

MINUTES OF THE DEVELOPMENT COMMITTEE OPEN MEETING HELD ON MONDAY 3 FEBRUARY 2020 IN THE ALICE SPRINGS TOWN COUNCIL - ARUNTA ROOM

The meeting opened at 7:00 am

1. ATTENDANCE

Mayor Damien Ryan
 Councillor Glen Auricht
 Councillor Marli Banks
 Councillor Jamie de Brenni (*Chair*)
 Councillor Jimmy Cocking
 Councillor Eli Melky
 Councillor Matt Paterson
 Councillor Jacinta Price (*on phone at 7:06am*)
 Councillor Catherine Satour

OFFICERS IN ATTENDANCE

Chief Executive Officer - Robert Jennings
 Scott Allen – Director Technical Services
 Takudzwa Charlie – Manager Technical Services
 Stephanie Dominguez – Executive Assistant (*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

Manager Developments - Dilip Nellikat

2. DISCLOSURE OF INTEREST

2.1 Agenda Item 5.2 - Councillor Banks

2.2 Agenda Item 5.3 - Councillor Melky

3. MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the Development Committee Open meeting held on 2 December 2019 be confirmed as a true and correct record of the meeting proceedings.

Moved: Councillor Melky

Seconded: Councillor Auricht

CARRIED

4. BUSINESS ARISING

4.1 Update on Action Item 5.1 from Minutes dated 2 December 2019

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 the end of submission date 06/12/2019.

The Director Technical Services took the item on notice to confirm that this action had been completed by the Manager Developments.

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 car parking long term.

The Director Technical Services advised this action was in progress.

4.2 Update on Action Item 5.8 from Minutes dated 2 December 2019

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.

The Director Technical Services took the items on notice to confirm that this action had been completed.

4.3 Update on Action Item 5.17 from Minutes dated 2 December 2019

ACTION:

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

The Director Technical Services took the item on notice to confirm that this action had been completed by the Manager Developments.

4.4 Update on Action Item 8.1 from Minutes dated 2 December 2019

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.

The Director Technical Services reported that Council had spoken with Tellus in regard to this matter and that Council will have the opportunity to make comment during the public display period.

The Chair enquired if Council had communicated with other regional Council's in regard to this potential application. The Manager Technical Services responded, advising Council had only spoken with Tellus to date.

5. DCA APPLICATIONS – DECEMBER 2019

Councillor Price joined the meeting via phone at 7:06am

5.1 Lot 42, 43 Bath Street – PA2019/0488

Alterations to car park

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

The Manager Technical Services reported that Council had noted at the planning meeting that technical specifications in regard to the 'fall' were not compliant with Australian standards.

Discussion ensued in regard to concern that works had commenced prior to Council having an opportunity to assess the application.

The Manager Technical Services noted a letter from Council should include concern the application came to Council retrospectively therefore basic stormwater has not been addressed within the lot.

Councillor Banks left the room due to conflict of interest with agenda item 5.2 at 7:10am

5.2 Lot 2580, 226 Stuart Highway – PA2019/0490

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.

Conditions: Basic Stormwater, Other development conditions as required.

Manager Technical Services summarised discussion: that Council's response to DCA as a technical note for observation was to ensure any stormwater runoff that exits into the drain system on Stuart Highway should not contain trade waste.

Councillor Banks returned to the room at 7:12am

Councillor Melky left the room due to conflict of interest with agenda item 5.3 at 7:12am

5.3 Lot 5949, 17 Eagle Court – PA2019/0491

Carport in front of garage - setback variation to side boundary

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

Councillor Melky returned to the room at 7:14am

5.4 Lot 3556, 30 Adamson Avenue – PA2019/0489

Shed addition to an existing single dwelling with reduced side setback

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

6. DCA APPLICATIONS – JANUARY 2020

6.1 Lot 0045, 38 Hartley Street – PA2019/0506

Upgrade of existing roof of Yeperenye Shopping Centre

Conditions: Basic Stormwater

6.2 Lot 0044, 44 Hartley Street – PA2019/0505

Upgrade of existing façade, including new signage. Upgrade of external dining area.

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

Concern was raised in regard to other NTG CBD projects that may impact work proposed within this application specifically the shade structures. Director Technical Services noted that Council has advised the Northern Territory Government that

consultation needs to occur with all relevant stakeholders in regards to the infrastructure upgrades. The Chief Executive Officer advised that Council have insisted that consultation occurs.

6.3 Lot 4224, 267 Hartley Street – PA 2019,0503

Alterations and additions to Light Industry (including new carports, shade structures, alterations to parking layout).

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

6.4 Lot 1322, 269 Stuart Highway – PA 2019/0504

Carport addition to Light Industry development.

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

6.5 Lot 2965, 27 Barclay Crescent – PA 2020/0004

Carport addition to existing single dwelling with reduced building setbacks to front and side boundaries.

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

6.6 Lot 4818, 134 Kurrajong Drive – PA 2020/0003

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

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

6.7 Lot 4942, 7 Madigan Street – PA 2020/0011

Independent unit in a defined flood area with floor area exceeding 50m² and reduced side setback (Convert Existing Shed).

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

7. DCA PERMITS – DECEMBER 2019 (For Information Only)

7.1 Lot 4677 – 9 Bougainvillea Avenue - DP19/0318

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

7.2 Lot 4682 – 5 Hibiscus Street - DP19/0319

Carport Addition to an existing single dwelling with a reduced front setback.

7.3 Lot 1311 – 3 Brown Street – DP19/0026A

Variation of development permit. Alterations and additions to existing building. Construction of new outdoor areas.

