



DEVELOPMENT CONSENT AUTHORITY

ALICE SPRINGS DIVISION

MINUTES

MEETING No. 158 – WEDNESDAY 9 MAY 2012

**CROWNE PLAZA ALICE SPRINGS
BARRETT DRIVE**

MEMBERS PRESENT: Peter McQueen, David Koch and John McBride (via phone)

APOLOGIES: Brendan Heenan and Sandy Taylor

OFFICERS PRESENT: Peter Somerville, Ben Taylor, Fraser Cormack and Kirra Morgan

COUNCIL REPRESENTATIVE: Mark Pierson

Meeting opened at 9:45 am and closed at 11:30 am

**ITEM 1 DEVELOPMENT – LOT 9379, 5 MINAHAN ROAD, SUBURB OF ROSS,
TOWN OF ALICE SPRINGS
HOME-BASED CONTRACTING - VARIATION OF MAXIMUM SITE AREA TO
2,200M²
RICK SHELTON**

Applicant Mr Rick and Ms Bridget Shelton attended.

**RESOLVED
0034/12**

That, pursuant to section 53(c) of the *Planning Act*, the Development Consent Authority refuse to consent to the application to develop Lot 9379, 5 Minahan Road, Suburb of Ross, Town of Alice Springs for the purpose of home based contracting in excess of the maximum area permitted, for the following reasons:

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:
 - a) Clause 2.5 (Exercise of Discretion By the Consent Authority) of the Northern Territory Planning Scheme requires the proposal to demonstrate special circumstances to justify variation of the standards in Part 4 of the Northern Territory Planning Scheme. The application does not demonstrate any special circumstance applying to the development nor were any evident in the assessment.
 - b) A variation to Clause 7.10.8 (Home Based Contracting) of the NT Planning Scheme is not supported. The application offers no substantive justification for the variation to the maximum area allowed (200m² in Zone R (Rural)). The extent of the variation sought (2200m²) is considered excessive given the area of Lot 9379 is 4.44 hectares considerably less than the minimum lot size allowed for in Zone R in Alice Springs which is 40 hectares. This smaller lot size further exacerbates the concerns raised by the public in respect to adverse impacts on the amenity of the area from the nature of the activities undertaken on Lot 9379 under the definition of home based contracting.
2. Pursuant to section 51(m) of the *Planning Act*, the consent authority is required to consider the impact on public utilities or infrastructure provided in the area. Evidence of current activities indicates that the movement of heavy vehicles accessing the site off Minahan Road are exceeding the standards at which access was initially created at subdivision. The application has not addressed these impacts.
3. Pursuant to section 51(n) of the *Planning Act*, the 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 application has not addressed the impacts of the activity on the amenity of the area and matters raised in public submissions indicate that these have had a detrimental effect on the rural character and amenity of the immediate area. The application suggests that activities associated with the home based contracting will be limited to that area surrounding the shed and to the western boundary and that extensive landscaping treatment will be undertaken. The Authority considers that these measures will not be sufficient in themselves to ensure the amenity of surrounding residents is preserved.

4. 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 operator provides equipment and machinery for use in emergency situations (e.g. bushfires) however, on balance it is considered that the use of the site (as presented in the application and supplementary document dated 08/05/2012) does not comply with the objectives and standards for home based contracting as set out in Part 4 of the NT Planning Scheme and therefore is not in the public interest.

ACTION:

DAS to prepare a Notice of Refusal

ITEM 2

**DEVELOPMENT – LOT 9303, 119 GAP ROAD, SUBURB OF THE GAP,
TOWN OF ALICE SPRINGS
CHANGE OF USE FROM MOTEL TO MULTIPLE DWELLINGS
ASHLEY FENN (ETHAN PROPERTY GROUP)**

Applicant Mr Ashley Fenn (Ethan Property Group) attended.

Mr Fenn tabled an amended statement of effect and a site plan in response to the report prepared by DAS.

