

MINUTES OF THE DEVELOPMENT COMMITTEE OPEN MEETING HELD ON MONDAY 7 SEPTEMBER 2020 - ALICE SPRINGS TOWN COUNCIL

Due to the COVID-19 pandemic, this meeting was held via Zoom teleconference

The meeting opened at 7:00 am

1. ATTENDANCE

Mayor Jamie de Brenni (*Chair*)
Councillor Glen Auricht
Councillor Jimmy Cocking
Councillor Eli Melky
Councillor Jacinta Price

OFFICERS IN ATTENDANCE

Robert Jennings - Chief Executive Officer
Scott Allen – Director Technical Services
Dilip Nellikat – Manager Developments
Kristine Capangpangan – Administration Officer (*Minutes*)

13th Alice Springs Town Council Development Committee Attendance List 2020/21											
	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Feb-21	Mar-21	Apr-21	May-21	Jun-21
Mayor Jamie de Brenni	✓	✓	✓								
Councillor Glen Auricht	✓	✓	✓								
Councillor Jimmy Cocking	✓	✓	✓								
Councillor Eli Melky	A	✓	✓								
Councillor Jacinta Price	A	✓	✓								

(✓) Present (A) Apology (--) No attendance and no apology tendered

APOLOGIES

Nil

2. DECLARATION OF INTEREST

Agenda Item 5.1 – Councillor Cocking

3. MINUTES OF PREVIOUS MEETING

3.1 Minutes of the Previous Meeting held Tuesday, 4 August 2020

RESOLVED:

That the minutes of the Development Committee Open meeting held on 4 August 2020 be confirmed as a true and correct record of the meeting proceedings.

Moved: Councillor Price

Seconded: Councillor Cocking

CARRIED

4. BUSINESS ARISING

4.1 Action items list from previous meeting

4.1.1 Update on Action Item 8.1 from previous minutes dated 4 August 2020

CEO advised that the summary of objectives in relation to the CBD carparking review will be sent out to the Elected Members after a meeting with Sarah Fairhead.

The committee received and noted the update.

Councillor Cocking left the meeting at 7:03am due to a conflict of interest.

5. DCA APPLICATIONS – AUGUST 2020

5.1 Lot 4579, 6 Gap Road – PA2020/0256

Multi-storey (4 storey to 14.5m above ground) car park containing 251 spaces associated with the Alice Springs Hospital, with variations to car park layout.

Conditions: Basic & Certified Stormwater, Kerb Crossovers and Driveways, Permit to Work within ASTC Road Reserve, Sight Lines, Carparking outside of CBD, Other major development conditions

The 4-storey carpark will have 62 spaces on the ground floor dedicated for public use with the remaining top levels for staff carparking use only.

Manager Developments advised that clarification on the existing staff carparking is being sought through DIPL and the Alice Springs Hospital.

Further supporting documentation has been requested from the developer in Council's DCA response letter seeking clarification on the following:

- Details of existing staff parking spaces available onsite
- Data that may have been collected as part of its masterplan to justify the basis on its provision to have the 62 carpark spaces for public parking
- Total number of available parking onsite dedicated for public use outside of the multi-storey building

It was suggested that an overflow parking be accessible in the event of emergencies such as a pandemic which would require further public parking.

ACTION:

Manager Developments to add on Council's DCA response letter, a request that an additional floor level be made available as overflow parking if required.

Councillor Cocking returned to the meeting at 7:14am

5.2 Lot 883, 11 Wallis Street – PA2020/0258

Change of use of outbuilding to Dwelling-Independent with floor area in excess of 50m² and reduced building setback to side boundary. Construct carport with reduced building setback to side boundary

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

5.3 Lot 2331, 20 Nicker Crescent – PA2020/0236

3 x 1 bedroom dwellings-group in 2 x 1 storey buildings

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

5.4 Lot 1382, 24 Ballingall Street – PA2020/0238

Unit title schemes subdivision to create 2 units and common property

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

5.5 Lot 1312, 5 Brown Street – PA2020/0255

Shade sail addition to Light Industry with reduced front setback
Conditions: Basic Stormwater, Permit to Work within ASTC Road Reserve

