



DEVELOPMENT CONSENT AUTHORITY

KATHERINE DIVISION

MINUTES

MEETING No. 161 – WEDNESDAY 1 NOVEMBER 2017

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

MEMBERS PRESENT Steven Rose (Presiding Member) and Allan Domaschenz,
Alan Sprigg (Video Conference)

APOLOGIES: Suzanne Philip (Chair), Peter Gazey and Donald Higgins

OFFICERS PRESENT: Ann-Marie Dooley (Video Conference) and Julie Bennett
(Development Assessment Services)

COUNCIL REPRESENTATIVE: David Moore

Meeting opened at 9.45 am and closed at 10:25 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 **PARALLEL APPLICATION – KATHERINE FIRE STATION AND EMERGENCY SERVICES BUILDING IN TWO STAGES AND CONSOLIDATION TO CREATE ONE LOT**
PA2017/0452 **LOTS 3473, 3474 & 3475 (15, 17 &19) CHARDON STREET, TOWN OF KATHERINE**
APPLICANT **ASHFORD GROUP PTY LTD**

DAS tabled Power and Water Corporation comments, and a revised site plan showing vehicle swept path diagrams, Australian Standard commercial crossover template and an elevation plan of the open sided structure over car parks and dangerous goods storage area.

Mr Randall Ashford (Ashford Group) and Mr Steven Ehrlich (MKEA Architects) attended via Video Conference from Darwin and presented a video presentation of the proposed development.

RESOLVED That pursuant to section 53(a) of the *Planning Act*, the Development Consent
66/17 Authority consent to the application to develop Lot 3473 (15) Chardon Street, Lot 3474 (17) Chardon Street and Lot 3475 (19) Chardon Street, Town of Katherine for the purpose of consolidation to create one lot subject to the following conditions:

1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
2. 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.
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 services to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
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.

NOTES:

1. As part of any subdivision, the parcel numbers for addressing should comply with the Australian Standard (AS/NZS 4819:2011). For more information contact Survey and Land Records surveylandrecords@nt.gov.au 08 8995 5354. The numbers shown on the plans endorsed as forming part of this permit are indicative only and are not for addressing purposes.

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 DECISION

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 proposed consolidation responds satisfactorily to the relevant objectives and performance criteria of Zone GI (General Industry) and Part 5 (Subdivision) of the Northern Territory Planning Scheme.

2. 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.

The conditions of approval are intended to ensure the technical requirements of service authorities are addressed to ensure the orderly consolidation of the three parcels.

ACTION: Notice of Consent and Development Permit

**RESOLVED
67/17**

That, pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to develop Lot 3473 (15) Chardon Street, Lot 3474 (17) Chardon Street and Lot 3475 (19) Chardon Street, Town of Katherine for the purpose of Katherine Fire Station and Emergency Services Building in three stages subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) swept path diagrams for the design vehicle (fire truck) to demonstrate the suitability of the emergency exit connection design geometry to the requirements of the Transport and Civil Services Division, Department of Infrastructure, Planning and Logistics; and

- (b) swept path diagrams for the design vehicle (includes maximum length and width of vehicles accessing the site including vehicles towing trailers, with reference to relevant Australian Standard and/or Austroad Guide) to demonstrate the:
 - i the site layout enables design vehicles to enter and exit the site via Chardon Street in forward gear and two-way traffic flow is not impacted during use of the loading bay and wash down bay;
 - ii suitability of the Chardon Street crossovers for two-way vehicle movement for the design vehicles to the requirements of Katherine Town Council.
- 2. Before the development starts, landscape 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 landscaping plans must be generally in accordance with the landscape concept plan dated 11 September 2017 prepared by Ashford Group Architects, MFEA Architects and SMEC, except that the plan must show:
 - (a) landscaping at **each stage**;
 - (b) details of surface finishes of pathways and driveways;
 - (c) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant; and
 - (d) provision of an in ground irrigation system to all landscaped areas. All species selected must be to the satisfaction of the consent authority.
- 3. Prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the Katherine Town Council stormwater drainage system **for each stage** shall be submitted to and approved by the Katherine Town Council, to the satisfaction of the consent authority. The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.

GENERAL CONDITIONS

- 4. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
- 5. The development must proceed in the order of stages as shown on the endorsed plan unless otherwise agreed in writing by the consent authority.
- 6. An Occupancy Permit under the *Building Act* must not be issued until the three subject lots have been consolidated and a new title issued for the consolidated lot.
- 7. 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.

