

## NORTHERN TERRITORY PLANNING COMMISSION HEARING

### APPLICATION FOR EXCEPTIONAL DEVELOPMENT PERMIT

**AGENDA ITEM:** **1**      **MEETING DATE:** 11/06/2020      **FILE:** PA2019/0305

**APPLICATION:** Exceptional Development Permit – subdivision to create 51 lots (plus 2 drainage reserves) for rural residential/rural purposes with formal road opening over 2 adjoining lots (Lots 5531 and 8111)

**APPLICANT:** FYFE (Pty Ltd) – contact: Mrs Cherylee Shandley

**LAND OWNER:** Lot 9349 - Big Sky Territory Pty Ltd (ACN 605 156 536)  
Directors: Craig Lambley and Mark Seatree  
Lot 5531 - Reginald and Yvonne Rowan  
Lot 8111 - Crown land

**LOCATION:** Lots 9349, 5531 and 8111 (116) Stegar Road, Suburb of Ross, Town of Alice Springs (refer **Attachment A**)

**ZONE:** Zone RR (Rural Residential) and Zone R (Rural)

**AREA:** 365.3 ha

#### 1. PROPOSAL

Under section 38 of the Planning Act 1999 (the Act), a person may apply to the Minister for an EDP for a development or use which would otherwise be prohibited under the NT Planning Scheme.

Lot 9349 has an area of 365.3ha and extends from the end of Stegar Road in the west, eastwards along the southern side of the ranges to the boundary with NT Portion 6624 in the east. Both NTP 6624 and the adjoining land to the north (Lot 9519) is part of the Alkeperre-Atwarte Ayepe-Arenye Arleye Aboriginal Land Trust (formerly Emily and Jessie Gap Nature Reserve). The site is characterised by two distinct valleys ('eastern' and 'western') separated by a small hill feature. The surrounding hills and ridges are of significant visual and cultural significance and subject to sacred sites restrictions.

Proposed lots sizes range from 1.0 ha to 191.2 ha with an average lot size of 3.12 ha. Each lot has a minimum unconstrained area of 1.0 ha, which excludes culturally significant areas identified by Aboriginal Areas Protection Authority Certificates.

Drainage lines have been maintained where possible and incorporated into the overall development and where this is not possible, suitable drainage reserves and easements are to be provided and minimising the number of crossings of watercourses where possible. The proposed drainage design intends to manage stormwater runoff, through the use of on-site detention basins within designated drainage reserves, so that there are no worsening effects on downstream properties.

All lots are to be connected to the both reticulated water and power infrastructure with minimum lots sizes to ensure compliance with health guidelines for on-site wastewater treatment via traditional septic tank systems with absorption trenches.

The proposal includes an extension and opening of Stegar Road on adjoining private and Crown land (Lots 5531 and 8111) with a primary service road paralleling the existing old quarry road before turning north around a small feature to access the 'eastern valley'.

A copy of the application is at **Attachment B**.

