

DEVELOPMENT CONSENT AUTHORITY

PALMERSTON DIVISION

MINUTES

MEETING No 149 – WEDNESDAY 20 MARCH 2013

**BOULEVARD ROOM
QUEST PALMERSTON
18 THE BOULEVARD
PALMERSTON**

MEMBERS PRESENT: Peter McQueen (Chairman), Steve Ward, Stuart Delahay, Paul Bunker and Andrew Byrne

APOLOGIES: Susan McKinnon

OFFICERS PRESENT: Margaret Macintyre (Secretary), George Maly, Sarah Gooding and Deborah Curry (Development Assessment Services)

COUNCIL REPRESENTATIVE: Ted Vivian and Wendy Smith

Meeting opened at 9.30 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 **2 X 3 BEDROOM MULTIPLE DWELLINGS IN A SINGLE STOREY BUILDING**
PA2013/0062 **LOT 10905 (11) MCGRATH STREET, TOWN OF PALMERSTON**
APPLICANT **CHRISTOPHER CHEUNG**

Pursuant to section 97(1) of the *Planning Act*, Mr Andrew Byrne, a member of the Palmerston Division of the Development Consent Authority declared a conflict of interest and was not present during or took part in the deliberation or decision of the division in relation to Item 1.

Mr Christopher Cheung and Mr Okie Webb (owner) attended.

RESOLVED
25/13

That, the Development Consent Authority vary the requirements of Clause 7.3 (Building Setbacks of Residential Buildings) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 10905 (11) McGrath Street, Town of Palmerston for the purpose of 2 x 3 bedroom multiple dwellings in a single storey building, subject to the following conditions:

CONDITIONS

1. Works carried out under this permit shall be in accordance with the drawings numbered 2013/0062/1 through to 2013/0062/6 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 and approval to carry out works shall be obtained prior to the commencement of construction, 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, sewerage facilities and electricity services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
4. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston to the satisfaction of the consent authority.
5. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Palmerston, to the satisfaction of the consent authority.
6. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths/ cycleways;

- (c) undertake reinstatement works;
All to the technical requirements of and at no cost to the City of Palmerston, to the satisfaction of the consent authority.
7. Before the use or occupation 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;
 - (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;
- Car spaces and driveways must be kept available for these purposes at all times.
8. 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.
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.
10. No fence, hedge, tree or other obstruction exceeding a height of 0.6 m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
11. Soil erosion control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
12. All air conditioning condensers 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. Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.

NOTES:

1. This permit will expire if one of the following circumstances applies:
- (a) the use is 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. 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 to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

3. The Environment Protection Agency of the Department of Lands, Planning and the Environment advises that construction work should be conducted in accordance with the Agency's Noise Guidelines for Development Sites. 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.

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.
2. The proposed development is consistent with the primary purpose of Zone MD (Multiple Dwelling Residential) of the Northern Territory Planning Scheme as it provides for a variety of housing options for potential residents of McGrath Street and Henschke Street.
3. A variation to Clause 7.3 (Building Setbacks of Residential Buildings) of the Scheme to allow a primary street setback of 6.0m where 7.0m is required by Clause 7.3.1 (Additional Setback Requirements for Residential Buildings Longer than 18m and for Residential Buildings over 4 Storeys in Height) of the Scheme as the development has a length of 24m from Henschke Street to the north side boundary is granted as:
 - only a small portion of the building (bedroom 3 of Units 1 and 2) encroach into the setback;
 - the design of the structure resembles a single dwelling and will be in line with new and existing single dwelling developments on Henschke Street and as such it is considered that the proposed development is compatible with the streetscape and surrounding development in the area;
 - the setbacks to the affected boundary is well articulated due to the variation in building line, no adverse affects of building massing are anticipated when viewed from the street; and
 - landscaping has been provided to bedroom 3 so as to avoid undue overlooking.
4. A variation to Clause 7.3 (Building Setbacks of Residential Buildings) of the Scheme to allow a north side setback of 1.5m where 2.0m is required by Clause 7.3.1 (Additional Setback Requirements for Residential Buildings Longer than 18m and for Residential Buildings over 4 Storeys in Height) of the Scheme as the development has a length of 24m from Henschke Street to the north side boundary is granted as:

