



**DEVELOPMENT CONSENT AUTHORITY**

**ALICE SPRINGS DIVISION**

**MINUTES**

**MEETING No. 172 – WEDNESDAY 12 JUNE 2013**

**DOUBLE TREE BY HILTON  
BARRETT DRIVE  
ALICE SPRINGS**

**MEMBERS PRESENT:** Peter McQueen, David Koch, Brendan Heenan (not present for the deliberations for Item 3) and Ray Wallis

**APOLOGIES:** John McBride

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

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**COUNCIL REPRESENTATIVE :** Dilip Nellikat and Steve Baloban

**Session 1 opened at 9:45 am and closed at 10:00 am  
Session 2 opened at 10:15 am and closed at 11:00 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 – MULTIPLE DWELLINGS (CONSTRUCT 1 X 4 BEDROOM DWELLING IN 1 X 2 STOREY BUILDING AND CARPORT ADDITION TO EXISTING SINGLE STOREY DWELLING)  
LOT 1393, 13 ACHILPA STREET, SUBURB OF THE GAP, TOWN OF ALICE SPRINGS  
ANTHONY LILICRAP**

Steven Adler (on behalf of the applicant) attended the meeting.

Mr Adler tabled amended drawings addressing issues raised in the report prepared by Development Assessment Services.

**RESOLVED  
0046/13**

The Development Consent Authority varies the requirements of Clause 6.5.3(g) (Parking Layout), Clause 7.3 (Building Setbacks of Residential Buildings) and Clause 7.5 (Private Open Space) 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 1393 (13) Achilpa Street, Suburb of The Gap, Town of Alice Springs, for the purpose of multiple dwellings (construct 1 x 4-bedroom dwelling in 1 x 2-storey building and a carport and verandah/patio addition to an existing single storey dwelling, 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 and documentation 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 Steve Adler Building Design and publicly exhibited (as amended through revisions subsequently submitted and considered as part of the Report to the Development Consent Authority for its meeting on 12 June 2013), but modified (as necessary) to show:
  - a) finished floor levels of the new dwelling (referenced to the Australian Height Datum (AHD)) and no lower than 572.4 metres AHD and no higher than 572.5 metres AHD. Levels are to be shown on an east-west and a north-south section of the site respectively, and illustrate the relative heights of dwellings, boundary fences and internal privacy fences respectively;
  - b) a maximum building height not exceeding 579.35m AHD;
  - c) additional fencing, screening and design revisions that provide a satisfactory level of privacy between the existing and proposed dwelling on the site and between the proposed dwelling and the dwellings and private yard areas of Lots 8896, 8897 Clara Court and Lot 1394 Achilpa Street, respectively (the

- design should reflect due regard to Clause 7.8(e) of the NT Planning Scheme);
- d) a revised landscape plan that includes some larger trees and/ or shrubs and reflects due regard to Clause 6.12 (Landscaping) of the Planning Scheme;
  - e) elevations and dimensions of proposed garden sheds (sheds must demonstrably comply with sub-clause 1.3.2(k) of the Planning Scheme);
- to the satisfaction of the consent authority.

## **GENERAL CONDITIONS**

2. The works carried out under this permit must be in accordance with the drawings endorsed as forming part of this permit, to the satisfaction of the consent authority. The development as shown on the endorsed plans must not be altered without the further consent of the consent authority.
3. The finished ground floor levels of the new dwelling must be no lower than 572.4 metres Australian Height Datum (AHD) (which is 300mm above the applicable flood level for the property). The dwelling must not exceed a height of 579.35m AHD. Compliance must be demonstrated by the provision of documentation of 'as-constructed':
  - a) floor levels for ground (lower) floor habitable rooms for the new dwelling; and
  - b) the height of the highest part of the new dwelling;referenced to the Australian Height Datum and certified by a Licensed Surveyor.
4. Pursuant to section 34 of the *Land Title Act*, a Caution Notice must be lodged with the Registrar General on the title of Lot 1393, Town of Alice Springs. The Caution Notice is to state that: "This allotment is subject to inundation in a 1% AEP Defined Flood Event". Evidence of lodgement/registration on the parcel must be provided to the satisfaction of the consent authority.
5. Any development on or adjacent to any easements on site must be carried out to the requirements of the relevant service authority, to the satisfaction of the consent authority.
6. All air conditioning condensers to the new dwelling are to be located at ground level within private yard area, 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.
7. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the new dwelling, unless with the consent of the consent authority.
8. 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; and
  - (d) drained;
- 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 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.
  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 the new dwelling starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
  14. 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.

