



DEVELOPMENT CONSENT AUTHORITY

ALICE SPRINGS DIVISION

MINUTES

MEETING No. 168 – WEDNESDAY 13 MARCH 2013

**CROWNE PLAZA ALICE SPRINGS
BARRETT DRIVE
ALICE SPRINGS**

MEMBERS PRESENT: Peter McQueen (Chairman), David Koch and Brendan Heenan

APOLOGIES: Geoff Booth, John McBride and Chansey Paech

OFFICERS PRESENT: Peter Somerville, Fraser Cormack, Mal MacDonald and Kirra Morgan

COUNCIL REPRESENTATIVE : Stephen Baloban

Meeting opened at 10.45 am and closed at 11.30 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.

**ITEM 1 DEVELOPMENT – 1 X 1 BEDROOM UNIT ADDITION TO AN EXISTING SINGLE DWELLING (TO CREATE 2 MULTIPLE DWELLINGS) WITH A REDUCED REAR SETBACK
LOT 1802, 33 LARAPINTA DRIVE, SUBURB OF GILLEN, TOWN OF ALICE SPRINGS
LESTER HAMILTON**

Lester Hamilton attended the meeting.

**RESOLVED
0016/13**

Pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority vary the requirements of Clause 7.5 (Private Open Space) of the NT Planning Scheme and grant consent to develop Lot 1802 (33) Larapinta Drive, Suburb of Gillen, Town of Alice Springs for the purpose of a one (1) bedroom dwelling addition to an existing single dwelling to create two (2) multiple dwellings in two (2) single storey buildings 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, drainage, sewerage and electricity facilities, gas and telecommunication networks to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
3. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the Road Network Division (Department of Transport and/or the Alice Springs Town Council to the satisfaction of the consent authority.
4. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Department of Transport – Road Network Division, to the satisfaction of the consent authority.
5. 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.
6. 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 disposed of to ground level in a controlled manner to the satisfaction of the consent authority.
7. Before the use or occupation of the multiple dwelling development 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;
 - (d) drained; and
 - (e) line marked or suitably delineated to indicate each car parking space and all access lanes;
- to the satisfaction of the consent authority.
Car spaces, access lanes and driveways must be kept available for these purposes at all times.

NOTES

1. This development permit does not grant building approval for the proposed works. You are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing 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. 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.
4. A "Permit to Work Within a Road Reserve" may be required from the Department of Transport before commencement of any work within the road reserve.

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 does not conflict with the objectives and performance criteria of the NT Planning Scheme and will not prejudice the ongoing use of the land in accordance with the objectives of Zone MD (Multiple Dwelling Residential).
2. Pursuant to section 51(h) of the *Planning Act*, the consent authority must take into consideration the merits of the proposed development as demonstrated in the application. The one bedroom dwelling addition to create two multiple dwellings is in line with the current planning principles of Alice Springs by increasing options for urban infill. The utilisation of existing service infrastructure (electricity and water) will also help to maximise efficiencies both financially and environmentally.
3. Pursuant to section 51(n) of the *Planning Act*, the consent authority must take into consideration the potential impact on existing and future amenity of the area in which the land is situated. The one bedroom dwelling addition to create two

multiple dwellings is consistent with existing development in the area and it is not expected to adversely affect the amenity of the streetscape or neighbouring properties.

4. The application was publicly exhibited in accordance with the requirements of the *Planning Act* and Planning Regulations, no adverse public or service authority submissions were received.

ACTION: Notice of Consent and Development Permit

**ITEM 2 DEVELOPMENT – ALTERATIONS TO EXISTING GARAGE AND SHED AND CHANGE OF USE TO DEPENDANT UNIT (RETROSPECTIVE APPROVAL FOR EXISTING CARPORT WITH REDUCED SETBACK TO FRONT AND SIDE BOUNDARY)
LOT 9063, 5 REUS COURT, SUBURB OF EAST SIDE, TOWN OF ALICE SPRINGS
SUSAN DUGDALE AND ASSOCIATES**

Miriam Wallace, on behalf of the applicant attended the meeting.

