



DEVELOPMENT CONSENT AUTHORITY

TENNANT CREEK DIVISION

OUT OF SESSION MINUTES

MEETING No. 46 – WEDNESDAY 29 MARCH 2016

MEMBERS PRESENT:

Denis Burke, Ray Wallis, Tony Boulter, Hal Ruger, Tony Civitarese

OFFICERS:

Peter Somerville, Fraser Cormack

**ITEM 1 PROPOSED STAFF ACCOMMODATION FOR AN EXISTING SUPPORTING
ACCOMMODATION (AGED CARE) FACILITY, LOT 1012 (50) PEKO ROAD,
TOWN OF TENNANT CREEK
APPLICANT – ZONE A PTY LTD**

The applicant and Barkly Regional Council were provided with a copy of the Agenda Report and invited to comment on the recommendation. The applicant provided a written response advising that they had no issues with the recommendations outlined. No response was received from the Barkly Regional Council.

No conflict of interest or potential conflict of interest was identified.

RESOLVED That, the Development Consent Authority varies the requirements of clause 6.5.1
0001/16 (Parking Requirements) of the Northern Territory Planning Scheme, and pursuant to
section 53(b) of the *Planning Act*, alters the proposed development and consents to
the proposed development as altered to develop Lot 1012 (50) Peko Road, Town of
Tennant Creek for the purpose of staff accommodation additions to an existing
supporting accommodation (aged care) facility, subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans, to the satisfaction of the consent authority, must be submitted to and approved by the consent authority. When endorsed, the plans will form part of the permit. The plans must be in Adobe PDF format and must be generally in accordance with the drawings submitted with the application but amended to:
 - a) show a parking layout that includes a minimum of 6 parking spaces and complies with clause 6.5.3 of the NT Planning Scheme;
 - b) include a detailed landscaping and fencing plan that includes:
 - (i) extent, height and type of proposed fencing around the staff accommodation area;
 - (ii) privacy screening or partial privacy screening between living areas to adjacent staff accommodation buildings providing an improved response to clause 7.8.2(i) of the Scheme; and
 - (iii) some tree/shrub planting near the staff accommodation buildings, selected and located with a view to providing some shade within communal open space areas and assisting in integrating the buildings into the streetscape.

GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. Any development on or adjacent to any easements on site must be carried out to the requirements of the relevant service authority, to the satisfaction of the consent authority.
4. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.

5. The kerb crossover and driveway to the site approved by this permit are to meet the technical standards of the Barkly Regional Council, to the satisfaction of the consent authority.
6. Storm water is to be collected and contained within the site or discharged into the drainage network to the technical standards of, and at no cost to, the Barkly Regional Council, to the satisfaction of the consent authority.
7. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity in accordance with the authorities' requirements and relevant legislation at the time.
8. Before the use of the staff accommodation commences, 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. Before the use or occupation of the dwellings 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) sealed and line-marked; and
 - d) drained;to the satisfaction of the consent authority.
Car spaces, access lanes and driveways must be kept available for these purposes at all times.
11. All air conditioning units and condensers (including any required to be added or replaced in the future) are to be appropriately screened from adjoining properties and streets, to the satisfaction of the consent authority.
12. Dust control measures must be employed throughout the construction stage of the development, to the satisfaction of the consent authority, on advice from the NT Environment Protection Authority.

NOTES

1. This development permit does not grant building approval for the proposed development and use. You are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing demolition or construction works.
2. A Permit to Work Within a Road Reserve may be required from the Barkly Regional Council before commencement of any work within the road reserve.
3. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentsouth@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 in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

4. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites in the Northern Territory. 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.
5. Telstra advises that the developer is required to contact Dial Before You Dig on 1100 to obtain a location of the Telstra Network and arrange for any relocation if required. The Telstra contact for relocation work is the Network Integrity and Compliance Group on 1800 810 443.
6. You are advised to contact the relevant service provider prior to construction works commencing in order to determine the relevant telecommunication network servicing requirements for the development, including the potential requirement to provide fibre ready telecommunication facilities.

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 medical clinic development and use, as approved, is considered appropriate to Zone CP (Community Purposes) of the Northern Territory Planning Scheme and is considered consistent with the policy for the zone in the context of the established development of the locality and the characteristics of the site.
2. A variation to clause 6.5.1 (Parking Requirements) of the NT Planning Scheme to allow 6 parking spaces, instead of a minimum of 8 parking spaces is supported in this instance, as:
 - a) the provision of 1 parking space per bedroom is expected to ensure that the proposed staff accommodation use is reasonably serviced; and
 - b) the site has ample space to accommodate informal overflow/visitor parking, if required from time to time, without any significant on or off-site amenity impacts expected.These circumstances are considered to justify the granting of a variation to clause 6.5.1 and the objective of the clause is expected to be met.
3. Pursuant to section 51(e) of the *Planning Act*, in considering a development application the Development Consent Authority is required to take into account any submissions made under section 49 of the Act and any evidence or information received under section 50 of the Act. No public or local authority submissions were received under section 49 of the Act.
4. Pursuant to section 51(h) of the *Planning Act*, in considering a development application the Development Consent Authority is required to take into account the merits of the proposed development as demonstrated in the application. The proposed development will provide conveniently located staff accommodation, which may be expected to assist in facilitating the effective management and operation of the adjacent supporting accommodation facility.

5. Pursuant to section 51(j) of the *Planning Act*, in considering a development application the Development Consent Authority is required to take into account 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 land is expected to be capable of supporting the proposed development without undue impact on other land.
6. Pursuant to section 51(m) of the *Planning Act*, the consent authority must take into account the public utilities or infrastructure provided in the area in which the land is situated, services to be connected to the land and the requirement, if any, for those facilities or infrastructure to be provided by the developer, noting:
 - a) The Barkly Regional Council (the Council) has not identified any objections or requirements in relation to the proposed development and use. Standard conditions relating to site access and stormwater drainage are included in the permit to ensure that the Council's interests are duly recognised;
 - b) Power and Water Corporation (PAWC) has advised that it has no objections to the proposed development and has requested standard permit conditions and notes relating to PAWC interests. Standard conditions and notes regarding works and easements are expected to duly recognise PAWC's interests with respect to the proposed development; and
 - c) The Northern Territory Fire and Rescue Service (NTFRS) has advised of no objections to the proposed development, subject to:
 - (i) a permit to build being obtained before commencing works;
 - (ii) an occupancy permit being issued before the building is occupied; and
 - (iii) NTFRS Fire and Emergency Regulations being met.A standard note regarding building certification is expected to duly recognise NTFRS interests with respect to the proposed development.
7. Pursuant to section 51(n) of the *Planning Act* the consent authority must take into consideration the potential impact of development on the existing and future amenity of the area in which the land is situated. It is not envisaged that the proposed staff accommodation additions will unduly impact on the residential amenity of adjoining properties or the locality.

ACTION: Development Assessment Services to prepare a Development Permit and Notice of Consent.

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



DENIS BURKE
Chairman

31/3/2016

