

**DEVELOPMENT ASSESSMENT PANEL**  
**MINUTES OF MEETING HELD ON 22 NOVEMBER 2004**  
**COMMENCING AT 3:00 PM IN THE**  
**ALEXANDRINA COUNCIL CHAMBERS "Wal Yuntu Warrin",**  
**CADELL STREET, GOOLWA**

**PRESENT**

Councillors A Woolford (Presiding Member),  
P Reedman, M Beckett, G Connor, R Potter,  
D Commerford (Director Environmental  
Services).

**APOLOGIES**

D Banks (Director Technical Services).

**IN ATTENDANCE**

J Nightingale, C Getsom (Planners), V Harvey  
(Personal Assistant).

**ITEM 1**

**CONFIRMATION OF MINUTES**

Minutes of the Alexandrina Council Development Assessment Panel held on 26<sup>th</sup> October 2004.

Moved Cr Connor seconded D Commerford that the minutes of the Alexandrina Council Development Assessment Panel held on 26<sup>th</sup> October 2004 as circulated to members be received as a true and accurate record.

**CARRIED**

ITEM 2. DEVELOPMENT APPLICATIONS

2.1 455/723/04 - Ferg Nominees Pty Ltd

SUMMARY TABLE

Date of Application	16 <sup>th</sup> June 2004
Subject Land	16 Basham Parade Port Elliot
Assessment No.	A 2585
Relevant Authority	Alexandrina Council
Planning Zone	Residential
Nature of Development	Demolition of existing dwelling and construction of two semi-detached dwellings
Type of Development	Consent on Merit
Public Notice	Category 1
Referrals	N/A
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	7 <sup>th</sup> July 2004
Recommendation	Approve with conditions
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental Additional stormwater and effluent generated by the larger development area.
- Social Benefit to land owner and holiday makers with an improved and modern dwelling to reside in.
- Economic Benefit to land owner with the opportunity for holiday rental. Benefits to tradespeople during the construction phase of the development.

THE PROPOSAL

**Nature of Development**

The proposal is to demolish the existing two storey dwelling and associated outbuildings on the allotment and construct two, two storey semi-detached dwellings. A land division application has been lodged separately to ensure that each of the dwellings will be on individual titles.

.../cont.

2.1 455/723/04 – Ferg Nominees Pty Ltd (Continued)

**Detailed Description**

The proposal involves the construction of two, two storey semi-detached dwellings at Lot 45 (16) Basham Parade, Port Elliot. Each dwelling will comprise four bedrooms, rumpus room and associated wet areas and garage on the ground floor and the living areas and kitchen and outdoor decking on the first floor. Obscure glass screening to 1.5 metres will be installed along the side wall of the rear deck to prevent overlooking to the adjoining rear yards. The dwellings will be of a brick veneer construction with a rendered and painted finish with a shale grey colorbond roof and aluminium windows.

Each dwelling will be on a 390 square metre allotment thereby giving a site coverage of 50 percent, which includes all of the living, garage and deck/balcony areas. The building will be set back 8 metres from the Basham Parade boundary and 5.28 metres from the rear boundary. A 2.25 metre set back is achieved on the side boundaries apart from the garage which is on the boundary. The maximum height of the building will be 7.931 metres at the front and 7.435 metres at the rear. The design of the dwelling is such that the roof slopes from the maximum heights down to the centre of the dwelling which is only approximately 6.2 metres in height.

The property is currently connected to the Port Elliot effluent disposal scheme therefore each of the new dwellings will have their own septic tank and connection point to the scheme. This will be organised as part of the land division application which has recently been lodged.

186 It was agreed by consensus that the Development Assessment Panel approve Development Application 455/723/04 for two, two storey semi-detached dwellings at 16 Basham Parade, Port Elliot, subject to the following condition:

1. That the second storey dining room windows within the proposed dwelling adjacent to Lot 49 (14) Basham Parade, Port Elliot either be removed entirely, one of the windows be removed or the windows be reduced in size so that they are higher level windows rather than floor to ceiling.

REASON: To eliminate any overlooking to the adjoining dwelling.

AGREED BY CONSENSUS

ITEM 3. DEVELOPMENT APPLICATIONS - NON-COMPLYING

ITEM 4. DEVELOPMENT APPLICATIONS - CATEGORY 3

4.1 455/483/04 - Port Victor Nominees Pty Ltd

Councillor Woolford, the Presiding Member, welcomed Mr Michael Smerd to the meeting who gave an overview of his representation from 3:10 p.m. to 3:25 p.m.

