

CITY OF WEST TORRENS



Minutes
of the
DEVELOPMENT ASSESSMENT PANEL

of the

CITY OF WEST TORRENS

held in the George Robertson Room, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

TUESDAY, 8 MARCH 2016
at 5.00 PM

Terry Buss
Chief Executive Officer

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1. MEETING OPENED

The Presiding Member declared the meeting open at 5.01pm.

1.1 Evacuation Procedure

The evacuation procedures were read out to the gallery by the Presiding Member.

2. PRESENT

Panel Members:

M Doherty	(Independent Presiding Member)
K McKay	(Councillor)
G Nitschke	(Councillor)
T Polito	(Councillor)
C Dunn	(Independent Member)
W Stokes	(Independent Member)
J Strange	(Independent Member)

Officers:

T Buss	(Chief Executive Officer and DAP Public Officer)
A Catinari	(General Manager Urban Services)
J Lennon	(Manager City Development)
A Williams	(Senior Development Officer)
Z Delmenico	(Senior Development Officer)
T Cartland	(EA Urban Services - Minute Secretary)

3. APOLOGIES

Nil

4. CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Panel held on 9 February 2016 be confirmed as a true and correct record.

DEVELOPMENT ASSESSMENT PANEL DECISION

MOVED T Polito SECONDED C Dunn that the recommendation be adopted.

CARRIED

5. DISCLOSURE STATEMENTS

Nil

6. REPORTS OF THE CHIEF EXECUTIVE OFFICER

6.1 23 Wood Street KURRALTA PARK

Application No. 211/875/2015

Appearing before the Panel:

Representors: **Ruth Beach** appeared in support of the representations from **Steve and Voula Haliabalias, U-Shih Hsiao** and **Nicole Laube** of 21, 28 and 30 Wood Street respectively.

Ray Doolan of 26 Wood Street, Kurralta Park appeared in support of their representation.

Applicants: **David Thompson** of **InProperty Design** and **Matt Falconer** of **Urban Planning & Design** appeared to respond to representations.

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/875/2015 by InProperty Design to undertake Construction of a two storey residential flat building comprising five (5) dwellings and associated driveway and landscaping at 23 Wood Street, Kurralta Park (CT 5697/280) subject to the following conditions:

Council Conditions

1. That the development shall be undertaken and maintained in accordance with the plans and information detailed in this application except where varied by any conditions listed below.
2. That all stormwater design and construction must be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage must not at any time:-
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
3. That any retaining walls must be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
4. That all driveways, parking and maneuvering areas must be formed, surfaced with concrete, bitumen or paving prior to occupation of the dwelling, and be properly drained, and maintained in a reasonable condition at all times.
5. Prior to occupation of the dwellings, all planting and landscaping must be completed and be maintained in reasonable condition at all times. Any plants that become diseased or die must be replaced with a suitable species.
6. That all upper level windows visible from adjoining properties, with the exception of those on the front elevation, shall be, prior to occupation, installed with:

- a) Fixed and obscured glass to a height of 1.7 metres (minimum) above upper floor level;
or
 - b) Obscured glass to a height of 1.7 metres (minimum) above upper floor level, which is hinged at the top of the window panel and includes a wind-out mechanism restricted to no greater than 120mm.
7. The gaps between the balustrade, handrails and aluminum slats of all south facing balconies shall be no more than 10 millimeters.
 8. Landscaped protrubances shall be added to the landscaping strip abutting the southern boundary to create "choke points of no less than three metres wide" within the common driveway. The protrubances should be sited in a manner that does not compromise reversing movements of vehicles parked on the subject land.
 9. The shared visitor car park shall be marked as such by a small sign post in the adjacent landscaped verge.
 10. Council requires one business day's notice of the following stages of building work:
 - Commencement of building work on site;
 - Commencement of placement of any structural concrete;
 - Completion of wall and roof framing prior to the installation of linings;
 - Completion of building work.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Plan Consent for Application No. 211/875/2015 by InProperty Design to undertake Construction of a two storey residential flat building comprising five (5) dwellings and associated driveway and landscaping at 23 Wood Street, Kurralta Park (CT 5697/280) for the following reasons:

