



DEVELOPMENT CONSENT AUTHORITY

LITCHFIELD DIVISION

MINUTES

MEETING No. 229 – FRIDAY 16 NOVEMBER 2018

**HOWARD HALL
325 WHITEWOOD ROAD
HOWARD SPRINGS**

MEMBERS PRESENT: Suzanne Philip (Chair), Keith Aitken, Wendy Smith and Christine Simpson

APOLOGIES: Bob Shewring

OFFICERS PRESENT: Poppy Zaronias (A/Secretary), Alana Mackay and Fiona Ray (Development Assessment Services)

COUNCIL REPRESENTATIVE: Natasha McAllister

Meeting opened at 10.00 am and closed at 10.35am

MINUTES RECORD THE EVIDENTIARY STAGE AND THE DELIBERATIVE STAGE SEPARATELY. THESE MINUTES RECORD THE DELIBERATIVE STAGE. THE TWO STAGES ARE GENERALLY HELD AT DIFFERENT TIME DURING THE MEETING AND INVITEES ARE PRESENT FOR THE EVIDENTIARY STAGE ONLY.

ITEM 1 **CONCURRENT APPLICATION: REZONE FROM R (RURAL) TO RL (RURAL**
PA2018/0232 **LIVING) AND SUBDIVISION TO CREATE TWO LOTS**
 LOT 4331 (100) MULGARA ROAD, HUNDRED OF STRANGWAYS
APPLICANT **NORTHERN PLANNING CONSULTANTS PTY LTD**

Mr Brad Cunnington (Northern Planning Consultants Pty Ltd), Mr Graeme Owens (VPS Land Assessment and Planning) and Mr George Danicic (Lunacic Construction) attended.

Development Assessment Services tabled an email from the Department of Environment and Natural Resources.

RESOLVED That, pursuant to section 30P(3) of the *Planning Act*, the consent authority deferred
206/17 the consideration of the amendment proposal to rezone Lot 4331 (100) Mulgara
 Road, Hundred of Strangways from Zone R (Rural) to Zone RL (Rural Living) and
 subdivision to create two lots, to consider additional information from service
 authorities that the authority considers necessary to enable it to make a preliminary
 decision.

RESOLVED That, pursuant to section 86(1) of the *Planning Act*, the consent authority resolve
207/18 to delegate to the Chair the authority to consider any further submissions from
 service authorities.

RESOLVED That, pursuant to section 86(1) of the *Planning Act*, if the amendment proposal is
208/18 supported by service authorities, the consent authority resolve to delegate to the
 Chair the authority to make a preliminary decision under 30P(1)(a) of the
 Planning Act. If the amendment proposal is not supported by service authorities,
 the matter will be reconsidered by the consent authority at a subsequent meeting.

REASONS FOR THE DECISION

1. Pursuant to sections 30P(2)(a), (j) and (l) of the *Planning Act*, the consent authority must take into account the planning scheme that applies to the land to which the application relates; the capability of the land to support the development proposal and the effect of the proposal on the land, and on other land, the physical characteristics of which may be affected by the proposal; and the public utilities or infrastructure provided in the area in which the land is situated and any requirements for public facilities and services to be connected to the land and facilities, infrastructure or land to be provided by the applicant.

The application was altered by the applicant from a subdivision to create three lots to a subdivision to create two lots. Service authorities had not provided comment on the altered amendment proposal at the time of the consent authority meeting. Comments from service authorities were considered necessary to inform the consent authority's consideration of matter specified under section 30P(2)(a), (j) and (l) of the *Planning Act*.

The altered amendment proposal is required to be circulated to service authorities, confirming the intended layout of the two lot subdivision to provide any further comment that may be required.

ACTION: Notice of Deferral

RATIFIED AS AN RECORD OF ATTENDANCE AND DETERMINATIONS MADE AT THE MEETING

SUZANNE PHILIP

Chair

20 November 2018