

**MINUTES OF THE CITY OF MARION
DEVELOPMENT ASSESSMENT PANEL HELD AT THE
ADMINISTRATION CENTRE 245 STURT ROAD STURT
ON
WEDNESDAY 6 JULY 2016**

1.1 PRESENT

Graham Goss (Acting Presiding Member), Nathan Sim, Charmaine Thredgold, Ian Crossland, Nick Kerry and Luke Hutchinson

1.2 APOLOGIES

Gavin Lloyd-Jones

1.3 IN ATTENDANCE

Rob Tokley - Team Leader – Planning (DAP Executive Officer)
Steve Hooper - Manager, Development Services

1.4 COMMENCEMENT

The Meeting commenced at 6.30pm



DAP060716**2. HEARING OF APPLICATIONS**

2.1 Reference No: DAP060716 – 2.1
Application No: 100/2015/2170
Site Location: 5 Towers Terrace South Plympton

- 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:

- The Panel note this report and concur with the findings and reasons for the recommendation;**
- 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**
- That Development Plan Consent for Development Application No: 100/2015/2170 for a two storey building, comprising three dwellings, one of which incorporates a wall on the southern side boundary at 5 Towers Terrace, South Plympton, be GRANTED subject to the following conditions:**

CONDITIONS

- The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No. 100/2015/2170, being plans titled "Front Perspective, Front / Rear Elevation, Left / Right Elevation, Site Plan, Landscape Plan, Ground Floor Plan and First Floor Plan" prepared by Designtech Architectural Services, received by Council on 23/6/2016, except when varied by the following conditions of consent.**
- 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 level of 99.80, 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.**
- 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. 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. 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.
6. 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.
7. 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.
8. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
9. 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.

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.
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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: DAP060716 – 2.2
Application No: 100/2015/1987
Site Location: 3 Fifth Avenue, Ascot Park

- David Cargill of Scope Development Solutions (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: 100/2015/1987 for a two storey residential flat building comprising 2 dwellings, and a single storey residential flat building comprising 2 dwellings at 3 Fifth Avenue, Ascot 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. 100/2015/1987, 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

3. The portion of the upper floor windows (except those windows presenting to the street for the front dwelling) less than 1.7 metres 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.
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.

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5. 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.
6. 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.
7. 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.
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.
9. 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. 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.


DAP060716**2.3 Reference No: DAP060716 – 2.3****Application No: 100/2015/1757****Site Location: 121 Dunrobin Road and 1A Third Avenue, Warradale**

- David Lawrence of Regent Homes SA Pty Ltd (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: 100/2015/1757 for two, two storey buildings, each comprising two dwellings, with associated car parking and landscaping at 121 Dunrobin Road and 1A Third Avenue, Warradale, be REFUSED for the following reasons:**

REASONS FOR REFUSAL

- 1. The proposal fails to satisfy Objective 3 and parts of the Desired Character of the Medium Density Policy Area 12, as the development does not reflect good residential design principles and results in two storey development that adversely impacts upon the amenity of existing neighbouring development.**
 - 2. The proposal does not comply with that part of the Desired Character of the Medium Density Policy Area 12, as the proposed development does not provide transitional built form to the adjacent policy area.**
 - 3. The development does not have adequate regard to the mass and proportion of the buildings, and does not minimise the visual impact of the building as viewed from adjacent properties, failing to satisfy Design and Appearance Principle 1(a) and 2(a).**
 - 4. The proposal does not adequately avoid extensive areas of uninterrupted walling facing areas exposed to public view and therefore does not comply with Design and Appearance Principle 17.**
 - 5. The private open space of all dwellings fail to provide adequate minimum dimensions that are directly accessible from a living room, and fail to satisfy Residential Development Principle 17(a).**
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3. OTHER BUSINESS**3.1 Appeals update****3.2 Policy Observations**

The Panel noted Agenda Item 3.2

4. CONFIRMATION OF MINUTES

The minutes of this meeting held Wednesday 6 July 2016 taken as read and confirmed this sixth day of July 2016.

5. CLOSURE

MEETING DECLARED CLOSED AT 7.25PM



Graham Goss
Acting Presiding Member