



## **DEVELOPMENT CONSENT AUTHORITY**

### **KATHERINE DIVISION**

### **MINUTES**

**MEETING No. 106 – WEDNESDAY 7 MARCH 2012**

- MEMBERS PRESENT** Peter McQueen (Chairman) – Via phone, Barry Densley and Anne Shepherd
- APOLOGIES:** Ian Palmer and Jody Locke.
- OFFICERS PRESENT:** Steven Kubasiewicz and Lauren Firby (Development Assessment Services)
- COUNCIL REPRESENTATIVE:** Mr David Laughher (CEO)

**Meeting opened at 10.45 am and closed at 11.45 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 (DIALYSIS CENTRE)**  
**PA2012/0012**        **PART LOT 3011 (295) STUART HIGHWAY, TOWN OF KATHERINE**  
**APPLICANT**        **FRESENIUS MEDICAL CARE AUSTRALIA PTY LTD**

Mr Matt Highland (Fresenius Medical Care), Ms Josephine Goonan (Katherine dialysis unit) and Ms Angela Brannelly (General Manager Katherine Hospital) attended.

Ms Goonan tabled information on the requirements for carparking in a dialysis unit.

**RESOLVED**  
**14/12**

That pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to develop Part Lot 3011 (295) Stuart Highway, Town of Katherine (proposed Lot 3294, (122) Casuarina Street), Town of Katherine for the purpose of a medical clinic (dialysis centre), 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) additional carparking spaces are to be provided predominantly to the Casuarina Street frontage.
2. Prior to the commencement of works an Erosion and Sediment Control Plan (ESCP), including details and location of stormwater drains, is to be submitted to and approved by the consent authority on the advice of the Department of Natural Resources, Environment and the Arts (Natural Resources Management Division); and an endorsed copy of the Plan will form part of this permit. All works relating to this permit are to be undertaken in accordance with the endorsed ESCP to the satisfaction of the consent authority.
3. Prior to commencement of works (including site preparation), a construction noise management plan addressing the Department of Natural Resources, Environment, The Arts and Sport (NRETAS) Noise Guidelines for Development Sites, must be registered with NRETAS, to the satisfaction of the consent authority.

## GENERAL CONDITIONS

4. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
5. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
  - (a) transport of materials, goods or commodities to or from the land;
  - (b) appearance of any building, works or materials; or
  - (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity services and telecommunication services to the land shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time
7. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
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 clients.
9. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Katherine Town Council, to the satisfaction of the consent authority.
10. The owner shall:
  - (a) collect stormwater and discharge it to the drainage network; to the technical requirements of and at no cost to the Katherine Town Council, to the satisfaction of the consent authority.
11. All external plant and equipment must be acoustically treated or placed in sound proof housing to reduce noise to a level satisfactory to the consent authority.

## NOTES:

1. 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.
2. The Department of Natural Resources, Environment, The Arts and Sport (NRETAS) advises that construction work should be conducted in accordance with the NRETAS Noise Guidelines for Development Sites. 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.

### 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 application is consistent with the requirements for a medical clinic, including Clause 6.5.1 (Parking Requirements) and Clause 8.2 (Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T). Additional carparking spaces have been requested to accommodate the anticipated demand to park vehicles on site by staff and clients of the clinic.

2. Pursuant to Section 51(h) of the *Planning Act*, the consent authority must take into consideration the merits of the proposed development as demonstrated in the application.

The proposed medical clinic will provide the Katherine region with a dedicated dialysis centre to assist with meeting medical treatment needs.

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

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



PETER MCQUEEN  
Chairman

9/3/12