- the design of the structure resembles a single dwelling;
 - the setbacks to the affected boundary is well articulated due to the variation in building line, no adverse affects of building massing are anticipated when viewed from the adjoining property;
 - Colorbond Good Neighbour fencing has been provided adjacent to the verandahs so as to avoid any undue overlooking of the adjoining property; and
 - the open sided nature of the verandahs will encourage breeze penetration throughout the site.
5. A variation to Clause 7.3 (Building Setbacks of Residential Buildings) of the Scheme to allow a secondary street setback of 2.5m where 3.0m is required by Clause 7.3.1 (Additional Setback Requirements for Residential Buildings Longer than 18m and for Residential Buildings over 4 Storeys in Height) of the Scheme as the development has a length of 24m from Henschke Street to the north side boundary is granted as:
- the design of the structure resembles a single dwelling;
 - the setbacks to the affected boundary is well articulated due to the variation in building line, no adverse affects of building massing are anticipated when viewed from the street;
 - landscaping has been provided to soften the impact of the development on the streetscape; and
 - landscaping has also been provided to bedroom 2 so are to avoid undue overlooking.
6. 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 site is within a residential suburb that is currently being developed. Provided that stormwater will be appropriately managed on site without impacting on surrounding residential areas and disposed of into Councils stormwater drainage system within McGrath Street and Henschke Street, the land is considered capable of supporting the development as proposed.

ACTION: Notice of Consent and Development Permit

ITEM 2 WITHDRAWN

**ITEM 3 VERANDAH ADDITION TO EXISTING MULTIPLE DWELLING (UNIT 6)
PA2013/0084 LOT 4265 (48) EMERY AVENUE, TOWN OF PALMERSTON
APPLICANT NOW RESOURCES PTY LTD**

The applicant did not attend.

**RESOLVED
26/13**

That, the Development Consent Authority vary the requirements of Clause 7.3 (Building Setbacks of Residential Buildings) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 4265 (48) Emery Avenue, Town of Palmerston for the purpose of a verandah addition to an existing multiple dwelling (Unit 6) with a reduced front setback, subject to the following conditions:

CONDITIONS

1. Works carried out under this permit shall be in accordance with the drawings numbered 2013/0084/1 through to 2013/0084/2 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 and approval to carry out works shall be obtained prior to the commencement of construction, to the satisfaction of the consent authority.
3. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston to the satisfaction of the consent authority.
4. 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. This permit will expire if one of the following circumstances applies:
 - (a) the use is 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 consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

A variation to Clause 7.3 (Setbacks of Residential Buildings) of the Scheme can be supported as:

- the single storey appearance of the verandah will not result in building massing when viewed from Emery Avenue;
- the open sided nature of the verandah will encourage breeze penetration through the site;

- the proposed verandah will be screened from public view by a slatted fence and established landscaping and as such no impact on the amenity is anticipated; and
 - no public submissions were received during the exhibition period.
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.

Provided that the proposed development is screened through the provision of fencing and landscaping and stormwater is appropriately managed on site without impacting on surrounding residential areas and disposed of into Councils stormwater drainage system within Emery Avenue, the land is considered capable of supporting the development as proposed.

ACTION: Notice of Consent and Development Permit

ITEM 4 **EXTENSION OF TIME**
PA2008/0237 **LOT 7875 (3) BOWREY CRESCENT, TOWN OF PALMERSTON**
APPLICANT **GEORGE MILATOS**

Mr George Milatos attended.

RESOLVED That pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent
27/13 Authority defer consideration of the application for an extension of time on
DP08/0338 for Lot 7875 (3) Bowrey Crescent, Town of Palmerston to require
Development Assessment Services to provide further information from the
Department of Lands, Planning and the Environment for the Authority to consider in
order to enable the proper consideration of the application

ACTION: Advice to Applicant

ITEM 5 **3 X 2 BEDROOM MULTIPLE DWELLINGS IN 3 SINGLE STOREY BUILDINGS**
PA2013/0072 **LOTS 10974 (PROPOSED LOT 1157) FARRAR BOULEVARD, TOWN OF**
APPLICANT **PALMERSTON**
DLP DEVELOPMENTS

Mr Darron Lyons (DLP Developments) attended.

RESOLVED That, pursuant to section 53(a) of the *Planning Act*, the Development Consent
28/13 Authority consent to the application to develop Lot 10974 (proposed Lot 11157),
Town of Palmerston for the purpose of 3 x 2 bedroom multiple dwellings in 3 single
storey buildings, subject to the following conditions:

CONDITION PRECEDENT

1. Prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston's stormwater drainage system shall be submitted to and approved by the City of Palmerston, to the satisfaction of the consent authority. The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.

GENERAL CONDITIONS

2. Works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage facilities and electricity services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
5. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Palmerston to the satisfaction of the consent authority.
6. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Palmerston, to the satisfaction of the consent authority.
7. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths/ cycleways;
 - (c) undertake reinstatement works;All to the technical requirements of and at no cost to the City of Palmerston, to the satisfaction of the consent authority.
8. Before the use or occupation 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;
 - (c) surfaced with an all-weather-seal coat; and
 - (d) drained.Car spaces and driveways must be kept available for these purposes at all times.

