



**DEVELOPMENT CONSENT AUTHORITY**

**ALICE SPRINGS DIVISION**

**MINUTES**

**MEETING No. 255  
WEDNESDAY 10 JUNE 2020**

**VIA VIDEO CONFERENCE**

**MEMBERS PRESENT:** Suzanne Philip (Chair), Chris Neck, Deepika Mathur,  
Jamie de Brenni, Marli Banks

**APOLOGIES:** Nil

**OFFICERS PRESENT:** Peter Somerville, Jennie Ryan

**COUNCIL REPRESENTATIVE:** Dilip Nellikat

**Meeting opened at 10:15 am and closed at 11:00**

**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            ALTERATIONS AND ADDITIONS TO AN EXISTING MOTEL AND CARAVAN PARK DEVELOPMENT, INCLUDING 4 X 3 BEDROOM MULTIPLE DWELLINGS (SERVICED APARTMENTS), 3 X 1 BEDROOM MULTIPLE DWELLINGS (STAFF ACCOMMODATION) AND 1 X 3 BEDROOM MULTIPLE DWELLING (STAFF ACCOMMODATION) AND CHANGES TO SITE LAYOUT AND STAGING**

**PA2020/0098    LOT 288 (69) ROSS HWY, SUBURB OF ROSS**

**APPLICANT     GREEN ANT PROPERTY PTY LTD – DIANA GALLO**

Diana Gallo, Regional Manager for Outback Parks & Lodges and Matthew Carcuro, Project Manager attended the meeting and spoke further to the application. The applicant referred to amended drawings submitted in response to matters raised by DAS and service authorities which addressed the majority of issues contained in the DAS report recommendations. The drawings and additional information were distributed to members prior to the meeting.

Dilip Nellikat, ASTC spoke further to the Alice Springs Town Councils comments.

**RESOLVED**     That, pursuant to section 53(b) of the *Planning Act 1999* the Development Consent Authority alters the proposed development and consents to the proposed development as altered to develop Lot 288 (69) Ross Highway, Suburb of Ross, Town of Alice Springs for the purpose of alterations and additions to an existing motel and caravan park development, including 4 x 3 bedroom multiple dwellings (serviced apartments), 3 x 1 bedroom multiple dwellings (staff accommodation) and 1 x 3 bedroom multiple dwelling (staff accommodation) and changes to site layout and staging, subject to the following conditions and for the following reasons:

**0068/20**

#### **GENERAL CONDITIONS**

1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
2. Prior to the commencement of works an Erosion and Sediment Control Plan (ESCP) is to be submitted to and approved by the consent authority on the advice of the Department of Environment and Natural Resources (DENR). The ESCP must be developed by a suitably qualified and experienced professional in erosion and sediment control planning and in accordance with the Key Principles of erosion and sediment control as specified in the IECA Best Practice Erosion and Sediment Control Guidelines 2008. The ESCP should detail methods and treatments for minimising erosion and sediment loss from the site during the construction phase and that all disturbed soil surfaces must be satisfactorily stabilised against erosion at completion of works. Information regarding erosion and sediment control and ESCP content is available at [www.austieca.com.au](http://www.austieca.com.au) and the NTG website: <https://nt.gov.au/environment/soil-land-vegetation>. The ESCP should be submitted for assessment and acceptance prior to the commencement of any earth disturbing activities (including clearing and early works) to the DENR via email: [DevelopmentAssessment.DENR@nt.gov.au](mailto:DevelopmentAssessment.DENR@nt.gov.au).
3. All reasonable and practicable measures must be undertaken to prevent erosion occurring onsite, sediment leaving the site, and runoff from the site causing erosion offsite. Appropriate erosion and sediment control measures must be effectively implemented throughout the construction phase of the development (including clearing and early works) and all disturbed soil surfaces must be

satisfactorily stabilised against erosion at completion of works, to the satisfaction of the consent authority. At completion of works, clearance should be sought from the Department of Environment and Natural Resources regarding satisfactory implementation of permanent erosion and sediment control measures and site stabilisation. To arrange a clearance site inspection, email the Land Development Coordination Branch at: [DevelopmentAssessment.DENR@nt.gov.au](mailto:DevelopmentAssessment.DENR@nt.gov.au).

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, in accordance with the dimensions of Clause 6.5.3 (Parking Layout) of the NT Planning Scheme;
  - 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; and
  - e) Line marked or otherwise suitably delineated to indicate each car space and all access lanes and clearly marked to show the direction of traffic along 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 kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Alice Springs Town Council and the Department of Infrastructure, Planning and Logistics (Transport and Civil Services Division) as the case may be, to the satisfaction of the consent authority.
6. Access to and egress from the motel, caravan park and multiple dwelling development on the site, for all vehicles (including waste collection vehicles), must only be from Ragonesi Road. Access from the Ross Highway is limited to the original dwelling only.
7. Before the use/occupation of Stage 3 of the development starts the landscaping works shown on the endorsed plans around the perimeter of the site and in designated communal areas must be carried out and completed generally in accordance with the endorsed plan, to the satisfaction of the consent authority, noting detailed planting in and around subsequent stages can be undertaken prior to the completion of those stages.
8. The landscaping shown on the endorsed plans is to be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
9. 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 development shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time.
10. 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.
11. In the event the development is not connected to the Power and Water Corporations reticulated sewerage system, an approved effluent disposal system to the requirements of the Department of Health and to the satisfaction of the consent authority must be installed concurrently with the motel, multiple dwellings

(serviced apartments and staff accommodation) and caravan park buildings and all waste must be disposed of within the curtilage of the property.

