

**Attachment D**  
**submissions from service authorities and Council**  
**(exhibited proposal)**



Phone 1800 245 092  
Web powerwater.com.au

Record number: D2024/263105  
Container number: NE010/7923

Your ref: PA2024/0081

Benjamin Taylor  
Development Assessment Services  
GPO Box 1680  
Darwin NT 0801

Dear Benjamin

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

In response to your letter of the above proposal for the purpose of 174 dwellings-multiple in 5x6 storey and 1x5 storey buildings, and office in a single storey building known as Malanka development, Power and Water (PWC) advises the following with reference to electricity enquiries:

1. PWC had received a Negotiated Connection application under Australian Energy (AER) compliance process for the proposed development by Lucid in January 2024.
2. The Proponent's engaged accredited electrical consultant (Lucid) shall undertake detailed design of indoor substation and associated connection to the existing high voltage network in consultation with PWC and in accordance with PWC's NP020 – Guidelines for Developers of Subdivisions and Electricity Infrastructure.
3. PWC shall check and approve the electrical design drawings and carry out final connection works at applicable cost under the AER assessment process.
4. The Proponent shall engage an accredited underground electrical contractor to construct the power servicing requirements as per the approved design drawings.
5. The Proponent shall engage electrical consultant/licensed electrician to design and install customer's internal electricity reticulation in accordance with PWC's current NP003-Installation Rules, NO007-Service Rules, and NP010-Meter Manual.

If you have any further queries, please contact the undersigned on 8924 5729.

Yours sincerely

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

Thanh Tang  
**Manager Distribution Development**  
12 July 2024



Container No: LD010/7923

DIPL - Development Assessment Services  
Alice Springs

Dear Ben,

**RE: PA2024/0081 – LOT 7923- 94 TODD STREET, ALICE SPRINGS, NT- 174 DWELLINGS-MULTIPLE IN 5 X 6 STOREY AND 1 X 5 STOREY BUILDINGS, AND OFFICE IN A SINGLE STOREY BUILDING**

In response to your letter of the above proposal for development application purpose, Power and Water Corporation Water Services advises the following with reference to water and sewer enquiries:

1. The developer may need to upgrade the existing water and sewer service and should contact Services Development prior to start of construction.
2. The developer is advised to engage a hydraulic consultant to determine the water connection requirements for the proposed development and to engage with Power and Water early for all design requirements. If required, a new DN150 water service connection shall be connected to the existing DN200 water main on Todd Street. The existing water connections on Stott Terrace and Stuart Terrace shall be terminated at the main.
3. The developer is advised to engage a hydraulic consultant to determine the sewer connection requirements for the proposed development and to engage with Power and Water early for all design requirements. The sewer connections for proposed buildings 1 and 2 will be connected to M60/A via a DN150 service with an internal drop (Consultant to confirm if 700mm drop can be achieved as per standard drawing W2-2-03). Proposed buildings 3, 4, 5, and 6 will be connected to MH 59 via either a DN225 or DN150 service with an internal drop (depending on number of fixture units).
4. The developer must ensure that:
  - a) Backflow prevention is installed at the water service in accordance with AS/NZS 3500.1 – Plumbing and Drainage - Water Services
  - b) Where applicable, the device is tested annually in accordance with AS/NZS 2845.3 field testing and maintenance of testable devices.

Visit <https://www.powerwater.com.au/developers/water-development/backflow-prevention> or contact [BackflowPrevention.PWC@powerwater.com.au](mailto:BackflowPrevention.PWC@powerwater.com.au) for all backflow prevention enquiries.

5. Full lot fire coverage cannot be achieved from existing hydrants. Internal firefighting arrangements must be made to the satisfaction of NT Fire and Rescue Service. PWC recommends that the developers' hydraulic consultant confirm internal firefighting requirements with PWC prior to the development, so that flow capability can be adequately assessed.

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6. The developer must ensure that;
  - a) Prior to construction Trade Waste approval or exclusion is obtained – to discuss requirements for the proposed development contact [TradeWasteDept.PWC@powerwater.com.au](mailto:TradeWasteDept.PWC@powerwater.com.au)
  - b) Before seeking clearance the owner/customer has obtained a License to discharge Trade Waste by applying here <https://www.powerwater.com.au/developers/water-development/trade-waste>
  
7. All required works mentioned above must all be at according to Power and Water's Connection Code and at the developer's expense. A letter has been sent to the applicant outlining the fees and charges applicable for this development. All standard and quoted charges, as well as contribution charges will be valid for a period of 6 months from date of letter issue. As required, Power and Water will reassess the charges for the development.
  
