

MINUTES OF THE DEVELOPMENT COMMITTEE OPEN MEETING HELD ON TUESDAY 4 AUGUST 2020 - ALICE SPRINGS TOWN COUNCIL

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

The meeting opened at 7:00 am

1. ATTENDANCE

Mayor Damien Ryan
 Councillor Glen Auricht
 Councillor Jimmy Cocking
 Councillor Jamie de Brenni (*Chair*)
 Councillor Eli Melky
 Councillor Jacinta Price – *joined the meeting at 7:03am*
 Ms Sarah Fairhead - DIPL - *left the meeting at 7:25am*

OFFICERS IN ATTENDANCE

Robert Jennings - Chief Executive Officer
 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-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Feb-21	Mar-21	Apr-21	May-21	Jun-21	
Mayor Damien Ryan	✓	✓										
Councillor Glen Auricht	✓	✓										
Councillor Jamie de Brenni	✓	✓										
Councillor Jimmy Cocking	✓	✓										
Councillor Eli Melky	A	✓										
Councillor Jacinta Price	A	✓										

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

APOLOGIES

Nil

2. DECLARATION OF INTEREST

Nil

3. MINUTES OF PREVIOUS MEETING

3.1 Minutes of the Previous Meeting held Tuesday, 1 June 2020

RESOLVED:

That the minutes of the Development Committee Open meeting held on 6 July 2020 be confirmed as a true and correct record of the meeting proceedings.

Moved: Mayor Ryan

Seconded: Councillor Cocking

CARRIED

4. BUSINESS ARISING

4.1 Action items list from previous meeting

The committee received and noted.

4.2 Update on Item 5.3 from previous meeting held 6 July 2020

The Chair advised the committee that this item was deferred at the DCA meeting and the applicant was requested to submit an amended design.

The committee noted.

5. DCA APPLICATIONS – JULY 2020

5.1 NT Portions 7652 & 7655, 155 Colonel Rose Drive – PA2020/0219

Subdivision to create 87 lots in 2 stages

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

A question was raised with regard to potential impacts to the current status of Colonel Rose Drive and whether this would require further upgrades.

Manager Development advised that a traffic report and a traffic impact statement has been requested along with other conditions pertaining to potential impacts to Colonel Rose Drive. These have been addressed through condition 11 in Council's submission to the Development Consent Authority.

The CEO enquired about what the deficit was in the 10% Public Open Space calculations on page 38 of the development application. Manager Development took question on notice.

With regard to concerns on Colonel Rose Drive, the CEO advised that frequent monitoring from Council is important and should Council's requirements not be met, Council will insist on underground drainage. The CEO emphasised the importance in requesting for a higher level of requirement in Council's letter particularly in this early stage.

ACTION:

Manager Development to provide the CEO with clarification on the deficit for Public Open Space.

ACTION:

Manager Development to ensure that Council's requirements on the flood flow across Colonel Rose Drive is highlighted in the letter

5.2 Lot 659, 41 Gap Road – PA2020/0194

restaurant within an existing single storey building

Conditions: Kerb Crossovers and Driveways, Permit to Work within ASTC Road Reserve, Sight Lines, Carparking outside of CBD (a shortage of 8 spaces exist onsite), Other development conditions

5.3 Lots 194 & 195, 3 & 5 Stuart Terrace – PA2020/0199

Community Centre and ancillary uses in 2 x 1 storey buildings and consolidation to create one lot

Conditions: Basic & Certified Stormwater, Kerb Crossovers and Driveways, Permit to Work within ASTC Road Reserve, Sight Lines, Carparking outside of CBD (a shortage of 21 spaces exist onsite), Other development conditions

ACTION:

Manager Developments to address the carparking shortage further at the DCA meeting.

5.4 Lot 3054, 49 Carruthers Crescent – PA2020/0163

Construct 2x2 bedroom dwellings in 1 single storey building and retain an existing 3 bedroom dwelling

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

5.5 Lot 1365, 11 Ballingall Street – PA2020/0209

Construct 2 x 3 bedroom multiple dwellings in a single storey building and retain existing 3 bedroom dwelling

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

5.6 Lot 10036, 16 Power Street – PA2020/0212

Extensions to warehouse and light industry

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

5.7 Lot 6774, 8 Albrecht Drive – PA2020/0154

Rezone from Zone PS (Public Open Space) to Zone OR (Organised Recreation)

Conditions: No conditions required by Alice Springs Town Council

A question was raised as to why the Elected Members did not receive information on this rezoning prior to application lodgement. Director Technical Services took the question on notice.