1. The proposed development is contrary to:
 - General Section; Residential Development Module; Principles of Development Control 18 (b) & 19
Reason: The proposed Private Open Space associated with the dwellings does not satisfy the minimum area, and the Private Open Space for Dwelling 1 is forward of the dwelling.
 - General Section; Residential Development Module; Principles of Development Control 4 (b), (c) & (f)
Reason: The proposed development is not consistent with the character, bulk and scale of the locality.
 - General Section; Residential Development Module; Principles of Development Control 31
Reason: The proposed development does not incorporate a minimum of 8m³ of storage area for goods and chattels for each dwelling.
 - General Section; Transportation and Access Module; Principles of Development Control 44 (a)
Reason: The proposed development does not meet the minimum number of carparks sought.
 - General Section; Transportation and Access Module; Principles of Development Control 24 (d)
Reason: The proposed development will result in adverse light spill impacts upon the opposite adjacent dwelling due to vehicle headlights.
 - Residential Zone, Objective 4; Medium Density Policy Area 18 Objective 1;
Reason: The proposed development will result in an overdevelopment of the site that is not in accordance with the Desired Character.

6.2 8A Jervois Street, TORRENSVILLE

Application No. 211/1355/2015

Appearing before the Panel:

Representors: **Domenic Martino** of 8 Jervois Street appeared in support of the representation.

Applicant/s: **Chris Vounasis** of **Future Urban** appeared to respond to representations on behalf of the applicant.

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1355/2015 by B Konstantinou to undertake the conversion of existing community hall to a two storey residential flat building containing five (5) dwellings and carry out associated alterations and additions at 8A Jervois Street (CT 6157/474) subject to the following conditions:

Council Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information stamped with Development Plan Consent on 08 March 2016 as detailed in this application except where varied by any condition(s) listed below.
2. That the finished floor level shall be 12.5 in reference to 'Proposed Site Plan' (BLT Project No. 0038 Drawing 06 dated 13 November 2015).
3. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage shall not at any time:-
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
4. That any retaining walls shall be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
5. That all driveways, parking and manoeuvring areas shall be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
6. That all carparking spaces shall be linemarked, in accordance with the approved plans and in accordance with Australian Standard 2890.1, 2004 Parking Facilities, Part 1, Off Street Carparking, prior to the occupation of the proposed development. Linemarking and directional arrows shall be clearly visible at all times.
7. That all planting and landscaping shall be completed within three (3) months of the commencement of the use of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die shall be replaced with a suitable species.

8. That the upper level windows on the east, south and north elevations of the building shall be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows shall to be maintained in reasonable condition at all times.
9. Council requires one business day's notice of the following stages of building work:
 - Commencement of building work on site.
 - The commencement of placement of any structural concrete.
 - The completion of wall and roof framing prior to the installation of linings.
 - Completion of building work.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to REFUSE Development Plan Consent for Application No. 211/1355/2015 by B Konstantinou to undertake the conversion of existing community hall to a two storey residential flat building containing five (5) dwellings and carry out associated alterations and additions at 8A Jervois Street (CT 6157/474) for the following reasons:

1. The proposed development is contrary to:
 - General Section; Heritage Places Module; Principles of Development Control 1 (c)
Reason: The proposed development does not adequately preserve a heritage place
 - General Section; Residential Development Module; Principles of Development Control 4 (b), (c) & (f)
Reason: The proposed development is not consistent with the character, bulk and scale of the locality.
 - General Section; Residential Development Module; Principles of Development Control 18 (f), (g) & 19
Reason: The proposed Private Open Space associated with the dwellings does not satisfy the minimum area, and the Private Open Space for the ground floor dwellings is extensively shaded.
 - General Section; Transportation and Access Module; Principles of Development Control 44 (a)
Reason: The proposed development does not meet the minimum number of carpark sought.
 - General Section; Land Division Module; Principles of Development Control 4 (c)
Reason: The proposed development will not result is safe and convenient from each allotment to an existing road.
 - Residential Zone, Objective 4; Medium Density Policy Area 19 Objective 1;
Reason: The proposed development will result in an overdevelopment of the site that is not in accordance with the Desired Character.
 - Residential Zone; Medium Density Policy Area 19 Principle of Development Control 4;
Reason: The proposed development will not meet the average site area for a residential flat building.