**RESOLVED
0017/13**

Pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority vary the requirements of Clause 7.3 (Building Setbacks of Residential Buildings) and Clause 7.3.2 (Distance between Residential Buildings on One Site) of the NT Planning Scheme and grants consent to develop Lot 9063 (5) Reus Court, Suburb of East Side, Town of Alice Springs for the purpose of altering an existing garage and shed and changing use to dependant unit 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. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Alice Springs Town Council to the satisfaction of the consent authority.
3. All air conditioning condensers are to be located at ground level 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.
4. 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 land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

NOTES:

1. This development permit does not grant "building approval" for the proposed

considered to be consistent with the purpose of the zone.

2. A variation to Clause 6.5.3(g) of the NT Planning Scheme is supported as condition 8(f) of the development permit is expected to ensure that the parking area is suitably screened from the street.
3. A variation to Clause 6.5.1 of the NT Planning Scheme is supported, to allow a total on-site parking provision of 5 spaces, for the following reasons:
 - a) The consent authority has considered relevant matters under Clause 6.5.2 of the Planning Scheme.
 - b) There is a substantial amount of public and private car parking available in the locality and the proposed development and use is not expected to result in a shortage in parking for other uses in the locality.
 - c) The site is easily accessible by public transport.
 - d) The proposed development recognises heritage values, by preserving buildings of heritage interest, thereby reducing the land area available for car parking.
 - e) While the site has capacity to accommodate additional car parking, the proposed additions and alterations are expected to be of greater benefit to the community than additional car parking.
 - f) While the proposed additions to the community centre will significantly increase the total floor area of buildings on the site:
 - i. it is envisaged that the highest parking demand (related to the use) will be after school hours, when demand for the public parking in the central business area may be expected to be lower than earlier in the day;
 - ii. it is not expected that the proposed changes will result in a significant increase in the number of community centre staff at the premises at any time;
 - iii. the community centre will host a range of sports and activities and it is expected that at most times, only some of the buildings and facilities will be in use; and
 - iv. it is expected that a significant proportion of people attending activities at the community centre will:
 - be dropped-off and collected;
 - walk or ride a bicycle to the centre.
4. 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 local authority or public submissions were received in relation to the application.
5. Pursuant to section 51(h) of the *Planning Act* the consent authority must take into consideration the merits of the proposal. The community centre (ASYCC) that operates from the site provides a range of social, sporting and recreational facilities and services and is a valuable asset to the town community. The application recognises the potential for the site to be further developed to support healthy

14. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, generally in accordance with the endorsed plans. Any dead, diseased or damaged plants are to be replaced.

NOTES

1. 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.
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. The developer is recommended to contact the Aboriginal Areas Protection Authority to ensure awareness of any potential issues pertaining to *Aboriginal Sacred Sites Act*, prior to the commencement of any demolition or construction works.
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:
 - (a) If Stage 2 is not started within two years of the date of this permit; or
 - (b) With respect to a Stage of the development (including Stage 2, 3, 4, 5, 6, 7 or 8 respectively) if that stage is not completed within ten 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 recommended 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 CP is "to provide for community services and facilities, whether publicly or privately owned or operated, including facilities for civic and government administration". The Alice Springs Youth Centre Incorporated is a not-for-profit organisation that provides and manages a range of community services and facilities on the site. The proposed development includes a range of upgrades and additions and is

5. Prior to the commencement of construction of buildings with respect to each stage (including Stages 3, 4, 5, 6, 7 and 8 respectively) additional floor and elevation plans clarifying design details of the buildings and associated landscaping for the applicable stage/s, must be submitted to the consent authority for endorsement as part of the permit. When detailed plans have been endorsed for a stage, they will form part of this permit. Stages are not required to be completed in the order of the staging plan, provided that plans are endorsed for the stage prior to works commencing.
6. 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.
7. All air conditioning units and / or condensers are to be screened from adjoining streets, to the satisfaction of the consent authority.
8. Before the use or occupation of Stage 2 (multi-purpose hall and administration building) commences, 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;
 - (d) drained;
 - (e) line-marked to indicate each car parking bay; and
 - (f) screened or partially screened from the adjoining street by suitable landscaping (planting);to the satisfaction of the consent authority. Car spaces, access lanes and driveways must be kept available for these purposes at all times.
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 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.
11. 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.
12. 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.
13. Before the use/occupation of each stage starts the landscaping works shown on the endorsed plans for that stage must be carried out and completed generally in accordance with the endorsed plans, to the satisfaction of the consent authority.

