

DEVELOPMENT CONSENT AUTHORITY

KATHERINE DIVISION

MINUTES

MEETING No. 136 – WEDNESDAY 3 JUNE 2015

OUT OF SESSION

MEMBERS

Denis Burke (Chairman), Craig Lambert, Fay Miller and Steven Rose

**ITEM 1
PA215/0243
APPLICANT**

**MEDICAL CLINIC AND CARPARK WITHIN DEFINED FLOOD AREA
LOT 120 (21) THIRD STREET, TOWN OF KATHERINE
MKEA ARCHITECTS PTY LTD**

**RESOLVED
32/15**

That, the Development Consent Authority in accordance with the NT Planning Scheme vary clause 6.5.3 (Parking Layout) and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 120 (21) Third Street, Town of Katherine, for the purpose of a medical clinic and car park within a defined flood area, subject to the conditions:

1. The works carried out under this permit shall be in accordance with the drawings numbered 2015/0243/07 endorsed as forming part of this permit.
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, electricity and telecommunication networks to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
4. Before the use or occupation of the development starts, the areas set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - (a) constructed (car parks 1- 10 sealed);
 - (b) drained;
 - (c) line marked to indicate each car space and all access lanes; and
 - (d) 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 owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths/cycleways;
 - (c) collect stormwater and discharge it to the drainage network; and
 - (d) undertake reinstatement works;all to the technical requirements of and at no cost to the Katherine Town Council, to the satisfaction of the consent authority.
6. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the Katherine Town Council, to the satisfaction of the consent authority.
7. 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. The Power and Water Corporation advises that the Power Network Engineering Section (powerconnections@powerwater.com.au) and the Water/ Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the servicing requirements of the Corporation, and the need for upgrading of on-site and/or surrounding infrastructure.
2. The Department of Lands, Planning and the Environment's 'Environment Protection Agency' advises that construction work should be conducted in accordance with the Department's 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.

REASON FOR THE DECISION

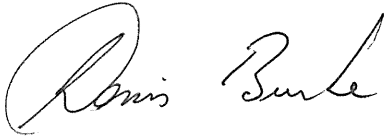
1. Pursuant to section 51(a) of the *Planning Act*, the Development Consent Authority must take into consideration the planning scheme that applies to the land to which the application relates. The proposed medical clinic and car park complies with all the relevant requirements of the NT Planning Scheme, other than Clause 6.5.3 (Parking layout). The purpose of this clause is to ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose. The minimum standards that apply to a parking area is sealing of the surface. The proposal includes 10 sealed car parks to the front of the site and the remaining parking area is proposed to be unsealed, with a gravel surface layer.

In consideration of the minimal impact on amenity achieved by the design layout (unsealed to the rear of the development) and on the condition that the parking area is constructed to ensure it is well drained and dust suppressed a variation to Clause 6.5.3 (Parking layout) is supported.

Clause 6.14 (Land Subject to Flooding and Storm Surge) requires that consideration is given to reducing the risk to people, damage to property and costs to the general community caused by flooding and storm surge. The provision states that habitable rooms should be elevated at least 300 mm above the defined flood level. The design does not include any habitable rooms, however risk of exposure from flood waters is minimised through the floor level of the building being elevated 500 mm above the ground level.

ACTION: Notice of Consent and Development Permit

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



DENIS BURKE
Chairman

11/6/15