DEVELOPMENT CONSENT AUTHORITY

KATHERINE DIVISION

MINUTES

MEETING No. 150 – WEDNESDAY 5 OCTOBER 2016

TRAINING ROOM
1ST FLOOR GOVERNMENT CENTRE
5 FIRST STREET, KATHERINE
VIA VIDEOCONFERENCE TO ENERGY HOUSE, DARWIN

MEMBERS PRESENT
Denis Burke (Chairman) and Alan Sprigg (from Darwin via videoconference); Allan Domaschenz, Steven Rose and Peter Gazey

APOLOGIES:
Henry Higgins

OFFICERS PRESENT:
Kate Walker (Secretary), with Dawn Parkes (from Darwin via videoconference); and Joseph Sheridan (Development Assessment Services)

COUNCIL REPRESENTATIVE: Robert Jennings

Meeting opened at 9.50 am and closed at 11.00 am
ITEM 1
PA2016/0502
SUBDIVISION AND CONSOLIDATION TO CREATE 47 LOTS IN 3 STAGES
NT PORTION 6606 (187) LANDSOWNE ROAD, 7145 (490) & 7154 (180) QUARRY ROAD, LANDSOWNE
APPLICANT
EARL JAMES & ASSOCIATES

Mr Kevin Dodd attended via videoconference in Darwin; landowner Mr Nino Niceforo attended at Katherine. Mr Robert Jennings from Katherine Town Council attended as an interested party.

RESOLVED
60/16
That, pursuant to section 46(4)(b) of the Planning Act, the Development Consent Authority defer consideration of the application to develop NT Portions 7154 (180) and 7145 (490) Quarry Road and NT Portion 6606 (187) Lansdowne Road, Lansdowne for the purpose of subdivision and consolidation to create 47 Lots in 3 stages, to seek clarification from the Department of Environment and Natural Resources regarding its comments in relation to the availability of groundwater to service the proposed subdivision and the potential impact on licensed water users in the Tindall Limestone Aquifer, Katherine.

RESOLVED
61/16
That, pursuant to Section 86 of the Planning Act, the 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 NT Portions 7154 (180) and 7145 (490) Quarry Road and NT Portion 6606 (187) Lansdowne Road, Lansdowne for the purpose of subdivision and consolidation to create 47 Lots in 3 stages, subject to:

- Clarification from the Department of Environment and Natural Resources that there is an adequate supply of groundwater available for domestic purposes to service the proposed subdivision and that the proposed subdivision will not impose unsustainable demands on groundwater.

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 and pursuant to section 51 (j) of the Planning Act, the consent authority must 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.

Reticulated water is not available in the area and Clause 11.4.2 (Infrastructure in Subdivisions of Rural and Unzoned Land) of the NT Planning Scheme, subclause 2(d), requires that where no reticulated water is available, demonstrate that an adequate supply of groundwater is available for domestic purposes. In addition,
Clause 11.4.3 (Lot Size and Configuration in Subdivision of Rural and Unzoned Land) requires that subdivisions of rural and unzoned land (c) do not impose unsustainable demands on groundwater or unreasonably degrade the environment.

The consent authority were not satisfied that the comments received from the Department of Environment and Natural Resources provided sufficient clarity to make an informed decision in relation to the availability of groundwater to service the proposed development and the impact that this development may have on existing users. The consent authority determined to seek further clarification from the Department of Environment and Natural Resources prior to determining the proposed application.

**ACTION:** Advice to Applicant

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

DENIS BURKE
Chairman

14/10/16

These minutes record persons in attendance at the meeting and the resolutions of the Development Consent Authority on applications before it. Reliance on these minutes should be limited to exclude uses of an evidentiary nature.