Councillor Woolford, the Presiding Member, welcomed David Batty and David Kelsey, on behalf of the applicant, who gave a brief overview of the application.

SUMMARY TABLE

Date of Application	22 <sup>nd</sup> April 2004
Subject Land	Lot 1 (30) North Terrace, Port Elliot
Assessment No.	A 2729
Relevant Authority	Alexandrina Council
Planning Zone	Historic Conservation (Centre)
Nature of Development	Demolition of existing medical surgery and development of a new medical surgery and pharmacy
Type of Development	Consent on Merit
Public Notice	Category 3
Referrals	State Heritage Branch
Representations Received	3
Representations to be heard	3
Date last inspected	14 <sup>th</sup> October 2004
Recommendation	Approve with conditions
Originating Officer	Cherry Getsom

ESD IMPACT/BENEFIT

- Environmental Additional roof area and sealed car park will generate a greater amount of stormwater.
- Social Benefit to the local community as the expansion of the existing pharmacy and doctor's surgery will allow for better service and convenience.
- Economic Benefit to tradespeople during the construction phase and the local community through the provision of the pharmacy service.

.../cont.

4.1 455/483/04 – Port Victor Nominees Pty Ltd (Continued)

**THE PROPOSAL**

**Nature of Development**

The proposal is to demolish the existing medical surgery upon the subject land at Lot 1 North Terrace, Port Elliot and replace the structure with a larger more suitable medical surgery as well as a pharmacy.

**Detailed Description**

The proposal involves the expansion of the existing medical surgery and pharmacy which will be achieved through the demolition of the existing surgery building and the construction in three stages of a new single storey surgery building and pharmacy.

The subject land is within the Historic Conservation (Centre) Zone of Port Elliot, and is adjacent to the State Heritage Listed building known as Arnella. Extensive consultation has occurred between the applicant and Councils Heritage Advisor, Richard Woods regarding the external appearance of the proposed building and its surrounds.

The proposed new surgery and pharmacy will have frontage to Montpelier Terrace with both staff and customer car parking being provided at the rear of the allotment. A total of 12 car parks are being provided 6 each for staff and customers. On street car parks will be available on Montpelier Terrace directly in front of the surgery/pharmacy. The building itself will be sited on the Montpelier Terrace boundary with the verandah extending over the footpath.

Proposed hours for the pharmacy are 9am to 5.30pm Monday to Friday and 9am to 12 noon Saturdays. The surgery is to operate from 9am to 5pm Monday to Friday.

The building is to be of a brick construction with rendered walls, timber windows and galvanised iron roof. The selected colours are from the Solver heritage range with the walls being manilla, which is a cream colour, the windows in off white and the verandah posts, timber fascias and gutters being in heritage red. Signs are proposed to be sign written boards fixed to the wall at the door/window height. They will have white lettering on a wedgewood blue background and read 'Victor Medical Centre and Port Elliot Pharmacy'. Landscaping is also proposed in the car park and within garden beds.

**Moved Cr Beckett seconded D Commerford to defer Item 4.1 at 3:40 p.m. for the applicant and representor to discuss the right of way details and come back to the Panel later in the meeting with details from the discussion.**

**CARRIED**

.../cont.

4.1 455/483/04 – Port Victor Nominees Pty Ltd (Continued)

The Development Assessment Panel then continued to Item 4.2 at 3:40 p.m.

The Development Assessment Panel returned to Item 4.1 at 4:15 p.m.

185 It was agreed by consensus that the Development Assessment Panel approve Provisional Development Plan consent for Development Application 455/483/04 subject to the following conditions;

1. The proposed medical surgery and pharmacy shall be constructed in accordance with the plans numbered VMC Sk 1B and sited in accordance with the submitted site plan, and together with any other supporting information that accompanies Development Application 455/483/04, except where stated to be varied by the following conditions and notes.
2. The ground level adjacent to the stone boundary wall shall be maintained. The fence adjacent to the stone boundary wall should be welded wire - roll top type fencing, to the satisfaction of Council and the Heritage Branch of the Department for Environment and Heritage.

REASON: To provide visibility of the wall while protecting the wall from access.

3. Trees to the car park and street edge shall be clear stem shade trees with mature height not less than 6 metres, appropriate to the site conditions, to the satisfaction of Council and the Heritage Branch of the Department for Environment and Heritage.

