



**DEVELOPMENT CONSENT AUTHORITY**

**ALICE SPRINGS DIVISION**

**MINUTES**

**MEETING No. 244 – WEDNESDAY 12 JUNE 2019**

**DOUBLETREE BY HILTON  
SPINIFEX ROOM  
82 BARRETT DRIVE  
ALICE SPRINGS**

**MEMBERS PRESENT:** Suzanne Philip (Chair), Dr Deepika Mathur, Chris Neck,  
Jamie de Brenni, Marli Banks

**APOLOGIES:** Nil

**OFFICERS PRESENT:** Peter Somerville, Benjamin Taylor, Fraser Cormack,  
Jennie Ryan

**COUNCIL REPRESENTATIVE:** Dilip Nellikat

**Meeting opened at 10:20 am and closed at 11:05am**

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**            **14 x 2 BEDROOM MULTIPLE DWELLINGS IN 5 x 1 STOREY BUILDINGS**  
**PA2019/0136**   **LOT 10742, 52 PALM CIRCUIT, SUBURB OF ROSS, TOWN OF ALICE**  
                     **SPRINGS**  
**APPLICANT**    **AUSTRALIAN PROPERTY PROJECTS PTY LTD**

Kenneth Patterson (Australian Property Projects Pty Ltd) attended the meeting and spoke further to the application.

Development Assessment Services tabled a copy of an email (dated 07/06/2019) from the NT Fire and Rescue Service.

**RESOLVED**      That, the Development Consent Authority vary the requirements of Clause 6.5.3  
**0032/19**            (Parking Layout), Clause 6.16 (Excavation and Fill) and Clause 7.5 (Private Open  
Space) of the NT Planning Scheme, and pursuant to section 53(b) of the *Planning  
Act 1999*, alter the proposed development and consent to the proposed  
development as altered to develop Lot 10742, 52 Palm Circuit, Suburb of Ross,  
Town of Alice Springs for the purpose of a 14 x 2 bedroom multiple dwellings in 5  
x 1 storey buildings, subject to the following conditions:

#### **CONDITIONS PRECEDENT**

1. Prior to the endorsement of plans and prior to the commencement of works (including site preparation) a schematic plan demonstrating the on-site collection of stormwater and its discharge into the Alice Springs Town Council stormwater drainage system shall be submitted to and approved by the Alice Springs Town Council, to the satisfaction of the consent authority. The plan shall include details of site levels, swale drain construction and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system or an alternate approved connection.
2. Prior to the commencement of works, an Erosion and Sediment Control Plan (ESCP) is to be submitted to and approved by the Consent Authority on the advice of the Department of Environment and Natural Resources (DENR). The ESCP should detail methods and treatments for minimising erosion and sediment loss from the site during the construction phase and that all disturbed soil surfaces must be satisfactorily stabilised against erosion at completion of works. The IECA Best Practice Erosion and Sediment Control Guidelines 2008 may be referenced as a guide to the type of information, detail and data that should be included in an ESCP. Information regarding erosion and sediment control and ESCP content is available at [www.austieca.com.au](http://www.austieca.com.au) and the NTP website: <https://nt.gov.au/environment/soil-land-vegetation>. The ESCP should be emailed for assessment to: [DevelopmentAssessment.DENR@nt.gov.au](mailto:DevelopmentAssessment.DENR@nt.gov.au)
3. 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 the plans submitted with the application but modified to show:

- (a) any development changes made in response to Conditions Precedent 1 and 2;
- (b) further detail regarding the nature of the embankment works and associated retaining walls, including cross-sections of retaining walls and associated private open space fencing;
- (c) building materials and colours of proposed dwellings (walls, slabs, verandahs);
- (d) details of lighting within common property areas responding to the objectives and guidelines contained in the Community Safety Design Guide (April 2010); and
- (e) the locations and dimensions of proposed electricity and water meter arrangements.

## **GENERAL CONDITIONS**

4. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
5. 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 otherwise 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 drivewaysto the satisfaction of the consent authority.  
Car spaces, access lanes and driveways must be kept available for these purposes at all times.
6. 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.
7. 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.
8. 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.
9. All air conditioning condensers (including any condenser units required to be added or replaced in the future) 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.
10. Stormwater is to be collected and 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.

