



## **DEVELOPMENT CONSENT AUTHORITY**

### **KATHERINE DIVISION**

### **MINUTES**

**MEETING No. 125 – WEDNESDAY 7 MAY 2014**

**TRAINING ROOM  
1<sup>ST</sup> FLOOR GOVERNMENT CENTRE  
5 FIRST STREET  
KATHERINE**

**MEMBERS PRESENT** Peter McQueen (Chairman), Craig Lambert, Sue Davy, Fay Miller and Steven Rose

**APOLOGIES:** Donald Higgins

**OFFICERS PRESENT:** Julie Bennett and Steven Kubasiewicz (Development Assessment Services), Del Batton (Lands Planning)

**COUNCIL REPRESENTATIVE:** David Laughher (Chief Executive Officer)

**Meeting opened at 9.45 am and closed at 10.45 am**

**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**                    **ADDITIONS TO EXISTING LICENSED CLUB, INCLUDING OUTDOOR**  
**PA2013/0772**            **ENTERTAINMENT FACILITIES**  
**APPLICANT**            **LOT 3043 (40) PEARCE STREET, TOWN OF KATHERINE**  
**KATHERINE COUNTRY CLUB INCORPORATED**

Mr Frank Dalton (Manager) and Ms Kathy Porter (Admin) from Katherine Country Club attended.

**RESOLVED**  
**34/14**

That the Development Consent Authority vary the requirements of Clause 6.5.1 (Parking Requirements) of the Northern Territory Planning Scheme, and pursuant to Section 53(a) of the *Planning Act*, consent to the application to develop Lot 3043 (40) Pearce Street, Katherine for the purpose of additions to existing licensed club, including outdoor entertainment facilities subject to the following conditions:

#### **CONDITION PRECEDENT**

1. Prior to the endorsement of a site plan and building plans for the marquee and prior to commencement of works on the marquee (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show elevations and floor plan of the marquee and its location on a site plan.

#### **GENERAL CONDITIONS**

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities, to the development on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time.
4. 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.
5. During the hours of:
  - 6am to 10pm, noise must not exceed 102dB(c), fast response, when measured approximately 3 metres from the side that the speaker is on; and

- 10pm to 6am noise must not exceed 86 dB(C), fast response, when measured approximately 3 metres from the primary source of noise.
6. The installation of a noise monitoring device shall be installed prior to the use of the land for amplified entertainment to ensure that the noise levels referred to in condition 5 are complied with, to the satisfaction of the consent authority.
  7. The internal access through the premise provided to enter the beer garden and alfresco dining area is to be made for the purpose of access for disabled persons.
  8. Before the use or occupation of the development starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
    - (a) sign marked "overflow parking area";
    - (b) properly formed to such levels that they can be used in accordance with the plans;
    - (c) surfaced with a dust suppressant;
    - (d) drained;
    - (e) clearly marked to show the direction of traffic along access lanes and driveways;
 to the satisfaction of the consent authority.  
 Car spaces, access lanes and driveways must be kept available for these purposes at all times.
  9. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

**NOTE:**

1. This permit will expire if one of the following circumstances applies:
  - (a) the development and use is/are 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.

**REASONS FOR THE DECISION**

1. Pursuant to section 51(a) of the *Planning Act*, the Development Consent Authority must take into account the planning scheme that applies to the land to which the application relates.

Clause 6.5.1 (Parking Requirements) applies to the development and an increased parking demand of 28 car parks has been determined. Rather than a parking reduction an overflow parking area has been proposed to accommodate the additional demand. The option is acceptable as the current use of the parking area is generally observed to meet the existing demand, except during a major event (e.g. Katherine Races). A variation to Clause 6.5.1 (Parking Requirements) is therefore supported.

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

The development and use of the land to provide outdoor amplified entertainment has the potential to impact on the existing amenity of a residential area. The application has provided a report prepared by an acoustic engineer that recommends that noise levels do not exceed a certain decibel at the source so that the impact on adjoining residential development is at an acceptable level. Conditions have been placed on the permit to ensure that these levels are complied with.

3. Pursuant to section 51(p) of the *Planning Act*, the Development Consent Authority must take into account the public interest, including;
  - I. community safety through crime prevention principles in design
  - II. water safety
  - III. access for persons with disabilities.

It has not been demonstrated how access to the additions to the existing establishment (in the beer garden) can be achieved by persons with disabilities in the same location as able bodied persons. A condition on the permit is included to ensure the development approved provides disabled access through to the outdoor area in the same location as able bodied persons.

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

**ITEM 2**  
**PA2014/0194**  
**APPLICANT**

**ALTERATIONS AND ADDITIONS TO EXISTING HOSPITAL**  
**LOT 1939 (185) GILES STREET, TOWN OF KATHERINE**  
**DEPARTMENT OF INFRASTRUCTURE**

Mr Stuart McCullough (Department of Infrastructure) attended the meeting.

**RESOLVED**  
**35/14**

That the Development Consent Authority vary the requirements of Clause 6.5.1 (Parking Requirements) of the Northern Territory Planning Scheme, and pursuant to Section 53(a) of the *Planning Act*, consent to the application to develop Lot 1939 (185) Giles Street, Town of Katherine, for the purpose of alterations and additions to existing hospital, subject to the following conditions:

#### **GENERAL CONDITIONS**

1. Works carried out under this permit shall be in accordance with drawing numbers 2014/0194/01 through to 2014/0194/08, and all other plans endorsed as forming part of this permit.
2. The finished floor levels of the hospital ward extension will be a minimum of 300mm above the applicable flood level for the property.  
Note: The applicable flood level for this property is 107.75 metres AHD.

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. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the Katherine Town Council, to the satisfaction of the consent authority.
5. Provision must be made on the land for the storage and collection of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the consent authority.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
7. Soil erosion control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
8. Before the use of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
9. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

#### **NOTES:**

1. Professional advice regarding the implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development is available from the Department of Land Resource Management.
2. 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 in order to determine the Corporation's servicing requirements, and the need for upgrading 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 development is consistent with the primary purpose of Zone CP (Community Purposes) of the Northern Territory Planning Scheme, which is to "provide for community services and facilities, whether publicly or

privately owned or operated, including facilities for civic and government administration”.

A reduction of parking bays required by Clause 6.5.1 (Parking Requirements) in accordance with the provisions of Clause 6.5.2 (Reduction in Parking Requirements) from two car parks to none for the extension to an existing ward is supported as:

- the land is being developed in accordance with Zone CP (Community Purpose) and within the existing Katherine Hospital precinct; and
  - There is an existing large car park adjacent to the proposed location that will be able to cater for any additional parking requirements.
2. Pursuant to section 51(j) of the *Planning Act*, the consent authority must take into consideration 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 land is currently developed for the purpose of a hospital and operations are guided by an emergency evacuation plan in the event of flood. The proposed extension is raised above the natural ground level by approximately one metre and is to be constructed of materials that will reduce damage to the building in the case of flood inundation. A condition of consent is included to ensure that drawings are provided which show the finished floor level will be above the defined flood level.

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

**ITEM 3**  
**PA2014/0224**  
**APPLICANT**

**2 X 4 BEDROOM MULTIPLE DWELLINGS IN A SINGLE STOREY BUILDING**  
**LOT 3263 (114) CASUARINA STREET, TOWN OF KATHERINE**  
**MASTERPLAN NT**

Mr Nigel Bancroft (Masterplan NT) attended.

**RESOLVED**  
**36/14**

That, the Development Consent Authority vary the requirements of Clause 7.3.1 (Additional Setback Requirements for Residential Buildings Longer than 18 metres) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act* consent to the application to develop Lot 3263 (114) Casuarina Street, Town of Katherine for the purpose of 2 x 4 bedroom multiple dwellings in a single storey building, subject to the following conditions:

#### **GENERAL CONDITIONS**

1. The works carried out under this permit shall be in accordance with the drawings numbered PA2014/0224/1 to PA2014/0224/4 endorsed as forming part of this permit.
2. The use and/or development as shown on the endorsed plans must not be altered without the further consent of the consent authority

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. Before the use or occupation of the development starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
  - (a) constructed;
  - (b) properly formed to such levels that they can be used in accordance with the plans;
  - (c) surfaced with an all-weather-seal coat;
  - (d) drained;
  - (e) line marked to indicate each car space and all access lanes; and
  - (f) clearly marked to show the direction of traffic along access lanes and driveways;
 to the satisfaction of the consent authority.  
 Car spaces, access lanes and driveways must be kept available for these purposes at all times.
5. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
6. Before the use/occupation of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
7. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
8. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities, gas and telecommunication networks to the development/each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
9. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Katherine Town Council and;
 

The owner shall if required:

  - (a) remove disused vehicle and/ or pedestrian crossovers;
  - (b) provide footpaths/ cycleways;
  - (c) collect stormwater and discharge it to the drainage network; and
  - (d) undertake reinstatement works;
 all to the technical requirements of and at no cost to the Katherine Town Council.
10. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Katherine Town Council.

11. Storage for waste disposal bins is to be provided to the requirements of Katherine Town Council and to the satisfaction of the consent authority.
12. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.
13. 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. This permit will expire if one of the following circumstances applies:
  - (a) the development and use is/are 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. A "Permit to Work Within a Road Reserve" may be required from Katherine Town Council before commencement of any work within the road reserve.
3. This development permit does not grant "building approval" for the proposed structure.
4. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Department of Land Resource Management.
5. 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.
6. You are advised to contact the relevant service provider prior to construction works commencing in order to determine the relevant telecommunication network servicing requirements for the development, including the potential requirement to provide fibre ready telecommunication facilities.

#### **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 seeks a variation to the side boundary setback provisions. A variation to the required setback is supported as the encroachment is only minor in nature and the articulation and design of the dwellings reduces the visual bulk of the structure.

2. Pursuant to section 51(m) of the *Planning Act*, the consent authority in determining the application must take into account the public infrastructure and utilities required to service the proposed development.

The inclusion of standard conditions on the development permit will ensure that the development is appropriately serviced with the necessary urban infrastructure and utilities to enable its future use and occupation.

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

**ITEM 4**  
**PA2014/0222**  
**APPLICANT**

**2 X 4 BEDROOM MULTIPLE DWELLINGS IN A SINGLE STOREY BUILDING**  
**LOT 3266 (104) CASUARINA STREET, TOWN OF KATHERINE**  
**MASTERPLAN NT**

Mr Nigel Bancroft (Masterplan NT) attended.

**RESOLVED**  
**37/14**

That, the Development Consent Authority vary the requirements of Clause 7.3.1 (Additional Setback Requirements for Residential Buildings Longer than 18 metres) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 3266 Casuarina Street, Town of Katherine for the purpose of 2 x 4 bedroom multiple dwellings in a single story building, subject to the following conditions:

#### **GENERAL CONDITIONS**

1. The works carried out under this permit shall be in accordance with the drawings numbered 2014/0222/1 to 2014/0222/4 endorsed as forming part of this permit.
2. The use and/or development as shown on the endorsed plans must not be altered without the further consent of the consent authority
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. Before the use or occupation of the development starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
  - (a) constructed;
  - (b) properly formed to such levels that they can be used in accordance with the plans;
  - (c) surfaced with an all-weather-seal coat;
  - (d) drained;
  - (e) line marked to indicate each car space and all access lanes; and

- (f) clearly marked to show the direction of traffic along access lanes and driveways;  
to the satisfaction of the consent authority.  
Car spaces, access lanes and driveways must be kept available for these purposes at all times.
5. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
6. Before the use/occupation of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
7. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
8. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities, gas and telecommunication networks to the development/each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
9. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Katherine Town Council and;  
The owner shall if required:
- (a) remove disused vehicle and/ or pedestrian crossovers;
  - (b) provide footpaths/ cycleways;
  - (c) collect stormwater and discharge it to the drainage network; and
  - (d) undertake reinstatement works;
- all to the technical requirements of and at no cost to the Katherine Town Council.
10. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Katherine Town Council.
11. Storage for waste disposal bins is to be provided to the requirements of Katherine Town Council and to the satisfaction of the consent authority.
12. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.
13. Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.

14. Bollards to the power box shall be to the requirements of the Power and Water Corporation to the satisfaction of the consent authority.

#### NOTES:

1. This permit will expire if one of the following circumstances applies:
  - (a) the development and use is/are 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. A "Permit to Work Within a Road Reserve" may be required from Katherine Town Council before commencement of any work within the road reserve.
3. This development permit does not grant "building approval" for the proposed structure.
4. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Department of Land Resource Management.
5. 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.
6. You are advised to contact the relevant service provider prior to construction works commencing in order to determine the relevant telecommunication network servicing requirements for the development, including the potential requirement to provide fibre ready telecommunication facilities.

#### REASONS FOR THE RECOMMENDATION

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 seeks a variation to the side boundary and secondary street boundary setback provisions. A variation to the required setback is supported as the encroachment is only minor in nature and the articulation and design of the dwellings reduces the visual bulk of the structure.

2. Pursuant to section 51(m) of the *Planning Act*, the consent authority in determining the application must take into account the public infrastructure and utilities required to service the proposed development.

The inclusion of standard conditions on the development permit will ensure that the development is appropriately serviced with the necessary urban infrastructure and utilities to enable its future use and occupation.

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

**ITEM 5**  
**PA2014/0225**  
**APPLICANT**

**2 X 4 BEDROOM MULTIPLE DWELLINGS IN A SINGLE STOREY BUILDING**  
**LOT 3264 (112) CASUARINA STREET, TOWN OF KATHERINE**  
**MASTERPLAN NT**

Mr Nigel Bancroft (Masterplan NT) attended.

**RESOLVED**  
**38/14**

That, the Development Consent Authority vary the requirements of Clause 7.3.1 (Additional Setback Requirements for Residential Buildings Longer than 18 metres) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act* consent to the application to develop Lot 3264 (112) Casuarina Street, Town of Katherine for the purpose of 2 x 4 bedroom multiple dwellings in a single story building, subject to the following conditions:

#### **GENERAL CONDITIONS**

1. The works carried out under this permit shall be in accordance with the drawings numbered 2014/0225/1 to 2014/0225/4 endorsed as forming part of this permit.
2. The use and/or development as shown on the endorsed plans must not be altered without the further consent of the consent authority
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. Before the use or occupation of the development starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
  - (a) constructed;
  - (b) properly formed to such levels that they can be used in accordance with the plans;
  - (c) surfaced with an all-weather-seal coat;
  - (d) drained;
  - (e) line marked to indicate each car space and all access lanes; and
  - (f) clearly marked to show the direction of traffic along access lanes and driveways;to the satisfaction of the consent authority.  
Car spaces, access lanes and driveways must be kept available for these purposes at all times.
5. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.

6. Before the use/occupation of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
7. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
8. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities, gas and telecommunication networks to the development/each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
9. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Katherine Town Council and;  
The owner shall if required:
  - (a) remove disused vehicle and/ or pedestrian crossovers;
  - (b) provide footpaths/ cycleways;
  - (c) collect stormwater and discharge it to the drainage network; and
  - (d) undertake reinstatement works;
 all to the technical requirements of and at no cost to the Katherine Town Council.
10. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Katherine Town Council.
11. Storage for waste disposal bins is to be provided to the requirements of Katherine Town Council and to the satisfaction of the consent authority.
12. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.
13. 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. This permit will expire if one of the following circumstances applies:
  - (a) the development and use is/are 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. A "Permit to Work Within a Road Reserve" may be required from Katherine Town Council before commencement of any work within the road reserve.

3. This development permit does not grant "building approval" for the proposed structure.
4. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Department of Land Resource Management.
5. 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.
6. You are advised to contact the relevant service provider prior to construction works commencing in order to determine the relevant telecommunication network servicing requirements for the development, including the potential requirement to provide fibre ready telecommunication facilities.

#### **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 seeks a variation to the side boundary and secondary street boundary setback provisions. A variation to the required setback is supported as the encroachment is only minor in nature and the articulation and design of the dwellings reduces the visual bulk of the structure.

2. Pursuant to section 51(m) of the *Planning Act*, the consent authority in determining the application must take into account the public infrastructure and utilities required to service the proposed development.

The inclusion of standard conditions on the development permit will ensure that the development is appropriately serviced with the necessary urban infrastructure and utilities to enable its future use and occupation.

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

**ITEM 6**  
**PA2014/0220**  
**APPLICANT**

**2 X 4 BEDROOM MULTIPLE DWELLINGS IN A SINGLE STOREY BUILDING**  
**LOT 3254 (83) CASUARINA STREET, TOWN OF KATHERINE**  
**MASTERPLAN NT**

Mr Nigel Bancroft (Masterplan NT) attended.

**RESOLVED**

That, the Development Consent Authority vary the requirements of Clause 7.3.1

(Additional Setback Requirements for Residential Buildings Longer than 18 metres) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act* consent to the application to develop Lot 3254 (83) Casuarina Street, Town of Katherine for the purpose of 2 x 4 bedroom multiple dwellings in a single story building, subject to the following conditions:

#### GENERAL CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings numbered PA2014/0220/1 to PA2014/0220/4 endorsed as forming part of this permit.
2. The use and/or development as shown on the endorsed plans must not be altered without the further consent of the consent authority
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. Before the use or occupation of the development starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
  - (a) constructed;
  - (b) properly formed to such levels that they can be used in accordance with the plans;
  - (c) surfaced with an all-weather-seal coat;
  - (d) drained;
  - (e) line marked to indicate each car space and all access lanes; and
  - (f) clearly marked to show the direction of traffic along access lanes and driveways;to the satisfaction of the consent authority.  
Car spaces, access lanes and driveways must be kept available for these purposes at all times.
5. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
6. Before the use/occupation of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
7. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
8. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities, gas and telecommunication networks to the development/each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

9. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Katherine Town Council and;

The owner shall if required:

- (a) remove disused vehicle and/ or pedestrian crossovers;
  - (b) provide footpaths/ cycleways;
  - (c) collect stormwater and discharge it to the drainage network; and
  - (d) undertake reinstatement works;
- all to the technical requirements of and at no cost to the Katherine Town Council.
10. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Katherine Town Council.
11. Storage for waste disposal bins is to be provided to the requirements of Katherine Town Council and to the satisfaction of the consent authority.
12. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.
13. 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. This permit will expire if one of the following circumstances applies:
  - (a) the development and use is/are 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. A "Permit to Work Within a Road Reserve" may be required from Katherine Town Council before commencement of any work within the road reserve.
3. This development permit does not grant "building approval" for the proposed structure.
4. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Department of Land Resource Management.
5. 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 in order to determine the Corporation's servicing



requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

6. You are advised to contact the relevant service provider prior to construction works commencing in order to determine the relevant telecommunication network servicing requirements for the development, including the potential requirement to provide fibre ready telecommunication facilities.

#### **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 seeks a variation to the side boundary setback provisions. A variation to the required setback is supported as the encroachment is only minor in nature and the articulation and design of the dwellings reduces the visual bulk of the structure.

2. Pursuant to section 51(m) of the *Planning Act*, the consent authority in determining the application must take into account the public infrastructure and utilities required to service the proposed development.

The inclusion of standard conditions on the development permit will ensure that the development is appropriately serviced with the necessary urban infrastructure and utilities to enable its future use and occupation.

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

**ITEM 7**  
**PA2014/0223**  
**APPLICANT**

**2 X 4 BEDROOM MULTIPLE DWELLINGS IN A SINGLE STOREY BUILDING**  
**LOT 3276 (84) CASUARINA STREET, TOWN OF KATHERINE**  
**MASTERPLAN NT**

Mr Nigel Bancroft (Masterplan NT) attended.

**RESOLVED**  
**40/14**

That, the Development Consent Authority vary the requirements of Clause 7.3.1 (Additional Setback Requirements for Residential Buildings Longer than 18 metres) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act* consent to the application to develop Lot 3276 (84) Casuarina Street, Town of Katherine for the purpose of 2 x 4 bedroom multiple dwellings in a single story building, subject to the following conditions:

#### **GENERAL CONDITIONS**

1. The works carried out under this permit shall be in accordance with the drawings numbered 2014/0223/1 to 2014/0223/4 endorsed as forming part of this permit.
2. The use and/or development as shown on the endorsed plans must not be altered without the further consent of the consent authority

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. Before the use or occupation of the development starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
  - (a) constructed;
  - (b) properly formed to such levels that they can be used in accordance with the plans;
  - (c) surfaced with an all-weather-seal coat;
  - (d) drained;
  - (e) line marked to indicate each car space and all access lanes; and
  - (f) clearly marked to show the direction of traffic along access lanes and driveways;to the satisfaction of the consent authority.  
Car spaces, access lanes and driveways must be kept available for these purposes at all times.
5. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
6. The private open space areas of each dwelling shall be screened on each boundary by:
  - (a) the erection of a solid wall or screen fence not less than 1.8 metres high; or
  - (b) fenced to a height not less than 1.8 metres high and planted with dense vegetation
7. Before the use/occupation of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
8. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
9. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities, gas and telecommunication networks to the development/each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
10. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Katherine Town Council and;  
The owner shall if required:
  - (a) remove disused vehicle and/ or pedestrian crossovers;
  - (b) provide footpaths/ cycleways;
  - (c) collect stormwater and discharge it to the drainage network; and
  - (d) undertake reinstatement works;

all to the technical requirements of and at no cost to the Katherine Town Council.

11. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Katherine Town Council.
12. Storage for waste disposal bins is to be provided to the requirements of Katherine Town Council and to the satisfaction of the consent authority.
13. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.
14. 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. This permit will expire if one of the following circumstances applies:
  - (a) the development and use is/are 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. A "Permit to Work Within a Road Reserve" may be required from Katherine Town Council before commencement of any work within the road reserve.
3. This development permit does not grant "building approval" for the proposed structure.
4. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Department of Land Resource Management.
5. 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.
6. You are advised to contact the relevant service provider prior to construction works commencing in order to determine the relevant telecommunication network servicing requirements for the development, including the potential requirement to provide fibre ready telecommunication facilities.

## 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 seeks a variation to the side boundary setback provisions. A variation to the required setback is supported as the encroachment is only minor in nature and the articulation and design of the dwellings reduces the visual bulk of the structure.

2. Pursuant to section 51(m) of the *Planning Act*, the consent authority in determining the application must take into account the public infrastructure and utilities required to service the proposed development.

The inclusion of standard conditions on the development permit will ensure that the development is appropriately serviced with the necessary urban infrastructure and utilities to enable its future use and occupation.

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

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



PETER MCQUEEN  
Chairman

(2) /5/14