

MINUTES OF THE DEVELOPMENT COMMITTEE OPEN MEETING HELD ON MONDAY 2 MARCH 2020 IN THE ALICE SPRINGS TOWN COUNCIL - ARUNTA ROOM

The meeting opened at 7:01 am

1. ATTENDANCE

Mayor Damien Ryan
 Councillor Glen Auricht (*via phone*)
 Councillor Marli Banks
 Councillor Jamie de Brenni (*Chair*)
 Councillor Eli Melky
 Councillor Matt Paterson – *arrived at 7:03am*
 Councillor Jacinta Price – *arrived at 7:05am*

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

Councillor Jimmy Cocking
 Councillor Catherine Satour

2. DISCLOSURE OF INTEREST

2.1 Agenda Item 5.3 - Councillor Paterson

3. MINUTES OF PREVIOUS MEETING

3.1 Minutes of the Previous Meeting held 3 February 2020

RESOLVED:

That the minutes of the Development Committee Open meeting held on 3 February 2020 be confirmed as a true and correct record of the meeting proceedings.

Moved: Mayor Ryan

Seconded: Councillor Melky

CARRIED

4. BUSINESS ARISING

4.1 Update on Action Item 5.1 from Minutes dated 2 December 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 car parking long term.

The Director Technical Services advised that a draft letter is currently being formalised. The letter will be sent when approved by the CEO.

5. DCA APPLICATIONS – FEBRUARY 2020

5.1 Lot 544, 12 Hele Crescent – PA2018/0055

Alterations and Additions to Light Industry warehouse with reduced parking and rear building setback.

Conditions: Basic Stormwater, Permit to Work within ASTC Road Reserve, Carparking outside of CBD: A shortfall of 16 spaces identified.

Councillor Paterson joins the meeting at 7:03am

5.2 Lot 4440, 10 Flynn Drive – PA2020/0047

14.4m x 3.3m demountable building to be utilized as an administration office space for existing medical clinic.

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

Manager Developments explained that the demountable will be a permanent structure on the premise and that the provision for extra car parking was not addressed as a condition on Council's DCA response letter as there would be no addition to the staff onsite as presumed on the application. Discussion ensued.

The CEO sought clarity over the requirement for the additional car parking. Manager Developments clarified that the impact would be minimal and that the additional floor area is approximately 40m² – 45m².

Councillor Price joins the meeting at 7:05am

ACTION:

Manager Developments to send a further response letter to the DCA expressing Council's concerns over the additional office space added onsite and its potential impacts to car parking by the end of the week.

Councillor Paterson leaves the room due to a conflict of interest at 7:10am

5.3 Lot 1826, 3 Ashwin Street – PA2019/0397

Multiple Dwellings (2 x 2 bedroom dwellings in a single storey building)

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

Mayor Ryan enquired about the identity of the Consent Authorities, Southern Minister.

The Committee welcomed this development as it would tidy the visual appearance to the site.

ACTION:

Manager Developments to obtain the name of the Southern Minister to report back by the next meeting.

Councillor Paterson returns to the room at 7:13am

5.4 Lot 3461, 73 Flynn Drive – PA2019/0489

Multiple Dwellings – construct an additional 3 bedroom single story dwelling

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

5.5 Lots 9288 & 9289, 325 & 365 Ross Highway – PA2020/0049

Subdivision of 2 lots to create 3 lots

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

Manager Developments clarified that for a Rural Living zone, a minimum requirement of 2 hectares is required for an allotment. The total site area of this development is 8 hectares.

5.6 Lots 9487, 16 Jennerae Drive – PA2020/0040

Unit Titles Schemes subdivision to create two units and common property

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

5.7 Lot 7032, 7 Willoby Court – PA2020/0028

Shed addition to an existing single dwelling with a reduced front setback

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

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

6.1 Lot 516 – Unit 1 20 Chewings Street – DP20/0032

Verandah addition with a reduced primary street setback (retrospective approval)

6.2 Lot 9094 – 62 Elder Street - DP20/0029

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

6.3 Lot 2830 – 4 Finlayson Street - DP20/0044

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

6.4 Lot 5949 – 17 Eagle Court – DP20/0048

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

6.5 Lot 10225 – 5 Brandt Court – DP20/0054

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

6.6 Lot 4818 – 134 Kurrajong Drive – DP20/0062

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

6.7 Lot 2965 – 27 Barclay Crescent – DP20/0067

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

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

7.1 Lot 9043 – 90 Todd Street – DP13/0705A

Additions and alterations to an existing restaurant in a single storey building

7.2 Lot 5757 – 17 Battarbee Street – DP20/0038

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

- 7.3 Lot 190 – 69 Bath Street – DP19/0255**
Alterations and additions to Medical Clinic in a single storey building
- 7.4 Lot 716 – 25 Warburton Street – DP19/0248**
Carport additions (x3) to existing multiple dwellings with reduced building setbacks to primary street and side boundaries
- 7.5 Lot 6774 – 8 Albrecht Drive – DP19/0073**
2 storey grandstand in a single building
- 7.6 Lots 10654 & 3463 – 69 Flynn Drive – DP19/0103**
Consolidation to create one lot
- 7.7 Lots 10653 & 3426 – 16 Bruce Street – DP19/0104**
Consolidation to create one lot
- 7.8 Lot 7735 – 14 Railway Terrace – DP19/0077**
Multiple dwelling development in a Defined Flood Area

8. GENERAL BUSINESS

8.1 Designing Better

Councillor Banks expressed concerns on the lack of consultation that was provided to Council on this project and the promotion of design heights. It was suggested that a presentation relevant to Council and Alice Springs be conducted by the Commission.

The CEO advised that consultation process is now in Stage 1c and suggested that Council make comment.

Concerns were raised over the relevance to high-rise buildings and its impact to Alice Springs and the community and how Council will protect the Alice Springs vision moving forward with the document.

The CEO noted that the Area Plan has gone through the consultation process and that it would override the Design Guidelines. Area Plans, whilst not legislative are strongly referenced and there are zoning controls that is legislative which could protect the Alice Springs community. It was recommended by the CEO that the Committee review the document to start with for further discussion at a future meeting

9. NEXT MEETING / ADJOURNMENT

Monday 6 April 2020, 7am in the Arunta Room

The meeting adjourned at 7:23am to resume in Confidential