12. 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 and the Department of Infrastructure, Planning and Logistics (Transport and Civil Services Division), as the case may be. This condition is to the satisfaction of the consent authority on the advice of the Alice Springs Town Council and the Department of Infrastructure, Planning and Logistics (Transport and Civil Services Division).
13. 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 on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.
14. Provision must be made on the land for the storage and collection of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the consent authority.
15. No temporary access for construction purposes shall be permitted from the Ross Highway road reserve. Construction and delivery vehicles shall not be parked on the Ross Highway road reserve.
16. Any security boom, barrier or similar device controlling vehicular access to the premises must be located a minimum of six metres inside the property to allow vehicles to stand clear of the Ragonesi Road carriageway.
17. No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.
18. External lights must be designed, baffled and located to the satisfaction of the consent authority to prevent any adverse effect on adjoining road reserves or nearby land.
19. The loading and unloading of goods from vehicles must only be carried out on the land must not disrupt the circulation and parking of vehicles on the land.
20. Where unfenced, the Ross Highway frontage is to be appropriately fenced in accordance with the Department's standards and requirements to deter unauthorised vehicular and/or pedestrian movement. Any gates provided are to be fixed to open inwards only.

#### NOTES:

1. A 'Permit to Work Within a Road Reserve' is required from the Alice Springs Town Council and Transport Civil Services Division of the Department of Infrastructure, Planning and Logistics respectively, as relevant, before commencement of any work within a road reserve.
2. A signage permit may be required for any signs proposed to be installed onsite.
3. The finish of any Prime Identification sign, if erected, shall be such that, if illuminated, day and night readability is the same and is of constant display (i.e. not flashing or of variable message). The sign shall be positioned:

- (a) so as not to create sun or headlight reflection to motorists; and  
(b) be located entirely (including foundations and aerially) within the subject Lot. Temporary advertising signage, e.g. 'A' frame, vehicle or trailer mounted shall not be erected or located within the Ross Highway road reserve.
4. The Power and Water Corporation advises that full lot fire coverage cannot be achieved from existing hydrants. Internal firefighting arrangements must be made to the satisfaction of NT Fire and Rescue Service.
  5. The owners attention is drawn to detailed fire safety requirements outlined by the NT Fire and Rescue Service comment on Development Application PA2020/0098 dated 31/03/2020.
  6. The Power and Water Corporation advises that the Water and Sewer Services Development Section ([landdevelopmentsouth@powerwater.com.au](mailto:landdevelopmentsouth@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto: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.
  7. You are advised to contact 'Dial Before You Dig' prior to any excavation work.
  8. Information regarding erosion and sediment control can be obtained from the IECA Best Practice Erosion and Sediment Control 2008 books available at [www.austieca.com.au](http://www.austieca.com.au) and the NTG Land Management Factsheets available at <https://nt.gov.au/environment/soil-land-vegetation>. For further advice, contact the Land Development Coordination Branch: (08) 8999 4446.
  9. Lot 288 Town of Alice Springs is located within the Alice Springs Erosion Hazard Area as declared under the *Soil Conservation and Land Utilisation Act 1969*. The landholder must not undertake activities that will cause or exacerbate erosion associated with wind or water and must manage groundcover to ensure effective dust control. For further information, contact the Land Development Coordination Branch: (08) 8999 4446.
  10. There are statutory obligations under the *Waste Management and Pollution Control Act 1998 (the Act)*, that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is required to comply at all times with the Act, including the General Environmental Duty under Section 12 of the Act. There is also a requirement to obtain an authorisation prior to conducting any of the activities listed in Schedule 2 of the Act. Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority website at <http://ntepa.ntg.gov.au/waste-pollution/guidelines/guidelines>.

The proponent is advised to take notice of the Schedule Of Environmental Considerations provided by the Department of Environment and Natural Resources. The Act, administered by the Northern Territory Environment Protection Authority, is separate to and not reduced or affected in any way by other legislation administered by other Departments or Authorities. The Environment Operations Branch of the Environment Division may take enforcement action or issue statutory instruments should there be non-compliance with the Act.

