



DEVELOPMENT CONSENT AUTHORITY

ALICE SPRINGS DIVISION

MINUTES

MEETING No. 165 – WEDNESDAY 14 NOVEMBER 2012

**CROWNE PLAZA ALICE SPRINGS
BARRETT DRIVE
ALICE SPRINGS**

MEMBERS PRESENT: Peter McQueen (Chairman), David Koch, Chansey Paech and John McBride (arrived at 10 am)

APOLOGIES: Brendan Heenan and Geoff Booth

OFFICERS PRESENT: Ben Taylor, Malcolm MacDonald, Fraser Cormack and Kirra Morgan

COUNCIL REPRESENTATIVE : Mark Pierson

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

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 9989, SUBURB OF MT JOHNS, TOWN OF ALICE SPRINGS
SUPPORTING ACCOMMODATION (4 BEDROOMS IN A 1 X 1 STOREY BUILDING)
SDARC PTY LTD**

Susan Dugdale and Brendan Chan attended the meeting.

RESOLVED That, the Development Consent Authority vary the requirements of Clause 7.3
0094/12 (Building Setbacks of Residential Buildings) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 9989, Suburb of Mount Johns, Town of Alice Springs for the purpose of supporting accommodation (4 bedrooms in a single storey dwelling), subject to the following conditions:

CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
2. Storm water (associated with works approved by this permit) is to be collected and contained within the site or 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 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.
4. 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.
5. 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.
6. 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.
7. 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.

NOTES:

1. A "Permit to Work Within a Road Reserve" may be required from Alice Springs Town Council before commencement of any work within the road reserves.
2. This development permit does not grant "building approval" for the proposed structure. The Building Code of Australia requires that certain structures 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.
3. 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 on-site and/or surrounding infrastructure.

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. Variations are granted to the front and side building setback requirements of Clause 7.3 (Building Setbacks of Residential Buildings) of the Northern Territory Planning Scheme for two carports as:
 - The proposed development is consistent with the primary purpose of Zone SD (Single Dwelling) which is to provide for single dwellings on individual lots;
 - The residential building is generally of an appropriate design and scale for the site and locality;
 - The proposal is generally consistent with all other relevant objectives and provisions of the NT Planning Scheme;
 - No adverse effects of building massing are anticipated as the proposed landscaping along the front of the site will assist screening of the front carport/parking space; and
 - The setback variation to the side boundary is for a corner of the main carport which abuts a large area of public open space.

In accordance with Clause 2.5 (Exercise of Discretion by the Consent Authority) of the NT Planning Scheme, the aforementioned design features and site conditions are considered to be sufficient special circumstances and justify the granting of a variation to Clause 7.3 of the Scheme.

2. Pursuant to section 51(h) of the *Planning Act*, the Development Consent Authority must take into account the merits of the proposed development as demonstrated in the application. The application has demonstrated that the proposed development will benefit the Alice Springs community through

provision of respite supporting accommodation for persons with disabilities within an appropriately designed, modern building.

3. The application was publicly exhibited in accordance with the requirements contained in the *Planning Act* and Planning Regulations.
4. 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. Two submissions (one of which was a petition) were received from members of the public about the application. The matters raised in the written submissions have been noted by the consent authority.
5. Pursuant to section 51(n) of the *Planning Act*, the Development Consent Authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated. With the exception of the front and side boundary setbacks for two open carports, the development is compliant with the relevant controls contained in the NT Planning Scheme, is appropriate for the site and locality, and the design of the building (height, roof pitch, colours, materials) combined with proposed landscaping and fencing will be consistent with the expected character of the area.
6. Pursuant to section 51(p) of the *Planning Act*, in considering a development application the Development Consent Authority must take into consideration the public interest including how water safety, access for persons with disabilities and community safety through crime prevention principles in design are provided for in the application. The proposed development has been specifically designed to accommodate persons with disabilities and maximises opportunities for passive surveillance of the street.

ACTION:

Notice of Determination and forward additional information (as received by Susan Dugdale and Associates and Life without Barriers on Tuesday 13 November 2012) to submitters.

