

**MINUTES OF THE CITY OF MARION
DEVELOPMENT ASSESSMENT PANEL HELD AT THE
ADMINISTRATION CENTRE 245 STURT ROAD STURT
ON
WEDNESDAY 18 NOVEMBER 2015**

1.1 PRESENT

Gavin Lloyd-Jones (Presiding Member), Graham Goss, Phil Smith,
Jerome Appleby, Nick Westwood and Nick Kerry

1.2 APOLOGIES

Wendy Bell

1.3 IN ATTENDANCE

Rob Tokley - Team Leader – Planning (DAP Executive Officer)
Stephen Both - Senior Development Officer- Planning

1.4 COMMENCEMENT

The Meeting commenced at 6.30pm



DAP181115**2. HEARING OF APPLICATIONS**

**2.1 Reference No: DAP181115 – 2.1
Application No: 100/2015/660
Site Location: 15 Percy Avenue, Clovelly Park**

- Luci Petrus & Moses Khabwari (Representors) addressed the Panel
- Ms Beverly Schapel (Representor) addressed the Panel
- Mr Murray Roberts (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: 100/2015/660 to construct four, two storey row dwellings, one of which incorporates a garage wall on the eastern side boundary at 15 Percy Avenue Clovelly Park be GRANTED subject to the following conditions:**

CONDITIONS

1. **The development shall proceed in accordance with the plans and details stamped dated received 17 April 2015 and 10 November 2015 all submitted with and forming part of Development Application No. 100/2015/660, except where 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. **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. **All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of native trees,**



DAP181115

shrubs and groundcovers 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. 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.
8. 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.
9. Any habitable room walls shared with the garage of another dwelling shall be treated with an appropriate noise acoustic treatment to minimise noise transfer between dwellings.

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.



DAP181115

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.**

A handwritten signature or mark, possibly initials, located in the bottom right corner of the page.

DAP181115

2.2 Reference No: DAP181115 – 2.2
Application No: 100/2015/1441
Site Location: 3 Virgo Avenue, 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: 100/2015/1441 for a two storey building comprising three dwellings incorporating a garage wall on the northern boundary with associated car parking and landscaping and removal of a significant tree (*Agonis Flexuosa* - WA Willow Myrtle) at 3 Virgo Avenue, 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. 100/2015/1441, being the site plan, elevations, floor plans, siteworks plan and landscape plan prepared by Holliday Design and Drafting, and documentation titled 'Proposed 3 Unit Row Dwelling at 3 Virgo Ave, Warradale for the Property Experts' 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 Council.
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. 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.



DAP181115

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.
8. 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.
9. Payment of \$252 shall be made into the City of Marion's Urban Trees Fund prior to the issue of Development Approval.
10. All 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.

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. 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.
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.



DAP181115

**2.3 Reference No: DAP181115 – 2.3
Application No: 100/2015/913
Site Location: 69 Addison Road, Warradale**

- Mr Akin & Mrs Heather Salih (Representors) 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: 100/2015/913 for a two storey detached dwelling and a single storey residential flat building comprising of two dwellings at 69 Addison 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. 100/2015/913, being File numbers 1523, prepared by TK Building Design, and documentation titled 'Proposed Development for Ms. Wei Chao: At Lot 37 Addison Road Warradale', received by Council on 11 September 2015, except when varied by the following conditions of consent.**
- 2. The Telstra pit within the road reserve shall be made trafficable prior to the occupation of Dwellings 2 and 3.**
- 3. The windows on the lounge room, master bedroom and bedroom 2 of the two storey dwelling on Lot 1, shall be double glazed for sound attenuation purposes. Plans shall be amended to identify double glazing on the said windows prior to Development Approval being issued.**
- 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 Council.**
- 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**

DAP181115

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.
10. 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.
11. All 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.

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. 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.
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.



DAP181115**OTHER BUSINESS****3.1 Information Only Item**

665 Marion Road, Ascot Park

Change of use from dwelling to consulting rooms and retention of existing garage, with associated car parking, signage and landscaping

3.2 Information Only Item

5/56 Daws Road, Edwardstown

Change of use from a take-away shop to a restaurant

3.3 Appeals update**3.4 Policy Observations**

- Consider increasing secondary street setback requirement for sites where dwelling 'orientation' is altered.
- Consider improved design guidelines for increased landscaping on development sites.
- Consider increasing design requirements for dwellings on corner properties to incorporate design elements to present to both streets. (Acknowledged this is currently part of Council's DPA).

4. CONFIRMATION OF MINUTES

The minutes of this meeting held Wednesday 18 November 2015 taken as read and confirmed this eighteenth day of November 2015.

5. CLOSURE

MEETING DECLARED CLOSED AT 7.27PM



Gavin Lloyd-Jones
Presiding Member

18/11/15.