DEVELOPMENT CONSENT AUTHORITY

ALICE SPRINGS DIVISION

MINUTES

MEETING No. 218 – WEDNESDAY 12 APRIL 2017

CHIFLEY ALICE SPRINGS RESORT
COOLIBAH ROOM
34 STOTT TERRACE
ALICE SPRINGS

MEMBERS PRESENT: Denis Burke (Chairman), David Koch, Alistair Feehan, Jade Kudrenko, Jamie de Brenni

APOLOGIES:

OFFICERS PRESENT: Fraser Cormack, Julie Driver, Jennie Ryan, Simon McKee

COUNCIL REPRESENTATIVE : Dilip Nellikat

Meeting opened at 10:55 am and closed at 11:25 am
ITEM 1  
MOTOR REPAIR STATION AND LIGHT INDUSTRY AND CARETAKER’S RESIDENCE WITH A FLOOR AREA IN EXCESS OF 50M²

PA2017/0093  
LOT 9197, 103 SMITH STREET, SUBURB OF CICCONO, TOWN OF ALICE SPRINGS

APPLICANT  
SUSAN DUGDALE & ASSOCIATES

Before commencement of the hearing, Development Assessment Services (DAS) tabled amended elevations provided by the applicant prior to the hearing.

Rohan Klein and Susan Dugdale attended the meeting and spoke in support of the application.

Dilip Nellikat representing the Alice Springs Town Council reiterated technical requirements and indicated that it was envisaged that Council could support a proposal for planting within the road reserve, subject to due regard to relevant criteria and requirements and relevant (Council) approval being obtained.

RESOLVED  
0026/17

That, the Development Consent Authority vary the requirements of clause 6.5.1 (Parking Requirements), clause 6.5.3 (Parking Layout), clause 7.10.3 (Caretaker’s Residence), clause 7.3 (Building Setbacks of Residential Buildings and Ancillary Structures) and clause 9.1.1 (Industrial Setbacks) of the NT 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 part of Lot 9197, 103 Smith Street, Suburb of Ciccone, Town of Alice Springs for the purpose of a motor repair station (primarily prime movers and other large diesel vehicles), light industry and caretaker’s residence in two stages, subject to the following conditions:

CONDITION PRECEDENT

1. Prior to commencement of works (including site preparation), amended plans are to be submitted for endorsement by the consent authority as part of this permit. Endorsement of the plans is at the discretion of the consent authority. The plans must be in Adobe PDF format, drawn to scale with dimensions and generally consistent with the plans included at Bookmark B to the DCA Agenda Report for 12 April 2017 (File Reference PA2017/0093) as amended through elevations provided by the applicant and tabled at the hearing, but further amended to:

a) detail landscaping to the front of the site (within the adjoining Smith Street road reserve) and accompanied by written advice from the Alice Springs Town Council endorsing the provision and maintenance of the landscaping as part of the approved development;

b) show landscaping / tree planting treatment along the side and rear boundaries with tree species selected to a height of between 6-8 m and spaced no less than 10m apart;

c) provide details of the design of the proposed caretaker’s residence,
including detailed floor plans of all areas that form part of the residence;
d) provide architectural embellishment to the blank wall on the rear (railway
corridor) boundary to improve that visual amenity of the building when
viewed form the corridor; and
e) include a staging plan indicating the extent and management of
compacted road base gravel over the parking and driveway area and
timeframe for the completion of Stage 2 for the sealing (concreting) of
parking areas and driveway areas constructed using compacted road base
gravel for Stage 1.

Amended plans and associated supporting documentation prepared in
response to the conditions precedent may be submitted to the Development
Consent Authority c/o Development Assessment Services, DIPL, c/o Alice
Springs Branch via email to DAS.DLPE@nt.gov.au. When endorsed, the
plans will form part of the permit.

GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the
attached drawings and endorsed as forming part of this permit.

3. 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, subject to details shown in the
approved staging plan;
(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
driveways;
to the satisfaction of the consent authority.
Car spaces, access lanes and driveways must be kept available for these
purposes at all times.

