

NORTHERN TERRITORY PLANNING AUTHORITY

Planning Act

Section 113

INSTRUMENT OF DETERMINATION

DV3761

Development application lodged pursuant to section 104 of the Planning Act by John Charles Chambers, C/- PO Box 41695, Casuarina NT 0811 on 20 March 1990 for consent to develop Lot 359 Progress Drive, Town of Nightcliff for the purpose of a veterinary clinic (Stage I) and offices (Stage II).

I, JAMES MURRAY ROBERTSON, by virtue of a delegation from the Northern Territory Planning Authority on 29 March 1990, waive Clause 72 (Height of Building) and determine the application pursuant to section 112(1)(a) of the Planning Act by granting consent to the application to develop Lot 359 Progress Drive, Town of Nightcliff for the purpose of a veterinary clinic (Stage I) and offices (Stage II) in accordance with drawing number 359/1, endorsed by me and subject to the following conditions:

1. All areas set aside for landscaping on the endorsed plan shall be planted and continuously maintained to the satisfaction of the Division Head, Planning and Building Division, Department of Lands and Housing.

REASON

To comply with the Darwin Town Plan and in the interest of amenity.

2. Kerb crossovers to the site, driveways to the site boundary and stormwater drainage shall be provided and disused kerb crossovers reinstated, to the requirements and satisfaction of the Technical Services Manager, Darwin City Council at no cost to the Council.

REASON

To ensure the provision of suitable access to the site, in the interest of road safety and the better administration of community services.

3. Carparking spaces and internal driveways shall be bituminous concrete or similar impervious sealing and line marked and be constructed and maintained to the satisfaction of the Division Head, Planning and Building Division, Department of Lands and Housing.

REASON

To ensure the provision of adequate all-weather access and parking.

4. Internal footpaths shall be concrete or similar impervious sealing, and constructed and maintained to the satisfaction of the Division Head, Planning and Building Division, Department of Lands and Housing.

REASON

To ensure the provision of adequate all-weather access.

5. 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 the Technical Services Manager, Darwin City Council. No fence, hedge or tree exceeding 0.6 metres in height shall be planted in front of the sight line.

REASON

In the interest of road safety.

6. Electrical reticulation to the site to be provided to the requirements and satisfaction of the Power and Water Authority, Power Directorate, at no cost to the Authority.

REASON

To ensure the provision of essential services for human habitation.

7. Water reticulation to the site and sewage disposal from the site to be provided to the requirements and satisfaction of the Power and Water Authority, Water Directorate, at no cost to the Authority.

REASON

To ensure the provision of essential services for human habitation.

8. Any traffic control devices shall be constructed to the requirements and satisfaction of the Technical Services Manager, Darwin City Council, at no cost to the Council.

REASON

In the interest of road safety.

9. The proprietor shall:-

- (i) provide for safe storage of all drugs used in the treatment of animals;

- (ii) ensure that any hospitalised animal is under complete control at all times;
- (iii) make adequate provision for disposal of excreta, soiled bedding and carcasses and any other waste from the clinic; and
- (iv) make adequate arrangements for the storage and preparation of food for hospitalised animals.

REASON

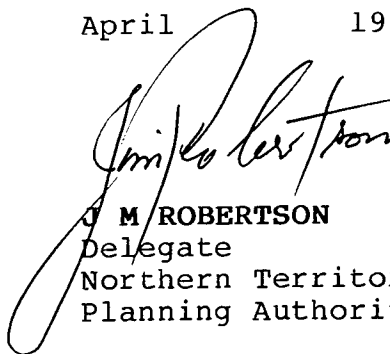
In the interest of health and public amenity.

10. The site shall not be used for the boarding or breeding of animals (with the exception of post or pre operative care).

REASON

In the interest of the amenity of the locality.

