

RESOLVED:

That the minutes of the Development Committee Open meeting held on 6 April 2021 be confirmed as a true and correct record of the meeting proceedings.

Moved: Councillor Banks

Seconded: Councillor Satour

CARRIED

4. BUSINESS ARISING

4.1 Action items list from previous meeting

Manager Developments advised that there were no action items from the previous minutes. The committee noted.

Councillor Melky arrives at the meeting.

5. DCA APPLICATIONS – APRIL 2021

5.1 Lot 1551, 9 Elder Street – PA2021/0089

New Shed - variation for building setback to rear boundary

Conditions: Basic Stormwater, Permit to Work within ASTC Road Reserve, Carparking outside of CBD

5.2 Lot 5934, 47 Eagle Court – PA2021/0102

Outbuilding (shed) addition to existing Dwelling-Single with reduced building setbacks to side and rear boundaries

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

6. DCA PERMITS – APRIL 2021 (For Information Only)

6.1 NT Portion 4997, 40 Bullen Road – DP21/0101

Dwelling- Independent with separate effluent treatment system

6.2 Lot 655, 4 Braeden Street – DP21/0099

Dwelling- Group x 3 (alterations to existing dwelling and construct 2 x 2 bedroom dwellings in a single storey building)

7. PART 5's ISSUED – APRIL 2021 (For Information Only)

7.1 Lot 3020, 2 Crann Street – DP20/0174

Carport addition to an existing single dwelling with reduced building setback to side boundary

7.2 Lot 431, 1 Bagot Street – DP19/0250

Carport addition to single dwelling with reduced building setbacks to side boundary

7.3 Lot 4029, 105 Lackman Terrace – DP17/0342

Additions to an existing single dwelling with reduced side setbacks

7.4 Lot 411, 29 Lindsay Avenue – DP19/0203

Independent Unit within a defined flood area with a floor area in excess of 50m². Garage and verandah additions to Single Dwelling with reduced building setbacks to front and side boundaries

7.5 Lot 179, 80 Hartley Street – DP18/0256

Construct 3 x 2 bedroom multiple dwellings (service apartments) in a two storey building and alterations to an existing restaurant

7.6 Lot 1865, 9 Ewart Place – DP18/0174

Verandah/ pergola addition to existing Single Dwelling with reduced building setback to side boundary

8. GENERAL BUSINESS

8.1 Alice Springs Hospital Multi Storey Carpark – Traffic Impact Assessment

Manager Developments updated the committee on the current status of the Alice Springs Hospital multi-storey carpark.

- Council is concerned about the further reduction on the public carparking being proposed by the applicant. The initial application proposed that 64 public carparks would be available on the multi-storey carpark.
- Councils' initial request was for the consultants to provide a Traffic Impact Assessment (TIA) showing the availability of public carparking spaces *sitewide*.
- Council was advised by the contractor that a TIA would be made available clearly showing that the forecasted demand for public carparking will be met.
- Going into the permit stage, new consultants were appointed for the project therefore the history of Councils concerns on the reduction of carparking was missed. Council reiterated its concerns to the new consultants.
- The updated TIA showed a further reduction to 36 spaces due to changes made to the ground floor, redesigned to allow a separation for secured access to the lifts.
- The TIA has considered existing and future staff but not the impacts to public parking space.

Councillor Paterson arrives at the meeting.

Manager Developments questioned the applicants if the existing staff carparking will now be made available for the public considering the staff will be utilising the multi-storey carpark. A master map layout plan was sent by the consultant which still did not alleviate Council's concerns.

RESOLVED:

That an endorsement can only be provided clearing the Conditions Precedent pertaining to the multi-level carpark development permit subject to satisfactory achievement of the following:

1. That a Parking Management Plan must be provided, showing that impacts to public parking space is addressed in line with existing requirements under clause 5.2.4.1 of the Planning Act.
2. That the development will provide appropriate public art especially along the Northern and Eastern walls, that improves visual amenity for heritage and public.
3. That the development will provide for future public parking substantiated using appropriate standards as per projected demand in its parking studies and this must be reflected in the Parking Management Plan, TIA or the Master plan.

MOVED: Councillor Melky

SECONDED: Councillor Banks

CARRIED

8.2 Council Officers Report on Effectiveness, Process and Scheduled Timing of the Development Committee

Discussion ensued with regard to the benefits of continuing the Development Committee meetings. The Officers believe that there is value in these meetings and

was advised that recent meetings have been short due to various factors including impacts to the number of developments received from Planning due to COVID-19.

The report recommended *“To retain the Development Committee at the current time and allow attendance via Zoom.”*

The feedback received by the committee members on the report follows:

- To also include conference call in the recommendation due to the difficulty in setting up Zoom with short notice
- That the report does not address potential changes to the meeting times
- The report should consider best practice and factor safety concerns with the early morning starts for all meeting attendants
- That the report provides a strong argument on the purpose of the meeting
- The report does not address whether Elected Members within this committee have executive making powers outside of the Ordinary Council structure to make decisions under the Local Government Act
- The report does not consider the types of business Elected Members are allowed to introduce in General Business outside of the topic
- The time of the meeting may deter future candidates to run for Council due to family commitments
- Only two months remain until Council goes into caretakers' period therefore a decision on rescheduling the time be postponed until the new Council commences
- The meeting should only have Development related items and any items should be discussed at an Ordinary meeting

ACTION:

Council Officers to expand on the report based on the comments received from the committee today and to include three options for times that fits the criteria.

8.3 Ovals and Safety

A concern was raised regarding safety of patrons that are training at night time on Council ovals. Director Technical Services advised that under the Conditions of the sporting association's licence, use of the grounds is not advised and is done so at the risk of the Association.

ACTION:

Director Technical Services to investigate whether a decision was made that Council should be enforcing in relation to the concern raised.

9. NEXT MEETING / ADJOURNMENT

7am Monday, 7 June 2021

The Chair declared the meeting adjourned at 7:52 am The meeting adjourned at 7:52 am to resume in Confidential