



**DEVELOPMENT CONSENT AUTHORITY**

**PALMERSTON DIVISION**

**MINUTES**

**MEETING No 129 - WEDNESDAY 22 JUNE 2011**

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

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

**APOLOGIES:** Nil

**OFFICERS PRESENT:** Mone Coats-Ross (Acting Secretary), George Maly, Gemma Lotha and Fannie Sledge (Development Assessment Services)

**COUNCIL REPRESENTATIVE:** Paul Flanagan (Item 2 only)

**Meeting opened at 10.00 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** VERANDAH ADDITION TO AN EXISTING MULTIPLE DWELLING WITH A  
**PA2011/0286** REDUCED REAR SETBACK (UNIT 1)  
**APPLICANT** LOT 5288 (48) HUTCHISON TERRACE, TOWN OF PALMERSTON  
BENCK MARKETING SERVICE PTY LTD

Applicant Kylie Cordingley (Benck Marketing Service Pty Ltd) and Dean Cramp (Patio World) attended the meeting.

**RESOLVED** That the Development Consent Authority vary the requirements of Clause 7.3  
**63/11** (Building Setbacks of Residential Buildings) of the NT Planning Scheme, and pursuant to Section 53(a) of the *Planning Act*, consent to the application to develop Lot 5288 (48) Hutchison Terrace, Town of Palmerston, for the purpose of Verandah addition to an existing multiple dwelling with a reduced rear setback (Unit 1) subject to the following conditions:

**CONDITION PRECEDENT**

1. Prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston's underground 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. An endorsed copy of the plan will form part of this permit.

**GENERAL CONDITIONS**

2. The works carried out under this permit shall be in accordance with drawings numbered 2011/0286/1 through 2011/0286/4 inclusive and any other 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 to the satisfaction of the consent authority.

**NOTES:**

1. 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.

2. This development permit does not grant "building approval" for the proposed structure. The Building Code of Australia requires that any 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.

### 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) to provide for a range of housing options.

A variation to Clause 7.3 (Building Setbacks of Residential Buildings) of the NT Planning Scheme for a rear setback of 0.9m where 1.5m is required by the Scheme, is granted as the proposed verandah will not impact on the privacy of the neighbouring dwelling, and existing landscaping along the affected boundary will screen the verandah from the adjoining site.

2. 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 proposed verandah is unlikely to impact on the existing and future amenity of the area as it does not abut any habitable rooms of the neighbouring single dwelling and will be screened by an existing surrounding landscaping located along the affected boundary.

### ACTION

Notice of Consent and Development Permit

ITEM 2  
PA2011/0164

**35 M HIGH TELECOMMUNICATIONS FACILITY WITH ASSOCIATED ANTENNAS  
AND EQUIPMENT SHELTER**

APPLICANT

**LOT 4250 (512) STUART HIGHWAY, TOWN OF PALMERSTON  
TELSTRA CORPORATION LIMITED**

Applicant Kate Large sent her apologies for not attending the meeting as she is interstate.

Paul Flanagan (Palmerston City Council) attended.

**RESOLVED  
64/11**

That, pursuant to section 53(a) of the Planning Act, the Development Consent Authority consent to the application to develop Part Lot 4250 (512) Stuart Highway, Town of Palmerston, for the purpose of a 35m high telecommunications facility with associated antennas and equipment shelter subject to the following conditions:

**CONDITIONS**

1. The works carried out under this permit shall be in accordance with the drawings numbered 2011/0164/1, 2011/0164/2 and 2011/0164/3 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 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. Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.

**NOTES:**

1. 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.

The proposed telecommunications facility is consistent with the primary purpose of Zone FD: (Future Development), which is to limit uses and development within the zone to a level that will not prejudice the future development. The proposed development is of relatively small scale, is co-located with a sewerage pump station, and will provide coverage for the future residential and recreational development of the area for local residents.

2. Pursuant to Section 51(e) of the *Planning Act*, the consent authority must take into consideration any submissions made under section 49 in relation to the development application.

The proposed telecommunications facility responds to the environmental constraints of the locality and is consistent with the zoning of the subject lot. A condition related to sediment and erosion control will address concerns over the impact of the proposed facility on the quality of the adjoining waterway.

3. Pursuant to Section 51(p) of the *Planning Act*, the consent authority must take into consideration matters of public interest in relation to the development application.

Residential areas in the locality are not expected to be adversely affected by the proposed development as the predicted maximum cumulative EME levels for the surrounding areas are less than 0.1% of the Australian Radiation Protection and Nuclear Safety Agency (APANSA) regulated Public Exposure Limit.

**ACTION**

Notice of Consent and Development Permit

**ITEM 3  
PA2011/0290  
APPLICANT**

**CARETAKER FACILITY, CONSISTING OF A CARETAKER'S RESIDENCE AND KIOSK  
LOT 4182 (178) CHANNEL ISLAND ROAD, TOWN OF PALMERSTON  
ROAD NETWORK DIVISION, DEPARTMENT OF LANDS AND PLANNING**

Chandan Kalase attended the meeting on behalf of Margaret Copley

**RESOLVED  
65/11**

That pursuant to Section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to develop Lot 4182 (178) Channel Island Road, Town of Palmerston, for the purpose of a caretaker facility incorporating a caretaker's residence and kiosk, subject to the following conditions:

**CONDITIONS**

1. The works carried out under this permit shall be in accordance with drawings numbered 2011/0290/1 through to 2011/0290/4 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 owner of the land must enter into agreements with the relevant authorities for the provision of water and electricity services to the land shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time.
4. 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.

5. 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.
6. Where on-site effluent treatment and disposal methods are used in this development, these systems must comply with the "*Code of Practice for Small On-Site Sewage and Sullage Treatment Systems and the Disposal or Reuse of Sewage Effluent*". Where it is determined that in accordance with the Code, a traditional septic system cannot be installed, an alternative septic system shall be provided to the satisfaction of Department of Health and Families.

**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 caretaker residence and kiosk at Palmerston Boat Ramp are compliant with the relevant provisions of the NT Planning Scheme, and are consistent with the primary purpose of Zone OR (Organised Recreation) which is to provide areas for organised recreational activities.

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.

The proposed caretaker residence and kiosk will be screened by appropriate landscaping and as such will have a positive impact on the visual amenity of the boat ramp facility.

**ACTION** Notice of Consent and Development Permit

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



PETER MCQUEEN  
Chairman

24/6/11