



**DEVELOPMENT CONSENT AUTHORITY**

**PALMERSTON DIVISION**

**MINUTES**

**MEETING No 128- WEDNESDAY 18 MAY 2011**

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

**MEMBERS PRESENT:** Peter McQueen (Chairman), Jeffrey Porter, Susan McKinnon and Graeme Chin

**APOLOGIES:** Steve Ward

**OFFICERS PRESENT:** Mone Coats-Ross (Acting Secretary), George Maly and Allison Hooper (Development Assessment Services)

**Meeting opened at 9.30 am and closed at 9.45 am**



1. The works carried out under this permit shall be in accordance with drawings numbered 2011/0231/1 and 2011/0231/5 inclusive, endorsed as forming part of this permit.
2. Before the use or occupation of the development starts, the area 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;

To the satisfaction of the consent authority. Car spaces, access lanes and driveways must be kept available for these purposes at all times.

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. The owner of the land must enter into agreements with the relevant authorities for the provision of water, sewerage facilities and electricity services to the land shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time.
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. Soil erosion control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
7. Stormwater shall be collected and discharged into the local underground stormwater system to the standards of the City of Palmerston to the satisfaction of the consent authority.
8. Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.
9. Before the 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.

**NOTE:**

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 in order to determine the Corporation's servicing requirements, and the need for upgrading of onsite and/or surrounding infrastructure.

**REASONS FOR THE DECISION**

1. Pursuant to section 51(a) of the *Planning Act*, the consent authority must take into account any planning scheme that applies to the land to which the application relates.

The proposed development is compliant with the relevant provisions of the NT Planning Scheme, and is consistent with the primary purpose of Zone SC (Service Commercial) which is to provide for commercial activities which require larger sites because of the nature of their business or size of the population catchments.

2. Pursuant to section 51(n) of the *Planning Act*, the consent authority must take into account the potential impact upon the existing and future amenity of the area in which the land is situated.

It is not envisaged that the proposed warehouse will have a significant impact on the existing and future amenity of the area as it is in keeping with the use and development of land in the surrounding area. Additionally, as required by Clauses 9.1.1 (Industrial Setbacks) and 6.5.3 (Parking Layout) of the NT Planning Scheme, a 3m landscaping buffer is provided between the carpark and the site frontage to reduce the visual impact of the car parking area and to ensure an adequate level of visual amenity is provided in the area.

**ACTION**

Notice of Consent and Development Permit

ITEM 3  
PA2010/0599  
APPLICANT

**LIGHT INDUSTRY  
LOT 6319 (7) TOUPEIN ROAD, TOWN OF PALMERSTON  
WESTERN DIESEL INVESTMENTS**

**RESOLVED  
55/11**

That the Development Consent Authority determine a requirement of 41 car parking spaces for the proposed use, in accordance with Part 3 of Clause 6.5.1 (Parking Requirements) and pursuant to section 53(b) of the *Planning Act* alter the proposed development and consent to the proposal as altered to develop Lot 6319 (7) Toupein Road, Yarrowonga, Town of Palmerston, for the proposed development of heavy vehicle maintenance and servicing, subject to the following conditions:

**CONDITION PRECEDENT**

1. Prior to the endorsement of plans and prior to the commencement of works (including site preparation works), 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:

- the provision of 1 additional car parks;
- a loading bay on-site capable of facilitating deliveries of spare parts and other stock to the site; and
- sufficient area for loading and unloading of heavy vehicles and machinery delivered to the site.

**GENERAL CONDITIONS**

2. The works carried out under this permit shall be in accordance with 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 and satisfaction 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 and telecommunication services to the land shown on the endorsed plans 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 the City of Palmerston Council to the satisfaction of the consent authority.
6. 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.
7. Before the 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.

**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.**

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. No goods are to be stored or left exposed outside the buildings so as to be visible from any public street.
10. Before the 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;to the satisfaction of the consent authority. Car spaces, access lanes and driveways must be kept available for these purposes at all times.
11. Waste bin storage shall be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.
12. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Palmerston City Council, to the satisfaction of the consent authority.

#### **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 SC (Service Commercial) to provide for commercial activities which, because of the nature of their business or size of the population catchment, require large sites.

2. In accordance with Part 3 of Clause 6.5.1 (Parking Requirements) of the NT Planning Scheme which stipulates that the consent authority determine the appropriate number of car parking spaces required for a use or development not listed in the table to the clause, the Development Consent Authority determines that the provision of 41 car parking spaces on-site is adequate for the proposed use as:
  - the large workshop floor area of the proposed development is necessary due to the size of the vehicles and equipment that will be repaired and serviced;
  - an amended internal floor layout submitted by the applicant indicates that a portion of the ground floor workshop area will be used for storage as well as servicing, and this storage area generates fewer car parks;
  - the area is serviced by public transport and an additional 10 car parks will be provided on-site; and
  - the proposed development will provide an opportunity for Western Diesel to consolidate its operations, which may lead to a more efficient use of the site in terms of on-site parking and vehicle movements.
3. Further detail of loading bay facilities is required to ensure that appropriate and separate areas are provided on-site for the delivery of stock and for the delivery of heavy vehicles and machinery.

**ACTION**

Notice of Consent and Development Permit

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



**PETER MCQUEEN**  
Chairman

23/5/11

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