

**DEVELOPMENT CONSENT AUTHORITY**

**ALICE SPRINGS DIVISION**

**MINUTES**

**MEETING No. 164 – WEDNESDAY 17 OCTOBER 2012**

**MEETING ROOM ONE  
DEPARTMENT OF LANDS, PLANNING & THE ENVIRONMENT  
1<sup>ST</sup> FLOOR, ALICE PLAZA**

**MEMBERS PRESENT:** Peter McQueen (via telephone), Brendan Heenan and David Koch

**APOLOGIES:** John McBride and Geoff Booth

**OFFICERS PRESENT:** Ben Taylor and Kirra Morgan

**Meeting opened at 1 00 pm and closed at 1.20 pm**

**ITEM 1 RECONSIDERATION – LOT 138, 51 BATH STREET, TOWN OF ALICE SPRINGS  
VARIATIONS TO DEVELOPMENT PERMIT DP10/0529 INCLUDING VARIOUS CHANGES TO THE SITE PLAN, FLOOR LAYOUT AND ELEVATIONS,  
ANDREW MALONEY**

Mr Geoff Booth, a member of the Development Consent Authority has declared an interest pursuant to section 97(1) of the *Planning Act*, and declined to attend this meeting.

**RESOLVED  
0084/12**

That, pursuant to section 57(3) of the *Planning Act*, the Development Consent Authority consent to the application to vary conditions 2, 7 and 9 of DP10/0529 for the purpose of changes to the site, floor and elevation drawings of a multiple dwelling development including: amended car parking layout, additional (third) bedroom to each dwelling, amended floor layouts, changes to positions of doors and windows, amended roof design, amendments to landscaping details.

**CONDITIONS**

1. Works carried out under this permit shall be in accordance with the plans 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 Alice Springs Town Council, to the satisfaction of the consent authority.
3. 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.
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. 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. The owner shall
  - (a) remove disused vehicle and/ or pedestrian crossovers;
  - (b) provide footpaths / cycleways;
  - (c) collect stormwater and discharge it to the drainage network; and
  - (d) undertake reinstatement works; all to the technical requirements of and at no cost to Alice Springs Town Council 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;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. 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. 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.
11. 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.
12. All balconies are to be internally drained and discharge is to be disposed of at ground level and in a manner consistent with storm water disposal arrangements for the site to the satisfaction of the consent authority.
13. 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.
14. Storage for waste disposal bins is to be provided to the requirements of Alice Springs Town Council to the satisfaction of the consent authority.
15. The finished floor level for habitable rooms on the ground floor dwellings shall be no lower than 577 metres Australian Height Datum (AHD) and no higher than 577.4 metres Australian Height Datum (AHD). The developer shall demonstrate compliance with this condition by providing "as-constructed" finished levels (certified by a Licensed Surveyor) of ground floor levels for the building, such that the levels fall within the upper and lower limits prescribed above. Levels should be provided for a minimum of 3 points on the ground floor of the building. This condition is to the satisfaction of the Development Consent Authority.

**NOTES:**

This Variation of Conditions 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, Planning and the Environment may also be able to advise you with regard to Building Permit requirements.

**ACTION:** Variation of Conditions Permit


**RESOLVED  
0085/12**

That pursuant to section 57(5) of the *Planning Act*, the Authority refuse to consent to vary condition 13 of Development Permit DP10/0529 for the purpose of not screening the air conditioning units for the following reason:

1. The proposal to vary Condition 13 of DP10/0529 is not considered to be in keeping with the purpose of clause 7.8 (Building Design for Multiple Dwellings, Hostels and Supporting accommodation) of the NT Planning Scheme which is to "promote site responsive design for multiple dwellings which are pleasant for the occupants and do not unreasonably affect the use and enjoyment of adjacent land". Approving the variation will materially affect the visual amenity of adjoining or nearby land or premises and creates a situation which conflicts with the purposes of clause 7.8. The authority considered both the written application and information provided by the applicant responding to the deferral, and identified no adequate justification to warrant the granting of the variation application.

**ACTION:** Notice of Refusal

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



**PETER McQUEEN**  
Chairman

18 / 10 / 2012