



DEVELOPMENT CONSENT AUTHORITY

DARWIN DIVISION

MINUTES

MEETING No. 175 – FRIDAY 9 SEPTEMBER 2011

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

MEMBERS PRESENT: Peter McQueen (Chairman), Grant Tambling, David Hibbert
Bob Elix and Heather Sjoberg

APOLOGIES: Nil

OFFICERS PRESENT: Margaret Macintyre (Secretary), Doug Lesh, Hanna Stevenson, Steven
Conn and for part of the meeting Peter Sdraulig and Israel Kgosiemang
(Development Assessment Services)

COUNCIL REPRESENTATIVE: Nil

Meeting opened at 9.45 am and closed at 11.30 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 **35M HIGH TELECOMMUNICATIONS FACILITY WITH ASSOCIATED ANTENNAS
PA2011/0493** **AND EQUIPMENT SHELTER
LOT 9370 (544) LEE POINT ROAD, TOWN OF NIGHTCLIFF**
APPLICANT **TELSTRA CORPORATION LIMITED**

Ms Kate Large (Aurecon) attended on behalf of the applicant.

RESOLVED That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent
192/11 Authority defer consideration of the application to develop Lot 9370 (544) Lee Point
Road, Town of Nightcliff for the purpose of a 35m high telecommunications facility
with associated antennas and equipment shelter to require the applicant to provide
the following additional information that the Authority considers necessary in order to
enable proper consideration of the application:-

- Details of Telstra's policy for allowing co-location of infrastructure from other telecommunications providers on Telstra towers generally, and on this tower specifically; and
- Information with regard to Telstra's statutory obligation under other relevant legislation for allowing co-location of telecommunications infrastructure.

REASONS FOR THE DECISION

Details of Telstra's policy for allowing co-location are necessary in order to minimise the need for additional towers to be provided by other telecommunications carriers in the area in the future.

ACTION: Advice to applicant

ITEM 2 **ADDITION OF 90 MOTEL SUITES IN AN EIGHT STOREY BUILDING TO AN
PA2011/0487** **EXISTING MOTEL AND MULTIPLE DWELLING PREMISES
LOT 5475 (17) GERANIUM STREET, TOWN OF DARWIN**
APPLICANT **YELLOWCITY PTY LTD**

DAS tabled and addendum- Darwin City Council comments.

Mr Terry Nixon (Yellowcity Pty Ltd) attended.

Submitter Mr Shane Parslow sent his apologies.

Submitters:- Ms Vicki Woodrow, Ms Shelly Parker, Ms Angelina Klyne and Ms Catherine McAlpine attended.

**RESOLVED
193/11**

That, pursuant to section 53(c) of the *Planning Act*, the Development Consent Authority refuse to consent to the application to develop Lot 5475 (17) Geranium Street, Town of Darwin for the purpose of addition of 48 motel suites/ serviced apartments in an 8 storey building to an existing motel and multiple dwelling premises.

REASONS FOR THE DECISION

1. Having considered the relevant criteria under Clause 6.5.2 (Reduction in Parking Requirements) of the NT Planning Scheme, the request for a reduction in car parking generated by the proposal is not supported as no evidence/ data or study has been provided to indicate that only 60% of guests use a personal vehicle while staying in temporary accommodation in Darwin.
2. The proposal does not achieve the purpose of Clause 7.3 (Building Setbacks of Residential Buildings) of the NT Planning Scheme which is to ensure residential buildings are located so that they are compatible with surrounding development, minimise any adverse effects of building massing when viewed from adjoining land, avoid undue overlooking of adjoining properties, and encourage breeze penetration through and between buildings. The proposed 8 storey building is significantly higher than other buildings in the immediate surrounding area, and the reduced setbacks will exacerbate the impact of the building and its massing, will result in some undue overlooking and 2 car park levels are likely to adversely impact on breeze penetration to abutting properties.
3. The proposal does not achieve the purpose of Clause 7.7 (Landscaping for Multiple Dwellings, Hostels and Supporting Accommodation) which is to ensure that landscaping complements and enhances the streetscape, is attractive and pleasant and contributes to a safe environment. The proposal provides insufficient on site landscaping, particularly landscaping along the north-east and south-east property boundaries which are considered to need extensive landscaping to reduce the visual impact of the proposed built form as viewed from abutting properties.
4. The proposal does not achieve the purpose of Clause 7.8 (Building Design for Multiple Dwellings, Hostels and Supporting Accommodation) which is to promote site-responsive designs which are pleasant for the occupants and do not unreasonably affect the use and enjoyment of adjacent land. The proposal will have adverse impacts on surrounding land through:
 - an 8 storey building with reduced setbacks which will result in building massing with adverse visual impacts to immediate and wider surrounding area; and
 - undue overlooking of abutting properties from balconies.

