



DEVELOPMENT CONSENT AUTHORITY

DARWIN DIVISION

MINUTES

MEETING No. 227 – FRIDAY 7 MARCH 2014

**BROLGA ROOM
NOVOTEL DARWIN ATRIUM
100 THE ESPLANADE
DARWIN**

MEMBERS PRESENT: Peter McQueen (Chairman), David Hibbert, Grant Tambling, Robin Knox and Garry Lambert

APOLOGIES: Nil

OFFICERS PRESENT: Margaret Macintyre (Secretary), Linda Henning, Anthony Brennan and Kirrily Chambers (Items 1 & 2 only) (Development Assessment Services)

COUNCIL REPRESENTATIVE: Cindy Robson (Strategic Town Planner) and Mikaela McNamara (Items 1 & 3 only)

Meeting opened at 10.45 am and closed at 11.15 am

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

ITEM 1 **ADDITION OF 11 X 3 AND 2 X 4 BEDROOM STAFF AND STUDENT**
PA2014/0053 **ACCOMMODATION DWELLINGS IN 8 X 1 AND 3 X 2 STOREY BUILDINGS**
 ANCILLARY TO AN EXISTING EDUCATION ESTABLISHMENT
APPLICANT **PORTION 2439 (110) AMY JOHNSON AVENUE, HUNDRED OF BAGOT**
 TRANSFORMING SKILLS NT PTY LTD

Mr Cor Koole (Transforming Skills NT Pty Ltd), Ms Katrina Shoobridge (Flanagan Consulting Group) and Mr Rob Dorgelo (Senior Civil Engineer Flanagan Consulting Group) attended.

Council tabled further comments dated 26 February 2014.

RESOLVED That, pursuant to section 53(b) of the *Planning Act*, the Development Consent
57/14 Authority alter the proposed development and consent to the proposed development as altered to develop Portion 2439 (110) Amy Johnson Avenue, Hundred of Bagot for the purpose of 11 x 3 and 2 x 4 bedroom staff and student accommodation dwellings in 8 x 1 and 3 x 2 storey buildings ancillary to an existing educational establishment, subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a) the location of all required water, sewerage, electricity and drainage easements to support the development (and reasonably anticipated development in the area) to the requirements of the Power and Water Corporation, City of Darwin, Department of Health, Department of Lands Planning and the Environment (Lands Planning) and Department of Transport (as the case may be);
 - b) the identification of a future road corridor of an appropriate width in a location suitable to support reasonably anticipated future development options to satisfy the requirements of both the Department of Lands, Planning and the Environment and the Department of Transport;
 - c) the siting of all proposed buildings to ensure no intrusion on the easements required in (a), the corridor required in (b) and in full compliance with the minimum setback requirements specified by clause 7.3 (Residential Building Setbacks) of the NT Planning Scheme (and any additional setbacks required by clauses 7.3.1 and 7.3.2) as if the future potential road were already in existence;
 - d) the details and location of all proposed fencing to ensure it supports compliance with clauses 7.3, 7.3.1 and 7.3.2 as well as clause 7.5 (Private

- Open Space) and having regard to the Department of Transport's Policy "Road Traffic Noise and NT Government Controlled Roads" and the Australian Standard AS3671 Road Traffic Noise Intrusion – Building Siting and Construction;
- e) details of all landscaping elements including driveway, visitor parking and pathway surfacing, common areas and private open space;
 - f) floor plans for all dwellings that are fully consistent with the site plans; and
 - g) plans that clearly demonstrate the location and placement of air conditioning condensers having regard to the requirements of clause 7.8 (Building Design for Multiple Dwellings) for concealment, servicing accessibility and minimisation of noise transmission;
 - h) details of any cut and fill required to prepare the site for the proposed use including details of any necessary retaining structures.
2. Prior to the commencement of works an Erosion and Sediment Control Plan (ESCP), including details and location of any required cut and fill and stormwater drains that addresses both the construction and operational phases of the development, is to be prepared to the requirements of an independent suitably qualified professional and submitted to and approved by the consent authority on the advice of the Department of Land Resource Management and the Department of Transport, and an endorsed copy of the Plan will form part of this permit.