**ITEM 5 DEVELOPMENT – ADDITIONS AND ALTERATIONS TO AN EXISTING
COMMUNITY CENTRE INCLUDING MULTI-PURPOSE HALL AND
ADMINISTRATION CENTRE TO BE CONSTRUCTED IN 2 STAGES - VARIATIONS
TO CAR PARKING REQUIREMENTS
LOT 7851, 5 WILLS TERRACE, TOWN OF ALICE SPRINGS
DEPARTMENT OF INFRASTRUCTURE**

Karl Micek and Brendan Meney attended the meeting in support of the application.

**RESOLVED
0020/13**

That, the Development Consent Authority varies the requirements of Clause 6.5.1 (Parking Requirements) and Clause 6.5.3(g) (Parking Layout) 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 7851(5) Wills Terrace, Town of Alice Springs, for the purpose of additions and alterations to an existing community centre to be constructed in eight (8) stages, subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works for Stage 2 (including site preparation), amended plans and documentation for Stage 2 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:
 - (a) drawn to scale and include dimensions; and
 - (b) generally in accordance with the Masterplan publicly exhibited (as amended through revisions subsequently submitted and considered as part of the Report to the Development Consent Authority for its meeting on 13 March 2013), but modified (as necessary) to include maximum building height dimensions in relation to ground level with a maximum height dimension not exceeding 8.5 metres above ground level.
2. Prior to the commencement of works for Stages 3 to 8 respectively, a Staging Plan and Masterplan for the site must be submitted to and approved by the consent authority. The Masterplan and Staging Plan must be generally consistent with the 'Site Plan' and 'Staged Development Plan' publicly exhibited with the application and should clearly identify the scope of works for each stage. When approved, the Masterplan and Staging Plan will be endorsed and will then form part of the permit.

GENERAL CONDITIONS

3. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of the permit.
4. The development may be completed in stages, with works generally in accordance with the Masterplan and Staging Schedule endorsed as part of this permit.

3. A "Permit to Work Within a Road Reserve" will be required from Alice Springs Town Council before commencement of any work within the road reserve.
4. This development permit does not grant building approval for the proposed works. You are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing works.

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 subdivision for the purpose of creating two (2) lots does not conflict with the relevant objectives and performance criteria of the NT Planning Scheme and will not prejudice the ongoing use of the land in accordance with the objectives of Zone SD (Single Dwelling Residential).
2. Pursuant to section 51(h) of the *Planning Act*, the consent authority must take into consideration the merits of the proposed development as demonstrated in the application. The subdivision is in line with the current planning principles of Alice Springs by increasing options for urban infill. The utilisation of existing service infrastructure (electricity and water) will also help to maximise efficiencies both financially and environmentally.
3. Pursuant to section 51(n) of the *Planning Act*, the consent authority must take into consideration the potential impact on existing and future amenity of the area in which the land is situated. The subdivision is consistent with existing development in the area and it is not expected to adversely affect the amenity of the streetscape or neighbouring properties.
4. The application was publicly exhibited in accordance with the requirements of the *Planning Act* and Planning Regulations, no adverse public or service authority submissions were received.

ACTION: Notice of Consent and Development Permit

ITEM 4

**DEVELOPMENT – SUBDIVISION TO CREATE TWO LOTS
LOT 4812, 122 KURRAJONG DRIVE, SUBURB OF EAST SIDE, TOWN OF ALICE
SPRINGS
DAVID EZARD**

**RESOLVED
0019/13**

That, the Development Consent Authority vary the requirements of Clause 11.1.1 (Minimum Lot Size Requirements) and Clause 11.2.3 (Lot Size and Configuration in Residential Subdivisions) of the NT Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to subdivide Lot 4812 (122) Kurrajong Drive, Suburb of East Side, Town of Alice Springs for the purpose of creating two (2) lots 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. 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.
3. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.
4. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Alice Springs Town Council, to the satisfaction of the consent authority.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities, gas and telecommunication networks to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

NOTES

1. 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.
2. 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.

determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

2. This development permit does not grant building approval for the proposed works. You are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing works.