Dated this 12th day of April 1990


J M ROBERTSON
Delegate
Northern Territory
Planning Authority

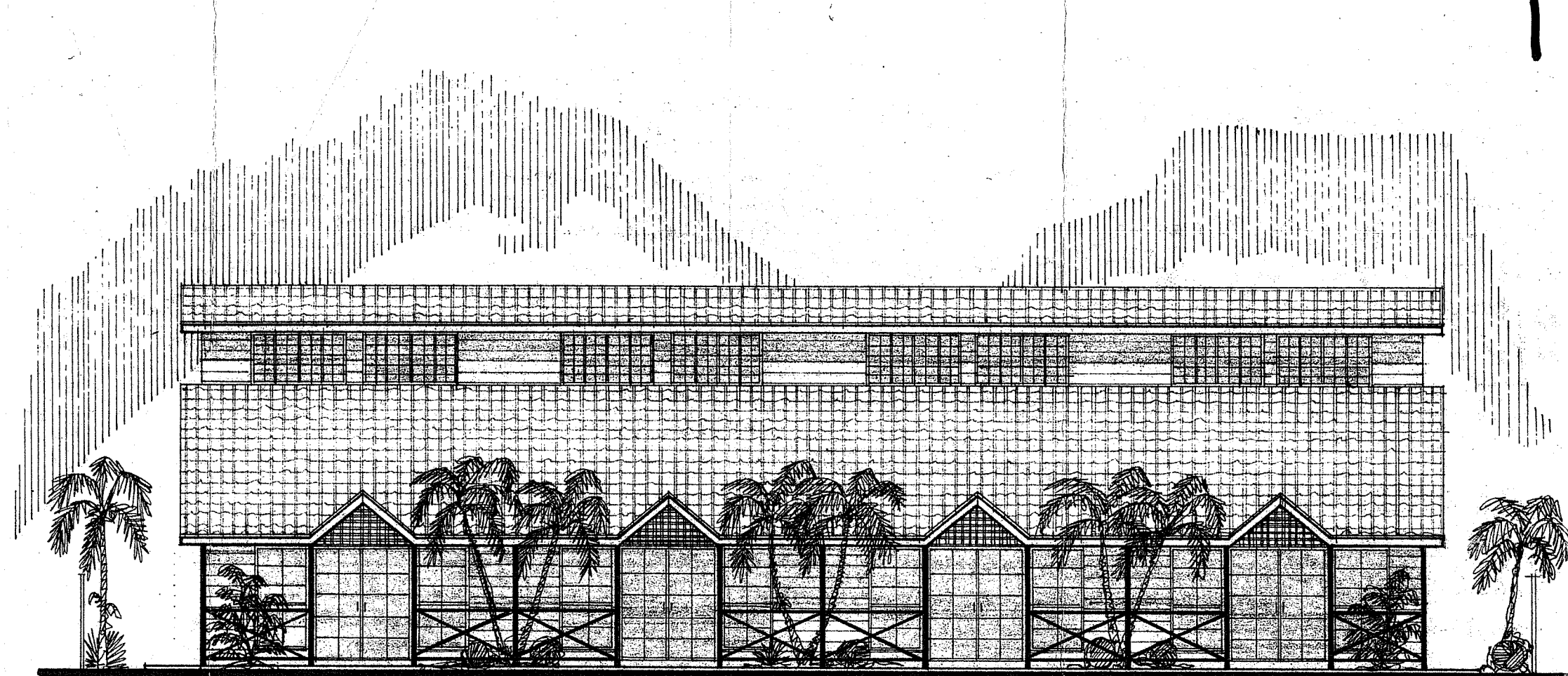
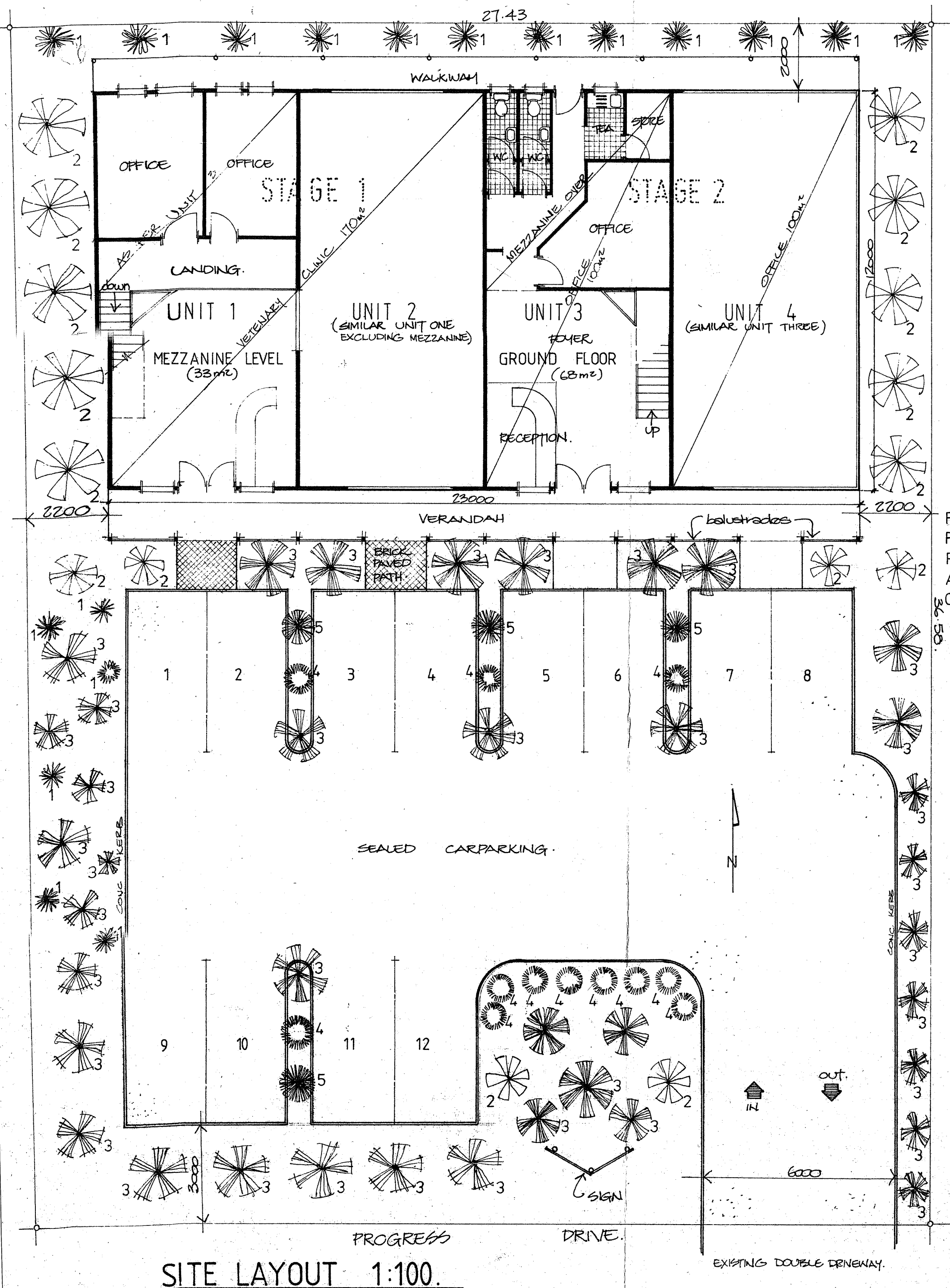
NOTES:

1. The applicant's attention is drawn to the right of appeal which exists in relation to the above decision in accordance with section 114 of the Planning Act. Within 28 days of receiving this Instrument of Determination, an appeal may be lodged to the Appeals Committee.
2. Your attention is drawn to section 116 of the Planning Act which states:-
 - 1) Subject to this Division, a consent to a development application lapses at the expiration of 2 years from the date of the consent.
 - 2) A consent to a development application does not lapse under subsection (1)-
 - a) in the case of a consent to the erection of a building or the carrying out of work - if the erection of the building or the carrying out of the work, as the case may be, in accordance with that consent is substantially commenced; or

- b) in the case of a consent to use a building, work or land - if the use of the building, work or land in accordance with that consent has actually commenced,

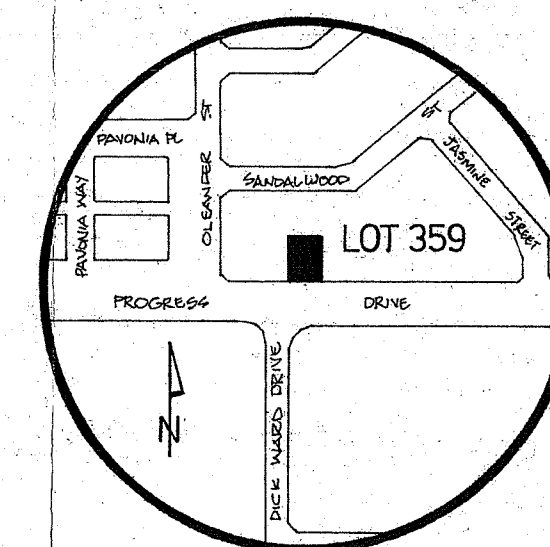
within 2 years from the date of consent.

