

**DEVELOPMENT CONSENT AUTHORITY**

**ALICE SPRINGS DIVISION**

**MINUTES**

**MEETING No. 136 – WEDNESDAY 10 NOVEMBER 2010**

**CROWNE PLAZA ALICE SPRINGS  
BARRETT DRIVE**

**MEMBERS PRESENT:** Peter McQueen (Chairman), Sandy Taylor, John McBride and Brendan Heenan

**APOLOGIES:** Libby Prell

**OFFICERS PRESENT:** Peter Somerville, Doug Fotheringham, Sally Cunningham, Benjamin Taylor and Melissa Pascual (minutes)

**COUNCIL REPRESENTATIVE:** Mark Pierson

**Meeting opened at 9:45 am and closed at 11:15 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**

**CARETAKER'S RESIDENCE  
LOT 8628, 32 ELDER STREET, SUBURB OF CICCONE, TOWN OF ALICE SPRINGS  
STEVEN ADLER**

Steven Adler attended.

**RESOLVED  
141/10**

That, the Development Consent Authority vary the requirements of clause 7.3 (Building Setbacks of Residential Buildings) of the NT Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 8628 (23) Elder Street, Town of Alice Springs for the purpose of a Caretaker's Residence with a floor area of 67.8m<sup>2</sup>, 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 submitted with this application but modified to show:
  - a. Unit numbering for Lot 8628 as per the registered units plan U1999/023;
  - b. The floor layout of both Unit 1 and 2 (showing the land use of each unit) confirming that no other caretaker's residence is already developed on the site; and
  - c. The proposed vehicle parking configuration for the whole of the site that both complies with Development Permit DP98/0562, as well as showing the vehicle space(s) to service the caretaker's residence.

**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. The owner of the land must enter in agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
4. Before the use or occupation of the development starts, the area(s) set-aside for the parking of vehicles and access lanes 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 the purposes at all times.

- 5. The owner shall collect stormwater and discharge it to the drainage network to the technical requirements of and at no cost to Alice Springs Town Council, to the satisfaction of the consent authority.

**NOTE:**

- 1. This development permit does not grant "building approval" for the proposed structure. The Building Code of Australia requires that any structure 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.

**REASONS FOR THE DECISION**

- 1. Pursuant to section 51(a) of the *Planning Act*, the Authority must consider any planning scheme that relates to the land. The proposed development is generally consistent with the primary purpose of the LI (Light Industry) zone where, a caretaker's residence would normally be permitted where it complies with all requirements of the NT Planning Scheme.
- 2. A variation to Clause 7.3 (Building Setbacks of Residential Buildings) is granted as the proposed setback is expected to achieve a more compatible building line and development with the existing buildings on site. Requiring compliance with the Scheme in this instance is not expected to achieve any greater benefit for the subject site or adjacent property.
- 3. Pursuant to section 51(n) of *Planning Act*, the Authority must consider the potential impact on existing and future amenity of the area in which the land is situated. The caretaker's residence is not considered likely to have any negative impact on the amenity of the area, and future occupants may play a role in the ongoing surveillance and activity generation within the industrial precinct.
- 4. The requirement for amended plans is to ensure that only one caretaker's residence is established on the site and that adequate provision of car parking is made to support all uses.

**ACTION:** Notice of Consent and Development Permit

**ITEM 2                    MULTIPLE DWELLINGS (CONSTRUCT 8 X 3 BEDROOM DWELLINGS IN 2 X 2 STOREY BUILDINGS  
LOT 466, 1 RENNER STREET, SUBURB OF EASTSIDE, TOWN OF ALICE SPRINGS  
STEVEN ADLER**

Steven Adler and Paul Nitschke attended and tabled amended drawings.

**RESOLVED  
142/10**

That the Development Consent Authority vary clauses 6.5.3 (Parking Layout), 7.3 (Building Setbacks of Residential Buildings), 7.6 (Communal Open Space) and Clause 7.7 (Landscaping for Multiple Dwellings, Hostels and Supporting Accommodation) 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 466, 1 Renner Street, Town of Alice Springs for the purpose of Multiple Dwellings (8 x 3 bedroom multiple dwellings in 2 x 2 storey buildings), subject to the following conditions:

**CONDITIONS PRECEDENT**

1. Before the development starts, 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 date stamped 10/11/2010 tabled at the November 2010 Development Consent Authority meeting but modified to show:
  - a) Verandahs for each unit;
  - b) parking bays delineated on the drawings (demonstrating separate access to each parking bay and compliant with the dimensions contained in Clause 6.5.3 of the NT Planning Scheme);
  - c) air conditioning unit locations for each unit.
  
