

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 19 FEBRUARY 2007
COMMENCING AT 12:00 PM
IN THE COMMUNITY CHAMBERS "WAL YUNTU WARRIN"**

PRESENT

Cr A Woolford, Cr M Beckett, Cr A Oliver, Cr T Rusby, Cr G Gartrell, Cr R Potter.

APOLOGIES

Cr R Medlyn

IN ATTENDANCE

Andrew Sladden (Planner), Tom Gregory (Planner), Vanessa Harvey (Personal Assistant).

ITEM 1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 18th December 2006 with the following amendment:

- Add **Councillor R Medlyn** to the apologies.
- Item 8.1 Adelaide Blue Gum Pty Ltd v Alexandrina Council
Resolution for this item should read as follows:
The Development Assessment Panel determined that although they did not support Development Applications 455/1455/05 and 455/1456/05 for Commercial Forestry they had no option but to follow the advice of Council's legal representative and allow him to take the best course of action on the Panels behalf, realising that this would probably lead to approval by the ERD Court.

Moved Cr Rusby seconded Cr Beckett that the minutes of the Alexandrina Council Development Assessment Panel held on 18th December 2006 as circulated to members be received as a true and accurate record with the following amendments:

- Add **Councillor R Medlyn** to the apologies.

.../cont.

ITEM 1. CONFIRMATION OF MINUTES (Continued)

- Item 8.1 Adelaide Blue Gum Pty Ltd v Alexandrina Council
Resolution for this item should read as follows:
The Development Assessment Panel determined that although they did not support Development Applications 455/1455/05 and 455/1456/05 for Commercial Forestry they had no option but to follow the advice of Council's legal representative and allow him to take the best course of action on the Panels behalf, realising that this would probably lead to approval by the ERD Court.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

2.1 455/D073/06 - Kinsmen Developments Pty

SUMMARY TABLE

Date of Application	11 th August 2006
Subject Land	Lot 500+ O'Connell Avenue, Hindmarsh Island
Assessment No.	A16085
Relevant Authority	Alexandrina Council
Planning Zone	Residential West (Hindmarsh Island)
Nature of Development	Land division creating 54 extra lots
Type of Development	Consent / Merit
Public Notice	Category 2
Referrals	Planning SA, EPA, DWLBC, SA Water, Transport SA, DAIS, DECS, Native Vegetation Council
Representations Received	2
Representations to be heard	Nil
Date last inspected	February 2007
Recommendation	Approval
Originating Officer	Andrew Sladden

ESD IMPACT/BENEFIT

- Environmental Increase in density and therefore use of services, pollution, etc.
- Social Greater availability of housing on Hindmarsh Island.
- Economic Increase in rate base, but also increase in service provision required.

.../cont.

2.1 455/D073/06 – Kinsmen Developments Pty (Continued)

BACKGROUND

The subject site is relatively flat and devoid of vegetation, being previously used for cropping and grazing. The site consists of nine existing allotments, all with frontages to O'Connell Avenue. Two applications have been lodged over the subject site comprising:

1. Development Application 455/D072/06 – Land Division involving the amalgamation of these nine allotments into two allotments comprising proposed allotment 1 (1.36ha) which contains most of the existing buildings and Allotment 777 (7.25ha). This was the subject of Category 2 Public Notification and as no representations were received, will be granted Development Approval under delegation as it complies with the Alexandrina Development Plan.
2. Development Application 455/D073/06 – Land Division creating 54 additional allotments from lot 777 created pursuant to Development Application 455/D072/07. As this was the subject of Category 2 Public Notification and two representations have been received, this application is being presented to DAP for a decision.

THE PROPOSAL

Nature of Development

The Development involves the creation of 54 additional allotments from proposed lot 777 (7.25ha) along with associated roads and infrastructure.

Principle of Development Control 29 for the Residential west (Hindmarsh Island) Zone states the following:

29: The following kinds of development are **non-complying** in the Residential West (Hindmarsh Island) Zone.

Land division within Conservation Areas A & B unless principle 28 is met

Principle of Development Control 28 for the Residential West (Hindmarsh Island) Zone states:

.../cont.

