

MINUTES OF THE DEVELOPMENT COMMITTEE OPEN MEETING HELD ON MONDAY 6 APRIL 2020 IN THE ALICE SPRINGS TOWN COUNCIL - ARUNTA ROOM

Due to the COVID-19 pandemic, this meeting was held via Zoom teleconference

The meeting opened at 7:03 am

1. ATTENDANCE

Mayor Damien Ryan
Councillor Glen Auricht
Councillor Marli Banks
Councillor Jimmy Cocking
Councillor Jamie de Brenni (*Chair*)
Councillor Eli Melky
Councillor Matt Paterson
Councillor Jacinta Price
Councillor Catherine Satour

OFFICERS IN ATTENDANCE

Chief Executive Officer - Robert Jennings
Scott Allen – Director Technical Services
Dilip Nellikat – Manager Developments
Kristine Capangpangan – Administration Officer (*Minutes*)

13th Alice Springs Town Council Development Committee Attendance List 2019/20											
	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Feb-20	Mar-20	Apr-20	May-20	Jun-20
Mayor Damien Ryan	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Councillor Glen Auricht	✓	✓	A	✓	✓	✓	✓	✓	✓		
Councillor Marli Banks	✓	✓	✓	A	✓	✓	✓	✓	✓		
Councillor Jamie de Brenni	✓	✓	✓	✓	A	✓	✓	✓	✓		
Councillor Jimmy Cocking	✓	✓	✓	✓	✓	✓	✓	A	✓		
Councillor Eli Melky	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Councillor Matt Paterson	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Councillor Jacinta Price	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Councillor Catherine Satour	✓	✓	✓	✓	A	✓	✓	A	✓		

(✓) Present (A) Apology (--) No attendance and no apology tendered

APOLOGIES

Nil

2. DISCLOSURE OF INTEREST

2.1 Agenda Item 5.1 - Councillor Paterson

2.2 Agenda Item 5.2 - Councillor Melky

3. MINUTES OF PREVIOUS MEETING

3.1 Minutes of the Previous Meeting held Monday, 2 March 2020

RESOLVED:

That the minutes of the Development Committee Open meeting held on 2 March 2020 be confirmed as a true and correct record of the meeting proceedings.

Moved: Mayor Ryan

Seconded: Councillor Paterson

CARRIED

4. BUSINESS ARISING

Nil

5. DCA APPLICATIONS – MARCH 2020

Councillor Paterson leaves the meeting due to a conflict of interest at 7:06am

5.1 **Lots 5531, 8111 and 9349 - 95, 115 and 116 Stegar road - PA2019/0305**

Subdivision to create 52 lots (including 2 for Drainage Reserve purposes) for rural residential/living

Conditions: Basic Stormwater, Kerb Crossovers and Driveways, Permit to Work within ASTC Road Reserve, Sight Lines, Other development conditions as required

Manager Developments gave the committee a brief outline of the application.

The committee raised general concerns to be passed onto the Development Consent Authority for consideration:

- The provision of sewer storage systems to alleviate the issue of water management and soil permeability
- Power supply access corridor
- Rainfall data source
- Density
- Consideration of threatened species
- Impacts to neighbouring businesses
- Single road access for ingress and egress
- Stormwater management

It was noted that the fire management plan in the application is not compliant with the current NT Bushfire Management Act 2016.

Councillor Melky asked for clarification as to whether Council had previously agreed to any financial commitment to surface the road as per a past application in 2015.

Manager Developments advised that previous discussions held had not finalised any agreement on this. The discussion in 2015 was only to provide advice to the developer to ensure works were undertaken to Council requirements.

The majority of the committee did not support Manager Developments sending the draft response letter in its current form to the NT Planning Commission.

ACTION:

Manager Developments to write a response letter to the NT Planning Commission stating that, "Council had a discussion at the Development Committee. The application has not been supported in its current form and Council requires discussion with the developer and their consultant to make an informed decision before a response can be made."

ACTION:

Council Officers to arrange a separate meeting with the applicant to provide the committee with a better understanding on the development.

Councillor Paterson returns to the meeting at 7:48am

Councillor Melky leaves the meeting due to a conflict of interest at 7:48am

5.2 Lot 2663, 19 South Terrace – PA2020/0058

Construct 30 multiple dwellings, comprising 3 bedroom, 1 & 2 storey townhouses (in 3 stages)

Conditions: Basic Stormwater, Kerb Crossovers and Driveways, Permit to Work within ASTC Road Reserve, Sight Lines, Other development conditions as required.

The committee raised its concerns with regard to the absence of flood modelling reports to show the potential impacts to neighbouring properties. It was noted that flood modelling be addressed thoroughly.

The committee agreed it did not support the setback variations sought and encouraged a redesign to improve density.

ACTION:

Manager Developments to send a further response letter to the DCA stating that Council does not support the setback variations and density design in its current form. In addition to the response, a hydro report / flood modelling is to be included.

ACTION:

CEO to write a letter to the Consent Authority with regard to the committee's requests for applicants and/or developers of any future major development applications to meet with Council in advance for a briefing. This will allow Council the opportunity to make informed comments prior to submission dates closing.