5. The proposal does not achieve the purpose of Clause 8.2 (Commercial and Other Development in Zones HR...) which is to promote site responsive designs of, among other things, tourist developments which are attractive and pleasant and contribute to a safe environment. The proposal is not considered to satisfy this purpose as:

- the proposed building, of 8 storeys in height and with reduced side setback is not considered to be sympathetic to the character of buildings in the immediate vicinity;
- the building includes an expanse of 4.2m high solid wall along the north-east property boundary; and
- there are insignificant landscaping opportunities along the north-east and south-east property boundaries appurtenant to the building;

resulting in a development which would be visually dominant and which will detract from the visual amenity of the area.

6. The consent authority must, pursuant to section 51(h) of the *Planning Act*, consider the merits of the proposed development as demonstrated in the application. The proposal includes several examples of non compliance with requirements of the NT Planning Scheme which indicates either further design attention is required, or the proposal is an overdevelopment of the site.

7. The consent authority must, pursuant to section 51(n) of the *Planning Act* consider the potential impact on the existing and future amenity of the area in which the land is situated. The proposed development will have significant detrimental impact on the visual amenity of the immediate and surrounding area as a result of building massing through a combination of building height, reduced building setback to the north-east and south-east property side boundaries setbacks, excessive building massing through a 4.2m high solid wall on the north-east property boundary and lack of landscaping opportunities along the north-east and south-east property boundaries appurtenant to the building.

8. In accordance with Clause 2.5 (Exercise of Discretion by the Consent Authority) of the NT Planning Scheme, 'the consent authority may consent to the development of the land that does not meet the standard set out in Parts 4 or 5 only if it is satisfied that special circumstances justify the giving of consent'. No special circumstances have been demonstrated in the application which merits the granting of consent by the authority for:

- a reduced car parking requirement;
- the non provision of any loading bay;
- reduced side setbacks to the north east and south-east property boundaries;
- insufficient on site landscaping;

- an 8 storey building designed with reduced setbacks, excessive massing, undue overlooking and insignificant landscaping opportunities which will be unsympathetic with the character of buildings in the immediate vicinity, and unreasonably effect the use and enjoyment if adjacent land.

ACTION: Notice of Refusal

ITEM 3 **EXTEND THE BASE PERIOD OF A PERMIT**
PA2007/0534 **LOT 413 (22) SMITH STREET, TOWN OF DARWIN**
APPLICANT **PHILIP GRICE**

Mr Philip Grice sent his apologies.

Ms June D'Rozario attended on behalf of the applicant.

RESOLVED That, pursuant to section 59 of the *Planning Act*, the Development Consent Authority
194/11 consent to the application for an extension of time to Development Permit
 DP09/0556, for a period of 2 years.

ACTION: Extension of Time

ITEM 4 **UNIT PLAN SUBDIVISION TO CREATE 6 UNITS**
PA2011/0346 **LOT 4608 (171) BAGOT ROAD, TOWN OF DARWIN**
APPLICANT **JOHN KYPREOS**

Mr John Kypreos (owner) and Mr Medhat Gabriel (Engineer) attended.

RESOLVED That, the Development Consent Authority determine to vary the requirements of
195/11 Clause 11.1.4 (Subdivision for the Purposes of a Unit Title Scheme) of the NT
 Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the
 application to develop Lot 4608 (171) Bagot Road, Town of Darwin for the purpose
 of a unit plan subdivision to create 6 units, subject to the following conditions:

GENERAL CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings numbered 2011/0346/1 and 2011/0346/2 endorsed as forming part of this permit.
2. Prior to new titles being issued for the units shown on the endorsed drawings, a Scheme Statement meeting the requirements of the Unit Titles Scheme Act (as confirmed by the Land Titles Office) shall be submitted to the satisfaction of the consent authority, and endorsed as forming part of this permit.
3. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.