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. This condition is to the satisfaction of the consent authority on technical advice from the Alice Springs Town Council.
12. 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.
13. Storage for waste disposal bins is to be provided to the requirements of the Alice Springs Town Council to the satisfaction of the consent authority.
14. Any proposed work (including the provision or connection of services) within, or impacting upon the Palm Circuit road reserve shall be in accordance with the standards and specifications of the Alice Springs Town Council and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".
15. The owner shall:
  - (a) remove disused vehicle and/ or pedestrian crossovers;
  - (b) provide footpaths/ cycleways; and
  - (c) 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.
16. Engineering design and specifications for the proposed and affected street lighting, stormwater drainage, site earthworks, 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.
17. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage, electricity and telecommunication services to the development shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time.
18. 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.
19. 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.
20. Confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) from a suitable qualified professional-confirming that all new number labels have been correctly installed at the Customer's Metering Panel(s) and water meters (where applicable). Please provide a copy of an email addressed to both [waterdevelopment@powerwater.com.au](mailto:waterdevelopment@powerwater.com.au) and [powerconnections@powerwater.com.au](mailto:powerconnections@powerwater.com.au)
21. Prior to the use/occupation of the development and connection of services (i.e. power and water), the owner of the land must apply for street addressing

from the Surveyor-General of the Northern Territory. This will form the legal address and will be required to be placed on the meters within the development in accordance with the allocation. A Certificate of Compliance (section 65 of the *Planning Act 1999*) will not be able to be granted until such time as addressing is obtained.”

22. All works relating to this permit are to be undertaken in accordance with the approved Erosion and Sediment Control Plan (ESCP) to the requirements of the consent authority on the advice of the Department of Environment and Natural Resources (DENR).
23. Before the use commences the owner is to provide documentary evidence to the satisfaction of the consent authority, upon the advice of the Environmental Health Unit of the NT Department of Health that the existing effluent disposal system (underground aerated and holding tanks for the Tavern Building) has been removed from the site.

#### NOTES:

1. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under the *Northern Territory Aboriginal Sacred Sites Act 1989*. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.
2. This development permit does not grant "building approval" for the proposed demolition of existing buildings and proposed new development works. 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 Department of Environment and Natural Resources advises that construction work should be conducted in accordance with the Northern Territory Environment Protection Authority's Noise Guidelines for Development Sites. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.
4. A "Permit to Work Within a Road Reserve" will be required from Alice Springs Town Council for works with the Palm Circuit road reserve, or similar from the Department of Infrastructure, Planning and Logistics in respect to Lot 9251 (Crown land) and Parks and Wildlife in respect to Lot 9519, before commencement of any work within or adjacent to respective lands.
5. The Power and Water Corporation advises that the Water and Sewer Services Development Section ([waterdevelopment@powerwater.com.au](mailto:waterdevelopment@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto: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.
6. The Surveyor-General advises you should immediately make application for unit/street addresses to the Survey and Land Records unit on (08) 89955354

([surveylandrecords@nt.gov.au](mailto:surveylandrecords@nt.gov.au)).

7. The Environment Division of the Department of Environment and Natural Resources advises that it is the responsibility of the proponent to comply at all times with environmental legislation, including the *Waste Management and Pollution Control Act 1998*. It is recommended that the proponent refers to and considers the Department of Environment and Natural Resources' letter dated 8 May 2019 in its entirety, including advice regarding potential site contamination, use of fill material and general environmental duty.
8. There are statutory obligations under the *Weeds Management Act 2001* to take all practical measures to manage weeds on the property. For advice on weed management please contact the Department of Environment and Natural Resources.
9. 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 Department of Environment and Natural Resources.
10. Any proposed works which fall within the scope of the *Construction Industry Long Service Leave and Benefits Act 2005* must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email ([info@ntbuild.com.au](mailto:info@ntbuild.com.au)) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.
11. If you choose NBN to service your development, you will need to enter into a development agreement with NBN. The first step is to register the development via <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html> once registered NBN will be in contact to discuss the specific requirements for the development. NBN requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to NBN guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html>
12. This permit will expire if one of the following circumstances applies:
  - (a) the development *and use is/are* not started within *two* years of the date of this permit; or
  - (b) the development is not completed within *four* years of the date of this permit.The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

