

MINUTES OF THE DEVELOPMENT COMMITTEE OPEN MEETING HELD ON MONDAY 2 DECEMBER 2019 IN THE ALICE SPRINGS TOWN COUNCIL - ARUNTA ROOM

Meeting Opened: 7:00 am

1. ATTENDANCE

Mayor Damien Ryan
 Councillor Glen Auricht (*on phone*)
 Councillor Marli Banks (*on phone*)
 Councillor Jamie de Brenni (*Chair*)
 Councillor Jimmy Cocking
 Councillor Eli Melky
 Councillor Matt Paterson (*arrives at 7:04am*)
 Councillor Jacinta Price (*on phone*)
 Councillor Catherine Satour

OFFICERS IN ATTENDANCE

Scott Allen – Director Technical Services
 Takudzwa Charlie – Manager Technical Services
 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	✓	✓	✓	✓	✓	✓					
Councillor Eli Melky	✓	✓	✓	✓	✓	✓					
Councillor Matt Paterson	✓	✓	✓	✓	✓	✓					
Councillor Jacinta Price	✓	✓	✓	✓	✓	✓					
Councillor Catherine Satour	✓	✓	✓	✓	A	✓					

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

APOLOGIES

Chief Executive Officer - Robert Jennings
 Manager Developments - Dilip Nellikat

2. DISCLOSURE OF INTEREST

2.1 Agenda Item 5.7 - Councillor Paterson

2.2 Agenda Item 5.17 - Councillor Melky

3. MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the Development Committee Open meeting held on 4 November 2019 be confirmed as a true and correct record of the meeting proceedings.

Moved: Councillor Cocking

Seconded: Mayor Ryan

CARRIED

4. BUSINESS ARISING

4.1 Update on Action Item 5.3 from Minutes dated 4 November 2019

Update on the committee's concern over the non-compliant car park for persons using wheelchairs.

Manager Technical Services confirmed that the provision is over and above the requirements of the NT Planning Scheme and that the standards conform to the Central Australia Affordable Housing requirements. As the parking space is within the allotment and provided as an extra, the non-conformity to current standards is irrelevant and it does not impact Council's services.

The Committee noted.

4.2 Update on Action Item 5.4 from Minutes dated 4 November 2019

Update on the removal of large trees under the protection of Aboriginal Areas Protection Authority (AAPA).

Manager Technical Services advised that AAPA was contacted and advised that the trees can only be confirmed as sacred if a Request for Information is completed and the fee applicable is paid. The request would be the developer's responsibility.

The Committee noted.

4.3 Update on Item 4.1 from Minutes dated 4 November 2019

Director Technical Services advised that Mr Peter Somerville requested a list of questions with regard to the issue on CBD car parking prior to a meeting with Council in order to answer the committee's questions better. Discussion ensued.

ACTION:

Director Technical Services to compile a summary of questions in relation to CBD planning and parking to send to Mr Peter Somerville for response

5. DCA APPLICATIONS – NOVEMBER 2019

5.1 Lot 4579, 6 Gap Road – PA2019/0463

Electrical sub-station addition to hospital with reduction to existing parking provision
Conditions: Basic Stormwater, Permit to Work within ASTC Road Reserve, Car parking outside of CBD, Other major development conditions

Discussion ensued with regard to concerns over the impacts to a further loss of parking spaces

Council Officers noted on its response to the DCA that patients are forced to park on Council verges and open spaces illegally due to the lack of parking at the hospital
As a result, the impacts to the general public include:

- Line of sight issues leading to unnecessary accidents
- Destruction to Council infrastructure due to vehicle mounting of kerb
- Obstruction to pedestrian traffic due to parked vehicles on verges
- Incurring fines from road authorities
- The additional stress on patients due to being forced to park illegally

The committee noted that there is currently staff car parking at the back of the hospital. It was suggested that the fence be removed and the car park be made available to the public to compensate for the loss of 9 parking spaces as a result of this development.