REASON: To maintain the historic streetscape character of Port Elliot and to reduce the visual impact and to provide amenity to the car park.

4. All proposed landscaping shall be completed as per the staging schedule and be connected to an irrigation system to assist with its ongoing survival.
5. All site stormwater shall drain to Councils stormwater disposal system.
6. The right of way shall be constructed with hot mix asphalt between the kerb line and the property boundary.
7. The car park area and right of way shall be constructed as a hard stand area with non dust generating material, such as pavers, concrete or asphalt.

.../cont.

4.1 455/483/04 – Port Victor Nominees Pty Ltd (Continued)

- NOTES:
- (a) If a subsequent submission for Building Rules consent involves development which varies from the proposal on which this report is based, further consultation with the Minister for Environment and Conservation will be required prior to granting any further consent or approval.
  - (b) Any work carried out on the right of way land must have the agreement of the owner.
  - (c) An agreement is required to construct the verandah over the footpath which must be negotiated between Council and Port Victor Nominees. Council will seek that the applicant indemnifies Council by holding public liability insurance for the footpath area to a value not less than \$10 million.

AGREED BY CONSENSUS

The Development Assessment Panel then continued to Item 5.1 at 4:17 p.m.

The Development Assessment Panel then continued to Item 4.2 at 3:40 p.m.

4.2 455/1089/03 - Murray Mouth Sand Dredging

Councillor Woolford, the Presiding Member, welcomed Mr Hannemann from 3:40 p.m. to 3:45 p.m. who gave a brief outline of his representation.

**SUMMARY TABLE**

Date of Application	29 <sup>th</sup> July 2003
Subject Land	Res. 11 Sugars Avenue, Hindmarsh Island
Assessment No.	A 9223
Relevant Authority	Alexandrina Council
Planning Zone	Conservation (Hindmarsh Island)
Nature of Development	Jetty
Type of Development	Consent on Merit
Public Notice	Category 3
Referrals	Environment Protection Authority, Crown Lands, Dept Transport – Marine Safety, Ngarrindjeri Heritage Committee, National Parks and Wildlife, Coast Protection Board, Dept Water Land and Biodiversity
Representations Received	2
Representations to be heard	2
Date last inspected	11 <sup>th</sup> November 2004
Recommendation	Approve
Originating Officer	Joanne Nightingale

**ESD IMPACT/BENEFIT**

- Environmental Improve water quality through retention of open Murray Mouth and safer dredge refuelling. Increased public use and disturbance of waterway.
- Social Dredges using the jetty will allow water craft to access the ocean through the Murray Mouth as they unblock it.
- Economic The jetty will allow more efficient and safer refuelling of dredge.

.../cont.



4.2 455/1089/03 – Murray Mouth Sand Dredging (Continued)

**THE PROPOSAL**

**Nature of Development**

The development is a consent on merit application as the only form of development that is complying in the Alexandrina Council Development Plan is Farming (but excluding pig keeping and poultry keeping) and in the description of non complying development it includes:

Development within 25 metres of the foreshore with the exception of jetties....

The application was not deemed to be minor and unlikely to be the subject of reasonable objection so was placed on Category 3 Public Notice.

**Detailed Description**

The proposal is to construct a new 35 metre jetty and mooring facility adjacent to the licensed compound area on the Sugars' Beach Reserve. The jetty would be used for servicing purposes on the sand dredging project which is a joint State and Federal Government project. The refuelling will occur by way of a large barge tender and will also allow for the mooring of support vessels for the project. The proposed jetty is proposed to be a public structure that is attached to community land that is built out into the waters of the Coorong National Park. While the sand dredging project is active the jetty would be used as a refuelling point for the Goolwa Channel dredge. The main jetty is proposed to have public access along its 35 metre length and the mooring poles is proposed revert to public access on completion of the sand dredging project.

A due diligence agreement has been formed with Ngarrindjeri Heritage Committee, an EPA licence has been issued and a response to representations received. Amendments were sent out to the agencies in May this year and no further responses were received.

189 It was agreed by consensus that the Development Assessment Panel approve application 455/1089/03 for a 35 metre Jetty at Reserve 11 Sugars Beach with the following conditions:

1. Diesel fuel must not be stored on the site.
2. Screening shall be carried out down the western side of the community land buffering the residential land from the dredge refuelling activity using vegetation appropriate to the area and surrounding the compound.
3. The site shall be kept tidy to ensure public safety and the amenity of the community land is maintained.

