



DEVELOPMENT CONSENT AUTHORITY

ALICE SPRINGS DIVISION

MINUTES

MEETING No. 160 – WEDNESDAY 11 JULY 2012

**CROWNE PLAZA ALICE SPRINGS
BARRETT DRIVE**

MEMBERS PRESENT: Peter McQueen, John McBride, Brendan Heenan, David Koch and Geoff Booth

APOLOGIES: None

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

Meeting opened at 10.00 am and closed at 10.30 am

ITEM 1 **LOT 6735, 25 PARKE CRES, SUBURB OF THE GAP, TOWN OF ALICE SPRINGS**
4 X 2 BEDROOM MULTIPLE DWELLINGS IN 4 X SINGLE STOREY BUILDINGS
PEDDLE THORP WKM PL

Bruce Bradley (applicant) attended the meeting.

RESOLVED That, the Development Consent Authority vary the requirements of Clause 6.14
0054/12 (Land Subject to Flooding and Storm Surge), Clause 7.1 (Residential Density Limitations) and Clause 7.6 (Communal Open Space) 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 6735, 25 Parke Crescent, Suburb of The Gap, Town of Alice Springs for the purpose of 4 x 2 bedroom multiple dwellings in 4 x 1 storey buildings, subject to the following conditions:

CONDITION PRECEDENT

1. Before the development starts, a full 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 and two copies must be provided. The plans must be generally in accordance with the plans (prepared by Peddle Thorp Architects) that were submitted with the application but modified to show:
 - (a) planting to a minimum depth of 3m to provide a visual screen in between the building setbacks and northern and eastern boundaries of the site in accordance with sub-clause 7.4(4) and Clause 7.7 of the NT Planning Scheme.
 - (b) an indication of any design features and/or use of suitable building materials offering flood proofing of the proposed dwellings to the level of inundation anticipated in the 1 percent Annual Exceedence Probability (1% AEP Flood Event) that affects the land;
 - (c) sufficient cross-sections and longitudinal sections to show the relationship between structures and their respective heights. Existing and proposed site levels and finished floor levels for all dwellings (with reference to the Australian Height Datum (AHD), existing and finished ground levels and also demonstrating such detail as relative heights of internal and external fencing and window levels are expected to be shown. The finished floor level for habitable rooms within dwellings shall be no lower than 570.8 metres AHD and no higher than 571 metres AHD;
 - (d) details of fencing of all boundaries of the site (perimeter fencing and private open space areas) including building materials and heights above ground level after filling of the site;
 - (e) 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 plant species selected must be to the satisfaction of the consent authority and due regard must be given to the design criteria contained in Clause 6.12 and Clause 7.4(4) of the NT Planning Scheme. The landscape plan must also indicate that an in-ground irrigation system is to be provided to all landscaped areas.

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 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.
4. All air conditioning 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.
5. 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;
 - (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 (or otherwise suitably delineated) to indicate each car parking bay; and;to the satisfaction of the consent authority.
Car spaces, access lanes and driveways must be kept available for these purposes at all times.
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. 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.
8. 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 Alice Springs Town Council 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 facilities and

electricity services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

10. 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.
11. 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.
12. Pursuant to section 34 of the Land Title Act, a Caution Notice shall be lodged with the Registrar-General on the title of Lot 6735 to include the following advice on units indicated on the endorsed drawings. 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 shall be provided to the satisfaction of the consent authority.
13. The finished floor level for all habitable rooms within dwellings shall be no lower than 570.8 metres Australian Height Datum (AHD) and no higher than 571 metres Australian Height Datum (AHD) and as detailed in the plans endorsed as part of this development permit. The developer shall demonstrate compliance with this condition by providing "as-constructed" finished levels (certified by a Licensed Surveyor) of floor levels for both the northern and the southern ends of each of the four dwelling. This condition is to the satisfaction of the Development Consent Authority.

NOTES:

1. 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.
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 Department of Natural Resources, Environment, The Arts and Sport (NRETAS) advises that construction work should be conducted in accordance with the NRETAS 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.

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 reserve.
5. Flood-proofing may be satisfactorily achieved by:
 - (a) Constructing all external and load bearing walls in such a manner that they:
 - Will resist deterioration during and following inundation;
 - Will at worst be mildly affected by inundation;
 - Will be easily repairable following inundation (if affected).
 - or
 - (b) Implementing flood-proofing works / measures in accordance with an alternative flood proofing schedule/strategy submitted to and approved by the consent authority as part of this permit.

