

From: [A kumar](#)
To: [NTPlanning Commission](#)
Subject: Re: NOTICE OF INTENTION TO NOT CONDUCT A HEARING: PROPOSED PLANNING SCHEME AMENDMENT (PA2024/0215) – LOT 7602 TOWN OF ALICE SPRINGS (12 GNOILYA ST, THE GAP)
Date: Saturday, 14 December 2024 11:01:32 AM

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.

Hi,

I am deeply disappointed with the actions taken by the Commissioner regarding the rezoning proposal. This disappointment stems particularly from the abrupt decision to forgo a public hearing, despite its importance being acknowledged only a few weeks ago. The lack of due diligence or any meaningful attempt to engage with the community has left us feeling unheard and disregarded.

The entire process appears rushed and opaque. Rezoning is a significant issue that not only impacts the immediate community but also shapes the future growth and character of the area. Decisions of this magnitude should not be made without thorough consideration and consultation. It is concerning that such decisions are being made by teams based in Darwin, who seem disconnected from the realities on the ground here in Alice Springs. The perception of the "Berrimah Line" dividing decision-making remains alarmingly evident.

Furthermore, I want to highlight a critical oversight in this process. My earlier submission was based on the assumption—due to the lack of clear information—that the rezoning was intended for an assisted living facility, specifically aged care. It has now come to light that the proposed development is for a domestic violence victim accommodation. This revelation underscores the complete absence of community consultation. If proper consultation had occurred, such vital details would have been made clear from the outset. This lack of engagement is also evident in the minimal number of submissions received—only three—highlighting the failure to effectively inform and involve the community.

The residents of Gnoilya and Kraegen Streets are now uniting to address this issue. We are in the process of organizing our response and will formally submit our collective stance before Thursday 19th Dec 2024.

Lastly, I urge you to exercise caution regarding the language in your communication, particularly the reference to **“any issues raised during consultation.”** To reiterate, **no consultation has occurred** at any stage of this rezoning process. A mere notification posted on a wall, without follow-up or responses to raised concerns, does not constitute consultation. This lack of engagement is unacceptable and undermines the integrity of the process.

We expect greater transparency and meaningful dialogue moving forward.

Kind regards,

Kumar

On 12 Dec 2024, at 4:40 pm, NTPlanning Commission
<NTPlanning.Commission@nt.gov.au> wrote:

Proposed planning scheme amendment PA2024/0215 seeking to rezone Lot 7602 Town of Alice Springs (12 Gnoilya St, The Gap) from Zone TC (Tourist Commercial) to Zone CP (Community Purpose) was exhibited from 27 September 2024 to 25 October 2024

The *Planning Act 1999* requires the Planning Commission (the Commission) to conduct a hearing if the Commission received a submission and the Chairperson is satisfied that a hearing would provide further useful information.

The Commission received 3 public submissions relating to the proposal and a number of service authority comments.

A hearing was scheduled in relation to this application however was postponed.

Following a full review of the proposed amendment and all submissions, the Chairman of the Planning Commission does not consider that a hearing will add to the understanding of the issues raised in the submissions.

What happens next?

The Commission no longer intends to conduct a hearing in relation to this proposal.

The Commission does not make any decisions on planning scheme amendments, rezoning or exceptional development permit applications.

The Commission will prepare a report to the Minister that will include the submissions received, the reason(s) why no hearing was held, **any issues raised during consultation** and any other matters the Commission considers the Minister should take into account when considering the proposal.

Under the *Planning Act 1999*, the Commission must give any person who made a submission, and the local government council, the opportunity to respond to this notice.

If you would like to respond to this notice, please reply to this email ntpc@nt.gov.au by close of business **Thursday 19 December 2024**.

Regards

Kind regards,

NT Planning Commission

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

p ... **08 8924 7540**

e ... ntpc@nt.gov.au

w ... www.planning.commission@nt.gov.au

<image003.png>

The information in this e-mail is intended solely for the addressee named. It may contain legally privileged or confidential information that is subject to copyright. Use or transmittal of the information in this email other than for authorised NT Government business purposes may constitute misconduct

under the NT Public Sector Code of Conduct and could potentially be an offence under the NT Criminal Code. If you are not the intended recipient you must not use, disclose copy or distribute this communication. If you have received this message in error, please delete the e-mail and notify the sender. No representation is made that this e-mail is free of viruses. Virus scanning is recommended and is the responsibility of the recipient.

From: [A kumar](#)
To: [Minister Burgoyne](#); [NTPlanning Commission](#); [Electorate Araluen](#)
Subject: PROPOSED PLANNING SCHEME AMENDMENT PA2024/0215
Date: Sunday, 15 December 2024 10:41:05 PM
Attachments: [Kumar Letter.pdf](#)

Dear Minister Joshua Burgoyne,

I am writing in light of the NT Planning Commission's recent decision not to proceed with a public hearing regarding the rezoning of 12 Gnoliya Street.

Attached is a letter from my wife and me, outlining our concerns and questions about how poorly this entire process has been managed. The lack of transparency and community consultation on such a significant rezoning proposal has left residents in the dark about a decision that has the potential to profoundly shape the culture of our community and impact future generations.

Please do not hesitate to reach out to me if you require any clarification regarding our letter.

Best Regards,

Kumar Yethirajam
[REDACTED] Street,

To The Minister of Lands, Planning and Environment

Subject: Opposition to Rezoning Proposal (PA2024/0215) for Lot 7602, The Gap, Alice Springs

Dear Minister Burgoyne,

My wife and I are owners of [REDACTED], The Gap. We have been long-term residents of Alice Springs since 2009. We have three kids, and two of them were born in Alice Springs. I am writing to express my deep concern and disappointment regarding the rezoning proposal for Lot 7602, The Gap, Alice Springs, from Tourist Commercial (TC) to Community Purpose (CP). This proposal raises significant issues of community safety, transparency, and strategic planning that I believe warrant immediate reconsideration.