2. Before the development starts, a landscaping and fencing 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 plan must show:
  - (a) details of landscaping and planting within all open areas of the site;
  - (b) landscaping along boundaries in accordance with sub-clause 7.5(3)(b) and clause 7.7 of the NT Planning Scheme. The drawing should also show that 23% of the site will be landscaped
  - (c) details of fencing of all boundaries of the site (perimeter fencing and private open space areas);
  - (d) a planting schedule of all existing trees to be retained, 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 clauses 6.12 (landscaping) and 7.7 (landscaping for multiple dwellings, hostels and supporting

accommodation) 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.

Fencing should be selected to achieve the following objectives:

- a. Providing a reasonable level of privacy between the subject site and adjoining properties (1.8 metre high solid/sheet fencing above ground level or equivalent is acceptable).
- b. Providing a reasonable level of privacy between dwellings on the subject site (1.8 metre high solid / sheet fencing above ground level is acceptable).
- c. Providing partial screening of the dwellings as viewed from Sturt Terrace (a mix of solid and open fencing and planting is envisaged).
- d. Providing sight lines at the juncture between the means of ingress and egress to the site and the public street and footpath, to the requirements of Alice Springs Town Council.
- e. Ensuring that the development of the site presents to the street in a positive manner.

### GENERAL CONDITIONS

3. Works carried out under this permit shall be completed in accordance with the drawings endorsed as forming part of this permit.
4. The permit holder must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity, gas and telecommunication services in accordance with the authorities' requirements and relevant legislation at the time.
5. Any easements or reserves required for the reticulation of water supply, drainage, sewerage facilities and electricity, gas and telecommunication services shall be provided in accordance with the relevant authority's requirements and applicable legislation at the time, at no cost to those authorities.
6. 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.
7. All proposed work affecting the adjacent road reserves is to be designed, supervised and certified on completion in accordance with the standards and specifications of the Alice Springs Town Council to the satisfaction of the consent authority.
8. 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.

9. 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.
10. 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.
11. All disused or redundant vehicle crossings must be removed and the area reinstated to kerb and channel to the technical standards of and at no cost to Alice Springs Town Council to the satisfaction of the consent authority.
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.
14. 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.
15. Waste bin storage shall be provided to the requirements of the Alice Springs Town Council to the satisfaction of the consent authority.

#### **NOTES:**

1. This development permit does not grant "building approval" for a development or use. You are advised to contact a registered private building certifier to ensure that you have attained all necessary approvals before commencing construction or the approved use. The Building Advisory Services Branch (89519235), Department of Planning and Infrastructure may also be able to advise you with regard to Building Permit requirements.
2. The developer is advised to contact the Aboriginal Areas Protection Authority to ascertain the location of and to avoid damage to any culturally significant areas that exist on the site (or in the vicinity of the site).
3. 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.

#### **REASONS FOR THE DECISION**

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

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.
3. Variations to clause 7.3 (Building Setbacks of Residential Buildings) of the Northern Territory Planning Scheme are supported as 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.
4. A variation to clause 7.6 (Communal Open Space) of the NT Planning Scheme is supported in this instance as:
  - a) each multiple dwelling is provided with suitable areas of private open space; and
  - b) the site is located within convenient walking distance to areas of public open space including the Todd River to the west, and the Ross Park locality which includes high quality passive and active recreation areas.
5. 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.

**ACTION:** Notice of Consent and Development Permit

**ITEM 3**

**CHANGES TO THE DEVELOPMENT APPROVED BY DEVELOPMENT PERMITS DV4776 AND DP09/0657 (OFFICES) TO ALLOW CHANGES TO THE ON SITE CAR PARKING AND DRIVEWAY LAYOUT.  
LOTS 102 & 2434, 14 LEICHARDT TERRACE & 12 TUIT LANE , TOWN OF ALICE SPRINGS  
ZONE A PTY LTD**

Simon Pettit (Zone A Pty Ltd) attended.

