/04/2017
  - 'Site Works Plan', received 21/04/2017, prepared by RCI Consulting Engineers,**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", to the reasonable satisfaction of the Council.**

*Note: A copy of the information guide can be viewed at the City of Marion webpage [www.marion.sa.gov.au/page.aspx?u=181](http://www.marion.sa.gov.au/page.aspx?u=181)*
- 3. 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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4. 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.
5. 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.
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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**2.4 Reference No: DAP210617 – 2.4**  
**Application No: 100/772/2017**  
**Site Location: 11 Neath Avenue, Dover Gardens**

- No persons addressed the Panel in relation to this item

**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: 100/2017/772 for Demolition of the existing dwelling and ancillary structures as well as the construction of four single-storey row dwellings, one of which incorporates a wall on the northern boundary, at 11 Neath Avenue, Dover Gardens 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. 100/2017/772, except when varied by the following conditions of consent.**
- 2. 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.**
- 3. 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", to the reasonable satisfaction of the Council.**

*Note: A copy of the information guide can be viewed at the City of Marion webpage [www.marion.sa.gov.au/page.aspx?u=181](http://www.marion.sa.gov.au/page.aspx?u=181)*

- 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 street watertable (inclusive of any system that connects to the**

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street watertable 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.
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.





**DAP210617****3. OTHER BUSINESS**

- 3.1 Appeals update
- 3.2 Policy Observations
- 3.3 Seeking expression of interest from Independent Members as to whether they wish to serve the new Council Assessment Panel to commence operation from either 1 August 2017 or 1 October 2017, depending upon the resolution of Full Council
- 3.4 DAP070617- 2.10;  
The DAP resolve the following;

**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 and Land Division Consent for Development Application No: 100/2016/2222 for a Torrens Title residential land division (1 into 3 allotments) and to construct three (3) two-storey row dwellings with associated landscaping at 1 Eton Avenue, Warradale, be GRANTED subject to the following conditions:

**4. CONFIRMATION OF MINUTES**

The minutes of this meeting held Wednesday 21 June 2017 taken as read and confirmed this twenty-first of June 2017.

**5. CLOSURE**

**MEETING DECLARED CLOSED AT 7.16PM**



**Gavin Lloyd-Jones**  
**Presiding Member**

21/6/17.