The decision to cancel the public hearing without sufficient justification has further eroded trust in the planning process, leaving critical questions unanswered. Recent developments in Alice Springs, coupled with crime statistics, highlight the need for a thorough evaluation of the local context before proceeding with this proposal.

1. Impact on Community Safety

Alice Springs has faced a concerning rise in violent crime, including aggravated assaults, break-ins, and youth-related offences. Notable incidents reported by NT Police include:

- A violent home invasion resulting in severe injury to an infant.
- A series of property damage and assault cases involving groups forcibly entering homes.
- Public disturbances involving weapons cause distress to bystanders.

Introducing a facility that may inadvertently attract antisocial behaviour would jeopardise the safety of residents, particularly the **60% of Kraegen Street's population under the age of 15.**

In *Moorebank Recyclers Pty Ltd v Benedict Industries Pty Ltd* (2015), courts rejected a rezoning proposal due to the potential for social harm, underscoring the importance of prioritising community well-being. The Court emphasized that rezonings and development approvals should be grounded in accurate, transparent information and be subject to proper public consultation processes.

2. Proximity to Liquor Outlets

The proposed facility's location near Piggly Supermarket and The Gap View Hotel, both of which have takeaway liquor outlets, is deeply concerning. Research consistently shows that proximity to alcohol outlets increases the likelihood of alcohol-related violence and domestic abuse. Studies, including one by the Australian Institute of Health and Welfare, report that alcohol is a major factor in domestic violence, with victims and perpetrators often under its influence.

In Alice Springs, where alcohol-related crime is already a significant issue, placing a domestic violence centre near these outlets could exacerbate existing problems. The proximity to alcohol increases the risk of safety breaches for residents, undermining rehabilitation efforts and potentially creating an environment where violence and substance misuse are more prevalent. This decision would be particularly ill-advised given the existing challenges we face in controlling alcohol-related violence and protecting vulnerable individuals.

3. Misleading and Deceptive Application

The original application by Cunnington Rose on behalf of the Salvation Army described the facility as an assisted living centre. However, it has recently been revealed that the facility is, in fact, a high-security domestic violence centre. This significant change in purpose is misleading and deceptive, undermining the integrity of the planning process.

Such conduct raises concerns under Section 18 of the Australian Consumer Law (ACL), which prohibits misleading or deceptive conduct. Cases like *Ripani v Century Legend Pty Ltd* [2022] FCA 242 have demonstrated the courts' willingness to impose severe remedies, including revocation of approvals, compensation, and injunctions, for similar misrepresentations in development applications.

This behaviour by Cunnington Rose and the Salvation Army has misled the government, community, and agencies involved. I urge the government to investigate this conduct and consider reprimanding the organisations involved to ensure accountability and transparency in the planning process.

4. Privacy and Amenity Concerns

The facility's current design lacks adequate privacy screening, with windows overlooking neighbouring properties and boundary fencing in disrepair. This compromises the privacy and security of nearby residents. The new proposal could lead to a 20 ft fence with barbwire on top replicating correctional services' look and feel, potentially diminishing community amenities and property values. Courts, such as in *Hunter Development Brokerage Pty Ltd v Cessnock City Council* (2005), have emphasised the need to protect community interests when considering rezoning proposals.

5. Contradiction with Strategic Objectives

The Alice Springs Regional Land Use Plan (ASRLUP) designates this area for tourism-related uses. Rezoning to CP contradicts the strategic framework and undermines the suburb's potential for commercial growth, which is vital for economic development. As demonstrated in *Commonwealth v Tasmania* (1983), courts have consistently ruled against rezoning efforts that conflict with strategic planning objectives.

I believe below sections within NT Planning Act were non-compliant

- a) **Section 12A(2)(d)** requires meaningful consultation as part of the rezoning process. However, the applicant has relegated this crucial requirement to a mere

afterthought, conducting only the minimal effort of placing a sign for public notification. This lack of engagement demonstrates a profound disregard for the local community of Alice Springs. The approach taken by a Darwin-based planner and an Adelaide-based organization reflects a disconnect and disdain for the concerns and interests of residents who will be most affected by this proposal.

- b) **Section 13 of the Planning Act 1999:** This section mandates public consultation for any amendments to the NT Planning Scheme, including rezoning proposals. It ensures community members have an opportunity to provide feedback before any decisions are made.
- a. **Section 13(1)(a)** of the Planning Act mandates strategic and sustainable land use based on thorough research, and
 - b. **Section 13(1)(b)** specifies that any amendment must not contradict the strategic framework of the planning scheme. The justification provided by the applicant, as outlined in the Cunnington Rose report, lacks substance and fails to meet this requirement. The report is filled with generic statements that merely reiterate the definitions found in the Alice Springs Regional Land Use Plan (ASRLUP) without offering any meaningful analysis or evidence to support the rezoning application.

This lack of substantive justification is a significant red flag. In fact, the only relevant reference made on page 31 of the report regarding the Land Use Structure for additional services and facilities explicitly suggests utilizing land already categorized as CP for such purposes. This aligns with the intent of the ASRLUP, which prioritizes the use of appropriately zoned land rather than rezoning other categories for short-term benefits.