## 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 works. You are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing works.
3. The Power and Water Corporation advises that the Water and Sewer Services Development Section ([landdevelopmentsouth@powerwater.com.au](mailto:landdevelopmentsouth@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto: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. 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.
5. 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.
6. The Environment Protection Agency of the Department of Lands, Planning and the Environment advises that construction work should be conducted in accordance with the Agency's Noise Guidelines for Development Sites. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

## **REASONS FOR THE DECISION**

1. Pursuant to section 51(a) of the *Planning Act*, the Development Consent Authority must take into consideration the NT Planning Scheme (the Planning Scheme). The primary purpose of Zone MD The primary purpose of Zone MD is to provide for a range of housing options to a maximum of two storeys above ground level. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development. The proposed development is expected to meet the intent of the purpose statement. 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. 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 submissions were received under section 49 of the *Act*.
3. Pursuant to section 51(j) of the *Planning Act*, in considering a development application, the consent authority is required to take into account the capability of the land to which the development relates, to support 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. Conditions of approval are expected to ensure that the floor levels of habitable rooms within the new dwelling are constructed a minimum of 300mm above

the 1 percent Annual Exceedence Probability level as it relates to the site, thereby achieving the purpose of Clause 6.14 of the Planning Scheme. The requirement for a Caution Notice to be registered on the Title of the land is intended to ensure that future land owners are aware of the flood liability of the land.

4. A variation to sub-clause 7.8(2)(e) of the Planning Scheme is not supported, as:
  - a) no special circumstances have been demonstrated that are considered to justify such a variation; and
  - b) minor appropriate revisions to the design may be expected to provide significantly improved privacy outcomes for occupants of the dwellings on the site and adjoining properties .
5. A variation to sub-clause 6.5.3(i)(Parking Layout) of the Planning Scheme is supported as the proposed parking layout is expected to be functional and convenient despite the variation.
6. A variation to sub-clause 6.12(d) of the Planning Scheme is not supported as it is envisaged that the objective of the provision may be reasonably met by the inclusion of some appropriately selected and located larger trees or shrubs.
7. Variations to Clause 7.3 (Building Setbacks of Residential Buildings) of the NT Planning Scheme are supported as the proposed building design is considered to constitute an appropriate design response to the purpose of Clause 7.3, subject to suitable design revisions to the new dwelling to avoid undue overlooking of adjoining properties.
8. 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.
9. 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 not expected to unreasonably detract from the amenity of adjoining properties or the locality, subject to a suitable response to the conditions precedent.
10. The consent authority noted amended plans tabled by Mr Adler at the hearing and Mr Adler's submission in support of a finished ground floor level for the new dwelling of 572.12m Australian Height Datum and decided that:
  - a) it did not consider there to be circumstances demonstrated that justified a variation to Clause 6.14.3.5(b) of the NT Planning Scheme; and
  - b) the plans provided required further revision in order to satisfactorily address Planning Scheme requirements relating to privacy between the proposed dwelling and existing dwellings on the site and adjoining properties.
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

**ITEM 2            DEVELOPMENT – TWO STOREY SELF STORAGE FACILITY (WAREHOUSE)  
LOT 1552, 11 ELDER STREET, SUBURB OF CICCONE, TOWN OF ALICE  
SPRINGS  
ASH PATTEN**

Mr Ash Patten attended the meeting.

