DEVELOPMENT CONSENT AUTHORITY

TENNANT CREEK DIVISION

MINUTES

MEETING No. 47 – TUESDAY 15 NOVEMBER 2016

CONFERENCE ROOM
DEPARTMENT OF INFRASTRUCTURE, PLANNING & LOGISTICS
33 LEICHHARDT STREET
TENNANT CREEK

MEMBERS PRESENT: Denis Burke (by video link), Kris Civitarese, Alan Sprigg (Katherine DCA Member - by video link),

APOLOGIES: Narelle Bremner

OFFICERS PRESENT: Peter Somerville, Kate Walker (by video link)

COUNCIL REPRESENTATIVE: Nil

Meeting opened at 9:15 am and closed at 10:05
ITEM 1  DEVELOPMENT – LOT 994, 5 STANLEY STREET, TOWN OF TENNANT CREEK 
SERVICE STATION (UNMANNED 24 HOUR DIESEL REFUELLING FACILITY) 
JOHN FRASER PTY LTD

Applicant John Fraser attended the meeting and spoke in support of the application. 
Mr Fraser tabled usage reports advising detailing the number of vehicles using an existing (similar) 
facility during February 2016 and August 2016.

Submitters Peter Dixon (AIM Church), Len Holbrook and Joe Renton-Williams (for Margaret Galway on 
behalf of the Bluestone Motor Inn) attended the meeting and spoke in support of their submissions.

Submitters John McDonnell and Margaret Galway sent their apologies and could attend the meeting.

RESOLVED 0005/16 That, pursuant to section 46(4)(b) of the Planning Act, the Development Consent 
Authority:

1. defers further consideration of the application to develop Lot 994 (5) 
Stanley Street, Town of Tennant Creek for the purpose of for the purpose of a service station (unmanned 24 hour diesel refuelling 
facility) to require the applicant to provide the following additional information/documentation that it considers necessary in order to enable the 
proper assessment of the suitability of the proposed development:
(a) Swept path diagrams for A-triple / Type 2 'road-trains' entering and 
exit the site and moving within the site, allowing assessment of the:
(i) functionality of the layout;
(ii) likely impact of the proposed development and use on the 
Stanley Street road reserve;
(iii) need (if any) for works to the Stanley Street carriageway to 
meet Barkly Regional Council technical requirements for access 
to and egress from the site; and
(b) documentation showing Barkly Regional Council and the Department of 
Infrastructure, Planning and Logistics (Transport Infrastructure Planning 
Division) support in principle for the proposed access and egress for the 
property by A-triple / Type 2 'road-trains' (to ensure that the movement 
of heavy vehicles complies with relevant technical requirements of those 
authorities); and

2. recommends the applicant to consider submitting amended site plans 
including swept path plans responding to requirements 1.a) and 1.b) above 
and providing/showing:
(a) for both clockwise and anti-clockwise on-site vehicle circulation;
(b) bowers and the fuel tank located near the western side of the site 
(maximizing the separation between the refueling point and the church 
on adjoining Lot 995);
(c) solid screen fencing along the boundary with Lot 945 to a minimum
height of 2.0 m (providing visual screening of the activities on Lot 994 when viewed from Lot 945);
(d) screen landscaping along the Standley Street frontage appropriately responding to the intent of clause 6.5.3.3(g) and clause 6.12 (Landscaping) of the NT Planning Scheme, to partially screen the development and enhance the amenity of the Standley Street frontage; and
(e) details of proposed dust-suppression strategies and/or measures such that the proposed development and use is unlikely to unduly impact on the amenity of other properties in the locality on account of dust.

noting:
• Barkly Regional Council and Department of Infrastructure, Planning and Logistics (Transport Infrastructure Planning Division) comments on the applications;
• issues raised in public submissions and the Agenda Report in relation to potential amenity impacts of the proposed development and use;
• the applicant’s advised intention to facilitate site access for A-triple / Type 2 ‘road-trains’;
• the applicant’s advice that they have previously designed alternative site access with on-site vehicle movement in the opposite direction to that shown in the application and refuelling bowser/s located adjacent to the western boundary instead of the eastern boundary;
• that the plans provided include limited detail in relation to proposed dust-suppression measures;
• that it envisages that locating the bowser/s adjacent to the western boundary (rather than the eastern boundary) would likely significantly reduce the potential amenity impacts on adjoining Lot 995 Standley Street;
• that it considers the proposed development and use to be of a nature that may be reasonably expected for the site which is Zoned GI (General Industry); and
• that it envisages being able to approve the proposal as amended, subject to:
  ➢ satisfactory demonstration of the suitability of the access arrangements and driveway layout;
  ➢ support in principle from relevant local and road authorities;
  ➢ suitable revisions to the site layout that reasonably limit likely impacts on established uses on adjacent and nearby properties; and
  ➢ imposition of reasonable and relevant conditions of approval.

ACTION: Prepare letter of deferral.

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

DENIS BURKE
Chairman
18/11/2016

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These minutes record persons in attendance at the meeting and the resolutions of the Development Consent Authority on applications before it. Reliance on these minutes should be limited to exclude uses of an evidentiary nature.