

From: A kumar [REDACTED]

Sent: Monday, October 7, 2024 8:45 AM

To: Planning NTG <Planning.NTG@nt.gov.au>

Subject: Re: Submission on Proposal to Change Land Use (Lot 7602, 12 Gnoilya Street, The Gap

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thank you.

I have just finished reading ASRLUP and I would like to add following items to my previous submission,

Failure to Conduct Feasibility Study

The developer and Salvation Army have failed to perform a thorough feasibility study to explore alternative sites within existing land zones. The ASRLUP outlines that there is sufficient available land for aged care and residential purposes within established zones. The proposal neglects to

investigate these options, which directly contradicts **Section 13(1)(a)** of the Planning Act that mandates strategic and sustainable land use based on thorough research. Without this analysis, it is unclear why rezoning Lot 7602 is necessary, as other suitable locations already exist within the planning framework.

Inadequate Identification of Suitable Sites

Both the developer and the Salvation Army have not adequately identified appropriate sites for the proposed care facility within zones already designated for community use and aged care. The ASRLUP provides a strategic framework for such developments, and this proposal ignores that framework by seeking to rezone a commercial plot unnecessarily. This failure to properly assess current land availability breaches **Section 12A(2)(b)**, which requires that any planning amendment aligns with the long-term strategic goals of the region and existing land use policies.

ASRLUP's Provision for Aged and Assisted Care

The ASRLUP clearly outlines that Alice Springs already has sufficient aged and assisted care accommodation to meet both current and future demands (*Ref Page 25 of ASRLUP Report and Page 26 where it clearly identifies The Australian Regional and Remote Community Services (ARRCS) is funded and working towards future needs*). The *Central Alice Springs Needs Assessment* specifies that residential care facilities planned for the region will adequately address the needs of the growing elderly population up to a far-term horizon. This proposal creates a false narrative of need and overlooks the well-planned provisions already in place for the region's elderly and those needing assisted care.

Therefore, rezoning for an additional facility is unjustified and unnecessary.

Thank You,
Kumar

Sent from my iPhone

On 7 Oct 2024, at 8:23 am, Planning NTG <Planning.NTG@nt.gov.au> wrote:

Thank you for your emailed submission.

Regards

Lands Planning

Department of Lands, Planning and Environment
Northern Territory Government

Floor 1, Energy House, 18 Cavenagh Street, Darwin
GPO Box 1680, DARWIN, NT 0801

P: **+61 8 8999 8963**

E: planning.ntg@nt.gov.au

<image001.png>

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<image002.gif>

From: A kumar [REDACTED]
Sent: Saturday, October 5, 2024 10:24 AM
To: Planning NTG <Planning.NTG@nt.gov.au>
Subject: Submission on Proposal to Change Land Use (Lot 7602, 12 Gnoilya STreet, The Gap

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To: Department of Lands and Planning - NT Government

Date: 05 Oct 24

Subject: Opposition to Land Use Change at Lot 7602, The Gap

Concerns:

1. Misuse of the Term "Community"

The use of the term "community" in this proposal is incorrect. The Alice Springs Regional Land Use Plan (ASRLUP) and the Northern Territory Planning Act are specifically focused on providing services for the immediate local community. The proposal suggests that the development would offer short-term accommodation for people from remote communities. While the term "community" is used interchangeably in the Northern Territory, it should not be confused when used within legal terms and documents. The local "community" is very different from a regional or remote "community," and the planning consultant has blurred the distinction. This is also inconsistent with the ASRLUP's goal of supporting The Gap residents and goes against Section 12A(2)(b), which requires that the amendment's purpose and desired effect align with the community's needs. The application seeks to broaden the definition of community far beyond what was intended for this locality.

2. Lack of Consideration for Local Community Needs

The proposal has not accounted for the specific needs of *The Gap* residents, particularly the elderly population, nor has it provided sufficient demographic data. **Section 13(1)(b)** of the Northern Territory Planning Act requires that proposed amendments comply with the strategic frameworks outlined in the ASRLUP. The failure to gather metrics or conduct sufficient community consultation directly contravenes **Section**

13(1)(f), which requires that amendments be assessed on their public interest, and there is no evidence showing that this proposal has public support from the local community of *The Gap*.