8. Power and Water advises that the Water and Sewer Services Development Section ([waterdevelopment@powerwater.com.au](mailto:waterdevelopment@powerwater.com.au)) and Power Network Engineering Section ([powerdevelopment@powerwater.com.au](mailto:powerdevelopment@powerwater.com.au)) must be contacted via email a minimum of 1 month prior to construction works commencing.

If you have any further queries, please contact the undersigned on 889955884, or email [waterdevelopment@powerwater.com.au](mailto:waterdevelopment@powerwater.com.au)

Yours sincerely

*Sheno Varghese*

Sheno Varghese

**Services Development**

12 August 2024

cc: Mr Brad Cunnington

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



Phone 1800 245 092  
 Web powerwater.com.au

Container No: LD010/7923

Brad Cunnington  
 Cunnington Rosse Town Planning and Consulting  
 PO BOX 36004  
 WINNELLIE NT 0821 Australia

Dear Brad,

**SUMMARY OF WATER AND SEWER CHARGES**

**RE: PA2024/0081 – LOT 7923- 94 TODD STREET, ALICE SPRINGS, NT- 174 DWELLINGS-MULTIPLE IN 5 X 6 STOREY AND 1 X 5 STOREY BUILDINGS, AND OFFICE IN A SINGLE STOREY BUILDING**

In reply to the DAS application on the proposed development, please be advised the developer will incur charges under Sections 52, 53, 54, 59 and 60 of the Water Supply and Sewerage Services Act.

**Disclaimer:**

The standard charges may be subject to change and will be determined by the current pricing order at time of invoicing.

The contribution charges given are valid for 6 months from the date of this letter, after which they may be subject to change.

Any error in assumption by any party, or changes to the development whether during planning, design or construction phases will require a re-assessment of charges applicable to the developer.

**Standard fees and WASSEP Charges:**

<b>Water Miscellaneous</b>	
1 x 150mm connection @ \$300	\$300
1 x 100mm AC disconnection @ Quote	\$TBC
1 x 200mm disconnection @ \$350	\$600
1 x 100mm disconnection @ \$275 each	\$275
2 x 40mm+ water meter application/s @ \$110 each	\$220
1 x 50mm Helix water meter @ \$489	\$489
1 x 100mm Helix water meter @ \$705	\$705
<b>Total Water Miscellaneous Charges</b>	<b>\$TBC</b>
<b>Water WASSEP</b>	
upgrade 20/25mm to 50mm @ \$17,000 or	\$17,000
Extra 1L/s above 6L/s @ \$3,400	\$TBC
<b>Total Water WASSEP Charges</b>	<b>\$TBC</b>

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<b>Sewer Miscellaneous</b>	
2 x 150mm sewer junction disconnection	\$600
2 x 150/225mm hook-up @\$TBC	\$TBC
1 x sewer junction upgrade (from 100mm to 150mm)	<b>\$TBC</b>
<b>Sewer WASSEP</b>	
1 x Commercial office @ \$1,095 per tenancy	\$1,095
18 x 1-bedroom units @ \$750 each	\$13,500
98 x 2-bedroom units @ \$1,000 each	\$98,000
58x 3-bedroom units @ \$1,300 each	\$75,400
<b>Total Sewer WASSEP Charges</b>	<b>\$187,995</b>

If you have any further queries, please contact the undersigned on 889955884, or email [waterdevelopment@powerwater.com.au](mailto:waterdevelopment@powerwater.com.au)

Yours sincerely

*Sheno Varghese*

Sheno Varghese

**Services Development**

12-08-2024

Mr Benjamin Taylor  
Department of Infrastructure, Planning and Logistics  
GPO Box 1680  
DARWIN NT 0801

Dear Mr Taylor

**Re: PA2024/0081 174 dwellings-multiple in 5 x 6 storey and 1 x 5 storey buildings, and office in a single storey building**

The Department of Environment, Parks and Water Security (DEPWS) has assessed the information contained in the above application and provides the following comments:

### **Environment Division**

The information provided regarding the proposal does not appear to trigger licensing requirements of an Environment Protection Approval under the *Waste Management and Pollution Control Act 1998* (WMPC Act).

Should the proponent collect, transport, store, recycle or treat listed wastes on a commercial or fee for service basis as part of the premises development, then an Environment Protection Approval or Licence will be required to authorise the activity under the WMPC Act. Any listed wastes generated during the construction or operation of the facility must be transported by an appropriately licensed waste handler to an appropriately licensed facility for treatment, recycling and/or disposal.