Councillor Melky returns to the meeting at 8:03am

5.3 Lot 9218, 28 Ghan Road – PA2020/0096

Caretaker's residence with a floor area in excess of 50 square metres

Conditions: Basic Stormwater, Permit to Work within ASTC Road Reserve, Sight lines

5.4 Lot 8789, 142 Cromwell Drive – PA2020/0086

Alterations and additions to an existing single dwelling with a reduced front setback

Conditions: Basic Stormwater, Permit to Work within ASTC Road Reserve, Sight lines

5.5 Lot 2852, 15 Standley Crescent – PA2020/0062

Double car port with variation to front boundary building set back of 1.5m

Conditions: Basic Stormwater, Permit to Work within ASTC Road Reserve

6. DCA PERMITS – MARCH 2020 (For Information Only)

6.1 Lot 9384, 825 Ross Highway – DP20/0072

Independent unit addition to an existing dwelling with a floor area in excess of 80 square metres and a separate effluent system

6.2 Lot 4579, 6 Gap Road - DP20/0076

Electrical sub-station addition to hospital with reduction to existing parking provision

6.3 Lot 2580, 226 Stuart Highway - DP20/0071

Change of use to Transport Terminal including extension of the existing shed/workshop, construction of a new wash bay with reduced rear building setback, alterations to office area and upgrading of car parking and loading areas

6.4 Lot 42, 43 Bath Street – DP20/0093

Carport in front of Garage - Setback variation to side boundary.

6.5 Lot 10225, 5 Brandt Court – DP20/0054

Alterations to car park

- 6.6 Lots 40 & 45, 37 Bath Street & 38 Hartley Street – DP20/0095**
Upgrade of existing roof of Yeperenye Shopping Centre
- 6.7 Lot 9487, 16 Jennerae Drive – DP20/0084**
Unit titles schemes subdivision to create two units and common property
- 6.8 Lot 4224, 267 Stuart Highway – DP20/0098**
Alterations and additions to Light Industry (including new carports, shade structures, alterations to parking layout).
- 6.9 Lot 1322, 269 Stuart Highway – DP20/0099**
Carport addition to Light Industry Development
- 6.10 Lot 9256, 8 Baldissera Drive – DP20/0097**
Unit titles schemes subdivision to create two units and common property
- 6.11 Lot 2921, 83 Bloomfield Street – EDP19/0009**
Multiple Dwellings - construct additional single storey 3 bedroom dwelling
- 6.12 Lots 903 & 910, 113 Todd Street and 21 Leichhardt Street**
71 multiple dwellings in a 6 storey building with one level of basement car parking, with shops/restaurant in a separate single storey building

7. PART 5's ISSUED – MARCH 2020 (For Information Only)

- 7.1 Lot 10042 – 10 Grevillea Drive – DP15/0424A**
30m high telecommunications facility with associated antennas and equipment shelter
- 7.2 Lot 3556 – 36 Adamson Avenue – DP20/0039**
Shed addition to an existing single dwelling with reduced side setback

8. GENERAL BUSINESS

8.1 Lot 179, 80 Hartley Street – Revised Landscaping and Car Parking

Manager Development briefed the committee on the proposed revised plans.

Council agreed to accept the applicants redesign and its offer to pay the CBD parking levy for a shortfall of one car park.

ACTION:

Manager Developments to respond to the applicant with regard to the committee's decision on Lot 179, 80 Hartley Street – Revised Landscaping and Car Parking.

8.2 NT Planning Scheme 2020 (PA2020/0031) – Repeal the NT Planning Scheme in full and substitute it with the NT Planning Scheme 2020

Manager Developments advised that the draft submission letter will be provided to the committee on 15 April 2020.

The CEO noted some concerns on the increase in resources required to facilitate all the changes and the legal framework involved to enable parts of the Act to be implemented. However, he welcomed the positive aspects of the change which included enforcement provisions and better connection to strategic planning.

ACTION:

Councillor Melky to email Manager Developments and Director Technical Services with his concerns and comments regarding the NT Planning Scheme bill prior to close of submission date, 24 April 2020.

ACTION:

Manager Developments to provide a draft response to the committee by 15 April 2020.

8.3 Rediscovery Centre

A concern was raised over the lack of social distancing enforced at the Rediscovery Centre.

ACTION:

Director Technical Services to discuss the lack of social distancing measures at the Rediscovery Centre with the Manager Regional Waste Management Facility.

8.4 Proposal to upgrade a Telstra Mobile Tower at Anzac Oval

Questions were raised with regard to the approval of the upgrade to the Telstra Mobile Tower and what Council's involvement was in the process.

ACTION:

Director Technical Services to respond to Councillor Banks with regard to the questions raised in relation to the Telstra Mobile Tower upgrade process.

8.5 Zoom – Confidentiality

Concerns were raised on the use of Zoom during discussions of confidential matters in meetings. This was raised due to comments made in social media regarding items discussed in confidential at a recent Council meeting.

CEO advised that an investigation will be undertaken and will look into determining whether the problem resulted from the use of Zoom or for other reasons. A recommendation will be made when the investigation is complete.

ACTION:

CEO to provide the committee with a recommendation regarding the continued use of Zoom in Confidential as soon as the determination is available.

9. NEXT MEETING / ADJOURNMENT

7am Tuesday, 5 May 2020, in the Arunta Room

The meeting adjourned at 8:20am to resume in Confidential