REASONS FOR THE DECISION

1. Pursuant to section 51(a) of the *Planning Act*, the consent authority must take into consideration any planning scheme that applies to the land to which the application relates. The proposed development, as altered and approved, is considered to respond satisfactorily to relevant objectives and provisions of the NT Planning Scheme.
2. The property is a Heritage Place and the Department of Lands, Planning and the Environment has advised that the owner of the land has approval under the *Heritage Act* to proceed with the proposed development.
3. The provision of a gravel (or equivalent driveway) is considered to be a suitable alternative to a sealed/paved driveway and parking area, in recognition of heritage values pertaining to the site.
4. The application was publicly exhibited in accordance with the *Planning Act* and *Planning Regulations*. The consent authority has given due consideration to issues raised in submissions to the application as exhibited and in relation to additional information and documentation provided by the applicant in response to consent authority Resolution 0109/12 of 12 December 2013.
5. The consent authority notes that the owner of adjoining Lot 7733 Railway Terrace provided written support for the proposal; and that the owner of adjoining Lot 7735 did not raise any objections to the proposed development through the public consultation process.
6. The conditions of approval are expected/considered to:
 - (a) recognise the provisions of the NT Planning Scheme relevant to development within Zone CB;
 - (b) recognise and support protection of heritage values pertaining to the property;
 - (c) duly recognise relevant service authority interests; and
 - (d) ensure that the development and use of the property is established and maintained in a manner that does not unduly affect the existing or future amenity of the locality.

ACTION: Notice of Consent and Development Permit

4. Access to the subject lot is not permitted from the Stuart Highway road reserve at any time, either for construction or any other purpose. Construction and delivery vehicles must not be parked on the Stuart Highway road reserve.
5. Stormwater is to be retained on the site or collected and discharged into the drainage network to the technical standards of and at no cost to the Alice Springs Town Council and/or the Road Network Division of the Department of Transport, to the satisfaction of the consent authority.
6. The kerb crossover and driveway 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.
7. 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.
8. Before the use or occupation of the development starts, the areas set-aside for the parking of vehicles and access as shown on the endorsed plans must be:
 - (a) properly formed and constructed, so that they can be used in accordance with the plans;
 - (b) constructed of gravel or equivalent (or paved/sealed, subject to approval under the *Heritage Act* if required);
 - (c) drained;
 - (d) line marked or delineated to indicate each car space; andto 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 facilities and electricity services to the land/development shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time.
10. Landscaping as shown on the endorsed landscape plan must be established and thereafter maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
11. All air conditioning units, including condensers 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.

NOTES

1. 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

and use in association with and ancillary to the existing dwelling, subject to the following conditions:

CONDITION PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), a consolidated 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. The plans must be generally in accordance with the plans submitted with the application and publicly exhibited, as amended through the revised site plan numbered 2069-01-SK Amendment No.3, submitted by the applicant on 26 February 2013 and prepared by Zone A Pty Ltd, and external finishes details submitted by the applicant on 26 February 2013, in response to Authority Resolution 0109/12, but modified to show/include:
 - (a) treatment to the external surface of the northern boundary wall of the proposed building, designed/selected with a view to reasonably minimising the potential for perceived visual bulk to persons in southbound traffic on the adjoining Stuart Highway, in the event that existing vegetation on adjoining Lot 7733 that is expected to partially screen the wall, was removed and not replaced; and
 - (b) a detailed landscape plan, drawn to scale, with dimensions, and generally in accordance with the landscaping detail included in the site plan numbered 2069-01-SK Amendment No.3, submitted by the applicant on 26 February 2013 and prepared by Zone A Pty Ltd, except that the plan must show / include:
 - i. a survey (including botanical names) of all existing vegetation to be retained and/or removed;
 - ii. details of surface finishes of pathways and driveways;
 - iii. 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;Plant species selected must be to the satisfaction of the consent authority, with species selection and location aimed at:
 - partially screening (and filtering views of) the proposed building from adjoining streets and properties; and
 - complementing established planting on the site and adjoining properties.