4. Sealing of all parking areas and driveways on the site must be completed in
accordance with a time schedule endorsed by the consent authority as part
in response to Conditions Precedent 1(e) of this development permit.

5. 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.

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. In addition to on-site landscaping, landscaping must be provided in the road
reserve immediately adjacent to the northern boundary of the site, generally
in accordance with a landscape plan endorsed by the consent authority as
part of this permit. This condition is to the satisfaction of the consent
authority, on advice from the Alice Springs Town Council.

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.

9. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Alice Springs Town Council, to the satisfaction of the consent authority.

10. Stormwater is to be collected and contained within the site or discharged into the drainage network to the technical standards of, and at no cost to Alice Springs Town Council to the satisfaction of the consent authority.

11. All proposed works impacting on Smith Street road reserve 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 Alice Springs Town Council. Drawings must be submitted to the Council for approval and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".

12. 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.

13. 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.

14. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the consent authority. Any floodlighting or security lighting provided on site should be shielded in a manner to prevent the lighting being noticeable or causing nuisance to Smith Street road traffic.

15. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, stormwater drainage, sewerage and electricity facilities, gas and telecommunication networks to the development as shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

16. Engineering design and specifications for the proposed and affected roads, street lighting, stormwater drainage, site earthworks, vehicular access, pedestrian/ cycle corridors and street scaping are to be to the technical requirements of the Alice Springs Town Council to the satisfaction of the consent authority and all approved works constructed at the owner’s expense.

17. The development and use of the site must be maintained and managed to ensure that it does not detract from the amenity of residential properties in the locality by generating dust. This condition is to the satisfaction of the consent authority.
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 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.

3. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@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. A “Permit to Work Within a Road Reserve” may be required from the Alice Springs Town Council before commencement of any work within the road reserve.

5. A separate permit to work within the Road Reserve must be obtained prior to the construction of any kerb crossovers and driveways and any work within the road reserve. Any kerb crossovers not required to service the development shall be reinstated to the satisfaction of the Director of Technical Services, Alice Springs Town Council, at no cost to the Council.

6. Notwithstanding the approved plans, all signage is subject to Alice Springs Town Council approval, at no cost to Council. A signage permit is required from Council for appropriate signage proposed onsite.

7. The Department of Environment and Natural Resources advises that erosion and sediment control measures should be employed throughout the construction stage of the development. Information can be obtained from the IECA Best Practice Erosion and Sediment Control Guidelines 2008 available at: www.austieca.com.au and the NT government website: https://nt.gov.au/environment/soil-land-vegetation.

8. 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.
9. 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 application proposes a motor repair station (primarily prime movers and other large diesel vehicles), light industry and caretaker’s residence with a floor area in excess of 50m² and the development is considered to be consistent with the direction provided Zone SA4 of the NT Planning Scheme and appropriate to the locality.

2. A variation is granted to clause 6.5.1.2 (Minimum Number of Parking Spaces) of the NT Planning Scheme to approve 8 parking spaces where 13 spaces are ordinarily required as:

There are a total of 8 car parking spaces proposed:
- 3 standard 2.5m x 5.5m car parks;
- 5 larger 3m x 6m car parks;
- The site plan also shows 3 x waiting bays in front of the eastern entry of the building;
- There is ample space on the site for additional vehicles that will be worked on during the day;
- the applicant has confirmed that the motor repair station is not intended for repairing trailers; and
- at least 13 vehicles can be accommodated on site at any time.

3. A variation is granted to clause 6.5.3(3b) (Parking Layout) of the NT Planning Scheme to allow the car park surface to be sealed in stages with a combination of concrete and compacted road base gravel in Stage 1, as:
- asphalt or bitumen seal is not a suitable surface as it would be easily damaged by turning heavy vehicles, particularly in hot weather when the surface would be soft;
- the Developer will provide trafficable concrete to the shed floor and verandah areas in the initial development; and
- As a second stage of development, the entire yard will be concreted.

