

3. MINUTES OF PREVIOUS MEETING

3.1 Minutes of the Previous Meeting held Monday, 6 April 2020

RESOLVED:

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

Moved: Mayor Ryan

Seconded: Councillor Cocking

CARRIED

3.2 Actions List from Previous meeting

Councillor Cocking requested a register of actions items from the previous meeting to be added to the committee papers in the future.

ACTION:

Administration Officer to make available an action register in the committee papers for future meetings

4. BUSINESS ARISING

4.1 Briefing from Big Sky Estate

Big Sky Estate gave the committee the following overview with regard to its development

- The land has been in ownership for the last 5 years. A number of efforts have been made in order to achieve its current application to the DCA
- The previous land owner (Emily Valley Hills) originally proposed to subdivide to 250 blocks. The current application proposes 52 lots with 2 of the blocks intended for flood mitigation.
- Majority of the blocks proposed will be zoned Rural Residential and approximately 10 – 15 blocks (in the northern end) zoned Rural Living. Rural Residential zone allows 4,000sqm of land. The proposed blocks will be twice the size with the majority over a hectare
- Present issues concerning fire breaks are currently being worked through with AAPA
- The development is predicted to inject around 8 – 9 million dollars into local contractors. Upon completion, around 20 million dollars is expected to go into building contractors and local tradies allowing a significant boost and contribution to the local community

Councillor Price enquired about what considerations are being made on potential impacts to the Quarry site resulting from the development

Big Sky Estate advised that they are working through this with DIPL and are currently investigating existing approvals the Quarry site has in place. With the exception of 2 blocks from the development, a number of residential lots in Baldissera Drive have been identified to be closer to the Quarry than the development itself deeming the development to have less impact.

Councillor Cocking enquired about the following:

- Concerns with soil permeability and its ability to absorb the excess nutrients resulting from the sewerage systems as indicated in the reports from the application

- NT Fire Bush Act; and
- Consideration to threatened species

Big Sky Estate advised that around 50 pits were dug in various areas within the development to study the soil. It was identified that in some areas, traditional septic systems would not be appropriate and a recycling septic system is being considered as an alternative. This would allow the greywater to water plants and trees within the block.

Big Sky Estate advised that they have had discussions with NT Fire Service about using easements for passageways in the event of a bushfire. Discussions are still ongoing. According to Big Sky there isn't much vegetation in the area to fuel a bushfire.

Big Sky Estate advised that, as part of the exceptional development process, a referral was made to the DENR with regard to threatened species however none of the department's concerns that came back were in relation to threatened species.

Councillor Banks enquired about the developer's intentions with the development and how it will support in maintaining a rural lifestyle. She also sought clarification on its plans to address the access road.

The developer advised that due to Stegar Road being the only available access, a caveat would be put in place to minimise future developments and that no further division be allowed within the blocks. This will also include adding stringent requirements on what future developments will be permitted. The aim is to create an upmarket rural development that will cater to people looking for a different lifestyle.

Discussion ensued with regard to concerns on the likelihood to use the Rural zone blocks as home-based contracting or industrial businesses. The developer confirmed that a clause will be added to the caveat stating that no transport hubs will be permissible for future use of the land.

The committee acknowledged Big Sky for their time and attendance.

Big Sky leaves the meeting at 7:32am

Manager Developments sought support from the committee to send the draft response letter that was previously presented. The committee requested that an additional condition be added in the letter requiring the applicant to include the prevention of industrial uses within the allotments for future developments.

Councillor Price expressed her concerns on the Quarry site being greatly impacted as a result of this development and in principle, does not support this development. Discussion ensued with regard to potential impacts the development will have on the business.

After further considerations on the conditions contained in the previous draft letter, the committee gave its support for the Manager Development to proceed with the inclusion of a transport hub condition in the letter.

ACTION:

Manager Development to send the NTPC response letter with the additional condition to be included.

Councillor Banks leaves the meeting at 7:56am

5. DCA APPLICATIONS – APRIL 2020

5.1 Lot 2663, 2A Echunpa Street – PA2020/0117

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

Councillor Paterson joins the meeting at 7:57am

Councillor Cocking made comment that Council's demountable policy was endorsed 10 years ago. He mentioned that there is now a whole range of potential housing designs and that over the years the use of containers has changed. A request to have a broader conversation on demountable was put forward to the committee. Director Technical Services suggested a historical brief on demountable be presented at a Council meeting.

ACTION:

Manager Development to provide a report on the history on the policy to ban demountable along with previous developments relating to demountable structures to be presented at a Council meeting

5.2 Lot 288, 69 Ross Highway – PA2020/0098

Alterations and additions to an existing motel and caravan park development, including 4 x 3 bedroom multiple dwellings (serviced apartments), 3 x 1 bedroom multiple dwellings (staff accommodation) and 1 x 3 bedroom multiple dwelling (staff accommodation) and changes to site layout and staging
Conditions: Basic Stormwater, Kerb Crossovers and Driveways, Permit to Work within ASTC Road Reserve, Sight Lines, Other development conditions as required.

5.3 Lot 6866, 9 Zeil Street – PA2020/0099

Garage and verandah additions to an existing single dwelling with reduced side setbacks
Conditions: Basic Stormwater, Permit to Work within ASTC Road Reserve

5.4 Lot 8959, 17 Shanahan Close – PA2020/0108

Convert open carport to a garage
Conditions: Basic Stormwater, Permit to Work within ASTC Road Reserve, Sight lines

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

6.1 Lot 6116, 83 Cromwell Drive – DP20/0117

Convert existing habitable outbuilding to independent unit with floor area exceeding 50m² and carport addition with reduced front and side setbacks

6.2 Lot 8508, 1 Armstrong Court - EDP20/0004

2 x 4 bedroom multiple dwellings in 2 x 1 storey buildings

6.3 Lots 9288 & 9289, 325& 365 Ross Highway - DP20/0125

Subdivision of 2 lots to create 3 lots

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

7.1 Lot 4060, 58 Lackman Terrace – DP18/0362

Verandah and Carport addition to an existing single dwelling with reduced side setback

7.2 Lot 9939, 82 Albrecht Drive – DP18/0249

Carport addition to existing Single Dwelling with reduced building setback to side boundary

7.3 Lot 861, 30 Raggat Street – DP18/0112

Two Storey extensions to Single Dwelling (including an open plan kitchen-rumpus room and an upstairs parent retreat, verandah and balcony) with a reduced building setback to side boundary

7.4 Lot 2830, 4 Finlayson Street – DP20/0044

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

7.5 Lot 5949, 17 Eagle Court – DP20/0048

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

8. GENERAL BUSINESS

Nil

9. NEXT MEETING / ADJOURNMENT

7am Monday, 1 June 2020, in the Arunta Room

The meeting adjourned at 8:01am to resume in Confidential