9. 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.
10. 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.
11. No fence, hedge, tree or other obstruction exceeding a height of 0.6 m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
12. Soil erosion and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
13. Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.

NOTES:

1. This permit will expire if one of the following circumstances applies
 - (a) The development is 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. 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 to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
3. The NT Environment Protection Agency advises that construction work should be conducted in accordance with the Agency's Noise Guidelines for Development Sites. 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.

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 proposed development is consistent with the primary purpose of Zone MD (Multiple Dwelling Residential) of the Northern Territory Planning Scheme as it provides for a variety of housing options for

potential residents in Johnston. Furthermore, the development is fully compliant with the relevant provisions of the Northern Territory Planning Scheme.

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 site is 940m² in area, is regular in shape, and has two street frontages. The site has been cut, filled, and graded as part of the subdivision works and as such is relatively flat. Provided that stormwater is effectively managed on-site, the site is considered capable of supporting the proposed development.

3. Pursuant to section 51(n) of the *Planning Act*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

The subject proposal will provide for a variety of housing options in Johnston. Provided that the collection and discharge of stormwater is managed to Council's satisfaction, the proposal is considered likely to positively contribute to the future residential amenity of the locality.

ACTION: Notice of Consent and Development Permit

ITEM 6 **3 X 2 BEDROOM MULTIPLE DWELLINGS IN 3 SINGLE STOREY BUILDINGS**
PA2013/0071 **LOTS 10974 (PROPOSED LOT 1158) FARRAR BOULEVARD, TOWN OF**
APPLICANT **PALMERSTON**
 DLP DEVELOPMENTS

Mr Darron Lyons (DLP Developments) attended.

RESOLVED That, pursuant to section 53(a) of the *Planning Act*, the Development Consent
29/13 Authority consent to the application to develop Lot 10974 (proposed Lot 11158),
Town of Palmerston for the purpose of 3 x 2 bedroom multiple dwellings in 3 single
storey buildings, subject to the following conditions:

CONDITION PRECEDENT

1. Prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston's stormwater drainage system shall be submitted to and approved by the City of Palmerston, to the satisfaction of the consent authority. The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.

GENERAL CONDITIONS

2. Works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage facilities and electricity services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
5. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Palmerston to the satisfaction of the consent authority.
6. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Palmerston, to the satisfaction of the consent authority.
7. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths/ cycleways;
 - (c) undertake reinstatement works;All to the technical requirements of and at no cost to the City of Palmerston, to the satisfaction of the consent authority.
8. Before the use or occupation 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;
 - (c) surfaced with an all-weather-seal coat; and
 - (d) drained.Car spaces and driveways must be kept available for these purposes at all times.
9. 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.
10. 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.
11. No fence, hedge, tree or other obstruction exceeding a height of 0.6 m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.

12. Soil erosion and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
13. Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.

NOTES:

1. This permit will expire if one of the following circumstances applies
 - (a) The development is 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. 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 to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
3. The NT Environment Protection Agency advises that construction work should be conducted in accordance with the Agency's Noise Guidelines for Development Sites. 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.

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 proposed development is consistent with the primary purpose of Zone MD (Multiple Dwelling Residential) of the Northern Territory Planning Scheme as it provides for a variety of housing options for potential residents in Johnston. Furthermore, the development is fully compliant with the relevant provisions of the Northern Territory Planning Scheme.

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 site is 910m² in area, is regular in shape, and has two street frontages. The site has been cut, filled, and graded as part of the subdivision works and as such is relatively flat. Provided that stormwater is effectively managed on-site, the site is considered capable of supporting the proposed development.

3. Pursuant to section 51(n) of the *Planning Act*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

The subject proposal will provide for a variety of housing options in Johnston. Provided that the collection and discharge of stormwater is managed to Council's satisfaction, the proposal is considered likely to positively contribute to the future residential amenity of the locality.

ACTION: Notice of Consent and Development Permit

**ITEM 7
PA2013/0039
APPLICANT**

**EXTENSION TO EXISTING INDUSTRIAL BUILDING (WORKSHOP)
LOT 9146 (1) TOUPEIN ROAD, TOWN OF PALMERSTON
HEINER STRUCTURAL ENGINEERING CONSULTANTS PTY LTD**

Ms Annette Joseland and Mr Michael Hatton (Heiner Structural Engineering Consultants Pty Ltd) attended.

