

DEVELOPMENT CONSENT AUTHORITY

ALICE SPRINGS DIVISION

MINUTES

MEETING No. 181 – WEDNESDAY 12 MARCH 2014

**DOUBLETREE BY HILTON
BARRETT DRIVE
ALICE SPRINGS**

MEMBERS PRESENT:

Peter McQueen, David Koch, Brendan Heenan,
John McBride, Steve Brown

APOLOGIES:

Nil

OFFICERS PRESENT:

Peter Somerville, Ben Taylor, Kirra Morgan, Jenna Lovett, Doug
Lesh

COUNCIL REPRESENTATIVE Dilip Nellikat

Meeting opened at 10:00 am and closed at 10:10 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 376, 11 GOYDER STREET, SUBURB OF EASTSIDE, TOWN OF ALICE SPRINGS
ALTERATIONS AND ADDITIONS TO EXISTING SUPPORTED ACCOMMODATION
ZONE A PTY LTD**

Stuart Chalmers and Michael Johnson attended the meeting in support of the application.

**RESOLVED
0020/14**

The Development Consent Authority varies the requirements of clause 7.3 (Building Setbacks of Residential Buildings) 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 376 (11) Goyder Street, Suburb of East Side, Town of Alice Springs for the purpose of alterations and additions and change of use from 'hostel and supporting accommodation' to 'supporting accommodation', 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 and supporting 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 be provided electronically in Adobe PDF format.

The plans must be generally in accordance with the drawings submitted by the applicant on 21 January 2014, but modified to:

- a) omit roof signage;
- b) include amended floor plans for all buildings, identifying the use of each room/area, (including bedrooms) and identifying the number of beds per bedroom; and
- c) include a detailed landscape and fence plan for the site.

The landscape and fence plan/s should include:

- (i) details identifying the main use of each outdoor area (e.g. clothes drying court, communal use area etc.)
- (ii) a survey (including botanical names) of all existing vegetation to be retained and/or removed;
- (iii) details of surface finishes of pathways and driveways;
- (iv) 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;

- (v) landscaping and planting within all open areas of the site;
- (vi) provision of an in ground irrigation system to all landscaped areas (excluding lawned areas); and
- (vii) fence material and height for all fences on the site, including 1.8m high (minimum height above ground level) privacy/screen fence to the western boundary.

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 use and 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. Stormwater is to be collected and retained on the site and/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.
5. Any new air conditioner units and/or condensers are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties. Condensate must be disposed of at ground level, in a controlled manner, to the satisfaction of the consent authority.
6. Before the use of the new offices commences, landscaping and fencing shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
7. The landscaping and fencing shown on the endorsed plans must be provided and maintained to the satisfaction of the consent authority and any dead, diseased or damaged plants are to be replaced.
8. Car parking areas and driveways must be maintained in accordance with the Condition 2 of Development Permit DP09/0615 as amended through Variation of Conditions Permit DP09/0615A, to the satisfaction of the consent authority.

NOTES:

1. The applicant is advised to engage a building certifier, within the meaning of the *Building Act*, to ensure compliance with the *Building Act* and associated Regulations.
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 onsite and/or surrounding infrastructure.

3. The Environment Protection Authority of the Department of Lands, Planning and the Environment advises that construction work should be conducted in accordance with the Authority'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.
4. If food is to be prepared on, or sold from, the premises, the development and use hereby permitted should be designed, constructed, registered and operate in accordance with the NT *Public Health Act* and Regulations, the NT *Food Act* and National Food Safety Standards.
5. The premise may be required to comply with the accessibility requirements (for persons with disabilities) under the NT *Building Act* and Building Regulations, and the National Construction Code (NCC) and the extent of any required works should be determined prior to works commencing.

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 NT Planning Scheme is the applicable Planning Scheme with respect to the land. The application proposes minor alterations and additions to an established hostel and supporting accommodation development, designed to improve functionality and amenity for residents and staff and to enhance the general appearance of the property.

The change of use from 'hostel and supporting accommodation' to 'supporting accommodation' is considered to reflect the integrated operation of the accommodation facility and the nature of the use. The proposed development is considered to be consistent with the Zone MR (Medium Density Residential) purpose statement.


2. Variations to clause 7.3 (Building Setbacks of Residential Buildings) of the NT Planning Scheme) are supported, as:
 - a) the existing development of the site limits areas available for functional/affordable office additions;
 - b) the proposed shade structure adjacent to the western side boundary will replace a similar structure; and
 - c) the proposed additions and alterations:
 - (i) are expected to be compatible with the streetscape and surrounding development, including existing buildings on the site;
 - (ii) are not expected to have any 'building massing' impact on the streetscape or adjoining land;

- (iii) are not expected to result in any overlooking of adjoining properties;
and
- (iv) are not expected to noticeably affect breeze penetration through the site or between buildings on the site.

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*. One public submission (by the owners of Lot 419 (21) Lindsay Avenue, Alice Springs) was received in relation to the application and was duly considered by the consent authority in its deliberations on the application. No local authority submission under section 49 of the *Act* was received.

ACTION: Notice of Consent and Development Permit

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



PETER McQUEEN
Chairman

17 13 /2014