**RESOLVED
0035/12**

That the Development Consent Authority vary the requirements of Clause 6.5.1 (Parking Requirements), Clause 6.14 (Land Subject to Flood and Storm Surge), Clause 7.1.1 (Residential Density Limitations), Clause 7.5 (Private Open Space) and Clause 7.6 (Communal Open Space) of the NT Planning Scheme, and pursuant to section 53(b) of the *Planning Act*, alter the proposed development and consent to the proposed development as altered to develop Lot 9303, 119 Gap Road, Suburb of the Gap, Town of Alice Springs for the purpose of a change of use to from motel to multiple dwellings (48 x 1 bedroom and 2 x 2 bedroom dwellings in 2 x 2 storey buildings), subject to the following conditions:

CONDITION PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), a full set of 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 plan tabled at the Development Consent Authority hearing on 9 May 2012, but modified to show:

- (a) A whole of site plan detailing building footprints, driveway locations, dimensions and the direction of traffic through the site, vehicle parking areas (locations, dimensions and surface treatment) and the areas dedicated for communal open space;
 - (b) Any existing and proposed easements, substations and services on the property, including the location of water meter arrangements and sewer access points;
 - (c) Floor plans for the buildings on the site showing the location and layout of dwellings, laundry facilities and common areas including details of storage racks elevated above the 1%AEP flood level;
 - (d) All elevations of buildings, indicating finished floor levels, existing and finished ground levels and external finishes. Sufficient cross-sections and longitudinal sections to show the relationship between structures and their respective heights; and
 - (e) The location of the managers' / caretaker's residence
2. Prior to the commencement of works, a Management Plan, for the management and operation of the use which is to the satisfaction of the consent authority and must be submitted to and approved by the consent authority. An endorsed copy of the plan will form part of this permit. The Plan shall include (but not necessarily be limited to) the following matters:
- a) A strategy to ensure there is no adverse impact on the amenity of the surrounding area due to any parking issues associated with the development; and
 - b) Procedures to receive and address complaints including the name and contact details of the on-site resident Manager (or other nominated person), recording mechanisms of complaints received and actions undertaken.
3. Before the development starts, a landscaping and fence 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 landscaping and fencing plan must show:
- a) a survey (including botanical names) of all existing vegetation to be retained and/or removed;
 - b) details of surface finishes of pathways and driveways;
 - c) 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;
 - d) landscaping and planting within all open areas of the site; and
 - e) provision of an in ground irrigation system to all landscaped areas.
 - f) details of all fencing and gates on the site (perimeter and communal open space areas). Fencing to the northern boundary (abutting Lots 2299 and 2306) must be consistent with the detail previously approved by Development Permit DP09/0081.

All species selected must be to the satisfaction of the consent authority and

due regard must be given to the objectives and design criteria contained in Clause 6.12 (Landscaping) and Clause 7.6 (Communal Open Space) of the NT Planning Scheme.

GENERAL CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit. The use and development as shown on the endorsed plans must not be altered without the further consent of the consent authority.
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. 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 in accordance with the layout shown on the endorsed drawings and dimensions prescribed in clause 6.5.3 (Parking Layout) of the NT Planning Scheme;
 - (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;to the satisfaction of the consent authority.
Car spaces, access lanes and driveways must be kept available for these purposes at all times.
4. "No entry/no exit" signs and arrows directing the internal traffic movement on site shall be provided at completion of building to the requirements and satisfaction of the consent authority.
5. 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.
6. 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. Storm water 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.
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.
8. 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 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.
2. A "Permit to Work Within a Road Reserve" may be required from the Alice Springs Town Council or the Department of Lands and Planning before commencement of any work within the road reserve.
3. Notwithstanding the approved plans, all signage is subject to Alice Springs Town Council approval, at no cost to Council.
4. Any floodlighting or security lighting provided on site should be shielded in a manner to prevent the lighting being noticeable or causing nuisance to Gap Road traffic.
5. 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. The proposed development (change of use) 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 building form is considered to be of a scale and character compatible with uses and development nearby.

2. A reduction of the car parking requirements specified by Clause 6.5.1 (Parking Requirements) of the Northern Territory Planning Scheme from 100 car parking spaces (as calculated) to 60 spaces is supported under Clause 6.5.2 (Reduction in Parking Requirements) in recognition of:
 - a) The bulk of the calculated shortfall is a result of the requirement in Clause 6.5.1 of the Northern Territory Planning Scheme for parking for a multiple dwelling use. The requirement is considered to be in excess of what is required in this instance as the proposed dwellings are single bedroom and predominantly marketed towards rental to single occupants.
 - b) The overwhelming majority (96%) of the multiple dwellings being single bedroom (bedsit) dwellings.
 - c) Each dwelling will be allocated a car parking space and ten parking bays will be available for use by staff and visitors to the site.
 - d) Provision of a designated bicycle parking area on the site.
 - e) Proximity of public transport services to the site.
3. A variation to Clause 7.1 (Residential Density Limitations) of the Northern Territory Planning Scheme is supported as the development satisfies the purpose of the clause, in that it is "of a density compatible with the existing and planned provision of reticulated services and community facilities that will service the area, is consistent with land capability, and is of a height compatible with adjoining or nearby existing development, or development reasonably anticipated". The change of use from motel to multiple dwellings will not result in an increase in the approved number of bedrooms on the site and The nature of the proposed multiple dwelling use of the existing motel buildings is not expected to be significantly different to that that as a motel providing longer-term motel accommodation.
4. A variation to Clause 7.5 (Private Open Space) of the NT Planning Scheme is supported in this instance in recognition of the dwellings being for short term accommodation (leases) as opposed to longer term rentals or owner occupiers.
5. A variation to Clause 7.6 (Communal Open Space) of the NT Planning Scheme is supported in this instance as:
 - a) the percentage of the site designated for communal open space use is considered to be adequate based on the pool, BBQ and other communal facilities being available for use by occupants of the dwellings;
 - b) the site is located within convenient walking and cycling distance to areas of public open space including the Todd River to the east, neighbourhood parks and the Traeger Park locality which include high quality passive and active recreation areas.
6. The application was publicly exhibited in accordance with the *Planning Act*