**RESOLVED
30/13**

That the Development Consent Authority determine that 43 car parking spaces for the proposed development is adequate in accordance with Clause 6.5.1(3) (Parking Requirements consent authority to determine the number of car parking spaces required) of the NT Planning Scheme, and that pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 9146 (1) Toupein Road, Yarrowonga, Town of Palmerston, for the purpose of an extension of a heavy vehicle workshop, subject to the following conditions:

CONDITIONS

1. Works carried out under this permit shall be in accordance with the drawings numbered 2013/0039/1 through to 2013/0039/2 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 and approval to carry out works shall be obtained prior to the commencement of construction, 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, sewerage facilities and electricity services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

4. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the consent authority.
5. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Palmerston, to the satisfaction of the consent authority.
6. 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. This permit will expire if one of the following circumstances applies:
 - (a) the use is 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. 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 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 proposed development is consistent with the primary purpose of Zone SC (Service Commercial) of the NT Planning Scheme to provide for commercial activities which, because of the nature of their business or size of the population catchment, require large sites.

In accordance with Clause 6.5.1(3) (Parking Requirements) of the NT Planning Scheme, the consent authority is to determine the number of car parks required by an undefined use. The land is developed and used for purposes of 'Heavy Vehicle Maintenance and Servicing', and the provision of 43 car parking spaces is determined to be adequate as the proposed extensions are not expected to generate demand for parking beyond that currently provided on the site. Any future use or development outside the realm of heavy vehicle sales, maintenance and servicing will require further consent of the Authority.

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 site has an area of 1000m², is regular in shape and has street frontages Yarrowonga Road and Toupein Road. The site is currently developed for the purpose of a warehouse/light industry in accordance with Development Permit DP02/0271 issued in October 2002.

Provided that stormwater is effectively managed the land is considered capable of supporting the proposed development as presented.

3. Pursuant to Section 51(n) of the *Planning Act*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

The proposed extension is located within an established service commercial area. The proposed development will be screened by landscaping to the Toupein Road boundary, and as such it is unlikely to impact on the amenity of the area.

ACTION: Notice of Consent and Development Permit

ITEM 8
PA2013/0059
APPLICANT

75 X 2, 119 X 2 AND 30 X 1 BEDROOM MULTIPLE DWELLINGS IN 5 X 4 STOREY BUILDINGS
LOT 10286 (11) TARAKAN COURT, TOWN OF PALMERSTON
BRUCE BALDEY

Mr Bruce Baldey attended.

RESOLVED
31/13

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Lot 10286 (11) Tarakan Court, Town of Palmerston for the purpose of 75 x 3 bedroom, 119 x 2 bedroom and 30 x 1 bedroom multiple dwellings in 5 x 4 storey buildings 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 subject to receipt of:

- An Acoustic Assessment Report in accordance with AS3671-1989 Acoustic – Road Traffic Noise Intrusion – Building Siting and Construction prepared by a suitably qualified person on the present and predicted future exposure of the site to road traffic noise levels, and where necessary/appropriate identify on the plans, in consultation with the Department of Transport, appropriate noise attenuation measures which will mitigate/address the impact of traffic noise on the dwellings, to the satisfaction of the Authority;
- A 'Traffic Impact Assessment' of both Tarakan Court and the intersection of Tarakan Court and Farrar Boulevard which demonstrates to the requirements of the City of Palmerston and the Department of Transport that Tarakan Court and the intersection of Tarakan Court and Farrar Boulevard are capable of

accommodating the increased traffic that the proposed development will generate;

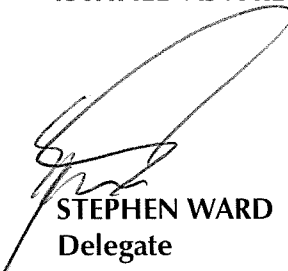
- A 'Traffic Movement Study' demonstrating how vehicles including visitor, service and removalist vehicles will manoeuvre around the site, around the roundabout and at the end of each access road; and whether parking provisions for these vehicles will be managed by a body corporate or through the provision of extra parking or will there be a dedicated pool of parking spaces taken from some of the units to provide for such parking; and
- Details on the anticipated body corporate arrangement for the site clarifying whether affordable housing will be managed by Department of Housing or another party or whether all units be sold off to private owners;

and amended plans demonstrating:

- safe pedestrian footpaths connecting the entrance to each building with the entrance to the site;
- sufficient clearance under all buildings to allow sufficient parking and manoeuvrability for emergency, servicing and removalist vehicles;
- Waste bin storage and access to such areas by service vehicles to the satisfaction of the City of Palmerston; and
- Screening of car parking areas to break up the visual effect of the expanse of parking.

ACTION: Advice to Applicant

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



STEPHEN WARD
Delegate

25/3/13