2.1 455/D073/06 – Kinsmen Developments Pty (Continued)

- 28: Conservation Area A and B should be designated as a separate allotment within a plan of division or part of the common land under a community title scheme.

Conservation area A and B referenced by the abovementioned Principle are shown on Fig RW (HI)/1. Pursuant to Principle 28 above, Conservation area B falls within this Plan of division and has been designated as a separate allotment (1.65ha reserve). Therefore, the proposed development is considered to comply with Principle 28 and hence is considered to be a Consent/Merit form of development

Detailed Description

Allotment 777 created from Land division 455/D072/06 is approximately 7.25ha. It is proposed to divide this allotment into a further 54 residential lots with a 1.65ha section of land in proposed conservation area B being designated as a reserve which acts as a buffer between the River Murray and the proposed residential development.

The proposed residential allotments (lots 2 to 55) all have frontages to either O'Connell Avenue or the roads proposed to be constructed as part of this Application and vary in size from 449m² to 2096m². It is also noted that all of the proposed allotment are located at least .3m above the 1956 flood level.

Although the majority of allotments are of average residential size, being 700m² to 900m², there are a number of smaller lots between 450m² and 600m² and a small number of larger lots over 1000m².

It was agreed by consensus that the Development Assessment Panel grant Development Approval to Development Application 455/D073/06 for a Land Division creating 54 Additional Allotments at Lot 500 O'Connell Avenue, Hindmarsh Island subject to the following conditions:

Council Conditions

1. The developer shall be responsible for the provision of all necessary infrastructure.
2. All new roads created shall be paved and kerbed.
3. A paved footpath is to be provided on one side of each new road.

.../cont.

2.1 455/D073/06 – Kinsmen Developments Pty (Continued)

4. A system for the collection and disposal of stormwater runoff including any upstream catchments is to be provided to a standard conforming to Councils 'Guidelines'. The stormwater infrastructure is to be design, installed and all encumbrances enforced as per The Stormwater & Wastewater Management Plan supplied by MCE Consulting Engineers Pty Ltd.
5. Each allotment shall be connected to Electricity and Telecommunications.
6. Street lighting shall be provided to each new road.
7. Each allotment to be connected to a Septic Tank Effluent Disposal (STED) Scheme or approved similar. All sewer infrastructure shall be designed and constructed as per SA Water requirements. No onsite disposal will be allowed.
8. Adequate easements for stormwater and STED/Sewer Scheme lines shall be provided and vested in Council or appropriate authority.
9. Reserve, Drainage Reserve or Open Space shall be cleared of any pest plants and long grass etc.
10. Protection of significant vegetation.
11. A Soil Erosion and Drainage Management Plan (SEDMP) prepared and approved by Council prior to Section 51 Clearance being issued.

Note: An indigenous monitor shall be present on-site when the excavation works are occurring. The Developer shall be responsible for these costs.

Planning SA Conditions

12. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and argumentation. (SA Water 90121/06)
13. Two copies of a certified survey plan shall be lodged for Certificate purposes.

.../cont.

2.1 455/D073/06 – Kinsmen Developments Pty (Continued)

DWLBC Condition

14. The applicant is advised of their general duty of care to take all reasonable measures to prevent any harm to the River Murray System through his or her actions or activities.

EPA Conditions and Notes:

15. The Development must be undertaken according to the amended plan of division, the report 'Stormwater and Wastewater Management' by MCE Engineering, October 2006, and the 'Construction Soil Erosion & Drainage Management Plan', w/s439 SEDMP-V 1&2.
16. An appropriate Construction Management Plan must be prepared, prior to construction, by the applicant and submitted to the Council. This plan must address the mitigation or minimisation of impacts (especially from noise and dust) during the construction phase. Dust generated by machinery and vehicular movement during site works, and any open stockpiling of soil or building materials at the site, must be suppressed by regular application of water to ensure that dust generation does not become a nuisance off-site. Site development machinery should generally not be operated outside the hours of 7am to 6pm Monday to Saturday and 9am to 6pm Sundays and public holidays.

