

**MINUTES OF THE CITY OF MARION
DEVELOPMENT ASSESSMENT PANEL HELD AT THE
ADMINISTRATION CENTRE 245 STURT ROAD STURT
ON
WEDNESDAY 5 APRIL 2017**

1.1 SITE INSPECTION

The Meeting commenced on site at 30 & 32 Trumara Road, Marino at 5:30pm concluding at 5:50pm

1.2 PRESENT

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

1.3 APOLOGIES

Luke Hutchinson and Charmaine Thredgold

1.4 IN ATTENDANCE

Rob Tokley - Team Leader – Planning (DAP Executive Officer)
Abby Dickson – General Manager – City Development
Steve Hooper – Manager – Development and Regulatory Services
Kristen Sheffield - Development Officer - Planning

1.5 COMMENCEMENT

The Meeting commenced at 6.30pm



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2. HEARING OF APPLICATIONS

2.1 Reference No: DAP050417 – 2.1
Application No: 100/2016/2229
Site Location: 30 Harris Street, Edwardstown

- Mr Colin Moses (Representor) addressed the Panel
- Mr Marcus Rolfe addressed the Panel on behalf of D'Andrea & Associates (Applicant)

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: 100/2016/2229 for a two-storey detached dwelling incorporating a wall on the northern boundary and a residential flat building comprising two dwellings, both of which incorporate a second storey within the roof space at 30 Harris Street, Edwardstown, 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. 100/2229/2016, except when varied by the following conditions of consent.
2. Mail box facilities shall be provided at the front boundary. An amended plan incorporating mail box facilities shall be submitted to Council for consideration prior to issuing Development Approval.
3. 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. 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



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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. 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.
9. 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.
10. 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



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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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**2.2 Reference No: DAP050417 – 2.2
Application No: 100/2017/107
Site Location: 58 Harding Street Glengowrie**

- 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: 100/2017/107 for two, two storey dwellings and garages at 58 Harding Street Glengowrie 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. 100/2017/107, being Project No. SM 469, Sheets DA-01 to DA-09 (inclusive) prepared by Salvatore Marzullo Building Design, and received by Council 16 February 2017 and 23 March 2017 (Landscape Plan), 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 plans and details, being Drawing No. HC01, Project Title 'Proposed Residence', prepared by FMG Engineering and received by Council 16 February 2017, prior to the occupation of the premises to the reasonable satisfaction of the Council.**
- 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.**
- 4. 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.**
- 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,**



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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. 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. 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. 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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**2.3 Reference No: DAP050417 – 2.3
Application No: 100/2016/1266
Site Location: 2 Cabin Street Sheidow Park**

- Mrs Nicole Edwards and Mr Mark Hutton (Representors) addressed the Panel
- Mr Phil Catapano addressed the Panel on behalf of Format Homes (Applicant)

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: 100/2016/1266 for a single storey spit level detached dwelling with associated earthworks and retaining walls and incorporating a garage wall on the eastern side boundary at 2 Cabin Street Sheidow Park 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. 100/2016/1266, being plans titled "Drainage Plan" prepared by SAF Consultant engineers, and plans titled "Floor Plan, Site Plan, Front/Rear Elevation and Section A-A/B-B" prepared by Format Homes, received by Council on 9/11/2016 and plans titled, "L.H Side Elevation and R.H Side Elevation" prepared by Format Homes, received by Council on 20/1/2017, 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



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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.
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.
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: DAP050417 – 2.4
Application No: 100/2016/1513
Site Location: 116-118 Diagonal Road, Warradale**