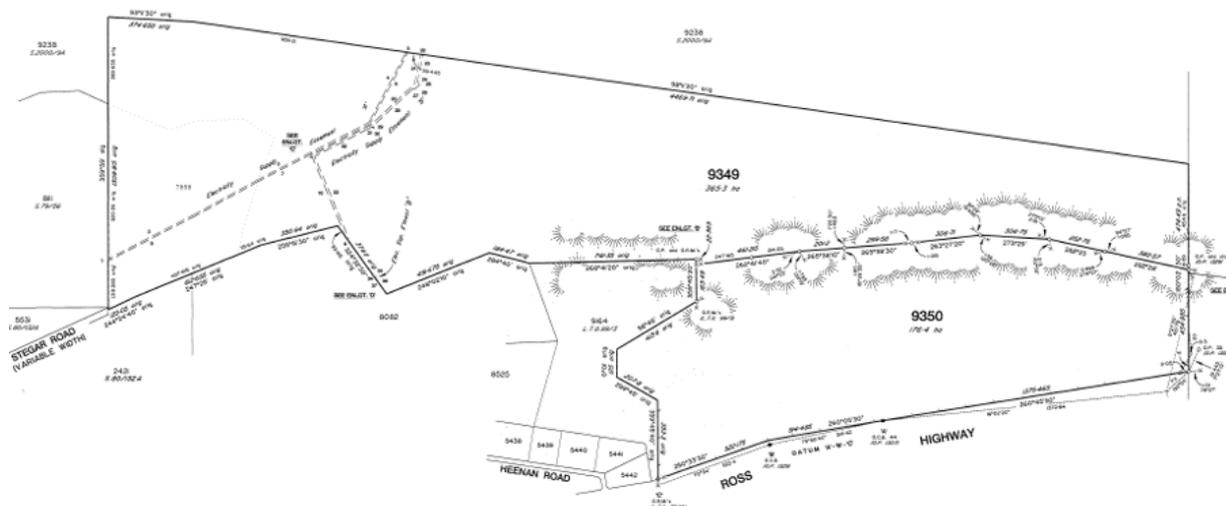
## 2. REASON FOR APPLICATION

Clause 11.1.1 of the NT Planning Scheme establishes minimum lot sizes for subdivisions. The minimum lot sizes for Zones R and RR in Alice Springs are 40 hectares and 0.4 hectares respectively. The proposed subdivision includes a range of lot sizes from 1ha to 191ha.

Approximately 20 of the proposed lots in the Zone R portion of the site are significantly less than the required 40 hectares for that zone. While the DCA has discretion to reduce the minimum lot size in Zone R in Alice Springs it does not have discretion for Zone RR and there is some doubt as to whether sub-clause 3(a) of Clause 11.1 would allow for this. For this reason, the proponents have made the decision to lodge an EDP rather than to apply for development consent from the Development Consent Authority (DCA).

## 3. BACKGROUND

Lot 9349 was created in 2003, together with Lot 9350 (refer Figure 1) from a parent parcel (Lots 7898 and 9165) encompassing most of the land north of the Ross Hwy and south of the ranges, from Stegar Road east to the town boundary. Lot 9350 was subdivided into 16 rural lots, with lot sizes ranging from 3.5ha to 26ha. The site has been zoned Rural Residential and Rural (or its equivalent) since the late 1980s.



**Figure 1** - Extract of survey plan L2003/001 (subdivision of Lots 7898 and 9165)

The site is bisected by several easements for major electricity supply infrastructure, primarily HV power lines over Heavitree Range, between the town and the rural areas south of the Gap.

## 4. PUBLIC EXHIBITION

The proposal was advertised in the Centralian Advocate on 28 February 2020 and due to an administrative error, the second notice appeared on 20 March 2020 stipulating a closing date for submissions on the 3 April 2020. The total exhibition period was 5 weeks, which remains in accordance with the requirements of the Act.

## 5. PUBLIC SUBMISSIONS

13 submissions were received during the public exhibition period. The submissions (in alphabetical order) are summarised as follows:

Submitter / address	Matters raised
Peter Bannister NTP 1881 (6) Schaber Road Connellan (Attachment C1)	Objection <ul style="list-style-type: none"> <li>• Disposal of waste water raises concerns due to expertise required to manage such systems and response times to repair with potential adverse effects on soils, native vegetation proliferation of biting insects and disease.</li> <li>• Land owners and land renters should have an assurance that zoning provides security of investment. Zoning should not be subject to the desires of entrepreneurs and developers. Rural zoning should help to preserve fragile ecosystems.</li> <li>• Potential adverse impact on tourism operation (and associated industry) on adjoining land (old quarry) that relies on the unspoilt natural wilderness environment of Lot no. 9349.</li> <li>• Alternative opportunity for the site to remain a natural wilderness environment for educational birdwatching, botanical, zoological, geological and aboriginal heritage tours.</li> </ul>
Jane Bannister P.O. Box 9175 Alice Springs 0871 (Attachment C2)	Objection The site is unsuitable for multiple dwellings due to the steep slope and the stony/rocky land. Run-off (stormwater drainage) can be huge and would flood other properties and flow over the road. The stony land would also inhibit effluent disposal and contribute to run-off.
Danny Brennan Lot 8082 Stegar Road Ross (Attachment C3)	Objection <ul style="list-style-type: none"> <li>• Risk to an adjoining unique tourism venue in the old quarry.</li> <li>• Environmental impact and loss of local habitat.</li> <li>• Impact of clearing on soil erosion, flooding and land degradation.</li> <li>• Reverse amenity considerations from live music on future residential development.</li> <li>• Emergency exit from the eastern valley limited due to single road (via Stegar Road).</li> <li>• Downstream drainage (crossing Ross Hwy) has insufficient capacity to support the development.</li> <li>• Adequacy of proposed detention ponds.</li> </ul> <p>The submission was accompanied by several letters of support for the operation of the tourism/function venue, with comments from Tourism Central Australia, NT Chamber of Commerce, Tommy Crow/Paddy Rheinberger, Intercruises Shoreside and Port Services P/L, Global Tour Specialists, Alice Event Management &amp; Consultancy, Simon Cameron, and Terra Nova Coach Tours P/L.</p> <p>Also included was a report from the Department of Primary Industry and Resources concerning the status of the site under the <i>Minerals Titles Act 2010</i>.</p>
Erwin Chlanda PO Box 1613 Alice Springs 0871 (Attachment C4)	I am interested in learning more about the project. [no matter/s raised in submission]
Rod Cramer (Chair) Alice Springs Rural Areas Association (ASRAA) PO Box 3481 Alice Springs NT 0871 (Attachment C5)	Objects to the proposal. [no matter/s raised in submission]
Brendan Heenan 50 Palm Circuit Ross NT 0873 (Attachment C6)	<ul style="list-style-type: none"> <li>• Support for the Old Quarry venue, as a tourist asset.</li> <li>• Need at least 400m buffer between old quarry venue and subdivision boundary (notably Lots 47 and 48).</li> <li>• Need for building envelopes on lots near the old quarry given potential adverse interaction – noise and dust.</li> </ul>
Patsi May-Mesecke 3 Knight Street	Objection <ul style="list-style-type: none"> <li>• A new housing development will not fit in with the current</li> </ul>