11. The development and use hereby permitted should be designed, constructed, registered and operate in accordance with the National Construction Code of Australia, the NT Public and Environmental Health Act 2011 and Regulations, the *NT Food Act 2004* and National Food Safety Standards.
12. If you choose NBN to service your development, you will need to enter into a development agreement with NBN. The first step is to register the development via <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html> once registered NBN will be in contact to discuss the specific requirements for the development. NBN requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to NBN guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html>
13. Any proposed works which fall within the scope of the *Construction Industry Long Service Leave and Benefits Act 2005* must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email ([info@ntbuild.com.au](mailto:info@ntbuild.com.au)) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

## REASONS FOR THE DECISION

1. Pursuant to section 51(a) of the *Planning Act 1999*, in considering a development application, the consent authority must take into account the planning scheme that applies to the land to which the application relates. The proposed use and development is generally consistent with the applicable objectives and provisions of the NT Planning Scheme.

Zone TC (Tourist Commercial), the primary purpose of Zone TC is to provide for uses and development servicing tourism, including commercial and residential activities. The proposed alterations and additions to the approved motel and caravan park development including serviced apartments and multiple dwelling (staff accommodation) additions and changes to the caravan park and motel elements is considered compatible with other tourism, residential uses and short term accommodation developments in the Palm Circuit and Ragonesi Road locality.

2. Pursuant to section 51(b) of the *Planning Act 1999*, in considering a development application the Development Consent Authority is required to take into account any proposed amendments to such a planning scheme:  
That have been or are on exhibition under Part 2, Division 3;
  - In respect of which a decision has not been made under Part 2, Division 5;
  - and
  - That are relevant to the development proposed in the development application;

Proposed Planning Scheme Amendment (PA2020/0031) that proposes to repeal the current Northern Territory Planning Scheme and introduce the Northern Territory Planning Scheme.

A review of the proposed changes to applicable performance criteria suggests that they would will not affect the level of compliance of the proposed development with the Scheme.

3. Pursuant to section 51(e) of the *Planning Act 1999*, in considering a development application, the consent authority is required to take into account any submissions made under section 49 of the Act and any evidence or information received under section 50 of the Act. No public or local authority submissions were received in relation to the application.
4. Pursuant to section 51(h) of the *Planning Act 1999*, in considering a development application the Development Consent Authority must take into consideration the merits of the proposal. The application has identified the following in support of the proposal:
  - a) This development has the ability to meet the needs of a market not currently serviced in Alice Springs, the ability to provide a range of accommodation styles to meet the needs of both commercial and tourist visitors to Alice Springs and the ability to provide services in line with NT Government marketing;
  - b) Since opening the first two stages of the development it has become apparent that the type of accommodation being provided is in high demand. This has led us to reconsider the configuration of the development to ensure we meet this gap;
  - c) This proposal has been developed, taking into consideration the changing and diverse needs for accommodation in Alice Springs and surrounding areas. The mixture and variety of accommodation provided within the development will enable the business to support a range of clientele;
  - d) The development is in a semi-rural area and will provide tourists and visitors with good access to community facilities including the Show Grounds, Road Transport Hall of Fame, Alice Springs Airport and off road vehicle and motorcycle racetracks and events;
  - e) The development will also provide suitable facilities for small or large groups of FIFO workers, with both guest suites and serviced apartments as well as a commercial kitchen and mess facilities for larger groups. A considerable number of parking spaces have been allocated throughout the development to cater to the needs of this type of client. Alice Village has been established taking into consideration travellers with their own vehicles, as such the one and two bedroom cabins all have an undercover parking provided. Should guests require public transport, Alice Village is located 900m from a public bus stop on Palm Circuit;
  - f) It is proposed that this development will continue as a staged process with stages 3-7 to be completed under this application;
  - g) All buildings are existing will be recycled; retro fitted to ensure consistency to conform with the existing aesthetics of the village. These buildings are in excellent condition and have recently been used as accommodation for Commonwealth Government staff; and
  - h) The application proposes installation of additional on-site wastewater treatment units and rainwater tanks allowing the use of rainwater and treated water for landscaping and assisting in managing stormwater by minimising run-off.
5. Pursuant to section 51(j) of the *Planning Act 1999*, in considering a development application the Development Consent Authority is required to take into account the capability of the land to which the proposed development relates to support 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 land is assessed as suitable for the established and proposed development and use.

6. Pursuant to section 51(m) of the *Planning Act 1999*, the consent must take into consideration the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities or infrastructure to be provided by the developer for that purpose. Relevant agencies have been consulted in relation to services and the recommended conditions of approval are expected to assist in ensuring the orderly servicing of the proposed further development of the property, including ensuring due regard to relevant standards and requirements.
7. Pursuant to section 51(n) of the *Planning Act 1999*, the consent must take into consideration the potential the potential impact on the area in which the land is situated. The approved development and use has been assessed as being consistent with the zoning of the land and is considered appropriate for the site and locality. The design of the development and conditions of approval will assist in ensuring a good level of amenity for occupants and no undue impacts on the amenity of the adjoining streetscapes or locality.

**ACTION:** DAS to prepare a Notice of Consent and Development Permit

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

**SUZANNE PHILIP**

**Chair**

15 June 2020