ACTION:

Council Officers to add in the DCA response letter the provision of utilising the staff car park at the back for public access to compensate for the loss of public parking. The response letter to be sent prior to end of submission date 06/12/2019

ACTION:

Director Technical Services to write a letter of invitation to the hospital board to meet with Council early next year to present its car parking master plan and to provide Council with clarification on how it will address its shortage of carpark long term

5.2 Lots 903 & 910, 113 Todd Street & 21 Leichhardt Terrace – PA2019/0380

Consolidation to create one lot

Conditions: Basic Stormwater, Permit to Work within ASTC Road Reserve, Other development conditions as required

5.3 Lot 423, 16 Lindsay Avenue – PA2019/0435

4 x 4 Bedroom multiple dwellings in 2 x 2 storey buildings

Conditions: Basic Stormwater, Kerb Crossovers and driveways, Permit to Work within ASTC Road Reserve, Sight lines

5.4 Lot 1775, 3 Hawkins Court – PA2019/0436

4 x 4 bedroom multiple dwellings in 3 x 2 storey buildings

Conditions: Basic Stormwater, Kerb Crossovers and driveways, Permit to Work within ASTC Road Reserve, Sight lines

5.5 Lot 9094, 62 Elder Street – PA2019/0442

Extension to single storey warehouse with reduced building setback to rear boundary

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

5.6 Lot 5757, 17 Batterbee Street – PA2019/0450

'Post constructed' pergola addition to single dwelling with reduced building setback to side boundary

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

Councillor Paterson left the room at 7:19am due to conflict of interest

5.7 Planning Scheme Amendment – PA2019/0341

Proposal to amend the NT Planning Scheme to allow multiple dwellings in Major Remote Towns to be permitted forms of development

Conditions: No conditions required by Alice Springs Town Council

Councillor Paterson returned to the room at 7:20am

5.8 Planning Scheme Amendment – PA2019/0332

Proposal to amend the NT Planning Scheme to introduce planning policy for the regulation of sex work services

Conditions: No conditions required by Alice Springs Town Council

The Chair advised the committee that the Sex Industry Bill was passed on Thursday, 28/11/2019.

The committee raised concerns regarding the proposed Planning Scheme amendments:

- Lack of clarity to the term, 'that the premises is not located *next to*'
- Requirements on parking

- Effect on ratepayers and change of use issues.

It was noted that no consultation has been made with the Residential Tenancies NT regarding this change.

The Chair confirmed that any application for a change of use will require approval from the DCA and if an application is received, Council and the community will get the opportunity to submit its concerns and/or conditions i.e. parking

Discussion ensued with regard to the process of how the industry will be regulated once this is introduced in relation to residential areas and what Council will base its conditions on in relation to this planning policy moving forward.

ACTION:

Director Technical Services to write a letter to the Minister on the following:

- Consultation and decision making process
- Clarification on the term 'next to' and change of use
- Tax payers and ratepayers concerns as part of the appeals process
- Clarity on the number of support staff working on the establishment

Letter to be sent prior to close of submission date 13/12/2019

ACTION:

Council to request a briefing next year from the Department of the Attorney-General and Justice in relation to this change

5.9 Lot 8046, 241 Ross Highway – PA2019/0459

Vehicle and equipment shed addition to an existing emergency services facility - unlisted use (Bushfires NT depot)

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

5.10 Lot 9384, 825 Ross Highway – PA2019/0461

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

Conditions: No conditions required by Alice Springs Town Council

5.11 Lot 10225, 5 Brandt Court – PA2019/0460

Alterations and additions to an existing two storey single dwelling with reduced setbacks to front and side boundaries

Conditions: Basic Stormwater, Kerb Crossovers and driveways, Permit to Work within ASTC Road Reserve, Sight lines

5.12 Lot 900, 15 Winnecke Avenue – PA2019/0431

Subdivision to create two lots

Conditions: Basic Stormwater, Kerb Crossovers and driveways, Permit to Work within ASTC Road Reserve, Sight lines, Car parking outside of CBD

5.13 Lot 4682, 5 Hibiscus Street – PA2019/0437

Carport Addition to an existing single dwelling with a reduced front setback Conditions: Basic Stormwater, Permit to Work within ASTC Road Reserve, Sight lines

5.14 Lot 5776, 224 Ross Highway – PA2019/0444

Landscape supplies (unlisted / undefined use) with ancillary outdoor display and storage areas

Conditions: No conditions required by Alice Springs Town Council

5.15 Lot 4667, 9 Bougainvillea Avenue – PA2019/0425

Shed Addition to single dwelling with reduced building setbacks to side and rear boundaries.

