DEVELOPMENT CONSENT AUTHORITY

ALICE SPRINGS DIVISION

MINUTES

MEETING No. NO 167 – WEDNESDAY 16 JANUARY 2013

CROWNE PLAZA ALICE SPRINGS
BARRETT DRIVE
ALICE SPRINGS

MEMBERS PRESENT: David Koch (Presiding Member), Brendan Heenan and Ray Wallis

APOLOGIES: Peter McQueen, John McBride and Geoff Booth

OFFICERS PRESENT: Fraser Cormack and Kirra Morgan

COUNCIL REPRESENTATIVE : Greg Buxton

Meeting opened at 9:45 am and closed at 10.00 am
ITEM 1

DEVELOPMENT – LOT 229, 8 STUART TERRACE, SUBURB OF THE GAP, TOWN OF ALICE SPRINGS
11 X 2 BEDROOM AND 2 X 3 BEDROOM MULTIPLE DWELLINGS IN 2 X 2 STOREY BUILDINGS
ROYAL FLYING DOCTOR SERVICE OF AUSTRALIA

Simon Pettit (Zone A Architects) and Michael Toomey (Alice Springs Manager RFDS) attended the meeting.

RESOLVED
0008/13

That, the Development Consent Authority varies the requirements of Clause 6.5.3(g) (Parking Layout), Clause 6.12(d)(Landscaping) Clause 6.14.5(b) (Minimum Floor Levels) and Clause 6.14.5(c) (Use of Fill for Flood Protection) of the NT Planning Scheme, and pursuant to section 53(b) of the Planning Act, alters the proposed development and consents to the proposed development as altered to develop Lot 229 (8) Stuart Terrace, The Gap, Town of Alice Springs, for the purpose of 11 x 2 bedroom multiple dwellings and 2 x 3 bedroom multiple dwellings in two 2 storey buildings and alterations to a car parking area, subject to the following conditions:

CONDITION PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), a complete set of 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 prepared by Zone A Design Architects and publicly exhibited (as amended through revisions subsequently submitted by Zone A Design Pty Ltd and considered as part of the Report to the Development Consent Authority for its meeting on 16 January 2013, including a ‘first floor site plan’ submitted on 15 January 2013), but modified (as necessary) to show:
(a) detail of proposed lighting to driveways, pathways and communal open space areas; and
(b) an elevation showing balcony screening to Unit 5 (generally as outlined in the applicant’s submission on 15 January 2013) to ensure compliance with Clause 7.8(e) of the NT Planning Scheme.

GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit. The development as shown on the endorsed plans must not be altered without the further consent of the consent authority.

3. Any development 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.

2 of 6
authority.

4. All air conditioning condensers are to be located at ground level within private yard areas so as to minimise thermal and acoustic impacts on neighbouring properties and condensate must be disposed of to ground level in a controlled manner to the satisfaction of the consent authority.

5. Any substation, fire booster and water meter arrangements required to be provided as part of the development are to be appropriately screened with a view to minimising the potential for adverse visual impacts on the streetscape. Details will need to be resolved to the satisfaction of the consent authority in consultation with the Power and Water Corporation, and NT Fire and Rescue Service.

6. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the buildings, unless with the consent of the consent authority.

7. Before the use or occupation of the approved dwellings starts, the areas 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 (except with respect to the existing approved unsealed parking area to the north-western corner of Lot 229);
   (d) drained;
   (e) line marked (or otherwise suitably delineated) to indicate each car parking bay;
   to the satisfaction of the consent authority.
   Car spaces, access lanes and driveways must be kept available for these purposes at all times.

8. 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 Simpson Street pavement and footpath.

9. 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.

10. The private open space areas of each dwelling shall be screened on each boundary by the erection of a solid wall or screen fence not less than 1.8 metres high.

11. Protective kerbs (of a minimum height of 150mm) must be provided to the satisfaction of the consent authority to prevent damage to fences or landscaped areas.

12. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the Alice Springs Town Council, to the satisfaction of the consent authority.
13. Storm water is to be collected and contained within the site or 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.

