

DEVELOPMENT CONSENT AUTHORITY

ALICE SPRINGS DIVISION

MINUTES

MEETING No. 211 – TUESDAY 16 AUGUST 2016

OUT OF SESSION

MEMBERS: Denis Burke
David Koch
Alistair Feehan
Jade Kudrenko,
Jamie de Brenni

**ITEM 1 DEVELOPMENT – CHANGE OF USE FROM SINGLE DWELLING TO OFFICE AND COMMUNITY CENTRE
LOT 180, 82 HARTLEY STREET, TOWN OF ALICE SPRINGS
MISSION AUSTRALIA**

**RESOLVED
0048/16**

That, the Development Consent Authority vary the requirements of Clause 6.5.3 (Parking Layout) and Clause 6.6 (Loading Bays) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 180, 82 Hartley Street, Town of Alice Springs for the purpose of a change of use from single dwelling to office and community centre, subject to the following conditions:

1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
2. 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 so that each car parking bay is 2.5m (wide) x 5.5m (long);
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) either surfaced with an all-weather-seal coat or suitably dust suppressed (ie: gravel, crushed rock); and
 - (d) delineated on site to indicate each car space.Car spaces, access lanes and driveways must be kept available for these purposes at all times.
3. The car parking shown on the endorsed plans must be available at all times for the exclusive use of the occupants of the development and their visitors/clients.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage and electricity services to the development/use shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time.
5. 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.

NOTES:

1. The permit holder is advised that it is an offence to carry out work on, disturb or destroy declared places without consent under the *Heritage Act*. The land owner/developer should contact the Heritage Branch of the Department of Lands, Planning and the Environment to ascertain requirements of the *Heritage Act* prior to commencing the use.

2. This development permit does not grant building approval for the proposed change of use or building works and you are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing construction works or the use.
3. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopmentsouth@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. A "Permit to Work Within a Road Reserve" may be required from *Alice Springs Town Council* before commencement of any work within the road reserves (Hartley Street and rear laneway).

REASONS

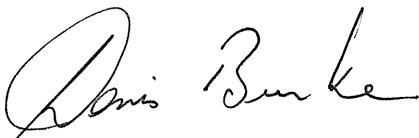
1. Pursuant to section 51(a) of the *Planning Act*, in considering a development application the Development Consent Authority must take into account the planning scheme that applies to the land to which the application relates. The change of use is compatible with the other land uses established in the locality which is within Zone TC (Tourist Commercial) of the NT Planning Scheme. With the exception of the parking layout and requirement for a loading bay, the use and development as presented in the application is considered to be generally consistent with the relevant clauses and objectives of the NT Planning Scheme.
2. Variations to Clause 6.5.3 (Parking Layout) of the NT Planning Scheme for:
 - a) a car parking and driveway area not being surfaced in an all-weather seal coat;
 - b) a car parking area to be located less than 3m from a street frontage; and
 - c) car spaces not being line marked,are considered satisfactory in this instance as this arrangement:
 - is consistent with the layout and surface treatment of other developments in the locality and has due regard to the recommendations contained in the Alice Springs Heritage Precinct Conservation Management Plan; and
 - has been in existence for over 5 years, noting that inspections of the site reveal that car parking can be managed in an appropriate manner within designated car parking areas, and that all car parking bays are useable, functional and convenient and in accordance with the intent of the clause.
3. Pursuant to section 51(h) of the *Planning Act*, in considering a development application, the Development Consent Authority must take into account the merits of the proposed development as demonstrated in the application. The office and community centre will be located within an existing building and minimal works will be required to commence the new use. Approval of the application will enable Mission Australia to continue its work within the Alice Springs community.

4. Pursuant to section 51(m) of the *Planning Act*, in considering a development application the Development Consent Authority must take into account 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. The conditions of approval are intended to assist in ensuring service authority interests are duly recognised in terms of electricity, sewerage and water services that apply to the change of use of the land.
5. Pursuant to section 51(p) of the *Planning Act*, in considering a development application the Development Consent Authority must take into account any potential impact on natural, social, cultural or heritage values. The site is part of a declared heritage place (Alice Springs Heritage Precinct), the application for change of use of the land does not propose any works to be carried out, nonetheless, an advisory note will be included the permit to remind the owner/applicant to obtain any approvals required under the *Heritage Act*.
6. Pursuant to section 51(n) of the *Planning Act* in considering a development application, the Development 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 change of use is expected to preserve the existing amenity of the locality as the use will be contained within an existing building previously used as a dwelling and is consistent with the architectural style of other buildings in the locality.
7. The application was placed on public exhibition in accordance with the requirements of the *Planning Act* and Planning Regulations. No public or local authority submissions were received during the exhibition period.

ACTION:

DAS to prepare a Notice of Consent and Development Permit

RATIFIED AS A RECORD OF DETERMINATIONS MADE



DENIS BURKE
Chairman

19/8/2016