**RESOLVED**            That, the Development Consent Authority vary the requirements of Clause 6.5.1  
**0047/13**            (Parking Requirements), the NT Planning Scheme, and pursuant to section 53(b) of  
the *Planning Act*, alter the proposed development and consent to the proposed  
development as altered to develop Lot 1552 (11) Elder Street, Suburb of Ciccone,  
Town of Alice Springs for the purpose of a two storey metal clad self storage facility  
(warehouse), subject to the following conditions:

**CONDITION PRECEDENT**

1. Before the development starts, a landscape plan to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and two copies must be provided. The landscaping plan must be generally in accordance with the Site Plan (drawing no. 5567-1H) dated 22 May 2013 prepared by Ash Developments. The plan must show:
  - (a) details of surface finishes of pathways and driveways;
  - (b) 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, for each area of proposed landscaping indicated on drawing no. 5567-1H; and
  - (c) provision of an in ground irrigation system to all landscaped areas.All species selected must be to the satisfaction of the consent authority.

**GENERAL CONDITIONS**

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. 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.

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 to the land shown on the endorsed plan 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.
6. 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.
7. Before the use or 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.
8. Before the use or 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.
9. 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.
10. 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.

**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](mailto:landdevelopmentsouth@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto: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 LI (Light Industry).
2. A variation to Clause 6.5.1 (Parking Requirements) is granted to allow a waiver of the car parking requirements. The proposal is not expected to create a parking demand as specified for 'Warehouse' use for the following reasons:
  - There are no ancillary uses proposed as the operations for this business currently exist on the adjacent lot (Lot 1551).
  - Clients using the self storage facility are likely to visit very infrequently and for short periods only.
  - Any future use of the site will require further consent in terms of the *Planning Act* and will be subject to the parking requirements for that use.
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 land is currently being used to store shipping containers and is undeveloped. The proposal not expected to impact on the amenity of the area and is likely to provide a visual enhancement of the streetscape.

### **ACTION:**

Notice of Consent and Development Permit

**ITEM 3                    DEVELOPMENT – ADDITIONS TO EXISTING ALCOHOL REHABILITATION FACILITY, INCLUDING 22 BED SUPPORTING ACCOMMODATION (DEMOUNTABLE STRUCTURES) AND ASSOCIATED FACILITIES LOT 290, 101 ROSS HIGHWAY, SUBURB OF ROSS, TOWN OF ALICE SPRINGS CENTRAL AUSTRALIAN ABORIGINAL ALCOHOL PROGRAMS UNIT**

Sue Dugdale and Philip Allnut (applicants), Ben Wall and Neridah Stockley (submitters) attended the meeting.

Sue Dugdale tabled an amended site plan.

Pursuant to section 79(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 and absented himself from the meeting for the deliberation of this item.

**RESOLVED  
0048/13**

That, the Development Consent Authority vary the requirements of Clause 6.5.1 (Parking Requirements) and Clause 6.8 (Demountable Structures) of the Northern Territory Planning Scheme, and pursuant to section 53(b) of the *Planning Act*, alter the proposed development and consent to the proposed development as altered to develop Lot 290 (101) Ross Highway, Suburb of Ross, Town of Alice Springs for the purpose of additions to an existing alcohol rehabilitation facility, including a 22 bed supporting accommodation (demountable structures) and associated facilities, 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. 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.
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, to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time
5. Before the use or occupation of the development starts, the area 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 to indicate each car 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.

6. 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.
7. No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.
8. 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.
9. 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.
10. 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.

## 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](mailto:landdevelopmentsouth@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto: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. 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 Environment Protection Agency of the Department of Lands, Planning and the Environment advises that construction work should be conducted in

accordance with the Agency's Noise Guidelines for Development Sites. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

## **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. A reduction of the car parking requirements specified by Clause 6.5.1 (Parking Requirements) of the Northern Territory Planning Scheme is supported under Clause 6.5.2 (Reduction in Parking Requirements) in recognition of:
  - no onsite parking for residents is required as residents are transported to and from the site by minibus;
  - there are 16 parking spaces for staff and 15 additional parking spaces for visitors. The 15 visitor parking space allocation is not utilised;
  - there are four informal parking spaces adjacent to the proposed development. Should extra parking be required in the future, these spaces are available for formalisation; and
  - the Development Consent Authority, being satisfied that adequate car parking will be provided, considers it appropriate to grant the required variation (shortfall of 3 additional spaces).
3. A variation to Clause 6.8 (Demountable Structures) of the NT Planning Scheme is granted to allow more than two demountable structures on the lot for the following reasons:
  - the structures will be enhanced by the addition of a covered verandah and deck between the demountables to make 3 buildings;
  - the location of the structures is such that they will remain largely unseen from the streetscape and from neighbouring properties; and
  - proposed landscaping and existing fencing will assist with screening and will reduce the visual impact that may be associated with structures.
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. Four public submissions were received in response to the application. The matters raised in the submissions have been noted by the consent authority. Whilst the submissions received raised concerns as to potential amenity impacts, consideration has also been given to written and verbal submissions by the applicant (within the application and at the hearing), including considered explanations of the management of the facility.