As such, the applicant's justification is not only misleading but should serve as grounds for rejecting the application. The Minister should decline any permits to rezone the land, ensuring compliance with statutory requirements and the integrity of the planning process. As such whole contents of **Section 9A** were contravened by the application

- c) **Sections 2A (a), (b):** This section requires that rezoning proposals demonstrate consistency with strategic frameworks, such as the **Alice Springs Regional Land Use Plan**, to ensure alignment with long-term planning goals.
- d) **Sections 2A(c)** is to ensure that appropriate public consultation and input are included in the formulation of planning schemes and the making of decisions under planning schemes

Additionally, the NT Planning Scheme 2020 requires that rezoning applications:

- Align with existing area plans and strategic objectives (e.g., ensuring compatibility with surrounding land uses).
- Include a feasibility study to evaluate the proposed rezoning's impact on infrastructure, community needs, and environmental sustainability. None of which were adhered to by the applicant

Requests

Given these significant concerns, I respectfully request you to **Reject the Rezoning Proposal** and,

- **Operational Plan:** Request a detailed operational plan from the proponent addressing safety, privacy, and community impact.
- **Feasibility Study:** Conduct a thorough feasibility study exploring alternative locations within existing CP zones.
- **Alignment with Strategic Framework:** Ensure that any future rezoning aligns with the NT Planning Act and ASRLUP, prioritising the safety and well-being of the local community.

The NT Planning Act requires compliance with established zoning and land-use principles, ensuring that rezoning proposals do not undermine strategic planning goals. This proposal conflicts with the intent of the Alice Springs Regional Land Use Plan (ASRLUP) and should be reconsidered accordingly.

The residents of Kraegen and Gnoilya Streets demand transparency, consultation, and assurances that their concerns will be addressed. Decisions of this magnitude must prioritise community interests and be made through an inclusive process.

The CLP government was brought into power by people who strongly believed they would uphold a sense of community, the right to feel safe, reduce crime, and create harmony and sustainable growth. If the government chooses to approve this rezoning application despite clearly breaking the law, as identified in sections of the NT Planning Act regarding rezoning based on misleading and deceptive information, lack of community consultation, and absence of a feasibility study, I would unfortunately be left with no option other than, pursuing Judicial Review, or Admin Appeal in NTCAT.

I welcome the opportunity to discuss this matter further and provide additional input. Please contact me at [REDACTED]

Thank you for your attention to this critical issue.

Yours sincerely,



Kumar Yethirajam

From: lesley.eastwell
To: [NTPlanning Commission](#)
Subject: PROPOSED PLANNING SCHEME AMENDMENT (PA2024/0215)-LOT 7602 TOWN OF ALICE SPRINGS (12 GNOILYA ST, THE GAP)
Date: Sunday, 15 December 2024 5:57:13 PM

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 Whom it May Concern

Reference: PROPOSED PLANNING SCHEME AMENDMENT (PA2024/0215)-LOT 7602 TOWN OF ALICE SPRINGS (12 GNOILYA ST, THE GAP)

I am writing in support of and in addition to other letters that members of our community have written to object to the above mentioned proposal.

I am stunned that the Community Purpose rezoning proposal is for **“high risk crisis accommodation for women and children experiencing domestic violence”**.

Alice Apartments physical location includes, Achilpa Street, Gap Road and Gnoilya Street, it has high public visibility, with constant vehicle and people traffic day and night.

The access to Telegraph Terrace from Gap Road through Gnoilya, Achilpa, Brookes and Walmulla streets means high vehicle movement and accessibility.

There are two takeaway liquor licence premises. One directly opposite the proposed site, Piggly’s Supermarket and the other Gap View Hotel just south of the location.

The Gap Youth Centre (next door to Piggly’s Supermarket) which is working tirelessly with youth within its premises can have disruptive behaviour with the arrival and departures of young ones.

We witness and hear aggressive and violent behaviour on the street regularly, day and night. We hear sirens – daily – from police and ambulance vehicles.

How can this location be appropriate for the people they are wishing to assist?

And how do we the residents, that call, The Gap our home and community cope with the ripple effect of such a facility that will intensify anti-social behaviour to this area.

Yours sincerely,

Lesley Eastwell

 The Gap 0870

From: [Moira Malele](#)
To: [NTPlanning Commission](#)
Subject: PROPOSED PLANNING SCHEME AMENDMENT(PA2024/2015)LOT 7602 TOWN OF ALICESPRINGS(12 GNOILYA ST,THE GAP
Date: Sunday, 15 December 2024 9:14:23 AM

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.

Dear minister for lands, planning & environment,

I support the need for this type of accommodation BUT i Strongly disagree with the location as i live a street down from the Alice tourist apartments. Its not ideal for the residents living here and around that this being built given its proximity to liquor outlets. I have two young children its already unsafe as it is and having this building facilitating HIGH RISK DOMESTIC VIOLENCE FAMILIES this will bring offenders and potentially more violent crime into our immediate neighbourhood.

Sincerely ,
Moira
Resident of Brooke Street.

From: [REDACTED]
To: [NTPlanning Commission](#); [Electorate Araluen](#); [Minister Burgoyne](#)
Cc: editorial@centraliantoday.com.au; [lesley eastwell](#)
Subject: PROPOSED PLANNING SCHEME AMMENDMENT (PA2024/0215) - LOT 7602 TOWN OF ALICE SPRINGS (12 GNOILYA ST, THE GAP)N
Date: Saturday, 14 December 2024 4:19:52 PM

To NT Planning Commission, Minister for Lands, Planning and Environment, and Member for Araluen,

It has come to my attention that the Salvation Army have an application to the NT Planning Commission to change the zoning for the Alice Tourist Apartments at 12 Gnoilya St, The Gap, NT 0870 from Tourist Commercial (TC) to Community Purpose (CP).

In their application they indicate their intention to use the facility for assisted care. On Monday 18 November 2024, three residents had a face to face meeting with two Salvation Army representatives, in which they were advised the facility will be used for **HIGH RISK DOMESTIC VIOLENCE CRISIS ACCOMMODATION**. They also indicated they had done extensive consultation with key stakeholders who had no objections. However, it has since been confirmed that a key stakeholder, The Alice Springs Town Council, has never been consulted.

These facts completely change the impact of the intended use on our neighbourhood from simply assisted care to facilitating **HIGH RISK Domestic Violence** families which will bring the offenders and potentially violent crime into our neighbourhood.