Note: The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

Note: Any information sheets, guidelines, documents, codes of practice, technical bulletins etc.. that are referenced in this response can be accessed on the following website:
<http://www.epa.sa.gov.au/pub.html>

AGREED BY CONSENSUS

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

3.1 455/1285/05 - Clarrhysa Vale Pty Ltd

SUMMARY TABLE

Date of Application	4 th November 2005
Subject Land	Lot 51 Sneyd Road, Mosquito Hill
Assessment No.	A4862
Relevant Authority	Alexandrina Council
Planning Zone	Watershed Protection 2
Nature of Development	Change of use – Rabbit Breeding Program (Intensive Animal Keeping)
Type of Development	Non-complying
Public Notice	Category 3
Referrals	Dept Water Land Biodiversity & Conservation Environment Protection Authority
Representations Received	2
Representations to be heard	2
Date last inspected	May 2006
Recommendation	Approval
Originating Officer	Andrew Sladden

ESD IMPACT/BENEFIT

- Environmental Potential for pollution of the environment.
- Social Provides meaningful employment for residents of the property.
- Economic Economic benefit to the property owner.

Cr Woolford, Presiding Member, welcomed Mr Ellerton (representor) to the meeting who gave a brief summary of his representation, 12:12 p.m. to 12:21 p.m.

.../cont.

3.1 455/1285/05 – Clarrhysa Vale Pty Ltd (Continued)

Cr Woolford, Presiding Member, welcomed Mrs D Hughes (representor) to the meeting who gave a brief summary of her representation, 12:21 p.m. to 12:35 p.m.

Cr Woolford, Presiding Member, welcomed Lorraine Eschenberg (applicant) to the meeting who gave an overview of the application and addressed issues raised by the representors, 12:36 p.m. till 12:58 p.m.

BACKGROUND

The subject site is a 44ha rural property located on Sneyd Road, Mosquito Hill. The subject site is being used for the breeding and grazing of cattle, sheep, goats and horses. The property currently is managed using Biodynamic Organic Farming Practices.

There is an existing dwelling on the subject site. The owner of the property, Lorraine Eschenberg, has teenage foster children with moderate to severe intellectual disabilities, autism and psychiatric disorders and has set up the rabbit breeding program on the property to provide an activity and income for these children.

The Application was presented to the Development Assessment Panel meeting of 15 May 2006 where the Panel resolved to "proceed with the assessment of the Application".

THE PROPOSAL

Nature of Development

The Application involves a "change of use" of the land to allow commercial rabbit breeding to be undertaken on the subject site. Although the activity is already occurring, the purpose of this Development application is to obtain formal Development Approval for the change in land use. An activity of this nature falls within the definition of "Intensive Animal Keeping" pursuant to Schedule 1 of the Development Act 1993.

It is noted that Principle of Development Control 7 for the Watershed Protection 2 Zone states:

7: *All kinds of development are non-complying in the Watershed Protection 2 Zone, except the following:*

.../cont.

3.1 455/1285/05 – Clarrhysa Vale Pty Ltd (Continued)

As “intensive animal keeping” is not listed under the above, it is considered to be a non-complying form of development.

Detailed Description

The program is being undertaken within an existing shed which was previously used for hay and equipment storage supporting the existing agricultural activities being undertaken on the site. There are currently 34 breeding Does and 40 maiden or unmated does, however there is potential for expansion in the future. There is no slaughtering of the rabbits on site as they are removed from the property and sent to an abattoir.

The application involves the conversion of the existing storage sheds to a rabbit farming complex for the breeding of up to 300 Does and progeny (farrow/grower shed and workshop/store).

A dry effluent sump is sited to the west of the proposed farrowing/grower shed and is 105 metres from the front boundary of the property, 165 metres from the eastern side boundary, 134 metres from the detached dwelling and 103 metres from the existing shearing shed. Worm pits (used for the disposal of waste) are sited to the north west of the proposed farrowing/grower shed and are 12 metres from the front boundary, 252 metres from the eastern side boundary and 201 metres from the detached dwelling.

The existing uses contained within the shearing shed to the south of the proposed complex, and the detached dwelling (situated on the highest point of the subject land), will continue. Indigenous vegetation has been planted to the edges of existing paddock boundaries to form wind breaks and native vegetation exists within the road reserve to each side of Sneyd Road. The existing buildings are serviced by an existing all-weather, rubble driveway. The existing driveway entrance is to the west of a slight bend in Sneyd Road. Sneyd Road is currently a ‘No Through Road’, as it is unmade to the north west of the subject land.

