

## **DEVELOPMENT CONSENT AUTHORITY**

### **PALMERSTON DIVISION**

### **MINUTES**

**MEETING No 147 – THURSDAY 17 JANUARY 2013**

**BOULEVARD ROOM  
QUEST PALMERSTON  
18 THE BOULEVARD  
PALMERSTON**

**MEMBERS PRESENT:** Steve Ward (Presiding Member), Stuart Delahay, Susan McKinnon and Paul Bunker

**APOLOGIES:** Peter McQueen (Chairman)

**OFFICERS PRESENT:** Margaret Macintyre (Secretary), Deborah Curry, Sarah Gooding, Christopher Cheung and Roxanne Willing (Development Assessment Services)

**COUNCIL REPRESENTATIVE:** Nil

**Meeting opened at 9.30 am and closed at 10.30 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**                    **3 X 3 BEDROOM MULTIPLE DWELLINGS IN 2 X SINGLE STOREY BUILDINGS**  
**PA2012/0546**           **LOT 10718 (71) FLYNN CIRCUIT, TOWN OF PALMERSTON**  
**APPLICANT**           **DPL DEVELOPMENTS**

Mr Darron Lyons (DLP Developments) and Mr Israel Kgosiemang (One Planning Consult) attended.

**RESOLVED**  
**4/13**

That, pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to develop Lot 10718 (71) Flynn Circuit, Town of Palmerston for the purpose of 3 x 3 bedroom multiple dwellings in 2 x single storey buildings, subject to the following conditions:

**CONDITION PRECEDENT**

1. Prior to the endorsement of plans and prior to commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston's stormwater drainage system shall be submitted to and approved by the City of Palmerston, 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**

2. Works carried out under this permit shall be in accordance with the drawings numbered endorsed as forming part of this permit.
3. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority and approval to carry out works shall be obtained prior to the commencement of construction, to the satisfaction of the consent authority.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage facilities and electricity services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
5. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Palmerston to the satisfaction of the consent authority.
6. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Palmerston, to the satisfaction of the consent authority.

7. The owner shall:
  - (a) remove disused vehicle and/ or pedestrian crossovers;
  - (b) provide footpaths/ cycleways;
  - (c) undertake reinstatement works;All to the technical requirements of and at no cost to the City of Palmerston, to the satisfaction of the consent authority.
8. Before the use or occupation of the development starts, the areas 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 driveways;Car spaces and driveways must be kept available for these purposes at all times.
9. 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.
10. 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.
11. No fence, hedge, tree or other obstruction exceeding a height of 0.6 m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
12. Soil erosion and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
13. All air conditioning condensers are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.
14. Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.

**NOTES:**

1. This permit will expire if one of the following circumstances applies
  - (a) The development is not started within two years of the date of this permit; or
  - (b) The development is not completed within four years of the date of this permit.

The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. The Power and Water Corporation advises that the Water and Sewer Services Development Section ([landdevelopmentnorth@powerwater.com.au](mailto:landdevelopmentnorth@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto:powerconnections@powerwater.com.au)) should be contacted via email a minimum of 1 month prior to construction works commencing to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
3. The Environment Protection Agency of the Department of Lands, Planning and the Environment advises that construction work should be conducted in accordance with the Agency's Noise Guidelines for Development Sites. 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.

### 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 is consistent with the primary purpose of Zone MD (Multiple Dwelling Residential) of the Northern Territory Planning Scheme as it provides for a variety of housing option for potential residents of Gerardine Crescent and Flynn Circuit.

Furthermore, it is noted that the proposed development is compliant with the relevant provisions of the Scheme.

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.

Provided that stormwater will be appropriately managed on site without impacting on surrounding residential areas and disposed of into Councils stormwater drainage system within Gerardine Crescent and Flynn Circuit, no adverse impact on the surrounding land is anticipated.

**ACTION:** Notice of Consent and Development Permit

ITEM 2  
PA2012/0942  
APPLICANT

3 X 3 BEDROOM MULTIPLE DWELLINGS IN A 2 STOREY BUILDING  
LOT 10654 (270) FORREST PARADE, TOWN OF PALMERSTON  
IRENE REISIS

The applicant did not attend.

