

## **DEVELOPMENT CONSENT AUTHORITY**

### **KATHERINE DIVISION**

### **MINUTES**

**MEETING No. 101 – WEDNESDAY 6 JULY 2011**

**MEMBERS PRESENT** Peter McQueen (Chairman) (via phone), Anne Shepherd, Barry Densley and Trevor Ford

**APOLOGIES:** Ian Palmer and Jodie Locke

**OFFICERS PRESENT:** Steven Kubasiewicz (Development Assessment Services)

**COUNCIL REPRESENTATIVE:** Nil

**Meeting opened at 10.45 am and closed at 11.30 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**                    **TRANSPORT TERMINAL**  
**PA2011/0310**           **NT PORTION 5186 (30) FLORINA ROAD, COSSACK**  
**APPLICANT**           **JASON HILLIER**

Mr Jason Hillier, Mr Rob Suffren and Ms Annette Suchowski attended.

**RESOLVED**  
**33/11**

That, pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to develop Lot 5186 (30) Florina Road, Cossack, Town of Katherine for the purpose of a transport terminal in a defined flood area subject to the following conditions:

#### **CONDITIONS PRECEDENT**

1. Prior to the endorsement of plans and prior to commencement of works (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:
  - (a) a dimensioned site plan that clearly delineates the location of the footprint of the development area and indicates setback distances from on-site sinkholes;
  - (b) the location and dimensions of a loading bay;
  - (c) a floor plan of the proposed office identifying office space and storage areas;
  - (d) an amended carping layout demonstrating compliance with the Schemes requirements for carparking numbers and dimensions;
  - (e) the location and dimensions of the truck parking area that is compliant with the Schemes requirements;
  - (f) identification of the method of construction of the driveways and parking areas.
2. 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.

#### **GENERAL CONDITIONS**

3. Works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
4. Before the use of the development starts, the areas 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; and
  - (c) drained;
- to the satisfaction of the consent authority. Car spaces, loading bay, access lanes and driveways must be kept available for these purposes at all times.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity and telecommunication services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
  6. 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.
  7. 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*' to the satisfaction of the consent authority and all approved works constructed at the owner's expense.
  8. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the Katherine Town Council to the satisfaction of the consent authority.
  9. Appropriate protection shall be provided to contain potential spills of waste and contaminants from entering adjacent properties and roadways, and the stormwater drainage system to the satisfaction of the consent authority. Discharge of untreated waters into the stormwater drainage system is not permitted.
  10. 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.
  11. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
    - (a) transport of materials, goods or commodities to or from the land;
    - (b) appearance of any building, works or materials; or
    - (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

**NOTES:**

1. There are statutory obligations under the *Weeds Management Act* to take all practical measures to manage weeds on the property. For advice on weed management please contact the Department of Natural Resources, Environment, The Arts and Sport.
2. Interference with or disturbance of limestone sinkholes is not permitted.

3. The Power and Water Corporation advises that the 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.

### 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 relevant provisions of the NT Planning Scheme. The requirement for plans that demonstrate location and dimensions of the loading bay and adequate car parking can ensure full compliance with the Scheme.

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 land area identified for development has been previously cleared of vegetation and is relatively flat. It is above the 1 in 100 year identified flood levels associated with the Katherine River. The parcel is large and the development footprint set well back from Florina Road. This alternate use of land zoned for agriculture is not considered a loss of high-value production land. Electrical services can be extended to the lot and appropriate access to the site can be ensured by the inclusion of a standard condition on any permit issued. The requirement for an erosion and sediment control plan can ensure the proposal is developed within the physical capabilities of the land. The land is considered capable of supporting the proposed development.

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

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



PETER MCQUEEN  
Chairman

11/7/11