3. Inconsistent with Local Strategic Planning Objectives

The ASRLUP designates this area for Tourist Commercial (TC) purposes, in alignment with its current zoning. **Section 13(1)(b)** specifies that the amendment must not contradict the planning scheme's strategic framework. Rezoning the land to Community Purpose (CP) would contradict the ASRLUP's identification of this land for tourist uses, thereby undermining the existing planning framework that aims to promote commercial activity within the suburb. This change would negatively impact the potential commercial growth of *The Gap*, which already lags behind other areas of Alice Springs in development.

4. Need for Scrutiny of Salvation Army (NT) Funding

It is unclear whether the Salvation Army's funding aligns with community development intended for *The Gap* or Remote areas. Before making a decision, the Department should scrutinize how this funding is being applied. This ambiguity in funding intent undermines **Section 13(1)(e)**, which considers the merits of an amendment and whether it is in the public interest. The Planning Commission must ensure that funding is being used appropriately for the benefit of *The Gap* and not to serve broader regions outside of its scope.

5. Alternative Uses for the Land

As a long-term resident of *The Gap*, I believe the land use should either remain as Tourist Commercial (TC), which could bring economic benefits to the area by generating tax revenue, contributing to infrastructure improvements, and benefiting the local economy. This aligns more closely with **Section 13(1)(a)** of the Northern Territory Planning Act, which promotes orderly planning. Alternatively, converting the land to a playground or community green space would align with local community needs, promoting growth and well-being for younger generations.

Request:

I would like for the Department of Planning to reconsider this proposal and give priority to the needs of local 'community' residents. Any changes to land use should specifically serve *The Gap* community, in line with the ASRLUP and Sections 12A and 13 of the Northern Territory Planning Act. Please ensure thorough community consultation, gather relevant demographic data, and scrutinize external funding before approving any rezoning.

Please reach out to me at [REDACTED] if you want to discuss further.

Thank You,
Kumar Yethirajam

From: A kumar [REDACTED]

Sent: Saturday, October 5, 2024 10:24 AM

To: Planning NTG <Planning.NTG@nt.gov.au>

Subject: Submission on Proposal to Change Land Use (Lot 7602, 12 Gnoilya Street, The Gap

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Please reach out to me at [REDACTED], if you want to discuss further.

Thank You,
Kumar Yethirajam

The Minister for Infrastructure, Planning and Logistics.

Re: Planning Application PA2024/0215

Dear Minister,

I write in relation to the proposed 'Planning Scheme Amendment LOT 7602 TOWN OF ALICE SPRINGS (12 GNOILYA STREET, THE GAP)', as submitted by Cunnington Rosse – Town Planning and Consulting on behalf of the Salvation Army (NT) Property Trust, dated July 2024.

My wife and I are homeowners and reside at [REDACTED] Street, The Gap, which is located immediately adjacent to 12 Gnoilya Street, The Gap, on its western boundary. We have lived here since December 2013. I was born in the Northern Territory and my wife arrived in Alice Springs around 2002.

I have worked as a Police Officer for over 23 years in Alice Springs, ending my career in December 2021.

I have read the proposed rezoning of the subject land from TC (Tourist Commercial) to CP (Community Purpose) as put forward by Cunnington Rosse on behalf of their client, along with the associated attachments.

In part 1.1 the proposal states that the purpose of this rezoning application is to, *'convert the existing residential / accommodation building to a residential care facility to provide short-term accommodation for persons that cannot live independently and required regular personal care.'*¹

Cunnington Rosse continue in the same paragraph, *'The Salvation Army is currently under contract to purchase the land from the existing owner, and intends to repurpose the existing building to facilitate the intended use for the purpose of a residential care facility...'*²

The applicant goes on to talk about how the existing buildings have been assessed and what upgrade works would be required to improve the current electrical, communications and air-conditioning works on site prior to any proposed use as a care facility.

