

Phone 1800 245 092  
Web [powerwater.com.au](http://powerwater.com.au)

Record No: D2024/383886  
Container No: NE010/7923

Your Ref: PA2024/0081 (additional information and amended plan)

Benjamin Taylor  
Development Assessment Services  
GPO Box 1680  
Darwin NT 0810

Dear Benjamin

**Re: Lot 7923 (94) Todd Street Alice Springs Town of Alice Springs**

In response to your additional information letter with amended plans of the above revised proposal for the purpose of 144 dwellings-multiple in 4 x 6 storey and 1 x 5 storey buildings, and office in a single storey building in 3 stages, Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. PWC has no objection to the above revised proposal.
2. The Proponent's (Melanka P/L) engaged LUCID electrical consultant shall review the current development proposal and submit a revised Negotiated Connection application under the Australian Energy (AER) compliance process and revised electrical design drawings for the new indoor substation on Lot 7923 to PWC for construction approvals.
3. Melanka shall engage a licensed electrician to install internal electricity reticulation including a new customer main switchboard suitable for the 3-stage development in accordance with PWC's current NP018 Service and Installation Rules 2024 and NP010 Meter Manual.
4. Melanka shall carry out the other power servicing requirements as stated in the power response letter record D2024/263105 dated 12 July 2024.

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

Yours sincerely

A handwritten signature in blue ink, appearing to read "Thanh Tang".

Thanh Tang  
**Manager Distribution Development**

09 October 2024

**From:** Sheno Varghese <Sheno.Varghese@powerwater.com.au> on behalf of WaterDevelopment PWC <waterdevelopment@powerwater.com.au>  
**Sent:** Monday, 21 October 2024 10:58 AM  
**To:** Ben Taylor; Das NTG  
**Subject:** TRM: RE: Reply to Ben - Response to reduction in load enquiry | Lot 7923, 94 Todd Street, Town of Alice Springs - "Melanka" EDP application PA2024/0081 - Planning Act 1999 |Ref: LD010/7923

**Attachment F  
service authority and Council comment  
(on updated proposal)**

Hi Ben,

Thanks for your email.

Since there is no additional load proposed, the current response is still valid.

Kind Regards

## Sheno Varghese

Services Development Engineer (Contractor)  
Customer, Strategy and Regulation

[sheno.varghese@powerwater.com.au](mailto:sheno.varghese@powerwater.com.au)

+61 438 890769

*Available on Mondays & Wednesdays 8 am to 4.30 pm.*

**PowerWater**

[powerwater.com.au](http://powerwater.com.au)

*I acknowledge the Traditional Owners and Custodians of the lands on which I live and work and pay my respect to Elders past, present and future.*

## Power and Water Corporation

15 Iliffe Street, Stuart Park  
GPO Box 1921 Darwin NT 0801



Department of  
**LANDS, PLANNING AND  
ENVIRONMENT**

**Attachment F**  
**service authority and Council comment**  
**(on updated proposal)**

Level 1, 11/12 Japa Home Maker Village  
356 Bagot Road, Millner

Postal address  
PO Box 3675  
Darwin NT 0821

[E heritage.branch@nt.gov.au](mailto:heritage.branch@nt.gov.au)

**T** 08 8999 5039

File reference  
HCD2024/00123

23 October 2024

Dear Development Assessment Services

**Re: PA2024/0081 - Updated drawings and other documentation**

As per our previous advice the proposed development on Lot 7923 that falls within the declared heritage place, the Alice Springs Heritage Precinct, will be subject to approvals (an Application to Carry Out Works process) under the Heritage Act 2011 (the Act).

We note the removal of a residential block and the setback of building 3 on the western boundary adjacent to the access lane to address visual impact on the declared heritage places on Hartley Street.

We note the removal of all residential car parking from the commercial (declared heritage) portion of the site. Amended drawings still maintain reference 32 total carpark on the commercial portion DA36-D, but we take that to be a misprint on the drawings.

We note an Authority Certificate from the Aboriginal Areas Protection Authority has been issued.

