

**MINUTES OF THE CITY OF MARION
DEVELOPMENT ASSESSMENT PANEL HELD AT THE
ADMINISTRATION CENTRE 245 STURT ROAD STURT
ON
WEDNESDAY 15 FEBRUARY 2017**

1.1 SITE INSPECTION

The Meeting commenced on site at 12 Ruth Court, Marino at 5:30pm
concluding at 6:00pm

1.2 PRESENT

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

1.3 APOLOGIES

Nil

1.4 IN ATTENDANCE

Rob Tokley - Team Leader – Planning (DAP Executive Officer)
Adrian Skull – Chief Executive Officer
Rhiannon Hardy - Development Officer - Planning

1.5 COMMENCEMENT

The Meeting commenced at 6.31pm



DAP150217

2. HEARING OF APPLICATIONS

2.1 Reference No: DAP150217 – 2.1

Application No: 100/2016/745

Site Location: 6 George Court, Marino

- Mr F Gramola (Representor) addressed the Panel
- Mr John Adam and Mr Stuart Hocking (on behalf of the 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;**
- (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 a decision for Development Application No: 100/2016/745 for the construction of a three level group dwelling and associated swimming pool & safety fencing, deck, earthworks and landscaping at 6 George Court, Marino be DEFERRED for the following reason:**
 1. **To reduce the building's height above ground level and the visual impact upon adjoining land resulting from the proposed dwelling.**



DAP150217

2.2 Reference No: DAP150217 – 2.2
Application No: 100/2016/1866
Site Location: 1/577 and 2/577 Morphett Road, Seacombe Gardens

- Manhal Youssef (Representor) addressed the Panel
- Anand Bhatia (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: 100/2016/1866 for a change of use from shop to restaurant, including internal alterations and the erection of two exhaust flues, at 1/577 Morphett Road, 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. 100/2016/1866, being drawing numbers 1 and 2 prepared by Dusan Vidovic Design and Drafting received on 13 December 2016, email correspondence from Anand Bhatia dated 13 December 2016, email correspondence from David B dated 23 January 2017, and flue plans received on 3 February 2017, except when varied by the following conditions of consent.**
- 2. The hours of operation of the premises shall be restricted from 12 noon to 9:30 pm of each day.**
- 3. All deliveries to and from the site (including waste collection) shall be restricted to the following times:**
 - **7am to 7pm of each day Monday to Saturday**
 - **9am to 5pm Sunday**
- 4. The restaurant herein approved shall be restricted in capacity to a maximum of 24 patrons at any given time.**
- 5. All waste and other rubbish shall be stored in a manner so that it does not create insanitary conditions, unreasonable nuisance or pollution to the environment to the reasonable satisfaction of the Council.**



DAP150217

6. The flue shall be serviced and maintained in such a manner as to minimise any nuisance through odour or noise to the reasonable satisfaction of Council.
7. The waste storage area shall be located to maintain free and unrestricted vehicle access to the rear of the tenancies at 577 Morphett Road, Seacombe Gardens.

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. Entertainment should be limited such that music noise shall not be audible at the nearest noise-sensitive location, in accordance with the Environment Protection (Noise) Policy. Noise emanating from the licenced premises shall not be undue and unreasonable (e.g. above 8 dB(A)) above the ambient background noise level when measured in any octave, such measurement to be taken at the boundary of the nearest noise-sensitive site.
3. Council's Environmental Health Department should be contacted on 8375 6503 for further information and clarification on the requirements under the Food Act 2001 and other applicable legislation.
4. Flooring in the food preparation area shall be smooth and impervious to moisture.
5. Development Approval is not required for replacement of existing advertising signage, provided that the replacement signage is the same size, location and is not illuminated (unless currently illuminated) as the existing signage. The commencement of any new/different advertisement cannot be undertaken unless and until the further development approval of the Council is obtained.



DAP150217

**2.3 Reference No: DAP150217 – 2.3
Application No: 100/2016/714
Site Location: 510 Morphett Road, 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;**
- (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 a decision for Development Application No: 100/2016/714 for A two storey building comprising three dwellings and associated landscaping and car parking at 510 Morphett Road, Dover Gardens be DEFERRED for the following reason:**
 - 1. To reduce the bulk of the front façade of the proposed dwellings.**



DAP150217

2.4 Reference No: DAP150217 – 2.4
Application No: 100/2016/1155
Site Location: 3A and 5 Dwyer Road, Oaklands Park

- Edith Danenberg (Representor) addressed the Panel
- Siva Silva (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: 100/2016/1155 to demolish existing buildings and structures and to make alterations and additions to an existing Hindu Temple building (State Heritage Place) with associated boundary fencing, car parking and landscaping at 3A Dwyer Road, Oaklands 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. 100/2016/1155, except when varied by the following conditions of consent.**
- 2. 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.**
- 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

- 4. All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of native trees,**



DAP150217

shrubs and groundcovers prior to the occupation of the premises to the reasonable satisfaction of the Council.

