



DEVELOPMENT CONSENT AUTHORITY

TENNANT CREEK DIVISION

MINUTES

MEETING No. 50 – 23 APRIL 2018

OUT OF SESSION

MEMBERS PRESENT: Suzanne Philip (Chair), Siddhant Vashist and David Koch

APOLOGIES: Steven Edgington, Hal Ruger, Kris Civitarese

DAS OFFICERS: Peter Somerville and Fraser Cormack

No conflict of interest by any member participating in the meeting was declared.

**ITEM 1 TELECOMMUNICATIONS FACILITY INCLUDING A 30.3M HIGH TILT-OVER
MONOPOLE MAST
PA2014/0036 LOT 2505 (115) STANDLEY STREET, TOWN OF TENNANT CREEK
APPLICANT DESERT TECHNOLOGIES PTY LTD**

RESOLVED That, the Development Consent Authority, pursuant to section 53(a) of the
0001/18 *Planning Act*, consents to the application to develop Lot 2505 (115) Standley Street, Town of Tennant Creek for the purpose of a telecommunications facility including a 30.3m high tilt-over monopole mast, subject to the following conditions and for the following reasons:

GENERAL CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of the permit.
2. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity services to the development shown on the drawings in accordance with the authorities' requirements and relevant legislation at the time.
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. Stormwater is to be retained on the site or collected and discharged into the drainage network to the technical standards of and at no cost to Barkly Regional Council, to the satisfaction of the consent authority.

NOTES:

1. A Permit to Work Within a Road Reserve is required from the Barkly Regional Council, before commencement of any work within a road reserve.
2. This development permit does not grant "building approval" for the proposed works or change of use 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.
3. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentsouth@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.
4. You are advised to contact Dial Before You Dig on 1100 to obtain a location of the Telstra Network and arrange for any relocation if required. The Telstra contact for relocation work is the Network Integrity and Compliance Group on 1800 810 443.

5. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites in the Northern Territory. 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.
6. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.
7. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under the Aboriginal Sacred Sites Act. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.

REASONS

1. Pursuant to section 51(a) of the Planning Act, in considering a development application the Development Consent Authority must take into account the planning scheme that applies to the land to which the application relates. Clause 13.5 of the NT Planning Scheme is intended to ensure that telecommunications facilities do not unreasonably detract from the amenity of an area and that the location and design of the facility minimises amenity impacts. The proposed development is not expected to significantly or unreasonably detract from the amenity of the area.
2. Pursuant to section 51(e) of the *Planning Act*, in considering a development application the Development Consent Authority is required to take into account any submissions made under section 49 of the Act and any evidence or information received under section 50 of the Act. The application was publicly exhibited in accordance with the *Planning Act* and the Planning Regulations and no public or local authority submissions were received under section 49 of the Act.
3. Pursuant to section 51(h) of the *Planning Act*, in considering a development application the Development Consent Authority is required to take into account the merits of the proposed development as demonstrated in the application. The application identified that the mast:
 - a) is required to provide critical SCADA control communications between this site and the towns' Tanks, Bores, Sewerage Network and Cabbage Gum Pump Station, south of Tennant Creek; and
 - b) will enhance reliability and functionality to the existing network.The proposed facility is expected to assist in supporting reliability and functionality of the water supply network for Tennant Creek.
4. Pursuant to section 51(j) of the *Planning Act*, in considering a development application the Development Consent Authority is required to take into account the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be

affected by the development. The land is expected to be capable of supporting the proposed development without undue impact on other land.