.../cont.

4.2 455/1089/03 – Murray Mouth Sand Dredging (Continued)

Notes from the Coastal Protection Board:

- The proposed jetty is to be constructed within a highly dynamic coastal system and is likely to be under extreme risk from the effects of coastal processes due to its proximity to the Murray Mouth.
- It is acknowledged that the proposed jetty is a requirement for the smooth operation of the Murray Mouth dredging program and that the structure is to become a public facility once the project becomes inactive or complete.
- The Council is advised that the jetty may be at risk from submergence, however the Council may wish to accept a lower standard due to the low-lying nature of the adjacent land.

AGREED BY CONSENSUS

## 4.3 455/1536/03 - Cellar Door & Bed And Breakfast

Councillor Woolford, the Presiding Member, welcomed Denise Berecny & Robert Brook from 3:48 p.m. to 4:00 p.m. who gave a brief overview of their representation.

Councillor Woolford, the Presiding Member, welcomed Mrs Roberts from 4:00 p.m. to 4:10 p.m. who gave a brief overview of her reasons for representation.

Councillor Woolford, the Presiding Member, welcomed Mr Mace to the meeting who gave a brief outline of the application and response to the representations from 4:08 p.m. to 4:12 p.m.

### SUMMARY TABLE

Date of Application	20 <sup>th</sup> November 2003
Subject Land	Lot 20 Bridge Road, Langhorne Creek
Assessment No.	A 15228
Relevant Authority	Alexandrina Council
Planning Zone	Country Township
Nature of Development	Tourist Accommodation (Bed & Breakfast) and Cellar Door / Tasting Room
Type of Development	Consent on Merit
Public Notice	Category 3
Referrals	Nil
Representations Received	3
Representations to be heard	2
Date last inspected	9 <sup>th</sup> July 2004
Recommendation	Approve with conditions
Originating Officer	Joanne Nightingale

### ESD IMPACT/BENEFIT

- Environmental                      The site is to be intensively used following development with waste disposal issues forming a large part of the assessment of the application.

.../cont.

4.3 455/1536/03 – Cellar Door & Bed and Breakfast (Continued)

- Social The site allows for increased activity within the central area designated for such development, however particularly the cellar door may have an amenity impact through noise and activity on surrounding dwellings.
- Economic The development will be a strong tourism drawcard for the area with associated flow on effects into the town.

**THE PROPOSAL**

**Nature of Development**

The development of a cellar door/tasting room and bed and breakfast accommodation is a consent on merit application as the Country Township zone has no complying development listed and shop and tourist accommodation are not included in the Non Complying list for the zone. The application was placed on Category three public notice as it did not meet any of the exemptions under Schedule 9 and could not be considered minor and unlikely to be the subject of reasonable objection.

**Detailed Description**

The applicant proposes to restore and redevelop old stone stables and shedding for bed and breakfast accommodation and the rear stone shed for a cellar door and wine tasting at 20 Bridge Road, Langhorne Creek. The proposal encompasses two, two storey bed and breakfast units and a studio comprising 198.78 square metres. The cellar door comprising a ground floor area of 96.22 square metres and a mezzanine of 29.20 square metres. The existing stable which is to encompass the bed and breakfast units and studio is set on the front boundary facing onto the access into the allotment. The existing stone shed to be used as a cellar door is located at the rear of the allotment in an L shape set off the boundary one metres.

Car parking will be located between the bed and breakfast and cellar door on both sides of the allotment. The number of car parking places required for this development is not defined in table Alex/3, however, one park per bed and breakfast unit would be reasonable, one for the studio and one for an employee running the cellar door. After fulfilling the following car parking requirements the proposal retains six on site car parks for cellar door patrons. It is proposed to landscape the side boundaries that are adjacent to the car parking areas to buffer adjoining owners.

.../cont.

4.3 455/1536/03 – Cellar Door & Bed and Breakfast (Continued)

The response to representations details that the use of the cellar door will not involve a brewery or bottling of wine on site. The proposed opening times of the cellar door are seven days a week between 10am and 5pm. The only night time opening that it proposed is an occasional function (promotional wine dinners) during peak season. A high colorbond fence separates the subject land from the property to the east and the access is currently surfaced with a hard stand road material. Advertising signage has not been requested as part of the application although it was requested in a letter dated 3<sup>rd</sup> December 2003.