5. 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.
6. 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.
7. 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.
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. Vehicle crossovers should be setback a minimum 2.5 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.



DAP150217

7. If an archaeological artefact believed to be of heritage value is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
8. Where it is known in advance (or there is a reasonable cause to suspect that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.
9. For further information, contact the Department of Environment, Water and Natural Resources.
10. If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) should be notified under Section 20 of the Aboriginal Heritage Act 1988.



DAP150217

**2.5 Reference No: DAP150217 – 2.5
Application No: 100/2016/2191
Site Location: 571 Marion Road, South Plympton**

- Rebecca Thomas and Ben Wilson (on behalf of the Applicant) answered questions 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: 100/2016/2191 for Building for the purpose of pre-school (child care centre), with a maximum capacity of 108 children, with associated car parking, landscaping, fencing, advertising signage and shed at 571 Marion Road, South Plympton, be SUB-DELEGATED to the Manager - Development and Regulatory Services subject to:**

a) the submission of the following information by the applicant to the satisfaction of the Manager:

- **A statement authored by a suitably qualified person declaring that the site is suitable and safe for the proposed land use. Any site assessment required to be undertaken prior to the provision of this statement shall be undertaken in accordance with Schedules A and B of the National Environment Protection (Assessment of Site Contamination) Measure 1999 and that evidence of such shall be submitted to Council in conjunction with the associated statement; and**

**b) concurrence of the Development Assessment Commission (DAC);
and**

c) 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. 100/2016/2191, being:**
 - a. **Drawing numbers SK004 received by Council on 6 February 2017 and drawing numbers SK002, SK003 and SK005 received by Council on 2 February 2017, by Bell Architecture reference number BA160071;**

DAP150217

- b. Report and correspondence from Ekistics dated 1 February 2017 and 21 November 2016;
 - c. Traffic and Parking Analysis by Cirqa dated 24 January 2017 and 17 November 2016; and
 - d. Stormwater Management Plan by CPR Engineers dated 18 November 2016, except when varied by the following conditions of consent.
2. Prior to the issue of Development Approval, the following information shall be provided to Council for consideration and approval:
 - a. details of the proposed roof-mounted air conditioning unit/plant equipment, including scaled elevations plans;
 - b. details of the proposed freestanding advertising sign, including text, graphics, colours, etc.

Stormwater

3. 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.
4. All stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details prior to the occupation of the premises to the reasonable satisfaction of the Council.
5. The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the street watertable via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.
6. 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.

Lighting

7. Bollard lighting shall be provided in appropriate locations throughout the car park and adjacent the building's entry to enhance safety and security in non-daylight hours. Details of the lighting shall be provided to Council for consideration and approval prior to the issue of Development Approval.
8. 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



DAP150217

nuisance or loss of amenity to any person beyond the site to the reasonable satisfaction of the Council.

9. 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.
10. 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.

Hours of Operation

11. The hours of operation of the premises shall be restricted to 6.30am until 6.30pm Monday to Friday (excluding public holidays).
12. All deliveries to and from the site (including waste collection) shall be restricted to the following times:

Landscaping

13. 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.
14. 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.
15. 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).
16. 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.

Car park

17. All loading and unloading of vehicles associated with the subject premises shall be carried out entirely upon the subject land.
18. Wheel stopping devices shall be placed within parking bays 17-27 so as to prevent damage to the adjoining buildings, to the reasonable satisfaction of the Council.



DAP150217

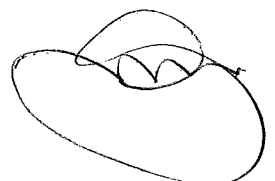
19. Driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for the storage or display of any goods, materials or waste at any time.
20. Designated accessible car parking spaces shall be designed and provided in accordance with the provisions contained in Australian Standard AS1428 - 2003.
21. 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.
22. The driveways, parking areas and vehicle manoeuvring areas must be maintained in a good condition at all times.
23. Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
24. 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.
25. Bicycle facilities shall be provided in accordance with Australian Standard AS 1742.9-2000 "Manual of uniform traffic control devices Part 9: Bicycle facilities".

Advertising signage

26. The advertisements and supporting structures 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.
27. The proposed signs shall be constructed wholly on the subject site and no part shall extend beyond the property boundaries.

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28. The northern two-way access shall be a minimum of 6.0 metres in width at the Marion Road property boundary and be suitable flared to allow convenient ingress and egress movements without disrupting the free flow of traffic.
29. The southern access shall cater for egress movements only and be constructed at 70° to the road and be suitably flared to physically restrict left turn entry movements.
30. All traffic movements to / from the site shall be restricted to left turn in / left turn out only.
31. Appropriate signage and line marking shall be installed to reinforce the desired traffic flow at the Marion Road access points.