There are statutory obligations under the WMPC Act that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is required to comply at all times with the WMPC Act, including the General Environmental Duty under section 12 of the WMPC Act. There is also a requirement to obtain authorisation prior to conducting any of the activities listed in Schedule 2 of the WMPC Act.

Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority (NT EPA) website<sup>1</sup>.

To help satisfy the General Environmental Duty, the proponent is advised to take notice of the list of environmental considerations below. The list is not exhaustive, and the proponent is responsible for ensuring their activities do not result in non-compliance with the WMPC Act. The WMPC Act, administered by the NT EPA, is separate to and not reduced or affected in any way by other legislation

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<sup>1</sup> <https://ntepa.nt.gov.au/publications-and-advice/environmental-management>

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administered by other departments or authorities. The NT EPA may take enforcement action or issue statutory instruments should there be non-compliance with the WMPC Act.

A non-exhaustive list of environmental issues that should be considered to help satisfy the environmental duty are listed below.

1. **Dust:** The proposed activities have the potential to generate dust, particularly during the dry season. The proponent must ensure that nuisance dust and/or nuisance airborne particles are not discharged or emitted beyond the boundaries of the premises.
2. **Noise:** The proponent is to ensure that the noise levels from the proposed premises comply with the latest version of the NT EPA Northern Territory Noise Management Framework Guideline available online<sup>2</sup>.
3. **Erosion and Sediment Control (ESC):** The proponent must ensure that pollution and/or environment harm do not result from soil erosion.

The ESC measures should be employed prior to and throughout the construction stage of the development. Larger projects should plan, install and maintain ESC measures in accordance with the current International Erosion and Sediment Control Association (IECA) Australia guidelines and specifications.

Where sediment basins are required by the development, the NT EPA recommends the use of at least Type B basins, unless prevented by site specific topography or other physical constraints.

Basic advice for small development projects is provided by the NT EPA document: Guidelines to Prevent Pollution from Building Sites<sup>3</sup> and Keeping Our Stormwater Clean<sup>4</sup>.

4. **Water:** If this activity requires the discharge of waste to water or could cause water to be polluted then a waste discharge licence under the *Water Act 1992* (NT) may be required. Please refer to the Guidelines<sup>5</sup>.
5. **Storage:** If an Environment Protection Approval or Environment Protection Licence is not required, the proponent should store liquids only in secure bunded areas in accordance with VIC EPA Publication 1698: Liquid storage and handling guidelines, June 2018, as amended. Where these guidelines are not relevant, the storage should be at least 110% of the total capacity of the largest vessel in the area.

Where an Environment Protection Approval or Environment Protection Licence is required, the proponent must only accept, handle or store at the premises listed waste, including asbestos, as defined by the WMPC Act, in accordance with that authorisation.

6. **Site Contamination:** If the proposal relates to a change of land use or if the site is contaminated, including as a result from historical activities such as cyclones, a contaminated land assessment maybe required in accordance with the National Environment Protection (Assessment for Site Contamination) Measure (ASC NEPM). The proponent is encouraged to refer to the information provided on the NT EPA website<sup>6</sup> and the NT Contaminated Land Guidelines<sup>7</sup>.

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<sup>2</sup> [https://ntepa.nt.gov.au/\\_data/assets/pdf\\_file/0004/566356/noise\\_management\\_framework\\_guideline.pdf](https://ntepa.nt.gov.au/_data/assets/pdf_file/0004/566356/noise_management_framework_guideline.pdf)

<sup>3</sup> [https://ntepa.nt.gov.au/\\_data/assets/pdf\\_file/0010/284680/guideline\\_prevent\\_pollution\\_building\\_sites.pdf](https://ntepa.nt.gov.au/_data/assets/pdf_file/0010/284680/guideline_prevent_pollution_building_sites.pdf)

<sup>4</sup> [https://ntepa.nt.gov.au/\\_data/assets/pdf\\_file/0006/284676/guideline\\_keeping\\_stormwater\\_clean\\_builders\\_guide.pdf](https://ntepa.nt.gov.au/_data/assets/pdf_file/0006/284676/guideline_keeping_stormwater_clean_builders_guide.pdf)

<sup>5</sup> [https://ntepa.nt.gov.au/\\_data/assets/pdf\\_file/0005/950603/guidelines-waste-discharge-licensing.pdf](https://ntepa.nt.gov.au/_data/assets/pdf_file/0005/950603/guidelines-waste-discharge-licensing.pdf)