**RESOLVED  
143/10**

That the Development Consent Authority vary clause 6.5.3 (Parking Layout) of the NT Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lots 102 & 2434, 14 Leichhardt Terrace and 12 Tuit Lane, Town of Alice Springs for the purpose of changing the development approved by DV4776 and DP09/0657 to allow changes for floor layout and car parking layout, subject to the following conditions:

**CONDITION PRECEDENT**

1. Prior to the endorsement of plans and prior to commencement of works, 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 all elevations of the office building

## GENERAL CONDITIONS

2. This condition supersedes Condition 1 of DP09/0657 and works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. Before the use commences the owner must meet all conditions of this development permit and Development Permits DV4776 and DP09/0657 to the satisfaction of the consent authority.
4. The use and development as shown on the endorsed plans must not be altered without the further consent of the consent authority.
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. 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 clients.
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. 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.

## NOTES:

1. This development permit does not grant "building approval" for a development or use. You are advised to contact a registered private building certifier to ensure that you have attained all necessary approvals before commencing construction or the approved use. The Building Advisory Services Branch (89519235), Department of Planning and Infrastructure may also be able to advise you with regard to Building Permit requirements.



2. 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.
3. Consent is for the continued use of an "office" only. Any use that can be defined as "medical clinic" is not permitted on the site without additional development approval. Pursuant to Clause 3.0 of the NT Planning Scheme "Medical Clinic" means a building or place used by one or more medical practitioners, physiotherapists, dentists or persons ordinarily associated with health care, or their employees, but does not include a hospital.

#### REASONS FOR THE DECISION

1. The conditions of approval are intended to assist in ensuring the orderly servicing and development of the property.
2. The proposed changes to the development previously granted by Development Permit DP06/0221 are supported as the proposal is not expected to have any significant impact on the amenity of adjoining land and is consistent with development anticipated in Zone CB (Central Business).
3. A variation to clause 6.5.3 (Parking Layout) is supported as the car parking layout (as approved) is considered to be functional.

**ACTION:** Notice of Consent and Development Permit

#### ITEM 4

#### CONVERT MOTEL TO MULTIPLE DWELLINGS AND UNIT TITLE LOT 654 AND 662, 8 BREADEN STREET AND 12 SOUTH TERRACE, SUBURB OF THE GAP, TOWN OF ALICE SPRINGS ZONE A PTY LTD

Aaron Hester (Zone A Pty Ltd) attended.

#### RESOLVED 144/10

That pursuant to Section 46(4)(b) of the *Planning Act*, the Authority defer consideration of the application to develop Change of Use from Motel to Multiple Dwellings (14 x 1 bedroom and 15 x 2 bedroom single storey dwellings), subject to require the applicant to provide the following additional information that the Authority considers necessary in order to enable proper consideration of the application:

1. Confirmation from a suitably qualified person (Licensed Surveyor) of the finished floor levels (AHD) of Habitable Rooms on the site.
2. Amended plans showing the development consistent with design criteria contained in Clause 7.8 of the NT Planning Scheme particularly subclauses (b) "minimise expanses of walls by varying building heights, building setbacks and facades" and (d) "conceal air conditioners"; or detailed reasons why the consent authority should grant any variation to the required design criteria.
3. Additional information and/ or amended plans addressing or showing how landscaping of the development achieves the requirements of Clauses 6.12,

7.4 and 7.7 of the NT Planning Scheme or detailed reasons why the consent authority should grant any variation to any required performance criteria.

4. Additional information and/or amended plans addressing or showing how the development achieves the design objectives and performance criteria of:
  - a) Clause 6.14 (Land Subject to Flooding);
  - b) Clause 7.1 (Residential Density and Height Limitations);
  - c) Clause 7.5 (Private Open Space); and
  - d) Clause 7.6 (Communal Open Space)of the NT Planning Scheme or detailed reasons why the authority should grant any variation/s to the performance criteria. A reduced dwelling density should be considered.
5. Additional information and/or amended plans addressing or showing how the development achieves the design principles of the Community Safety Design Guide or detailed reasons why the consent authority should grant any variation to any required design criteria.
6. Amended plans showing all elevations of the development, elevations should also include detail of building finishes, air conditioner locations and street perspectives of the site.
7. Clarification with regard to how the following matters, which have not been included in the subject proposal, are to be addressed as part of any change of use:
  - a) Details with regard to waste bin storage areas on the site and collection points meeting the technical requirements of Alice Springs Town Council;
  - b) Details with regard to the proposed design treatment (including landscaping and furnishings (pool area etc)) within the communal open space areas;
  - c) Details with regard to the proposed ownership and usage entitlements of the laundry and storeroom;
  - d) Details with regard to the extent of upgrading / refurbishment of the buildings on site;
  - e) Provision of areas for domestic storage for each dwelling.