- 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, the additions are appropriate for the site and locality, and the design of the development, management arrangements demonstrated in the application and conditions of approval will manage the potential impact on the surrounding area. 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 objectives and controls contained in the NT Planning Scheme.

**ACTION:**

Notice of Consent and Development Permit

**ITEM 4**

**DEVELOPMENT – TELECOMMUNICATIONS FACILITY INCLUDING A 30 METRE HIGH MONOPOLE AND ANTENNAE WITH ASSOCIATED EQUIPMENT SHELTER AND FENCING  
LOTS 2681 & 5137, 72 & 74 LARAPINTA DRIVE, SUBURB OF ARALUEN,  
TOWN OF ALICE SPRINGS  
TELSTRA CORPORATION LIMITED**

Mark Baade (on behalf of the applicant) attended the meeting.

**RESOLVED**

**0049/13**

Pursuant to section 53(b) of the *Planning Act*, the Development Consent Authority alters the proposed development and consents to the proposed development as altered to develop Lot 2681 (72) and Lot 5137 (74), Larapinta Drive, Suburb of Araluen, Town of Alice Springs for the purpose of a telecommunications facility comprising a 30m tall monopole and antennae, equipment shelter and fencing, subject to the following conditions:

**CONDITION PRECEDENT**

- 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. The plans must be in accordance with the plans submitted with the application, as amended through the drawings subsequently submitted, but modified to show details of the external finishes and colour of the proposed monopole (dull concrete, as described in the application).

## GENERAL CONDITIONS

2. Works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
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 Department of Transport, to the satisfaction of the consent authority.

## 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. A "Permit to Work Within a Road Reserve" may be required from NT Department of Transport before commencement of any work within the road reserve.
3. The Power and Water Corporation advises that the Water and Sewer Services Development Section ([landdevelopmentsouth@powerwater.com.au](mailto:landdevelopmentsouth@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto: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. 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 proposed development, as amended, is considered consistent with the Planning Principles of the Northern Territory Planning Scheme, and to respond satisfactorily to the purpose and provisions of

Clause 13.5 (Telecommunication Facilities) of the Scheme.

2. 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. Whilst the submissions received raised concerns as to potential amenity impacts, consideration has also been given to written and verbal submissions by the applicant, including considered explanations of the process of site selection and constraints affecting site availability and suitability.
3. Pursuant to section 51(h) of the *Planning Act* the consent authority must take into consideration the merits of the proposal. The proposal will benefit the local community through the provision of improved mobile telecommunication services.

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 located. The consent authority anticipates some adverse impact on the visual amenity of the adjoining street and some properties in the locality, but does not expect the facility to be incompatible with the streetscape and surrounding development.

4. The conditions of approval are expected to assist in ensuring the orderly development of the site and duly recognise service authority interests.

**ACTION:**

Notice of Consent and Development Permit

**ITEM 5**

**DEVELOPMENT – TELECOMMUNICATIONS FACILITY INCLUDING A 30 METRES HIGH MONOPOLE AND ANTENNAE WITH ASSOCIATED EQUIPMENT SHELTER AND FENCING  
LOT 8773, 26 DIARAMA CLOSE, SUBURB OF ARALUEN, TOWN OF ALICE SPRINGS  
TELSTRA CORPORATION LIMITED**

Mark Baade (on behalf of the applicant), Joel Olzomer, Christopher Hatzimihail, Fran Neylon and Pat McCrossin attended the meeting.

In response to the Chairman's query to Christopher Hatzimihail as to whether he would like to pass his prepared notes for the hearing to Mark Baade (on behalf of the applicant), Mr Hatzimihail supplied a copy of these notes to Mark. A copy has been supplied to DAS for record purposes.

