



DEVELOPMENT CONSENT AUTHORITY

KATHERINE DIVISION

MINUTES

MEETING No. 127 – WEDNESDAY 9 JULY 2014

**TRAINING ROOM
1ST FLOOR GOVERNMENT CENTRE
5 FIRST STREET
KATHERINE**

MEMBERS PRESENT Peter McQueen (Chairman via phone), Fay Miller, Sue Davy and Steven Rose

APOLOGIES: Craig Lambert and Donald Higgins

OFFICERS PRESENT: Allison Hooper (via phone) and Julie Bennett (Development Assessment Services)

COUNCIL REPRESENTATIVE: None present.

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 **REPLACE EXISTING ACCOMODATION UNIT TO WORKS DEPOT WITHIN A DEFINED FLOOD AREA**
PA2014/0334 **LOT 3149 (11) CRAWFORD STREET, TOWN OF KATHERINE**
APPLICANT **JASON HILLIER**

Applicant Jason Hillier did not attend the meeting.

RESOLVED That pursuant to section 53(a) of the *Planning Act*, the Development Consent
57/14 Authority consent to the application to develop Lot 3149 (11) Crawford Street, Town of Katherine for the purpose of replacing an existing accommodation unit to a works depot within a defined flood area, subject to the following conditions:

GENERAL CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings numbered 2014/0334/01 and 2014/0334/02 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. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity facilities, water supply, sewerage and drainage to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
4. All proposed works impacting on Crawford Street 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 Katherine Town Council. Drawings must be submitted to the Katherine Town Council for approval.
5. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - (a) Transport of materials, goods or commodities to or from the land;
 - (b) Appearance of any building, works or materials;
 - (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and
 - (d) Presence of vermin.
6. The finished floor levels of the accommodation building must be a minimum of 300mm above the applicable flood level for the property.

NOTES:

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 in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. A "Permit to Work Within a Road Reserve" may be required from Katherine Town Council before commencement of any works within the road reserve.
3. 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.
4. The applicable flood level for this property is 105.75m AHD

REASONS FOR THE RECOMMENDATION

1. 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.

The subject site is used as a works depot for the Department of Land Resource Management. The proposed accommodation building is replacing an existing similar structure and will provide accommodation for NT Government officers during the course of their work. The application generally complies with the relevant provisions of the NT Planning Scheme, including that finished floor levels will be a minimum of 300mm above the defined flood level for the site, which is 105.75m AHD.

2. 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 situated.

The proposed development is unlikely to impact on the amenity of the locality, as it is replacing an existing similar structure, complies with the relevant setback requirements, and the site will continue to be used in accordance with the General Industry zoning of the land.

ACTION: Notice of Consent and Development Permit

ITEM 2

WAREHOUSES, SHOWROOM SALES AND OFFICES IN 3x2 STOREY BUILDINGS WITH REDUCED SIDE SETBACKS

**PA2014/0357
PLANNER
APPLICANT**

**LOT 1900 (41) CRAWFORD STREET, TOWN OF KATHERINE
JULIE BENNETT
DLP DEVELOPMENTS**

Applicant, Darron Lyons (DLP Development) attended the meeting. Contact person Israel Kgosiemang of One Planning Consult attended via phone. The applicant tabled amended plans.

**RESOLVED
58/14**

That, pursuant to section 46(4)(b) of the Planning Act, the Development Consent Authority defer consideration of the application to develop Lot 1900 (41) Crawford Street, Town of Katherine for the purpose of warehouses, showroom sales and offices in 3 x 2 storey buildings with reduced side setback to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

- Amended plans that provide additional loading bays (minimum four) to service the site, demonstrating that access is adequate for its purpose, without impacting on the convenience and functionality of the parking area.

REASON FOR THE RECOMMENDATION

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

The Authority must take into account Clause 6.5.3 (Parking Layout) and Clause 6.6 (Loading Bays). The provisions require a parking area to be safe, convenient and functional and include loading bays with access adequate for the intended use. The current layout has not been demonstrated to have adequate access to use the loading bays including overlap with a proposed car park.

ACTION: Advice to Applicant

**RESOLVED
59/14**

That, pursuant to section 86 of the *Planning Act*, the Development Consent Authority delegates to the Chairman, or in the Chairman's absence any one of the other members of the Katherine Division the power under section 53 of the Act to determine the application to develop Lot 1900 (41) Crawford Street, Town of Katherine for the purpose of warehouses, showroom sales and offices in 3 x 2 storey buildings with reduced side setback subject to:

- Amended plans that provide additional loading bays (minimum four) to service the site, demonstrating that access is adequate for its purpose, without impacting on the convenience and functionality of the parking area.

ACTION: If delegation exercised Notice of Consent and Development Permit

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



PETER MCQUEEN
Chairman

14 /7/14