

DEVELOPMENT CONSENT AUTHORITY

ALICE SPRINGS DIVISION

MINUTES

MEETING No. 133 – WEDNESDAY 8 SEPTEMBER 2010

**CROWNE PLAZA ALICE SPRINGS
BARRETT DRIVE**

MEMBERS PRESENT: Peter McQueen, Sandy Taylor and Brendan Heenan

APOLOGIES: John McBride and Libby Prell

OFFICERS PRESENT: Peter Somerville, Doug Fotheringham and Melissa Pascual (minutes)

COUNCIL REPRESENTATIVE: Mark Pierson

Meeting opened at 9:00am and closed at 11:40am

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 3607, 6 ADAMSON AVENUE, SUBURB OF GILLEN
TOWN OF ALICE SPRINGS
SHED/GARAGE (EXISTING) WITH REDUCED FRONT SETBACK
DAVID CANTWELL**

David Cantwell and Robyn Edwards attended the meeting.

RESOLVED That the Authority pursuant to section 53(a) of the *Planning Act*, the Authority
0117/10 consent to the proposal to develop Lot 3607, 6 Adamson Avenue, Suburb of
Gillen, Town of Alice Springs for the purpose of a garage/shed with reduced
setback (existing), subject to the following conditions:

CONDITIONS

1. Works carried out under this permit shall be completed in accordance with the drawings endorsed by the delegate of the Development Consent Authority as forming part of this permit, to the satisfaction of the Development Consent Authority.
2. Stormwater is to be contained within the site or 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 (on advice from the Alice Springs Town Council).

NOTE:

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.

VARIATION

Clause 6.11 (Garages and Sheds) of the Northern Territory Planning Scheme.

REASONS

- 1) A variation to Clause 6.11 (Garages and Sheds) of the NT Planning Scheme is supported as the structure has been in place for some time without any known objections or complaints for nearby residents. The shed/garage is partially screened by a solid colorbond-like fence to the eastern boundary with open fencing from the garage to the front boundary.

- 2) The application was placed on public exhibition for a period of 14 days during which no objections were received.

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

**ITEM 2 DEVELOPMENT – LOT 6587, 128 DIXON ROAD, SUBURB OF BRAITLING, TOWN OF ALICE SPRINGS
ALTERATIONS AND ADDITIONS TO EXISTING SINGLE DWELLING WITH FRONT AND SIDE SETBACK VARIATIONS
ADAM DUNLOP**

The applicant did not attend for this item.

**RESOLVED
0118/10**

That the Authority pursuant to section 53(a) of the *Planning Act*, the Authority consent to the proposal to develop Lot 6587, 128 Dixon Road, Suburb of Braitling, Town of Alice Springs for the purpose of alterations and additions to an existing single dwelling with a reduced front and side setback, subject to the following conditions:

CONDITIONS

1. Amended elevation drawings to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the drawings will be endorsed and will then form part of the permit. The drawings 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) the accurate scale of the existing carport with the existing and proposed dwelling development; and
 - (b) consistent treatment (painting) of the carport supports with the colours of the existing front fence/dwelling.
2. Works carried out under this permit shall be completed in accordance with the drawings endorsed by the delegate of the consent authority as forming part of this permit, to the satisfaction of the consent authority.
3. Stormwater is to be contained within the site or 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 (on advice from the Alice Springs Town Council).

NOTE:

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.

VARIATION

Clause 7.3 (Building Setbacks of Residential Buildings and Pergolas, Carports and the Like) of the Northern Territory Planning Scheme.

REASONS

1. A variation to Clause 7.3 (Building Setbacks of Residential Buildings and Pergolas, Carports and the Like) of the NT Planning Scheme for the purpose of an existing carport and alterations and additions to an existing single dwelling will not be expected to significantly affect the streetscape nor adversely affect the amenity of surrounding properties.
2. The application was publicly exhibited in accordance with the *Planning Act*. No public submissions were received.

ACTION:

DAS to prepare a Notice of Consent and Development Permit

ITEM 3

**DEVELOPMENT – LOT 5513, 50 GREVILLEA DRIVE, SUBURB OF SADADEEN, TOWN OF ALICE SPRINGS
MULTIPLE DWELLINGS (TWO SINGLE STOREY DWELLINGS)
ROLF HOMES PTY LTD**

The applicant did not attend for this item.

RESOLVED 0119/10

That the Authority pursuant to section 53(a) of the *Planning Act*, the Authority alters and grants consent to the application to develop Lot 5513, 50 Grevillea Drive, Suburb of Sadadeen Town of Alice Springs for the purpose of Multiple Dwellings (two single storey dwellings), subject to the following conditions:

CONDITIONS

1. Works carried out under this permit shall be completed in accordance with the drawings endorsed by the delegate of the Development Consent Authority as forming part of this permit, to the satisfaction of the Development Consent Authority. The use and development as shown on the endorsed plans must not be altered without the further consent of the consent authority.
2. The permit holder must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity, gas and fuel and telecommunication services in accordance with the authorities' requirements and relevant legislation at the time.
3. Any easements or reserves required for the reticulation of water supply, drainage, sewerage facilities and electricity, gas and fuel 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.

