



## DEVELOPMENT CONSENT AUTHORITY

### KATHERINE DIVISION

### MINUTES

MEETING No. 100 – WEDNESDAY 4 MAY 2011

**MEMBERS PRESENT** Peter McQueen (Chairman) (via phone), Anne Shepherd, Ian Palmer, Barry Densley and Jodie Locke

**APOLOGIES:** Nil

**OFFICERS PRESENT:** Steven Kubasiewicz and Tom Cannon (Development Assessment Services)

**COUNCIL REPRESENTATIVE:** Nil

Meeting opened at 11.15 am and closed at 12.15pm

**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**                    **SHED & CARPORT WITH REDUCED FRONT AND SIDE SETBACK WITHIN A  
DEFINED FLOOD AREA**  
**PA2011/0015**            **LOT 1283 (51) GILES STREET, TOWN OF KATHERINE**  
**APPLICANT**            **GARY BEAUMONT**

Mr G Beaumont attended and addressed the Authority

**RESOLVED**  
**23/11**

That, the Development Consent Authority vary the requirements of Clause 6.11(Garages and Sheds) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 1283 (51) Giles Street, Town of Katherine for a shed and carport with a reduced front and side setback subject to the following conditions :

#### **CONDITIONS**

1. Works carried out under this permit shall be in accordance with the endorsed plan numbered 2011/0015/01 and 2011/0015/02.
2. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity to the land shown on the endorsed plan in accordance with the authorities requirements and relevant legislation at the time.
3. 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.
4. Any engineering design and specifications for access and stormwater drainage are to be to the technical requirements of Katherine Town Council as per Council's '*Guidelines for Road Works, Stormwater Drainage and Street Lighting for Subdivisions in Katherine and Council's Developer Contribution Plan*' to the satisfaction of the consent authority and all approved works constructed at the owner's expense.
5. Clearing of existing landscaping shall be in accordance with the endorsed plan numbered 2011/0015/01.

#### **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 proposal requires variations to two of the setbacks provisions for a shed/carport in zone SD (Single Dwelling) as required by Clause 6.11 (Garages and Sheds). A reduction in the street setback from 6m to 4m and the side boundary setback from 1.5m to 1m will not significantly detract from the amenity of the area. Existing, mature palm trees on the affected boundaries will continue to provide substantial screening of the building.

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.

The proposed shed/carport will provide an undercover area for storage space and to park vehicles.

**ACTION** Notice of consent and development permit

**ITEM 2** **DEPENDANT UNIT**  
**PA2011/0142** **N.T. PORTION 2031 (272) ZIMIN DR, COSSACK**  
**APPLICANT** **NORDRAFT**

Mr J Hillier and Mr B Lonsdale attended and addressed the authority

**RESOLVED**  
**24/11**

That, the Development Consent Authority vary the requirements of Clause 7.10.4 (Dependant Units) of the Northern Territory Planning Scheme and increase the floor area of the dependant unit to 90 square meters, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop NT Portion 2031 (272) Zimin Road, Town of Katherine for the purpose of a dependant unit, subject to the following conditions

#### **CONDITIONS**

1. Works carried out under this permit shall be in accordance with the endorsed plan numbered 2011/0142/01 and 2011/0142/02.
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 kerb, crossovers and driveways to the site approved by this permit are to meet the technical standards of Katherine Town Council, to the satisfaction of the consent authority.

#### **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 proposal generally complies with the relevant provisions of the NT Planning Scheme. The requirement to vary clause 7.10.4 is supported as

the proposed dependant unit is significantly setback from each property boundary and is substantially screened. Minimal impact to the amenity of the area is anticipated.

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.

Establishing the existing dwelling on the site as the dependant unit will enable the landowner to build a new dwelling.

**ACTION** Notice of consent and development permit

**ITEM 3**  
**PA2011/0085**  
**APPLICANT**

**SUBDIVISION TO CREATE 1 LOT**  
**LOT 3011 (295) STUART HIGHWAY, TOWN OF KATHERINE**  
**DEPARTMENT OF LANDS AND PLANNING**

Mr L Kariko, Ms P Dickenson, Mr P Marshall attended and addressed the Authority on behalf of there submissions.

**RESOLVED**  
**25/11**

That, pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consents to the application to develop Lot 3011 (295) Stuart Highway, Town of Katherine for a subdivision to create one lot subject to the following conditions:

**CONDITIONS**

1. Works carried out under this permit shall be in accordance with the endorsed plan numbered 2011/0085/01.
2. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage facilities, electricity and telecommunication services to the land shown on the endorsed plan in accordance with the authorities requirements and relevant legislation at the time.
3. 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.
4. Any engineering design and specifications for access and stormwater drainage are to be to the technical requirements of Katherine Town Council as per Council's '*Guidelines for Road Works, Stormwater Drainage and Street Lighting for Subdivisions in Katherine and Council's Developer Contribution Plan*' to the satisfaction of the consent authority and all approved works constructed at the owner's expense.
5. Prior to the commencement of works an Erosion and Sediment Control Plan (ESCP), including details and location of stormwater drains, is to be submitted to and approved by the consent authority on the advice of the Department of Natural resources, Environment and the Arts (Natural Resources Management

Division), and an endorsed copy of the Plan will form part of this permit. All works relating to this permit are to be undertaken in accordance with the endorsed ESCP to the satisfaction of the consent authority.

#### 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 proposal generally complies with the relevant provisions of the NT Planning Scheme. Clause 11.1.3 (Subdivision of Land Zoned FD) allows the consent authority to permit subdivision into lots of a size and configuration consistent with the intended ultimate zoning of the land. The land has been identified by the Katherine Land Use Framework for future urban development. The lot size and configuration will not prejudice the use or development of the land for future urban uses..

2. Pursuant to section 51(j) of the *Planning Act*, the consent authority must take into account the capability of the land to support the proposed development and the effect of the development on adjoining land.

The subject site does not appear to contain any significant natural constraints. The parcel of land is relatively flat and minimal works will be required as part of this application as reticulated services are in the process of being installed to the parent parcel.

**ACTION**

Notice of consent and development permit

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



PETER MCQUEEN  
Chairman

5/5/11