REASONS FOR THE DECISION

1. Amended plans demonstrating full compliance with the landscaping requirements of Clause 7.4(3)(b) and 7.4(4) of the NT Planning Scheme are required as pursuant to Section 52(2) of the *Planning Act*, the Development Consent Authority does not have the discretionary power to vary those requirements.
2. 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 is consistent with the primary purpose of Zone MR (Medium Density Residential) to provide for a range of housing options. Furthermore, the proposed development is considered to be of a scale, character and architectural style compatible with the streetscape and surrounding development. The subject site is also well positioned in terms of the availability or future availability of services, and proximity to major roads, schools and other community facilities which are considered to be sufficient to support further multiple dwelling residential development.
3. A variation to Clause 6.14 (Land Subject to Flooding and Storm Surge) of the NT Planning Scheme to allow floor levels of habitable rooms to be constructed lower than the anticipated 1% AEP Flood Level is granted as the potential impact on the amenity of adjoining residential development (single dwelling located on Lot 940 to the east and multiple dwellings on Lot 9327 to the south) would be significant in terms of overlooking and perceived adverse impacts on privacy and amenity, and the development will be required to incorporate certain flood proofing measures to reduce the impact of flooding.
4. A variation to Clause 7.1 (Residential Density Limitations) of the Northern Territory Planning Scheme is supported as the variation sought is reasonably minor and the development satisfies the purpose of the clause, in that it is "of a density compatible with the existing and planned provision of reticulated services and community facilities that will service the area, is consistent with land capability". The proposed design is of a density and height compatible

with adjoining and nearby existing development and compliant with the majority of controls in the NT Planning Scheme, including building setbacks, private open space and landscaping. Consideration has also been given to the streetscape and existing dwellings on Mahomed Street to the south and fencing and landscaping to soften the development's impact to the Parke Crescent streetscape and adjacent properties.

5. A variation to Clause 7.6 (Communal Open Space) of the NT Planning Scheme is supported in this instance as:
 - each multiple dwelling is provided with in excess of the minimum dimensions and areas of private open space required by Clause 7.5 (Private Open Space) of the Scheme; and
 - the site is located within convenient walking distance to areas of public open space including the Todd River to the east, and the Traeger Park locality which includes high quality passive and active recreation areas.
6. Pursuant to section 51(h) of the *Planning Act*, in considering a development application the Development Consent Authority must take into consideration the merits of the proposal. The proposal will benefit the local community through the provision of additional residential accommodation.
7. Pursuant to section 51(j) of the *Planning Act*, in considering a development application the Development Consent Authority is required to take into account the capability of the land to which the proposed 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 will ensure that the floor levels of habitable rooms of the new dwellings are constructed at the 1% AEP flood level and of appropriate materials to withstand the affects of inundation, thereby achieving the purpose of Clause 6.14 of the NT Planning Scheme. The requirement for a Caution Notice is considered necessary to appropriately ensure that future land owners are aware of the flood liability of the land.
8. The conditions of approval are intended to assist in ensuring the orderly servicing and development of the property.
9. The application was publicly exhibited in accordance with the requirements of the *Planning Act* and *Planning Regulations*. No public submissions were received.

ACTION:

DAS to prepare a Notice of Consent and Development Permit

**ITEM 2 DEVELOPMENT – 40 X 3 BEDROOM MULTIPLE DWELLINGS IN 11 X 2
STOREY BUILDINGS IN 5 STAGES
LOT 9994, SUBURB OF MT JOHNS, TOWN OF ALICE SPRINGS
DEPARTMENT OF DEFENCE**

Ryan Coppola (Opus International Pty Ltd) and Victoria Cargile (Department of Defence) attended the meeting.

**RESOLVED
0055/12**

That, the Development Consent Authority vary the requirements of 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*, alter the proposed development and consent to the proposed development as altered to develop Lot 9994, Suburb of Mount Johns, Town of Alice Springs for the purpose of 40 x 3 bedroom multiple dwellings in 11 x 2 storey buildings in 5 stages, 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 two copies must be provided. The plans must be generally in accordance with the plans prepared by Hodgkison Architects that were publicly exhibited but modified to show:
 - (a) Building setback distances of Buildings 1-14 (including posts of verandahs) from the front property boundary;
 - (b) Labelling of all proposed verandahs on site and floor plans;
 - (c) details of surface finishes of private and communal open space areas (areas that are not already identified for planting or paved);
 - (d) provision of an in ground irrigation system to all landscaped areas;
 - (e) details of surface finishes of pathways and driveways;
 - (f) details of any proposed lighting and street furniture within communal open space areas;
 - (g) 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 plant species selected must be to the satisfaction of the consent authority and due regard must be given to the objectives and design criteria contained in Clause 6.12 (landscaping) and Clause 7.7 (landscaping for multiple dwellings, hostels and supporting accommodation) of the NT Planning Scheme.