#### 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.
2. The application as submitted is not considered to provide sufficient information to enable a full and proper assessment of the application.

**ACTION:** DAS to advise applicant of Deferral

**ITEM 5**

**GARAGE ADDITION TO EXISTING SINGLE DWELLING WITH REDUCED BUILDING SETBACK TO FRONT BOUNDARY  
LOT 3183, 112 MEMORIAL DRIVE, SUBURB OF GILLEN, TOWN OF ALICE SPRINGS  
TIM MAGNAY**

Tim Magnay attended.

**RESOLVED  
145/10**

That, the Development Consent Authority vary the requirements of Clause 6.11 (Garages and Sheds) of the NT Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 3183, 112 Memorial Avenue, Town of Alice Springs for the purpose of a garage addition to an existing single dwelling, subject to the following conditions:

**CONDITIONS**

1. The works carried out under this permit shall be in accordance with the drawings numbered PA2010/1194/1 and PA2010/1194/2 endorsed as forming part of this permit.
2. Storm water 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, to the satisfaction of the consent authority.
3. 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.

**NOTE:**

1. This development permit does not grant "building approval" for a development or use. You are advised to contact a registered private building certifier to ensure that you have attained all necessary approvals before commencing construction or the approved use. The Building Advisory Services Branch (89519235), Department of Lands and Planning may also be able to advise you with regard to Building Permit requirements.

**REASONS FOR THE DECISION**

1. The conditions of approval are intended to assist in ensuring the orderly servicing and development of the property.
2. Pursuant to section 51(n) of the Planning Act, the Development Consent Authority must take into account the potential impact on the future and existing amenity of the area in which the land is situated. It is considered that the proposed development of garage setback 4 metres from the front boundary will not adversely impact on the streetscape, due to the width of the road reserve adjoining the property.

**ACTION:**

Notice of Consent and Development Permit

ITEM 6

RE-CONSIDERATION – CHANGES TO THE DEVELOPMENT APPROVED BY  
DEVELOPMENT PERMIT DP94/0312 TO ALLOW ALTERATIONS AND ADDITIONS  
TO AN EXISTING TRANSPORT TERMINAL  
LOT 7458, 35 KENNETT COURT , SUBURB OF CICCONE , TOWN OF ALICE  
SPRINGS  
JOHN SANBY

Mark Petering (Outback Ballooning) attended and tabled photos.

RESOLVED  
0146/10

That, the Development Consent Authority vary the requirements of Clauses 6.5.1 (Parking Requirements), 6.5.3 (Parking Layout) and 9.1.1 (Industrial Setbacks) of the NT Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 7458, 35 Kennett Court, Town of Alice Springs, for the purpose of alterations and additions to an existing Transport Terminal, subject to the following conditions:

**CONDITIONS PRECEDENT**

1. Before the use or occupation of the development starts, 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 this application but modified to show:
  - a) The internal floor layout of all buildings on the site, including the location of all windows, access doors, and roller doors.

**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. 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 plan 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 or unsealed and suitably dust suppressed where indicated on the plans;
  - (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.
4. The car parking shown on the endorsed plan must be available at all times for the exclusive use of the occupants of the development and their clients.

5. 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.