**ITEM 2 VARIATION TO DEVELOPMENT PERMIT – LOT 7535, 44 RAILWAY TERRACE, TOWN OF ALICE SPRINGS
CHANGES TO CAR PARKING LAYOUT, FLOOR LAYOUTS AND BUILDING FACADE
ZONE A PTY LTD**

Simon Pettit of Zone A Pty Ltd attended the meeting in support of the application.

**RESOLVED
0095/12**

That, pursuant to section 57(3) of the *Planning Act*, the Development Consent Authority consent to the application to vary condition 1 of DP10/0520 for the purpose of changes to the site, floor layout and elevation drawings of an office development including: amended car parking layout, amended floor layouts, changes to positions and dimensions of doors and windows and construction of a

new awning.

ACTION:

Variation of Conditions Permit

ITEM 3

**DEVELOPMENT – LOT 1599, 16 FOGARTY STREET, SUBURB OF CICCONE, TOWN OF ALICE SPRINGS
LIGHT INDUSTRY (ARTIST WORKSHOP / STUDIO) AND WAREHOUSE WITH ANCILLARY OFFICE AND SHOP / DISPLAY AREA)
SONDOTE PTY LTD**

Andrew Broffman (Tangentyere Design) attended the meeting.

**RESOLVED
0096/12**

That, the Development Consent Authority vary the requirements of Clause 6.5.1 (Parking Requirements), Clause 6.5.3 (Parking Layout), Clause 6.6 (Loading Bays) and Clause 9.1.1 (Industrial Setbacks) of the Northern Territory 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 1599 (16) Fogarty Street, Suburb of Ciccone, Town of Alice Springs, for the purpose of light industry (artists workshop/studio), warehouse and ancillary office, shop and display areas, subject to the following conditions:

GENERAL CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings numbered: Sheet 1202, AO1, Issue 08, dated 12 November 2012; Sheet 1202, AO7, Issue 03 dated 9 October 2012; and Sheet 1202, AO8, Issue 03, dated 9 October 2012; prepared by Tangentyere Design Architects numbered endorsed as forming part of this permit
2. 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.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities and services to the land in accordance with the authorities' requirements and relevant legislation at the time.
4. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the Alice Springs Town Council, to the satisfaction of the consent authority.
5. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers; and
 - (b) undertake reinstatement works;all to the technical requirements of and at no cost to the , 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. This condition is to the satisfaction of the Alice Springs Town Council and the consent authority.

7. Stormwater is to be collected and discharged into the drainage network to the technical standards of the Alice Springs Town Council, to the satisfaction of the consent authority.
8. The car parking areas and driveway within the front 7.5 metres of the lot 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; and
 - (e) line marked to indicate each car space;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 staff car parking area, driveway and loading bay area between the building and the northern side boundary of the lot must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with gravel (or sealed); and
 - (d) drained;to the satisfaction of the consent authority. Car spaces, driveways and the loading bay area must be kept available for these purposes at all times
10. Each of the sealed parking spaces to the front of the lot must be sign-posted as either a visitor parking space or an accessible parking, to the satisfaction of the consent authority.
11. Landscaping works must be implemented in accordance with the endorsed plans and in ground irrigation system must be provided to all landscaped areas.
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. Protective kerbs (of a minimum height of 150mm) must be provided to the satisfaction of the consent authority, to prevent damage to fences or landscaped areas to the front of the lot.

NOTES:

1. A "Permit to Work Within a Road Reserve" may be required from the Alice Springs Town Council, before commencement of any work within the road reserve.
2. This development permit does not grant "building approval" for the proposed structure. The Building Code of Australia requires that certain structures

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.

3. 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 on-site and/or surrounding infrastructure.

