



DEVELOPMENT CONSENT AUTHORITY

LITCHFIELD DIVISION

MINUTES

MEETING No. 150 – FRIDAY 13 APRIL 2012

**WHITEWOOD HALL
325 WHITEWOOD ROAD
HOWARD SPRINGS**

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

APOLOGIES: Nil

OFFICERS PRESENT: Margaret Macintyre (Secretary), Danna Scoot, Steven Kubasiewicz and Allison Hooper (Development Assessment Services)

COUNCIL REPRESENTATIVE: Derek Tranter (Governance Manager)

Meeting opened at 9.45 am and closed at 10.30 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 **40M TELECOMMUNICATIONS TOWER WITH ASSOCIATED ANTENNAS AND**
PA2012/0146 **EQUIPMENT SHELTERS**
SECTION 2516 (1130) KENTISH ROAD, HUNDRED OF CAVENAGH
APPLICANT **NBN CO LIMITED**

DAS tabled a response to the DAS report from the applicant.

The applicant sent his apologies.

RESOLVED
89/12

That, pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to develop Section 2516 (1130) Kentish Road, Hundred of Bagot for the purpose of a 40m telecommunications tower and two equipment shelters, subject to the following conditions:

GENERAL CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings numbered 2012/0146/1 to 2012/0146/3 inclusive, endorsed as forming part of this permit.
2. The owner of the land must enter into agreements with the relevant authority for the provision of electricity services to the facility shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
3. 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.
4. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Litchfield Council to the satisfaction of the consent authority.
5. Before the use commences, firebreaks along boundaries or at appropriate locations shall be provided to the satisfaction of the consent authority on advice from the Northern Territory Fire and Rescue Services.
6. 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) and Power Network Engineering Section (powerconnections@powerwater.com.au)

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These minutes record persons in attendance at the meeting and the resolutions of the Development Consent Authority on applications before it. Reliance on these minutes should be limited to exclude uses of an evidentiary nature.

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. A "Permit to Work Within a Road Reserve" is 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.

The application is consistent with the objectives of the *Litchfield Planning Concepts and Land Use Objectives 2002*, specifically the Key Land Use Objective for Infrastructure at Section 2.5 by providing infrastructure that will enable high speed broadband through a combination of fibre, wireless and satellite technology through the rollout of the National Broadband Network (NBN).

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

All infrastructure associated with the facility will be well screened from adjoining land by existing vegetation and the lattice design of the tower will minimise its visual impact. The proposed development is unlikely to unreasonably detract from the existing and future amenity of the area.

ACTION: Notice of Consent and Development Permit

ITEM 2
PA2012/0119

CARPARK ON LOT 1 TO SERVICE EXISTING COMMERCIAL DEVELOPMENT ON LOT 2

APPLICANT

**LOT 1 (25) VIRGINIA ROAD, HUNDRED OF BAGOT
RAYMOND MCCASKER**

DAS tabled a further submission from the submitter.

Mr Raymond McCasker attended and tabled further information.

Submitter Mr Geoffrey Thomson attended.

RESOLVED
90/12

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Lot 1 LTO 82013 (25) Virginia Road, Hundred of Bagot for the purpose of a car park to service existing commercial development on Lot 2, LTO 67004A (30) Virginia Road Hundred of Bagot to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:-

- Clarification on whether the carpark is to be used for truck parking and if so demonstration that the truck parking area can be independently accessed. Plans will need to be provided that indicate the proposed arrangements.
- In consultation with Council provide design details on the access/egress arrangements required to Virginia Road to provide safe access/egress to the carparking area.
- Review of the carparking available to lot 2 and the options for providing additional carparking spaces on this site.

REASON 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 additional information requested from the applicant is required so that the Authority can consider whether safe and convenient access is available for all vehicles that are intended to use the carpark as per Clause 6.5.3 (Parking Layout) and for the applicant to demonstrate to the Authority what opportunities are available for the redevelopment of the of Lot 2 to provide additional carparking spaces.

ACTION: Advice to Applicant

ITEM 3
PA2011/0381
APPLICANT

SUBDIVISION TO CREATE 2 LOTS
SECTION 2197 (260) POWER ROAD, HUNDRED OF STRANGWAYS
VEKTA PTY LTD

DAS tabled comments from NRETAS dated 12 April 2012 and an aerial photograph of the area.

Mr Gregg Hestelow (Vetka Pty Ltd), Mr Peter Harrison (Above Capricorn Technologies) and Mr Tim & Mrs Kristin May (Owners) attended.

RESOLVED
91/12

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Section 2197 (260) Power Road, Girraween, Hundred of Strangways for the purpose of a subdivision to create two lots so that the following additional information can be provided that the Authority considers necessary in order to enable the proper consideration of the application:

- Field verified soil landscape and vegetation information and demonstration that the required separation distances can be achieved based on the field verification.

REASONS FOR THE DECISION

1. Pursuant to Section 51(a) and 51(j) of the *Planning Act* the consent authority must take into consideration the planning scheme that applies to the land to which the application relates and to the capability of the

land to support the proposed development. Deferral of the application to allow for the applicant to provide field verified soil landscape and vegetation information in accordance with the comments of NRETAS will provide the Authority to determine whether the land is capable of accommodating the proposed development.

ACTION: Advice to Applicant

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



PETER MCQUEEN
Chairman

18 /4/12