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 proposed works affecting Grevillea Drive are 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.
6. 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 suitably delineated 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.
7. 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.
8. 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.
9. Before the use/occupation of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
10. Before the development starts, a landscape plan to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and two copies must be provided. The plan must show:
 - (a) details of surface finishes of pathways and driveways;
 - (b) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
 - (c) landscaping and planting within all open areas of the site;All species selected must be to the satisfaction of the consent authority.
11. Where windows to habitable rooms face car parking areas, the car parking areas shall be screened and the screening thereafter maintained both to the satisfaction of the consent authority.

12. 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.
13. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view 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. 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.

VARIATIONS

1. Clause 6.5.3 (Parking Layout) of the NT Planning Scheme to allow two kerb crossovers.
2. Clause 7.3.2 (Distance between Residential Buildings on One Site) of the NT Planning Scheme to allow the reduced building setbacks as shown on the endorsed drawings.
3. Clause 7.6 (Communal Open Space) of the NT Planning Scheme to allow less than 15% of the site area to be communal open space.

REASONS

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 generally consistent with the purpose of Zone MD (Multiple Dwellings) which is to, 'provide for a range of housing option to a maximum height of two storeys. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development.'
3. A variation to clause 6.5.3 (Parking Layout) of the NT Planning Scheme to allow two kerb crossovers is supported as it will increase the amount of communal open space, reducing the bulk of the carparking.
4. A variation to clause 7.6 (Communal Open Space) of the NT Planning Scheme is supported in this instance as:
 - Sufficient Private Open Space is provided to the majority of dwellings.

- The property is in close proximity to Public Open Space

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

**ITEM 4 DEVELOPMENT – LOT 9870, 110 STEPHENS ROAD, SUBURB OF MOUNT JOHNS, TOWN OF ALICE SPRINGS
52 MULTIPLE DWELLINGS
LEA NOMINEES PTY LTD**

Neil Jessop (OPUS) attended the meeting.

RESOLVED 0120/10 That, pursuant to section 53(b) of the Planning Act, the Authority grants consent to the application to develop Lot 9870, 110 Stephens Road, Suburb of Mount Johns, Town of Alice Springs for the purpose of 22 x 3 bedroom, 18 x 2 bedroom and 12 x 1 bedroom multiple dwellings, subject to the following conditions:

CONDITIONS PRECEDENT

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 submitted with the application but modified to show:

1. Detailed (dimensioned and annotated) site and floor plans showing:
 - Site details with dimensions of ground floor layouts, building setbacks to property boundaries and internal buildings, car parking and driveway dimensions on a scale of not less than; and
 - Redesign of vehicle access to Units 41 to 48, such that the driveway for Units 41 & 42 is accessed directly off Maconohie Road and Units 43 to 48 to have direct driveway access off the designated "New Road".
2. Detailed (dimensioned and annotated) elevation plans showing:
 - Appropriate screening treatment of upper level balconies of Type B units, which assists in providing privacy for the rear private open spaces areas of Type C units;
 - Proposed locations of air conditioning units (noting condition 13); and
 - Height and materials of all internal (between dwellings) and external (on property boundary) fencing.
3. Detailed landscaping plan that address the requirements of Clause 6.12 of the NT Planning Scheme.

CONDITIONS

1. No works shall commence on the site in relation to the development until PART V approval is issued for the subdivision of the site vide DP09/0613.

2. Works carried out under this permit shall be completed in accordance with the drawings endorsed by the delegate of the Development Consent Authority as forming part of this permit, to the satisfaction of the Development Consent Authority.
3. The permit holder must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity, gas and fuel and telecommunication services in accordance with the authorities' requirements and relevant legislation at the time.
4. Any easements or reserves required for the reticulation of water supply, drainage, sewerage facilities and electricity, gas and fuel 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.
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. 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 and the Road Network Division, Department of Lands and Planning to the satisfaction of the consent authority.
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 to indicate each car space and all access lanes; and
 - (f) clearly marked to show the direction of traffic along access lanes and driveways;

to the satisfaction of the consent authority.

Car spaces, access lanes and driveways must be kept available for these purposes at all times.

8. 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.
9. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.

10. 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 and Department of Lands and Planning to the satisfaction of the consent authority.
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. Where windows to habitable rooms face car parking areas, the car parking areas shall be screened and the screening thereafter maintained, both 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.

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 Department of Lands and Planning before commencement of any work within the road reserve.

VARIATIONS

1. Clause 7.3 (Building Setbacks of Residential Buildings) of the NT Planning Scheme to allow the reduced building setbacks for dwellings and associated structures (including laundries and garages) to the proposed primary and secondary street frontages and between residential buildings on one site as shown on the amended plans.
2. Clause 7.5 (Private Open Space) of the NT Planning Scheme to allow less than 5m x 5m private open space for Unit 2.