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 development, as approved is considered to be appropriate to Zone LI (Light Industry) of the NT Planning Scheme and is expected to respond satisfactorily to relevant objectives and provisions of the NT Planning Scheme. The proposed office and shop elements are ancillary to the primary light industry (artist's workshop/studio) and warehouse uses of the site.
2. There are a number of circumstances which exist in relation to the proposed development which, collectively are considered to constitute a reasonable basis for supporting the required variations to the NT Planning Scheme, including:
 - a) The location of the main building on the subject lot precludes the provision of a car parking layout that complies with the minimum standards for development prescribed by the NT Planning Scheme.
 - b) The proposed changes to the parking layout are expected to improve the functionality and standard of construction relative to the layout previously approved for the site and parking is expected to satisfactorily meet the needs of the development.
 - c) The proposed car parking provision is expected to meet the needs of the proposed use.
 - d) Parking demand for the proposed use may be expected to be offset by factors including:
 - the provision of a bicycle storage rack (as proposed);
 - the provision of a managed pick-up and drop-off transport service for artists working at the premises (as proposed);
 - the proximity of the site to a public bus stop; and
 - the available of on street parking in the locality.
 - e) The proposed informal loading bay is consistent with the facility previously provided for the property and is expected to meet the needs of the enterprise.
 - f) The shade structure adjacent to the southern boundary of the lot is not considered to adversely affect the amenity of the adjoining lot and is expected to offer a suitable sheltered outdoor area for artists and staff.
 - g) The proposed development is not expected to be contrary to the

objectives or of any provision of the NT Planning Scheme.

3. Pursuant to section 51(h) of the *Planning Act*, in considering a development application the consent authority must take into consideration the merits of the proposal. The proposed development is expected to:
 - a) enhance the amenity of the site for artists using the artists workshop facility, by providing additional outdoor sheltered areas and planting; and
 - b) enhance the appearance of the site from the street;
 - c) improve the functionality of the parking areas; and
 - d) improve accessibility for artists, staff and visitors to the property.
4. The application was referred to the Alice Springs Town Council and no local authority submission under section 49 of the *Planning Act* was received.
5. The conditions of approval are expected to assist in ensuring the orderly servicing and development of the property.

ACTION:

Notice of Consent and Development Permit

**ITEM 4 DEVELOPMENT – LOT 4579, 6 GAP ROAD, SUBURB OF THE GAP, TOWN OF ALICE SPRINGS
SUBDIVISION FOR A LEASE IN EXCESS OF 12 YEARS
KEVIN DODD**

Mr Kevin Dodd attended the meeting in support of the application.

RESOLVED That, pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority
0097/12 consent to the application to develop Lot 4579 (6) Gap Road, Suburb of The Gap, Town of Alice Springs for the purpose of a subdivision for a lease in excess of 12 years, subject to the following conditions:

CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
2. 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.
3. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities and telecommunication services to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

NOTE:

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 on-site and/or surrounding infrastructure.

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 proposed subdivision for the purpose of a lease in excess of 12 years does not conflict with the objectives and performance criteria of the NT Planning Scheme and will not prejudice the ongoing use of the land in accordance with the objectives of Zone CP (Community Purpose).
2. 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 building is existing and the proposed lease is for administrative purposes only and is not expected change the current lawfully established use and function of the site.
3. The application was publicly exhibited in accordance with the requirements of the *Planning Act* and *Planning Regulations*, no adverse public or service authority submissions were received.

ACTION:

Notice of Consent and Development Permit

**ITEM 5 DEVELOPMENT – 1515, 8 KIDMAN STREET, SUBURB OF CICCONE, TOWN OF ALICE SPRINGS
CHANGES TO DEVELOPMENT PERMIT DP11/0651 TO ALLOW AMENDMENTS TO THE PARKING LAYOUT, DELETION OF LANDSCAPING AND CONVERSION OF A LUNCH ROOM INTO AN OFFICE
TATIA INIA**

Tatia Inia and Bruce Hunter attended the meeting.

