

DEVELOPMENT CONSENT AUTHORITY

ALICE SPRINGS DIVISION

MINUTES

MEETING No. 206 – WEDNESDAY 11 MARCH 2016

**DOUBLETREE BY HILTON
BARRETT DRIVE
ALICE SPRINGS**

MEMBERS PRESENT: Denis Burke Chairman (via phone), David Koch, Alistair Feehan, Brendan Heenan, Steve Brown

APOLOGIES: Nil

OFFICERS PRESENT: Peter Somerville, Fraser Cormack, Jennie Ryan, Lucy McMurtrie

COUNCIL REPRESENTATIVE : Rae-Ellen Swindells

Meeting opened at 11:00 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.

**ITEM 1 DEVELOPMENT – LOT 10740, 68 PALM CIRCUIT, SUBURB OF ROSS,
TOWN OF ALICE SPRINGS
7 X 2 BEDROOM MULTIPLE DWELLINGS IN 4 SINGLE STOREY BUILDINGS
AUSTRALIAN PROPEERTY PROJECTS PTY LTD**

Mr Ken Patterson attended the meeting in support of the application.

RESOLVED That, pursuant to section 53(a) of the *Planning Act*, the Development Consent
0012/16 Authority consent to the application to develop part of Lot 10740, 68 Palm
Circuit, Suburb of Ross, Town of Alice Springs for the purpose of 7 x 2 bedroom
multiple dwellings in 4 single storey buildings, 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) fencing on the site, which must comply with Clause 7.4 (4) of the NT Planning Scheme; and
 - (c) 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.

2. Prior to the commencement of works, an Erosion Sediment Control Plan (ESCP) is to be submitted to and approved by the consent authority on the advice from the Department of Land Resource Management (DLRM). All works relating to this permit are to be undertaken in accordance with the endorsed ESCP to the requirements of the consent authority, on advice from the DLRM. The plan should detail methods and treatments for minimising dust, erosion and sediment loss from the site during the construction phase. The IECA Best Practice Erosion and Sediment Control Guidelines 2008 may be referenced as a guide to the type of information, detail and data that should be included in an ESCP. Information regarding erosion and sediment control and ESCP content is available at www.austieca.com.au and the DLRM website: <http://lrm.nt.gov.au/soil/management>.

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 is 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 the Alice Springs Town Council 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 RECOMMENDATION

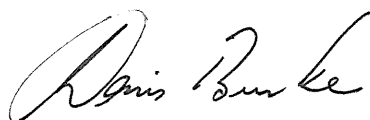
1. Pursuant to section 51(a) of the *Planning Act*, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates. Subject to the receipt of a detailed landscaping plan and with compliance with the conditions of approval, the proposed use and development is consistent with the form of development reasonably expected within the Specific Use Zone SA8.
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. A variation is granted to clause 2.4 (Specific Use Zone SA8), subclause (7)(b)(i) of the NT Planning Scheme is granted to allow a reduced building setback of 2m to the primary street boundary for units 1, 2, and 3 and the shade structure of unit 4. It is considered that below site conditions and design features are sufficient special circumstances and justify the giving of consent:
 - The primary street boundary, Palm Circuit, has a wide road verge providing an additional buffer to the dwellings;
 - A 2m high feature fence proposed for the boundary with Palm Circuit and will provide additional screening.
5. A variation to Clause 6.5.3 (Parking Layout) of the NT Planning Scheme is granted to allow two access points to the site and to allow driveway access to unit 5 to have a width of 3m, rather than the required 3.5m. The variations proposed are considered suitable to the site and generally allow more practical use of the land available, including for the proposed private open space arrangements.
6. A variation to Clause 7.3.2 (Distance Between Residential Buildings on One Site) of the NT Planning Scheme to allow units 4 and 5 be 2.7m apart, rather than the required 3m. The adjoining wall of unit 4 will contain bedrooms. No overlooking or building massing issues are anticipated.
7. 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

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



DENIS BURKE
Chairman

16/3/2016