7.4 Lots 903 & 910 – 113 Todd Street & 21 Leichhardt Terrace – DP19/0311

Consolidation to create one lot.

7.5 Lot 1775 – 3 Hawkins Court – DP19/0350

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

7.6 Lot 0423 – 16 Lindsay Avenue – DP19/0351

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

8. DCA PERMITS – JANUARY 2020 (For Information Only)

8.1 Lot 5776 – 224 Ross Highway – DP19/0349

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

8.2 Lot 4455 & 8642 – 58 Elder Street & 3 Coulthard Court – EDP19/0008

Alterations and additions to an existing warehouse and ancillary offices in 2 stages, including construction of a building exceeding 8.5m in height.

8.3 Lot 2921 – 83 Bloomfield Street – EDP19/0009

Multiple Dwellings - Construct additional single storey 3 bedroom dwelling.

8.4 Lot 5757 – 17 Battarbee Street – DP20/0038

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

8.5 Lot 3556 – 36 Adamson Avenue – DP20/0039

Shed addition to an existing single dwelling with reduced side setback.

8.6 Lot 8046 – 241 Ross Highway – DP20/0043

Vehicle and equipment shed addition to an existing emergency services facility – Unlisted use (emergency services depot).

9. PART 5's ISSUED – DECEMBER 2019 (For Information Only)

9.1 Lot 10753 – 25 Elder Street – DP16/0435

Construct 3 x warehouse / light industry tenancies in a single storey building with mezzanine levels and retain existing ancillary office

9.2 Lot 7720 – 46 Smith Street – DP19/0154

Changes to the development approved by Development Permit DP15/0426 to allow – amendments to floor layouts, inclusion of loading bay, amendments to parking and driveway layouts, outdoor storage, amendments to landscaping

9.3 Lot 1434 – 86 Gap Road – DP18/0443

Construct 3 x 2 bedroom multiple dwellings in 2 x 1 story buildings

9.4 Lot 5174 & 5175 – 58 & 60 Todd Street – DP19/0312

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

10. PART 5's ISSUED – JANUARY 2020 (For Information Only)

10.1 Lot 1176 – 8 McKinlay Street - DP17/0455

Shed and carport additions to an existing single dwelling with reduced side and secondary street setbacks.

11. GENERAL BUSINESS

11.1 Greenhills Traffic Impact Assessments – 45 Stuart Highway (Hungry Jacks)

The Manager Technical Services advised Council had been provided with a Traffic Impact Assessment in regard to 45 Stuart Highway – Liberty Fuel and Hungry Jacks.

The Manager Technical Services advised that Greenhills had provided a spreadsheet addressing Council's comments and concerns previously raised, this included: parking provision requirements, access and parking design, proposed site use, future traffic and general comments on the project.

- The updated traffic impact assessment provided the appropriate parking provisions for the space at 24, one more than required as per NT Planning requirements
- Tanker refuelling has now been identified for off-peak hours to accommodate for traffic
- Passing trade and population growth were both revised in the new traffic assessment report

Discussion ensued in regard to the proposed Schwartz Crescent upgrade and impact on the Impact Assessment report.

Councillor Banks raised the two scenarios in regard to the 19m semi-trailer (tanker) turn paths, and enquired in regard to their preferred entry and exit paths. The Manager Technical Services took the question on notice. The Director Technical Services noted Cirqa are aware of the proposed Schwartz Crescent closure.

The Chair noted Council has no jurisdiction in regard to entry and exit scenarios from the Stuart Highway. The Director Technical Services specified that Council would record its objection to truck access onto Schwartz Crescent in line with Greenhills recommendations from previous applications.

11.2 Orientation of documents in Diligent

ACTION:

Officers to ensure documents have uniform orientation prior to loading to Diligent

11.3 CBD Car Parking

Discussion in regard to this agenda item occurred prior to agenda item 11.1. Items have been listed as per original agenda order.

Councillor Banks raised CBD car parking and asked fellow elected members to consider Council's role in regard to car parking noting that discussion on car parking is often triggered by developments.

*Deputy Mayor Paterson left the room at 7:32am
Deputy Mayor Paterson returned to the room at 7:33am*

The Chief Executive Officer advised that Council was planning strategically for car-parking within the Masterplan and work on CBD parking was in-hand.

Elected Members requested that a Car Parking report be prepared and that it contain information on the following items:

- The history of multi-level car parking plans in the CBD
- What options does Council have to increase or improve its car parking
- If angled parking could be considered to replace parallel parking in any areas, and
- What the total area of Council's current car parking availability is in the CBD

*Deputy Mayor Paterson left the room at 7:42am
Deputy Mayor Paterson returned to the room at 7:43am*

Discussion ensued in regard to:

- Proposed solutions for specific areas such as South Terrace and Todd Street, and
- Other solutions that would reduce the need for CBD car parking such as CBD perimeter parking with associated public transport, rideshare, improving bicycle infrastructure and a user-contribution approach.

The Chief Executive Officer noted that Council would need to consider the impact of any CBD parking adjustments to peak-loads, weekly, and tourism in addition to Northern Territory Government planning analysis and zoning of hospital precinct, sporting precinct and CBD and it was important for Council's plans to consider and work with these areas.

12. NEXT MEETING / ADJOURNMENT

The Chief Executive Officer left the meeting at 7:52am

Monday 2 March 2020, 7am in the Arunta Room

The meeting adjourned at 7:53am to resume in Confidential

UNCONFIRMED