GENERAL CONDITIONS

- 3. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.'
- 4. All works relating to this permit are to be undertaken in accordance with the endorsed ESCP to the satisfaction of the consent authority.
- 5. The occupation of the dwellings, other than in a manner ancillary to the existing educational establishment on the land, must not occur without the further consent of the consent authority.
- 6. Access to the site for the purpose of this development from Amy Johnson Avenue is to be via the existing site access only. No additional or temporary access for construction purposes will be permitted.
- 7. Construction and delivery vehicles associated with the construction phase of the development are not to be parked on the Amy Johnson Avenue road reserve.
- 8. Any developments on or adjacent to any easements on site (or proposed easements) shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
- 9. "No entry/no exit" signs and arrows directing the internal traffic movement on site shall be provided at completion of building to the requirements and satisfaction of the consent authority.

10. The private open space areas of each dwelling shall be screened on each boundary by:
 - a. the erection of a solid wall or screen fence not less than 1.8 metres high: or
 - b. fenced to a height not less than 1.8 metres high and planted with dense vegetation.
11. Before the occupation of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
12. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
13. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities, and telecommunication networks to the development shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time.
14. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the Department of Transport to the satisfaction of the consent authority.
15. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the Department of Transport and the City of Darwin (as the case may be), to the satisfaction of the consent authority.
16. Where unfenced, the Amy Johnson Avenue road frontage is to be appropriately fenced in accordance with the Department of Transport's standards and requirements to the satisfaction to the consent authority (see also Condition 17 below).
17. The Developer should consider the Department of Transport's Policy "Road Traffic Noise on NT Government Roads" and have carried out an assessment by a suitably qualified person the present and predicted future exposure to road traffic noise levels in accordance with AS3671 Road Traffic Noise Intrusion – Building Siting and Construction. Where required, the appropriate noise attenuation measures identified by the assessment are to be incorporated into the development on the subject land to the satisfaction of the consent authority.
18. All proposed works impacting on Amy Johnson Avenue are to be designed, supervised and certified on completion by a practicing and registered civil engineer, and shall be in accordance with the standards and specifications of the Department of Transport. Drawings must be submitted to the Senior Director, Road Network Division of the Department of Transport for approval and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".

19. Storage for waste disposal bins is to be provided to the requirements of City of Darwin to the satisfaction of the consent authority.
20. All air conditioning condensers are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.
21. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land (including the safe operations of the airport and Amy Johnson Avenue) to the satisfaction of the consent authority.
22. Prior to the occupation of the development advice is to be provided by the developer from the NT Fire and Rescue Service in regards to the appropriateness of internal fire fighting arrangements to ensure appropriate safety for people and property is to be provided to the satisfaction of the consent authority.

NOTES:

1. This permit will expire if one of the following circumstances applies:
 - (a) the development and use are not started within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit.
The consent authority may extend the periods referred to if a request is made in writing before the permit expires.
2. A "Permit to Work Within a Road Reserve" may be required from the Department of Transport before commencement of any work within the road reserve.
3. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Department of Land Resource Management.
4. You are advised to contact the relevant service provider prior to construction works commencing in order to determine the relevant telecommunication network servicing requirements for the development, including the potential requirement to provide fibre ready telecommunication facilities
5. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

REASONS FOR THE DECISION

1. 'Multiple dwellings' is a prohibited use in Zone CP (Community Purposes) of the NT Planning Scheme however clause 2.9 (Ancillary Use and Development) specifies that an ancillary use that would otherwise be prohibited is permitted only with consent. As 'multiple dwellings' is proposed to be ancillary to the existing primary use of the site for the purpose of an educational establishment it is therefore a discretionary use. The proposal to use the multiple dwellings to provide accommodation for the NT Christian Schools educational establishments (particularly remote and visiting staff and students) in addition to providing trainees with industry based work close the existing onsite workshop/training facility during the construction phase demonstrates the strong ancillary nature of the development. The development in this context is suitable for this site.
2. The decision of the consent authority to amend the application to require identification of required easements to support both the proposed development and reasonably anticipated future development is required to ensure the proposal does not impinge on the future development potential of the area, noting that there are numerous studies currently underway by various agencies to assess the development potential of the Berrimah North area and infrastructure requirements to support it.
3. The decision of the consent authority to amend the application to require full compliance with all requirements of the NT Planning Scheme having regard to future locations of roads and easements recognises that the site area identified for the development is sufficiently large to enable the appropriate layout and design to meet and in many cases exceed the minimum standards. This will further ensure that regardless of any future development in the Berrimah North area, this development will maintain its amenity and integrity in the context of the NT Planning Scheme.
4. The decision of the consent authority to not require the payment of a monetary contribution under a future contributions plan being developed by the City of Darwin is in recognition that the proposed development is ancillary to the existing school and will utilise existing infrastructure connections for roads and stormwater that are not under the care and control of the City of Darwin. The consent authority notes that any future proposal to subdivide the land or utilise the approved dwellings in a manner that is not ancillary to the existing educational establishment may result in a requirement for payment of a monetary contribution should the envisaged contribution plan be in place and operational at that time.