**RESOLVED
0098/12**

That, the Development Consent Authority, in addition to variations granted under Development Permit DP11/0651, varies the requirements of Clause 6.5.1 (Parking Requirements), Clause 6.5.3 (Parking Layout), Clause 6.8 (Demountable Structures) and Clause 9.1.1 (Industrial Setbacks) of the Northern Territory 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 1515 (8) Kidman Street, Suburb of Ciccone, Town of Alice Springs, for the purpose of changes to a motor repair station development approved by Development Permit DP11/0651, to allow revisions to the site layout (including landscaping and parking layout) and the addition of a demountable structure

(transport container), subject to the following conditions:

CONDITIONS

1. This condition supersedes Condition 1 of Development Permit DP11/0651 and works carried out under this permit shall be in accordance with the drawings prepared by Design INK Residential Drafting, lodged on 13 November 2012 and numbered Lot 1515 Kidman Street, Sheet 1, Sheet 2, Sheet 3, Sheet 4, Sheet 5 and Sheet 6, respectively endorsed as forming part of this permit.
2. "No entry/no exit" signs and arrows directing the internal traffic movement on site shall be provided to the requirements and satisfaction of the consent authority.
3. Before the use commences the owner must meet all conditions of this Development Permit --- and Development Permit DP11/0651.

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 Northern Territory Planning Scheme applies to the land and the proposed development is considered to be appropriate to Zone LI (Light Industry) responds satisfactorily to the relevant objectives of the NT Planning Scheme.
2. There are a number of circumstances which exist in relation to the proposed development which, collectively are considered to constitute a reasonable basis for supporting the required variations, including:
 - (a) The development of the subject site approved through Development Permit DP11/0651 constitutes a relatively intensive use of the lot and the proposed changes are considered to represent a minor departure from the approved development. The changes to the design are expected to have little effect in terms of off-site impacts and the parking layout is expected to be functional, subject to the provision of appropriate traffic flow signage.
 - (b) The changes to the parking layout are expected to improve the functionality and standard of construction relative to the layout previously approved for the site and parking is expected to satisfactorily meet the needs of the development.
 - (c) The site is located in an established industrial area and the existing 2.1m high solid fencing to the front of the site effectively screens much of the parking area on the site and the sea containers. The existing fencing to front and side boundaries of the lot in conjunction with the proposed landscaping to the front of the site is expected to ensure that the development does not unduly impact on the streetscape or adversely affect the amenity of adjoining properties.
 - (d) The proposed car parking provision has been considered with regard to Clause 6.5.1 (Parking Requirements) and Clause 6.5.2 (Reduction in Parking Requirements) of the NT Planning Scheme and is expected to satisfactorily meet the needs of the use.

(e) The variations granted to the development provisions are not expected to contravene the objectives of the NT Planning Scheme.

4. The application was referred to relevant service authorities including the Alice Springs Town Council and no submissions under section 49 of the *Planning Act* were received.
5. The conditions of approval are expected to assist in ensuring the orderly servicing and development of the property.

ACTION: Notice of Consent and Development Permit

**ITEM 6 DEVELOPMENT – LOTS 7593 AND 8631 – 68 PALM CIRCUIT, SUBURB OF ROSS, TOWN OF ALICE SPRINGS
SUBDIVISION AND CONSOLIDATION TO CREATE 4 LOTS
AUSTRALIAN PROPERTY PROJECTS PTY LTD**

Ken Patterson attended the meeting.

**RESOLVED
0099/12**

That, pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to develop Lots 7593 & 8631, 68 & 70 Palm Circuit, Suburb of Ross, Town of Alice Springs for the purpose of a subdivision to create four lots, subject to the following conditions:

CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
2. 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.
3. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities and telecommunication services to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
5. Engineering design and specifications for the proposed and affected roads, street lighting, stormwater drainage, vehicular access, pedestrian/ cycle corridors and street scaping are to be to the technical requirements of Alice Springs Town Council to the satisfaction of the consent authority and all approved works constructed at the owner's expense.

