



DEVELOPMENT CONSENT AUTHORITY

ALICE SPRINGS DIVISION

MINUTES

MEETING No. 192 – WEDNESDAY 14 JANUARY 2015

**DOUBLE TREE BY HILTON
BARRETT DRIVE
ALICE SPRINGS**

MEMBERS PRESENT: Denis Burke, David Koch, Brendan Heenan and Alistair Feehan

APOLOGIES: Steve Brown

OFFICERS PRESENT: Ben Taylor, Fraser Cormack, Kirra Cox and Jean Manda

COUNCIL REPRESENTATIVE : Greg Buxton

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

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 LOT 2663, 19 SOUTH TERRACE, SUBURB OF THE GAP, TOWN OF ALICE
SPRINGS
75 MULTIPLE DWELLINGS (COMPRISING OF 60 X 2 BEDROOM AND 15 X 1
BEDROOM DWELLINGS IN 5 X 2 STOREY BUILDINGS)
THE BOWLING GREEN TRUST**

Paul Graham (The Bowling Green Trust) and Luke Ponti (Round 6 Architects) attended the meeting in support of the application.

**RESOLVED
0005/15**

That, pursuant to section 46(4)(b) of the *Planning Act*, the Authority defers consideration of the application to develop Lot 2663, 19 South Terrace, Suburb of The Gap, Town of Alice Springs for the purpose of 15 x 1 bedroom and 60 x 2 bedroom multiple dwellings in 5 x 2 storey buildings, subject to the applicant submitting the following information that the consent authority considers necessary to enable proper consideration of the application:

1. A response to the matters identified in the submission from the Department of Housing, the response could include amended drawings showing:
 - (a) A new vehicle access point to the site from South Terrace (as well as any associated changes to the site layout and dwelling design); as well as
 - (b) The existing vehicle access point to the site from Gap Road, the access easement via Lot 6441, associated driveway widths and any proposed gate and vehicle access point to Lot 2663 via the easement.
2. Details (on drawings) of proposed treatment / articulation of building facades (building materials, colours/finishes).
3. Additional perspective drawings of the development from neighbouring sites (Lots 213, 2664, 6441, 6442, 6443) and an assessment from the applicant of how the proposed development will meet the purpose of Clause 7.3.1 (Additional Setback Requirements for Residential Buildings Longer than 18 metres) of the NT Planning Scheme.
4. Clarification (on drawings) of the proposed angles of parking spaces for the two bedroom dwellings and verification within the drawings that the layout complies with the dimensions contained in the table to Clause 6.5.3 (Parking Layout) of the NT Planning Scheme.
5. Confirmation from a suitably qualified person (Licensed Surveyor) of the existing ground level (AHD) of the site and revised cross-sections and longitudinal sections to show the relationship between structures (including dwelling, boundary fencing) and the driveway (within the site), ground level, finished floor levels and their respective heights. NOTE: "ground level" is defined in the NT Planning Scheme.
6. Additional information and/or amended plans addressing or showing how the development achieves the design objectives and performance criteria of:

- Clause 6.5.3 (Parking Layout);
- Clause 6.12 (Landscaping);
- Clause 6.14 (Land Subject to Flooding and Storm Surge);
- Clause 7.1.1 (Residential Density Limitations);
- Clause 7.3 (Building Setbacks of Residential Buildings);
- Clause 7.5 (Private Open Space); and
- Clause 7.7 (Landscaping for Multiple Dwellings, Hostels and Supporting Accommodation)

of the NT Planning Scheme or detailed special circumstances and other reasoning why the authority should grant any variation/s to the performance criteria. A reduced dwelling density could be considered.

7. Clarification with regard to how the following matters, which have not been included in the drawings of the subject proposal, are to be addressed:
 - Details with regard to access for truck/s to the waste bin storage collection points meeting the technical requirements of Alice Springs Town Council;
 - Dimensions, fencing arrangements and surface treatments to ground level private open space areas;
 - Details (building materials and heights above finished ground level) of site boundary and private open space fencing. The detail on the drawings must demonstrate how the screening complies with Clause 7.5(3) of the NT Planning Scheme;
 - Positions of air conditioning units and details of screening identified on the floor plans and elevations.
 - Pedestrian access to the ground floor private open space areas of the single bedroom dwellings (door/s shown on drawings);
 - Additional information that addresses how storm water drainage is to be managed.
8. A plan of the site showing the locations of water meters, backflow prevention device, electricity supply easement, fire booster, to the requirements of the relevant service authorities, or confirmation from the applicable service authority that such infrastructure is not required.
9. Details of any staging of the development (stage boundaries and associated works for each stage annotated on a separate site plan).

REASONS FOR THE DECISION

1. Pursuant to section 51(a) of the *Planning Act*, in considering a development application, the consent authority must take into account the planning scheme that applies to the land to which the application relates. The NT Planning Scheme applies to the development of Lot 2663, Town of Alice Springs. The required additional information is considered necessary in order for a proper assessment of the development to be undertaken, particularly how the proposal complies with the requirements of Part 4 of the Scheme.
2. The application as submitted is not considered to provide sufficient information to enable a full and proper assessment of the application against the matters contained in section 51 of the *Planning Act*.
3. Pursuant to section 51(e) of the *Planning Act*, in considering a development

application the consent authority is required to take into account any submissions made under section 49 of the Act and any evidence or information received under section 50 of the Act. A local authority submission received from the Alice Springs Town Council and a submission from the Department of Housing have both identified concerns in relation to vehicular access to the proposed development. The information sought through the deferral of the application seeks to address the matters identified in the submissions.

4. There is insufficient detail with regard to the provision of services required for a development of this size, and there is a concern that the inclusion of services will adversely impact the final appearance of the development and its compliance with other clauses of the NT Planning Scheme.

ACTION: Notice of Deferral (letter to applicant)

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



DENIS BURKE
Chairman

20 / 1 / 2015