ACTION: Notice of Consent and Development Permit

ITEM 2
PA014/0015

**ADDITION OF 2 X 3 BEDROOM MULTIPLE DWELLINGS AND
RECONFIGURATION OF THE LAYOUT APPROVED THROUGH DP13/0325B TO
RESULT IN 84 X 3 BEDROOM MULTIPLE DWELLINGS IN 42 SINGLE STOREY
BUILDINGS
SECTION 5874 (69) BOULTER ROAD, HUNDRED OF BAGOT
MASTERPLAN NT**

APPLICANT

Mr Nigel Bancroft (Masterplan NT) and Ms Adelle Godfrey (Masterplan NT) attended.

**RESOLVED
58/14**

That, pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to develop Section 5874 (69) Boulter Road, Hundred of Bagot for the purpose of the addition of 2 x 3 bedroom multiple dwellings and reconfiguration of the layout approved through DP13/0325B to result in 84 x 3 bedroom multiple dwellings in 42 single storey buildings, subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the commencement of use, a Biting Insect Management Plan (BIMP), for the operation of the use, is to be submitted and approved by the consent authority, on the advice of the Department of Health's Medical Entomology division. When approved, the plan will be endorsed and will then form part of this permit. All works relating to this permit are to be undertaken in accordance with the endorsed plan, to the satisfaction of the consent authority. The BIMP is to ensure that the stormwater drainage infrastructure at the rear of the site is managed appropriately to minimise the potential for semi-aquatic vegetation growth and subsequent creation of habitat for mosquito breeding.
2. Prior to the commencement of works an Erosion and Sediment Control Plan (ESCP), including details and location of stormwater drains, is to be submitted to and approved by the consent authority on the advice of the Department of Land Resource Management, and an endorsed copy of the Plan will form part of this permit. All works relating to this permit are to be undertaken in accordance with the endorsed ESCP to the satisfaction of the consent authority.
3. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), the applicant is to prepare a schematic plan demonstrating all stormwater can be collected on the site and discharged to Council's stormwater drainage system, to the requirements of City of Darwin, to the satisfaction of the consent authority.
4. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), the applicant is to prepare an Environmental Construction Management Plan (ECMP), to the requirements of the City of Darwin, to the satisfaction of the consent authority. The CEMP is to address how construction will be managed on the site, including (but not necessarily limited to) waste management, haulage routes, stormwater drainage, use of City of Darwin land, and how the land will be managed during the construction state, to the satisfaction of the consent authority.

5. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), the applicant is to prepare a Traffic Impact Assessment report prepared in accordance with the Austroads document 'Guide to Traffic Management Part 12: Traffic Impacts of Developments'. The report must outline changes that will be required to the surrounding road network and address vehicular, pedestrian, cyclist and public transport issues and opportunities. The report is to be to the approval of the City of Darwin, to the satisfaction of the consent authority.