- Roma Morris (Representor) addressed the Panel
- Mr Geoff Gill (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: 100/2016/1513 to construct a store (garage) abutting the eastern and southern boundaries, two freestanding signs adjacent the Oaklands Road and Diagonal Road frontages and a sign attached to the western facade of the building at 116-118 Diagonal Road, Warradale be GRANTED subject to seeking CONCURRENCE from the Development Assessment Commission and 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. 100/2016/1513.**
- 2. An amended plan, accurately identifying the location and orientation of the proposed freestanding signs shall be provided to Council, for consideration and approval, prior to Development Approval being issued.**
- 3. The existing freestanding sign adjacent the Oaklands and Diagonal Road intersection is to be removed from the subject land within 4 (four) weeks of the erection of the Oaklands Road or Diagonal Road sign (whichever is first).**
- 4. The advertisement and supporting structure 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.**
- 5. The proposed signs shall be constructed wholly on the subject site and no part shall extend beyond the property boundaries.**
- 6. The store building is only to be used for the storage of items associated with the lawful use of the site and its ancillary activities.**



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2.5 Reference No: DAP050417 – 2.5
Application No: 100/2016/1927
Site Location: 20 Paringa Avenue, Marino

- Lyndal Jane Evans (Applicant) and Roy Michael (on behalf of the Applicant) answered questions the Panel

The Development Assessment Panel note receipt of the email correspondence from Mr Rob Tokley regarding addendum A (attached) to the report for Item 2.5, received 5 April 2017.

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: 100/2016/1927 for a two storey dwelling addition and balcony and retrospective consent for deck at 20 Paringa Avenue, 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. 100/2016/1927, except when varied by the following conditions of consent.
2. All devices/treatments proposed to protect the privacy of adjoining properties shall be installed and in use prior to occupation of the premises.
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.

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



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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.

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Robert Tokley

From: Robert Tokley
Sent: Wednesday, 5 April 2017 4:14 PM
To: Development Assessment Panel
Subject: Re: DAP 5 April 2017 - Item 2.5 - 20 Paringa Avenue, Marino

Re: DAP 05 April 2017

DA 100/2016/1927 – Item 2.5 – 20 Paringa Avenue, Marino

Good afternoon Members,

I wish to provide the following to clarify my reasoning regarding the categorisation of the above application.

I reaffirm I am satisfied the proposed additions are correctly categorised as a Category 1 form of development pursuant to Schedule 9, Part 2 (1)(b).

As the application seeks for retrospective consent for the freestanding deck to the south-east of the building, the categorisation of this structure must also be considered.

It is my view that the application is correctly categorised as a Category 1 form of development, as the deck can be considered minor in nature and will not unreasonably impact on the owners or occupiers of land within the locality, for the following reasons;

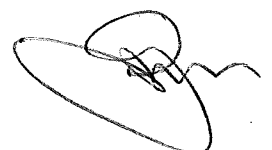
- The deck is relatively small in area, is not readily visible from adjoining land and does result in a negative impact upon adjoining land by way of bulk, overshadowing or visual impact; and
- The deck will not result in unreasonable overlooking of adjoining land, due in part, to the lower position of the deck in relation to adjacent land to the south and the proposed screening on the southern side of the deck.

As such, I confirm that I am of the opinion the above application is correctly classified as a Category 1 form of development.

Hard copies of this correspondence will be available the meeting.

Regards,

Rob



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2.6 Reference No: DAP050417 – 2.6
Application No: 100/2016/1886
DAC Reference No: 100/D231/2016
Site Location: 37 Castle Street, Edwardstown

- 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 and Land Division Consent for Development Application No: 100/2016/1886 for Residential land division (Torrens Title- 1 into 4 allotments) as well as two pairs of two-storey semi-detached dwellings at 37 Castle Street, Edwardstown, be GRANTED subject to the following conditions:

CONDITIONS**DEVELOPMENT PLAN CONSENT**

1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/1886/2016 (DAC Ref. 100/D231/16) except when 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 stobie pole forward of the subject land on Macklin Street, and sited within the proposed crossover to Residence 3 and 4 shall be removed/relocated, with all associated costs to be borne by the applicant, prior to occupation of the dwellings or 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, whichever occurs first.
4. 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.




