

## DEVELOPMENT CONSENT AUTHORITY

### REPORT TO MINISTER FOR PLANNING AND LANDS

#### Section 24(1) of the *Planning Act*

Pursuant to section 24(1) of the *Planning Act* a report from the reporting body, the Alice Springs Division of the Development Consent Authority has been prepared advising you with regards to the applications for exceptional development permits for two hostels (temporary visitor accommodation) on Lots 8132 Len Kittle Drive and Lot 7717 Dalgety Road, Alice Springs.

Section 24(1) of the Act requires a report to be provided to you by the reporting body which addresses the following matters:

#### 24(1)(a) Issues Raised in Submissions

Over 120 submissions were received in response to both applications including a petition containing 33 signatures. The overwhelming majority opposed the proposals. The range of issues raised by submitters is included in an attached summary.

#### 24(1)(b) Issues raised at the hearing and during any consultation

On 1 February 2007, the Development Consent Authority held a public hearing in relation to the application. The hearing was attended by the applicant, objectors and the public. An extract of the Authority's Minutes of the hearing is attached.

#### 24(1)(c) any other matter

Not applicable.

### DEVELOPMENT CONSENT AUTHORITY POSITION

The Authority resolved to report to the Minister the following:

- Notwithstanding the recognised need for temporary short term accommodation in Alice Springs the Authority does not support either application for the proposed temporary accommodation facilities (hostel) in Alice Springs.
- In particular the Authority expressed concerns about the following matters:
  - The acceptability of the intended use of aged demountable structures to provide the proposed accommodation;
  - The risk of harm to potential residents of the facility arising from the neighbouring heavy transport and other industrial uses in and around Dalgety Road;
  - The risk of harm to potential residents of the facility arising from the high traffic usage of Ilparpa Road and the Stuart Highway combined with the close proximity of the rail corridor for the Len Kittle Drive site; and
  - The inappropriateness of locating the Len Kittle Drive residential facility immediately adjacent to an animal shelter with all the attendant noise, and close to an identified mosquito breeding area.

- The Authority expressed a view that if the Minister should wish to approve one or both of the applications, the Authority would strongly recommend that appropriate conditions are imposed including, but not limited to, the following:
  - A detailed management plan, which is to be made available for public comment prior to its acceptance, and which would include detail of the risk management plan to address any undesirable off-site behaviours / impacts resulting from the operation of the facility;
  - That any approval be for a limited period of two years during which time alternative sites and facilities would be explored with a view to establishing more acceptable and permanent facilities, and with provision for a public review of the current proposed initiative at the end of the term;
  - An amended design / layout for the facility to address cultural issues (raised in the Alice Springs Town Camps Taskforce Report) including feuding between clans and families, and the provision of solid screening of camping areas to prevent harassment; and
  - Meeting the requirements of all service authorities.



**PETER McQUEEN**  
Chairman

27/02/2007

## Summary of Issues Raised in Submissions

(Attachment to DCA S24 Report)

### Proposed Hostel - Lot 8132 – Len Kittle Drive

<i>Objections</i>	<i>Recurrence</i>
Anti social behaviour	15
Safety and security of person and property	15
Increase in alcohol and/or drug abuse in surrounding areas	9
'Temporary' accommodation will become 'permanent' accommodation	6
Effectiveness of current and future policing and law enforcement	5
Conflict amongst Aboriginal family groups	5
Close proximity to 'Old Timers Village'	4
Availability of other accommodation in Alice Springs	3
Nearby land and property devaluation	3
Negative aesthetic appeal – Facility and surrounding neighbourhood	3
Noise pollution	3
Increase in vehicular and pedestrian movements	3
Increased fire risk to new Facility and adjacent land owners	2
Provision of a management plan, including transport arrangements and a designated complaints body/hotline	2
Overcrowding of Facility	2
Health concerns due to location near Ilparpa Swamp	2
Close proximity of campfires and BBQ's to RSPCA property – animal distress	2
Availability of legislation to cover the Facility and people who will reside there	1
Non-inclusion of ESD – ie rainwater tanks, recycling water	1
Expensive to maintain	1
Expected lifecycle of the demountable buildings	1
- damage caused by people with minimal urban living skills will cause a premature demise of the buildings	
Clash of zoning with surrounding land uses	1
Emergency services access	1
Architectural flaws in design of buildings and site	1
<i>Letters of Support</i>	
Rezone as advertised	1
Alice Springs needs more of this proposed accommodation	1
<i>Suggestions raised from submissions:</i>	
Provision of similar facilities in existing communities to minimise cultural differences and better use of funding	2
Distribute demountable buildings amongst Alice Springs town camps	2

### Proposed Hostel - Lot 7717 – Dalgety Road

<i>Objections</i>	<i>Recurrence</i>
Anti social behaviour	37
Safety and security of person and property	33
Nearby land and property devaluation	23
Negative aesthetic appeal – Facility and surrounding neighbourhood	17

Increase in alcohol and/or drug abuse in surrounding areas	16
'Temporary' accommodation will become 'permanent' accommodation	14
Close proximity to existing residential developments	14
Incorrect zoning	11
Effectiveness of current and future policing and law enforcement	11
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Conflict amongst Aboriginal family groups	7
Noise pollution	7
Increase in vehicular and pedestrian movements	7
Availability of other accommodation in Alice Springs	7
Overcrowding of Facility	5
Expected lifecycle of the demountable buildings	4
- damage caused by people with minimal urban living skills will cause a premature demise of the buildings	
- current age of the proposed buildings	
Tax payer will provide the funding	4
Possible soil contamination	3
Lack of car parking spaces – none allocated to camp ground	2
Management of length of stay, ie how long between stays?	2
Architectural flaws in design of buildings and site	2
Increased fire risk to new Facility and adjacent land owners	1
Increased air pollution from campfires and burning of unknown materials	1
Non-inclusion of ESD – ie rainwater tanks, recycling water	1
Availability of legislation to cover the Facility and people who will reside there	1
'Temporary' accommodation should be sited on Aboriginal land, rather than Crown land	1

#### *Letters of Support*

Rezone as advertised	1
Alice Springs needs more of this proposed accommodation	1

#### *Suggestions raised from submissions:*

Distribute demountable buildings amongst Alice Springs town camps	7
Locate new facilities well outside of Alice Springs town boundaries to minimise access to alcohol and drugs and to lessen the negative visual impact on Alice Springs	4
Provision of similar facilities in existing communities to minimise cultural differences and better use of funding	3
Upgrade the facilities of existing town camps	1
Gradually acquire and then develop land surrounding existing town camps	1
Declare Alice Springs a 'Dry Town'	1
Focus on anti social behaviour first before developing new accommodation	1
Build the Facility on land adjoining the Alice Springs Airport, with shuttle bus services into town	1