

## **DEVELOPMENT CONSENT AUTHORITY**

### **KATHERINE DIVISION**

### **MINUTES**

**MEETING No. 152 – WEDNESDAY 30 NOVEMBER 2016**

**BLUE ROOM  
1<sup>ST</sup> FLOOR GOVERNMENT CENTRE  
5 FIRST STREET, KATHERINE**

**MEMBERS PRESENT** Denis Burke (Chairman), Alan Sprigg, Steven Rose and Peter Gazey.  
Allan Domaschenz attended by phone

**APOLOGIES:** Henry Higgins

**OFFICERS PRESENT:** Dawn Parkes and Julie Bennett (Development Assessment Services)

**COUNCIL REPRESENTATIVE:** Not present

**Meeting opened at 10.20 am and closed at 11.00 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**                    **RECONSIDERATION: SUBDIVISION AND CONSOLIDATION TO CREATE 47 LOTS**  
**PA2016/0502**           **NT PORTION 6606 (187) LANDSDOWNE ROAD AND NT PORTIONS 7145 (490)**  
**AND 7154 (180) QUARRY ROAD**  
**APPLICANT**           **EARL JAMES AND ASSOCIATES**

Mr Kevin Dodd from Earl James and Associates attended. Land owner Arminio (Nino) Niceforo attended the meeting. The applicant tabled an amended plan showing minor boundary adjustments around a sinkhole.

**RESOLVED**  
**71/16**

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop NT Portion 6606 (187) Lansdowne Road and NT Portions 7145 (490) and 7154 (180) Quarry Road for the purpose of a subdivision to create 47 lots in three stages 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:

- A response from the applicant, in consultation with the Department of Environment and Natural Resources, on the opportunity to contribute water allocated for use on NT Portion 6066 for horticultural purposes under the Tindal Water Allocation Plan, towards the consumptive pool for stock and domestic uses.

#### **REASONS FOR THE DECISION**

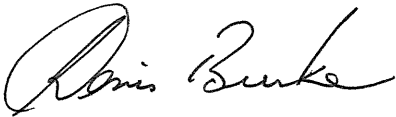
Pursuant to section 51(j) of the *Planning Act*, the consent authority must take into account the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development. In addition, pursuant to section 51(m) of the *Planning Act*, the consent authority must take into account 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.

Pursuant to Clause 11.4.2 (Infrastructure in Subdivisions of Rural and Unzoned Land) where no reticulated water is available, rural subdivision design should demonstrate that an adequate supply of groundwater is available for domestic purposes.

The land overlies the Tindal Limestone aquifer and the Department of Environment and Natural Resources caution that there remains 57ML/year to the consumptive pool from this aquifer, and that this would only permit 12 lots being developed with full access to water for stock and domestic purposes (figure of 4.5ML/year used in the calculations for the Tindal Water Allocation Plan).

The alternative offered by the applicant, to regulate consumption limits to 1.2ML/year per lot through individual lot water licences and metered bores is not a preferred outcome, where under-utilised water allocations may be available to contribute to the consumptive pool.

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



**DENIS BURKE**  
Chairman

8 /12/16