6.3 11 Byrnes Street, BROOKLYN PARK

Application No. 211/1099/2015 & 211/1085/2015

RECOMMENDATION 1 - LAND DIVISION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1298/2015 by Pennino & Associates to undertake Land division - Torrens Title DAC No- 211/D138/15 Create one (1) additional allotment at 11 Byrnes Street (CT 5453/100) subject to the following conditions:

Council Conditions

DEVELOPMENT PLAN CONSENT **COUNCIL CONDITIONS:**

1. Development is to take place in accordance with the plans prepared by Pennino & Associates, Reference C1006 Rev A, relating to Development Application No. 211/1099/2015 (DAC 211/D138/15).

LAND DIVISION CONSENT **COUNCIL CONDITIONS:**

1. That prior to the issue of Section 51 Clearance to this division approved herein, all existing structures shall be removed from all of the proposed Allotments.

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

2. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

The alteration of internal drains to the satisfaction of SA Water is required.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

3. Payment of \$6,488 into the Planning and Development Fund (1 allotment @ \$6,488/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate Purposes.

RECOMMENDATION 2 - DWELLINGS

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1085/2015 by Elias Khoury to undertake demolition of existing dwelling and the construction of two (2) single storey dwellings each with garage under main roof at 11 Byrnes Street, Brooklyn Park (CT 5453/100) subject to the following conditions:

Council Conditions

1. That the development shall be undertaken and completed in accordance with the plans and information stamped with Development Plan Consent on 8 March 2016 as detailed in this application except where varied by any condition(s) listed below.
2. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage shall not at any time:-
 - a) Result in the entry of water into a building; or
 - b) Affect the stability of a building; or
 - c) Create unhealthy or dangerous conditions on the site or within the building; or
 - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
3. That any retaining walls shall be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
4. That all driveways, parking and manoeuvring areas shall be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
5. That all planting and landscaping shall be completed prior to occupation of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die shall be replaced with a suitable species.
6. Council requires one business day's notice of the following stages of building work:
 - Commencement of building work on site
 - Commencement of placement of any structural concrete
 - Completion of wall and roof framing prior to the installation of linings
 - Completion of building work

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendations are adopted.

6.4 43 Shierlaw Avenue, RICHMOND

Application No. 211/1367/2015

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1367/2015 by Michael Gage to undertake a Torrens Title land division creating one (1) additional allotment from one existing allotment at 43 Shierlaw street, Richmond (CT 5680/274) subject to the following conditions:

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by Henning & Co Pty Ltd relating to Development Application No. 211/1367/2015 (DAC 211/D165/15).
2. The carport space for the existing dwelling shall be 3.0 metres wide.

LAND DIVISION CONSENT

COUNCIL CONDITIONS:

1. That prior to the issue of Section 51 Clearance to this division approved herein, all outbuildings shall be removed from the proposed allotments. For this purpose, a separate application for demolition shall be submitted to and approved by Council.

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

2. That the financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

An investigation will be carried out to determine if the connection/s to the development will be costed as standard or non-standard.

On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners costs to ensure that the pipework relating to each allotment is contained within its boundaries.

3. Payment of \$6,488.00 into the Planning and Development Fund (1 allotment(s) @ \$6,488.00/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate Purposes.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.5 5 Avon Street, KURRALTA PARK

Application No. 211/1518/2015

RECOMMENDATION

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1518/2015 by John Halejko to undertake a division of land to create four (4) Community Title allotments from one existing Torrens Title allotment at 5 Avon Street, Kurralta Park (CT 5664/371) subject to the following conditions:

Council Conditions

DEVELOPMENT PLAN CONSENT COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by Cavallo Forest & Associates, Reference 15-310 dated 4 December 2015, relating to Development Application No. 211/1518/2015 (DAC 211/C190/15).

LAND DIVISION CONSENT COUNCIL CONDITIONS:

1. That prior to the issue of Section 51 Clearance to this division approved herein, all existing structures shall be removed from all of the proposed Allotments, and the concrete foundation and footings for associated development 211/1260/2015 shall have been poured.

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

2. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

An investigation will be carried out to determine if the connections to the development will be costed as standard or nonstandard.

