

**DEVELOPMENT CONSENT AUTHORITY**

**TENNANT CREEK DIVISION**

**MINUTES**

**MEETING No. 23 – TUESDAY 12 OCTOBER 2010**

**CONFERENCE ROOM  
DEPARTMENT OF LANDS AND PLANNING  
LEICHHARDT STREET  
TENNANT CREEK**

**MEMBERS PRESENT:** Peter McQueen (Chairman), Barb Shaw, Ray Wallis, Tony Boulter and Hal Ruger

**APOLOGIES:** Nil

**OFFICERS PRESENT:** Doug Fotheringham (Development Assessment Services) and Bonnie Kappler-Thompson

**COUNCIL REPRESENTATIVE:** Eric Schoppe

**Meeting opened at 10:15 am and closed at 12:15 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                    NTP 4440 (234) PEKO ROAD, TOWN OF TENNANT CREEK  
PA2010/1016           UNLISTED USE – CONSTRUCTION OF A 50 PERSON PRISON WORK  
                                  CAMP  
                                  PETER WATTON

Mr Peter Watton and Mr Rodney Williams (Correctional Services) attended.

**RESOLVED**            That, pursuant to section 53(b) of the *Planning Act*, the Development Consent  
**0022/10**                Authority alter the proposed development and consent to the proposed  
                                  development as altered to develop Lot 440 (234) Peko Road, Town of Tennant  
                                  Creek for the purpose of a Prison Work Camp 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. details demonstrating that the development can satisfactorily accommodate fifty (50) inmates;
  - b. the provision of 22 car parking spaces, including a designated space for the disabled,
  - c. the provision of the required loading bay areas; and
  - d. a landscape plan drawn to scale with dimensions that shows:
    - details of surface finishes of pathways and driveways;
    - 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;
    - landscaping and planting within all open areas of the site; and
    - provision of an in ground irrigation system to all landscaped areas.

All species selected must be to the satisfaction of the consent authority.

2. Before the development starts details demonstrating that the development will adhere to the recommendations of The Environmental Impact Study prepared for the applicant, and to any land management recommendations provided by the Department of Natural Resources, Environment, the Arts and Sport must be submitted for approval by the consent authority.

#### **GENERAL 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. 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.
3. 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.
4. 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.
5. 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.
6. An approved effluent disposal system to the requirements of the Department of Health and Families and to the satisfaction of the consent authority must be installed concurrently with the construction of the development and all waste must be disposed of within the curtilage of the property.
7. 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.
8. 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.
9. Kerb crossovers 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.

10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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 Road Network Division, Department of Lands and Planning and/or Barkly Shire Council to the satisfaction of the consent authority.
17. 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 Development Consent Authority.
18. 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 (8951 9235), Department of Lands and Planning may also be able to advise you with regard to Building Permit requirements.

2. There may be statutory obligations 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) 8955 6119.
3. There may be contained in The Indigenous Land Use Agreement obligations to consult with traditional owners when preparing a landscaping plan.

**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 proposal is consistent with the purpose of Zone R (Rural).
2. The conditions of approval are intended to assist in ensuring the orderly servicing and development of the site.

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

**ITEM 2                    LOT 242 (85) PATERSON STREET, TOWN OF TENNANT CREEK  
PA2010/1077            ALTERATIONS TO EXISTING MOTOR REPAIR STATION (INCLUDING  
                                 CARETAKER'S RESIDENCE AND CONSTRUCTION OF VEHICLE SALES AND  
                                 HIRE WAREHOUSE)  
                                 TENNANT DRAFTING & CONSULTANCY SERVICES**

Mr Keith Wilson (applicant) attended.

**RESOLVED  
0023/10**

That, pursuant to section 46(4)(b) of the *Planning Act*, the Authority defer consideration of the application to develop Lot 242 (85) Paterson Street, Town of Tennant Creek for the purpose of alterations to an existing Motor Repair Station including Caretaker's Residence and construction of Vehicle Sales and Hire warehouse to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

- Full details that address the provisions of:
- Clause 6.5.1 (Parking Requirements);
  - Clause 6.5.3 (Carparking Layout);
  - Clause 6.6 (loading bay);
  - Details of materials and finishes to the existing and proposed buildings; and
  - intended use of the existing and proposed buildings, including floor areas in m<sup>2</sup>.

**ACTION:** Advice to Applicant

**ITEM 3** **LOT 2422 (48) SCHMIDT STREET, TOWN OF TENNANT CREEK**  
**PA2010/1056** **BEER GARDEN WITH TWO SHADE STRUCTURES**  
**PROJECT BUILDING CERTIFIERS**

Mr Rodney Molyneux (applicant) and Ms Kylie Nott (submitter) attended.

**RESOLVED**  
**0024/10**

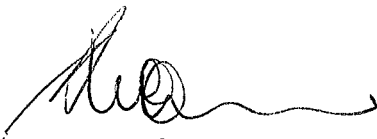
That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Lot 2422, (48) Schmidt Street, Tennant Creek, for the purposes of a beer garden incorporating two shade to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

Amended plans that show:

- The rear beer garden omitted ; and
- A designated beer garden and shade area on the front (west) elevation of the club.

**ACTION:** Advice to Applicant

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



**PETER MCQUEEN**  
Chairman

25/10/10