4. A variation is granted to clause 6.5.3(3g) (Parking Layout) of the NT Planning Scheme to allow the a 5m wide strip of the Smith Street verge to be landscaped in lieu of the 3m landscaping between car park and lot frontage as:
- the designated car parking can adjoin the Smith Street boundary of the lot, in order to gain the maximum possible space for parking and maneuvering vehicles in the yard;
- in support of this request, and in lieu of the 3m of landscaping required

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between the car parking and the lot frontage, the developer will landscape a 5m wide strip of the Smith St verge for the full extent of his lot (excluding driveways); and

- the Alice Springs Town Council indicated that it envisaged being able to support a proposal for planting within the road reserve, subject to due regard to relevant criteria and requirements and relevant Council approval being obtained.

5. A variation is granted to clause 7.3 (Building Setbacks of Residential Buildings and Ancillary Structures) of the NT Planning Scheme to allow a zero setback to the Smith Street frontage for the caretaker’s residence where a 7.5m setback is required as:

- the residence will be concealed within the industrial building;
- the residence will be more secure located within the shed;
- The walls will be well insulated to minimise noise ingress from the street; and
- there are no other residences nearby that will be affected by this residence.

6. A variation is granted to clause 7.10.3 (Caretaker’s Residence) of the NT Planning Scheme to allow a floor area significantly in excess of 50m² where the scheme stipulates it must be no greater than 50m² as the residence is appropriate to the site with regard to its lack of potential impact on adjoining and nearby property and as it is wholly contained within the footprint of the shed.

7. A variation is granted to clause 9.1.1 (Industrial Setbacks) of the NT Planning Scheme to allow zero setbacks to the Smith Street frontage and the rear boundary (Rail Corridor) as:

- the road verge on Smith Street is particularly wide at over 13m, so the proposed building will still appear to be set back from the road on this frontage; and
- the landscaping proposed within the Smith Street road reserve will help to improve the overall streetscape;
- approval requires landscaping of a 5m width of the road verges in front of the proposed building on Smith Street;
- landscaping within the road reserve is expected to include a combination of low planting and street trees, with no shrubs or mid-level planting that could obscure sight lines for vehicles and create unsafe hidden areas;
- the area of public land to be enhanced by the owner is expected to contribute to the visual amenity of this area;
- the landscaping is expected to assist in preventing the use of verges for informal parking, which is unsightly and creates dust; and
- the landscaping may (subject to Council approval) include large placed rocks for the purpose of discouraging or preventing parking in the road reserve.

9. Pursuant to section 51(m) of the Planning Act, the Development Consent Authority must, in considering a development application, 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.
In this regard:
a) The Alice Springs Town Council (ASTC) has recommended the inclusion of standard conditions relating to management of storm water and construction of kerb crossovers, entry and exits, details of road widening proposal, sight lines, and appropriate signage;
b) The Power and Water Corporation (PAWC) have advised that as there is no reticulated power, water, or sewerage on the site the developer will need to negotiate power supply with PAWC.
The conditions of approval are expected to assist in ensuring that all relevant service authority requirements are properly addressed.

10. The application was subject to public exhibition in accordance with the Planning Act and Planning Regulations. No public submissions were received.

ACTION: DAS to prepare a Notice of Consent and Development Permit

ITEM 2 INDEPENDENT UNIT EXCEEDING 80m² IN FLOOR AREA, WITH A SEPARATE EFFLUENT DISPOSAL SYSTEM
PA2017/0076 LOT 9369, 19 COTTERILL ROAD, SUBURB OF ROSS, TOWN OF ALICE SPRINGS
APPLICANT JASON & LETITIA NEATE

The applicants did not attend the meeting. The Alice Springs Town Council did not add to its written submission.

RESOLVED 0027/17

That, the Development Consent Authority varies the requirements of clause 7.10.4 (Independent Units) of the NT Planning Scheme and pursuant to section 53(a) of the Planning Act, consents to the proposal to develop Lot 9369 (19) Cotterill Road, Suburb of Ross, Town of Alice Springs for the purpose of an independent unit, subject to the following conditions:

GENERAL CONDITIONS

1. The works carried out under this permit shall be in accordance with the attached drawings and endorsed as forming part of this permit.

2. Stormwater is to be collected and contained within the site or discharged into the drainage network to the technical standards of, and at no cost to Alice Springs Town Council 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 water supply and electricity facilities to the development as shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time.

