



DEVELOPMENT CONSENT AUTHORITY

ALICE SPRINGS DIVISION

MINUTES

MEETING No. 169 – WEDNESDAY 20 MARCH 2013

OUT OF SESSION

MEMBERS:

Peter McQueen (Chairman), David Koch and John McBride

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 290, 101 ROSS HIGHWAY, SUBURB OF ROSS, TOWN OF ALICE SPRINGS**
TWELVE (12) BED SUPPORTING ACCOMMODATION FACILITY INCLUDING KITCHEN, LAUNDRY AND BATHROOMS IN FOUR TRANSPORTABLE BUILDINGS JOINED BY A DECK AND VERANDAH.
SUSAN DUGDALE & ASSOCIATES

RESOLVED
0023/13

Pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority grant consent to develop Lot 290 (101) Ross Highway, Suburb of Ross, Town of Alice Springs for the purpose of a Twelve (12) bed supporting accommodation facility including kitchen, laundry and bathrooms in four transportable buildings joined by a deck and verandah 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 (associated with works approved by this permit) 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 Alice Springs Town Council to the satisfaction of the consent authority.
3. Soil erosion control and dust control measures must be employed throughout the construction stage of the development 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, drainage, sewerage and electricity facilities, gas and telecommunication networks 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 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.

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 RL (Rural Living).
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 supporting accommodation is an addition to the existing alcohol rehabilitation centre. Existing screening of the facility will assist in keeping with the general amenity of the area and will remain largely unseen on the streetscape. With the exception of car parking requirements and the number of demountable structures allowed on site, the development is compliant with the controls contained in the NT Planning Scheme.
3. The application was publicly exhibited in accordance with the requirements of the *Planning Act* and Planning Regulations.

ACTION:

Notice of Consent and Development Permit

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



DAVID KOCH
Delegate

28/3/2013