

From: [Planning NTG](#)
To: [Matthew Simpson](#)
Subject: FW: Submission to PA2021/0197 - Planning Scheme Amendment Application
Date: Tuesday, 17 August 2021 4:33:11 PM
Attachments: [Outlook-ohkacxoi.png](#)

From: Cameron Judson <cameron.judson@upsideplanning.com.au>
Sent: Tuesday, 17 August 2021 3:15 PM
To: Planning NTG <Planning.NTG@nt.gov.au>
Subject: Submission to PA2021/0197 - Planning Scheme Amendment Application

Dear Sir/Madam,

I write in response to the abovementioned planning scheme amendment.

The release of vacant Government land (of which there is a significant amount of in the Katherine) to support investment is welcome. The proposal however raises a couple of questions.

Flooding

The site is mapped as being within the 1%AEP. Contrary to Katherine Land Use Plan, Lands Planning has taken the position that an increase in density in an area within the 1%AEP is not supported.

The application site was a formerly used as playing fields. Zone TC (Tourist Commercial) is would likely therefore lead to a significant increase in density in the form of short-term accommodation and multiple dwellings.

The Katherine Land Use Plan doesn't have a section on tourist and visitor accommodation (although there is commentary in its reference material at Appendix A). In the absence of direction, the best guide would be Section 2.1.1 which supports residential development which among other things seeks to increase densities in close proximity to the town centre. With regard to flooding an explanatory paragraph states that:

"A priority in the identification of appropriate land to meet future demand for urban housing is consideration of the 1% AEP flood level. However, appropriate redevelopment of existing lots in Katherine which are at risk of flooding also provide an opportunity for increasing housing supply. While the construction cost of infill or redevelopment in established areas is likely to be higher because of required design and siting measures to address the risk of flooding, the option may appeal to some because of the availability of cheaper land and the local amenity of established areas. Although significant infill or redevelopment is likely to be constrained by the capacity of existing infrastructure, some development has the potential to optimise the use of existing infrastructure."

Impact on the Town Centre

The proposed use can be accommodated in the town centre. There is available, suitable and viable land in the town centre. In 2020, Lands Planning advised it would not support the rezoning of land at 2-10 Rundle Street to allow a hotel because it should be in the town centre.

The application is silent on the impact the proposal may have on the viability and vitality of the town centre.

If Lands Planning is to be consistent in its interpretation of policy, it would request the applicant demonstrate it the proposal would not have an adverse impact on the town centre and it could not be accommodated in the town centre.

Conclusion

Inconsistency has the potential of bringing the decision making process into disrepute because it suggests that a decision is arbitrary, rather than one made in accordance with policy (in this case the Katherine Land Use Plan). The principle of consistency in decision making is in the interest of an orderly, responsive and sound planning system.

Thanks,

Cameron



Cameron Judson

Director

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Record No: D2021/347569
Container No: NE425/3017
Your Ref: PA2021/0197

Matthew Simpson
Development Assessment Services
Development Consent Authority
GPO Box 1680
Darwin NT 0801

Dear Matthew

Re: Lot 3017 Giles Street Katherine Town of Katherine

In response to your letter of the above proposal for the purpose of rezoning from Zones OR and PS to Zone TC for a hotel accommodation development on site, Power and Water Corporation advises the following with reference to electricity enquiries:

1. Power and Water does not object the rezoning application subject to the Proponent (Department of Infrastructure, Planning and Logistics, DIPL) be responsible for the cost of electricity network upgrade requirements.
2. Power and Water has approved the electrical design drawings (B21-3406 to B21-3409) from DIPL's electrical Consultant (AGA Consulting Engineers) on 8 June 2021, for establishment of a 1000kVA package substation on Lot 3017 to service the proposed hotel accommodation development on Lot 3017.

If you have any further queries, please contact the undersigned on 8924 5729.

Yours sincerely

Thanh Tang
Manager Distribution Development

16 August 2021



KATHERINE
TOWN COUNCIL

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14 September 2021

Development Assessment Services
Department of Infrastructure, Planning and Logistics
GPO Box 1680
Darwin NT 0801

LETTER OF COMMENT DEVELOPMENT APPLICATION

PA2021-0197

Lot 3017, 40 Giles Street, Katherine NT

Rezone Lot 3017 40 Giles Street from Zones OR and PS to Zone TC

Thank you for the Development Application referred to this office on 13 August 2021, concerning the above. This letter may be tabled at Katherine Town Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council supports the granting of a Development Permit for the following reasons:

- a) Nil Issue

If you require any further discussion in relation to this application, please contact Katherine Town Council on 08 8972 5500.

Yours sincerely

Brendan Pearce

DIRECTOR INFRASTRUCTURE & ENVIRONMENT