

TRIM Ref: PA2020/0154  
Enquiries: Mr. Dilip Nellikat

27 July 2020

NT Planning Commission  
PO Box 2130  
ALICE SPRINGS NT 0871

Attention: Mr. Peter Somerville

Dear Minister,

**PROPOSED PLANNING SCHEME AMENDMENT – REZONE FROM ZONE PS (PUBLIC OPEN SPACE) TO ZONE OR (ORGANISED RECREATION)**

I refer to the letter from the Development Assessment Services team dated 17/07/2020 (PA2020/0154) regarding a to **Rezone from Zone PS (Public Open Space) to Zone OR (Organised Recreation)** at Lot 6774, (8) Albrecht Drive, Larapinta NT.

**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. Please note, that the application has been lodged on behalf of the Alice Springs Town Council.

**Observations:**

1. *This application is on public exhibition from 17 July 2020 to 14 August 2020.*
2. *This rezoning application has been lodged in order to allow Council to comply with the NT Planning Scheme.*
3. *Council is responsible for the maintenance and management of this Oval. Hence there is a perceived conflict of interest relating to the clearance of this development from Council.*

From the perspective of Council as a service authority, an impact to ongoing Council service delivery is not expected. Accordingly, no conditions are required for Council clearance and consequently fees are not applicable.

Alice Springs Town Council

ABN 45 863 481 471

93 Todd St, Alice Springs

Northern Territory 0870

P. (08) 8950 0500

F. (08) 8953 0558

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

PO Box 1071, Alice Springs, NT 0871

[alicesprings.nt.gov.au](http://alicesprings.nt.gov.au)

Council understands that residents will have the opportunity to comment in relation to this amendment.

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 Manager Developments on 8950 0538.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'S Allen', with a long horizontal flourish extending to the right.

Scott Allen  
**DIRECTOR TECHNICAL SERVICES**



Container No: NE010/6774

Your Ref: PA2020/0154

Peter Somerville  
Development Consent Authority  
PO Box 2130  
Alice Springs NT 0871

Dear Peter

**Re: Lot 6774, 8 Albrecht Drive, Town of Alice Springs**

In response to your letter of the above proposal for the purpose of a rezone from Zone PS (Public Open Space) to Zone OR (Organised Recreation), Power and Water advises the following with reference to electricity enquiries:

1. This property is provided with limited capacity of power supply. Any new development that requires additional power supply will be subject to assessment by Power and Water, in accordance with the current Networks Capital Contributions Policy (NCCP). The Developer in this case is responsible for the full cost of power upgrade requirements when applicable.
2. If there is any applicable electrical installation to be carried out for the development, the Proponent shall engage a licensed electrician to install it in accordance with Power and Water's current Installation Rules, Service Rules and Metering Manual.
3. The Developer shall obtain written approval from the Network Connections Officer (email: CustConnSthnRegion.PWC@powerwater.com.au) for compliance on customer's internal electricity reticulation in accordance with Power and Water's current Installation Rules, Service Rules and specific Metering requirements for multi-metering development prior to commencing any electrical installation. Non-compliant customer's electrical installations would cause significant delays to rectify by the Developer prior to power service be made available to the development for obtaining Permit to Occupy authorisation.

If you have any further queries, please contact the undersigned on 8951 7302.

Yours sincerely

Richard Drummond  
**Customer Connections Coordinator**

22<sup>nd</sup> July 2020

6 August 2020

Peter Somerville  
Manager/Planning and Development, DIPL  
PO Box 2130  
Alice Springs NT 0871

Dear Peter

**Re: ALICE SPRINGS - LOT 6774 TOWN OF ALICE SPRINGS - 8 ALBRECHT DRIVE, LARAPINTA -  
REZONE FROM PUBLIC OPEN SPACE (PS) TO ORGANISED RECREATION (OR) - ALICE  
SPRINGS TOWN COUNCIL - DAS**

I refer to the Lands Planning correspondence on 17 July 2020 regarding PA2020/0154.