The complex is established on one level, towards the highest point of the subject land. The total floor area for the two sheds combined is approximately 912 m². No slaughtering of rabbits will occur on the subject land, as they are transported to an off-site abattoir.

.../cont.

3.1 455/1285/05 – Clarrhysa Vale Pty Ltd (Continued)

The existing buildings are uncomplicated in design and each comprise of one large, rectangular open area, to be occupied with several rows of cages and walkways. The dominant material used for the external surfaces is corrugated zincalume roof and wall cladding. A closed Dry Effluent Disposal System which involves no water usage, are incorporated into the existing sheds.

The Rabbit Farming Complex is to be operated in accordance with PIRSA's "Guidelines for Establishment of Commercial Domestic Rabbit Farms in SA", June 2000. It is proposed that up to six employees will be needed when the complex is fully operational. The application has been prepared in accordance with those guidelines and Planning SA's Advisory Notice 14 on Commercial Rabbit Farming.

The rabbit breeding operation is a closed dry operation, meaning that it is entirely contained within the existing shed and involves minimal water usage.

There are currently three employees (who all reside on the property) however more employees may be needed in the future should the operation expand.

Agreed by consensus that the Development Assessment Panel grant Development Approval to Development Application 455/1285/05 Change of Use - Rabbit Breeding Program (Intensive Animal Keeping) subject to the following conditions and notes and subject to concurrence of the Development Assessment Commission.

Conditions

1. The Development shall proceed in strict accordance with the details submitted on 7 November 2005, the Statement of Effect and Plans and Details received by Council on 21 August 2006, subject to the following Conditions:
2. No slaughtering of animals shall be undertaken on the subject site.
3. Management of the property should be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.
4. The use and any associated processes or activities carried on shall not detrimentally effect the amenity of the locality by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

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3.1 455/1285/05 – Clarrhysa Vale Pty Ltd (Continued)

Department of Water, Land, Biodiversity and Conservation Conditions and Notes

5. During the construction the property shall be managed in a manner as to prevent erosion and pollution of the subject site and the environment, including keeping the area in a tidy state and ensuring any waste materials being placed into bins to ensure no pollutants enter the River Murray.
6. Stormwater run-off from the buildings being directed into a storage tank or tanks. The capacity of the tank storage on site is to be equal to or greater than 20 litres per square metre of total roof area of all buildings on the site.
7. The development being able to manage stormwater and effluent so as to contain the quantity and quality of run-off by appropriate means. This may include, but are not limited to, measures such as:
 - a) Directing roof stormwater overflow from rainwater tanks to soakage trenches or to retention/overflow wells or sumps where large roof catchments are involved;
 - b) Utilizing grassed swales or natural drainage lines to accommodate the major flows from the land development; and
 - c) Establishing effluent sumps and proposed worm pits in such a way as to not catch stormwater runoff; and
 - d) Designing and bunding compost bins and transfer points so as to contain rainfall intensities of all average storm recurrence intervals to 25 years and a maximum duration of 24 hours.
8. The development not compromising the utilisation, conservation or quality of water resources or the capacity for natural systems to restore or maintain water quality.
9. The buildings being unobtrusive and harmonising with the surroundings through the use of paint or finishes being of natural colours.

Note: The Applicant is advised of their general duty of care to take all reasonable measures to prevent any harm to the River Murray system through his or her actions or activities.

.../cont.

3.1 455/1285/05 – Clarrhysa Vale Pty Ltd (Continued)

Note: The applicant is advised that any proposal to clear, remove limbs or trim native vegetation on the land, unless the proposed clearance is subject to an exemption under the Regulations of the Native Vegetation Act 1991, requires the approval of the Native Vegetation Council. Any queries regarding the clearance of native vegetation should be directed to the Native Vegetation Council Secretariat on 8124 4744.

Note: The River Murray and many of its tributaries and overflow areas, particularly have abundant evidence of Aboriginal occupation. Under section 20 of the Aboriginal Heritage Act 1988 (The Act), an owner or occupier of private land, or an employee or agent of such an owner or occupier, must report the discovery on the land of any Aboriginal sites, objects and remains to the Minister for Aboriginal Affairs and Reconciliation, as soon as practicable, giving the particulars of the nature and location of the Aboriginal sites, objects or remains. Penalties may apply for failure to comply with the Act.