5. Pursuant to section 51(m) of the *Planning Act*, the consent authority must take into account the public utilities or infrastructure provided in the area in which the land is situated, services to be connected to the land and the requirement, if any, for those facilities or infrastructure to be provided by the developer. The conditions of approval are expected to assist in ensuring the orderly servicing and development of the site in accordance with relevant service authority requirements.
6. Pursuant to section 51(n) of the *Planning Act*, the consent authority must take into account the potential impact on the existing and future amenity of the area in which the land is situated. Due to the height and design of the telecommunications facility, the mast is expected to have some impact on the amenity of the existing and future amenity of the area irrespective of its siting on the property. Nonetheless, noting the existing development in the locality and use by utility services, the telecommunications mast is not expected to be incompatible with the streetscape or surrounding development or to unreasonably detract from the amenity of nearby residential properties the locality.
7. Pursuant to section 51(p) of the *Planning Act*, the consent authority must take into account the public interest. The consent authority sought comment from NT Airports in relation to the application, with a view to ensuring that any potential risk presented by the proposed mast to aircraft approaching and/or leaving the Tennant Creek Airport is duly considered. NT Airports has advised to the effect that the proposed 30m communications tower:
 - a) has been assessed and does not penetrate the Obstacle Limitations Surface (OLS) or PANS-OPS; and
 - b) is low risk and approved by Tennant Creek Airport.

ACTION: DAS TO PREPARE NOTICE OF CONSENT AND DEVELOPMENT PERMIT

ITEM 2 **5 x 2 BEDROOM MULTIPLE DWELLINGS IN 5 SINGLE STOREY BUILDINGS**
PA2018/0123 **LOT 2477(82) PEKO ROAD, TOWN OF TENNANT CREEK**
APPLICANT **FAR NORTHERN CONTRACTORS PTY LTD**

RESOLVED That, pursuant to section 53(b) of the *Planning Act*, the Development Consent
0002/18 Authority alters the proposed development and consents to the proposed
development, as altered, to develop Lot 2477 (82) Peko Road, Town of Tennant
Creek for the purpose of 5 x 2 bedroom multiple dwellings in 5 single storey
buildings, 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 in Adobe PDF format, drawn to scale with dimensions and generally consistent with the plans publicly exhibited, but modified to include:
 - a) details of the relative heights of:

- (i) the finished floor levels of the proposed dwellings;
 - (ii) the natural ground level; and
 - (iii) the top of the screen fencing (between dwellings on the site and on property boundaries), such that the fencing will be a minimum of 1.6m above the floor level of the dwelling;
- b) a minimum unobstructed width of 2.5m for each car parking space.

GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of the permit.
3. 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 drawings in accordance with the authorities' requirements and relevant legislation at the time.
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. 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.
6. Stormwater is to be retained on the site or collected and discharged into the drainage network to the technical standards of, and at no cost to, the Barkly Regional Council, to the satisfaction of the consent authority.
7. The kerb crossover and driveway to the site approved by this permit (and any required re-instatement works) are to be provided to the requirements and technical standards of the Barkly Regional Council and at no cost to the Council, to the satisfaction of the consent authority.
8. Dust control measures must be employed throughout the construction stage of the development to the requirements of the NT Environment Protection Authority, to the satisfaction of the consent authority.
9. Appropriate soil erosion, sediment and dust control measures must be effectively implemented throughout the construction stage of the development and all disturbed soil surfaces must be suitably stabilised against erosion at completion of works, to the satisfaction of the consent authority.
10. Before the use or occupation of the development starts, the area(s) 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 concrete or an all-weather-seal coat;
 - d) drained; and
 - e) line-marked to indicate each car space, to the satisfaction of the consent authority.Car spaces, access lanes and driveways must be kept available for these purposes at all times.