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<p>Murray Bridge SA 5253 (Attachment C7)</p>	<p>infrastructure.</p> <ul style="list-style-type: none"> <li>• There will be significant flooding placing all dwellings at risk.</li> <li>• The land was poisoned for years with the 1080 bait laid by Burt Crammer, the poison would have leached into the earth.</li> <li>• Adverse impact on amenity of the area.</li> <li>• Recollection from an aboriginal elder about stories of the area and significance (burials) around this area.</li> </ul>
<p>Brooke Morley Lot 5533 Ragonesi Road Alice Springs (Attachment C8)</p>	<p>Objection</p> <ul style="list-style-type: none"> <li>• Proposed development not suitable for the site.</li> <li>• Minimum lot sizes well below the zoning requirement for Zone RL.</li> <li>• Inclusion of AAPA land implies greater average lot sizes and increase risk of risk of unauthorised activities. Only include land that is unconstrained and exclude sacred sites from private lot areas.</li> <li>• The design of stormwater management using 1% AEP increases the risk of flooding and erosion on small lot sizes.</li> </ul>
<p>Peter and Jenny Mostran PO Box 1633 Alice Springs NT 0871 (Attachment C9)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> <li>• Density of housing near to the old quarry, which is a unique tourism site.</li> <li>• Flooding, fire management and access and the volume traffic entering Ross Highway.</li> </ul>
<p>Chansey Paech (MLA) PO Box 4592, Alice Springs NT 0871 (Attachment C10)</p>	<ul style="list-style-type: none"> <li>• Acknowledges concerns within the rural community regarding this application, including the potential impact on the amenity of the local area and the lack of infrastructure currently in place to support this development, such as drainage and road networks.</li> <li>• Notes the following: <ul style="list-style-type: none"> <li>- that the proposed rural block sizes are not in line with existing rural blocks in the region;</li> <li>- significant concerns raised by tourism providers who believe that this development could affect the region's capacity for tourism;</li> <li>- The Quarry, located on Stegar Road, is a valuable tourism facility in Central Australia and the loss of this site may cause providers to stop bringing tourists to the region and thus result in a significant drop in tourism revenue.</li> </ul> </li> </ul>
<p>Neil Ross 83 Baldissera Drive Ross 0873 (Attachment C11)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> <li>• The likely impact of fully fenced blocks throughout this development would have on the movement of local wildlife.</li> <li>• Any thought about giving over much of the AAPA designated region to open reserve for access by animals and people? In my view this sort of access would enhance the appeal of any such development to potential buyers.</li> <li>• What consideration has been given to existing land uses? In particular the tourist development on Lot 8082 (old quarry) will be negatively impacted by this development. This enterprise is well established and its appeal is enhanced by the closeness to the town along with the sense of being one with the bush. Any subdivision, especially on the eastern side will curtail the ability to provide a quality experience.</li> </ul>
<p>Michael Walters LOT 9394 Baldissera Drive Ross 0873 (Attachment C12)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> <li>• Increased hard surfaces and subsequent runoff of storm water. At present storm water channels through a narrow gap in Emily Hills to Lot 9306 where there is significant gully erosion forming. After experiencing localized storm events in the past we have concerns on capacity of detention basin 3 to retain increased runoff to stem potential increased sheet runoff at eastern end of Baldissera Drive.</li> <li>• The portion of lots to the east of proposed blocks 44 and 50 (detention basin 3) where the proposed road ends. There is no</li> </ul>

	reference to potential future subdivision of this area which falls outside the Restricted Works Area outlined in the AAPA Certificate. Further development in this area which could dramatically increase pressure on drainage channel running through lot 9306 and then through lots 9392, 9393, 9394, and 5437.
David Woods 147 Ragonesi Road Ross NT 0873 (Attachment C13)	Concerns related to: <ul style="list-style-type: none"> <li>• Adequacy/capacity of detention basins to effectively manage egress of stormwater from site/area to the river.</li> <li>• Impact of lighting on views of night sky.</li> <li>• Impact of sheds and restrictions on 'home businesses' in any future development.</li> </ul>

## 6. SERVICE AUTHORITY/ GOVERNMENT AGENCY COMMENTS

Key aspects of authority comments are summarised as follows:

Alice Springs Town Council (ASTC) (Attachment D1)	<p>Noted:</p> <ul style="list-style-type: none"> <li>• Proposal is an urban type subdivision as has been previously presented to Council in 2006.</li> <li>• Subsequently change in ownership, with new application for rural type allotments with open drains.</li> <li>• Council has relayed its specific requirements in response to earlier conceptual drawings.</li> <li>• Current road design drawings do not reflect previously accepted arrangements in full and require further modification.</li> <li>• Acceptance of detention basins (part of the drainage network) as either open space or reserves is conditional on meeting Council requirements.</li> <li>• The concepts provided to Council were assessed and a conditional letter of support was provided to the applicant on 9 July 2019, advising that Council is supportive of the lodgement of this application conditional to the resolution of issues identified by Greenhill Engineers being achieved in the final design phase prior to the subdivision of this land.</li> </ul> <p>Recommended conditions relating to:</p> <ul style="list-style-type: none"> <li>• The design and construction of drains and retardation basins;</li> <li>• Provision of a secondary road access (for fire safety).</li> <li>• Road design and construction including upgrading of Stegar Road;</li> <li>• Provision of street lighting;</li> <li>• Design of parks and open spaces;</li> <li>• Provision of a footpath plan;</li> <li>• Vehicle access to each lot;</li> <li>• Entry signage; and</li> <li>• A caveat that prevents industrial uses within the allotments.</li> </ul>
Power and Water Corporation (PAWC) (Attachment D2)	<p><i>Power Networks</i></p> <ul style="list-style-type: none"> <li>• Advised requirements for design, installation, connection of electrical reticulation and provision of easements.</li> </ul> <p><i>Water Services</i></p> <ul style="list-style-type: none"> <li>• Noted that current local infrastructure and cannot support the necessary flows for this development and the developer will be subject to capital contributions to offsite water headwork's upgrades.</li> <li>• Advised that existing water pressures and network constraints will impose limitations on the maximum height at which buildings can be adequately serviced. Details of building levels/ envelopes will need to be identified, to allow modelling of the reticulation network.</li> </ul>