190 It was agreed by consensus that the Development Assessment Panel approved application 455/1536/03 for a Cellar Door and Bed and Breakfast at Lot 20 Bridge Road, Langhorne Creek subject to the following conditions:

1. All stormwater shall be directed off the site and to the street water table.
2. The hours of operation of the cellar door shall be in accordance with any Licensing Court conditions.
3. Carparking shall be maintained to Australian Standards and be available at all times
4. Carpark 5 shall be left clear at all times as a turn around area.
5. The landscaping proposed as screening for eastern, western and northern boundaries shall be established and maintained.
6. Any deliveries to the site shall only occur during the opening hours in condition two.
7. Removal of bottles from the site shall occur on a regular basis during the times outlined in condition two.
8. The conditions relating to the Department of Health waste control system approval shall be adhered to.
9. The northern boundary landscaping shall be of a species that will mature to at least 2 metres in height and the fence shall be raised and extra 30cm to afford privacy before the opening of the cellar door business.
10. Car parks numbered 9, 10 and 11 on the plan submitted be deleted.

AGREED BY CONSENSUS

The Development Assessment Panel resumed to Item 4.1 at 4:15 p.m.

The Development Assessment Panel resumed to Item 5.1 at 4:20 p.m.

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

5.1 455/C083/04 - C Sweatman

Councillor Woolford, the Presiding Member, welcomed Colin Sweatman and Leah Kearney who gave a brief outline of the application from 4:20 p.m. to 4:25 p.m.

SUMMARY TABLE

Date of Application	22 <sup>nd</sup> July 2004
Subject Land	35 East Terrace Strathalbyn
Assessment No.	A 12332
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Strathalbyn)
Nature of Development	Community Land Division creating two extra lots
Type of Development	Consent on merit
Public Notice	N/A
Referrals	Planning SA SA Water
Representations Received	Nil
Representations to be heard	Nil
Date last inspected	
Recommendation	Refusal
Originating Officer	Joanne Nightingale

ESD IMPACT/BENEFIT

- Environmental                      Increasing density increases stormwater runoff from hard surfaces, less vegetation.
- Social                                      Advantage of smaller allotments within township for ageing population, if two storey potential for overlooking.
- Economic                                Increase in rate base, profit to developer.

.../cont.

5.1 455/C083/04 – C Sweatman (Continued)

**THE PROPOSAL**

**Nature of Development**

This application is a consent on merit application under the Alexandrina Council Development Plan as land division is not complying or non-complying development within the Residential Strathalbyn zone. No form of public notice was required under Schedule 9 2(e) of the Development Act 1993.

**Detailed Description**

The proposal is to divide a rectangular shaped allotment with a street frontage of 32.2 metres and length of 68 metres into three community titled lots. A 'hammerhead' style of land division has been applied for due to an existing dwelling being sited centrally on the allotment. This proposal will also allow the size of the three allotments proposed to exceed the 450 m<sup>2</sup> minimum described by the development plan for this zone. The proposed access is on the northern side of the allotment and is 7 metres wide, providing easy access and opportunities for landscaping to lessen the effects of the additional access point. The allotment sizes created are 671m<sup>2</sup>, 557m<sup>2</sup> and 602m<sup>2</sup>. The allotment that will remain fronting the street will have a frontage of 25.2 metres.

192 Moved Cr Beckett seconded Cr Potter that the Development Assessment Panel approve Development Application 455/C083/04 in accordance with the following conditions:

1. Fencing height to be no greater than 1 metre along the common land and not colorbond/corrugated iron but appropriate material to fit in with the character of the area.
2. The peppercorn tree indicated in plans dated 14th September 2004 centrally on the allotment shall be retained.
3. Landscaping shall be established and maintained as depicted in plans dated 14th September 2004 with the minimum height on the northern boundary to be 3 metres when mature.

CARRIED

ITEM 6. **DEVELOPMENT ASSESSMENT - BUILDING**

ITEM 7. MATTERS REFERRED FOR FOLLOW-UP

7.1 455/629/04 - G Williams

File Ref: 455/629/04  
 Officer: Cherry Getsom

REPORT

At the Development Assessment Panel meeting held 26<sup>th</sup> October 2004 the Panel requested a report explaining the reasons for the length of time to assess Development Application 455/629/04, Item 4.3 for five single storey group dwellings at 189 Fenchurch Street, Goolwa.