We are concerned about the impact this facility will have on our streets and immediate neighbourhood. A primary example would be the requirement of very high security fencing - yet another addition to the already growing un-aesthetic high security fencing along Gap Road from commercial establishments. This changes the look, feel and amenity of our streets and neighbourhood.

Although we fully support the need for this type of accommodation, we believe this location is not suitable given its proximity to liquor outlets (directly across the road from Piggly's and less than 500m from Gap View Hotel), youth facilities (Gap Youth Centre), and it's extremely close proximity to private family dwellings. I note the current Women's Shelter is not amongst residential dwellings.

The NT Planning Commission had scheduled a hearing in Alice Springs for 26 November 2024, however this was postponed. Applicants then received notification on 12 December 2024 of the Planning Commission's intention to not hold a hearing and rather send it to the Minister, as they did not think they would gain anything further from a public hearing.

Our concerns are that the Salvation Army has withheld the truth and/or provided mis-information as to the exact nature of their development from both the public and the Planning Commission. Their submission does not identify the fact this is a **HIGH RISK DOMESTIC VIOLENCE CRISIS ACCOMMODATION** facility and how it will impact the safe, family-oriented amenity of our neighbourhood. They simply indicate it will be an assisted care facility.

It is also our concern that the Planning Commission is denying natural justice to the public to raise their very valid concerns around this development.

Sincerely,
Concerned Residents of The Gap.

[REDACTED]



(please don't print my name & address in the newspaper)

James Calder

From: Electorate Araluen
Sent: Monday, 16 December 2024 11:51 AM
To: NTPlanning Commission
Subject: Proposed Planning Scheme Amendment (PA2024/0215) - Lot 7602 Town of Alice Springs (12 Gnoilya St. The Gap)

To the NT Planning Commission,

I am writing on behalf of Mrs. Robyn Lambley, MLA for the Electorate of Araluen.

Can you please forward the application and all relevant paperwork for proposed Planning Scheme Amendment PA2024/0215 for 12 Gnoilya St. The Gap.

Thank you for your assistance.

Kind Regards,

Holly Russell
ELECTORATE OFFICER
for Robyn Lambley MLA
MEMBER FOR ARALUEN

Araluen Electorate Office – Alice Springs
PO Box 2654, Alice Springs NT 0871
Shop 1, Helm House, Cnr Bath Street & Gregory Terrace, Alice Springs
P: 08 8951 5588 | F: 08 8953 8029 | E: electorate.araluen@nt.gov.au

From: [NTPlanning Commission](#)
To: [Jenna Dixon](#)
Subject: FW: PROPOSED PLANNING SCHEME AMENDMENT PA2024/0215 - DECISION TO NOT HOLD HEARING BY PLANNING COMMISSION
Date: Wednesday, 18 December 2024 8:44:09 AM

From: Kate Lloyd [REDACTED]
Sent: Wednesday, December 18, 2024 7:34 AM
To: NTPlanning Commission <NTPlanning.Commission@nt.gov.au>
Subject: PROPOSED PLANNING SCHEME AMENDMENT PA2024/0215 - DECISION TO NOT HOLD HEARING BY PLANNING COMMISSION

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.

Hello,

I would like to lodge a formal objection to the proposed amendment of the use of the site at 12 Gnoilya st, The Gap.

I live at [REDACTED] and have for 14 years.

I know residents of Brookes st and Kraegen st - none of us were consulted about this development.

This site is not suitable for 'safe' housing for women and children experiencing DV.

The idea that a facility in that busy location could provide any sort of sanctuary is laughable.

It will also greatly affect the amenity of the neighbourhood.

I am happy to talk to anyone at any time on this issue.

Regards

Dr Katrina Lloyd

[REDACTED]

The Gap

[REDACTED]

From: [NTPlanning Commission](#)
To: [Jenna Dixon](#)
Subject: FW: Concerns Regarding Proposed planning scheme amendment (PA2024/0215) - Lot 7602 Town of Alice Springs (12 Gnoilya St, The Gap)
Date: Wednesday, 18 December 2024 8:44:21 AM

From: Letitia Baldwin [REDACTED]
Sent: Tuesday, December 17, 2024 8:12 PM
To: NTPlanning Commission <NTPlanning.Commission@nt.gov.au>
Subject: Concerns Regarding Proposed planning scheme amendment (PA2024/0215) - Lot 7602 Town of Alice Springs (12 Gnoilya St, 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 whom it may concern

Concerns Regarding Proposed planning scheme amendment (PA2024/0215) - Lot 7602 Town of Alice Springs (12 Gnoilya St, The Gap)

I am writing to express my concerns regarding the proposed change of zoning for the Alice Tourist Apartments at 12 Gnoilya St, The Gap, NT 0870. The Salvation Army (SA) has submitted an application to the NT Planning Commission requesting that the zoning be changed from Tourist Commercial (TC) to Community Purpose (CP) with the intention of using the facility for assisted care.

However, it has come to my attention that, during a meeting on Monday, 18 November 2024, between SA representatives and local residents, the Salvation Army disclosed that their intended use for the facility is not for general assisted care but for **HIGH RISK DOMESTIC VIOLENCE CRISIS accommodation**. This significant shift in the nature of the development was not made clear in the initial application to the NT Planning Commission. Furthermore, SA representatives claimed they had conducted extensive consultation with key stakeholders who had no objections. It has been confirmed, however, that the Alice Springs Town Council, an essential stakeholder, was not consulted regarding this development.

This change in the scope of the intended use raises serious concerns about the impact this facility will have on our community. The introduction of high-risk domestic violence crisis accommodation will bring vulnerable individuals and, potentially, violent offenders into our immediate neighbourhood. This has the potential to increase the risk of crime and compromise the safety and security of residents.