¹ Cunnington Rosse. Planning Scheme Amendment LOT 7602 TOWN OF ALICE SPRINGS (12 GNOILYA STREET, THE GAP). July 2024. Accessed 23 October, 2024. <https://www.ntlis.nt.gov.au/planning-notices-online/notices#/index>

² As for footnote 1 above.

The applicant then discusses the purpose and effect of this amendment at section 3.2 where they detail what a residential care facility is defined as in schedule 2 of the Scheme:

Residential care facility means the use of premises for supervised accommodation where the use integrates:

- a) rehabilitation; and/or*
- b) medical; and/or*
- c) other support;*

facilities for residents who cannot live independently and/or require regular nursing or personal care, and may include where ancillary an office.

The applicant continues to identify how the proposed change of use would also include other permitted developments including childcare, education and community centre amongst other options.

Regardless of the various options, it is clear the Salvation Army is working towards a residential care facility, the rest of the document is simply providing justification as required by the legislation.

What is of concern to my wife and I and our young family, is how this proposed care facility will impact upon the amenity of not only Kraegen and Gnoilya Streets but also this area of Gap Road.

As documented by Cunnington Rosse, the current residential facility is immediately adjacent to Piggly Supermarket which also includes a takeaway liquor outlet and some 350m further to the south lies The Gap View Hotel, which includes one of the largest takeaway liquor outlets in Alice Springs.

We have lived through uncontrolled alcoholism in this immediate area prior to the strict liquor controls now in place, however building a care facility immediately adjacent to take away liquor outlets appears to me to be saying to a moth, don't fly towards the flame.

We have worked hard through community engagement and making complaints to various authorities to see the amenity in our area improve. We have also encouraged a building of community in both Kraegen & Gnoilya Streets whereby we have children playing in the street now as compared to when we bought here in 2013.

Our primary concern is how this proposed facility may alter the amenity of our small community.

It does not take much to destroy community, but it takes significant resources to repair and rebuild once it has been broken.

In that vein, we have the following questions relating to this application.

Specifically:

1. How does the Salvation Army specifically propose to operate this facility, with a view to maintaining the current amenity of Gap Road, Kraegen and Gnoilya Streets?
2. What degree of 'care' is envisaged for those residing at the facility as this will also impact our amenity.
3. If this proposed development is successful, how does the Salvation Army propose to protect our privacy and existing amenity?
 - a. The current facility does not have privacy screening on their bathroom and bedroom windows, a few of which look directly into our back yard and that of 10 Gnoilya Street.
 - i. The current tenants do not necessarily use these windows to intrude upon our privacy and amenity
 - b. Fencing of current boundary – the current fencing is old and has many holes in it. How does the applicant propose to secure their boundary with a view to maintaining amenity and privacy?
 - c. With a different clientele it is likely this may change.
 - d. A decrease in our privacy and amenity will impact the value of our property in a negative manner.

We would appreciate our concerns being tabled before in relation to this application.

For the record, we are not necessarily against the proposal. We have significant concerns as to how it will impact upon our amenity and specifically our privacy. Currently, we do not have enough information to make an informed decision as to the current application.

Sincerely,



Leith Phillips

Owner

Address [REDACTED] The Gap, NT 0870

[REDACTED]

The Minister for Infrastructure, Planning and Logistics.

Re: Planning Application PA2024/0215

Dear Minister,

I write in relation to the proposed 'Planning Scheme Amendment LOT 7602 TOWN OF ALICE SPRINGS (12 GNOILYA STREET, THE GAP)', as submitted by Cunnington Rosse – Town Planning and Consulting on behalf of the Salvation Army (NT) Property Trust, dated July 2024.

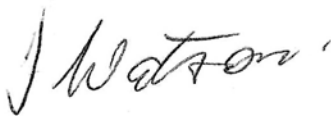
I am not for this property being rezoned to Community Purpose and that it should remain as it is. We have had no trouble from how it is being used today.

If it becomes what they want, assisted care facility, I am not supportive of it because of the associated problems with extended family around the complex and how this will impact and affect my home.

I have seen it happen where organisations say it won't happen but after time things relax and change and the area deteriorates, and we who live here have to put up with the riff-raff.

