



**DEVELOPMENT CONSENT AUTHORITY**

**ALICE SPRINGS DIVISION**

**MINUTES**

**MEETING No. 188 – OUT OF SESSION  
8 SEPTEMBER 2014**

**MEMBERS:** David Koch, Steve Brown and Brendan Heenan and

**APOLOGIES:** N/A

**OFFICERS PRESENT:** N/A

**COUNCIL REPRESENTATIVE :** N/A

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                    LOT 323, 33 GAP ROAD, SUBURB OF THE GAP, TOWN OF ALICE SPRINGS  
DEVELOPMENT – ADDITIONS TO AN EXISTING MEDICAL CLINIC  
(CARPORT WITH REDUCED BUILDING SETBACK TO FRONT BOUNDARY  
AND SHADE STRUCTURE) ALICE SHEDS AND STRUCTURES PTY LTD**

**RESOLVED  
0076/14**

The Development Consent Authority varies the requirements of clause 6.5.1.4 (Parking Requirements), clause 6.5.3 (Parking Layout) and clause 6.11 (Garages and Sheds) of the Northern Territory Planning Scheme and pursuant to section 53(a) of the *Planning Act*, consents to the application to develop Lot 323 (33) Gap Road, Suburb of The Gap, Town of Alice Springs for the purpose of additions (carport with reduced building setback to front boundary and shade structure) to an existing medical clinic, subject to the following conditions and for the following reasons:

**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. 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, to the satisfaction of the consent authority.

**NOTES**

1. This development permit does not grant building approval 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](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. 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.
4. The Northern Territory Environment Protection Authority advises that



construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites in the Northern Territory. 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

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 is ancillary to an established medical clinic and is of a nature that is considered compatible with other development on the site and adjoining land zoned TC (Tourist Commercial) under the Northern Territory Planning Scheme.
2. Variation/s to:
  - a) clause 6.5.1.4 and clause 6.5.3.3(h) of the NT Planning Scheme, respectively, are supported, as:
    - (i) the dimensions of the existing parking area provide restrictions to design options for a carport over the area;
    - (ii) the design of the carport will allow all 9 existing parking spaces adjacent to the western boundary of Lot 323 to be retained; and
    - (iii) the space between carport uprights will provide sufficient dimensions to ensure that 3 functional and conveniently accessible parking spaces may be provided under each of the 3 sections of the carport.
  - b) clause 6.11 of the Planning Scheme are supported, as:
    - (i) the carport will be constructed over part of an existing parking area;
    - (ii) the design of the carport, including open sides and low-pitched skillion roof, is expected to minimise its visual impact on the adjoining streets;
    - (iii) the service road to the eastern side of Gap Road provides a substantial building setback between the carport and the main carriageway of Gap Road; and
    - (iv) planting between the carport and front boundary (generally in accordance with plans endorsed as part of Development Permit DP09/0066, as amended through Variation of Conditions Permits DP09/0066A and DP09/0066B may be expected to assist in integrating the structure into the established streetscape.

In accordance with clause 2.5 (Exercise of Discretion by the Consent Authority) of the NT Planning Scheme, the aforementioned circumstances are considered to constitute a reasonable basis to justify the granting of the required variations to the Scheme.

3. Pursuant to section 51(e) of the *Planning Act*, in considering a development application the Development 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*. The application was publicly exhibited in accordance with the *Planning Act* and the Planning Regulations and no public submissions were received. The Alice Springs Town Council did not make a submission under section 49(3) of the *Planning*

*Act.*

4. Pursuant to section 51(h) of the *Planning Act* the consent authority must take into consideration the merits of the proposed development as demonstrated in the application. The application advises that the proposed shade structure will provide shade protection over water tanks storing water for medical testing purposes. The shade structure may be expected to assist in the operation of the medical clinic (renal unit) on the site. The carport will provide shade and weather protection for client and staff vehicles at the medical clinic.
5. Pursuant to section 51(n) of the *Planning Act* the consent authority must take into consideration the potential impact of development on the existing and future amenity of the area in which the land is situated. The proposed development and use is not expected to have any significant impact on the existing or future amenity of adjoining properties or the area. The carport is expected to provide improved amenity for clients and staff using the on-site parking by providing shading of parking spaces.
6. The development conditions and notes are expected to assist in ensuring the orderly development and servicing of the property.

**ACTION:**

Notice of Consent and Development Permit

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



**DAVID KOCH  
MEMBER**

10 /09 /2014