



DEVELOPMENT CONSENT AUTHORITY

TENNANT CREEK DIVISION

MINUTES

MEETING No. 22 – WEDNESDAY 8 SEPTEMBER 2010

**PHONE CONFERENCE
DEPARTMENT OF LANDS AND PLANNING
LEICHHARDT STREET, TENNANT CREEK**

MEMBERS PRESENT: Peter McQueen (via phone link), Ray Wallis, Tony Boulter and Hal Ruger

APOLOGIES: Nil

OFFICERS PRESENT: Peter Somerville and Doug Fotheringham (via phone link) and Bonnie Kappler-Thompson

COUNCIL REPRESENTATIVE: Eric Schoppe

Meeting opened at 2:05pm and closed at 2:40pm

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 – LOT 276, 21 THOMPSON STREET, TENNANT CREEK
PA2010/0648 SOBERING UP SHELTER
DEPARTMENT OF HEALTH AND FAMILIES - ANDRIS BERGS

Andris Berger (applicant), Terry Franklin and Genevieve Hoeben (DCI Darwin), Geoff Wood (DHF Darwin) and Simon Hibben (Tennant Creek Police) attended the meeting.

RESOLVED That, pursuant to section 53(a) of the *Planning Act*, the Authority grant consent
0018/10 to the application to develop Lot 276, 21 Thompson Street, Tennant Creek for
the purpose of a Sobering Up Shelter (Unlisted Use), subject to the following
conditions:

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 use and development must be managed so that the amenity of the area is not detrimentally affected through the:
 - (a) transport of goods or persons to or from the site;
 - (b) appearance of any building works or materials; and
 - (c) emission of noise, artificial light or dust.
3. The use approved is limited to single overnight accommodation, and is not residential.
4. A maximum of 24 clients may be accommodated on the premises at any one time without the further consent of the consent authority.
5. No visitors are permitted to stay overnight at the facility.
6. 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.
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 and telecommunications services to the land shown on the endorsed plan in accordance with the relevant authorities' requirements and relevant legislation at the time.

8. Water reticulation to the development must be provided to the requirements and satisfaction of the Power and Water Corporation (PAWC), at no cost to that Corporation.
9. Electrical reticulation to the development must be provided to the requirements and satisfaction of the Power and Water Corporation (PAWC), at no cost to that Corporation.
10. Sewage disposal from the development must be provided to the requirements and satisfaction of the Power and Water Corporation (PAWC), at no cost to that Corporation.
11. Any works, required by the Power and Water Corporation (PAWC) to upgrade, extend or augment existing PAWC infrastructure (including off-site works), must be undertaken by the developer, to the satisfaction of Power and Water Corporation (PAWC) at no cost to that Corporation.
12. Storm water is to be collected and discharged into the drainage network to the technical standards of and at no cost to Barkly Shire Council, to the satisfaction of the consent authority.
13. Kerb crossings and driveways to the site boundary and stormwater drainage shall be provided to the requirements and satisfaction of Barkly Shire Council, at no cost to the Council.
14. Sight lines shall be provided at the juncture between the means of ingress and egress to the site and the public street to the satisfaction of Barkly Shire Council. No fence, hedge or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
15. Car parking areas and internal driveways must be sealed or paved and must be constructed, line-marked (or delineated) and maintained to the satisfaction of the Authority. Parking areas must not be used for any other purpose.
16. The car parking shown on the endorsed plans must be available at all times for the exclusive use of the users of the development and their visitors.
17. Before the development starts, a landscape plan to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and two copies must be provided. The landscaping plan must be generally in accordance with the landscape approved site plan. The landscape plan must show:
 - (a) a survey of all existing vegetation to be retained and/or removed;
 - (b) details of surface finishes of pathways and driveways;
 - (c) a planting schedule of all proposed trees, shrubs and ground covers, including sizes at maturity, and quantities of each plant;
 - (d) landscaping and planting within all open areas of the site;

All species selected must be to the satisfaction of the consent authority.
The landscape plan must also indicate that an in-ground irrigation system is to be provided to all landscaped areas.

18. 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.
19. 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.
20. 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.
21. All proposed work affecting road reserves is to be designed, supervised and certified on completion by a Chartered Professional Civil Engineer in accordance with the standards and specifications of the Barkly Shire Council to the satisfaction of the consent authority.
22. Air conditioners, associated condenser units and condenser unit connection points should be selected and located with a view to ensuring no significant impacts on the amenity of streetscapes or adjoining properties. This condition is to the satisfaction of the consent authority.
23. Storage for waste disposal bins is to be provided to the requirements of Barkly Shire Council to the satisfaction of the consent authority.

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. There may be statutory obligation under the *Food Act* 2004 and the *Public Health Act* and the operations may need to be registered with the Department of Health and Families. For advice contact the Department of Health and Families on (08) 89556119.

REASONS

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 proposal is consistent with the purpose of Zone CP (Community Purpose).

2. The conditions of approval are intended to assist in ensuring the orderly servicing and development of the site.

ACTION:

DAS to prepare Development Permit and Notice of Consent to applicant.

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



PETER MCQUEEN
Chairman

13/9/10

