



## **DEVELOPMENT CONSENT AUTHORITY**

### **KATHERINE DIVISION**

### **MINUTES**

**MEETING No. 123 – WEDNESDAY 15 JANUARY 2014**

**DLPE CONFERENCE ROOM  
1<sup>ST</sup> FLOOR GOVERNMENT CENTRE  
5 FIRST STREET  
KATHERINE**

**MEMBERS PRESENT** Peter McQueen (Chairman)(via Phone), Anne Shepherd and Steven Rose

**APOLOGIES:** Barry Densley, Donald Higgins and Fay Miller

**OFFICERS PRESENT:** Julie Bennett, Steven Kubasiewicz (via phone) (Development Assessment Services)

**COUNCIL REPRESENTATIVE:** James Rowe (Manager Economic Development)

**Meeting opened at 9.45 am and closed at 10.15 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**                    **STAFF ACCOMMODATION ANCILLARY TO EXISTING EDUCATION**  
**PA2013/0912**           **ESTABLISHMENT**  
**APPLICANT**           **NT PORTION 5626 (7620) STUART HIGHWAY, COSSACK**  
**TOM LACEY**

Mr Tom Lacey and Mr Ken Suter attended.

**RESOLVED**            That, pursuant to section 53(a) of the *Planning Act*, Development Consent Authority  
**02/14**                    consent to the application to develop NT Portion 5626 (7620), Cossack for the  
purpose of staff accommodation ancillary to existing education establishment 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 show a parking layout that provides for two dust suppressed car parks per dwelling.

#### **GENERAL CONDITIONS**

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity facilities, and telecommunication networks to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
4. 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.
5. Before the use starts, the area(s) 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) dust suppressed;
  - (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.
- 6. The existing landscaping on the site shall be retained as part of the development.

**NOTES:**

- 1. The developer is required to contact 'Dial Before You Dig' on 1 100 to obtain a location of the Telstra Network and arrange for any relocation if required. The Telstra contact for relocation work is the Network Integrity and Compliance Group on 1800 810 443.
- 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. You are advised to contact the relevant service provider prior to construction works commencing in order to determine the relevant telecommunication network servicing requirements for the development, including the potential requirement to provide fibre ready telecommunication facilities

**REASON FOR THE DECISION**

- 1. Pursuant to section 51(a) of the *Planning Act*, the Development Consent Authority must take into account the planning scheme that applies to the land to which the application relates.

The application has not addressed Clause 6.5.2 (Reduction in Parking Requirements) and the proposal to develop land for the purpose of staff accommodation in the absence of two car parks per dwelling is not supported. In the interests of amenity it is considered appropriate to plan the use and development of land to take into account the potential increased parking demand that may arise from the use and allocate space accordingly.

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

ITEM 2  
PA2013/0916  
APPLICANT

SINGLE DWELLING WITHIN A DEFINED FLOOD AREA  
LOT 3097 (8) HARROD STREET, TOWN OF KATHERINE  
C.A.T. CONTRACTORS PTY LTD

Mr Clayton Holland (C.A.T. Contractors Pty Ltd) attended.

RESOLVED  
03/14

That, pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to develop Lot 3097 (8) Harrod Street, Town of Katherine for the purpose of a single dwelling in a defined flood area subject to the following conditions:

#### CONDITIONS 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 show:
  - (a) either a balcony to the east facing wall to be accessed by the door, or deletion of the door; and
  - (b) a landscaping plan.

#### GENERAL CONDITIONS

2. The finished floor levels of the habitable rooms of the dwelling must be a minimum of 300mm height above the applicable flood level for the property.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage, electricity facilities and telecommunication networks to the development on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
4. 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.
5. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the Katherine Town Council, to the satisfaction of the consent authority.
6. 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 Katherine Town Council, to the satisfaction of the consent authority.

7. 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.
7. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Katherine Town Council to the satisfaction of the consent authority.
8. 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 developer is required to contact 'Dial Before You Dig' on 1 100 to obtain a location of the Telstra Network and arrange for any relocation if required. The Telstra contact for relocation work is the Network Integrity and Compliance Group on 1800 810 443.
2. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (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. You are advised to contact the relevant service provider prior to construction works commencing in order to determine the relevant telecommunication network servicing requirements for the development, including the potential requirement to provide fibre ready telecommunication facilities.
4. A "Permit to Work Within a Road Reserve" may be required from Katherine Town Council before commencement of any work within the road reserve.

#### **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 application complies with relevant requirements of the NT Planning Scheme, in particular Clauses 6.5.1 (Parking Requirements), 7.1 (Residential Density and Height Limitations), 7.3 (Building Setbacks of Residential Buildings) and 7.5 (Private Open Space).

2. Pursuant to section 51(j) of the *Planning Act*, the consent authority must take into consideration the physical capability of the land to support the proposed development.

The land has previously been subdivided, cleared and prepared for residential development. Although it is located within a defined flood area, the application demonstrates that habitable rooms within the dwelling will be located above the 1% AEP flood level. Reticulated power, water and sewerage services are available to the lot. The land is considered capable of supporting the proposed dwelling.

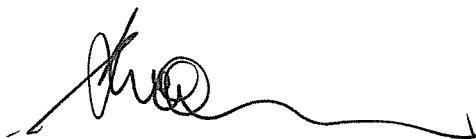
3. Pursuant to section 51(n) of the *Planning Act*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

In addressing the potential impact on amenity the consent authority is to consider any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable.

The provision of landscaping will improve the general amenity of the area, provide an area of private open space and shade to the building.

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

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



**PETER MCQUEEN**  
Chairman

17/1/14