A primary concern is the need for security measures, such as high fencing, which is a likely requirement for this type of accommodation. I would like to draw your attention to the current situation at the Alice Springs Women's Shelter on Telegraph Terrace, where a 20-foot-high fence with razor wire has been erected for security purposes. If this facility in The Gap follows suit, it will dramatically alter the streetscape and diminish the amenity of the area, which is typically known for its peaceful, family-oriented environment.

While we fully support the need for domestic violence accommodation, we do not believe

that this location is suitable for such a facility, given its proximity to liquor outlets, youth facilities, and private residences. The potential for these factors to intersect is concerning, as it may further undermine the safety and well-being of our neighbourhood.

We ask that you give due consideration to these concerns and ensure that all relevant facts are properly assessed before a final decision is made regarding this application. We also request that you provide the community with an opportunity to voice our concerns through a formal public hearing, as we believe this process will ensure natural justice and transparency.

Thank you for your attention to this important matter.

Sincerely,

Letitia & Michael Baldwin
Owner & Resident
[REDACTED], The Gap

James Calder

From: NTPlanning Commission
Sent: Wednesday, 18 December 2024 10:35 AM
To: 'Joel Andrew'
Subject: RE: NOTICE OF INTENTION TO NOT CONDUCT A HEARING: PROPOSED PLANNING SCHEME AMENDMENT (PA2024/0215) – LOT 7602 TOWN OF ALICE SPRINGS (12 GNOILYA ST, THE GAP)

Hi Joel

Thank you for your email. I will flag this with the Chairman – he is currently on leave until late January.

Please let us know if you have any further updates.

Kind regards

Jenna Dixon

Senior Project Officer
On behalf of **Northern Territory Planning Commission**

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

p ... 08 8924 7942 | e ... jenna.dixon@nt.gov.au | e ... ntpc@nt.gov.au | w ... planningcommission.nt.gov.au



The information in this e-mail is intended solely for the addressee named. It may contain legally privileged or confidential information that is subject to copyright. Use or transmittal of the information in this email other than for authorised NT Government business purposes may constitute misconduct under the NT Public Sector Code of Conduct and could potentially be an offence under the NT Criminal Code. If you are not the intended recipient you must not use, disclose copy or distribute this communication. If you have received this message in error, please delete the e-mail and notify the sender. No representation is made that this e-mail is free of viruses. Virus scanning is recommended and is the responsibility of the recipient.

From: Joel Andrew <JAndrew@astc.nt.gov.au>
Sent: Wednesday, December 18, 2024 10:08 AM
To: NTPlanning Commission <NTPlanning.Commission@nt.gov.au>
Cc: Matt Raymond <mraymond@astc.nt.gov.au>
Subject: NOTICE OF INTENTION TO NOT CONDUCT A HEARING: PROPOSED PLANNING SCHEME AMENDMENT (PA2024/0215) – LOT 7602 TOWN OF ALICE SPRINGS (12 GNOILYA ST, THE GAP)

Dear NTPC,

At the last Alice Springs Town Council meeting held on 10 December 2024, Council received a question from a member of the public regarding the below development and passed the following resolution:

12.2.1 Councillor Banks – Gnoilya Street

Councillor Banks raised concerns around the planning process and how Elected Members are consulted with Development Applications.

Councillor Melky suggested a flow chart be produced on the process of development applications and how Council are involved for members of the public and for this to be published on the website.

General discussion ensued around the current deadlines set by the Development Consent Authority and around Salvation Army presenting a deputation to Council regarding their rezoning application for Gnoilya Road.

Director Technical Services to recirculate planning timeframes to Elected Members.

Moved: Councillor Banks

Seconded: Councillor Bitar

- 1 That Council invite the Salvation Army to present a deputation on Lot 7602 – 12 Gnoilya Road, PA2024/0215 as soon as practicable.

alicesprings.nt.gov.au

City Council Meeting Minutes

10 December 2024

- 2 That Council write to the Northern Territory Planning Minister and Chief Executive of Lands, Planning and Environment to request a discussion around concerns on timelines of planning decisions and that planning notices be placed in the local paper.

CARRIED (24/23170)

Given the concerns raised, Council may wish to provide a submission on the development once it's Elected Members have had the opportunity to consult with the community and the Salvation Army and better understand the development and concerns raised. Council Officers have since invited the Salvation Army to present a deputation on the development to Elected Members. It's expected that the deputation would take place in late January or early February and we ask that the NT Planning Commission allow Council time to hear from the developer to determine Council's position on the development.

Warm regards,



Joel Andrew

Director Technical Services | Alice Springs Town Council

m. 0455 089 208

alicesprings.nt.gov.au

ASTC acknowledges the Central Arrernte people as the Traditional Custodians of the land on which we live and work. We pay our respects to their history, culture and their Elders past, present and emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples.

From: [NTPlanning Commission](#)
To: [Jenna Dixon](#)
Subject: FW: Proposed planning scheme amendment PA2024/0215
Date: Wednesday, 18 December 2024 4:11:11 PM

From: Lee-Anne Crompton [REDACTED]
Sent: Wednesday, December 18, 2024 3:34 PM
To: NTPlanning Commission <NTPlanning.Commission@nt.gov.au>; Electorate Araluen <Electorate.Araluen@nt.gov.au>
Subject: Proposed planning scheme amendment PA2024/0215

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 whom it may concern regarding:

Proposed planning scheme amendment PA2024/0215 - Lot 7602 Town of Alice Springs (12 Gnoilya street, The Gap

My mum has just given me the letter today.

She is worried what will happen to her place with more people hanging around.

She has early dementia.

I would like to know who these key stakeholders are and the town council has not been consulted, what's with that???

My elderly mother lives in the flats [REDACTED] has done for over 30 years.

Nobody owns a car anymore there as they always got smashed up by passers by, new security screens are going on doors to keep residents safe.