Note: The owner of land on which a watercourse or lake is situated or that adjoins a watercourse or lake must take reasonable measures to prevent damage to the bed or banks of the watercourse or the bed, banks or shores of the lake and to the ecosystems that depend on the watercourse or lake.

Note: The subject property is within the area of the Notices of Prohibition on taking Surface Water, Water from Watercourses and Wells in the Eastern Mount Lofty Ranges prescribed Water Resources Area.

If the proponent plans to utilise the surface water collected from the roofs of the two sheds they should be aware of:

- a) The area of the Notice of Prohibition on Taking Surface Water, Water from Watercourses and Wells in the Eastern Mount Lofty Ranges ('Notices of Prohibition'). This control would prevent the establishment of any new or additional use of watercourse, surface or underground water for any use other than stock and domestic during the period of the Notice (7 October 2005-7 October 2007).

.../cont.

3.1 455/1285/05 – Clarrhysa Vale Pty Ltd (Continued)

- b) The Eastern Mount Lofty Ranges Prescribed Water Resources. This means that should the proponents intend to use water on the property in the future, they must apply for a water licence. A water licence will be issued in accordance with the future water allocation plan that is yet to be developed; this plan will determine the status and feasibility of any proposed water use at the site.

Due to the current Notice of Prohibition and the prescription of water resources in the Eastern Mount Lofty Ranges, there is no guarantee that the proponents will be able at any time in the future to gain access to surface (including roof runoff), watercourse or underground water.

The collection and use of surface water from the roofs of sheds and other infrastructure for commercial, industrial or irrigation use needs to be authorised. It is noted however, that on March 16, 2006, the Minister announced in the South Australian Government Gazette, that surface water collected from roofs would be considered exempt from licensing requirements if the water collected was 500kL or less, and only used for commercial, industrial environmental or recreational use.

Initial estimates indicate that if the proponent collects water from both shed roofs, between 650 and 730kL could be captured and this activity would therefore require authorisation and licensing. Due to the Notice of Prohibition and the prescription of the Eastern Mount Lofty water resources, the proponent would only be able to take water from roof runoff (surface water) for the proposed development provided the water collection does not exceed 500kL per annum. For further information on this matter, the applicant should contact the Water Licensing unit on 8339 9806.

Environmental protection Authority Conditions and Notes

10. The worm pits used for decomposition of rabbit dung must be lined with a minimum of 300mm of compacted clay, and have a sloping bottom in which straw, sawdust or other absorbent material is placed.
11. Pits used for the burying of dead rabbits must be at least 100metres from the nearest well, dam, watercourse or wetland. They must be dug where there is a seasonal or permanent watertable within 1.2 metres of the soil surface.

.../cont.

3.1 455/1285/05 – Clarrhysa Vale Pty Ltd (Continued)

Note: The applicant is reminded of its general environmental duty, as required by Section 25 of the Environmental Protection Act, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

Note: Any information sheets, guidelines, documents, codes of practice, technical bulletins etc...that are referenced in this response can be accessed on the following website:
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AGREED BY CONSENSUS

3.2 455/1325/06 - John Eiffe

SUMMARY TABLE

Date of Application	13 th November 2006
Subject Land	12 Mundoo Channel Drive, Hindmarsh Island
Assessment No.	A7196
Relevant Authority	Alexandrina Council
Planning Zone	Holiday House (Hindmarsh Island) Zone
Nature of Development	Detached dwelling – single storey
Type of Development	Non-complying
Public Notice	N/A
Referrals	N/A
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	February 2007
Recommendation	Proceed with assessment
Originating Officer	Andrew Sladden

ESD IMPACT/BENEFIT

- Environmental Increase in pollution potential and degradation of natural resources.
- Social Nil.
- Economic Increase in land value, rate increase, increase in services required in isolated location.

BACKGROUND

Development Application 455/330/06 was lodged and approved under delegation in April 2006 for the demolition of the existing dwelling on the subject site. This proposed dwelling, although much larger than that demolished, is proposed to be located in the same location as the previous dwelling although located 1.2m closer to the watercourse (Mundoo Channel).