Schedule for application as follows:

DATE	STATUS
24 <sup>th</sup> May 2004	Application received and categorised as 5 x community title dwellings
	Assessed application
	Sent to Technical Service for consultation.
	Allotment sizes
	Attempted to find corresponding land division application. Found one for 187 Fenchurch Street, which was incorrect.
3 <sup>rd</sup> August 2004	Attempted to start Panel report when realised it had been incorrectly categorised and should have been "group dwellings" and therefore Category 3.
	Wrote to Mr Williams apologising for error and explaining that it had been incorrectly categorised and would need Public Notification.
	Notified neighbours.
5 <sup>th</sup> August 2004	Advertised in The Times – public notification until 19 <sup>th</sup> August 2004
	2 representations received.
23 <sup>rd</sup> August 2004	Representations sent to G Williams for response.
28 <sup>th</sup> September 2004	Response from G Williams to representations received. Received too late for the September panel meeting which was 27 <sup>th</sup> September.
26 <sup>th</sup> October 2004	Presented to Panel meeting.

187 It was agreed by consensus that the report be received.

**AGREED BY CONSENSUS**



ITEM 8. GENERAL ITEMS FOR DISCUSSION

Councillor Woolford, Presiding Member, welcomed Mr Keith Pridham from 4:50 to 5:00 p.m. who spoke regarding development within the Strathalbyn area.

8.1 Hammerhead Land Division Applications

File Ref: 3.36.1  
Officer: Ben Green

REPORT

The lodgement of some recent hammerhead land division applications in Strathalbyn have generated some interesting discussion that was felt should be raised with the panel. Throughout the Development Plan there are a number of principles that discuss land division and indicate the desired width of a driveway in the event of a hammerhead allotment. However in the Residential (Strathalbyn) Zone under the heading Land Division the principle states among other things that the minimum frontage of an allotment should be at least 15 metres unless it is consistent with the pattern of land division in the area or it is to accommodate a semi-detached or row dwelling development. It is understood that this principle was put in place to prevent the larger allotments, particularly on the terraces, from being divided.

This principle is quite straight forward, however what is raising the issue is the other principles within the zone that talk about Residential Development. Within these principles it discusses driveway widths and areas for dwellings and generally applies if dealing with a multiple dwelling application. However it would appear that the driveway widths detailed in these principles are being applied to the hammerhead proposals. In discussing the hammerhead allotment proposals with the applicants the question is being raised that if they were to apply for a community title application that included dwellings, such as those developments in Murray Street and Hooper Road, then they could make the development comply, by looking at the residential development principles, thereby increasing the density of development on the site.

Obviously, along with the technical issues of frontages and areas, there is also the character and amenity of the area to consider. Following the recent consultation in Strathalbyn it would appear that this style of development was not supported on these grounds particularly at the approaches to the town. Therefore the question is do we support hammerheads in Strathalbyn or is there room for them in areas where they would not adversely affect the streetscape?

188 It was agreed by consensus that the report be received and that each application be assessed on its merit.

**AGREED BY CONSENSUS**

8.2 455/D054/04 - Notice Of Appeal

File Ref: 455/9054/04  
Officer: Joanne Nightingale

A Notice of Appeal has been received regarding Development Application 455/D054/04 a land division seeking to divide numbers 29 and 31 Mason Street, Port Elliot into three allotments.

This application was before the Panel on 27<sup>th</sup> September 2004 (Item 5.2)

The conference date is set for Thursday 25<sup>th</sup> November 2004. As a Development Assessment Panel decision to refuse is there any compromise the Panel would be willing to take to the conference?

191 It was agreed by consensus that the report be received and that there be no compromise.

AGREED BY CONSENSUS

8.3 Development Assessment Panel Meeting Dates for 2005

Dates have been suggested for the start of 2005 as follows:

Tuesday 25<sup>th</sup> January  
Tuesday 1<sup>st</sup> March

With the following meetings being scheduled for the first Tuesday of the month through 2005.

It was agreed by consensus that the Development Assessment Panel agree to meet on Tuesday 25<sup>th</sup> January 2005, Tuesday 1<sup>st</sup> March 2005 and that all other Development Assessment Panel meetings be set for the first Tuesday of each month for the year 2005.

AGREED BY CONSENSUS

ITEM 9. NEXT MEETING

Monday 20<sup>th</sup> December 2004 with inspections prior to the meeting, time to be advised.

MEETING CLOSED AT 5:05 p.m.

MINUTES CONFIRMED .....

DATED .....