4. An approved effluent disposal system to the requirements of the Department of Health and to the satisfaction of the consent authority must be installed concurrently with the erection of the independent unit and all waste must be
disposed of within the curtilage of the property.

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 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.

3. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@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.

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 application proposes an independent unit that exceeds the floor area by ~10m². Aside from exceeding the floor area requirements, the proposal is compliant with all other provisions of the scheme. The application also seeks approval for an independent effluent disposal system for the newly constructed main dwelling.

2. A variation is granted to clause 7.10.4(2b) (Independent Units) of the Northern Territory Planning Scheme as:

   A variation is granted to clause 7.10.4(2b) to allow the Independent Unit to be greater than 80m² to allow the previously approved single dwelling to be converted into an Independent Unit. A variation has been granted as:
   • The development is not expected to negatively impact on the existing and future amenity of the area;
   • The floor area of the proposed independent unit is located on the
mezzanine floor of the shed, and will not impact upon neighbouring properties;
- The single storey appearance of the development will not result in building massing when viewed from the streets or adjacent land;
- The proposed Independent Unit will not impact negatively on Cotterill Road rural areas;
- No adverse effects of building massing are anticipated when viewed from adjoining land;
- There is no potential for overlooking to or from habitable areas of the adjoining lots;
- The proposed development is consistent with the policy statements that applies to Zone R (Rural) and Clause 7.10.4 of the NT Planning Scheme; and
- All minimum boundary setbacks are complied with.

A variation is granted to clause 7.10.4.2(d) to allow the Independent Unit to have its own effluent disposal system (separate from the single dwelling) is granted as:
- the existing septic tank is installed at the shed approximately 300m from the new main dwelling; and
- connecting to the existing tank would prove problematic and cause major environmental disturbance.

In accordance with clause 2.5 (Exercise of Discretion by the Consent Authority) of the NT Planning Scheme, the aforementioned design features and site conditions are considered to be sufficient special circumstances and justify the granting of a variation to clause 7.10.4 of the Scheme.

3. Pursuant to section 51 (m) of the Planning Act, the Development Consent Authority must, in considering a development application, 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.

a) The Alice Springs Town Council (ASTC) has recommended the inclusion of standard conditions relating to management of storm water and construction of kerb crossovers. Standard ASTC conditions are included on the permit to assist in ensuring storm water drainage arrangements associated with the development meet Council’s technical requirements;
b) The Power and Water Corporation (PAWC) has advised that it has no objections to the proposal, however the applicant must contact PWC to discuss water supply requirements and the level of contribution the development would attract.

4. The application was subject to one public submission in accordance with the Planning Act and Planning Regulations. One submission was received from Mr Rod Cramer, Chair ASRAA Inc. who had no immediate concerns with the proposal but wished to remain as a submitter.

**ACTION:** DAS to prepare a Notice of Determination for service to the applicant and submitter.
ITEM 3       FURTHER CONSIDERATION – SUBDIVISION TO CREATE 3 LOTS
PA2016/0721  NT PORTIONS 7234 & 7235, 155 COLONEL ROSE DRIVE, SUBURB OF
APPLICANT    KILGARIF, ALICE SPRINGS
              DEPARTMENT OF INFRASTRUCTURE, PLANNING AND LOGISTICS

Nigel Bancroft and Kassi Picken attended the meeting on behalf of the applicant and spoke in support of
the application.

RESOLVED
0028/17  That, the Development Consent Authority varies the requirements of clause 11.1.1
(Minimum Lot Sizes and Requirements) of the NT Planning Scheme, and pursuant
to section 53(b) of the Planning Act, alters the proposed development in
accordance with an amended plan submitted on 27 March 2017 and consents to
the proposed development as altered to develop NT Portions 7234 and 7235
Colonel Rose Drive, Suburb of Kilgariff, Alice Springs for the purpose of a
subdivision to create three lots (including 2 remnant lots), subject to the following
conditions:

GENERAL CONDITIONS

1. Subdivision under this permit shall be generally in accordance with the drawing
numbered PA2016/0721/1 and endorsed as forming part of this permit, to the
satisfaction of the consent authority.