I am pleased to advise that the Transport and Civil Services Division, Department of Infrastructure, Planning and Logistics has no objections in principle to the above mentioned Planning Scheme Amendment / rezoning (from Public Open Space/PS to Organised Recreation/OR) of Lot 6774 Town of Alice Springs, 8 Albrecht Drive, Larapinta.

This response does not provide any endorsement to the proposed future subdivisions / developments of the land or the access provisions. These issues shall be subject to formal assessment on lodgement of a Development Application for the subdivisions / developments of the land.

Note that the Developer will be liable for costs to upgrade the surrounding road network infrastructure and / or stormwater drainage infrastructure within, or impacting upon the Northern Territory Government controlled road reserves to cater for the development or land use following the rezoning of the land.

Should you wish to discuss the above mentioned further, please contact Corridor Access at the Transport and Civil Services Division on telephone 8924 7280.

**Please quote the TCSD Project No 2020-0128 in all correspondence.**

Yours sincerely



**Bruce Michael**  
Executive Director, Transport Planning



Department of  
**ENVIRONMENT AND  
NATURAL RESOURCES**

Level 3 Goyder Centre  
25 Chung Wah Terrace Palmerston NT 0830

PO Box 496  
Palmerston NT 0831

E [luis.darocha@nt.gov.au](mailto:luis.darocha@nt.gov.au)  
T 08 8999 6391

Our ref: DENR2020/0331  
Your ref: PA2020/0154

Mr Peter Somerville  
Department of Infrastructure, Planning and Logistics  
PO Box 2130  
Alice Springs NT 0871

Dear Mr Somerville

**Re: PA2020/0154 - Lot 6774 Town of Alice Springs, Rezone from Zone PS (Public Open Space) to Zone OR (Organised Recreation)**

The Department of Environment and Natural Resources has assessed the information contained in the above application and has not identified any issues of concern with respect to this submission.

Should you have any further queries regarding these comments, please contact Maria Wauchope by email [maria.wauchope@nt.gov.au](mailto:maria.wauchope@nt.gov.au) or phone (08) 8999 3692.

Yours sincerely

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

Luis Da Rocha  
Executive Director, Rangelands

20 July 2020

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**From:** Dianne Bensley <Dianne.Bensley@nt.gov.au>  
**Sent:** Monday, 20 July 2020 11:16 AM  
**To:** Planning NTG <Planning.NTG@nt.gov.au>  
**Subject:** RE: 'PA2020/0154' - New Application Submitted

Good morning,

I have reviewed the proposed planning scheme amendment to Rezone from Zone PS (Public Open Space) to Zone OR (Organised Recreation) at 8 Albrecht Drive, Larapinta and can confirm that there are no heritage or archaeological issues associated with the proposed amendment.

Regards,  
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**Dianne Bensley**  
Senior Heritage Officer

Heritage, Libraries and Sport Division  
Department of Tourism, Sport and Culture  
Northern Territory Government

Level 1 JHV2, Jape Homemaker Village,  
356 Bagot Road, Millner, NT, 0810

PO Box 1448, Darwin, NT 0801  
P: (08) 8999 5051 I  
E: [dianne.bensley@nt.gov.au](mailto:dianne.bensley@nt.gov.au)  
W: [www.nt.gov.au](http://www.nt.gov.au)

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**From:** Planning NTG <[Planning.NTG@nt.gov.au](mailto:Planning.NTG@nt.gov.au)>  
**Sent:** Friday, 17 July 2020 5:11 AM  
**To:** Heritage Branch <[Heritage.Branch@nt.gov.au](mailto:Heritage.Branch@nt.gov.au)>  
**Subject:** 'PA2020/0154' - New Application Submitted

Dear Heritage Branch - Department of Tourism and Culture,

A proposed planning scheme amendment to Rezone from Zone PS (Public Open Space) to Zone OR (Organised Recreation) at 8 Albrecht Dr , Larapinta NT is to be subject to a 28 day public exhibition period, commencing 17/07/2020 and closing on 14/08/2020.

This application can be [viewed](#) and comments can be made through [ILIS](#) until 14/08/2020.

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

Kind Regards,  
Lands Planning