

# NT PLANNING COMMISSION HEARING

## PROPOSED NT PLANNING SCHEME AMENDMENT PA2021/0197

Rezone Lot 3017 Town of Katherine (40 Giles Street, Katherine)  
Zone OR (Organised Recreation) and Zone PS (Public Open Space)  
to Zone TC (Tourist Commercial)

**Agenda Item Number: 1**

**Meeting Date: 20 October 2021**

**Attachment A – Exhibition Material**

**Attachment B – Submissions Received**

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**Matthew Simpson**

Planner,  
Lands Planning

# Report to the Planning Commission

This report is prepared under section 22 of the *Planning Act 1999*, and considers the submissions made in relation to the proposal.

## 1. GENERAL INFORMATION

<b>ADDRESS:</b>	Lot 3017 Town of Katherine (40 Giles Street, KATHERINE)
<b>AREA:</b>	1.96 ha
<b>CURRENT ZONE:</b>	Multi-zoned - Zone OR (Organised Recreation) and Zone PS (Public Open Space)
<b>PROPOSED ZONE:</b>	Zone TC (Tourist Commercial)
<b>PROPOSED LAND USE:</b>	Hotel accommodation
<b>APPLICANT:</b>	Department of Infrastructure, Planning and Logistics
<b>LAND OWNER:</b>	Crown Land

## 2. LEGISLATIVE REQUIREMENTS

The Minister for Infrastructure, Planning and Logistics is responsible for determining proposals to amend the NT Planning Scheme, including the rezoning of land. The *Planning Act 1999* establishes requirements relating to the exhibition, consultation and reporting of proposed amendments to the NT Planning Scheme.

Under section 22(6), the Planning Commission must hold a hearing if submissions are received during the exhibition period, and the Chairperson is satisfied that a hearing would provide further useful information.

Under section 24 of the Act, the Planning Commission must provide to the Minister for Infrastructure, Planning and Logistics, a written report that addresses the issues raised in the submissions; the issues raised at the hearing and during any consultation; and any other matters the Commission considers the Minister should take into account when considering the proposal.

## 3. PROPOSAL

On 18 June 2021, the Department of Infrastructure, Planning and Logistics lodged an application to rezone Lot 3017 Town of Katherine (40 Giles Street) from Zones OR (Organised Recreation) and PS (Public Open Space) to Zone TC (Tourist Commercial), to facilitate development of the site for hotel accommodation.

The department is concurrently facilitating an Expression of Interest process, which was announced on 3 August 2021, for development that is consistent with hotel accommodation.

A copy of the exhibition material, including the application and locality maps is at **Attachment A**.

## 4. SITE AND LOCALITY CONTEXT

The subject site (Lot 3017 Town of Katherine) is presently multi-zoned and is owned by the Crown. The western side of the site consists of 0.5ha of land zoned OR (Organised Recreation), and the remaining 1.46ha is zoned PS (Public Open Space).

Up until 2016, the site was the location of the Katherine Sports and Recreation Club. Previous activities have ceased on the site and been relocated to the Katherine Town

Council Sportsground and the Don Dale recreation centre. The site has been cleared and is currently vacant.