I am concerned this proposal will change our street which is currently peaceful. I have had to live with undesirable behaviour in the past and I do not look forward to having our street like this again. This is my concern about this proposal.

Thank you,



Tania Watson

Owner

Address: [REDACTED] The Gap, NT 0870

[REDACTED]

Development Assessment Services
DAS.NTG@nt.gov.au



**Aboriginal Areas
Protection Authority**
protecting sacred sites across the territory

Dear Development Assessment Services,

PA2024/0215 - Lot 07602 Town of Alice Springs

We refer to the above application for a development permit.

Recommendation

The Aboriginal Areas Protection Authority (AAPA) **recommends that Brad Cunnington apply for an Authority Certificate** in accordance with section 19B of the *Northern Territory Aboriginal Sacred Sites Act 1989* (the Sacred Sites Act) prior to undertaking any development activity or other work in Lot 07602 Town of Alice Springs as it is possible that there may be sacred sites that are currently not known to the Authority. There is information on the AAPA homepage on how to apply for an [Authority Certificate](#).

The Abstract of Records issued by AAPA to Salvation Army (NT) Property Trust is not a conclusive statement about the extent of sacred sites in the subject land. The Abstract of Records is for general information purposes only and should not be relied upon by persons undertaking development activity.

In the absence of an Authority Certificate, a body corporate or an individual who undertakes work on a sacred site will be committing an offence against the Sacred Sites Act and may be subject to penalties of up to 400 penalty units or imprisonment for 2 years (or 2000 penalty units in the case of a body corporate). Additional offences under the Sacred Sites Act may also apply.

Background Information

AAPA is a statutory authority responsible for overseeing the protection of Aboriginal sacred sites on land and sea across the Northern Territory.

The protection of sacred sites is recognised by the Northern Territory Government and the broader Territory community as an important element in the preservation of the Territory's cultural heritage, for the benefit of all Territorians. AAPA seeks to strike a balance between the protection of sacred sites and development in the Northern Territory.

Yours sincerely,

Jayde Manning
Ministerial/Policy Officer
1 October 2024

cc: Mr Brad Cunnington – brad@crtpc.com.au

From: Gabriel Goletsos <Gabriel.Goletsos@nt.gov.au>

Sent: Tuesday, October 15, 2024 11:18 AM

To: Planning NTG <Planning.NTG@nt.gov.au>

Subject: PA2024/0215 Lot 07602 Town of Alice Springs

Dear Lands Planning,

NT Health has reviewed the proposed planning scheme 'PA2024/0215 Lot 07602 Town of Alice Springs' in accordance with requirements within the legislation (Food At 2004, Australia New Zealand Food Standards Code)

The following item is required:

Waste Water

- All waste water to be discharged to an approved waste water system to the satisfaction of the relevant authority.

Note : The design and construction of all food premises must comply with the Food Act (NT) 2004, The National Construction Code and The Food Standards Code, including Standard 3.2.3 Food Premises and Equipment.

Should you require further information or advice on this report please contact Gabriel Goletsos on (08) 89556122 or via email gabriel.goletsos@nt.gov.au.

Yours sincerely

Gabriel Goletsos

Environmental Health Officer

Environmental Health Operations

Health Protection

NT Health

m. 0460 040 169

Ground Floor, Peter Sitzler Building, 67 Stuart Highway, Alice Springs

PO Box 721, Alice Springs, NT 0871



nt.gov.au

health.nt.gov.au



I acknowledge Aboriginal people as the Traditional Owners of the country I work on, and their connection to land and community. I pay my respect to all Traditional Owners, and to the Elders both past and present.

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Phone 1800 245 092
Web powerwater.com.au

Record No: D2024/370500
Container No: NE010/7602
Your Ref: PA2024/0215

James Calder
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear James

Re: Lot 7602 (12) Gnoilya Street The Gap Town of Alice Springs

In response to your letter of the above proposal for the purpose of rezoning from Zone TC (Tourist Commercial) to CP (Community Purpose) to facilitate to provide short-term accommodation, Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. PWC does not object the proposed rezoning provided that the Proponent (Salvation Army Northern Territory-SANT) shall be responsible for the cost of establishing suitable power servicing requirements to accommodate the proposed short-term accommodation development.
2. If the above proposed CP rezoning application is granted, SANT shall engage accredited electrical consultant and contractor to carry out electrical designs and constructions of the required power servicing proposal by BCA Engineers as stated in Cunningham Rosse Town Planning and Consulting's Report.