5.6 Lot 879, 22 Raggatt Street – PA2020/0246

Carport addition to an existing single dwelling with reduced front setbacks
Conditions: Basic Stormwater, Permit to Work within ASTC Road Reserve

5.7 Lot 9499, 7 Corkwood Place – PA2020/0232

Shade structure addition to an existing single dwelling with reduced setback to side boundary
Conditions: Basic Stormwater, Permit to Work within ASTC Road Reserve

5.8 Lot 5279, 65 Plumbago Crescent – PA2020/0267

Verandah addition to an existing single dwelling with a reduced side setback
Conditions: Basic Stormwater, Permit to Work within ASTC Road Reserve

5.9 NT Portion 7285, 4 Cramer Street – PA2020/0230

Verandah addition to an existing single dwelling with reduced building setback to side boundary
Conditions: No conditions required by Alice Springs Town Council

The committee agreed that Council needs to begin addressing its concerns on any future applications received from the Kilgariff subdivision. These comments can be applied for noting at this stage with no fee applicable to the applicant for the assessment.

Manager Developments advised that Land Development Corporation (LDC) is currently the clearing authority on services relating to Council and that Council's method for clearing conditions has been communicated to LDC. The ASTC Subdivision Guidelines provided to LDC is still enforced but at this point, is not under Council's control.

ACTION:

Manager Developments and the Chair to raise Council's comments about the impacts of the guttering in relation to NT Portion 7285 at the DCA meeting.

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

6.1 Lot 3182, 110 Memorial Avenue - DP20/0204

Carport (with sectional door) addition to existing Single Dwelling with reduced building setbacks to front and side boundaries

6.2 Lot 3401, 33 Plowman Street - DP20/0170

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

6.3 Lot 537, 3 Hele Crescent - DP20/0226

Changes to motor repair station and motor body works development including alterations to car parking layout and landscaping (upgrading development to facilitate subdivision for the purpose of a unit titles scheme).

6.4 Lot 537, 3 Hele Crescent - DP20/0226

Unit Title Scheme subdivision to create 2 units and common property

6.5 Lots 194 & 195, 3 & 5 Stuart Terrace - DP20/0227

Community Centre and ancillary uses in 2 x 1 storey buildings and consolidation to create one lot

6.6 Lot 6736, 5 Leichhardt Terrace - DP20/0230

Change of use (part of building) to Medical Clinic

6.7 Lot 1371, 2 Ballignall Street - DP20/0228

Retrospective approval for an Independent Unit in a defined flood area (DFA) with a floor area exceeding 50m²

6.8 Lot 659, 41 Gap Road - DP20/0232

Restaurant within an existing single storey building

6.9 Lot 10036, 16 Power Street - DP20/0234

Extensions to warehouse and light industry

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

7.1 Lot 8959 - 17 Shanahan Close - DP20/0155

Convert open carport to a garage

8. GENERAL BUSINESS

8.1 Impacts to permit applications resulting from COVID-19

The Chair advised that units are down by 76% with an overall drop of 37% in building permit applications across the Northern Territory.

8. Enquiry - Clarification on meetings

With the recent changes to the meeting structures, clarification was sought on future memberships to the ASALC, RWMF and RMAC committees and whether the ASALC meeting would proceed the following day. A proposal to defer the ASALC meeting was suggested. The CEO took this on notice.

It was noted that a clear transition arrangement is beneficial to allow the Elected Members to foresee its purpose moving forward. CEO advised that Officers have met to produce a new calendar and a series of new templates. Two meetings have also been planned with the Elected Members to consult and shape the next steps in relation to the new meeting structure.

ACTION:

CEO to send information to the Elected Members today with updates to the new meeting structure

9. NEXT MEETING / ADJOURNMENT

7am Monday, 7 September 2020

The meeting adjourned at 7:47 am to resume in Confidential