



DEVELOPMENT CONSENT AUTHORITY

KATHERINE DIVISION

MINUTES

MEETING No. 126 – WEDNESDAY 4 JUNE 2014

**TRAINING ROOM
1ST FLOOR GOVERNMENT CENTRE
5 FIRST STREET
KATHERINE**

MEMBERS PRESENT Peter McQueen (Chairman, via phone), Craig Lambert, Sue Davy, Steven Rose and Fay Miller

APOLOGIES: Donald Higgins

OFFICERS PRESENT: Steven Kubasiewicz (via phone) and Julie Bennett (Development Assessment Services)

COUNCIL REPRESENTATIVE: David :Laugher (CEO)

Meeting opened at 10.45 am and closed at 11.15 am

THE MINUTES RECORD 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 MEDICAL CLINIC
PA2014/0292 LOT 92 (11) SECOND STREET, TOWN OF KATHERINE
PLANNER KAREN McGUIGAN
APPLICANT JASON HILLIER

Mr Jason Hillier attended.

**RESOLVED
49/14**

That, the Development Consent Authority vary the requirements of Clause 6.5.1 (Parking Requirements) 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 92 (11) Second Street, Town of Katherine for the purpose of a medical clinic, 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 approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) The removal of car parking spaces 5 and 6.
2. Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the Katherine Town Council stormwater drainage system shall be submitted to and approved by the Katherine Town Council, to the satisfaction of the consent authority. The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.

GENERAL CONDITIONS

3. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
4. Before the use or occupation of the development starts, the area(s) 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;

- (d) drained;
 - (e) line marked to indicate each car space and all access lanes; and
 - (f) clearly marked to show the direction of traffic along access lanes and driveways;
- to the satisfaction of the consent authority.
Car spaces, access lanes and driveways must be kept available for these purposes at all times.

5. 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.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities, gas and telecommunication networks to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
7. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Town of Katherine to the satisfaction of the consent authority.
8. Storage and management of refuse is to be provided to the requirements of Department of Health, Environmental Health to the satisfaction of the consent authority.

An enclosure for refuse receptacles shall be provided and be:

- (a) of a sufficient size to accommodate all receptacles used on the premises;
 - (b) constructed of a suitable material such as brick, concrete, etc.
 - (c) have walls a minimum of 1.5 metres high and fitted with a self-closing gate;
 - (d) have an access way of minimum 1.0 metres wide which allows appropriate accessibility for waste contractors;
 - (e) contain a smooth, impervious, non-slip floor a minimum of 75mm thick and evenly graded to the sewerage or applicable drainage system;
 - (f) easily accessible; and
 - (g) provided with a tap connected to an adequate water supply.
9. Hand washing facilities are to be provided to the requirements of Department of Health, Environmental Health to the satisfaction of the consent authority.
 10. Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.

NOTES:

1. This permit will expire if one of the following circumstances applies:
 - (a) the development and use is/are not started within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit.
The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Department of Land Resource Management.
3. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@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. If the nature of the facility changes to incorporate any use or storage of radiation apparatus or radioactive material, the developer is advised that appropriate authorities must be obtained under the *Radiation Protection Act*. More information is available at www.nt.gov.au/health/radiationprotection.

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 generally complies with the requirements of the NT Planning Scheme.

The variation of clause 6.5.1 is supported as the car parking provided addresses the intent of clause 6.5.1 which is to provide sufficient off-street car parking for the proposed development; the number of car parking spaces proposed would appear to address current and anticipated demand for car parking on the site and the ancillary use of the new medical clinic as a conference and teaching facility is unlikely to greatly add to car parking utilisation.

Carparking spaces 5 & 6 are inconsistent with Clause 6.5.3 (Parking layout). These two carparking spaces do not allow for the vehicles to exit from the spaces in a forward gear to a public road unless other carparking spaces are vacant. Deleting these spaces will ensure that all vehicles can exit to a public road in a forward gear and allow for the spaces to be used for turning areas.

2. Pursuant to section 51(n) of the *Planning Act*, the consent authority must take into consideration the existing and future amenity of the area.

The proposed medical clinic is unlikely to have a detrimental impact on the existing or future amenity of the area.

ACTION: Notice of Consent and Development Permit

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



PETER MCQUEEN
Chairman

10/6/14

