



# **DEVELOPMENT CONSENT AUTHORITY**

## **DARWIN DIVISION**

### **MINUTES**

**MEETING No. 251 –THURSDAY 2 APRIL 2015**

**BROLGA ROOM  
NOVOTEL DARWIN ATRIUM  
100 THE ESPLANADE  
DARWIN**

**MEMBERS PRESENT:** Grant Tambling, Ross Baynes and Bob Elix

**APOLOGIES:** Denis Burke (Chairman), Garry Lambert and Robin Knox

**OFFICERS PRESENT:** Margaret Macintyre (Secretary), Hanna Stevenson, Sally Cunningham, Adelle Godfrey and Ann-Marie Dooley (Development Assessment Services)

**COUNCIL REPRESENTATIVE:** Nil

**Meeting opened at 9.30 am and closed at 10.45 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.**

That, pursuant to section 101(3) of the *Planning Act*, in the Chairman's absence the members of the Darwin Division of the Development Consent Authority elect Grant Tambling to preside at the meeting held on Thursday 2 April 2015.

**ITEM 1**                      **SUBDIVISION AND CONSOLIDATION TO CREATE 1 LOT**  
**PA2014/0684**              **SECTION 6020 (12) WILLES ROAD & SECTION 4356 (67) HIDDEN VALLEY**  
**ROAD, HUNDRED OF BAGOT**  
**APPLICANT**              **MELAS INVESTMENTS**

Mr Rob Hangan and Mr Michael Melas (Melas Investments) attended.

**RESOLVED**              That, pursuant to section 53(a) of the *Planning Act*, the Development Consent  
**89/15**                      Authority consent to the application to development Section 6020 (12) Willes Road,  
Hundred of Bagot and Section 4356 (67) Hidden Valley Road, Hundred of Bagot for  
the purpose of a subdivision and consolidation to create one lot, 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 generally in accordance with the plans submitted with the application but modified to include:
  - a. a plan showing the existing lot arrangements including site dimensions and areas; and
  - b. a plan showing the completed lot arrangements (following consolidation) including site dimensions and areas.
2. Prior to the commencement of works (including site preparation), the applicant is to provide evidence that the required Deed of Acknowledgement and Indemnity between the Power and Water Corporation and the land owner of Lot 6020 has been actioned, to the satisfaction of the consent authority.

**GENERAL CONDITIONS**

1. The works carried out under this permit shall be in accordance with the drawings 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, sewerage and electricity facilities to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

3. 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.
4. Prior to the issue of Part 5 clearance for the subdivision and consolidation the applicant is to provide written confirmation from a suitably qualified person that the existing stormwater infrastructure is capable of managing both pre-development and post-development stormwater flows generated by the subdivision and associated site works.
5. Prior to the issue of Part 5 clearance for the subdivision and consolidation the applicant is to provide written confirmation from a suitably qualified person that the relevant site works have been undertaken and that stormwater arrangements shown on the plan approved by Council have been undertaken.

#### **NOTES:**

1. The land owner/developer should inform themselves of their legal responsibilities that may apply to the subdivision/consolidation of the subject land noting the interest that a number of other properties have as a result of the registered easements within the site.
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 in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
3. 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.
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](mailto:surveylandrecords@nt.gov.au) 08 8995 5354. The numbers shown on the plans endorsed as forming part of this permit are indicative only and are not for addressing purposes.

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

1. Pursuant to 51(a) the consent authority must give consideration to any planning scheme that applies to the land. The Northern Territory Planning Scheme applies to the land. Sections 6020 and 4356 are both within Zone G1 (General Industry) of the Scheme and are currently used

for industrial purposes. The application complies with the applicable requirements of Part 5 'Subdivisions' of the Scheme.

2. Pursuant to section 51(j) the consent authority must give consideration to the capability of the land that is the subject of the application. No land capability issues were identified as part of the assessment against the requirements of the Northern Territory Planning Scheme. The City of Darwin has identified that stormwater drainage will need to be adequately managed and the conditions of approval are designed to ensure this occurs.
3. A condition precedent requiring that the proponent/developer enter into agreements with the Power and Water Corporation has been included at the request of the Power and Water Corporation.

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

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

  
**GRANT TAMBLING**

Delegate

9/4/15