

DEVELOPMENT CONSENT AUTHORITY

LITCHFIELD DIVISION

MINUTES

MEETING No. 181 – FRIDAY 14 NOVEMBER 2014

**WHITEWOOD HALL
325 WHITEWOOD ROAD
HOWARD SPRINGS**

MEMBERS PRESENT: Denis Burke (Chairman), Keith Aitken, Michael Bowman and Vic Statham

APOLOGIES: Allan McKay and Bob Shewring

OFFICERS PRESENT: Margaret Macintyre (Secretary) and Karen McGuigan (Development Assessment Services)

COUNCIL REPRESENTATIVE: Nil

Meeting opened at 11.00 am and closed at 11.15 am

MINUTES RECORD THE EVIDENTIARY STAGE AND THE DELIBERATIVE STAGE SEPARATELY. THESE MINUTES RECORD THE DELIBERATIVE STAGE. THE TWO STAGES ARE GENERALLY HELD AT DIFFERENT TIME DURING THE MEETING AND INVITEES ARE PRESENT FOR THE EVIDENTIARY STAGE ONLY.

ITEM 1 **INDEPENDENT UNIT IN EXCESS OF 80M²**
PA2014/0752 **SECTION 2 (695) REEDBEDS ROAD, HUNDRED OF CAVENAGH**
APPLICANT **ONE PLANNING CONSULT**

Mr Israel Kgosiemang (One Planning Consult) sent his apologies.

RESOLVED
239/14

That, the Development Consent Authority vary the requirements of Clause 7.10.4 (Independent Units) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 2 LTO74/010 (695) Reedbeds Road, Hundred of Cavenagh for the purpose of an independent unit with floor area in excess of 80m² with an independent waste water treatment system subject to the following conditions:

1. The works carried out under this permit shall be in accordance with drawing number 2014/0752/1 to 2014/0752/3 inclusive, 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 facilities to the independent unit shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
3. Soil erosion and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
4. An approved effluent disposal system to the satisfaction of the consent authority must be installed concurrently with the erection of the independent unit and all waste must be disposed of within the curtilage of the property.
5. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Litchfield Council, to the satisfaction of the consent authority.

and

The owner shall:

- (a) remove disused vehicle and/ or pedestrian crossovers; and
- (b) undertake reinstatement works;
all to the technical requirements of and at no cost to Litchfield Council, 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) 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. A "Permit to Work Within a Road Reserve" may be required from Litchfield 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.

A variation of Clause 7.10.4 (Independent Units) is supported as the installation of an independent wastewater treatment system is a practical and economically viable solution to servicing the proposed development. The development of an independent unit exceeding 80m² is also supported as the proposal makes use of an existing structure which will be well setback from the nearest boundaries, and does not significantly increase the residential density of the area.

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 independent unit with independent wastewater system will not significantly increase density in the area, will be reasonably screened from the road, and appropriately serviced. The Independent Unit is not expected to detrimentally impact the existing or future amenity of the area.

ACTION: Notice of Consent and Development Permit

ITEM 2
PA2014/0756
APPLICANT

INDEPENDENT UNIT IN EXCESS OF 80M²
SECTION 2256 (380) VIRGINIA ROAD, HUNDRED OF STRANGWAYS
ONE PLANNING CONSULT

Mr Israel Kgosiemang (One Planning Consult) sent his apologies.

RESOLVED
240/14

That, the Development Consent Authority vary the requirements of Clause 7.10.4 (Independent Units) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Section 2256 (380) Virginia Road, Hundred of Strangways for the purpose of an independent unit with floor area in excess of 80m² subject to the following conditions:

1. The works carried out under this permit shall be in accordance with drawing number 2014/0756/1 to 2014/0756/3 inclusive, 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 facilities to the independent unit shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
 3. Soil erosion and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
 4. An approved effluent disposal system to the satisfaction of the consent authority must be installed concurrently with the erection of the independent unit and all waste must be disposed of within the curtilage of the property.
 5. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Litchfield Council, to the satisfaction of the consent authority.
- and
- (a) The owner shall:
 - (b) remove disused vehicle and/ or pedestrian crossovers; and
 - (c) undertake reinstatement works;
- all to the technical requirements of and at no cost to Litchfield Council, 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) 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. A "Permit to Work Within a Road Reserve" may be required from Litchfield 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.

A variation of Clause 7.10.4 (Independent Units) is supported as the installation of a second septic tank and pump well to the existing relm drain is a practical and economically viable solution to servicing the proposed development. The development of an independent unit exceeding 80m² is also supported as the proposal makes use of an existing structure which will be well setback from the nearest boundaries, and does not significantly increase the residential density of the area.

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 independent unit with independent wastewater system will not significantly increase density in the area, will be reasonably screened from the road, and appropriately serviced. The Independent Unit is not expected to detrimentally impact the existing or future amenity of the area.

ACTION: Notice of Consent and Development Permit

ITEM 3
PA2014/0773

CHANGES TO DP08/0484 FROM DEPENDANT UNIT TO AN INDEPENDENT UNIT OVER 80M²

APPLICANT

SECTION 5288 (40) CORAL ROAD, HUNDRED OF STRANGWAYS
SHIRLEY BIORCI & IVAN BIORCI

Mrs Shirley Biorci attended by teleconference.

RESOLVED
241/14

That, pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to develop Section 5288 (40) Coral Road, Hundred of Strangways for the purpose of changes to DP08/0484 from dependant unit to an independent unit over 80 square metres, subject to the following conditions:

CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings numbered 2014/0773/01 through to 2014/0773/03 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.

NOTES:

1. The installation of septic systems is to be in accordance with the requirements of the Building Act and 'NT Code of Practice for Small On-Site Sewage and Sullage Treatment Systems and the Disposal or Reuse of Sewage Effluent'.

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 application proposes to convert a previously approved 73m² 'independent unit' into an 88m² independent unit. The intention is to extend the existing dwelling by 15m² to add an additional bedroom within the existing verandah space. The independent unit is to be used for residential purposes, which is consistent with the intent of Zone RL (Rural Living) of the Northern Territory Planning Scheme.

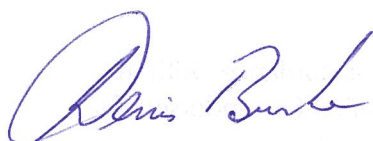
As the independent unit will only exceed the permitted floor area by 8m²; is a small extension to an existing dwelling on the site; and the application is otherwise consistent with the requirements of the Northern Territory Planning Scheme, a variation to Clause 7.10.4 (Independent Units) of the Northern Territory Planning Scheme is supported.

2. Pursuant to section 51(j) of the *Planning Act*, the consent authority must taken into account 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 surrounding area has been developed for rural living purposes and the subject dwelling has been established on the site since 2009. As such, the land is considered capable of supporting the proposed use of the dwelling.

ACTION: Notice of Consent and Development Permit

RATIFIED AS AN RECORD OF ATTENDANCE AND DETERMINATIONS MADE AT THE MEETING



DENIS BURKE

Delegate

18/11/14