

**DEVELOPMENT ASSESSMENT PANEL
MINUTES OF MEETING HELD ON 21 MAY 2008
COMMENCING AT 10:00 AM
IN THE COMMUNITY CHAMBERS "WAL YUNTU WARRIN"**

PRESENT

Cr R Medlyn, M Walker, M Galea.

APOLOGIES

R Danvers, Cr G Gartrell.

IN ATTENDANCE

David Zanker (Planner), Tom Gregory (Planner), Matt Atkinson (Planner), Vanessa Harvey (Personal Assistant).

M Walker chaired the meeting in the absence of R Danvers.

ITEM 1 CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 22nd April 2008.

Moved Cr Medlyn, seconded M Galea that the minutes of the Alexandrina Council Development Assessment Panel held on 22nd April 2008 as circulated to members be received as a true and accurate record.

CARRIED

ITEM 2. DEVELOPMENT APPLICATIONS

ITEM 3. DEVELOPMENT APPLICATIONS - NON COMPLYING

3.1 455/86/08 - George & Cathryn Kerry

SUMMARY TABLE

Date of Application	29 January 2008
Subject Land	46 (Lot 3) North Terrace, Port Elliot
Assessment No.	A 2713
Relevant Authority	Alexandrina Council
Planning Zone	Historic (Conservation) Zone – Residential
Nature of Development	Change of use from consulting rooms to an office (non-complying)
Type of Development	Non-complying
Public Notice	Category 3
Referrals	Nil
Representations Received	1
Representations to be heard	Nil
Date last inspected	7 May 2008
Recommendation	Approval with conditions
Originating Officer	Matt Atkinson

ESD IMPACT/BENEFIT

- Environmental Nil.
- Social Contributes to a variety of land uses for the local community.
- Economic Benefits for the property owner, employment opportunities and business opportunities for local residents.

.../cont.

3.1 455/86/08 – George & Cathryn Kerry (Continued)

THE PROPOSAL

Nature of Development

The Applicant proposes to change the use of the subject land from Consulting Rooms to an Office. Offices are listed as non-complying within the Historic (Conservation) Zone - Residential.

Detailed Description

The proposed development incorporates a change in the use of the subject land from Consulting Rooms (approved on Development Application 455/1477/06) to Offices with associated car parking and landscaping.

The development does not include any building work, as there are no plans for alterations or additions to the building, car parking or landscaping.

- 6 Moved M Galea, seconded Cr R Medlyn that the Development Assessment Panel grant Provisional Development Plan Consent to Development Application 455/86/08 for a change of use from Consulting Rooms to an Office (non-complying) at 46 (lot 3) North Terrace, Port Elliot, subject to concurrence of the Development Assessment Commission and the following conditions:

1. All plants, shrubs, trees and lawn and/or ground cover shall be maintained in good condition at all times. Any diseased or dying plants, shrubs, trees or lawn and/or ground cover shall be replaced whenever necessary.
2. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council, create unreasonable overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user.

Notes:

1. No signs or advertising shall be erected or displayed on the subject land without the prior Development Approval of the Council.

CARRIED

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

Update from Matt Atkinson on two compulsory conference applications.

455/742/07 - Abbots Lane Retirement Village

No compromise was reached, this application will now be going to a Directions hearing. There is also a third party joined to the application. Discussions will be happening next week and then a hearing date should be set. A further update will be given at the next Development Assessment Panel meeting.

455/955/07 – Private Air Strip

The original conference was adjourned, then no compromise was agreed, this application also going to a Directions hearing.

Both will be heard before a Full Bench, which comprises of a Judge and two Commissioners.

MEETING CLOSED AT 10:20 A.M.

MINUTES CONFIRMED
CHAIRMAN

DATED: