



**DEVELOPMENT CONSENT AUTHORITY**

**TENNANT CREEK DIVISION**

**MINUTES**

**MEETING No. 27 – WEDNESDAY 13<sup>th</sup> JULY 2011**

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

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

**APOLOGIES:** Hal Ruger and Barbara Shaw

**OFFICERS:** Peter Somerville, Sally Cunningham, Gemma Gooley, Melissa Pascual (minutes) (via phone link Alice Springs), and Bonnie Kappler-Thompson

**COUNCIL REPRESENTATIVE:** Eric Schoppe

**Meeting opened at 2.00pm and closed at 2:30pm**

**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 2094, 29 STAUNTON STREET, TOWN OF  
                         TENNANT CREEK  
                         DEMOUNTABLE STRUCTURE (ADDITION TO COMMUNITY CENTRE)  
                         BARKLY REGION ALCOHOL AND DRUG ABUSE ADVISORY GROUP INC**

Stewart Naylor and Mike Baker from Barkly Region Alcohol and Drug Abuse Advisory Group Inc attended the meeting.

**RESOLVED**            That, pursuant to section 53(a) of the Planning Act, the Development Consent  
**0010/11**                Authority consent to the application (as altered) to use and develop Lot 2094,  
                         29 Staunton Street, Town of Tennant Creek, for the purposes of a  
                         demountable structure (addition to community centre), subject to the following  
                         conditions:

**CONDITION 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) the current car parking area (showing three (3) parking spaces) including dimensions of parking spaces, driveway widths and whether the parking area is sealed (bitumen/concrete) or dust suppressed.
  
2. 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) a survey of all existing vegetation to be retained and/or removed;
  - (b) a planting schedule of all proposed trees, shrubs and ground covers to be planted between the demountable structure and the western property boundary, including sizes at maturity and the quantities of each plant;
  - (c) provision of an in ground irrigation system to all landscaped areas; and
  - (d) screen treatment of the demountable that provides screening from the Staunton Street frontage (e.g. lattice fencing)

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

### CONDITIONS

3. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
4. 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 / clients.
5. 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.
6. 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.
7. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage facilities and electricity services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

### 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.

### REASONS

1. The use of the site for a community centre is considered to be consistent with the primary purpose of Zone SD (Single Dwelling) as the development services the local community and neighbourhood and is not expected to have a detrimental impact on the residential amenity of the area.
2. Pursuant to section 51(n) of the *NT Planning Act*, the consent authority must consider the potential impact on the existing and future amenity of the area in which the land is situated. The demountable will be setback from property boundaries as required by the NT Planning Scheme, with the development also including updates to site landscaping to ensure the demountable is screened from public view, and that no loss of visual

amenity is caused as a result of its placement.

3. A landscaping plan has been requested to ensure that the landscaping along the western property boundary sufficiently screens the demountable and provides suitable separation between the adjoining residential zoned allotment and the community centre land use on Lot 2094.
4. An amended site plan showing vehicle parking areas is required as no details regarding the current vehicle parking arrangements are detailed on the submitted plans. Formalising these details will confirm the available on-site parking arrangements.
5. The conditions of approval are intended to assist in ensuring the orderly servicing and development of the property.

**ACTION:**

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

**ITEM 2      DEVELOPMENT – LOT 1319, 92 STAUNTON STREET, TOWN OF TENNANT CREEK  
SINGLE DWELLING AND DEPENDANT UNIT (FLOOR AREA EXCEEDING 50M<sup>2</sup>)  
DON COURTNEY**

Donald and Lee-Anne Courtney attended the meeting.

**RESOLVED  
0011/11**

That, pursuant to section 53(a) of the Planning Act, the Development Consent Authority consent to the application to use and develop Lot 1319, 92 Staunton Street, Town of Tennant Creek, for the purposes of a dependant unit with a floor area exceeding 50m<sup>2</sup> (ancillary to single dwelling), subject to the following conditions:

**CONDITIONS**

1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
2. The owner shall collect stormwater and discharge it to the drainage network to the technical requirements of and at no cost to Barkly Shire Council, 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, sewerage facilities and electricity services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

**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.

#### REASONS

1. The dependant unit use is consistent with the primary purpose of the SD (Single Dwelling) zone, which is to provide for single dwellings (and ancillary structures) on individual lots.
2. Pursuant to section 51(n) of the *NT Planning Act*, the consent authority must consider the potential impact on the existing and future amenity of the area in which the land is situated. The dependant unit will be located so as to appear as an extension of the primary residence on Lot 1319 and is not expected to contribute to any loss or negative impact on the current or future amenity of the area.
3. A variation to Clause 7.10.4 (Dependant Units) is supported as the increase in net floor area (7.13m<sup>2</sup>) is not considered to be significant in terms of the additional space that can be occupied within the dwelling. The increased floor area is also not expected to have any negative impact on the single dwelling or other dwellings developed on adjacent or nearby allotments.

#### 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

21/17/2011