GENERAL CONDITIONS

6. Works carried out under this permit shall be in accordance the plans endorsed as forming part of this permit.
7. Before the use/ occupation of the development starts, the developer/ owner must pay a monetary contribution to the City of Darwin, in accordance with its contribution plan, to assist in upgrading infrastructure in the area, to the satisfaction of the consent authority.
8. Before the use/ occupation of the development starts, all works identified within the Traffic Impact Assessment as required by this permit, and any other works as required by the City of Darwin, are to be undertaken to the requirements of, and at no cost to, the City of Darwin, to the satisfaction of the consent authority.
9. Prior to the end of the 'defects liability period', a check of the stormwater infrastructure at the rear of the site shall be conducted to confirm the infrastructure has been properly constructed to be entirely free-draining, and that the detention basin is functioning without ponding (with a preference that this be carried out at the end of a wet season rain period). This check shall be undertaken with the assistance of the Department of Lands, Planning and the Environment, to the satisfaction of the consent authority. If not functioning properly, rectification works shall be undertaken by the developer to ensure proper functioning of the infrastructure at no cost to the Department of Lands, Planning and the Environment.
10. Stormwater drainage discharging to the rear of the site shall be collected and discharged in accordance with the stormwater drainage design plans approved as part of this permit, on the advice of a suitably qualified professional to be reviewed by the Department of Lands, Planning and the Environment, to the satisfaction of the consent authority.
11. Stormwater drainage not discharging to the rear of the site is to be collected and discharged to Council's road reserve shall be to the technical standards of, and at no cost to, the Council, to the satisfaction of the consent authority.
12. The proponent, which may be the landowner, developer or body corporate, shall be responsible for the repair and ongoing repair and maintenance of all stormwater infrastructure not within the City of Darwin's road reserve, and this arrangement shall be reflected in any future Scheme Statement under the *Unit Titles Schemes Act*.

13. The future Scheme Statement, under the *_Unit Titles Schemes Act_* (or other mechanism suitable to the consent authority), shall be developed to reflect that the land containing the stormwater infrastructure at the rear of the site shall be made available to the Northern Territory Government, or the City of Darwin, as the case may be, to form part of an integrated stormwater network servicing the broader area, once this infrastructure is developed.
14. All works required by the Environmental Construction Management Plan (ECMP), prepared to the requirements of the City of Darwin as required by this permit, are to be followed for all construction activities relating to this development. The ECMP addresses how construction will be managed on the site, including waste management, haulage routes, stormwater drainage, use of City of Darwin land, and how the land will be managed during the construction state, to the satisfaction of the consent authority.
15. All works relating to this permit are to be undertaken in accordance with the procedures outlined in the approved Erosion and Sediment Control Plan (ESCP), to the satisfaction of the consent authority.
16. All procedures given in the Biting Insect Management Plan shall be followed by the proponent for the life of the development.
17. Prior to commencement of use, a waste management plan addressing the City of Darwin's Waste Management Policy 054 must be prepared to the requirements of the City of Darwin and to the satisfaction of the consent authority.
18. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
19. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities, and telecommunication networks to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
20. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of, and be at no cost to the City of Darwin, to the satisfaction of the consent authority.
21. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths/ cycleways;
 - (c) collect stormwater and discharge it to the drainage network; and
 - (d) undertake reinstatement works;All to the technical requirements of, and at no cost to, the City of Darwin, and to the satisfaction of the consent authority.

22. Before the use or occupation of the development starts, the areas set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather-seal coat; and
 - (d) drained;to the satisfaction of the consent authority.
Car spaces, access lanes and driveways must be kept available for these purposes at all times.
23. The carparking shown on the endorsed plans must be available at all times for the exclusive use of the occupants of the development and their visitors.
24. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
25. Before the use/ occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
26. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
27. Soil erosion and dust control measures must be employed throughout the construction stage of the development, to the satisfaction of the consent authority.
28. All air-conditioning condensers are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed to ground level in a controlled manner to the satisfaction of the consent authority.
29. Storage for waste disposal bins is to be provided to the requirements of the City of Darwin, to the satisfaction of the consent authority.

NOTES:

1. The City of Darwin advises that, notwithstanding the approved plans, any proposed awnings, footpaths and landscaping works within Council's road reserve are subject to approval from the City of Darwin, and shall be undertaken at no cost to Council.
2. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing

requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

3. You are advised to contact the relevant service provider prior to construction works commencing in order to determine the relevant telecommunication network servicing requirements for the development, including the potential requirement to provide fibre ready telecommunication facilities.
4. The developer is to contact Telstra via the following website prior to any work commencing to facilitate the installation of the Telstra network: <http://www.telstrasmartcommunity.com/>, and is to register the development with NBN Co at <http://www.nbnco.com.au/getting-connected/new-developments.html>.
5. Telstra advises that the developer is required to contact "Dial Before You Dig" on 1100 to obtain a location of the Telstra network, and arrange for any removal or relocation if required.
6. Any lighting installed as part of the development is to consider section 9.21 'Lighting in the Vicinity of Aerodromes' of the CASA Manual of Standards Part 139, available at: <http://www.commlaw.g/Details/F2012C00280>.
7. The Environment Protection Agency of the Department of Lands, Planning and the Environment advises that construction work should be conducted in accordance with the Agencys Noise Guidelines for Development Sites. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