14. All balconies are to be internally drained and discharge is to be disposed of at ground level and in a manner consistent with stormwater disposal arrangements for the site to the satisfaction of the consent authority.

15. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, 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.

16. 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.

17. 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.

18. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the consent authority.

19. The finished floor levels of the dwelling units must be no lower than 575.8 metres Australian Height Datum (AHD).

(Note: The approved minimum floor level is no less than 100mm above the applicable flood level for any part of the property. The applicable flood level for the property is 575.6 metres AHD with respect to the area to be developed with Units 1 – 4; and 575.7 metres AHD with respect to the area to be developed with Units 5 – 13).

NOTES:

1. A “Permit to Work Within a Road Reserve” may be required from Alice Springs Town Council before commencement of any work within the road reserve.

2. This development permit does not grant "building approval" for the proposed development. The developer is advised to engage a registered private Building Certifier to ensure that all necessary approvals are attained before commencing demolition or construction works.

3. 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.

4. The developer is recommended to ensure that any necessary approvals under the Heritage Act are obtained prior to the commencement of any demolition or
construction works.

5. This permit will expire if one of the following circumstances applies:
   (a) the development and 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.

6. You are advised to contact the relevant service provider prior to construction works commencing in order to determine the relevant telecommunication network servicing requirements for the development, including the potential requirement to provide fibre ready telecommunication facilities.

7. 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.

REASONS FOR THE DECISION

1) Pursuant to section 51(a) of the Planning Act, the Development Consent Authority must take into consideration the planning scheme that applies to the land to which the application relates. The primary purpose of Zone MR as it relates to Alice Springs is to provide for a range of housing options to a maximum height of 3 storeys and 14 metres above natural ground level. The availability or future availability of services, size of lots and proximity to major roads, schools and other community facilities is considered to support multiple dwelling residential development. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development. The proposed 2 storey development is expected to assist in the provision of a range of housing options and is considered to be of a scale and form that is compatible with the established development in the immediate locality and streetscape.

2) A variation to Clause 6.5.3(g) of the NT Planning Scheme is supported as the proposed parking layout is expected to be functional despite the variation.

3) A variation to Clause 6.12(d) of the NT Planning Scheme is supported as the proposed landscaping plan is considered to constitute an appropriate response in terms of Clause 6.12 despite the variation.

4) A variation to Clause 6.14.5(b) is supported, as the development (as approved) is not expected to present any significant risk of costs to the general community cause by flooding in a defined flood event on account of the approved variation to the required minimum floor levels.

5) A variation to Clause 6.14.5(c) of the NT Planning Scheme is supported as it is not envisaged that a ‘designated flood event’ would either:
   a) pose any significant risk to life for occupants of the proposed dwellings or any other person; or
   b) significantly increase the risk of property damage or additional costs to the general community; on account of the proposed use of fill to achieve flood
protection.

6) Pursuant to section 51(e) of the Planning Act, 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 submission was received under section 49 of the Act.

7) Pursuant to section 51(h) of the Planning Act the consent authority must take into consideration the merits of the proposal. The proposal is expected to benefit the local community through the provision of additional residential accommodation.

8) Pursuant to section 51(n) of the Planning Act the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated. The proposed development is considered to be appropriate to the site and locality.

9) The proposed development is located within Zone MR (Medium Density Residential), and is largely compliant with the NT Planning Scheme and is considered to constitute an appropriate design response subject to minor revisions as required through the consent authority’s resolution.

10) The application was publicly exhibited in accordance with the Planning Act and Planning Regulations. No public submissions were received.

11) The conditions of approval are expected to assist in ensuring the orderly development of the site and due recognition of service authority interests.

**ACTION:** Notice of Consent and Development Permit

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

[Signature]

DAVID KOCH
Delegate

7/1/2013

6 of 6

These minutes record persons in attendance at the meeting and the resolutions of the Development Consent Authority on applications before it.

Reliance on these minutes should be limited to exclude uses of an evidentiary nature.