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 development as shown

on the endorsed plans must not be altered without the further consent of the consent authority.

3. The development must proceed in the order of stages as shown on the endorsed plan unless otherwise agreed in writing by the consent authority.
4. 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.
5. All air conditioning 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.
6. All substation, fire booster and water meter arrangements are to be appropriately screened to soften the visual impact of such infrastructure on the streetscape, to ensure that the infrastructure is sympathetic to and blends in with the design of the building. Details will need to be resolved to the satisfaction of the consent authority in consultation with the Power and Water Corporation, and NT Fire and Rescue Service.
7. 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;
 - (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 (or otherwise suitably delineated) to indicate each car parking bay; and;to the satisfaction of the consent authority.
Car spaces, access lanes and driveways must be kept available for these purposes at all times.
8. 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.
9. The kerb crossings 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.
10. 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 Alice Springs Town Council to the satisfaction of the consent authority.
11. 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.

12. 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.
13. 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 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.
3. 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.
4. The Department of Natural Resources, Environment, The Arts and Sport (NRETAS) advises that construction work should be conducted in accordance with the NRETAS 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.
5. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under the Aboriginal Sacred Sites Act. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.
6. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Natural Resources Management Division, Department of Natural Resources, Environment, the Arts and Sport.
7. This permit will expire if one of the following circumstances applies:
 - (a) the development and are 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.

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 is consistent with the primary purpose of Zone MD (Multiple Dwelling Residential) to provide for a range of housing options. Furthermore, the proposed development is considered to be of a scale, character and architectural style compatible with the streetscape and surrounding development in the Mount Johns locality.
2. Variations to Clause 7.3 (Building Setbacks of Residential Buildings) of the NT Planning Scheme is supported as, upon completion of landscaping and fencing, the variations required, in the context of the overall development of the site are not considered to result in any adverse impact on the existing and future amenity of the locality. Any adverse impact upon the amenity of the streetscape and neighbouring properties on account of the reduced building setbacks is considered unlikely and the design is considered consistent with the objectives of Clause 7.3 (Building Setbacks of Residential Buildings) in that it:
 - will not adversely impact on the streetscape;
 - will not result in any undue overlooking of adjoining properties; and
 - will not have any noticeable impact on breeze penetration.
3. 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. A local authority submission was received from the Alice Springs Town Council about the application. The matters raised in the submission have been noted by the consent authority and the conditions of the permit are intended to assist in ensuring the orderly servicing and development of the property.
4. 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 additional residential accommodation.
5. 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 appropriate for the site and locality. The proposed development is located within Zone MD (Multiple Dwelling Residential), and compliant with the majority of controls in the NT Planning Scheme, including being below the density level permitted through Clause 7.1 (Residential Density and Height Limitations). Consideration has also been given to the streetscape and existing dwellings on Clough Place to the north and MacDonnell Court to the

west, noting the significant roadway separation of approximately 21m and further building setbacks, fencing and landscaping to soften the development's impact.

6. The application was publicly exhibited in accordance with the *Planning Act* and *Planning Regulations*. No public submissions were received.

ACTION: DAS to prepare a Notice of Consent and Development Permit

**ITEM 3 DEVELOPMENT – SELF STORAGE FACILITY (WAREHOUSE) COMPRISING A TOTAL OF 31 STORAGE BAYS IN 2 STAGES.
LOT 2398, 47 PRIEST STREET, SUBURB OF CICCONE, TOWN OF ALICE SPRINGS
SAM LINN**

Mr Sam Linn attended the meeting.