REASONS FOR THE DECISION

1. The proposal to develop the site for the purpose of 84 single storey multiple dwellings is consistent with the primary purpose of Zone MD (Multiple Dwelling Residential), which is to "provide for a range of housing options to a maximum height of two storeys above ground level".
2. Pursuant to section 51(n) of the *NT Planning Act*, in making a decision the consent authority must give consideration to the potential impact on the existing and future amenity of the area in which the land is situated. The application to include two additional dwellings to the development already approved through DP13/0325 and its subsequent variations has been designed to meet the requirements of the NT Planning Scheme. The level of compliance achieved with the basic standards of the Scheme including the dwelling density, vehicle parking, building setbacks, landscaping and private open space demonstrate consideration for the intent of the NT Planning Scheme and as a result, the development is expected to have no undue impact on the amenity of the site and surrounding and nearby land uses.

3. Provision of updated versions of those documents and plans required as part of DP13/0325 and its subsequent variations are required to ensure the ongoing development and use of the land is undertaken and managed appropriately in accordance with the requirements of relevant service authorities and agencies.

ACTION: Notice of Consent and Development Permit

**ITEM 3
PA2013/0919
APPLICANT**

**SUBDIVISION TO CREATE 6 LOTS
LOT 5182 (213) DICK WARD DRIVE, TOWN OF DARWIN
PLANIT CONSULTING PTY LTD**

Pursuant to section 97 of the *Planning Act*, Mr Peter McQueen, Chairman, Development Consent Authority declared a conflict of interest and was not present during or took part in the deliberation or decision of the Division in relation to Item 3.

That, pursuant to section 101(3) of the *Planning Act*, in the Chairman's absence the members of the Darwin Division of the Development Consent Authority elect Garry Lambert to preside at the deliberation of Item 3.

Mr Chris Cheung (Planit Consulting) attended and tabled a letter from Mark Motlop (Chair, Larrakia Development Corporation).

Submitters in attendance:-

Mr Simon Scally, Mr Jack Ellis, Mr David Percival, Ms Carolyn Marriott, Ms Fiona Douglas, Mr Graham Kirby, Ms Vanessa Kaye, Ms Nicole Kaye, Mr Rod Balaam, Ms Gretchin Ennis, Ms Gail Warman, Ms Heidi Jatis, Mr Justin Tutty, Ms Grusha Leeman, Ms Shushila Ajani, Mr Rob Inder-Smith,
Dr William Day tabled correspondence from Peter McQueen to William Day dated 9 February 1984;
Plan: The Planning Action Network - Ms Margaret Clinch;
Larrakia Nation – Ms Donna Jackson, Ms Audrey Tilmouth and Ms Mary Raymond.

Interested Parties in attendance:- Ms Pamela Trottmann (tabled a late submission), Ms Elspeth Harvey and Ms Marion Morton;
Aboriginal Areas Protection Authority – Ms Donna Dwyer and Ms Amber Philpott.

**RESOLVED
59/14**

That, pursuant to section 53(c) of the *Planning Act*, the Development Consent Authority refuse consent to the application to develop Lot 5182 (213) Dick Ward Drive, Town of Darwin for the purpose of subdivision to create 6 lots, for the following reasons:

REASONS FOR THE DECISION

1. The proposed application is inconsistent with clause 10 of Zone SD37 (Specific Use No.37), which is given in Schedule 1 of the NT Planning Scheme as "A master plan is to be prepared and submitted to the consent authority before any development commences or a development application is lodged in Areas A and B. This master plan is to be endorsed

by the consent authority, and all future development is to be in accordance with the endorsed master plan” Development is defined in the *Planning Act* as being “development, in relation to land, means an activity that involves: (b) subdivision or consolidation of the land”. The proposed application for the subdivision into 6 portion is considered to be a development application and does not comply with the requirements under clause 10.

2. Pursuant to section 51(a) of the *Planning Act*, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

ACTION: Notice of Refusal

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


GRANT TAMBLING
Delegate

20/3/14