- 3. Working drawings and specifications to comply with the Northern Territory Building Code and other relevant statutes and are subject to approval by the Building Controller of the Department of Lands and Housing.

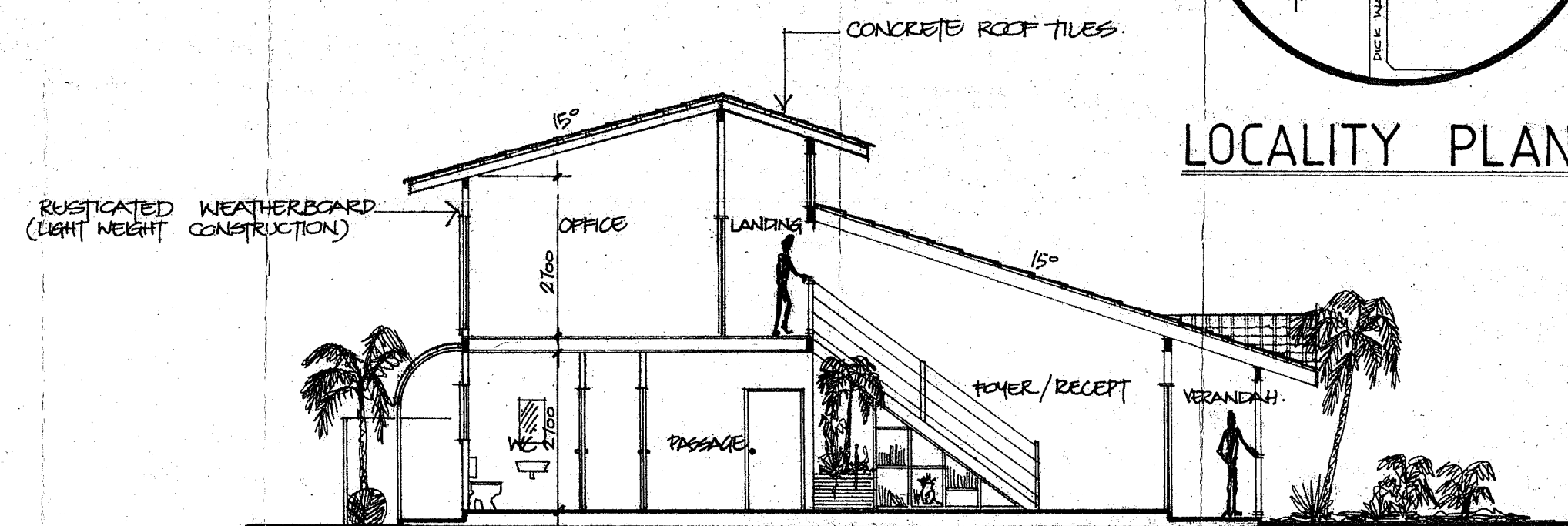


FRONT ELEVATION 1:100

FLOOR AREA OF VET. CLINIC 170m²
 FLOOR AREA OF OFFICES 200m²
 PLOT RATIO 0.37
 AREA OF LOT 1003m²
 CARPARKS REQUIRED 12 No.



LOCALITY PLAN N.T.S.



TYPICAL SECTION 1:100.

PLANTING SCHEDULE

- 1 CLUMPING MCARTHUR PALM
- 2 CLUMPING GOLDEN CANE PALM
- 3 CARPENTARIA PALM
- 4 ASSORTED Hibiscus
- 5 ROYAL PALM

PROPOSED OFFICES
 LOT 359 PROGRESS DRIVE
 NIGHTCLIFF
 for Mr JOHN CHAMBERS.

This is the drawing referred to in Instrument of Determination No. DV 376 issued by the Northern Territory Planning Authority on 12 Nov 1990

J. M. ROBERTSON
 Chairman

DR N°: 359/1

PROJECT
 DRAFTING
 CONSULTANTS.

DESIGN & DOCUMENTATION
 OF ENGINEERING AND
 ARCHITECTURAL PROJECTS
 Shop 3 Aralia Arcade
 60 Aralia Street
 Nightcliff N.T.
 P.O. Box 41695
 Casuarina, N.T. 5792

Phone 854616