<p>Department of Environment and Natural Resources (DENR) (Attachment D3)</p>	<ul style="list-style-type: none"> <li>• Requires confirmation of any proposed staging of the works.</li> </ul> <p><i>Rangelands</i></p> <ul style="list-style-type: none"> <li>• The proposed subdivision does not appear to meet the requirements of clause 11.4.3(2)(e), (g) and (h).</li> <li>• A significant number of drainage lines are not identified in the application, with potential issues with proposed lot boundaries.</li> <li>• The application does not address erosion mitigation measures for headworks (infrastructure) which result in significant modification to drainage features.</li> <li>• Alignment of road in the eastern valley appears to be located within a seasonal drainage line which is inconsistent with clause 11.4.1(9)(c) and (d).</li> <li>• Location and treatment of proposed drainage easements does not align with natural drainage features and will require substantial disturbance and alteration to the existing drainage pattern.</li> <li>• Concerns regarding proposed fencing of AAPA Restricted Works Areas (RWA) boundaries and potential erosion from required clearing/soil disturbance for fire breaks.</li> <li>• Reference to different AAPA Certificates (circa 2006 and 2015) in Statement of Effect and validity of older certificates given 2 year expiry.</li> <li>• The application does not demonstrate how the risk of erosion will be mitigated on slopes greater than 2%, noting that the site is within a "Declared Erosion Hazard Area".</li> <li>• Recommends inclusion of several conditions related to Erosion and Sediment Control Plans (ESCP).</li> </ul> <p><i>Land Assessment</i></p> <ul style="list-style-type: none"> <li>• Notes 68 soil test pits undertaken, however data needs to be clearly collated and presented for each lot against the relevant land suitability categories, preferably as mapping showing where 1 ha of unconstrained land exists for each proposed lot.</li> </ul> <p><i>Weed Management</i></p> <ul style="list-style-type: none"> <li>• Identified several weed categories that have been recorded in the area and advised that the proponent will need to ensure appropriate management of vehicles and equipment entering the site are 'weed free'.</li> </ul> <p><i>Water Resources</i></p> <ul style="list-style-type: none"> <li>• Acknowledges that attempts to access groundwater (bores) is considered low noting the local resource is non-potable and unsuited for either domestic or garden use.</li> </ul> <p><i>Flora and Fauna</i></p> <ul style="list-style-type: none"> <li>• There are no records of threatened species within the subdivision area although the area has not been systematically sampled for wildlife.</li> <li>• Future rural land uses have the potential to introduce invasive grass species (such as buffel grass).</li> <li>• A highly restricted and threatened land snail species exists within 5km of the site and a survey of fig trees (if present) is recommended.</li> </ul> <p><i>Environment</i></p> <ul style="list-style-type: none"> <li>• Consideration under the <i>Environmental Assessment Act 1982</i> (or <i>Environmental Protection Act 2019</i>) may be required subject to potential impacts on threatened flora or fauna.</li> <li>• Noted ongoing requirement for compliance with <i>Waste Management and Pollution Control Act 1998</i>.</li> </ul>
<p>Department of Primary Industry and Resources (DPIR) (Attachment D4)</p>	<p>Advised that:</p> <ul style="list-style-type: none"> <li>• Four Mineral Titles, granted between 1964 and 1970, currently exist in the vicinity of the subject site for the purposes a quarrying and tailings area.</li> </ul>