and *Planning Regulations*. No public submissions were received.

7. 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.
8. A management plan is necessary to ensure certainty for future occupants and staff that procedures exist for recognising the flood liability of the site, parking allocation arrangements and addressing conduct issues relating to the development.
9. Detailed and dimensioned plans are required to be submitted for endorsement as no plans were included as part of the application (as publicly exhibited) and the plan tabled at the 09/05/2012 Development Consent Authority do not accurately show all proposed works associated with the change of use of the site.
10. Pursuant to section 51(h) of the *Planning Act* the consent authority must take into consideration the merits of the proposal. The proposal is consistent with the Territory 2030 Target of: Improving access to accommodation: by 2030 every Territorian will have access to appropriate accommodation.

ACTION:

DAS to prepare a Notice of Consent and Development Permit

ITEM 3

**DEVELOPMENT – LOT 3306, 25 CHALMERS STREET, SUBURB OF GILLEN, TOWN OF ALICE SPRINGS
DEPENDANT UNIT WITH REDUCED BUILDING SETBACKS TO FRONT AND SIDE BOUNDARIES.
ALLISON PAULL**

Applicant Mr Allison Paull attended.

**RESOLVED
0036/12**

That, the Development Consent Authority vary the requirements of Clause 7.3 (Building Setbacks of Residential Buildings) and Clause 7.3.2 (Distance Between Residential Buildings on One Site) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to develop Lot 3306, 25 Chalmers Street, Suburb of Gillen, Town of Alice Springs for the purpose of a Dependant Unit, 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. 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.
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 and telecommunication 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. Storm water for works associated with 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 the Alice Springs Town Council, to the satisfaction of the consent authority.
6. 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.
7. The site must not be used for "multiple dwelling" purposes.

NOTES:

1. 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.
2. 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 is consistent with the form of development reasonably expected within Zone SD (Single Dwelling) of the Northern Territory Planning Scheme.
2. The variations to Clause 7.3 (Building Setbacks of Residential Buildings) of the NT Planning Scheme are not expected to significantly affect the streetscape nor adversely affect the amenity of surrounding properties. The proposed Dependant Unit will not affect the existing front and side boundary fencing and mature landscaping to the front and side of the property which will visually screen the proposed building from the street and adjacent property. It is considered justified from a design point of view to allow the Dependant Unit to be detached from the Single Dwelling. The roof height, roof pitch, building materials are consistent with the existing Single Dwelling and the development is considered to be consistent with the objectives of Clause 7.3. Any adverse impact upon the amenity of neighbouring properties on account of the reduced setbacks is considered minimal. All stormwater will be directed away from the adjoining property.
3. Pursuant to section 51(n) of the *Planning Act*, the Development Consent Authority must take into account the potential impact on the existing and future amenity of the area in which the land is situated. It is considered the proposed development will not impact on the residential amenity of the area due to the location of the existing dwelling, landscaping and fencing, the size of the allotment and the position of the proposed new dwelling is not expected to create any undue overlooking or building massing affects to the adjacent property and streetscape.
4. Pursuant to section 51(h) of the *Planning Act*, the Development Consent Authority must take into account the merits of the proposal. The proposed development will maximise the use of this land by providing additional accommodation in order to support a growing family, while maintaining the residential amenity of the area.
5. The application was publicly exhibited in accordance with the requirement contained in the *Planning Act* and *Planning Regulations*. No public submissions were received.
6. The conditions of approval are intended to assist in ensuring the orderly servicing and development of the property.