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 to
the smaller of the proposed lots in accordance with the relevant authorities' requirements and relevant legislation at the time. This condition is to the
satisfaction of the consent authority on advice from relevant authorities.

4. Before the issue of titles, firebreaks along boundaries or at appropriate
locations shall be provided to the satisfaction of the consent authority on
advice from the Northern Territory Fire and Rescue Service.

5. Prior to the commencement of works, an Erosion and Sediment Control Plan
(ESCP), is to be submitted to and approved by the consent authority on the
advice of the Department of the Environment and Natural Resources. The
ESCP is to be developed by a suitably qualified and experienced professional in
erosion and sediment control planning and the IECA Best Practice Erosion and
Sediment Control Guidelines 2008 may be referenced as a guide to the type of
information, detail and data that should be included in the ESCP. The plan
should detail methods and treatments for minimising erosion and sediment loss
from the site during the construction phase. Information regarding erosion and
sediment control and ESCP content is available at www.austieca.com.au.

NOTES:
1. A permit to work within a road reserve may be required from the relevant authority before commencement of any work within the road reserve.

2. 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.

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. 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 89955554. The numbers shown on the plans endorsed as forming part of this permit are indicative only and are not for addressing purposes.

VARIATIONS GRANTED

A variation is granted to the minimum lot size for FD (Future Development) zoned land, required by clause 11.1.1 (Minimum Lot Sizes and Requirements) of the NT Planning Scheme.

REASONS

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. A variation to the minimum lot size of 50 hectares for FD (Future Development) zoned land, required by clause 11.1.1 (Minimum Lot Sizes) of the NT Planning Scheme, is considered appropriate as the proposed lot will be connected to reticulated electricity and water services and service authorities have not identified any land capability constraints. The size and dimensions of the proposed local/neighbourhood park lot are considered appropriate for the proposed use and ultimate zoning of PS (Public Open Space). The park will be the first for the Suburb of Kilgariff and is expected to provide improved amenity for residents.

Recognising that the Kilgariff Area Plan promotes the orderly and co-ordinated development of the new urban residential suburb of Kilgariff and that the development and implementation of a comprehensive Master Plan for Kilgariff will ensure the orderly and co-ordinated realisation of the objectives and goals of the Area Plan, the consent authority:

a) is satisfied, on the basis of additional supporting documentation and representations on the application of the suitability of the proposal;

b) commends the Department of Infrastructure, Planning and Logistics’ commitment to more detailed master planning for the further subdivision of Kilgariff, recognising that such planning will provide clear direction in

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relation to the location of future parks within the Kilgariff subdivision; and
c) does not expect the proposed subdivision to frustrate design opportunities for master planning or realisation of relevant objectives of the NT Planning Scheme as they relate to the Suburb of Kilgariff.

The proposal is generally consistent with clause 14.4.7 (Kilgariff Area Plan) and all other NT Planning Scheme provisions that apply to subdivision of FD (Future Development) zoned land.

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 to be provided to the developer for that purpose. The Power and Water Corporation has identified that reticulated electricity, water and sewer services are available to the site. It is envisaged that the smaller lot will be connected to the electricity and water supply networks as part of the proposed subdivision. If connection to the sewerage network is required at a later date, this may be implemented in accordance with agency requirements. Standard conditions relating to services and the protection of Power and Water Corporation easements and assets may be expected to duly recognise that agencies interests as a service authority.

Given the proposed local/neighbourhood park use, connection to telecommunications networks is not considered to be warranted as part of the subdivision.

3. The application was publicly exhibited in accordance with the requirements of the Planning Act and Planning Regulations, no adverse public or service authority submissions were received. The revised lot configuration is not expected to result in any loss of amenity to residential lots within the subdivision. The Land Development Corporation (LDC) indicated that it has consulted the owners and/or residents of NT Portions 7286, 7287, 7306 and 7307 and no objections to the revised configuration for the park were raised.

**ACTION:** DAS to prepare a Notice of Consent and Development Permit

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

[Signature]
DENIS BURKE
Chairman
21/4/2017

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