## REASONS

- (a) Planning Principles relevant to residential development set out in Clause 4.1 and Clause 4.3 of the NT Planning Scheme;
- (b) Strategic guidance for residential development set out in the Alice Springs Regional Land Use Plan (a policy document listed in Clause 2.7 of the NT Planning Scheme);
- (c) Zone TC (Tourist Commercial), the primary purpose of Zone TC is to provide for uses and development servicing tourism, including commercial and residential activities. The development of 14 x single storey multiple dwellings on the land is compatible with other residential

uses and short term accommodation developments in the Bonanni Circuit, Palm Circuit and Ragonesi Road locality. The architectural style and site layout is of a scale and character that complies with the majority of performance criteria contained in Part 4 of the Scheme and is considered compatible with other established uses and development nearby.

2. A variation to Clause 6.5.3 (Parking Layout) of the NT Planning Scheme for a parts of a driveway (designed for two way traffic) to be pinched to ~4.5m wide is considered satisfactory in this instance as the proposed site responsive design is considered to be functional, maintains sight lines and is appropriate for the minimal vehicular movements of a medium density multiple dwelling development in accordance with the intent of the clause.
3. The development application (as publicly exhibited) did not address the performance criteria of Clause 6.16 (Excavation and Fill) of the NT Planning Scheme. Conditions of approval requiring preparation and endorsement (by relevant agencies) of an Erosion and Sediment Control Plan and storm water drainage design prior to works commencing are intended to ensure the purpose and performance criteria of Clause 6.16 are met.
4. A variation is granted to Clause 7.5 (Private Open Space) of the NT Planning Scheme to allow private open space areas for some of the dwellings (as identified in the Technical Assessment) that do not comply with the minimum standard of a 5m x 5m open space 'envelope' and 'open to the sky' requirements. Variations to this provision are supported, as the following circumstances apply to the development:
  - The dimensions of the non-compliant private open space areas are considered adequate to meet the expected needs of future occupants of the two bedroom dwellings;
  - the private open space areas are accessed from the lounge room and kitchen of each dwelling and enables an extension of the function of the dwelling;
  - gross private open space for the proposed dwellings exceeds the 45m<sup>2</sup> minimum area requirement; and
  - the Authority notes that Planning Scheme Amendment application PA2017/0203 proposes to delete the 5m x 5m dimension requirement from Clause 7.5.
5. Pursuant to section 51(b) of the *Planning Act 1999*, in considering a development application, the Development Consent Authority must take into account any proposed amendments to such a planning scheme:
  - (i) that have been or are on exhibition under Part 2, Division 3;
  - (ii) in respect of which a decision has not been made under Part 2, Division 5;and
  - (iii) that are relevant to the development proposed in the development application;

Pursuant to section 27 of the *Planning Act 1999*, proposed Planning Scheme Amendment PA2017/0203 is on public exhibition from 31 May 2019 to 28 June 2019. PA2017/0203 seeks to amend Clause 7.5 (Private Open Space) of the NT Planning Scheme to clarify the purpose of the clause and introduce greater design flexibility for single dwellings on small lots.

An assessment of the development application against the proposed amendments to Clause 7.5 (Private Open Space) of the NT Planning Scheme

has identified that the private open space arrangements proposed within the development application will be able to comply with the minimum dimension, area, surface treatment and “open to the sky” criteria proposed within PA2017/0203. Some sections of private open space fencing will not comply with the 1.8m high and “visual screen” requirements.