ACTION:

DAS to prepare a Notice of Consent and Development Permit

LATE
ITEM (4)

**DEVELOPMENT – LOT 7902, 80 COMMONAGE ROAD AND ADJOINING
ROAD RESERVE
WASTE TRANSFER STATION (“RECYCLING DEPOT”) INCLUDING
RETAIL/OFFICE AREAS AND CARETAKERS RESIDENCE
EKISTICA PTY LTD (EMMA CHESSELL)**

Prior to the hearing, Mr David Koch, a member of the Development Consent Authority declared a potential interest pursuant to section 97(1) of the *Planning Act*. The Chairman, considering the facts of the matter advised that this was not considered to be within the meaning of section 97(1) of the *Act*.

Mr Greg Buxton (on behalf of the land owner) and Ms Oliver Fitz-Henry (on behalf of the applicant) attended.

Mr Buxton tabled an email From Mr Kym Rowland (Tecon Australia Pty Ltd), an AAPA sacred site certificate for the property and a letter from Minister McCarthy indicating approval in principle to extend the waste transfer station.

**RESOLVED
0036/12**

That, the Development Consent Authority pursuant to section 53(b) of the *Planning Act*, alter the proposed development and consent to the proposed development as altered to develop Lot 7902 (and adjacent road reserve), 80 Commonage Road, Suburb of Ilparpa, Town of Alice Springs for the purpose of a Waste Transfer Station (recycling depot), subject to the following conditions:

CONDITION PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), a full set of 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 dated 04/05/2012, prepared by Susan Dugdale & Associates (Project Number P320) but modified to show the following landscaping changes:
 - a) canopy trees (minimum four metres tall once mature) in a spacing of one tree every 10m abutting the proposed retaining wall and car parking areas along the southern boundary of Lot 7902;
 - b) additional planting (trees and shrubs) to a width of 3m between the (new) eastern fence and proposed car parking area. Species should be selected with a objective of screening the parking area and minimising the visual bulk of the proposed buildings;
 - c) details of surface finishes of pathways and driveways;
 - d) 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;
 - e) landscaping and planting within all open areas of the (part of the) site shown on the submitted plans; and
 - f) provision of an in ground irrigation system to all landscaped areas.All species selected must be to the satisfaction of the consent authority and

due regard must be given to the objectives and design criteria contained in Clause 6.12 (Landscaping) and Clause 7.6 (Communal Open Space) of the NT Planning Scheme

GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit. The use and development as shown on the endorsed plans must not be altered without the further consent of the consent authority.
3. 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.
4. 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.
5. 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.
6. "No entry/no exit" signs and arrows directing the internal traffic movement on site shall be provided at completion of building to the requirements and satisfaction of the consent authority.
7. 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.
8. The loading and unloading of goods from vehicles must only be carried out on the land (within the designated loading bays and must not disrupt the circulation and parking of vehicles on the land).
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. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - (a) transport of materials, goods or commodities to or from the land;
 - (b) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and
 - (c) presence of vermin

NOTES:

1. There are statutory obligations under the Weeds Management Act to take all practical measures to manage weeds on the property. For advice on weed management please contact the Department of Natural Resources, Environment, The Arts and Sport.
2. 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.
3. 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.
4. 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 Natural Resources Management Division, Department of Natural Resources, Environment, the Arts and Sport.
5. 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

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 development is consistent with the form of development expected within Zone CP (Community Purpose) of

the Northern Territory Planning Scheme as subject to the receipt of suitably amended and detailed drawings the design will incorporate landscaping that will enhance the visual appearance of the development and the Waste Transfer Station will be ancillary to the municipal Waste Management Facility on the site.

2. The application was placed on public exhibition in accordance with the requirements of the *Planning Act* and *Planning Regulations*. No public submissions were received during the exhibition period.
3. 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 proposal is consistent with the Territory 2030 target of: Reducing the amount of rubbish being taken to landfill by 50% by 2020. The proposed Waste Transfer Station will provide a purpose built facility increase recycling and to reduce the aggregate amount of waste disposed of within landfill.
4. Pursuant to section 51(n) of the *Planning Act* the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated. Subject the receipt of suitably amended drawings showing additional landscaping at strategic locations, the proposed development is expected to improve the amenity of the locality through dust reduction, functional vehicular access and manoeuvring arrangements and architecturally designed buildings that add visual interest to the area.

ACTION:

DAS to prepare a Notice of Consent and Development Permit

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



PETER McQUEEN
Chairman

28 / 5 / 2012