Robyn Lambley after a lot of hard work from herself got a fence put up for the residents but someone stated was deemed unsafe to put a gate on- fence waste of time as all cars got destroyed.

Need a gate.

All gated communities have gates???? emergency services are able to get in, get gate coded.

A neighbour has been assaulted while in her unit and now a few have been taken up by the aboriginal community which is fine, but brings all the undesirables to the units, who run amok. I was there one day on the weekend and kids were trying to get into my car while I'm watching. The elderly residents are now not feeling safe and to add a facility as you know will bring more undesirables to the area.

It's not just Gnoilya street affected; many residents have lived in nearby streets for many years and already have troubles without adding any more stress.

The facility is not to be in residential areas, it requires to be away from residents.

The drug and alcohol centre was shut down. Can that be used?

Please keep me informed. Thank you

Lee-anne Crompton
Daughter of Gloria Greening

From: [NTPlanning Commission](#)
To: [James Calder](#); [Jenna Dixon](#)
Subject: FW: NOTICE OF INTENTION TO NOT CONDUCT A HEARING: PROPOSED PLANNING SCHEME AMENDMENT (PA2024/0215) – LOT 7602 TOWN OF ALICE SPRINGS (12 GNOILYA ST, THE GAP)
Date: Thursday, 19 December 2024 8:37:38 AM

FYI

From: taniaw [REDACTED]
Sent: Wednesday, December 18, 2024 8:16 PM
To: NTPlanning Commission <NTPlanning.Commission@nt.gov.au>; Minister Burgoyne <Minister.Burgoyne@nt.gov.au>
Cc: Electorate Araluen <Electorate.Araluen@nt.gov.au>; Electorate Braitling <Electorate.Braitling@nt.gov.au>
Subject: Re: NOTICE OF INTENTION TO NOT CONDUCT A HEARING: PROPOSED PLANNING SCHEME AMENDMENT (PA2024/0215) – LOT 7602 TOWN OF ALICE SPRINGS (12 GNOILYA ST, 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.

Dear Minister for Lands, Planning & Environment and NT Planning Commission,

Re the application by the Salvation Army to the NT Planning Commission to change the zoning for the Alice Tourist Apartments at 12 Gnoilya St, The Gap, NT 0870 from Tourist Commercial (TC) to Community Purpose (CP).

In the application they indicate they want to use the apartments for assisted care.

On Monday 18 November 2024, I had a meeting at my home with two (2) Salvation Army people, one from Darwin & one from Adelaide, where they told me the units at 12 Gnoilya Street, which they had bought, were going to be used for HIGH-RISK DOMESTIC VIOLENCE CRISIS accommodation.

I am not keen on the idea because it is very close to where I live and the rest of our nice community that will be spoiled. I think there will be a lot of trouble that we will have to deal with. The police will not be here on time so it will be up to the neighbours to defend for themselves. I know this because we have previously had to do this when we had a big domestic violence house at number 10 Kraegen Street (demolished for about 5 years now).

I believe this will affect our mental health because we would have to deal with people arguing and fighting. This is what really worries me as I am a single woman.

I am concerned it will reduce the value of my home. It is just too close to residential houses.

They also told me they had done consultation with key stakeholders who had no objections. I am a key stakeholder and no one from the Salvation Army came to speak with me until I had made my objection. I don't think it is fair that those of us who live here do not get any say in what is going to happen in our streets.

We have a take away alcohol shop over the road which concerns me that domestic violence is linked with alcohol abuse. We also have the biggest takeaway alcohol shop at the Gap View which is only 350m away.

When I told the Salvation Army ladies about this they said why don't we try to get the takeaway shop at Piggly's closed. I found this very offensive that they would think this is a solution and why should we be the ones penalised because of people who cannot control themselves.

Also, at the Gap View you can buy alcohol before the takeaway opens so people can get drunk earlier.

We are concerned about the impact this high-risk domestic violence crisis accommodation will have on our streets and immediate neighbourhood. For example the place would need very big security fencing. Just look at the three hotels on Gap Road now (the old Swagmans Rest, the Oasis & Whitegums) with their 15-20 feet high fences. Also the Women's Shelter has a big brick fence with razor wire on it. This is what will need to be built here in our street. It will change the look and feel of our street and neighbourhood.

This will not be a good look for our street and our tourists coming into town along Gap Road. There are enough big fences already along Gap Road that are not very welcoming.

The yard at 12 Gnoilya Street is not suitable for children either I would think. This would mean the people would not stay inside and would put them at risk of being found and assaulted by their partners or their partners families if they left the place.

We also have two youth places here pretty close to 12 Gnoilya Street. One is the Gap Youth Centre and the other is Bushmob. I don't think this is a good idea possibly bringing domestic violence offenders into this area where kids come. Has anyone asked them what they think of this idea?

The NT Planning Commission had a hearing listed for 26 November 2024, but they postponed it and then said they did not need one. I took time off from my work to go to the hearing because I wanted to let them know how I felt and how this planning will affect me and our community. But because the hearing has been cancelled I am not able to be heard.

Our town has got worse in recent years and not better. I think poor planning has been a problem for a long time with high rise buildings which are not the Alice Springs I grew up in.

The other thing this rezoning will do is remove around 20-30 rental units from our town which is already having a rental crisis. This does not seem like good planning decisions to me.

I am curious to know how the Salvation Army plan on keeping me safe and the rest of our lovely little community.

