

DEVELOPMENT CONSENT AUTHORITY

TENNANT CREEK DIVISION

MINUTES

MEETING No. 24 – MONDAY 8 NOVEMBER 2010

CONFERENCE ROOM
DEPARTMENT OF LANDS AND PLANNING
LEICHHARDT STREET
TENNANT CREEK

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

APOLOGIES: Nil

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

COUNCIL REPRESENTATIVE: Eric Schoppe

Meeting opened at 2:15pm am and closed at 2:30 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 LOT 390, 4 IRVINE STREET, TOWN OF TENNANT CREEK
GENERAL INDUSTRY INCLUDING ANCILLARY OFFICE AND ABLUTIONS
TENNANT DRAFTING AND CONSULTANCY SERVICES**

Keith Wilson (Tennant Drafting and Consultancy Services) attended the meeting.

**RESOLVED
0028/10**

That, the Development Consent Authority vary the requirements of clause 9.11 (Industrial Setbacks) of the NT Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, grant consent to the application to develop Lot 390, 4 Irvine Street, Town of Tennant Creek, for the purposes of a Transport Terminal, subject to the following conditions:

CONDITIONS

1. Works carried out under this permit shall be in accordance with plans PA2010/1191/01 to PA2010/1191/03 endorsed as forming part of this permit.
2. The Transport Terminal use, hereby approved, shall operate only between the hours of:
 - (a) 7 a.m. and 5 p.m. Monday to Friday
 - (b) 8 a.m. and 5 p.m. Saturday
 - (c) 9 a.m. and 4 p.m. Sunday or public holidays
3. 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
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
4. 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.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and telecommunications services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

6. 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.
7. 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.

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. 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.
10. 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 plan must show:
 - (a) details of surface finishes of pathways and driveways;
 - (b) 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;
 - (c) landscaping and planting within all open areas of the site; and
 - (d) provision of an in ground irrigation system to all landscaped areas.All species selected must be to the satisfaction of the consent authority.
11. Before the 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.
12. 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. A 'Permit to Work within a Road Reserve' may be required from Barkly Shire Council before commencement of any work within the Paterson Street road reserve.
3. Notwithstanding the approved plans, all signage is subject to Barkly Shire Council approval, at no cost to Council.

VARIATIONS

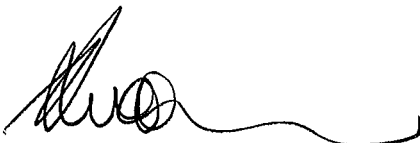
1. Clause 9.11 (Industrial Setbacks) of the Northern Territory Planning Scheme.

REASONS FOR 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 GI (General Industry) and the proposed variation to Clause 9.11 (Industrial Setbacks) is considered unlikely to adversely impact on the amenity of the locality.
2. The conditions of approval are intended to assist in ensuring the orderly servicing, use and development of the site.

ACTION: Notice of Consent and Development Permit

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



PETER MCQUEEN
Chairman

9 / 11 / 10