If you have any further queries, please contact the undersigned on 8924 5729 or email:
PowerDevelopment@powerwater.com.au

Yours sincerely



Thanh Tang
Manager Distribution Development

04 October 2024

From: [James Calder](#)
To: [BAS Policy](#)
Subject: RE: Comment - PA2024/0215
Date: Monday, 4 November 2024 1:46:00 PM
Attachments: [image001.png](#)
[image002.gif](#)

Thanks a lot Sheree

From: BAS Policy <BAS.Policy@nt.gov.au>
Sent: Monday, November 4, 2024 1:35 PM
To: James Calder <James.Calder@nt.gov.au>
Cc: BAS Policy <BAS.Policy@nt.gov.au>
Subject: RE: Comment - PA2024/0215

Hi James,

Our advice would be to ensure the applicant / owners are aware that a building permit is required for the change of use / modifications / upgrades.

It is anticipated that some additional building works above those identified in the BCA report may be required to the building as the originals appear to be quite old. *Building Regulations 1993* regulation 18AD contains provisions relating to the change of use of buildings.

Please let me know if you require further information or clarification.

Kind regards,

Sheree Scott

Policy Officer
Building Advisory Services
Department of Lands, Planning and Environment

Floor 1, Energy House, 18-20 Cavenagh Street, Darwin
GPO Box 1680, Darwin, NT 0801

t. 08 8999 8951
e. sheree.scott@nt.gov.au

nt.gov.au

*Please note I work flexibly and my hours are:
Monday, Tuesday and Thursday: 8.30am to 4.30pm
Wednesday: 8am to 4pm
Friday: 7.30am to 11.30am*

-

From: BAS NTG <bas@nt.gov.au>

Sent: Monday, November 4, 2024 10:51 AM
To: BAS Policy <BAS.Policy@nt.gov.au>
Subject: FW: Comment - PA2024/0215

From: James Calder <James.Calder@nt.gov.au>
Sent: Monday, November 4, 2024 10:13 AM
To: BAS NTG <bas@nt.gov.au>
Subject: Comment - PA2024/0215

Good Morning,

If you think appropriate and have time could you please provide comments on the proposed amendment in the subject line. The amendment began public exhibition on 27/9/24.

Specifically, commentary on the ability of the existing building to change uses and any requirements for the change under the building legislation (e.g change in building code) would be greatly appreciated.

Thanks and kind

Regards,

James Calder

Planner
Lands Planning
Department of Lands, Planning and Environment
Northern Territory Government

Floor 1, Energy House, 18-20 Cavenagh Street, Darwin
GPO Box 1600, Darwin, 0800

P: **+61 8 8994 7591**

E: james.calder@nt.gov.au



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Please note:

The last advertisement of development applications for 2024 will be published online on Friday 6

December 2024.

For planning scheme amendments, rezonings, concurrent applications and designated developments (prescribed by section 7 of the Planning Regulations 2000), the last advertisement for 2024 will be published online on Friday 22 November 2024 (as a 28 day exhibition period is required).

The first advertisement for all applications for 2025 will be published online Friday 10 January 2025.

Development application lodgements need to be received 10 days prior to make the above final/first advertising dates.

From: [MichaelJ.Howard](#) on behalf of [DevRoads NTG](#)
To: [Planning NTG: James Calder](#)
Cc: [DevRoads NTG](#)
Subject: TRM: RE: "PA2024/0215 Lot 07602 Town of Alice Springs" - New Application Submitted
Date: Friday, 4 October 2024 11:21:16 AM

Hi James,

I refer to the Development Assessment Services' correspondence of 27 September 2024 regarding Planning Application PA2024/0215 on the proposed planning scheme amendment to Rezone from TC (Tourist Commercial) to CP (Community Purpose) at 12 Gnoilya St, The Gap NT.