11. 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. This condition is to the technical standards of the Barkly Regional Council, to the satisfaction of the consent authority.
12. 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.
13. 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.
14. The private open space areas of each dwelling shall be screened from open space of adjoining dwellings and on each property boundary by the erection of a solid wall or screen fence not less than 1.8 metres above ground level and not less than 1.6m above the finished floor level of the dwelling. This condition is to the satisfaction of the consent authority.
15. Confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) from a suitable qualified professional confirming that all new number labels have been correctly installed at the Customer's Metering Panel(s) and water meters (where applicable). Please provide a copy of an email addressed to both landdevelopmentsouth@powerwater.com.au and powerconnections@powerwater.com.au.
16. Prior to the use/occupation of the development and connection of services (i.e. power and water), the owner of the land must apply for street addressing from the Surveyor-General of the Northern Territory. This will form the legal address and will be required to be placed on the meters within the development in accordance with the allocation. An Occupancy Permit will not be able to be granted until such time as addressing is obtained."
17. Provision must be made on the land for the storage and collection of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the consent authority.
18. All air conditioning condenser units (including any condenser units required to be added or replaced in the future) 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.

NOTES:

1. A Permit to Work Within a Road Reserve is required from the Barkly Regional Council, before commencement of any work within a road reserve. An
2. This development permit does not grant "building approval" for the proposed works or change of use and you are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing construction works.
3. The Power and Water Corporation advises that the Water and Sewer Services

Development Section (landdevelopmentsouth@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.

4. You are advised to contact Dial Before You Dig on 1100 to obtain a location of the Telstra Network and arrange for any relocation if required. The Telstra contact for relocation work is the Network Integrity and Compliance Group on 1800 810 443.
5. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites in the Northern Territory. 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.
6. The Northern Territory Environment and Protection Authority has advised that the proponent must comply with their General Environment Duty provided by section 12 of the *Waste Management and Pollution Control Act*.
7. 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 the Department of Environment and Natural Resources. Information can be obtained from the IECA Best Practice Erosion and Sediment Control Guidelines 2008 available at www.austieca.com.au and the NTG website <https://nt.gov.au/environment/soil-land-vegetation>.
8. The permit holder is advised that the proposal may have assessment implications under the *Waste Management and Pollution Control Act*, More information can be found on the Northern Territory Environment Protection Authority website at: <https://ntepa.nt.gov.au/waste-pollution>. The applicant is encouraged to contact the NT EPA on (08) 8924 4218 or ntepa@nt.gov.au
9. If you choose NBN to service your development, you will need to enter into a development agreement with NBN. The first step is to register the development via <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html> once registered NBN will be in contact to discuss the specific requirements for the development. NBN requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to NBN guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html>
10. Any proposed works which fall within the scope of the *Construction Industry Long Service Leave and Benefits Act* must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

REASONS

1. Pursuant to section 51(a) of the *Planning Act*, the Development Consent Authority (the consent authority) must take into consideration the NT Planning Scheme (the Planning Scheme). The development of 5 x 1 storey 2-bedroom multiple dwellings as proposed is considered to be consistent with the zone purpose statement, for Zone MD (Multiple Dwelling Residential). The proposed development is considered appropriate in terms of the Planning Principles and Framework and may be expected to contribute to housing choice in Tennant Creek.
2. The consent authority grants variations to:
 - a) Clause 6.5.3(3)(i) (Parking Layout) of the NT Planning Scheme with respect to minimum driveway widths, as:
 - (i) the driveway widths are expected to allow for vehicles to conveniently:
 - pass one another on the site; and
 - access and egress all parking spaces; and
 - (ii) sight lines and a low speed traffic environment are expected to be maintained.
 - (iii) the reduced driveway widths limit the extent of impervious surface area on the site, increasing the site area available for stormwater infiltration.
 - b) Clause 7.3 (Building Setbacks of Residential Buildings and Ancillary Structures) of the Scheme with respect to primary street setbacks for carports and side boundary setbacks for shade canopies, as:
 - (i) the carports to Units 1 and 5 and the and shade canopies to Units 2 and 4 will not inhibit breeze penetration through or to the site or adjoining properties;
 - (ii) most building setbacks for the proposed development markedly exceed the minimum requirements;
 - (iii) the non-compliant carports and shade canopies are not expected to have any adverse effects of building massing when viewed from adjoining land or the street; be incompatible with the streetscape or surrounding development; or contribute to overlooking of adjoining properties; or to have any material amenity impact on any other property or the street.
 - c) Clause 7.5 (Private Open Space) of the Scheme with respect to the minimum width dimension for private open space areas to Units 2,3 and 4 respectively, as:
 - (i) the building envelopes for Units 2, 3 and 4 all significantly exceed the minimum length dimension of 5m;
 - (ii) the private open space areas for Units 2, 3 and 4 all significantly exceed the 45m² minimum size; and
 - (iii) the private open space areas for all units:
 - are expected be of adequate size to provide for domestic purposes;
 - are considered to be appropriately sited;
 - are permeable and open to the sky; and
 - include areas that may be expected to allow the establishment and maintenance of shade trees.