**RESOLVED**  
**0050/13**

Pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority grant consent to develop Lot 8773 (26) Diarama Close, Suburb of Araluen, Town of Alice Springs for the purpose of a telecommunications facility comprising a 30m tall monopole and antennae, equipment shelter and fencing, subject to the following conditions:

**CONDITIONS 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 two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
  - (a) a landscaping plan and associated planting schedule specifying plant species and quantities, for the appropriate screening of the equipment shelter and base of the monopole;
  - (b) details of the external finishes and colour of the proposed monopole (dull concrete – as described in the application);
  - (c) details of proposed fencing to encompass the telecommunications facility

**CONDITIONS**

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
5. 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 or the Department of Transport, to the satisfaction of the consent authority.
6. Before the use or 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.



## 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](mailto:landdevelopmentsouth@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto: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. A "Permit to Work Within a Road Reserve" may be required from NT Department of Transport before commencement of any work within the road reserve.
4. 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.
5. The Environment Protection Agency of the Department of Lands, Planning and the Environment advises that construction work should be conducted in accordance with the Agency's Noise Guidelines for Development Sites. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

## 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 proposed development, as amended, is considered consistent with the Planning Principles of the Northern Territory Planning Scheme, and to respond satisfactorily to the purpose and provisions of Clause 13.5 (Telecommunication Facilities) of the Scheme.
2. 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. Whilst the submissions received raised concerns as to potential amenity impacts, consideration has also been given to written and verbal submissions by the applicant, including considered explanations of the process of site selection and constraints affecting site availability and suitability.

3. Pursuant to section 51(h) of the *Planning Act* the consent authority must take into consideration the merits of the proposal. The proposal will benefit the local community through the provision of improved mobile telecommunication services.
4. 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 located. The consent authority anticipates some adverse impact on the visual amenity of the adjoining street and some properties in the locality, but does not expect the facility to be incompatible with the streetscape and surrounding development.
5. The conditions of approval are expected to assist in ensuring the orderly development of the site, duly recognise service authority interests and to limit visual impacts on the locality.

**ACTION:**

Notice of Determination

**ITEM 6                    SUBDIVISION – SUBDIVISION OF ONE LOT TO CREATE THREE LOTS  
NT PORTION 427, 155 COLONEL ROSE DRIVE, SUBURB OF CONNELLAN,  
ALICE SPRINGS  
DEPARTMENT OF LANDS, PLANNING AND THE ENVIRONMENT**

Peter Somerville (on behalf of the applicant) attended the meeting.

**RESOLVED  
0051/13**

That, the Development Consent Authority vary the requirements of Clause 11.1.1 (Minimum Lot Sizes and Requirements) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop NT Portion 427, 155 Colonel Rose Drive, Suburb of Connellan, Town of Alice Springs for the purpose of a subdivision to create three lots, subject to the following condition:

1. The works carried out under this permit shall be in accordance with the drawing numbered PA13/0304/1 and endorsed as forming part of this permit.

**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. A variation to the minimum lot size of 50 hectares for FD (Future Development) zoned land, required by Clause 11.1.1 (Minimum Lot Sizes) of the NT Planning Scheme, is considered appropriate as the proposed lots will be connected to reticulated electricity and water services and service

authorities have not identified any land capability constraints. The lot areas proposed are considered appropriate in the context of the Kilgariff Area Plan and the administrative nature of this subdivision to excise a parcel of land for future development as a residential subdivision. The proposal is generally consistent with Clause 14.4.7 (Kilgariff Area Plan) and all other NT Planning Scheme provisions that apply to subdivision of FD (Future Development) and R (Rural) zoned land.

2. Pursuant to section 51(m) of the *Planning Act*, the consent authority must take into consideration the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities to be provided to the developer for that purpose. The Power and Water Corporation has identified that reticulated electricity, water and sewer services are available to the site, however the parent parcel (NT Portion 427) is not connected to these services. This subdivision is of an administrative nature to excise a parcel of land for future development as a residential subdivision, conditions attached to Development Permits issued to future subdivision and development proposals will duly recognise the interests of service authorities.
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

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

**PETER McQUEEN**  
Chairman

/ /2013