4. 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.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity, services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
6. Any proposed work (including provision of services) within, or impacting upon the Bagot Road reserve shall be designed, supervised and certified on completion by a practising and registered Civil Engineer, and shall be in accordance with the standards and specification of the Chief Executive, Department of Lands and Planning, to the satisfaction of the consent authority.
7. Prior to Part 5 being issued for the proposed unit title subdivision, the landscaping works, new fencing and car parking re-configuration as shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
8. 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.

REASONS FOR THE DECISION

1. The proposed unit plan subdivision to create six (6) units is consistent with the existing development on the site, built in excess of 35 years ago.
2. The proposed unit plan subdivision to create five (6) units is generally in keeping with Clause 11.1.4 (Subdivision for the Purposes of a Unit title Scheme) and in particular will not have a detrimental environmental effect on the land or result in a loss of amenity within the locality.
3. Condition 6 is required in order to ensure compliance with the standards and requirements of Department of Lands and Planning (Road Network Division).
4. Additional landscaping is required in order to ensure sufficient landscaping will be provided on site in order to soften the visual impact of the development on the nearby residential area.

ACTION: Notice of Consent and Development Permit

ITEM 5
PA2011/0486

**EXTENSIONS TO AN EXISTING SINGLE DWELLING WITH REDUCED FRONT
AND SIDE SETBACK**

APPLICANT

**LOT 1720 (6) RANKIN STREET, TOWN OF NIGHTCLIFF
RPP AUSTRALIA PTY LTD**

DAS tabled and addendum – Darwin City Council comments.

Mr Luke Ingrames (RPP Australia Pty Ltd), Mr Russell Coleman and Ms Gillian Rebecchi (owners) attended.

**RESOLVED
196/11**

That the Development Consent Authority determine to vary the requirements of Clause 7.3 (Building Setbacks of Residential Buildings) of the Northern Territory Planning Scheme, and pursuant to Section 53(a) of the *Planning Act*, consent to the application to develop Lot 1720 (6) Rankin Street, Town of Nightcliff for the purpose of extensions to an existing single dwelling with reduced front setback subject to the following conditions:

CONDITION 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 either:
 - (a) All structures located outside of the sewerage easement which affects site; or
 - (b) Written approval from Power and Water Corporation approving any structures located with the easement.

GENERAL CONDITIONS

2. Works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. 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.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage facilities and electricity to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
5. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Darwin City Council to the satisfaction of the consent authority.

NOTE:

1. This development permit does not grant "building approval" for the proposed structure. The Building Code of Australia requires that certain structures within 900mm of a boundary meets minimum fire resistance level requirements and you are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing demolition or construction works.

REASONS FOR THE DECISION

1. The development is in accordance with the purpose of the SD (Single Dwelling Residential) zone which is to "provide for single dwellings on individual lots".
2. A variation to Clause 7.3 (Building Setbacks of Residential Buildings) of the Northern Territory Planning Scheme is supported as the site is constrained by the location and design of the existing dwelling, the location of the existing pool to the rear and the sewerage easement along the rear boundary. Furthermore, the site is located on a street which has comparatively large verge widths on both sides being approximately 8m on the side of the subject site. The constraints and opportunities of the site are considered to be special circumstances which could justify the giving of consent. The encroachment is looked at in the view that it is only a cantilevered roof and has a slightly different appearance and impression to that of a carport only extending into the allowable eave encroachment by 1.6m. The design has also been carefully incorporated into the design of the overall dwelling which softens the appearance. The large verge width is considered to further soften the appearance of the carport roof. The carport is located over an area which is proposed to be a driveway, and will be set with a backdrop of the proposed garage and dwelling. In addition the proposal is consistent with the purpose of the clause.