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

5.16 Lot 2830, 4 Finlayson Street – PA2019/0468

Verandah addition to an existing single dwelling with reduced front and side setbacks
Conditions: Basic Stormwater, Permit to Work within ASTC Road Reserve

Councillor Melky left the room at 7:48am due to conflict of interest

5.17 NT Portions 7406 & 7406, 2 Fadellie Street & 1 Cawood Street – PA2019/0318

4 x 3 bedroom multiple dwellings in 3 x 2 storey buildings
Conditions: No conditions required by Alice Springs Town Council

The committee noted that the concept of Kilgariff was to attract young families and that the design of this application retracts that intention particularly with the surrounding lots being Single Dwelling

ACTION:

Director Technical Services to write a further response letter to the DCA outlining discontent that Council's initial requirements regarding Kilgariff has not been satisfied

Councillor Melky returned to the room at 7:52am

6. DCA PERMITS – NOVEMBER 2019 (For Information Only)

6.1 Lot 9225, 2 Ghan Road - DP19/0264

Change of Use to leisure and recreation (Dance Studio)

6.2 Lot 6249, 26 Mallam Crescent - DP19/0297

Carport addition to an existing single dwelling with a reduced side setback

6.3 Lot 753, 2 Lindsay Avenue – DP19/0232A

Independent unit addition to a single dwelling within a defined flood area with a floor area in excess of 50m² and reduced front and side setbacks

6.4 Lots 5174 & 5175 – 58 & 60 Todd Street – DP19/0312

Change of use from restaurant to hotel (including alfresco dining and outdoor lounge bar)

6.5 Lot 9191 – 90 Heath Road – DP18/0402B

Garage addition to an existing single dwelling with reduced front and side setbacks

6.6 Lot 6252 – 32 Mallam Crescent – DP19/0315

Shed and carport additions to an existing single dwelling with reduced side and rear building setbacks

6.7 Lot 8394 – 6A Bloomfield Street – DP19/0314

Changes to the multiple dwelling development approved by DP13/0874 and DP13/0874A to allow construction of 4 X additional two bedroom dwellings in a two storey building and alterations to the car parking and communal open space layouts

6.8 Lot 9142 – 4 McDonald Street – DP19/0313

Warehouse with Ancillary Office in a two storey building

6.9 Lot 5450 – 62 Heenan Road – DP19/0316

Proposed new single dwelling and conversion of existing dwelling to an independent unit (with a floor area greater than 80m²) in a defined flood area

7. PART 5's ISSUED – NOVEMBER 2019 (For Information Only)

7.1 Lot 9396 – 41 Smith Street – DP17/0233

Light industry including workshop and storage in 1 single storey building with a mezzanine level and ancillary short term staff accommodation and amenities in 2 single storey buildings

7.2 Lot 1562 – 18 Wilkinson Street – DP19/0074

Community Centre with ancillary office

7.3 Lot 9927 – 6 Wright Place – DP18/0258A

Shed addition to existing Single Dwelling with reduced building setbacks to side and rear boundaries

7.4 Lot 6350 – 4 Partridge Court – DP17/0193

Ensuite addition to existing single dwelling with a reduced front setback

8. GENERAL BUSINESS

8.1 Brewer Estate – Future consultation on inter-nodal facility for Tellus

Director Technical Services advised this item is for information only and will be further discussed once a development application is received. An application is expected next year.

8.2 Albrecht Oval Lights

Director Technical Services advised that there has been no update from the Minister but expects notification this week.

8.3 Thank you from Director Technical Services to Elected Members and Officers

9. NEXT MEETING / ADJOURNMENT

Monday 3 February 2020 – 7am in the Arunta Room

The meeting adjourned at 8:02am to resume in Confidential