6. The land owner of shall ensure the registration of right-of-way easements on the Titles of each proposed lot, to the satisfaction of the consent authority.
7. Before issue of titles and pursuant to section 34 of the *Land Title Act*, a Caution Notice shall be lodged with the Registrar General on the parent parcel to include the following advice on Lot 1 and Lot 2 indicated on the endorsed drawings. The Caution Notice is to state that: "This allotment is subject to inundation in a 1% AEP Defined Flood Event". Evidence of lodgement on the parent parcel shall be provided to the satisfaction of the consent authority.

NOTES

1. 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 on-site and/or surrounding infrastructure.
2. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from the Department of Land Resource Management.
3. The applicant is advised to engage a building certifier, within the meaning of the *Building Act*, as to whether the building/s comply with the *Building Act*.
4. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under the Aboriginal Sacred Sites Act. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.
5. 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. 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 subdivision is consistent with the purpose of Zone TC (Tourist Commercial) which is to 'provide for uses or development servicing tourism, including commercial and residential activities'. Furthermore, the lot sizes and subdivision layout is considered to be of a scale and character compatible with uses and development nearby.
2. Pursuant to section 51(j) of the *Planning Act*, the consent authority is required to consider the capability of the land to which the proposed

development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development. The physical characteristics of the land are considered suitable for the proposed subdivision and layout is appropriate for the continued use of the site in accordance with the TC (Tourist Commercial) zoning. The shape of each allotment has been determined by the topography of the site and positions of existing buildings.

3. Pursuant to section 51(m) of the *Planning Act*, the Development Consent Authority must take into consideration the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities or infrastructure to be provided by the developer for that purpose. The Power and Water Corporation has advised that areas of the site need to be set aside for connections to and infrastructure for power, water and sewer services and easements may be required. These locations will need to be resolved prior to works commencing and the conditions of approval are intended to ensure service authority interests are duly recognized.
4. Pursuant to section 51(n) of the *Planning Act*, the Development Consent Authority is required to consider the potential impact on the existing and future amenity of the area in which the land is situated. The subdivision design has been determined by the topography of the land, location of existing buildings and incorporates additional land for potential expansion of each use. Any future development or change of use of the land will be subject to the consent of the consent authority.
5. Pursuant to section 51(p) of the *Planning Act*, in considering a development application, the Development Consent Authority is required to take into account the public interest. Part of the site is identified as being liable to inundation in a 1% AEP Defined Flood Event. A Caution Notice is required to be placed on the land title with a view to ensuring that future owners / occupants of lots created through the subdivision are aware of the flood liability and associated potential hazards and inconveniences.
6. The application was publicly exhibited in accordance with the *Planning Act* and *Planning Regulations*. No public submissions were received.

ACTION: Notice of Consent and Development Permit

**ITEM 7 EXTENSION OF TIME – LOT 9349, 116 STEGAR ROAD, SUBURB OF ROSS,
TOWN OF ALICE SPRINGS
EXTEND BASE PERIOD OF DEVELOPMENT PERMIT DP06/0596 BY A
FURTHER TWO YEARS
AUSTRALIAN PROPERTY PROJECTS PTY LTD**

Ken Patterson attended the meeting.

RESOLVED That, pursuant to section 59(3)(a) of the *Planning Act*, the Development Consent
0100/12 Authority consent the application for an extension of Time of Development Permit DP06/0596 for a period of two years. DP06/0596 will now lapse on 9 January 2015.

ACTION: Extension of Time Permit

**ITEM 8 VARIATION OF DEVELOPMENT PERMIT – LOT 9349, 116 STEGAR ROAD, SUBURB OF ROSS, TOWN OF ALICE SPRINGS
CHANGES TO SUBDIVISION DESIGN & PROPOSED STAGING OF WORKS
AUSTRALIAN PROPERTY PROJECTS PTY LTD**

Ken Patterson attended the meeting.

RESOLVED That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent
0101/12 Authority, defer consideration of the application to vary Condition 1 of DP06/0596 to require the applicant to provide the following additional information that the Authority considers necessary in order to enable proper consideration of the application:

- More detailed information to clarify the proposed variation.

ACTION: Advice to Applicant

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



PETER McQUEEN
Chairman

19/11/12