	<ul style="list-style-type: none"> <li>• Rehabilitation of the site and commencement of tourism activities occurred circa 2003, with Tailor Tours taking over the Mineral Titles in 2009.</li> <li>• There is nothing preventing the resumption of quarrying activities.</li> <li>• The existence of mineral titles in close proximity to residential developments has generated complaints elsewhere in the NT. (Note the DPIR Status Report was also provided with public submission at Attachment C3)</li> </ul>
NT Fire and Emergency Services (NTFRS) (Attachment D5)	<ul style="list-style-type: none"> <li>• Indicated a concern relating to emergency access on the road leading to the proposed lots in the eastern valley, as owners and first responders may not be able to use it should a fire occur. The protected areas either side of the road in proposed lots of 36 and 37 may prevent access in either direction during a fire.</li> <li>• All legislative requirements for this development require reference to the NT Fire Emergency Act and Regulations.</li> <li>• Further information related to hazard warning indicators, establishment/maintenance of firebreaks and audits/inspections was provided.</li> </ul>
Department of Tourism and Culture (DTC) – Parks and Wildlife (Attachment D6)	<p>Advised that:</p> <ul style="list-style-type: none"> <li>• The site adjoins the Yeperenye/Emily and Jessie Gap Gaps Nature Park.</li> <li>• The Park is subject to a Joint Management Plan (2016) which provides for co-operation with neighbours to address concerns and mutual interests, such as access and fire management.</li> </ul>
Aboriginal Areas Protection Authority (AAPA) (Attachment D7)	<ul style="list-style-type: none"> <li>• An Authority Certificate has been issued for works associated with a residential subdivision (C2015/210) on Lot 9349.</li> <li>• The Certificate provides the proponent with instructions about what they can and can't do in and around sacred sites. The Certificate also provides the proponent with a defence against prosecution under the NT Aboriginal Sacred Sites Act, as long as the proponent complies with any conditions imposed to protect sacred sites.</li> <li>• The Authority notes in the application that there a number of subdivision lots that fall partially within Restricted Work Area 1 (RWA1) and Restricted Work Area 2 (RWA2). As per condition 5 of the Authority Certificate, within the area marked RWA 1, associated with several sacred sites, no work shall take place or damage shall occur. As per condition 7, within the area marked RWA 2, associated with one sacred site, no work shall take place or damage shall occur.</li> </ul>
Telstra (Attachment D8)	<p>Advised that the area falls with the NBN fixed line 'Fibre to the Node' network. Note DAS confirmed with author that reference in body of email to Lot 2663 (19 South Terrace), was erroneous. [No response has been received from NBN, although suitable standard conditions can be included in a permit to ensure that any servicing requirements are addressed]</p>

The applicant provided a response to the range of matters raised during the exhibition (refer Attachment E).

## 7. OTHER MATTERS

### Performance Criteria of the NT Planning Scheme

An assessment of the proposal against the performance criteria of the NT Planning Scheme has been undertaken in order to gauge whether the land is capable of accommodating the proposed development through demonstration of its general level of compliance (or otherwise) to the Scheme.

Although not technically applicable, the proposed subdivision design complies with minimum lot sizes within the area zoned RR, however the proposed lot sizes within Zone R range from 1ha to 191ha, with only one lot (#51) complying/exceeding the required minimum of 40 ha.

The Department of Environment and Natural Resources (DENR) has also identified several aspects of the design which it believes do not demonstrate due regard for specific criteria for rural subdivisions under clause 11.4.1(9)(c) and (d) and clause 11.4.3(2)(e), (g) and (h), as follows:

Clause / Sub-clause	Comment
<i>11.4.1 Site Characteristics in Subdivisions of Rural Land</i>	Applicant's response suggests that major drainage lines have been incorporated into the design, and that it is not practical to maintain all drainage lines.  A revised subdivision plan was submitted with the response, which overlays the design with the contour information. For the most part boundary alignments appear compliant, however there are several 'minor' but recognisable watercourses.
<i>(9)(c) Minimise alteration or disturbance to natural drainage systems including drainage areas, recognisable watercourses, lagoons and permanent and semi-permanent springs</i>	
<i>(9)(d) Minimise erosion hazard, sedimentation and pollution of watercourses</i>	
<i>11.4.3 Lot Size and Configuration in Subdivisions of Rural Land</i>	
<i>(2)(e) incorporate as far as practicable, drainage lines and drainage floors wholly within a single lot</i>	
<i>(2)(g) ensure lot boundaries:</i> <i>i. are at right angles to any watercourse;</i> <i>ii. are sufficiently up slope to be outside of seepage zones where following drainage lines;</i> <i>iii. are at right angles to contours or along contours where slope is between 2.0% and 5.0% and follow ridge lines, spurs or contours where slope is above 5.0%;</i>	
<i>(2)(h) minimise the number of watercourse crossings</i>	

### Issues of Particular Significance

Based on an assessment of the application, submissions received from the public and service authorities/ government agencies, the more significant issues associated with this proposal appear to be as follows:

- Lot sizes less than the minimum allowed under Zone R;
- Drainage (management of stormwater);
- Impact on natural environment and areas of cultural significance;
- Impact on existing development (and vice versa); and
- Fire hazard and alternate access.

### Applicant's Response to Matters Raised

On 25 May 2020, FYFE P/L on behalf of the applicant submitted a written response, which included revised drawings (refer Attachment E).

In general the response acknowledges the concerns raised by submitters and service authorities but states that:

- the application achieves the overall intent of the NTPS;
- the proposed layout is based on the results of a previous Land Capability Assessment (LCA), which is understood to have supported a proposal for a much higher subdivision density (smaller lots); and
- The stormwater management strategy has been developed in response to the LCA with the aim of reducing downstream impacts post-development.

The main changes to the subdivision layout reflect a different approach to the land area subject to AAPA restricted works along the northern side of the Lot 9349. This area is now

intended to “as one larger Community allotment for recreational purposes”, however on the plans it appears to be all now part of Lot 51. This comprises approximately 60ha and effects Lots 8 – 10, 24 – 26, 36 and 40 – 44. The resulting ‘unconstrained’ site areas for these lots remains unchanged.

The response does not provide any details of the ownership/management arrangements which would facilitate ‘public’ access.

The small hill feature (also an AAPA RWA) separating the eastern and western valleys is still shown as being ‘subdivided’ between Lots 37 – 39 and 45 – 47.

Another change is the provision of a 8m wide “access easement’ along the eastern boundary of Lot 47, which is understood to be in response to NTFRS concerns regarding an alternate emergency egress from the ‘eastern’ valley in the event of a wildfire situation. The easement however terminates at the head of access road to the old quarry, which is not a public road.

The response also includes a document containing proposed ‘Site Covenants’, which are understood to apply to the land following subdivision. However there are a number of covenants that are potentially in conflict with the provisions of the NTPS.

These relate to:

<u>Control</u>	<u>Covenant requirement</u>	<u>NTPS provision</u>
• building heights	8m	8.5m as per clause 6.2.1
• the placement of demountable structures		Allowance for 2 structures as per clause 6.8
• building setbacks to boundaries	6m to road, 4m to side/rear	10m to all as per clause 7.3
• the use of caravans	Not to store without ASTC approval	Allowable subject to clause 7.10.2
• the keeping of domestic livestock		1 permitted subject to clause 10.1

## 8. RECOMMENDATION

That pursuant to section 24(1) of the *Planning Act 1999*, the Planning Commission report to the Minister for Infrastructure, Planning and Logistics on the submissions received and any other matters considered relevant to the proposed Exceptional Development Permit for the purpose of subdivision to create 51 lots (plus 2 drainage reserves) for rural residential/rural purposes with formal road opening over 2 adjoining lots (Lots 5531 and 8111).

**AUTHORISED:** Peter Somerville

MANAGER PLANNING AND DEVELOPMENT