6. Pursuant to section 51(j) of the *Planning Act 1999*, in considering a development application, the Development Consent Authority must 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 conditions of approval are intended to ensure service authority interests and land capability matters are duly addressed, in particular:
  - Erosion and sediment control and stabilisation of earthworks associated with excavation and filling of the land and construction of the multiple dwelling development;
  - Storm water drainage arrangements comply with Alice Springs Town Council technical standards; and
  - Interface with adjacent Crown land (Lot 9251) and the Yeperenye / Emily and Jessie Gaps Nature Park (Lot 9519).
7. Pursuant to section 51(m) of the *Planning Act 1999*, in considering a development application, the Development Consent Authority must take into account the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land 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 works are not to encroach into easements. The conditions of approval are intended to ensure service authority interests are duly recognised.
8. Pursuant to section 51(n) of the *Planning Act 1999*, in considering a development application, 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. The conditions of approval and associated advisory notes are intended to ensure the existing and future amenity of the subject site and adjacent land are not adversely impacted by the proposed development.
9. Pursuant to section 51(p) of the *Planning Act 1999*, in considering a development application, the Development Consent Authority must take into account the public interest, including how community safety through crime prevention principles in design are provided for in the application. Amended drawings are required to include details of lighting within common property areas responding to the objectives and guidelines contained in the Community Safety Design Guide (April 2010).
10. Pursuant to section 51(r) of the *Planning Act 1999*, in considering a development application, the Development Consent Authority must take into account any potential impact on natural, social, cultural or heritage values, including, for example, the heritage significance of a heritage place or object under the *Heritage Act 2011*. The Department of Tourism and Culture has advised that:



- There are no heritage issues associated with the development application; and
- the Yeperenye / Emily and Jessie Gaps Nature Park (Lot 9519) abuts the subject site.

Furthermore, there are registered sacred sites within Lot 9519 and an advisory note is included to recommend that the developer obtain an Authority Certificate from the Aboriginal Areas Protection Authority prior to undertaking any works on the subject site.

11. The application was publicly exhibited in accordance with the *Planning Act 1999* and *Planning Regulations 2000*. No public or local authority submissions were received.

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

**ITEM 2**                    **VARIATION TO CONDITIONS OF DEVELOPMENT PERMIT DP18/0369  
(DELETE CONDITION 12 AND MODIFY CONDITION 13)**  
**PA2018/0367**        **LOT 9304 (123) GAP ROAD AND LOT 9305 (60) SOUTH TERRACE, SUBURB  
OF THE GAP, TOWN OF ALICE SPRINGS**  
**APPLICANT**        **MasterPlan NT**

Catriona Tatam (Masterplan NT) and Paul Graham (Asbuild NT Pty Ltd) attended the meeting and spoke further to the application. Dilip Nellikat spoke to the application as a representative of the Alice Springs Town Council.

**RESOLVED**        That, pursuant to section 57(5) of the *Planning Act 1999*, the Development  
**0033/19**                Consent Authority refuse to vary conditions 12 and 13 of Development Permit  
DP18/0369 for the following reasons:

1. The Notice of Consent for Development Permit DP18/0369 relating to the consent authority's decision to approve the development and use of Lot 9304 Gap Road, Town of Alice Springs for the purpose of outdoor entertainment area additions to an existing hotel (including 4 modified demountable structures (transport containers), shade structures, a cinema screen and landscaping), includes the following reasons for that decision:

*"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 development and use, as approved, is considered appropriate to Zone TC (Tourist Commercial) of the Northern Territory Planning Scheme and is considered consistent with relevant policy and reference documents under the Scheme, in the context of the established development of the locality and the characteristics of the site, subject to the provision of overflow car parking on adjoining Lot 9305.*

*Having considered the matters listed in Clause 6.5.2 (Reduction in Parking Requirements) of the NT Planning Scheme, a variation to Clause 6.5.1 (Parking Requirements) is granted in this instance, as:*

- a) The proposed development will complement the existing hotel, providing additional options for entertainment on the site without significantly increasing the empirical demand for car parking at peak times;*
- b) The proposed development and use may increase usage of the existing*

*on-site car parking at current 'off-peak' times, but is expected to be suitably serviced in terms of car parking, by the provision of 29 on-site parking spaces and right-of-use to an additional 28 overflow parking spaces on Lot 9305; and*

- c) *The objective of the clause is expected to be met subject to the provision of 29 on-site parking spaces and right-of-use to an additional 28 overflow parking spaces on Lot 9305.*

*The above circumstances are considered to justify the granting of a variation to clause 6.5.1."*

Condition 12 of Development Permit DP18/0369 requires that:

*"Before issue of a Certificate of Compliance (section 65 of the Planning Act), pursuant to section 91 of the Land Title Act, a "right of way" car parking easement shall be registered on the Title of Lot 9305, Alice Springs, including the 'overflow parking area' and vehicle access between Lot 9304 and that parking area (generally consistent with the drawing numbered 'SD 1.02 TP1' and included in the application approved through this permit, but including a driveway between Lot 9304 and the parking area on Lot 9305). This condition is to the satisfaction of the consent authority".*

Notwithstanding that car parking on Lot 9305 is required to be provided for use in association with approved hotel use on Lot 9304 (by the conditions of Development Permit DP11/0031 and Variation of Conditions Permit, DP11/0031A) the Consent Authority notes that:

- In 2011 the existing 28 car parking spaces provided on Lot 9304 for use in association with the hotel was significantly less than the calculated minimum required under clause 6.5.1 (Parking Requirements) of the NT Planning Scheme. The proposed hotel additions (including additions to bar, lounge bar additions and new beer garden) required a further 79 spaces;
- The hotel additions approved through Development Permit DP11/0031 included the provision of 30 spaces on Lot 9304 and 79 spaces on Lot 9305. The latter included two parking areas comprising 28 spaces and 51 spaces, to be constructed as part of stage 1 works;
- The Variation of Conditions Permit DP11/0031A approved 29 spaces on Lot 9304 and 28 spaces on Lot 9305, as part of stage 1 works. A further 51 spaces were to be completed as part of stage 2 works. All of these car parks were to be available for use in association with the hotel use on Lot 9304;
- Development Permit DP18/0369 approved an intensification of the hotel use on Lot 9304 and granted a variation to clause 6.5.1 (Parking Requirements) of the NT Planning Scheme contingent on the provision of 29 parking spaces on Lot 9304 and 'right-of-use' to an area set aside for 28 parking spaces on Lot 9305;
- Condition 12 of DP18/0369 reflects the consent authority's judgement that the registration of a right-of-way easement on the Title of Lot 9305 in favour of Lot 9304 is warranted, as it provides a transparent and binding mechanism for reasonably ensuring the provision in perpetuity of car parking on Lot 9305 for use in association with approved hotel uses on Lot 9304, which it considers essential to reasonably ensuring that the hotel use does not frustrate the purpose of Clause 6.5.1 of the Planning

Scheme, which is “to ensure that sufficient off-street car parking, constructed to a standard and conveniently located, is provided to service the proposed use of a site”;

- Approval for the use of Lot 9304 as a hotel is inextricably linked to the provision of overflow parking on Lot 9305. The Consent Authority does not consider that a permit amending DP18/0369 so that it applies to both Lot 9304 and 9305 removes the need for the easement. A permit over Lot 9305 will not bind a future third party purchaser for value of the lot to provide overflow parking. It is a permission only and a third party would be at liberty to use Lot 9305 for such purposes as it sees fit subject to compliance with the uses prescribed by the Planning Scheme at that time;
- As an alternative to a right-of-way easement, the owners could consider lodging an application under the *Planning Act 1999* to subdivide (boundary re-alignment) Lot 9304 and Lot 9305 to create two lots with the eastern-most including all required car parking for the hotel development and use approved through DP11/0031, DP11/0031A and DP18/0369; and
- Condition 2 of DP11/0031 (and DP11/0031A) required a Traffic and Parking Plan to be submitted and approved by the consent authority, prior to commencement of the use and development (in respect to the approved additions). No plan has been submitted or approved to date.

2. In respect to the application to vary condition 13, the Consent Authority:

a) Notes that:

- Development Permit DP11/0031 was issued on 28 March 2011 and Variation of Conditions Permit DP11/0031A was issued on 25 March 2013;
- DP11/0031 and DP11/0031A both required the construction of the car parking area on Lot 9305 (as approved) prior to the commencement of the approved use;
- The owners have had more than 6 years to construct the approved car parking on Lot 9305 for use in association with the hotel on Lot 9304; and

b) Considers that satisfactory reasons for further deferral of the construction of required car parking on Lot 9305 have not been demonstrated.

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

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

**SUZANNE PHILIP**

Chair

19 June 2019