The consent authority, in accordance with clause 2.5.4 of the Planning Scheme is satisfied that special circumstances, as outlined above justify the giving of consent as granted, despite non-compliance with clause 6.5.3, clause 7.3 and clause 7.5 respectively of the Scheme respectively and that the development of the site as proposed, with suitable revisions as required/facilitated through the conditions of approval is not expected to frustrate any objective of the Planning Scheme on account of the variations granted.

3. Pursuant to section 51(e) of the *Planning Act*, in considering a development application the consent authority is required to take into account any submissions made under section 49 of the Act and any evidence or information received under section 50 of the Act. The application was publicly exhibited and referred to the local authority in accordance with the *Planning Act* and the Planning Regulations and no public or local authority submissions under section 49 of the Act were received.
4. Pursuant to section 51(h) of the *Planning Act*, the consent authority must take into consideration the merits of the proposal. The proposed development would add to the range of housing available within the community and would be expected to offer residents a good level of amenity without undue impacts on any other property.
5. Pursuant to section 51(n) of the *Planning Act* the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated. The proposed development:
 - a) is single storey and of a scale, form and dwelling density considered compatible with a number existing multiple dwelling developments in the immediate locality; and
 - b) is not expected to have any material impact on the amenity of any other property or the streetscape.
 - c) and the proposed development, subject to the receipt of suitably amended drawings, is not expected to unduly impact on the amenity of adjoining properties or the locality.
6. Pursuant to section 51(m) of the *Planning Act* the consent authority must take into consideration the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose. Relevant service authorities have been consulted and the conditions of approval are expected to duly recognise agency interests.
7. The conditions of approval are expected to assist in reasonably ensuring:
 - a) the orderly development of the site;
 - b) due recognition of service authority interests;
 - c) a satisfactory level of amenity for future occupants of the dwellings; and
 - d) no material impact on the amenity of adjoining properties or the locality.

ACTION: DAS TO PREPARE NOTICE OF CONSENT AND DEVELOPMENT PERMIT

**ITEM 3
PA2018/0116
APPLICANT**

**SHED AND ANCILLARY OFFICES ADDITIONS TO TENNANT CREEK HOSPITAL
LOT 2070 (45) SCHMIDT STREET, TOWN OF TENNANT CREEK
DEPARTMENT OF INFRASTRUCTURE, PLANNING AND LOGISTICS**

**RESOLVED
0003/18**

That, the Development Consent Authority, pursuant to section 53(a) of the *Planning Act*, consents to the application to develop Lot 2070 (45) Schmidt Street, Town of Tennant Creek for the purpose of a maintenance shed and ancillary offices additions for use ancillary to the existing hospital, subject to the following conditions and for the following reasons:

GENERAL CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of the permit.
2. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity, water supply and sewerage services to the development shown on the drawings in accordance with the authorities' requirements and relevant legislation at the time.
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. Stormwater is to be retained on the site or collected and discharged into the drainage network to the technical standards of and at no cost to Barkly Regional Council, to the satisfaction of the consent authority.
5. Before the use or occupation of the development starts, the area(s) 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 concrete or an all-weather-seal coat;
 - d) drained; and
 - e) line-marked to indicate each car space, to the satisfaction of the consent authority.Car spaces, access lanes and driveways must be kept available for these purposes at all times.
6. 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.
7. 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.
8. All air conditioning condenser units (including any condenser units required to be added or replaced in the future) 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.