I am pleased to advise that the Transport and Civil Services Division (TCSD), Department of Logistics and Infrastructure, (DLI) has no objections in principle to the above mentioned change of use from shop to office, as this will not impact the NTG controlled road.

James, I haven't been able to upload into ILIS that's why you were copied in. I will try again after I send this email.

Cheers

Michael Howard

Technical Assessment Officer,
Corridor Management and Design, Transport & Civil Services
Department of Logistics and Infrastructure
Northern Territory Government

Level 3, Highway House, Palmerston Circuit, Palmerston
PO Box 61, Palmerston NT 0831

p... (08) 89994815

e... Michaelj.Howard@nt.gov.au | DevRoads.NTG@nt.gov.au

w... www.nt.gov.au



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The NT Government acknowledges the Aboriginal people and cultures of the land and country on which we work and live. We acknowledge the ongoing connection to culture, land, sea and community and pay our respects to Elders past and present and to emerging leaders.

From: Planning NTG <Planning.NTG@nt.gov.au>
Sent: Friday, 27 September 2024 5:11 AM
To: DevRoads NTG <DevRoads.NTG@nt.gov.au>
Subject: 'PA2024/0215 Lot 07602 Town of Alice Springs' - New Application Submitted

Dear Transport Planning - DIPL,

A proposed planning scheme amendment to Rezone from TC (Tourist Commercial) to CP (Community Purpose) at 12 Gnoilya St , The Gap NT is to be subject to a 28 day public exhibition period, commencing 27/09/2024 and closing on 25/10/2024.

This application can be [viewed](#) and comments can be made through [ILIS](#) until 25/10/2024.

If you have an enquiries, please feel free to contact Lands Planning Alice Springs, 8951 9245.

Kind Regards,
Lands Planning

From: [Alison Connochie](#)
To: [James Calder](#)
Cc: [PlanningHousingSupply TFHC](#); [Jason Randall](#)
Subject: RE: Comment - PA2024/0215
Date: Tuesday, 5 November 2024 9:36:12 AM
Attachments: [image002.png](#)

Hi James

Can you please ensure anything for DHLGCD is sent to Planning Housing Supply email (CC'd), not sure why you would have Heritage Branch as the contact address.

Thanks for bringing the rezone of 12 Gnoiya to our attention. Given the limited new land opportunities in Alice Springs suitable for short term and residential care, DHLGCD support the rezoning of this site from TC to CP. We understand that the Salvation Army had been actively seeking a new site to provide these much needed service for Alice Spring's most vulnerable people. There are limited opportunities in Alice Springs for supported living and the rezoning will provide an opportunity to provide short term accommodation options for people requiring care in a residential care facility.

The refurbishment of the apartments will also provide an injection of work activity for local contractors and improve the amenity of the area.

Thank you

Aly

Aly Connochie

Manager – Planning and Housing Supply
Housing – Market Reform and Programs
Department of Housing, Local Government and Community Development
Floor 2, RCG Centre, 47 Mitchel Street, Darwin
Darwin GPO Box 4621, Darwin, NT 0800

t. 08 8999 7960
m. 0439 183266

I acknowledge Aboriginal people as the Traditional Owners of the country I work on, and their connection to land and community. I pay my respect to all Traditional Owners, and to the Elders both past and present.



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From: James Calder <James.Calder@nt.gov.au>
Sent: Monday, November 4, 2024 3:28 PM
To: Alison Connochie <Alison.Connochie@nt.gov.au>
Subject: RE: Comment - PA2024/0215

Hi Aly,

No there wasn't. The application was originally sent to Heritage.Branch@nt.gov.au which is the address we have for "Department of Territory Families, Housing and Communities.

Info on application can be found here: [Planning Notices Online \(nt.gov.au\)](https://www.nt.gov.au/planning/Planning-Notices-Online) and a copy of the application is attached.

