



DEVELOPMENT CONSENT AUTHORITY

ALICE SPRINGS DIVISION

MINUTES

MEETING No. 204 – WEDNESDAY 10 FEBRUARY 2016

**DOUBLETREE BY HILTON
BARRETT DRIVE
ALICE SPRINGS**

MEMBERS PRESENT: David Koch, Steve Brown, Chansey Paech

APOLOGIES: Denis Burke, Alistair Feehan, Brendan Heenan

OFFICERS PRESENT: Peter Somerville, Fraser Cormack, Jennie Ryan

COUNCIL REPRESENTATIVE : Steve Baloban, Rae-Ellen Swindells

Meeting opened at 10:45 am and closed at 11:10 am

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.

Pursuant to section 101(3)(c) of the *Planning Act*, in the Chairman's absence the members of the Alice Springs Division of the Development Consent Authority elect David Koch to preside for the meeting held on Wednesday 10 February 2016.

**ITEM 1 DEVELOPMENT – TWO MULTIPLE DWELLINGS (RETAIN EXISTING DWELLING AND CONSTRUCT AN ADDITIONAL 3 BEDROOM DWELLING IN A SINGLE STORY BUILDING)
LOT 1780, 8 HAWKINS COURT, SUBURB OF GILLEN, TOWN OF ALICE SPRINGS
TIM NELSON**

The applicant did not attend the meeting.

RESOLVED That, pursuant to section 53(a) of the *Planning Act*, the Development Consent
0004/16 Authority consent to the application to develop Lot 1780, 8 Hawkins Street, Suburb of Gillen, Town of Alice Springs the purpose of Multiple Dwellings (retain existing dwelling and construct an addition 1 x 3 bedroom single storey dwelling), 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 be generally in accordance with the plans submitted with the application but modified to show:
 - (a) the location of all air conditioning condensers, which must comply with Condition 8 of this permit;
 - (b) elevations of the existing dwelling on the site;
 - (c) fencing on the site, which must comply with Clause 7.4 (4) of the NT Planning Scheme; and
 - (d) A detailed landscaping plan, including:
 - (i) details of surface finishes of pathways and driveways; and
 - (ii) 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.All species selected must be to the satisfaction of the consent authority.

GENERAL CONDITIONS

3. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
4. Before the 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.

- 5. 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.
- 6. 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.
- 7. 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.
- 8. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts of neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.
- 9. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
- 10. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards the Alice Springs Town Council, to the satisfaction of the consent authority.
- 11. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the Alice Springs Town Council to the satisfaction of the consent authority.

Notes

- 1. This permit will expire if one of the following circumstances applies:
 - (a) the development *and use is/are* not started within *two* years of the date of this permit; or
 - (b) the development is not completed within *four* years of the date of this permit.

The consent authority may extend the periods referred to if a request is

made in writing before the permit expires.

2. A "Permit to Work Within a Road Reserve" may be required from (*insert relevant Council or the Department of Lands, Planning and the Environment*) before commencement of any work within the road reserve.
3. This development permit does not grant "building approval" for the proposed structure. The Building Code of Australia requires that certain structures within 900mm of a boundary meets minimum fire resistance level requirements and you are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing demolition or construction works.
4. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

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. Subject to the receipt of a detailed landscaping plan and with compliance with the conditions of approval, the proposed use and development is consistent with the form of development reasonably expected in Zone MD (Multiple Dwelling Residential).
2. Pursuant to section 51(j) of the *Planning Act*, in considering a development application the Consent Authority must take into account the capacity of the land to which the proposed development relates to support to the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development. The physical characteristics of the land are considered suitable for the proposed development of multiple dwellings. The site and floor layouts, private open space provision and other aspects of the design fulfil the intent of the objectives of the NT Planning Scheme relevant to multiple dwelling use.
3. Pursuant to section 51(n) of the *Planning Act*, in considering a development application the Consent Authority must take into account the potential impact on the existing and future amenity of the area in which the land is situated. The proposed development is appropriate for the zoning, site and locality and subject to compliance with the conditions of approval, no negative impact of the amenity of adjoining or nearby land is anticipated.
4. Pursuant to section 49 of the *Planning Act*, no public or local authority submissions were received in respect of the application.

ACTION:

DAS to prepare a Notice of Consent and Development Permit

**ITEM 2 DEVELOPMENT – CHANGE OF USE TO PART OF SITE FROM OFFICES TO MEDICAL CLINIC WITH A VARIATION TO CAR PARKING REQUIREMENTS LOT 8478, 70 SPEARWOOD ROAD, SUBURB OF SADADEEN, TOWN OF ALICE SPRINGS
ERIC BROWN – CENTRAL AUSTRALIAN ABORIGINAL CONGRESS
ABORIGINAL CORPORATION**

Pursuant to section 97(1) of the *Planning Act*, Mr Chansey Paech a member of the Alice Springs Division of the Development Consent Authority declared a conflict of and was not present during and did not take part in any deliberation or decision of the Division in relation to this item.

Eric Brown and Sean Donnelly attended the meeting. Mr Brown tabled an amended site plan.

Item 2 was not determined as a quorum of members was not present.

**ITEM 3 DEVELOPMENT – CHANGE OF USE TO PART OF SITE TO MEDICAL CLINIC AND SHOP
LOT 8773, 26 DIARAMA CLOSE, SUBURB OF ARALUEN, TOWN OF ALICE SPRINGS
ERIC BROWN – CENTRAL AUSTRALIAN ABORIGINAL CONGRESS
ABORIGINAL CORPORATION**

Pursuant to section 97(1) of the *Planning Act*, Mr Chansey Paech a member of the Alice Springs Division of the Development Consent Authority declared a conflict of and was not present during and did not take part in any deliberation or decision of the Division in relation to this item.

Eric Brown and Sean Donnelly attended the meeting

Item 3 was not determined as a quorum of members was not present.

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



DAVID KOCH
Delegate

18 / 02 / 2016