9. Any area within the locality of the shed proposed to be used for the storage and collection of garbage and other solid waste must be graded and drained and screened from public view to the satisfaction of the consent authority.

NOTES:

1. A Permit to Work Within a Road Reserve is required from the Barkly Regional Council, before commencement of any work within a road reserve.
2. This development permit does not grant "building approval" for the proposed works or of use 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.
3. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentsouth@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.
4. You are advised to contact Dial Before You Dig on 1100 to obtain a location of the Telstra Network and arrange for any relocation if required. The Telstra contact for relocation work is the Network Integrity and Compliance Group on 1800 810 443.
5. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites in the Northern Territory. 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.
6. If you choose NBN to service your development, you will need to enter into a development agreement with NBN. The first step is to register the development via <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html> once registered NBN will be in contact to discuss the specific requirements for the development. NBN requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to NBN guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html>
7. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under the *Aboriginal Sacred Sites Act*. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.
8. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

REASONS

1. Pursuant to section 51(a) of the *Planning Act*, in considering a development application the Development Consent Authority must take into account the planning scheme that applies to the land to which the application relates. The NT Planning Scheme is the applicable planning scheme and the land is zoned CP (Community Purpose). The proposed development is ancillary to the established hospital use of Lot 2070 and is of a form scale and nature considered appropriate to the site and locality. The proposed development is assessed as compliant with clause 6.5.3 (Parking Layout) and all prescriptive performance criteria of the Scheme.
2. Pursuant to section 51(e) of the *Planning Act*, in considering a development application the Development Consent Authority is required to take into account any submissions made under section 49 of the Act and any evidence or information received under section 50 of the Act. The application was publicly exhibited in accordance with the *Planning Act* and the Planning Regulations and no public or local authority submissions were received under section 49 of the Act.
3. Pursuant to section 51(h) of the *Planning Act*, in considering a development application the Development Consent Authority is required to take into account the merits of the proposed development as demonstrated in the application. The application identified that the development will provide a storage and maintenance area and ancillary offices supporting the ongoing maintenance of the Tennant Creek Hospital.
4. Pursuant to section 51(j) of the *Planning Act*, in considering a development application the Development Consent Authority is required to take into account the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development. The land is expected to be capable of supporting the proposed development without undue impact on other land.
5. Pursuant to section 51(m) of the *Planning Act*, the consent authority must take into account the public utilities or infrastructure provided in the area in which the land is situated, services to be connected to the land and the requirement, if any, for those facilities or infrastructure to be provided by the developer. The conditions of approval are expected to assist in ensuring the orderly servicing and development of the site in accordance with relevant service authority requirements.
6. Pursuant to section 51(n) of the *Planning Act*, the consent authority must take into account the potential impact on the existing and future amenity of the area in which the land is situated. The proposed development:
 - a) is of a scale and form considered compatible with the established development of the hospital site and the immediate locality; and
 - b) is not expected to have any material impact on the amenity of any other property or the streetscape. The proposal does not seek consent for any new uses on the site.
7. Pursuant to section 51(r) of the *Planning Act*, the consent authority must take into account any potential impact on natural, social, cultural or heritage values, including, for example, the heritage significance of a heritage place or

object under the *Heritage Act*. The development is not expected to unduly impact on any natural, social, cultural or heritage values.

ACTION: DAS TO PREPARE NOTICE OF CONSENT AND DEVELOPMENT PERMIT

RATIFIED AS A RECORD OF DETERMINATIONS MADE AT THE MEETING

SUZANNE PHILIP
Chair

01 May 2018