RESOLVED  
5/13

That, the Development Consent Authority vary the requirements of Clause 7.3 (Building Setbacks of Residential Buildings) of the Northern Territory 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 Lot 10654, (270) Forrest Parade, Town of Palmerston for the purpose of 3 x 3 bedroom multiple dwellings in 2 storey building, subject to the following conditions:

#### CONDITION 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 include detailed (dimensioned and annotated) site, internal layout and elevations plans that show:
  - a combination of dense landscaping and screen fencing along the eastern boundary; and
  - denser landscaping around the boundaries of all private open space.

#### GENERAL CONDITIONS

2. Works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage facilities and electricity services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
5. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Palmerston to the satisfaction of the consent authority.
6. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Palmerston, to the satisfaction of the consent authority.

7. The owner shall:
  - (a) remove disused vehicle and/ or pedestrian crossovers;
  - (b) provide footpaths/ cycleways;
  - (c) undertake reinstatement works;
 All to the technical requirements of and at no cost to the City of Palmerston, to the satisfaction of the consent authority.
  
8. Before the use or occupation of the development starts, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
  - (d) constructed;
  - (e) properly formed to such levels that they can be used in accordance with the plans;
  - (f) surfaced with an all-weather-seal coat;
  - (g) drained;
  - (h) line marked to indicate each car space and all access lanes; and
  - (i) clearly marked to show the direction of traffic along access lanes and driveways;
 Car spaces and driveways must be kept available for these purposes at all times.
  
9. 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.
  
10. 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.
  
11. No fence, hedge, tree or other obstruction exceeding a height of 0.6 m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
  
12. Soil erosion and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
  
13. Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.

**NOTES:**

1. This permit will expire if one of the following circumstances applies
  - (a) The development is not started within two years of the date of this permit; or
  - (b) The development is not completed within four years of the date of this permit. The consent authority may extend the periods referred to if a request is made in writing before the permit expires.
  
2. The Power and Water Corporation advises that the Water and Sewer Services Development Section ([landdevelopmentnorth@powerwater.com.au](mailto:landdevelopmentnorth@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto:powerconnections@powerwater.com.au))

should be contacted via email a minimum of 1 month prior to construction works commencing to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

3. 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.
4. The Environment Protection Agency of the Department of Lands, Planning and the Environment advises that construction work should be conducted in accordance with the Agency's Noise Guidelines for Development Sites. 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.

### 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 is consistent with the primary purpose of Zone MD (Multiple Dwelling Residential) of the Northern Territory Planning Scheme as it provides for a variety of housing options for potential residents of Forrest Parade.

A variation to Clause (Addition Setbacks Requirements for Residential Buildings longer Than 18 metres and for Residential Buildings Over 4 Storeys in Height) of the Northern Territory Planning Scheme, to reduce the secondary street setback from 3.0m to 2.5m is granted as:

- the reduced setback is due to the irregular shape of the boundary;
  - only a small portion (unit 3) of the verandah and building (bathroom) encroaches into the setback;
  - the verandah and the building will be screened through the provision of landscaping;
  - the proposed verandah and building is located adjacent to Eucharia Street; and
  - the verandah is an open structure not anticipated to impact on building massing.
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 910m<sup>2</sup> in area, is irregular in shape, and has two street frontages. The site has been cut, filled, and graded as part of the subdivision works and as such is relatively flat. Provided that stormwater is effectively managed on-site, the site is considered capable of supporting the proposed development.

3. 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 is situated.

A Condition Precedent has been included within the recommendation requiring compliance with Clause 7.5 (Private Open Space) and Clause 7.8 (Building Design for Multiple Dwellings, Hostels and Supporting Accommodation), of the Scheme, so as to ensure that the proposed development does not negatively impact on the amenity of existing and future residents. Furthermore, provided that the collection and discharge of stormwater is managed to Council's satisfaction, the proposal is considered likely to positively contribute to the future residential amenity of the locality.

**ACTION:** Notice of Consent and Development Permit

**ITEM 3**  
**PA2012/0636**  
**APPLICANT**

**SUBDIVISION TO CREATE 2 LOTS**  
**LOT 10284 (120) FLYNN CIRCUIT, TOWN OF PALMERSTON**  
**DEPARTMENT OF LANDS, PLANNING AND THE ENVIRONMENT**

The applicant did not attend.