Sincerely,

Tania Watson

, The Gap

From: [NTPlanning Commission](#)
To: [James Calder](#); [Jenna Dixon](#)
Subject: FW: OBJECTION OF PROPOSED PLAN PA2024/2015 - LOT 7602 (12) GNOILYA ST THE GAP ALICE SPRINGS 0870
Date: Thursday, 19 December 2024 3:04:21 PM
Attachments: [PROPOSED PLAN PA2024-0215 FOR LOT 7602 \(12\) GNOILA ST THE GAP 0870.pdf](#)
[PROPOSED PLAN PA2024-0215 LOT 7602 \(12\) GNOILYA ST THE GAP OBJECTION.pdf](#)

Sent: Thursday, December 19, 2024 12:49 PM

To: NTPlanning Commission <NTPlanning.Commission@nt.gov.au>

Cc: Electorate Araluen <Electorate.Araluen@nt.gov.au>; Minister Burgoyne <Minister.Burgoyne@nt.gov.au>; electorate.braitling@nt.gov.u

Subject: OBJECTION OF PROPOSED PLAN PA2024/2015 - LOT 7602 (12) GNOILYA ST THE GAP ALICE SPRINGS 0870

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.

Dear NTG,

With in regards to the proposed planning scheme of PA2024/2015 LOT 7602 12 GNOILYA ST THE GAP ALICE SPRINGS.

Please see the Attached Letter signed by me and another Neighbour of the area of concern.

Firstly, as a resident at [REDACTED] THE GAP ALICE SPRINGS, I have been totally unaware and knowledge of such a proposal of what has been planned.

On Saturday the 14th of December 2024, I came home and found a letter of in my letter box of much concern from a fellow Neighbour, in which lives next door to these Apartments.

In way of thinking is this practicable?

For a High Risk Crisis Centre to be situated in such a Location in a Domestic area with Pigglys supermarket across the road, with a large carpark, sells liquor, the Gap View upto 100M down the road, SaltBush, Juvenile Centre in Kempe ST, DASA in Kempe ST, and the end of Kempe ST a hostel, protective housing between Kempe ST and Parke Cres, and Child Care Centre in Parke Cres.

As resident since 2008 in Kraegen ST I have seen some not nice things. And to where we are Today within this street and Neighbouring streets has changed become more friendly as should be.

Basically this is not the correct Location for such a Facility of ability. We as a Community and Neighbours, love this area, and Appreciate of what such a Facility can Provide, However it is Just not the correct Location.

Also what happens to the existing tenants living there?. With prices going up rent is hard to find, are these just kicked out? Compensated?

Home owners would also lose out of market value, especially if considering to sell.

Please take all Objections seriously of this outrageous proposal.

Yours Sincerely,

A solid black rectangular box used to redact the signature of the sender.

PROPOSED PLANNING SCHEME AMENDMENT (PA2024/0215) – LOT 7602 TOWN OF ALICE SPRINGS (12 GNOILYA ST, THE GAP)

The Salvation Army (SA) have an application in to the NT Planning Commission to change the zoning for the Alice Apartments 12 Gnoilya St, from Tourist Commercial (TC) to Community Purpose (CP). In their application they indicate their intention to use the facility for assisted care. In a face-to-face meeting with two (2) SA representative on Monday 18 November in which they advised the facility will be used for HIGH-RISK CRISIS accommodation for Domestic Violence women & children. I am not sure if you are aware of the implications the impact of this facility will have on our streets and immediate neighbourhood. Look at the fence around the current Alice Springs Women's Shelter. This is what will need to be built here in our street. It will change the look of our street and the amenity of our neighbourhood.

Although we fully support the need for this type of accommodation, we believe this location is not suitable given its proximity to liquor outlets, youth facilities and its close proximity to private dwellings (as compared with the current Women's Shelter – not amongst residential dwellings).

The NT Planning Commission had scheduled a hearing in Alice Springs for 26 November, but this was postponed. We then received notification on 12 December of the planning Commission intention to not hold a hearing and send it to the Minister as they did not think they would gain anything further from a public hearing.

Our concerns are that the SA have not been fully transparent in their application for rezoning and their actual land use will seriously impact our neighbourhood and our amenity (peaceful, safe, enjoyable living).

What can you do:

- Please contact the NT Planning Commission by email at ntpc@nt.gov.au before Thursday 19 December 2024 to lodge your objection to this proposed re-zoning in our neighbourhood. Please quote PROPOSED PLANNING SCHEME AMENDMENT (PA2024/0215) – LOT 7602 TOWN OF ALICE SPRINGS (12 GNOILYA ST, THE GAP)
- You do not have to write anything huge, simply express your concern about how this re-zoning and proposed land use will negatively impact you and our streets.

Dear Minister for Lands, Planning & Environment,

It has come to my attention that the Salvation Army (SA) have an application to the NT Planning Commission to change the zoning for the Alice Tourist Apartments at 12 Gnoilya St, The Gap, NT 0870 from Tourist Commercial (TC) to Community Purpose (CP).

In their application they indicate their intention to use the facility for assisted care.

On Monday 18 November 2024, three (3) residents had a face-to-face meeting with two (2) Salvation Army representatives, in which they were advised the facility will be used for HIGH-RISK DOMESTIC VIOLENCE CRISIS accommodation. They also indicated they had done extensive consultation with key stakeholders who had no objections (it has been confirmed that a key stakeholder, the Alice Springs Town Council has not been consulted).

These facts completely change the impact of the intended use on our neighbourhood from simply assisted care to facilitating HIGH-RISK Domestic Violence families which will bring the offenders and potentially violent crime into our immediate neighbourhood.

We are concerned about the impact of this facility will have on our streets and immediate neighbourhood. A primary example would be the requirement for security fencing. I draw your attention to the current fencing (approximately 20 feet high with razor wire) at the Alice Springs Women's Shelter. This is what will need to be built here in our street. It will change the look of our street and the amenity of our neighbourhood.

Although we fully support the need for this type of accommodation, we believe this location is not suitable given its proximity to liquor outlets, youth facilities and its extremely close proximity to private dwellings (as compared with the current Women's Shelter which is not amongst residential dwellings).

