Coomalie Community Government Council

Meeting date: **Friday, 11 November 2011 from 8:00 AM to 9:00 AM**
Location: Adelaide River Council Office - Stuart Highway Adelaide River
Purpose/Notes: Planning Matter - SUBDIVISION APPLICATION PA2011/0788 – LOTS 23 AND 24 HUNDRED OF GOYDER – SJ DELAHAY
Invited Guests: (no guests)

Meeting Documents:

(no documents)

Agenda:

1. Standing Agenda Items

1.1. Apologies and Leave of Absence

Apologies were received from:
*

1.1.1. Apolgies and Leave of Absence

That the apologies of
*
be accepted and that leave of absence be granted.
Resolution #:

2. Business Brought Forward From Previous Meetings

No Business Brought Forward From Previous Meetings

3. General Business

3.1. SUBDIVISION APPLICATION PA2011/0788 – LOTS 23 AND 24 HUNDRED OF GOYDER – SJ DELAHAY

Chief Executive Officer

An application has been received by the Development Assessment Services Branch of the NT Department of Lands and Planning regarding the proposed subdivision of lots 23 and 24 in the Hundred of Goyder submitted by Stuart Delahay.

Council's submission in response to the proposed subdivision application is required to be lodged with the Development Assessment Services no later than Friday 11th of November 2011.

Report:

The application is relatively straightforward and proposes subdividing the two existing parcels into four new blocks.

One issue that will be of concern to Council is that of access along the western boundaries of Lot 1 and Lot 3 of the proposed subdivision. A 5th lot (lot 5) is proposed as a 15 metre wide access way along the proposed western boundaries of lots 1 and 3.

On page 9 of the application documents package the applicant states :

"Road access is readily available to each allotment. The land is flanked on 2 two sides by existing road reserves and on the 3rd side by an existing access way, with Cheeney Road North to the east, Chin Road to the south and the existing access way (lot 5) to the West. Access to allotments 4 and 3 is available from Chin Road. Access to allotment 2 is available from Cheeney Road North. While access to allotment1 is available via the existing access way (lot 5).

On pages 15 and 16 of the application documents package the applicant states:

EXISTING CHIN SUBDIVISION – ROAD NETWORK

1. *The Chin Subdivision was created in 1973; Survey Plan LTO 73/8B refers.*
2. *There are declared road reserves on the north, west and east boundaries and a Right of Way running north-south between the old sections 1314 and 1319.*
3. *Section 2915, declared in 1988 (survey plan S85/287C) all but surrounds the Chin Subdivision, there are no interconnecting road reserves to the Chin Subdivision, except for the western unconstructed road passing Section 1326.*
4. *Coomalie Council has a lease agreement with the NT Land Corporation for that section of Cheeney Road connecting to Solomon Road and the current access along the South boundary of Lot 24, known as Chin Road.*
5. *The Finniss River forms a natural barrier to access, running through lots 3-6 and lots 10-12. Lots 1, 2,3,11 & 12 have no wet season access except by boat. Lots 6,7,18 & 19 can be generally accessed via the northern access road, known as Cheeney West. The Right of Way is impassible in the wet season except for a small section around lots 9, 10, 15 & 16.*
6. *The existing access track shown on the topographical map is informal and technically illegal, as it passes through private property. There are no gates or fences to control traffic flow and the whole network is at best informal. The access track follows the "high" ground and is the only practical location for an access way. Lot 24 was fenced some years ago with a 15 metre shift to the east to accommodate a road reserve in the future.*
7. *Local residents have made a number of submissions over the years to both Coomalie Council and the Northern Territory Government for a formal road network. The Coomalie Land Use Objectives show a connector road along the above mentioned route.*
8. *This submission suggests that a road reserve be declared along lots 13-24, 14-23, 14-15, 10-15 and 9-10. An interim access way 15m wide has been declared along the western boundary of lots 23 and 24.*

The draft response below is submitted for Councillor endorsement.

Proposed Submission

Coomalie Community Government Council (Council) makes the following submission pursuant to Section 49 of the Planning Act in relation to the application for "Proposed Subdivision Lots 00023 and 00024 Hundred of Goyder" - your reference PA2011/0788 - by Mr SJ Delahay.

Council strongly objects to the proposed access way (Lot 5) along the western boundaries of the proposed Lot 1 and Lot 3. The proposed access way will not necessarily be adequate for access to the proposed Lot 1, and most likely continue to be utilised by other local residents as an informal access traversing private property to reach other sections of the Chin subdivision area. Approval of the application in its current form would result in the setting of a highly undesirable precedent for potential future subdivisions on other land parcels within the Chin subdivision, where access is already notoriously problematic.

Council requests the Consent Authority imposes the following conditions on the developer:

1) That the proposed Lot 5 be deleted from the plan and substituted with a road reserve of 30 metres width

along the western boundaries of the proposed Lot 1 and Lot 3, consistent with Coomalie Community Government Council's adopted minimum standard requirements so as to allow adequate space for the constructed road and shoulders, drainage, verges and fire break margins;

2) That the developer constructs a gravel road along the entire length of the western boundaries of the proposed Lot 1 and Lot 3 with a properly constructed junction to the existing Chin Road running along the Southern Boundary of the proposed subdivision;

3) The new road shall be surveyed and designed by qualified personnel and designs submitted for approval for by Council prior to construction. The following factors will be assessed:

- Longitudinal gradients and their impact on water flow
- Cross- sectional gradients and their impact on side drains and property access
- Side drains (if required) shall be as shallow as possible with flat bottoms
- Minimum pavement width (shoulder to shoulder) 9 metres
- Minimum compacted gravel pavement 200mm at 98%
- Treatment for material below the pavement, compaction, test rolling min 95%
- Signage and guideposts

4) After construction of roads and accesses the developer shall provide Council with:

- As constructed drawings in paper and digital format
- Compaction tests from a registered laboratory

5) Driveway accesses to all lots shall be approved by Council prior to commencement of construction. In all cases a longitudinal section of the proposed work is required showing all necessary drop structures in the road side drain to prevent scouring and potential damage to the road pavement. Access ways shall be in accordance with NT Government standard drawings and a minimum of 4 metres wide. Where applicable a pipe culvert can replace the concrete invert.

6) After construction of accesses the developer shall provide Council with as constructed drawings in paper and digital format.

Documents:

- Delahay Subdivision Application.pdf

3.1.1. SUBDIVISION APPLICATION PA2011/0788 – LOTS 23 AND 24 HUNDRED OF GOYDER – SJ DELAHAY

That the CEO is directed to make a submission to the Development Assessment Services section as drafted in relation to Subdivision Application PA2011/0788 by close of business on 11th November 2011.

Resolution #:

4. Confidential Items and Conclusion

4.1. Next Meeting

The next ordinary meeting of Coomalie Community Government Council will be held at the Council Chambers on 15th November 2011 at 6.00pm.

4.2. Conclusion