**RESOLVED**  
**6/13**

That, the Development Consent Authority vary the requirements of Clause 11.1.1 (Minimum Lot Size and Requirements) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to develop Lot 10284 (120) Flynn Circuit, Town of Palmerston for the purpose of subdivision to create 2 lots, subject to the following conditions:

#### **CONDITIONS**

1. Works carried out under this permit shall be in accordance with drawing numbered 2012/0636/1 endorsed as forming part of this permit.
2. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, telecommunications, sewerage, and electricity services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
3. 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.



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 on the plan of subdivision submitted for approval by the Surveyor General.
5. All existing electricity, water and sewerage easements are to surveyed and reinstated on proposed titles and registered to Land Titles Office.

#### NOTES:

1. This permit will expire if one of the following circumstances applies
  - (a) The development is not started within two years of the date of this permit; or
  - (b) The development is not completed within four years of the date of this permit. The consent authority may extend the periods referred to if a request is made in writing before the permit expires.
2. The Power and Water Corporation advises that the Water and Sewer Services Development Section ([landdevelopmentnorth@powerwater.com.au](mailto:landdevelopmentnorth@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto:powerconnections@powerwater.com.au)) should be contacted via email a minimum of 1 month prior to construction works commencing to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

#### 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.

Zone FD (Future Development) of the NT Planning Scheme, is an interim zone identifying an area intended for future rezoning and development in accordance with an Area Plan. The proposed subdivision and future rezoning of the land is generally in accordance with the Bellamack Masterplan and is not anticipated to prejudice the future development of the site.

A variation to Clause 11.1.1 (Minimum Lot Size and Requirements) of the Scheme to reduce the minimum lot size requirements from 50ha to 25,000m<sup>2</sup> and 8,000m<sup>2</sup>, is granted as the proposed subdivision will create lots of a size and configuration consistent with the intended zoning (Zone CP (Community Purposes)) and future use and development of the subject land outlined in the Bellamack Masterplan.

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

Lot 10284 (120) Flynn Circuit, Town of Palmerston is irregular in shape and has street frontages to Flynn Circuit, Eucharia St, and Forrest Parade. Once subdivided, Lot A will have an area of approximately 25,000m<sup>2</sup>, will be irregular in shape and will have street frontages to Flynn Cct, Eucharia Street, and Forrest Parade. Lot B will have an area of approximately 8,000m<sup>2</sup>, will be irregular in shape and will have street frontages to Flynn Circuit and Eucharia Street.

There are three electricity supply easements and one sewerage easement on Lot 10284 (120) Flynn Circuit, Town of Palmerston, in favour of Power and Water Corporation. Provided the two electricity easements and the sewerage easement is transferred to Lot A, and the third electricity easement is transferred to Lot B in accordance with recommended condition 2, the land is considered capable of supporting the subdivision without any adverse impact on surrounding land.

**ACTION:** Notice of Consent and Development Permit

**ITEM 4**                    **3 x 3 BEDROOM MULTIPLE DWELLINGS IN 3 X 2 STOREY BUILDINGS**  
**PA2012/0888**           **LOT 10243 (17) ANTONIUS STREET, TOWN OF PALMERSTON**  
**APPLICANT**           **PCF DEVELOPMENTS**

DAS tabled an addendum with amended plans from the applicant.

Mr Peter and Mrs Christine Ferreira (owners) attended.

Submitters:-Mr Pero and Mrs Lauren Peric attended.

**RESOLVED**  
**7/13**

That, pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consent to the proposed development to develop Lot 10243, Town of Palmerston for the purpose of 3 x 3 bedroom multiple dwellings in 3 x 2 storey buildings, subject to the following conditions:

**CONDITIONS**

1. Works carried out under this permit shall be in accordance with drawings numbered 2012/0888/1 through to 2012/0888/10 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.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage facilities and electricity services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

4. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Palmerston to the satisfaction of the consent authority.
5. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Palmerston, to the satisfaction of the consent authority.
6. The owner shall:
  - (a) remove disused vehicle and/ or pedestrian crossovers;
  - (b) provide footpaths/ cycleways;
  - (c) undertake reinstatement works;All to the technical requirements of and at no cost to the City of Palmerston, to the satisfaction of the consent authority.
7. Before the use or occupation of the development starts, the areas 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; and
  - (d) drained.
8. Car spaces and driveways must be kept available for these purposes at all times.
9. 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.
10. 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.
11. No fence, hedge, tree or other obstruction exceeding a height of 0.6 m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
12. Soil erosion and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
13. Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.