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

3. Payment of \$19,464 into the Planning and Development Fund (3 allotments @ \$6,488/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate Purposes.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

6.6 17 Coralie Street, Plympton

Application No. DA 211/1400/2015 & DA 211/1401/2015

RECOMMENDATION 1 - LAND DIVISION COMMUNITY TITLE

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1400/2015 by Guidered Nuriootpa Pty Ltd to undertake Land division - Community title DAC No - 211/C160/15 Create one (1) additional allotment at 17 Coralie Street (CT 5736/234) subject to the following conditions:

Council Conditions

DEVELOPMENT PLAN CONSENT COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by State Surveys, Reference 14469 dated 26 October 2015 relating to Development Application No. 211/1400/2015 (DAC 211/C160/15).

LAND DIVISION CONSENT COUNCIL CONDITIONS:

1. That prior to the issue of Section 51 Clearance to this division approved herein, all existing structures shall be removed from all proposed Allotments. For this purpose a separate application for demolition shall be submitted for the determination and consideration by Council.

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

2. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services (SA Water H0039865).
3. Payment of \$6,488 into the Planning and Development Fund (1 allotment @ \$6,488/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate Purposes.

RECOMMENDATION 2 - LAND DIVISION TORRENS TITLE

The Development Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Development Act 1993* resolves to GRANT Development Plan Consent for Application No. 211/1401/2015 by Guidered Nuriootpa Pty Ltd to undertake Land division - Torrens title DAC No - 211/D161/15 Create one (1) additional allotment at 17 Coralie Street (CT 5736/234) subject to the following conditions:

Council Conditions

DEVELOPMENT PLAN CONSENT

COUNCIL CONDITIONS:

1. Development is to take place in accordance with the plans prepared by State Surveys, Reference 14469 dated 26 October 2015, relating to Development Application No. 211/1041/2015 (DAC 211/D161/15).

LAND DIVISION CONSENT

COUNCIL CONDITIONS:

1. That prior to the issue of Section 51 Clearance to this division approved herein, all existing structures shall be removed from all proposed Allotments. For this purpose a separate application for demolition shall be submitted for the determination and consideration by Council.

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

2. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services (SA Water H0039867).

An investigation will be carried out to determine if the connection/s to the development will be costed as standard or non-standard. The alteration of internal drains to the satisfaction of SA Water is required.

The internal drains shall be altered to the satisfaction of SA Water Corporation.

3. Payment of \$6,488 into the Planning and Development Fund (1 allotment @ \$6,488/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate Purposes.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendations are adopted.

7. CONFIDENTIAL REPORTS OF THE CHIEF EXECUTIVE OFFICER

7.1 38 Morley Street, West Richmond - CONFIDENTIAL

Application No. 211/381/2015

Reason for Confidentiality

It is recommended that this Report be considered in CONFIDENCE in accordance with Section 56A (12) (a) of the *Development Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

- (vii) matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty;
- (viii) legal advice

as this matter is before the Environment Resources and Development Court and it is a requirement of the Court that matters are kept confidential until such time as a compromise is reached or the matter proceeds to a hearing.

RECOMMENDATION

That:

1. On the basis that this matter is before the Environment Resources and Development Court so any disclosure would prejudice the position of Council, the Development Assessment Panel orders pursuant to Section 56A(12)(a) of the *Development Act 1993*, that the public, with the exception of the Chief Executive Officer, General Manager Urban Services, Manager City Development, Co-ordinator Development, Development Officer - Planning, Administrative Assistants, and other staff so determined, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential reports submitted by the Chief Executive Officer.
2. At completion of the confidential session the meeting be re-opened to the public.

DEVELOPMENT ASSESSMENT PANEL DECISION

MOVED J Strange SECONDED W Stokes that the recommendation be adopted.

CARRIED

6.14pm The meeting moved into Confidence

6.15pm The Confidential session commenced

6.17pm The Confidential session closed and the meeting reopened to the Public

Note: The Confidential Minutes are kept separately from this document

8. SUMMARY OF COURT APPEALS

8.1 Summary of Court Appeals

Monthly statistics are provided for the information of the Panel in relation to:

1. Matters being referred to the Development Assessment Commission (DAC); and
2. Planning appeals before the Environment, Resources and Development Court (ERDC) and their status.

RECOMMENDATION

The Development Assessment Panel receive and note the information.

DEVELOPMENT ASSESSMENT PANEL DECISION

The Panel resolved that the recommendation is adopted.

9. MEETING CLOSE

The Presiding Member declared the meeting closed at 6.18pm.