Cheers

James

From: Alison Connochie <Alison.Connochie@nt.gov.au>
Sent: Monday, November 4, 2024 3:24 PM
To: James Calder <James.Calder@nt.gov.au>
Cc: Jason Randall <Jason.Randall@nt.gov.au>
Subject: RE: Comment - PA2024/0215

Hi James

Was there an attachment?

Aly

Aly Connochie
Manager – Planning and Housing Supply

Housing – Market Reform and Programs
Department of Housing, Local Government and Community Development
Floor 2, RCG Centre, 47 Mitchel Street, Darwin
Darwin GPO Box 4621, Darwin, NT 0800

t. 08 8999 7960
m. 0439 183266

I acknowledge Aboriginal people as the Traditional Owners of the country I work on, and their connection to land and community. I pay my respect to all Traditional Owners, and to the Elders both past and present.



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From: James Calder <James.Calder@nt.gov.au>
Sent: Monday, November 4, 2024 1:58 PM
To: Alison Connochie <Alison.Connochie@nt.gov.au>
Subject: FW: Comment - PA2024/0215

Hi Alison,

Please see email below. I am forwarding it to you having received an auto-reply from Jason.

Thanks and kind regards,

James Calder

From: James Calder
Sent: Monday, November 4, 2024 1:56 PM
To: Jason Randall <Jason.Randall@nt.gov.au>
Subject: Comment - PA2024/0215

Hi Jason,

If you think appropriate and have time could you please provide comments on the proposed amendment in the subject line. The amendment began public exhibition on 27/9/24. The amendment proposes to rezone a site in Alice Springs from Tourist Commercial to Community Purpose to facilitate the establishment of a residential-care facility. I was looking for comment if Housing had any strategy/policy on the provision by the private/NFP sector of non-market housing.

Regards,

James Calder

Planner
Lands Planning
Department of Lands, Planning and Environment
Northern Territory Government

Floor 1, Energy House, 18-20 Cavenagh Street, Darwin
GPO Box 1600, Darwin, 0800

P: **+61 8 8994 7591**

E: james.calder@nt.gov.au



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Please note:

The last advertisement of development applications for 2024 will be published online on Friday 6 December 2024.

For planning scheme amendments, rezonings, concurrent applications and designated developments (prescribed by section 7 of the Planning Regulations 2000), the last advertisement for 2024 will be published online on Friday 22 November 2024 (as a 28 day exhibition period is required).

The first advertisement for all applications for 2025 will be published online Friday 10 January 2025.

Development application lodgements need to be received 10 days prior to make the above final/first advertising dates.

Ref: Lot 7602
TRIM Ref: PA2024/0215

Enquiries: Mr. Matthew Raymond

31 October 2024

NT Planning Commission
PO Box 2130
ALICE SPRINGS
NT 0871

Attention: Mr. Chay Garde

Dear Minister,

PROPOSED REZONE DEVELOPMENT – LOT 7602, 12 GNOILYA STREET (PA2024/0215)

I refer to the correspondence from the Development Assessment Services team dated 22/10/2024 (PA2024/0215) regarding a proposed planning scheme amendment permit application to **Rezone from TC (Tourist Commercial) to CP (Community Purpose)**.

Local authority matters

This application has been assessed on the technical requirements in regard to access, potential impact to Council infrastructure and drainage only. Further broader comments may be provided as a result of Council's assessment of the application or by Council's representative at the Consent Authority meeting.

Service authority matters

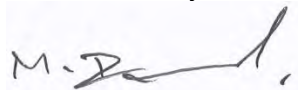
The present application has been reviewed against Council's technical requirements for developments and the premise that all building construction should comply with Building Code of Australia.

The Alice Springs Town Council has no objections to the rezoning.

No conditions or fee is applicable as there is no perceived impact to Council managed services.

If the Authority or the applicant would like to discuss this matter further, they should contact Manager Developments on 8950 0586.

Yours Sincerely,



Matthew Raymond
MANAGER FACILITIES AND DEVELOPMENTS

Cc: **Cunnington Rosse Town Planning and Consulting**
c/o Mr. Brad Cunnington
PO Box 36004
WINNELLIE
NT 0821

Email: brad@crtpc.com.au