

**DEVELOPMENT CONSENT AUTHORITY**

**TENNANT CREEK DIVISION**

**MINUTES**

**MEETING No. 30 – WEDNESDAY 14 MARCH 2012**

**PHONE CONFERENCE  
DEPARTMENT OF CONSTRUCTION AND INFRASTRUCTURE  
33 LEICHHARDT STREET, TENNANT CREEK**

**MEMBERS PRESENT:** Peter McQueen (Chairman) and Ray Wallis (Alice Springs by phone) and Hal Ruger (Tennant Creek)

**APOLOGIES:** William (Tony) Boulter

**OFFICERS:** Peter Somerville and Kirra Morgan (in Alice Springs)

**COUNCIL REPRESENTATIVE:** Erich Shoppe (in Tennant Creek)

**Meeting opened at 2:30 pm and closed at 2:45 pm**

**THE MINUTES OF THE EVIDENTIARY STAGE AND THE DELIBERATIVE STAGE ARE RECORDED SEPARATELY. THESE MINUTES RECORD THE DELIBERATIVE STAGE. THE TWO STAGES ARE GENERALLY HELD AT DIFFERENT TIMES DURING THE MEETING AND INVITEES ARE PRESENT FOR THE EVIDENTIARY STAGE ONLY.**

**ITEM 1                    DEVELOPMENT – 6 X 2 BEDROOM DEMOUNTABLES**  
**PA2011/0963            LOT 2473, 3 CHITTOCK CRESCENT, TOWN OF TENNANT CREEK**  
**BERNARD GWYNNE**

Bernard Gwynne attended the meeting in Alice Springs and Clarissa Burgen attended the meeting in Tennant Creek.

**RESOLVED**  
**0004/12**

That, the Development Consent Authority varies Clauses 6.5.3 (Parking Layout), Clause 7.3.2 (Distance between Residential buildings on the One Site), Clause 7.6 (Communal Open Space) and Clause 7.8 (Building Design for Multiple Dwellings, Hostels and Supporting Accommodation) of the NT Planning Scheme, and pursuant to section 53(b) of the *Planning Act*, alter the proposed development and consent to the proposed development as altered to develop Lot 2473, 3 Chittock Crescent, Town of Tennant Creek for the purpose of Multiple Dwellings (6 x 2 bedroom single storey demountable dwellings), subject to the following conditions:

1. Works carried out under this permit shall be completed in accordance with the drawings endorsed by the delegate of the Development Consent Authority as forming part of this permit, to the satisfaction of the Development Consent Authority.
2. The permit holder must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity services in accordance with the authorities' requirements and relevant legislation at the time.
3. All proposed work (including vehicle crossovers, driveways and bin pads) affecting the adjacent road reserves is to be designed, supervised and certified on completion in accordance with the standards and specifications of Barkly Shire Council and the Department of Lands and Planning (Road Network Division) as the case may be, to the satisfaction of the consent authority.
4. Before the use or occupation of the development 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) surfaced with an all-weather seal coat; and
  - d) drained.Car spaces, access lanes and driveways must be kept available for these purposes at all times.

8. The car parking shown on the endorsed plans must be available at all times for the exclusive use of the occupants of the development and their visitors.
9. A fencing and landscaping plan, to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plan must be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and two copies provided. The plan must show:
  - a) details of landscaping and planting within all open areas of the site;
  - b) landscaping along street boundaries and selected internal sites to included appropriate tree species; and
  - c) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.

All plant species must be to the satisfaction of the consent authority and due regard must be given to the design criteria contained in Clauses 6.12 (Landscaping) and 7.7 (Landscaping for Multiple Dwellings, Hostels and Supporting Accommodation) of the NT Planning Scheme. The landscape plan must also indicate that an in-ground irrigation system is to be provided to all landscaped areas.

10. Before the use/occupation of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
11. 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.

#### **NOTES:**

1. This development permit does not grant "building approval" for a development or use. You are advised to contact a registered private building certifier to ensure that you have attained all necessary approvals before commencing construction or the approved use. The Building Advisory Services Branch (89519235), Department of Lands and Planning may also be able to advise you with regard to Building Permit requirements.
2. The Power and Water Corporation advises that the Water and Sewer Services Development Section ([landdevelopmentnorth@powerwater.com.au](mailto:landdevelopmentnorth@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto:powerconnections@powerwater.com.au)) should be contacted via email a minimum of 1 month prior to construction works commencing to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
3. A "Permit to Work within a Road Reserve" may be required from Barkly Shire Council or the Department of Lands and Planning (Road Network Division) as the case may be before commencement of any work within the road reserve.

4. This permit does not grant approval for a subdivision for the purpose of a unit title scheme. A separate development application is required should the land owner(s) wish to unit title the development.

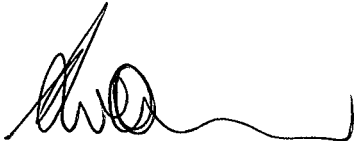
#### **REASONS FOR THE DECISION**

1. The conditions are approved are intended to assist in ensuring the orderly servicing and development of the property.
2. Pursuant to section 51(a) of the *NT Planning Act*, the Development Consent Authority must take into consideration the planning scheme that applies to the land to which the application relates. The proposed development is consistent with the primary purpose of Zone MD (Multiple Dwelling) to provide for a range of housing options.
3. A variation to Clause 6.5.3 (Parking Layout) of the Northern Territories Planning Scheme is supported as the variation required, in the context of the overall development of the site is not considered to result in any adverse impact on the existing and future amenity of the locality.
4. A variation to Clause 7.3.2 (Distance between Residential buildings on the One Site) to allow a setback of 2.48 m between units "1:2" and "6:7" and 2.2m setback between units "2:3" and "7:8" in lieu of 3.0m is supported based on additional lattice screening proposed to be added to the intervening 1.8m high solid fencing to overcome potential privacy issues.
5. A variation to Clause 7.6 (Communal Open Space) of the NT Planning Scheme is supported in this instance as:
  - Each multiple dwelling is provided with suitable areas of private open space; and
  - Close proximity of recreational facilities and public open space to the development.
6. A variation to Clause 7.8 (Building Design for Multiple Dwellings, Hostels and Supporting Accommodation) of the NT Planning Scheme is supported as the variation required, in the context of the overall development of the site is not considered to result in any adverse impact on the existing and future amenity of the locality.

7. Pursuant to section 51(h) of the *Planning Act*, the consent authority must take into consideration the merits of the proposal. The proposal will benefit the local community through the provision of additional residential accommodation in the town of Tennant Creek.

**ACTION:** Notice of Consent and Development Permit

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



**PETER MCQUEEN**  
Chairman

22 / 3 / 2012