**NOTES:**

1. This permit will expire if one of the following circumstances applies
  - (a) The development is not started within two years of the date of this permit; or
  - (b) The development is not completed within four years of the date of this permit.

The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. The Power and Water Corporation advises that the Water and Sewer Services Development Section ([landdevelopmentnorth@powerwater.com.au](mailto:landdevelopmentnorth@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto:powerconnections@powerwater.com.au)) should be contacted via email a minimum of 1 month prior to construction works commencing to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
3. The Environment Protection Agency of the Department of Lands, Planning and the Environment advises that construction work should be conducted in accordance with the Agency's Noise Guidelines for Development Sites. 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.

### 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 is consistent with the primary purpose of Zone MD (Multiple Dwelling Residential) of the Northern Territory Planning Scheme as it provides for a variety of housing options for potential residents in Bellamack.

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 1010m<sup>2</sup> in area, is irregular in shape, and has one street frontage. The site has been cut, filled, and graded as part of the subdivision works and as such is relatively flat. Provided that stormwater is effectively managed on-site, the site is considered capable of supporting the proposed development.

3. 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 is situated.

The development provides for a mix of housing options in Bellamack. The plans have been amended to provide screen fencing around the property boundary, screening the development from neighboring properties. Both public submitters have advised that they are now satisfied with the proposed fencing.

Provided that the collection and discharge of stormwater is managed to Council's satisfaction, the proposal is considered likely to positively contribute to the future residential amenity of the locality.

ITEM 5  
PA2012/0859

APPLICANT

**ACTION:** Notice of Consent and Development Permit  
**SHED ADDITION TO AN EXISTING SINGLE DWELLING WITH A REDUCED FRONT SETBACK TO THE SECONDARY STREET**  
**LOT 9317 (20) MCAULAY STREET, TOWN OF PALMERSTON**  
**DANIEL FULLER**

Mr Daniel Fuller sent his apologies.

Mr Adam Calder (Overlander Homes) and Mr Darren Gencoky (owner) attended.

RESOLVED  
8/12

That the Development Consent Authority vary the requirements of Clause 6.11 (Garages and Sheds) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act* consent to the application to develop Lot 9317 (20) McAulay Street, Town of Palmerston for the purpose of a shed with a reduced secondary street frontage setback subject to the following conditions:

1. Works carried out under this permit shall be in accordance with drawings numbered 2012/0859/1 through to 2012/0859/4 inclusive, 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 kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the City of Palmerston, to the satisfaction of the consent authority.
4. 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 City of Palmerston, to the satisfaction of the consent authority.
5. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston to the satisfaction of the consent authority.

**NOTES:**

1. This permit will expire if one of the following circumstances applies
  - (a) The development is not started within two years of the date of this permit; or
  - (b) The development is not completed within four years of the date of this permit.

The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. The Power and Water Corporation advises that the Water and Sewer Services Development Section ([landdevelopmentnorth@powerwater.com.au](mailto:landdevelopmentnorth@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto:powerconnections@powerwater.com.au)) should be contacted via email a minimum of 1 month prior to construction works commencing to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

#### REASON 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.

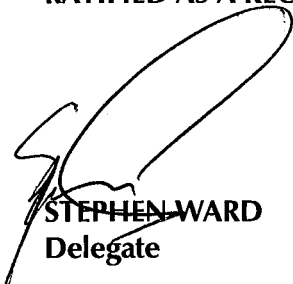
A variation to Clause 6.11 (Garages and Sheds) of the Scheme is granted as:

- the proposed shed will have a relatively small footprint of 7.44m<sup>2</sup>;
  - the proposed shed will be screened from the streetscape by a proposed 1.8m colourbond fence;
  - the proposed shed is anticipated to be integrated with the site as the colour scheme will be consistent with the dwelling; and
  - no submissions were received.
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.

Provided that stormwater will be appropriately managed on site without impacting on surrounding residential areas and disposed of into Council's stormwater drainage system, no adverse impact on the surrounding land is anticipated.

**ACTION:** Notice of Consent and Development Permit

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



STEPHEN WARD  
Delegate

18/1/13