#### REASONS FOR THE DECISION

1. Pursuant to section 51(a) of the *Planning Act*, the Authority must consider any planning scheme that relates to the land. The development is generally consistent with the primary purpose of the LI (Light Industry) zone which is to provide for light industry uses or development activities that will not by the nature of their operations, detrimentally affect adjoining or nearby land.
2. A variation to Clause 6.5.1 (Vehicle Parking) of the NT Planning Scheme is granted as the development (transport terminal) has not been altered significantly since first approved under DP94/0312. An additional two parking spaces have been added to the parking layout (total eight spaces) to assist in meeting the vehicle parking requirements generated by the transport terminal use.
3. A variation to Clause 6.5.3 (Parking Layout) of the NT Planning Scheme is granted as the area of non-compliance is limited to an area of vehicle parking with restricted use for staff parking only. Vehicle movement to and from these spaces is expected to be minimal during hours where customers might normally access the site.
4. A variation to Clause 9.1.1 (Industrial Setbacks) of the NT Planning Scheme is granted as the reduced landscaped buffer between the street front and vehicle parking area (bays 3, 4 and 5) will allow a greater number of on-site parking spaces to be utilised. The landscaped area, 0.5m in width, is considered sufficient in this case to provide some screening of parking areas on site.
5. The requirement for an amended plan showing details of the internal floor layout will allow confirmation of the net floor area of all buildings, as well as, clarification of the division of primary and ancillary uses on site.

**ACTION:** Notice of Consent and Development Permit

#### ITEM 7

**18 X 1 AND 2 BEDROOM DWELLINGS FOR SENIORS ACCOMMODATION  
LOT 9920, 115 ALBRECHT DRIVE , SUBURB OF LARAPINTA, TOWN OF ALICE  
SPRINGS  
KARL MICEK**

Karl Micek and Henry Szczypiorski attended.

#### RESOLVED 147/10

That, the Development Consent Authority vary the requirement of clause 7.3 (Residential Building Setbacks) and clause 6.5.1 (Parking Requirements) 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 9920, 155 Albrecht Drive, Town of Alice Springs for the purpose of 18

Multiple Dwellings (6 x 1 and 12 x 2 bedroom, single-storey units), subject to the following conditions:

### CONDITION PRECEDENT

1. Before the use and development starts, 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. an amended layout with satisfactory parking arrangements; and
  - b. the design of the units amended to incorporate doors leading from the laundry rooms to the drying areas.

### GENERAL CONDITIONS

2. Works carried out under this permit shall be in accordance with the plans 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 to the satisfaction of the consent authority.
4. All proposed works impacting on Albrecht Drive are to be designed, supervised and certified on completion by a practicing and registered civil engineer, and shall be in accordance with the standards and specifications of the Alice Springs Town Council. Drawings must be submitted to the Alice Springs Town Council for approval and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".
5. 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.
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. Storm water is to be collected and 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.
8. 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.

9. ~~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.~~
10. The permit holder must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity and telecommunications services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
11. 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.
12. 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.
13. 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.
14. 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.
15. Storage for waste disposal bins is to be provided to the requirements of Alice Springs Town Council or to the satisfaction of the consent authority.

**NOTES:**

1. This development permit does not grant "building approval" for a development or use. You are advised to contact a registered private building certifier to ensure that you have attained all necessary approvals before commencing construction or the approved use. The Building Advisory Services Branch (89519235), Department of Lands and Planning may also be able to advise you with regard to Building Permit requirements.
2. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@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 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 the Works Manager of Construction and Infrastructure and from the Director of Technical

Services, Alice Springs Town Council before commencement of any work within the road reserve.

4. Notwithstanding the approved plans, all signage is subject to Alice Springs Town Council approval, at no cost to Council. Signage must be in accordance with the standards and requirements of the relevant roads authority.

#### 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 proposal is consistent with the purpose of Zone MD (Multiple Dwelling Residential) which is to 'provide for a range of housing options to a maximum height of two storeys' and complies with all relevant provisions of the NT Planning Scheme with the exception of Clauses 6.5.1 (Parking Requirements) and 7.3 (Residential Building Setbacks) of the NT Planning Scheme.
2. The proposed variation to Clause 6.5.1 (Parking Requirements) of the NT Planning Scheme is supported as the Development Consent Authority considers that the parking arrangements will satisfy the requirements of the proposed Seniors Accommodation.
3. The proposed variation to Clause 7.3 (Residential Building Setbacks) of the NT Planning Scheme is supported as the Development Consent Authority considers it to be a reasonably minor variation that would have no adverse impact on road safety, the streetscape of Albrecht Drive or adjacent residents.
4. The conditions of approval are intended to assist in ensuring the orderly servicing and development of the site.

**ACTION:** Notice of Consent and Development Permit

#### ITEM 8

**CONSTRUCT AND USE A DEPENDANT UNIT – FLOOR AREA 63M<sup>2</sup>  
LOT 4280, 40 ERUMBA STREET, SUBURB OF BRAITLING , TOWN OF ALICE  
SPRINGS  
ROSIE LENA**

Rosie Lena and Steve Molyneux attended.