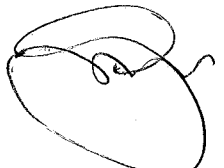


DAP150217

32. The largest vehicle permitted on site shall be restricted to an SRV as per AS2890.2-2002.
33. All delivery/refuse vehicle movements shall occur outside of the peak period of site operation and/or traffic flows on Marion Road.
34. Any fencing along the southern boundary shall be a maximum of 1.1 metres in height or be of an open design for a distance of 2.5 metres into the site to ensure driver/pedestrian sight lines are not restricted.
35. All car parking shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.
36. Sufficient manoeuvring area shall be provided to ensure all vehicles can enter and exit the site in a forward direction.
37. The obsolete crossovers on Marion Road shall be reinstated to Council standard kerb and gutter at the applicants cost prior to the business becoming operational.
38. No stormwater from this development is permitted to discharge on-surface to Marion Road. In addition, any existing drainage of the road shall be accommodated in the development and any alterations to road drainage infrastructure as a result of this development shall be at the expense of the developer.

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.



DAP150217

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.



DAP150217

2.6 Reference No: DAP150217 – 2.6
Application No: 100/2016/799
Site Location: 27 Minkie Avenue, Mitchell Park

- Barry Stewart (Representor) addressed the Panel

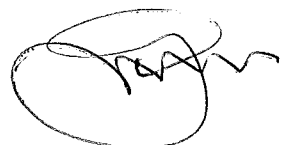
The Development Assessment Panel resolved that;

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: 100/2016/799 for Four two-storey row dwellings incorporating a garage wall on the northern boundary at 27 Minkie Avenue, Mitchell 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. 100/2016/799, 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.**
- 4. *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***
- 5. The portion of the upper floor windows (except the windows presenting to the primary street frontage) 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.**
- 6. 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.**



DAP150217

7. 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.
8. 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.
9. 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.
10. 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.
11. 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.



DAP150217

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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DAP150217

**2.7 Reference No: DAP150217 – 2.7
Application No: 100/2016/2215
Site Location: 27 Kildonan Road Warradale**

- 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: 100/2016/2215 for two single storey semi-detached dwellings with associated garages at 27 Kildonan Road Warradale 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. 100/2016/2215, being drawing number PD1C, Sheets 1 of 6 to 6 of 6 (inclusive) prepared by MCA Design (SA) Pty Ltd, and received by Council on 24 January 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 plans and details prior to the occupation of the premises to the reasonable satisfaction of the Council.**
- 3. That any walls shared with a garage shall be treated with an appropriate noise acoustic treatment to minimise noise transfer between dwellings.**
- 4. 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.**
- 5. 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.**



DAP150217

6. 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.
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.



DAP150217

7. Any variation/amendment to the plans and documentation granted Development Plan Consent will require further approval from the 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 the variation(s) are not considered to be minor in nature in the opinion of the Council, a new variation application must be lodged with the Council for assessment against the Marion Council Development Plan. Please note that 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 the issue of Development Approval, unless the amendments have previously been authorised by the Council.

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DAP150217

3. OTHER BUSINESS

- 3.1 Appeals update
- 3.2 Policy Observations

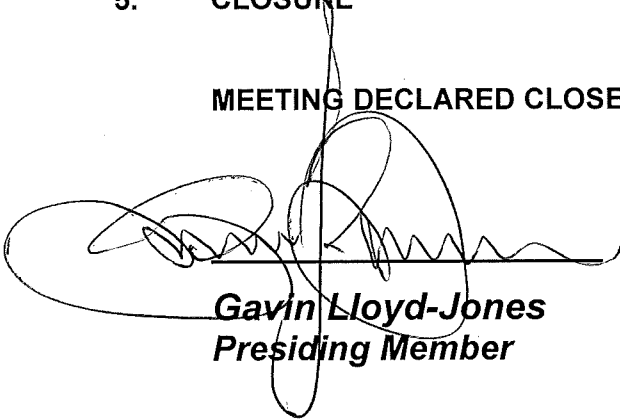
3.2.1 The Panel encourage staff to report to the Urban Planning Committee regarding urban renewal and heat island effect and seek for a copy to be provided for the Panel's consideration.

4. CONFIRMATION OF MINUTES

The minutes of this meeting held Wednesday 15 February 2017 taken as read and confirmed this fifteenth day of February 2017

5. CLOSURE

MEETING DECLARED CLOSED AT 7.41PM



Gavin Lloyd-Jones
Presiding Member

15/2/17