



DEVELOPMENT CONSENT AUTHORITY

KATHERINE DIVISION

MINUTES

MEETING No. 115 – WEDNESDAY 3 APRIL 2013

**DLPE CONFERENCE ROOM
1ST FLOOR GOVERNMENT CENTRE
5 FIRST STREET
KATHERINE**

MEMBERS PRESENT Peter McQueen (Chairman) via phone, Anne Shepherd, Steven Rose and Donald Higgins

APOLOGIES: Barry Densley

OFFICERS PRESENT: Julie Bennett (in person) and Steven Kubasiewicz (via phone)
(Development Assessment Services)

COUNCIL REPRESENTATIVE: James Rowe (Manager Economic Development)

Meeting opened at 10.30 am and closed at 11.30

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 **SUBDIVISION TO CREATE 17 LOTS**
PA2012/0409 **NT PORTION 5692 (1661) STUART HIGHWAY, LANSDOWNE**
APPLICANT **PLANIT CONSULTING PTY LTD**

Mr Adam Smith (Planit Consulting) attended by phone.

RESOLVED
23/13

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop NT Portion 5692 (1661) Stuart Highway, Lansdowne for the purpose of subdivision 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:

- the location of sinkholes and depressions on the subject land and associated native vegetation buffers (recommended by the Land Clearing Guidelines that these buffers be 50 metres wide from the edge of the sinkhole for a closed sinkhole and 100 metres wide for open sinkholes);
- dependant on the layout of the sinkholes and depressions a plan of subdivision that avoids the location of these physical structures on roads, boundaries and within the 1ha of unconstrained land; and
- information clarifying how stormwater flows in the area of the cul-de-sac will be disposed of without impacting on open sinkholes and unconstrained parts of the land.

REASONS FOR 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 consent authority must take into consideration the requirements of Clause 11.1.1 (Minimum Lot Sizes and Requirements) which states that at least one hectare of unconstrained land within each lot should be provided. The purpose of Clause 11.4.1 (Site Characteristics in Rural subdivision) is to ensure that rural subdivisions respond to the physical characteristics of the land.

On the advice of the former Department of Natural Resources, Environment and the Arts and Sports, sinkholes provide direct aquifer recharge. The location of sinkholes and depressions can impact on the areas of unconstrained land that are available to each lot, the type of waste water treatment systems and the location of boundary lines. The location of any infrastructure including that for roads and stormwater should avoid the development on land that is constrained by such physical characteristics.

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

A handwritten signature in black ink, appearing to read 'Peter McQueen', with a long, wavy horizontal line extending to the right.

PETER MCQUEEN
Chairman

9/4/13