#### RESOLVED 148/10

That, pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to develop Lot 4280, 40 Erumba Street, Town of Alice Springs for the purpose of a Dependant Unit with a floor area exceeding 50m<sup>2</sup>, subject to the following conditions:

#### CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings numbered PA2010/1201/1 and PA2010/1201/2 endorsed as forming



part of this permit.

2. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity and telecommunication services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
3. Storm water 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, 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.

#### NOTES:

1. This development permit does not grant "building approval" for a development or use. You are advised to contact a registered private building certifier to ensure that you have attained all necessary approvals before commencing construction or the approved use. The Building Advisory Services Branch (89519235), Department of Lands and Planning may also be able to advise you with regard to Building Permit requirements.
2. The Dependant Unit may only be used as an ancillary building for purposes incidental to the Single Dwelling use. Lot 4280 must not be used for "Multiple Dwelling" purposes.

#### REASONS FOR THE DECISION

1. The conditions of approval are intended to assist in ensuring the orderly servicing and development of the property.
2. Pursuant to section 51(a) of the *Planning Act*, the Development Consent Authority must take into account the planning scheme that applies to the land to which the application relates. On merit the application to vary the floor area requirements to allow a dependant unit with a floor area of 63m<sup>2</sup> is considered appropriate for the site and responds satisfactorily to the purpose of clause 7.10.4 (Dependant Units) of the Northern Territory Planning Scheme.
3. Pursuant to section 51(n) of the *Planning Act*, the Development Consent Authority must take into account the potential impact on the existing and future amenity of the area in which the land is situated. It is considered the proposed development will not impact on the residential amenity of the area due to the location of the existing dwelling, the size of the allotment and the siting of the proposed new dwelling.
4. Pursuant to section 51(h) of the *Planning Act*, the Development Consent Authority must take into account the merits of the proposal. The proposed development will maximise the use of this land by providing additional

accommodation in order to support an extended family, while maintaining the residential amenity of the area.

**ACTION:** Notice of Consent and Development Permit

**ITEM 9**                    **CHANGES TO DEVELOPMENT PERMIT DP09/0103 (OFFICE) TO ALLOW AN AMENDED CAR PARKING LAYOUT**  
**LOT 1308, 10 BROWN STREET, SUBURB OF CICCONE, TOWN OF ALICE SPRINGS**  
**TANGENTYERE DESIGN**

Robyn Shaw (Tangentyere Design) attended.

**RESOLVED**  
**149/10**

That the Development Consent Authority vary the requirements of Clause 6.5.3 (Parking Layout) 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 1308, 10 Brown Street, Town of Alice Springs for the purpose of additional office areas and training rooms ancillary to an existing light industry / warehouse, 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 generally in accordance with the drawings prepared by Tangentyere Design (drawing A09d) but modified to show:
  - (a) a triangular landscaped area adjacent parking space 11 designed to provide additional screening of the parking area from Brown Street, but not limit or reduced the manoeuvring space for vehicles using the driveway.

**GENERAL CONDITIONS**

1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
2. Before the use or occupation of the development starts, the areas set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
  - (a) constructed;
  - (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.

3. The car parking shown on the endorsed plans must be available at all times for the exclusive use of the occupants of the development and their visitors.

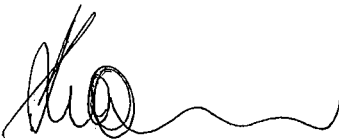
#### REASONS FOR THE DECISION

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 generally consistent with the primary purpose of Zone GI (General Industry).
2. A Variation to Clause 6.5.3 (Parking Layout) of the NT Planning Scheme is supported as the proposed development, as altered, provides a functional parking layout that achieves improved compliance with this clause, while also provided additional parking spaces in excess of the minimum requirements of the Scheme.
3. The conditions of approval are intended to assist in ensuring the orderly servicing and development of the site.
4. The requirement for amended plans showing a triangular landscaped area adjacent parking space 11 will assist in providing additional screening of the car park and will ensure that the driveway is not impacted by the storage of vehicles or equipment in this area.

**ACTION:**

Notice of Consent and Development Permit

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



PETER McQUEEN  
Chairman

19/11/10