8. 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 plan in accordance with the authorities requirements and relevant legislation at the time.
9. 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.
10. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Katherine Town Council, to the satisfaction of the consent authority.
11. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Katherine Town Council to the satisfaction of the consent authority.
12. 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 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 access lanes and drivewaysto the satisfaction of the consent authority.
Car spaces, access lanes and driveways must be kept available for these purposes at all times.
13. 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.
14. "No entry/no exit" signs and arrows directing the internal traffic movement on site shall be provided at completion of building to the requirements and satisfaction of the consent authority.
15. The design and construction of the emergency egress within Lot 3001 Town of Katherine is to be to the requirements of the Transport and Civil Services Division, Department of Infrastructure, Planning and Logistics, to the satisfaction of the consent authority.
16. Protective kerbs (of a minimum height of 150mm) must be provided to the satisfaction of the consent authority to prevent damage to fences or landscaped areas.
17. The owner shall:
 - a) remove disused vehicle and/ or pedestrian crossovers;
 - b) provide footpaths/ cycleways;
 - c) collect stormwater and discharge it to the drainage network; and
 - d) undertake reinstatement works;

all to the technical requirements of and at no cost to the Katherine Town Council, to the satisfaction of the consent authority.

18. Before the use 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.
19. 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.
20. Prior to the use 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 doors and 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.
21. Where unfenced, the Stuart Highway frontage is to be appropriately fenced in accordance with Transport and Civil Services Division of the Department of Infrastructure, Planning and Logistics standards and requirements to the satisfaction to the consent authority.
22. Any proposed work (including the provision or connection of services) within, or impacting upon the Stuart Highway road reserve shall be in accordance with the standards and specifications of the Transport and Civil Services Division, Department of Infrastructure, Planning and Logistics. Design documents must be submitted to the Director Corridor Management, Transport and Civil Services Division for Road Agency Approval and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".
23. Storage for waste disposal bins is to be provided to the requirements of Katherine Town Council to the satisfaction of the consent authority.
24. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the consent authority.
25. All substation, fire booster and water meter arrangements are to be appropriately screened to soften the visual impact of such infrastructure on the streetscape, to ensure that the infrastructure is sympathetic to and blends in with the design of the building. Details will need to be resolved to the satisfaction of the consent authority in consultation with the Power and Water Corporation, and NT Fire and Emergency Services.

NOTES:

1. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Department of Environment and Natural Resources.

2. The finish of any Prime Identification sign, if erected, shall be such that, if illuminated, day and night readability is the same and is of constant display (i.e. not flashing or variable message). The sign shall be positioned:
 - a. so as not to create sun or headlight reflection to motorists; and
 - b. be located entirely (including foundations and aerially) within the subject lot.
3. Any floodlighting or security lighting provided on site should be shielded in a manner to prevent the lighting being noticeable or causing nuisance to Stuart Highway or Chardon Street traffic.
4. 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.
5. 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.
6. No access (including temporary access for construction purposes) shall be permitted from the Stuart Highway road reserve. Construction and delivery vehicles shall not be parked on the Stuart Highway road reserve or on Lot 3001 Town of Katherine.
7. Emergency egress from the site to the Stuart Highway road reserve is limited to fire trucks only. All other traffic ingress and egress is only permitted via Chardon Street.

REASONS FOR THE DECISION

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 proposed development of a fire station and emergency services complex generally responds satisfactorily to the relevant objectives and performance criteria of Zone GI (General Industry) of the Northern Territory Planning Scheme. Detailed landscaping plans are required to demonstrate compliance with Clause 6.5.3 (Parking Layout) and Clause 9.1.1 (Industrial Setbacks) of the NT Planning Scheme.

The Katherine Land Use Plan identifies the land as an Emergency Services Complex which is consistent with the intent of the development to provide premises for the colocation of a fire station and emergency services.

2. Pursuant to section 51(j) of the *Planning Act*, the consent authority must take into consideration 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 site is relatively flat, predominantly well drained and contains native vegetation. The land will be serviced with reticulated power, water and sewerage services. The Department of Environment and Natural Resources have not raised any concerns in regards to the lands capability of supporting the proposal and as such there does not appear to be any physical constraints that would prohibit the development of the land for the purpose of a fire and emergency services facility.

3. 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.

The Katherine Town Council are required to endorse the proposed collection and discharge of stormwater to the Council's stormwater drainage system and a condition precedent is included to ensure the design meets the Council's requirements.

4. Pursuant to section 51 (t) of the *Planning Act*, the consent authority must take into consideration any other matters it thinks fit.

Emergency egress for fire trucks only to Stuart Highway, over Lot 3001, is permitted and therefore the site layout must otherwise provide for two-way traffic flow via Chardon Street. A condition precedent is included to demonstrate the site layout and crossovers accommodate the expected vehicle types and internal flows are not impeded by the use of the loading bay and wash down bay.

ACTION: Notice of Consent and Development Permit

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



STEVEN ROSE
Delegate

6/11/17