ACTION: Notice of Consent and Development Permit

**ITEM 6
PA2011/0462**

**CARPORT AND GARAGE ADDITIONS TO AN EXISTING SINGLE DWELLING
WITH REDUCED FRONT SETBACKS**

APPLICANT

**LOT 3227 (2) WICKHAM STREET, TOWN OF DARWIN
NOW RENOVATIONS**

The applicant did not attend. Mr Brendan Wilding (adjoining owner who did not make a submission attended.

**RESOLVED
197/11**

That the Development Consent Authority determine to vary the requirements of Clause 7.3 (Building Setbacks of Residential Buildings) of the Northern Territory Planning Scheme, and pursuant to Section 53(b) of the *Planning Act*, alter the proposed development and consent to the proposed development as altered to develop Lot 3227 (2) Wickham Street, Town of Darwin for the purpose of carport

and garage additions to an existing single dwelling with reduced primary and secondary front setbacks, subject to the following conditions:

CONDITION PRECEDENT

1. Prior to the commencement of works (including site preparation) a full set of 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. Three copies of plans drawn to scale with dimensions must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) A proposed carport altered to be in line and consistent with the existing verandah's setback of 2.5m from the primary front boundary;
 - (b) A detailed landscaping plan showing the existing vegetation along the second front boundary to the satisfaction of the consent authority.
2. Prior to endorsement of the plans and prior to 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 Darwin City Council and to the satisfaction of the consent authority.

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. 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.
5. Storm water is to be collected and discharged into the drainage network to the technical standards and of at no cost to Darwin City Council to the satisfaction of the consent authority.

REASONS FOR THE DECISION

1. The proposed development is consistent with the primary purpose of Zone SD (Single Dwelling) to provide for single dwellings on individual lots.
2. A variation to the requirements of this clause is supported as the existing building and easement limits options available to accommodate the proposed garage. Furthermore, the reduced secondary front setback is considered unlikely to have any adverse impact on the streetscape due to existing vegetation along the boundary to minimise the visual impact of the garage.

3. A landscaping plan is required in order ensure that there is adequate vegetation along the secondary front boundary to soften the visual impact of built form on the streetscape
4. A schematic plan is required to ensure that all stormwater collected on the site is capable of being discharged to Council's stormwater drainage system.

ACTION: Notice of Consent and Development Permit

ITEM 7
PA2011/0472
APPLICANT

SUBDIVISION TO CREATE 4 LOTS
LOT 8025 (2) STOKES HILL ROAD, TOWN OF DARWIN
EARL JAMES & ASSOCIATES

DAS tabled an addendum – Department of Lands and Planning comments.

Mr Kevin Dodd (Earl James & Associates) attended.

RESOLVED
198/11

That, pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to subdivide Lot 8025 (2) Stokes Hill Road, Town of Darwin to create four lots, subject to the following conditions:

GENERAL CONDITIONS

1. The subdivision carried out under this permit shall be in accordance with the drawing numbered 2011/0472/1, endorsed as forming part of this permit.
2. 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.
3. Access to any of the proposed land parcels from either Kitchener Drive or Stokes Hill Road shall be to the standards and approval of Road Network Division and the Darwin Waterfront Corporation.
4. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.
5. The permit holder must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity supply services to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
6. Part V Clearance for subdivision will not be granted until a statement from a registered building certifier is provided to the Department of Lands and Planning verifying that the existing buildings on the site will continue to comply with the *Building Act* following the proposed subdivision, to the satisfaction of the consent authority.

7. Before issue of titles and pursuant to section 34 of the *Land Title Act*, a Caution Notice shall be lodged with the Registrar-General on each new lot title, as determined necessary by the Power and Water Corporation, stating that: "*The land owner is to provide power service to future development over this lot*". Evidence of lodgement on the parent parcel shall be provided to the satisfaction of the consent authority.
8. Existing electricity supply easements shall be surveyed and restated to the Land Titles Office.

NOTE:

1. 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 to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/ or surrounding infrastructure.