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5. A northern elevation illustrating the north-facing upper level window of Residence 1 fixed and obscured to a minimum of 1.7m above the upper level floor shall be provided to Council for consideration and approval prior to Development Approval being issued.
6. A fully engineered site works and drainage plan shall be provided to Council for consideration and approval prior to Development Approval being issued. This plan must detail top of kerb level, existing ground levels throughout the site and on adjacent land, proposed bench levels and finished floor levels, the extent of cut/fill required, the location and height of proposed retaining walls, driveway gradients, and the location of all existing street infrastructure and street trees.
7. 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

8. 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.
9. The portion of the upper floor windows (except the west and south facing windows presenting to the primary and secondary streets) less than 1.7m above the internal floor level shall be treated prior to occupation of the building in a manner that permanently restricts views of adjoining properties yards and/or indoor areas being obtained by a person within the room to the reasonable satisfaction of the Council.
10. 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.
11. 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.
12. 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.
13. All car parking, driveways and vehicle manoeuvring areas shall be constructed of concrete or paving bricks and drained in accordance



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with recognised engineering practices prior to occupation of the premises.

14. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.

LAND DIVISION CONSENT

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services (H0051410).

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

SA Water Corporation further advise that an investigation will be carried out to determine if the water and/or sewer connections to the development will be costed as standard or non-standard.

2. Payment of \$20028 into the Planning and Development Fund (3 allotment(s) @ \$6676/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, 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.

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.).



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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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2.7 Reference No: DAP050417 – 2.7
Application No: 100/2016/1998
DAC Reference No: 100/D244/2016
Site Location: 49-51 Vennachar Drive, Hallett Cove

- 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: 100/2016/1998 for the division of the subject land to create an additional Torrens Title allotment (2 into 3 allotments), retain the existing dwelling, swimming pool, freestanding garage and Regulated Tree and demolish a freestanding carport and freestanding shed at 49-51 Vennachar Drive, Hallett Cove be REFUSED for the following reasons:

REASONS FOR REFUSAL

1. The proposed division does not complement or enhance the existing streetscape character and would result in a loss of view of the local heritage place. As such the proposal does not accord with Objective 4, Principles 2 and 3 and the Desired Character of the Southern Policy Area 18.
2. The proposed division would provide the opportunity for future development of buildings on the allotments (Lots 6 and 7) facing Vennachar Drive and as such would obscure views of the local heritage place. As such the proposal does not accord with Heritage Places Principle of Development Control 2 (a), (b), (c) and (g).
3. The proposed division would necessitate future development located between the façade of the heritage place and the street, thereby obscuring the existing dwelling from within the immediate locality. As such the proposal does not accord with Heritage Places Principle of Development Control 5.
4. The proposed division would affect the existing setting and visual character/ amenity of the dwelling by creating allotments that reduce view of the built form and provide opportunities for future development to potentially dominate and impact on the setting of the heritage place. As such the proposal does not accord with Heritage Places Principles of Development Control 8.



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**2.8 Reference No: DAP050417 – 2.8
Application No: 100/2017/349
Site Location: 47 Limbert Avenue, Seacombe Gardens**

- Ms Merrill Spender answered questions of the Panel on behalf of the Applicant

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;
- (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: 100/2017/349 for Dwelling Addition – Carport at 47 Limbert Avenue, Seacombe Gardens be GRANTED subject to the following conditions:

CONDITIONS

DEVELOPMENT PLAN CONSENT

1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2017/349, except when varied by the following conditions of consent.
2. Stormwater from the structure shall be directed to the street water table, as soon as practicable following roof completion.

NOTES

1. The applicant/owner is reminded that prior Council consent is required for the installation of a roller door or similar to the carport approved herein.



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3. OTHER BUSINESS

- 3.1 Appeals update
- 3.2 Policy Observations

4. CONFIRMATION OF MINUTES

The minutes of this meeting held Wednesday 5 April 2017 taken as read and confirmed this fifth day of April 2017

5. CLOSURE

MEETING DECLARED CLOSED AT 7.34PM



Gavin Lloyd-Jones
Presiding Member

S/A/17.