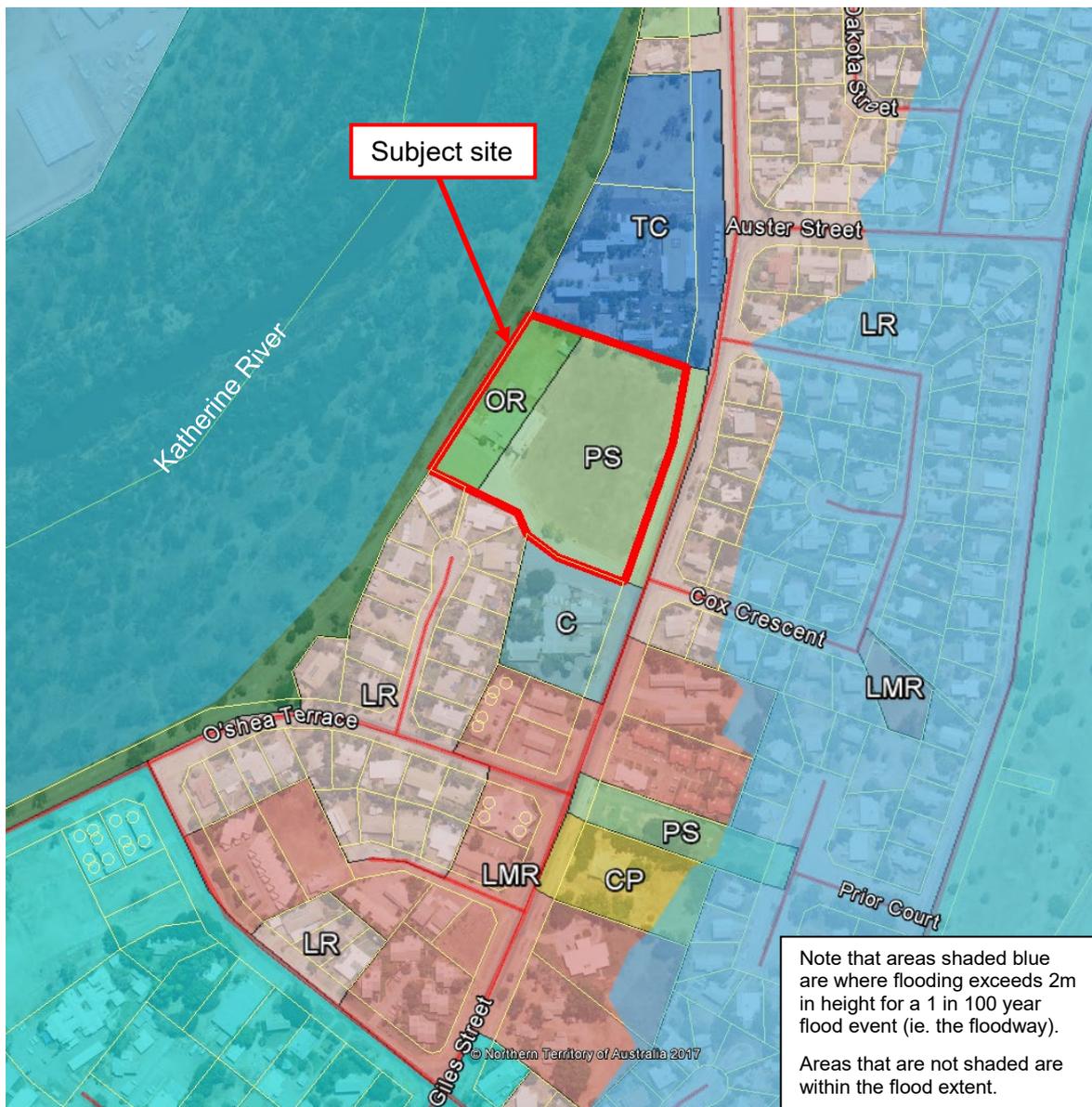
Flood mapping shows that site is within the extent of a 1% Annual Exceedance Probability (AEP) flood event, but it sits outside the area identified as the 'floodway'. During a 1% AEP flood event it is anticipated that the site would flood to a depth ranging from 200mm to 500mm.

The site is neighboured by three residential properties to the south, and commercial uses to the north and south-east. The site is also adjacent to the Katherine River and residential development to the east.

The site has existing vehicle access from Giles Street.

The site is identified as Open Space / Natural Area within the Katherine Land Use Plan which reflects the current zoning and previous use of the site. The proposed rezoning is contrary to the Katherine Land Use Plan and, if approved, will require a consequential amendment to the land use plan.

**Map 1: Showing Site, Surrounds and Zoning**



## 5. EXHIBITION OF PROPOSAL

On 3 August 2021, the Minister for Infrastructure, Planning and Logistics determined under section 13(3)(a) of the *Planning Act 1999* to continue consideration of the proposed amendment by placing it on exhibition.

The proposal was on public exhibition for a period in excess of 28 days and advertised online from 13 August 2021 to 13 September 2021. The period of exhibition was in accordance with the requirements of the *Planning Act 1999*.

## 6. SUBMISSIONS

Three (3) submissions (1 public, 1 service authority and 1 council) were received regarding this proposal. The public submission welcomed investment in Katherine but was not in favour of the proposal in the given locality. The submission predominately focused on how the application has not addressed impacts on the Katherine town centre.

Below is a summary of the matters raised in the submissions, refer **Attachments B1 – B3**

### Public Submissions

Submitter	Discussion Points
Cameron Judson (Attachment B1)	<ul style="list-style-type: none"><li>• The release of vacant government land to support investment in Katherine is welcomed.</li><li>• The proposed site is within the 1% AEP flooding in Katherine. Zone TC (Tourist Commercial) will lead to an increase in density in the form of short-term accommodation and multiple dwellings. Previously Lands Planning has provided advice to the effect that it would not support densification within the 1% AEP flood extent.</li><li>• The Katherine Land Use Plan supports residential development and seeks to increase density in close proximity to the town centre. Residential development is therefore preferred.</li><li>• The proposed use can be accommodated within the town centre of Katherine.</li><li>• The application is silent on the impact the proposal may have on the viability of the town centre.</li></ul>

### Service Authority Submissions

Submissions received from Service Authorities are summarised in the table below.

Service Authority	Comments
Power Water - Power (Attachment B2)	<ul style="list-style-type: none"><li>• Power and Water does not object to the proposal subject to the proponent being responsible for the cost of electrical network upgrades.</li><li>• Power and Water has approved design drawing submitted on 8 June 2021 that will service the lot.</li></ul>

**Local Authority Submissions**

<b>Council</b>	<b>Comments</b>
Katherine Town Council <b>(Attachment B3)</b>	<ul style="list-style-type: none"><li>• Council has provided support for the application.</li></ul>

**7. RECOMMENDATION**

That under section 24 of the *Planning Act 1999*, the Planning Commission report to the Minister for Infrastructure, Planning and Logistics on the issues raised in submissions, issues raised at the hearing and any other matters it considers the Minister should take into account when considering the proposal.