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 purpose of Zone FD (Future Development) but intended to go to Zone MD (Multiple Dwelling) which is 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 that permitted in the zone.
3. The proposed variation to clauses 7.3 (Residential Building Setbacks) and 7.5 (Private Open Space) of the NT Planning Scheme are supported as the proposed application is considered to have provided a suitable and appropriate response to the requirements of the Scheme.
4. The conditions of approval are intended to assist in ensuring the orderly servicing and development of the site.
5. The application was placed on public exhibition in accordance with the Planning Act. No adverse submissions were received concerning the development.
6. 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: DAS to Defer or prepare a Notice of Consent and Development Permit

**ITEM 5 DEVELOPMENT –7458, 35 KENNETT COURT, SUBURB OF CICCONE,
TOWN OF ALICE SPRINGS
CHANGES TO THE DEVELOPMENT APPROVED BY DEVELOPMENT PERMIT
DP94/0312 TO ALLOW ALTERATIONS AND ADDITIONS TO AN EXISTING
TRANSPORT TERMINAL
JOHN SANBY**

John Sanby attended the meeting.

RESOLVED That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent
0121/10 Authority defer consideration of the application to develop Lot 7458, 35 Kennett
Court, Town of Alice Springs for the purpose of variations to DP94/0312 for
alterations and additions (as constructed) to an existing transport terminal, to
allow the applicant to provide and accurate site plan showing:

1. Only Lot 7458;
2. The north point, area of the existing parcel and boundary dimensions;
3. Existing and proposed buildings and their distance from lot boundaries;
4. Any existing and proposed easements, substations and services;
5. Vehicle access points and traffic flow;
6. Dimensions of car parking layout and parking bays compliant with Clause 6.5.3 of the NT Planning Scheme;

7. Proposed surfacing of parking areas, driveways, vehicle turning areas and loading areas (locations and dimensions);
8. Landscape and open space areas including types of planting, details of screening and/or fencing (locations and descriptions);
9. Dimension floor plan showing layout, partitioning, room sizes and uses; and
10. A schedule stating the total area of each component use in the building, the total floor are and percentage of site cover.

ACTION: DAS to notify the applicant of deferral

**ITEM 6 DEVELOPMENT – LOT 8090, 32 GRANT ROAD, SUBURB OF LARAPINTA, TOWN OF ALICE SPRINGS
TELECOMMUNICATIONS FACILITY (GUYED MAST, EQUIPMENT SHELTER, ANTENNAS, FENCING, ELECTRICAL AND OPTICAL FIBRE CONNECTIONS)
TELSTRA- MARK BAADE**

Mark Baade, Scott Pullyblank, Gavin Carpenter, Betty Davies, Stan Davies, Veronica Johnson and Stuart Pritchard attended the meeting.

RESOLVED 0122/10 That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Lot 8090, 32 Grant Road, Suburb of Larapinta, Town of Alice Springs for the purpose of a telecommunications facility including 30m high guyed mast, antennas, equipment shelter, fencing, electrical and optical fibre connection in order to allow the applicant to provide a response to questions to be formulated by the Development Consent Authority within 7 days of the minutes of this meeting being ratified.

ACTION: DAS to notify the applicant of deferral

**ITEM 7 DEVELOPMENT – LOT 8108, DESERT SPRINGS, SUBURB OF DESERT SPRINGS, TOWN OF ALICE SPRINGS
TELECOMMUNICATIONS FACILITY - 28.8 METRE HIGH MONOPOLE, ANTENNAS, EQUIPMENT SHELTER, FENCING, ELECTRICAL AND OPTICAL FIBRE CONNECTION.
TELSTRA – MARK BAADE**

Mark Baade, Stan Davis and Chris Collins attended the meeting.

RESOLVED 0123/10 That, pursuant to section 46(4)(b) of the *Planning Act*, the Authority defer consideration of the application to develop Lot 8108, Desert Springs, Suburb of Desert Springs, Town of Alice Springs for the purpose of telecommunications facility - 28.8 metre high monopole, antennas, equipment shelter, fencing, electrical and optical fibre connection in order to allow the applicant to provide a response to questions to be formulated by the Development Consent Authority within 7 days of the minutes of this meeting being ratified.

ACTION: DAS to notify the applicant of deferral

ITEM 8


**DEVELOPMENT – LOT 5650, 5524 AND 7743, 24 AND 30 GREVILLEA DRIVE,
SUBURB OF SADADEEN, TOWN OF ALICE SPRINGS
CONSTRUCT HOSTEL FOR SHORT TERM ACCOMMODATION
CHARLES DARWIN UNIVERSITY**

**RESOLVED
0123/10**

That, pursuant to section 46(4)(b) of the *Planning Act*, the Authority defer consideration of the application to develop Lot 5650, 5524 and 7743, 24 and 30 Grevillea Drive, Suburb of Sadadeen, Town of Alice Springs for the purpose of constructing a hostel for short term accommodation , to allow the applicant to provide amended details that satisfactorily addresses concerns raised by service authorities.

ACTION: DAS to notify the applicant of deferral

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



**PETER McQUEEN
Chairman**

15/9/10