



**DEVELOPMENT CONSENT AUTHORITY**

**ALICE SPRINGS DIVISION**

**MINUTES**

**MEETING No. 150 – WEDNESDAY 14 SEPTEMBER 2011**

**CROWNE PLAZA ALICE SPRINGS  
BARRETT DRIVE**

**MEMBERS PRESENT:** Peter McQueen, Sandy Taylor, Libby Prell and Brendan Heenan

**APOLOGIES:** John McBride

**OFFICERS PRESENT:** Peter Somerville, Gemma Gooley and Melissa Pascual (minutes)

**COUNCIL REPRESENTATIVE:** Mark Pierson

**Meeting opened at 9:40am and closed at 10.25am**

development application the consent authority is required to take into account the potential impact on the existing and future amenity of the area in which the land is situated. The design gives a poor amenity outcome for occupants of the land adjacent to the affected boundary and for the surrounding area in terms of building height and setback distance to side boundary being incompatible with the streetscape and adjacent land, adverse effects of building massing when viewed from adjoining land. The lack of proper presentation in the form of building articulation and screening to the affected property boundary confirms that the proposal is inconsistent with the relevant objectives of the NT Planning Scheme and lacks sufficient merit.

**ACTION:** DAS to prepare a Notice of Refusal

**ITEM 2 DEVELOPMENT – APPLICATION WITHDRAWN**

**ITEM 3 DEVELOPMENT – LOT 4579, 6 GAP ROAD , SUBURB OF THE GAP,  
PA2011/0378 TOWN OF ALICE SPRINGS  
ALICE SPRINGS HOSPITAL COGENERATION SYSTEM – POWER  
GENERATOR WITHIN ACOUSTIC CONTAINER  
LALITH RAMACHANDRA**

Michael Chambers (Project Officer) attended the meeting representing the Department of Construction and Infrastructure.

**RESOLVED** That, pursuant to section 53(b) of the *Planning Act*, the Development Consent Authority alter the proposed development and consent to the proposed development as altered to develop Lot 4579, 6 Gap Road, Suburb of The Gap, Town of Alice Springs for the purpose of a Cogeneration System (power generator within an acoustic container), subject to the following conditions:  
**0079/11**

**CONDITIONS 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 drawing SK03 (dated 08/08/2011, prepared by Tangentyere Design (Project No: 1105) but modified to show:
  - a) The north point, area of the existing parcel and boundary dimensions.
  - b) Existing and proposed buildings and their distance from lot boundaries. A diagram showing the location of the proposed cogeneration system shall be also provided (as an enlargement of part of the site plan at a scale of 1:200).

Resources, Environment and the Arts and Sport. When approved, the EMP will be endorsed and will then form part of the permit. The use must at all times be conducted in accordance with the endorsed plan. The EMP must include:

- a) overall environmental objectives for the operation of the use and techniques for their achievement;
- b) procedures to ensure that no significant adverse environmental impacts (in particular emission of noise). Noise Emissions are not to exceed current ambient noise levels identified in the SKM Noise Assessment report dated 2 November 2010 occur as a result of the use;
- c) proposed monitoring systems;
- d) identification of possible risks of operational failure and response measures to be implemented;
- e) day to day management requirements for the use

### CONDITIONS

3. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
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 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.
6. All substation, fire booster and water meter arrangements are to be appropriately screened to soften the visual impact of such infrastructure on the streetscape, to ensure that the infrastructure is sympathetic to and blends in with the design of the building. Details will need to be resolved to the satisfaction of the consent authority in consultation with the Power and Water Corporation, and Fire and Emergency Services.
7. 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.
8. 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.
9. Before the use 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

2. Pursuant to section 51(e) of the *Planning Act*, in considering a development application the 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*. A public submission was received and the Alice Springs Town Council (a local authority) made a written submission about the application. The matters raised in the Alice Springs Town Council and public submissions and evidence given at the consent authority meeting were noted by the consent authority
3. Pursuant to section 51(n) of the *Planning Act*, in considering a development application the consent authority is required to take into account the potential impact on the existing and future amenity of the area in which the land is situated. The application (as altered) and conditions of approval minimises potential adverse impacts of development on the existing amenity of the locality by means of the cogeneration facility being housed within an acoustic container, furthermore, the visual amenity of the site will be enhanced as a result of development by means of improved fencing and landscape screening.
4. Pursuant to section 51(j) of the *Planning Act*, in considering a development application the consent authority is required to take into account 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 proposed cogeneration system will be an ancillary component of the existing hospital use of the site and the proposed facility will be located within a part of the site that is already used for service, maintenance and plant (infrastructure) purposes and will replace an existing power generator. No land capability issues were identified by service authorities during the assessment of the application and conditions of approval recognise the flood liability of the site.
5. Pursuant to section 51(p) of the *Planning Act*, in considering a development application, the consent authority is required to take into account the public interest. The Development Consent Authority acknowledges that the proposed facility is a low-emission energy source and will assist in improving the energy efficiency of the Alice Springs Hospital.

**ACTION:** DAS to prepare a Notice of Determination

ITEM 4  
PA2007/0989

**EXTENSION OF TIME – LOT 5533, 187 STEGAR ROAD , SUBURB OF  
ROSS, TOWN OF ALICE SPRINGS  
EXTEND BASE PERIOD OF DP08/0040 BY TWO YEARS  
SANDRA MORLEY**

Sandra Morley attended the meeting.