Director Technical Services confirmed that this rezoning will not affect the existing access to the oval for residents.

ACTION:

Director Technical Services to advise why the information of the rezoning was not provided to the Elected Members prior to application lodgement.

5.8 Lot 7754, 136 Greatorex Road – PA2020/0222

31.4m telecommunications facility with associated antennas and equipment shelter

Conditions: No conditions required by Alice Springs Town Council

A question raised on whether any community engagement with the surrounding residents has been conducted. The Chair advised that the applicant would be addressed at the Development Consent Authority meeting with regard to this.

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

6.1 Lot 10622, 2A Echunpa Street - DP20/0189

Single dwelling on land within a defined flood area, an ancillary workshop/art studio with reduced secondary street setback, temporary placement of a transport container with reduced front and side setbacks and shade sails with reduced front setbacks

6.2 Lot 6005, 24 The Links - DP20/0200

Additions to an existing single dwelling with reduced building setback to side boundary

6.3 Lot 6735, 25 Parke Crescent - DP20/0203

Unit Titles Scheme subdivision to create 4 units and common property

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

7.1 Lot 5974, 39 The Links – DP19/0259

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

7.2 Lot 2852, 15 Standley Crescent – DP20/0127

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

7.3 Lot 2073, 4 Kenna Court – EDP18/0008

3 multiple dwellings (retain an existing 3 bedroom dwelling and construct 2 x 3 bedroom multiple dwellings in one single storey building)

8. GENERAL BUSINESS

8.1 CBD Carparking Strategy – Sarah Fairhead, Senior Director Southern Region (DIPL)

The Department of Planning and Logistics have commenced the initial process of a parking review as part of the CBD Revitalisation Project and the potential impacts to parking resulting from the proposed National Aboriginal Art Gallery. The scope of works developed will largely be focused in the business district area (zone CB).

The extent of the initial review will be looking at:

- Gathering data on the current equalisation of cars, buses, caravan and cycle parking to compare Alice Springs with similar sized towns in regional Australia
- Parking utilisation of current businesses in the CBD
- Impacts of future CBD developments, in particular the proposed NAAG development
- Holistic view of the CBD to understand the opportunities to improve parking experience, pedestrian safety and to guide future parking developments

It is anticipated the review will also provide DIPL the opportunity to address Council's ongoing issue with carparking shortages and concerns of the DCA waiving Council's parking levy.

The collection of data for parking needs required it to be done during peak tourism season however due to COVID-19, the tender for consultancy was put on hold. Surrounding this uncertainty, a split of the review between jurisdictional review settings and collection of data at a later stage is being considered.

Sarah Fairhead advised that:

- A summary of objectives can be prepared for distribution to the Elected Members through the CEO
- Council, as a key stakeholder will be a part of the briefings in the review process and DIPL will work closely with Council Officers when developing the scope
- The review document will make recommendations for Council and the NTG to use in the future to guide developments
- Prior to identifying where land is available for future carparking use, to start with, the review will need to understand what the parking needs are through data collection and provide recommendations
- The review is not funded to include the construction of infrastructure
- The consultant will be procured by DIPL with funding from NTG through the CBD Revitalisation Project.
- DIPL will manage the project and ensure Council is engaged in the process to ensure issues are addressed collectively
- Data will be reviewed and collected separately prior to the construction of the Alice Springs Hospital parking

- The review will not be restricted to carparking spaces only. Impacts to traffic flows, parking locations, use of space, heat mitigation etc. will also be considered

The Chair suggested that it may be beneficial to collect data now to determine the impacts of CBD carparking to local residents in the absence of tourists. Sarah Fairhead noted.

The committee acknowledged Sarah Fairhead for her time.

ACTION:

CEO to distribute the summary of objectives in relation to the CBD carparking review to the Elected Members

9. NEXT MEETING / ADJOURNMENT

7am Monday, 7 September 2020

The meeting adjourned at 7:47 am to resume in Confidential

UNCONFIRMED