REASONS FOR THE DECISION

1. The proposed subdivision is consistent with the primary purpose of Zone CB (Central Business) in providing for "a diversity of activities including administrative, judicial, professional, office, entertainment, cultural, residential and retail and other business activities with a commitment to the separation of incompatible activities".
2. The proposed subdivision does not affect that portion of the site in Zone PS (Public Open Space) and accordingly does not conflict with the primary purpose of the zone, being "to provide for recreational activity".
3. In accordance with clause 2.6 (Subdivision of Land) of the Northern Territory Planning Scheme, the land may be subdivided as it does not conflict with any of the relevant provisions of Part 5 of the Planning Scheme.
4. All matters in section 51 of the *Planning Act* have been suitably addressed in the application, and it is recognised that the creation of the lots will not hinder their future development, nor will it adversely impact any of the existing developments over the site.

ACTION: Notice of Consent and Development Permit

ITEM 8
PA2011/0492

**EXTENSIONS AND ADDITIONS TO AN EXISTING SHOWROOM AND
WAREHOUSE**

SECTION 5827 (3) MEL ROAD, HUNDRED OF BAGOT

APPLICANT

VANTAGE HOMES PTY LTD

Mr Andrew Mathewson (Andrew Mathewson Design) attended on behalf of the applicant.

RESOLVED
199/11

That the Development Consent Authority determine to vary the requirements of Clause 6.5.3 (Parking Layout) and Clause 9.1.1 (Industrial Setbacks) of the Northern Territory Planning Scheme, and pursuant to Section 53(a) of the Planning Act, consent to the application to develop Lot 5827 (3) Mel Road, Hundred of Bagot for the purpose of extensions and additions to an existing showroom sales and warehouse subject to the following conditions:

CONDITIONS

1. Prior to the commencement of works (including site preparation) a schematic plan is to be provided, demonstrating that all stormwater can be collected on the site and discharged to Council's stormwater drainage, to the requirements of Darwin City Council. This plan is to include details of site levels and stormwater drain connection points within the vicinity of the site.
2. Works carried out under this permit shall be in accordance with drawings numbered 2011/0492/1 through to 2011/0492/6 endorsed as forming part of this permit.
3. 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.
4. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Darwin City Council, to the satisfaction of the consent authority.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity services to the land shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time.
6. 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;
 - (d) drained;
 - (e) line marked to indicate each car space and all access lanes; and
 - (f) clearly marked to show the direction of traffic along all access lanes;

all to the satisfaction of the consent authority. Car spaces, access lanes and driveways must be kept available for these purposes at all times.

7. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers/ or driveways;
 - (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 Darwin City Council, to the satisfaction of the consent authority.
8. The car parking shown on the endorsed plans must be available at all times for the exclusive use of the occupants of the development and their visitors/ clients.
9. Storage for waste disposal bins is to be provided to the requirements of Darwin City Council to the satisfaction of the consent authority.
9. The loading and unloading of goods from vehicles must not disrupt the circulation and parking of vehicles on the land.
10. The landscaping shown on the endorsed plans must be carried out and maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

NOTES:

1. This development permit does not grant "building approval" for the proposed structure. The Building Code of Australia requires that certain structures within 900mm of a boundary meets minimum fire resistance level requirements and you are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing demolition or construction works.
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.

REASONS FOR THE DECISION

1. The development is consistent with the form of development expected within Zone GI (General Industry) of the Northern Territory Planning Scheme.
2. A variation to Clause 6.5.3 (Parking Layout) and Clause 9.1.1 (Industrial Setbacks) of the Northern Territory Planning Scheme is supported as the benefits to be gained by reconfiguring the car parking area to comply

with the clauses when it was already approved under a previous permit is not considered substantial enough to justify works of the scale that would be required. The existing 1.5m wide landscaping softens the site and breaks up views of the car parking area. The reduced rear setbacks is supported as the site is constrained by the existing building, the obvious need for the protected loading area whilst balancing the safety and efficiency of the site and the desire to protect the interface with the CP (Community Purposes) Zone therefore the proposed design outcome is considered to be practical

3. Written advice from Kormilda College, the adjoining land owner to the rear, has been provided by the applicant. This states that subject to ensuring stormwater drainage is adequately dealt with, they are supportive of the application.

ACTION: Notice of Consent and Development Permit

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



PETER MCQUEEN
Chairman

12/9/11