.../cont.

3.2 455/1325/06 – John Eiffe (Continued)

THE PROPOSAL

Nature of Development

The Development application involves the construction of a single storey detached dwelling on the subject site. The dwelling is proposed to be located 12.8m from the waters edge.

Principle of Development Control 18 for the Holiday House (Hindmarsh Island) Zone states:

PDC 18 The following kinds of development are non-complying in the Holiday House (Hindmarsh Island) Zone:

Detached Dwellings with the exception of:

- (a) dwelling extensions;
- (b) dwelling replacement;
- (c) dwelling associated with the Government exchange programme

Development within 25 metres of the foreshore with the exception of jetties, landings or structures required for the stabilisation of the water's edge

Although the proposed development is replacing an existing dwelling it is still considered to be a non-complying form of development as it is proposed to be located less than 25m from the foreshore pursuant to the above.

Detailed Description

The proposal involves the construction of a single storey detached dwelling on the subject site. From the plans provided, the dwelling is setback approximately 22.5m from the front (road) boundary, 2m from the western side boundary, 7m from the eastern side boundary and 12.8m from the northern boundary or waters edge, as shown on the Site Plan.

The proposed dwelling is a rectangular shape with a footprint measuring 20m x 9m (180m²) and is proposed to be finished in colorbond cladding (Wattyll "Tender Beige") with a 25 degree colorbond roof (Dune).

.../cont.

3.2 455/1325/06 – John Eiffe (Continued)

The dwelling, in its current format, appears to be at variance with Principle of Development Control 4 for the Holiday House (Hindmarsh Island) Zone which states:

- 4 No building should have a floor level below 2.10 metres Australian Height Datum (AHD).

The plans submitted do not demonstrate compliance with the above, and the applicant will be asked to amend the plans and demonstrate compliance with the above should the DAP resolve to proceed with the assessment of the Development Application.

Agreed by consensus that the Development Assessment Panel determine to proceed with an assessment of Development Application 455/1325/06 for a single storey detached dwelling.

AGREED BY CONSENSUS

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

ITEM 5. DEVELOPMENT APPLICATIONS LAND DIVISION COMMUNITY TITLE

ITEM 6. DEVELOPMENT APPLICATIONS - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW-UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

455/391/06 – 10 Battunga Avenue, Port Elliot

Andrew Sladden advised this Development Application was refused by the Development Assessment Panel on 18th December 2006 and an appeal was lodged with the ERD Court. A compulsory conference was held on Monday 12th February 2007. At this conference it was agreed to put the application on hold for 3 months. Another application is to be lodged by the applicant for assessment.

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ITEM 8. GENERAL ITEMS FOR DISCUSSION (Continued)

Temporary Marquee Structure at Currency Creek

Cr Woolford would like a Council officer to investigate and report back to Council on what is happening with this structure and the intentions of the owners.

Mitre 10 Extensions

Cr Beckett has queried the state of the section adjoining the main road. Holding containers, timbers, etc. can this be investigated. Area needs to be beautified and maintained.

Thank you to Development Assessment Panel

Des Commerford personally thanked Councillors A Woolford, M Beckett, R Potter, R Medlyn and A Oliver for their continued support and good work as members of the Development Assessment Panel over the years. This is not an easy job, but their contribution has been greatly appreciated. Also thank you to Councillors G Gartrell and T Rusby for their contribution since being elected at the end of 2006 to the Panel and other Councillors who have been a Proxy over the last couple of years. Thank you all on behalf of the staff.

Also a special thank you to Vanessa Harvey as Minute Secretary and the Planners.

Councillor Beckett also thanked the Planners whom she acknowledged as working very well together and that it has been a pleasure working with them.

Councillor Woolford, Presiding Member, thanked everyone that has been a part of the Development Assessment Panel for their contribution over the years.

This is the last meeting of this Development Assessment Panel.

**The new Development Assessment Panel will be in place as of
26th February 2007.**

COUNCILLOR WOOLFORD DECLARED THE MEETING CLOSED AT 1:12 P.M.

MINUTES CONFIRMED

PRESIDING OFFICER

DATED: