



DEVELOPMENT CONSENT AUTHORITY

KATHERINE DIVISION

MINUTES

MEETING No. 137 – WEDNESDAY 1 JULY 2015

TRAINING CENTRE
1ST FLOOR GOVERNMENT CENTRE
5 FIRST STREET
KATHERINE

MEMBERS PRESENT Denis Burke via phone (Chairman), Craig Lambert, Steven Rose and Fay Miller

APOLOGIES: Nil

OFFICERS PRESENT: Julie Bennett, Steven Kubasiewicz (via phone), (Development Assessment Services)

COUNCIL REPRESENTATIVE: Nil

Meeting opened at 9.15 am and closed at 9.30 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ITEM 1 WITHDRAWN

ITEM 2 ADDITIONS TO EXISTING EDUCATION ESTABLISHMENT
PA2015/0365 LOT 1142 (11) KINTORE STREET, TOWN OF KATHERINE
APPLICANT BENNETT DESIGN PTY LTD

Mr Mark Thompson (Department of Infrastructure) attended on behalf of the applicant.

RESOLVED
36/15

That, the Development Consent Authority vary the requirements of Clause 6.5.3 (Parking Layout) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lots 1142 (11) Kintore Street, Town of Katherine for the purpose of additions to an existing educational establishment within a defined flood area, subject to the following conditions:

CONDITIONS

1. The works carried out under this permit shall be in accordance with drawings numbered 2015/0365/01 to 2015/0365/05, endorsed as forming part of this permit.
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 owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity services and telecommunication services to the land shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time.
4. 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.
5. The owner shall:
 - 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 to the satisfaction of the consent authority.

6. 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.
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. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Katherine Town Council to the satisfaction of the consent authority.
9. 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. A "Permit to Work Within a Road Reserve" may be required from Katherine Town Council before commencement of any work within the road reserve.
2. 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.
3. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites in the Northern Territory. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.
4. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

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.

A variation to Clause 6.5.3 (Parking Layout) to provide a 2m setback to Kintore Street is supported to improve the flow of traffic and pedestrians entering and leaving the site. The application is otherwise generally compliant with the relevant provisions of the NT Planning Scheme, including Clause 6.5.1 (Parking Requirements), whereby the development has provided nine car parks.

2. Pursuant to Section 51(p) of the *Planning Act*, the consent authority must take into consideration the public interest, including access for persons with disabilities.

The proposed building has been architecturally designed and is fully accessible for people with disabilities. It will provide a much needed facility for children with high dependency disabilities.

ACTION: Notice of Consent and Development Permit

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



DENIS BURKE
Chairman

2/7/15