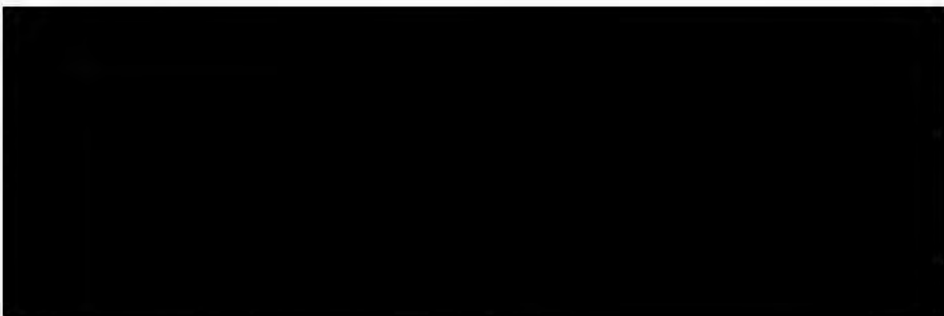
The NT Planning Commission had scheduled a hearing in Alice Springs for 26 November 2024, but this was postponed. Applicants then received notification on 12 December 2024 of the Planning Commission intention to not hold a hearing and send it to the Minister as they did not think they would gain anything further from a public hearing.

Our concerns are that the Salvation Army has withheld the truth and / or provided misinformation as to the exact nature of their development from both the public and the Planning Commission. Their submission does not identify the fact this is a HIGH-RISK DOMESTIC VIOLENCE CRISIS accommodation and how it will impact the amenity (peaceful, safe, family oriented) of the neighbourhood. They simply indicate it will be an assisted care facility.

It is also our concern that the Planning Commission is denying natural justice to the public to raise their very valid concerns around this development.

The Salvation Army.

Sincerely,



(Name, address, contact number)

Dear Minister for Lands, Planning & Environment,

It has come to my attention that the Salvation Army (SA) have an application to the NT Planning Commission to change the zoning for the Alice Tourist Apartments at 12 Gnoilya St, The Gap, NT 0870 from Tourist Commercial (TC) to Community Purpose (CP).

In their application they indicate their intention to use the facility for assisted care.

On Monday 18 November 2024, three (3) residents had a face-to-face meeting with two (2) Salvation Army representatives, in which they were advised the facility will be used for HIGH-RISK DOMESTIC VIOLENCE CRISIS accommodation. They also indicated they had done extensive consultation with key stakeholders who had no objections (it has been confirmed that a key stakeholder, the Alice Springs Town Council has not been consulted).

These facts completely change the impact of the intended use on our neighbourhood from simply assisted care to facilitating HIGH-RISK Domestic Violence families which will bring the offenders and potentially violent crime into our immediate neighbourhood.

We are concerned about the impact of this facility will have on our streets and immediate neighbourhood. A primary example would be the requirement for security fencing. I draw your attention to the current fencing (approximately 20 feet high with razor wire) at the Alice Springs Women's Shelter. This is what will need to be built here in our street. It will change the look of our street and the amenity of our neighbourhood.

Although we fully support the need for this type of accommodation, we believe this location is not suitable given its proximity to liquor outlets, youth facilities and its extremely close proximity to private dwellings (as compared with the current Women's Shelter which is not amongst residential dwellings).

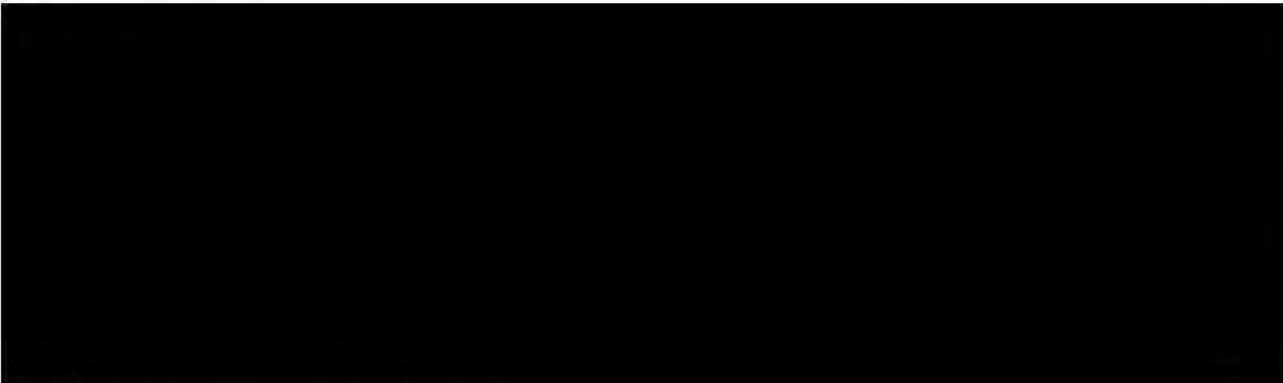
The NT Planning Commission had scheduled a hearing in Alice Springs for 26 November 2024, but this was postponed. Applicants then received notification on 12 December 2024 of the Planning Commission intention to not hold a hearing and send it to the Minister as they did not think they would gain anything further from a public hearing.

Our concerns are that the Salvation Army has withheld the truth and / or provided misinformation as to the exact nature of their development from both the public and the Planning Commission. Their submission does not identify the fact this is a HIGH-RISK DOMESTIC VIOLENCE CRISIS accommodation and how it will impact the amenity (peaceful, safe, family oriented) of the neighbourhood. They simply indicate it will be an assisted care facility.

It is also our concern that the Planning Commission is denying natural justice to the public to raise their very valid concerns around this development.

The Salvation Army.

Sincerely,



(Name, address, contact number)

Resident in Kraegen Street since 1996
Resident in Alice Springs since 1960

On Thu Dec 12 2024 NTPlanning Commission <NTPlanning.Commission@nt.gov.au>
wrote:

----- Original Message -----