



DEVELOPMENT CONSENT AUTHORITY

ALICE SPRINGS DIVISION

MINUTES

**MEETING No. 187 – OUT OF SESSION
29 AUGUST 2014**

MEMBERS: David Koch, Steve Brown and Brendan Heenan

APOLOGIES: N/A

OFFICERS PRESENT: N/A

COUNCIL REPRESENTATIVE : N/A

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 LOT 765, 14 LINDSAY AVENUE, SUBURB OF EAST SIDE, TOWN OF ALICE
 SPRINGS
 DEVELOPMENT – OFFICES
 SONDOTTE PTY LTD**

**RESOLVED
0075/14**

The Development Consent Authority varies the requirements of clause 6.5.1 (Parking Requirements) of the Northern Territory Planning Scheme and determines that 7 car parking spaces need be provided for the development and pursuant to section 53(a) of the *Planning Act*; consents to the application to develop Lot 765 (14) Lindsay Avenue, Suburb of Eastside, Town of Alice Springs for the purpose of offices, 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 of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage and electricity facilities, in accordance with the authorities' requirements and relevant legislation at the time.
3. Before the use/occupation of the development starts, landscaping works:
 - a) as shown on the landscape plan endorsed as part of this permit; or
 - b) as shown in the landscape plan endorsed as forming part of Development Permit DP08/615;must be carried out and completed to the satisfaction of the consent authority.
4. 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.
5. Before the use or occupation of the development starts, the area set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be line marked to indicate each car space. Car spaces, access lanes and driveways must be kept available for these purposes at all times. This condition is to the satisfaction of the consent authority.
6. 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.
7. 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. Condensate is to be disposed of to ground level, in a controlled manner, to the satisfaction of the consent authority.

NOTES

1. This development permit does not grant building approval 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.
2. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentsouth@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.
3. Telstra advises that the developer is required to contact "Dial Before You Dig" on 1100 to obtain a location of the Telstra Network and arrange for any relocation if required. The Telstra contact for relocation work is the Network Integrity and Compliance Group on 1800 810 443.
4. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites in the Northern Territory. 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.

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. The proposed development and use is of a nature that may be reasonably expected within Zone C (Commercial) of the Northern Territory Planning Scheme.
2. The consent authority has considered the proposed development and use with regard to clause 6.5.2 (Reduced Parking Requirements) of the NT Planning Scheme and supports a reduced parking provision for the proposed use, as:
 - a) the proposed on-site parking, in conjunction with other parking in the immediate locality is expected to satisfactorily service the proposed use;
 - b) in addition to parking within Lindsay Avenue, parking on Lot 766 (Ross Park sports fields and netball courts) to the eastern side of Harvey Place, is expected to be available during normal work hours on weekdays, as use of that parking in association with sports activities is expected to be limited predominantly to weekends and evenings;

- c) the site is located in close proximity to a public bus stop and within walking distance of the central business area of Alice Springs;
 - d) the site has capacity to accommodate bicycle parking within and/or outside the building, which may be expected to assist in limiting the demand for parking; and
 - e) the proposed change of use is not expected to result in any undue impact on the availability of parking for other uses in the locality.
3. Pursuant to section 51(e) of the *Planning Act*, in considering a development application the Development 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*. The application was publicly exhibited in accordance with the *Planning Act* and the Planning Regulations and no public submissions were received. The Alice Springs Town Council did not make a submission under section 49(3) of the *Planning Act*.
 4. Pursuant to section 51(n) of the *Planning Act* the consent authority must take into consideration the potential impact of development on the existing and future amenity of the area in which the land is situated. The proposed development and use is not expected to have any significant impact on the amenity of any adjoining property or the area in which the land is situated.
 5. The existing parking layout was previously approved under Development Permit DP08/615 and a Certificate of Compliance in Full was issued in relation to that permit.
 6. The development conditions and notes are expected to assist in ensuring the orderly development and servicing of the property.

ACTION:

Notice of Consent and Development Permit

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



**DAVID KOCH
MEMBER**

02 / 09 / 2014