RESOLVED 0056/12 That, the Development Consent Authority vary the requirements of Clause 6.5.1 (Parking Requirements), Clause 6.5.3 (Parking Layout), Clause 6.6 (Loading Bays) and Clause 9.1.1 (Industrial Setbacks) of 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 2398, 47 Priest Street, Suburb of Ciccone, Town of Alice Springs for the purpose of a warehouse (36 self storage units), 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 two copies must be provided. The plans must be generally in accordance with the drawings (date stamped 19/06/2012) that are included as part of "Attachment B" of the July 2012 Development Consent Authority agenda report but modified to show:
 - (a) an 0.8m wide landscaped strip along the front boundary of the site (excluding access driveways);
 - (b) repositioning of the two proposed buildings 0.8m east on the site (i.e.: so that storage units 12-16 & 30-36 are setback 4.8m from the front property boundary and storage units 1-6 & 17-22 are setback 0.0m from the rear boundary;
 - (c) dimensioned floor plans of each proposed building showing layout, wall thicknesses and net floor areas;
 - (d) details of surface finishes of pathways and driveways;
 - (e) landscaping and planting within the 0.8m wide strip at the front of the site including canopy trees (minimum two metres tall when mature) at 10m spacing's;
 - (f) 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;
(g) provision of an in ground irrigation system to all landscaped areas.
All plant 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. The use and development as shown on the endorsed plans must not be altered without the further consent of the consent authority.
3. The development must proceed in the order of stages as shown on the endorsed plan unless otherwise agreed in writing by the consent authority.
4. 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;
 - (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. 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 entry/no exit" signs and arrows directing the internal traffic movement on site shall be provided at completion of building to the requirements and satisfaction of the consent authority.
8. Protective kerbs (of a minimum height of 150mm) must be provided to the satisfaction of the consent authority to prevent damage to fences or landscaped areas.
9. 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.
10. 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 Alice Springs Town Council to the satisfaction of the consent authority.

11. 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.
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 development 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. This permit will expire if one of the following circumstances applies:
 - (a) the development and use is/are 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. 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.
3. Notwithstanding the approved plans, all signage is subject to Alice Springs Town Council approval, at no cost to Council.
4. 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.
5. 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. Amended plans demonstrating partial compliance with the landscaping requirements of Clause 6.5.3(3)(g) and Clause 9.1.1(3) of the NT Planning Scheme are required as it is considered in the public interest for industrial developments to provide an adequate level of visual amenity to the streetscape through landscaping. Furthermore, the application (as amended) did not demonstrate any special circumstances which would justify a complete departure from the standards set by the NT Planning Scheme in respect to minimum landscaping width, as required in accordance with clause 2.5 (Exercise of Discretion by the Consent Authority).
2. 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 development is consistent with the form of development expected within Zone G1 as the design (as amended) will incorporate landscaping, building materials and colours that will enhance the visual appearance of the development.
3. Subject to the receipt of satisfactorily amended drawings, a variation to Clause 6.5.3 (Parking Layout) and Clause 9.1.1 (Industrial Setbacks) of the NT Planning Scheme is granted for a reduced landscaping buffer between the property boundary and the buildings and car parking areas as the landscaping once established is expected to satisfactorily respond to the relevant objectives of the NT Planning Scheme.
4. A variation to Clause 6.6 (Loading Bays) of the NT Planning Scheme is granted as it is considered that there will be adequate vehicle loading space provided on site through the width of the driveways and provision of six appropriately dimensioned car parking spaces.
5. The Development Consent Authority considers that a reduction in the car parking requirements specified by Clause 6.5.1 (Parking Requirements) of the NT Planning Scheme from 8 to 6 car spaces for the use of the site (shown on the endorsed drawings) is supportable under Clause 6.5.2 (Reduction in Parking Requirements) of the Scheme in recognition of:
 - Part of the shortfall is considered to be an over count of parking requirements on account of the submitted drawings not distinguishing “net floor area” from other “floor area” (floor plans showing net floor areas and wall thicknesses are not included with the amended application).
 - In respect to car parking numbers, the Authority has assessed that based on the land use and floor areas proposed, the proposed number of parking spaces would satisfy the empirical demand for car parking on site. This is based on the car parking demand for similarly sized self storage warehouse developments in Alice Springs; and
 - Provision of 2 additional car parking bays may compromise the functionality of the car parking area and adversely affect the visual amenity of the site.
6. The variations granted to the provisions of Part 4 of the NT Planning

Scheme are not expected to contribute greatly to any major disturbance to the level of amenity currently experienced by adjacent and nearby allotments.

7. The conditions of approval are intended to assist in ensuring the orderly servicing and development of the site.

ACTION: DAS to prepare a Notice of Consent and Development Permit

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



PETER McQUEEN
Chairman

16/17/2012