Yours sincerely

Sarah Hubbard  
Senior Heritage Officer

Northern Territory  
Fire and Rescue Service



**NTFRS Ref:** 010-7923  
**Your Ref:** PA 2024-0081

**To:** Ben Taylor  
**Organisation:** Development Consent Authority

**From:** Station Officer Leigh Swift  
**Organisation:** Northern Territory Fire and Rescue Service Fire Safety  
Command  
**Phone:** 89516663  
**Date:** 11/10/2024

**SUBJECT: PROPOSED DEVELOPMENT APPLICATION**

**Applicant:** Brad Cunnington  
**Lot No:** 7923  
**Address:** 94 Todd Street, Alice Springs NT

**Approval:** The Northern Territory Fire & Rescue Service **has no objection** to the amended proposal for the Melanka EDP as follows:

1. The removal of one of the six proposed residential buildings such that the proposed residential development now comprises 4 x 6 storey and 1 x 5 storey buildings.
2. Increasing the residential building setback to the western boundary (adjacent the existing access lane) in the central portion of the residential component of the subject land.
3. Reducing the number of proposed dwellings from 174 to 144.
4. Removing the proposed Stott Terrace vehicle access and providing a new vehicle access to Todd Street.
5. Removal of all residential car parking from the commercial portion of the site fronting Hartley Street.
6. Reducing the number of car parking spaces on the residential portion of the site from 265 to 248, with a corresponding increase in landscaping and communal open space.

Dear Sir/Madam,

**PA2024/0081**

**DATE :** 18 October 2024

Survey Land Records has the following comments regarding the Planning Application PA2024/0081.

Please ensure that any potential encroachment issues are taken into account with regards to the new boundaries.

Survey Land Records will assign street addressing to the development on data allocation according to the Australian/New Zealand Standard.

Please be aware that there may be survey marks within the area, if any of these become disturbed please advise Survey Land Records.

Kind Regards  
Survey Land Records



Ref: Lot 7923  
TRIM Ref: PA2024/0081

Enquiries: Mr. Matthew Raymond

23 October 2024

NT Planning Commission  
PO Box 2130  
ALICE SPRINGS NT 0871

Attention: Mr. Chay Garde

Dear Minister,

**PROPOSED EXCEPTIONAL DEVELOPMENT – LOT 7923, 94 TODD ST (PA2024/0081)**

I refer to the Development Application (reference PA2024/0081) regarding an exceptional development for **144 dwellings-multiple in 4 x 6 storey and 1 x 5 storey buildings, and office in a single storey building.**

ASTC acknowledges receipt of the updated drawings and other documentation provided by the Development Assessment Services team on the 8 October 2024, as part of the additional information requested from the Authority to matters raised during the public exhibition.

In addition to our initial response dated 26 July 2024, we have reviewed the proposed amendments and request to add the following conditions to the Development Permit:

- 1. As per the applicant's request to the Alice Springs Town Council, the removal of 9 parking bays on Todd Street to accommodate a slip lane for ingress and egress to the development is approved subject to the following:*
  - The applicant shall pay a parking contribution to Alice Springs Town Council, at the rate gazetted, in accordance with the Alice Springs Town Council Parking Contribution Plan 2009, pursuant to section 68 of the Planning Act.*
- 2. Notwithstanding the above, a shortfall of 36 parking spaces remains. To address this shortfall, the applicant shall compensate the Alice Springs Town Council, under Section 68 of the Planning Act, by a contribution made payable to the Council at the gazetted rate, in accordance with the Alice Springs Town Council Parking Contribution Plan 2009.*

Based on the updated Traffic Impact Assessment and the proposed modifications to the development, we conclude that the anticipated traffic generation will not have an adverse impact on the road network.

The proposed additional conditions are necessary to ensure that the development complies with relevant planning and traffic management requirements. The parking space contribution will offset the impact of removing parking bays on Todd Street,



and the shortfall payment will address the remaining deficiency in parking provision. Additionally, the inclusion of these conditions demonstrates Council's commitment to responsible development and the maintenance of a safe and accessible road network for all users.

Further technical observations may be provided by Council's representative at any hearing of the application should such be deemed necessary.

If the Authority or the applicant would like to discuss this matter further, they should contact ASTC on [astc@astc.nt.gov.au](mailto:astc@astc.nt.gov.au).

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Joel Andrew".

Joel Andrew  
**DIRECTOR TECHNICAL SERVICES**

Cc: Cunnington Rosse Town Planning and Consulting  
C/o. Mr. Bradley Cunnington  
PO Box 36004  
Winnellie  
NT 0821

Email: [brad@crtpc.com.au](mailto:brad@crtpc.com.au)