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 use and development as shown on the endorsed plans must not be altered without the further consent of the consent authority.
3. 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.

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.

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.

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 does not conflict with the objectives and performance criteria of the NT Planning Scheme and will not prejudice the ongoing use of the land in accordance with the objectives of Zone SD (Single Dwelling Residential).
2. Pursuant to section 51(n) of the *Planning Act*, the consent authority must take into consideration the potential impact on existing and future amenity of the area in which the land is situated. The dependant unit is consistent with existing development in the area and it is not expected to adversely affect the amenity of the streetscape or neighbouring properties.
3. The application was publicly exhibited in accordance with the requirements of the *Planning Act* and Planning Regulations, no adverse public or service authority submissions were received.

ACTION: Notice of Consent and Development Permit

ITEM 3 **DEVELOPMENT – LIGHT INDUSTRY IN 3 STOREY BUILDING (SHED) LOT 7734, 12 RAILWAY TERRACE, TOWN OF ALICE SPRINGS GREG TAYLOR**

Greg Taylor and Stuart Chalmers (applicants) and Dominico Pecorari, Jose Petrick, Lorraine Braham and Alex Nelson, (submitters) attended the meeting.

Dominico Pecorari tabled 'perspective' images of the proposed building as it related to the existing dwelling on the site and which he advised he had produced using dimensions and details provided in the applicant's documentation.

RESOLVED That, the Development Consent Authority varies the requirements of Clause 6.5.3
0018/13 (Parking Layout) 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 7734 (12) Railway Terrace, Town of Alice
Springs for the purpose of a shed building for the purposes of light industry (locksmith)

lifestyles for people of all ages in the community. The proposed upgrades and additions are expected to enhance the level of amenity for the site and its appearance from adjoining and surrounding areas. The application anticipates that the proposed relocation of the main entry will open up the surrounds of 'Higgins Hall', Alice Springs' first public hall, making it more accessible as a building of community interest. The development has been designed with regard to a range of social, cultural and historic considerations and may be expected to protect and enhance values relating to these.

6. 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 expected to revitalise the site and enhance the amenity of the site and locality.
7. 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

**ITEM 6 DEVELOPMENT – TWELVE BED SUPPORTING ACCOMMODATION FACILITY INCLUDING KITCHEN, LAUNDRY AND BATHROOMS IN FOUR TRANSPORTABLE BUILDINGS JOINED BY A DECK AND VERANDAH.
LOT 290, 101 ROSS HIGHWAY, SUBURB OF ROSS, TOWN OF ALICE SPRINGS
SUSAN DUGDALE AND ASSOCIATES**

Miriam Wallace and Philip Allnut (CAAAPU) attended the meeting.

Pursuant to section 97(1) of the *Planning Act*, Mr Brendan Heenan, a member of the Alice Springs Division of the Development Consent Authority declared a conflict of interest.

The Authority did not consider this item as a quorum of members was not present.

ACTION: To be listed for a DCA meeting

**ITEM 7 VARIATION TO DEVELOPMENT – A RANGE OF MINOR AMENDMENTS TO ORIGINAL APPROVAL
LOT 10130, 6 STEPHENS ROAD, SUBURB OF MOUNT JOHNS, TOWN OF ALICE SPRINGS
PO & ML SITZLER NOMINEES PTY LTD**

Nick Sitzler attended the meeting in support of the application.

**RESOLVED
0021/13**

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to vary development permit DP09/0101 at Lot 10130, 6 Stephens Road, Suburb of Mount Johns, Town of Alice Springs to require the applicant to provide the following additional information that the Authority considers necessary in order to enable proper consideration of the application:

0. Dimensioned plans (site plan, floor plans and elevations) drawn at a legible scale showing:
 - Details of all proposed changes to the development previously approved by DP09/0101; and
 - Boundaries of any staging associated with the works.

ACTION: Deferral letter

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



PETER McQUEEN
Chairman

20/3/13