

## DEVELOPMENT CONSENT AUTHORITY

### LITCHFIELD DIVISION

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### MINUTES

**MEETING No. 138 – FRIDAY 24 JUNE 2011**

**WHITEWOOD HALL  
325 WHITEWOOD ROAD  
HOWARD SPRINGS**

**MEMBERS PRESENT:** Peter McQueen (Chairman), Michael Bowman, Richard Luxton, Keith Aitken and Mary Walshe

**APOLOGIES:** Nil

**OFFICERS PRESENT:** Mone Coats-Ross (Acting Secretary), Stephen Popple and Maree Domelow (Development Assessment Services)

**COUNCIL REPRESENTATIVE:**

**Meeting opened at 9.30 am and closed at 11.00 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**                      **DEPENDANT UNIT**  
**PA2011/0240**            **SECTION 4306 (45) FICUS COURT, HUNDRED OF STRANGWAYS**  
**APPLICANT**            **STEPHEN HAYWORTH**

Applicants Stephen and Julie Hayworth attended the meeting

**RESOLVED**            That, pursuant to section 53(a) of the *Planning Act*, the Development Consent  
**76/11**                      Authority consents to the application to develop Section 4306 (45) Ficus Court,  
Virginia, Hundred of Strangways for a dependant unit subject to the following  
conditions:

**CONDITIONS**

1. Works carried out under this permit shall be in accordance with the drawings numbered 2011/0240/1, 2011/0240/2 and 2011/0240/3, 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 supply and electricity and telecommunications services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

**NOTE:**

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 development is consistent with the primary purpose of Zone RL (Rural Living) to provide for low-density rural living and a range of rural land uses including agriculture and horticulture.

A variation to Clause 7.3 (Building Setbacks of Residential Buildings) of the NT Planning Scheme for a side setback of 4m where 10m is required by the Scheme, is granted as the proposed dependant unit is an existing building that has previously been issued a Certificate of Occupancy and is well setback from all other boundaries.

A variation to Clause 7.10.4 (Dependant Units) of the NT Planning Scheme for a total floor area of 72m<sup>2</sup> where the Scheme requires a maximum of 50m<sup>2</sup>, is granted as minimal impact to the amenity is expected to occur and the unit will be dependent on the power, water and access as the single dwelling.

2. Pursuant to section 51(h) of the Planning Act, the consent authority must take into account the merits of the proposed development as demonstrated in the application.

Changing the use of the existing dwelling on the site to a dependant unit will enable the landowner to build a new, larger dwelling, whilst providing accommodation for dependant relatives.

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

**ITEM 2**  
**PA2011/0081**

**SUBDIVISION TO CREATE 92 LOTS**  
**SECTION 2934 VIRGINIA, SECTION 3996 (220) BROOKING CIRCUIT, SECTION 4018 (240) MORGAN ROAD, SECTION 4534 (34) DOWLING ROAD AND LOT 1, 2, 10, 11, 12, 13, 14 & 15 (610, 630, 640E, 640D, 640C, 640B, 640A, & 660 LOWTHER ROAD, HUNDRED OF STRANGWAYS**

**APPLICANT**

**J DEVRIES CONSULTING CIVIL ENGINEER**

Applicant Jack Devries (J Devries Consulting Civil Engineers) and land owner Frank Morandini attended the meeting

Submitters Bruce and Stacey Sephton, Steve and Kerry Thomas and Bryan Lynch (NRETAS) attended the meeting

**RESOLVED**  
**77/11**

That pursuant to Section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application for the purpose of a subdivision of Lots 1-2 and 10-15, and Sections 2934, 3996, 4018 and 4018, Hundred of Strangways to create ninety-two (92) lots, to enable the applicant to submit additional information considered necessary to enable proper consideration of the application.


The conditions of deferral are:

- Detailed assessment of the impacts of the proposal on surface water drainage in the locality;
- Options to reduced the number of lots exposed to excessive levels of biting insects;
- Reconfiguration of the subdivision to ensure compliance with clause 11.1.1 (Subdivision) of the NT Planning Scheme;

- Integration of the proposed subdivision within existing drainage infrastructure; and
- Details of community services and facilities within close proximity to the subdivision.

**ACTION:** Advice to Applicant

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



**PETER MCQUEEN**  
Chairman

27/6/11