<sup>6</sup> <https://ntepa.nt.gov.au/your-environment/contaminated-land>

<sup>7</sup> [https://ntepa.nt.gov.au/\\_data/assets/pdf\\_file/0020/434540/guideline\\_contaminated\\_land.pdf](https://ntepa.nt.gov.au/_data/assets/pdf_file/0020/434540/guideline_contaminated_land.pdf)

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7. **Waste Management - Import and Export of Fill:** The proposed activities have the potential to generate fill and/or involve the importation of fill for use on-site. Untested fill material may already be present on the site. All fill imported or generated and exported as part of the activity must either be certified virgin excavated natural material (VENM) or be sampled and tested in line with the NSW EPA Guidelines<sup>8</sup>.

All imported fill material must be accompanied by details of its nature, origin, volume, testing and transportation details. All records must be retained and made available to authorised officers, upon request. The proponent should also consider the following NT EPA fact sheets: How to avoid the dangers of accepting illegal fill onto your land<sup>9</sup>, and Illegal Dumping - What You Need to Know<sup>10</sup>.

8. **Odour or Smoke:** The proposed activities may have the potential to create odours and/or smoke. The proponent must ensure that nuisance odours or smoke are not emitted beyond the boundaries of the premises.

Should you have any further queries regarding these comments, please contact the Development Coordination Branch by email [DevelopmentAssessment.DEPWS@nt.gov.au](mailto:DevelopmentAssessment.DEPWS@nt.gov.au) or phone (08) 8999 4446.

Yours sincerely



Maria Wauchope  
Executive Director Rangelands

19 July 2024

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<sup>8</sup> <https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/virgin-excavated-natural-material>

<sup>9</sup> [https://ntepa.nt.gov.au/\\_data/assets/pdf\\_file/0005/285728/factsheet\\_avoid\\_danger\\_accepting\\_illegal\\_fill\\_to\\_your\\_land.pdf](https://ntepa.nt.gov.au/_data/assets/pdf_file/0005/285728/factsheet_avoid_danger_accepting_illegal_fill_to_your_land.pdf)

<sup>10</sup> [https://ntepa.nt.gov.au/\\_data/assets/pdf\\_file/0008/285740/factsheet\\_illegal\\_dumping\\_what\\_you\\_need\\_know.pdf](https://ntepa.nt.gov.au/_data/assets/pdf_file/0008/285740/factsheet_illegal_dumping_what_you_need_know.pdf)





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Department of  
**INFRASTRUCTURE**  
**PLANNING AND LOGISTICS**

Level 3 Highway House  
Palmerston Circuit Palmerston NT 0831

Postal address  
GPO Box 61  
Palmerston NT 0831

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

**T 08 8999 4556**

Benjamin Taylor  
Development Assessment Services  
PO Box 2130  
Alice Springs NT 0871

File reference  
DDPI2009/4291-002~0014  
TCSD Project No: 2015-0081

Dear Benjamin

**Re: ALICE SPRINGS – LOT 7923 TOWN OF ALICE SPRINGS – 94 TODD STREET, ALICE SPRINGS - 174 DWELLINGS IN 5 X 6 STOREY AND 1 X 5 STOREY BUILDINGS AND OFFICE IN A SINGLE STOREY BUILDING – MELANKA PTY LTD – CUNNINGTON ROSSE TOWN PLANNING AND CONSULTING**

I refer to the Development Assessment Services' correspondence of 26 June 2024 regarding Planning Application PA2024/0081 on 174 dwellings in 5 x 6 storey and 1 x 5 storey buildings and office in a single storey building.

I am pleased to advise that the Transport and Civil Services Division (TCSD), Department of Infrastructure, Planning and Logistics (DIPL) has no objections in principle to the above mentioned development, subject to the following comments and requirements:

1. Prior to the endorsement of plans, the plans shall be revised in accordance with the following requirements:
  - Vehicular access shall not be permitted to the subject lot from the Stott Terrace road reserve. All vehicular access arrangements shall be via the internal local road network to the standards and approval of the Alice Springs Town Council.
  - Pedestrian access to the Stott Terrace road reserve will not be permitted in the proposed location. An alternative location closer to the existing signalised pedestrian crossing may be considered by the Department.
2. Prior to the endorsement of plans, the Traffic Impact Assessment prepared by ARCCOS (Revision C dated 2 April 2024) shall be amended, with specific attention given to the following comments:
  - Access shall not be permitted to the subject lot from the Stott Terrace road reserve.
  - The report must include an assessment of construction traffic impact.
  - Design horizon shall be minimum 10 years from the opening year of the development.
  - Assumed AM and PM entry/exit percentages are to be reviewed.
  - Directional traffic distributions at the driveways and existing intersections are to be reviewed.
  - The key indicator of the exiting signalised intersections' operational performances shall be Degree of Saturation in place of Level of Services.
3. All proposed work (including the provision or connection of services) within, or impacting upon the Stott Terrace road reserve shall be designed, supervised and certified on completion by a practising and registered civil engineer, and shall be in accordance with the standards and specifications of the TCSD, DIPL.

Design documents must be submitted to the TCSD for road agency approval, irrespective of approvals granted by other authorities e.g. Power & Water Corporation. No works within, or impacting upon the NTG road reserves are to commence prior to gaining road agency approval.

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Note that a development permit issued under the *Planning Act* is not an approval for access onto a Territory Road. Approval for access to be taken from, or constructed within the NTG controlled road reserve rests solely with the TCSD, DIPL as the approving road authority.

4. A Construction Traffic Management Plan (detailing all appropriate site management measures, including construction access, proposed haulage routes, vehicle types, protection of existing assets, protection of public access and a risk assessment) shall be submitted to the TCSD, DIPL for consideration prior to commencement of any works.
5. Existing crossovers from Stott Terrace are to be removed and the verge and footpath reinstated in accordance with the standards and requirements of this Department.
6. No temporary access for construction purposes shall be permitted from the Stott Terrace road reserve. Construction and delivery vehicles shall not be parked on the Stott Terrace road reserve.
7. The loads of all trucks entering and leaving the site of works are to be constrained in such a manner as to prevent the dropping or tracking of materials onto streets. This includes ensuring that all wheels, tracks and body surfaces are free of mud and other contaminants before entering onto the sealed road network. Where tracked material on the road pavement becomes a potential safety issue, the developer will be obliged to sweep and clean material off the road.
8. Surface stormwater run-off from the development site onto the Stott Terrace road reserve is not permitted. The developer shall ensure that the stormwater run-off from the development site is collected to prevent uncontrolled discharge to adjoining lands through the provision of kerbing, transverse grated drains and inlet pits, or alternatively the site is to be graded to collect the run-off internally.

Accordingly, stormwater shall be wholly contained within the site and discharged into the local underground stormwater system to the standards and approval of the TCSD (where it impacts on the NTG controlled road reserves), the Crown Land Management Division (where it impacts on Crown land or a drainage easement in favour of the Territory) and/or the Alice Springs Town Council. Stormwater design plans submitted for approval shall provide details of site levels and existing downstream drainage infrastructure.

The stormwater drainage design submitted for road agency approval shall include an assessment of the potential increased stormwater run-off based on the full development potential of the subject lot, and impact on the existing downstream stormwater drainage system. The developer must demonstrate that the proposed development will not increase flooding of existing properties and will meet departmental standards for flooding of arterial public roads in a major storm event. The assessment report must also identify upgrades and/or retention facilities required to accommodate the increased flow.

9. Appropriate protection shall be provided to contain potential spills of waste to prevent contaminants from entering adjacent properties, roadways, and the stormwater drainage system. Discharge of untreated waters into the stormwater drainage system is not permitted. Any contaminated stormwater shall be isolated, contained and treated prior to discharge off-site to the standards and requirements of the Department of Environment, Parks and Water Security and/or the Environment Protection Authority.
10. The installation of any services or service connections within the Stott Terrace road reserve is subject to TCSD, DIPL approval. All service related works are to be contained within the appropriate nominal service corridor (refer standard drawing CS-3001).
11. Dryland grassing shall be established on the Stott Terrace verge fronting the development and shall be undertaken to the Department's standards and requirements.
12. All landscaping and setback requirements under the Northern Territory Planning Scheme shall be contained within the Lot boundaries. Any landscaping proposed by the developer additional to planning requirements and within the Stott Terrace road reserve shall be to the standards and approval of TCSD, DIPL.

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13. Any proposals for the upgrading/ resurfacing of the Stott Terrace footpath/ verge fronting the development shall require the approval of the TCSD, DIPL.
14. Where unfenced, the Stott Terrace frontages are to be appropriately fenced in accordance with the Department's standards and requirements to deter unauthorised vehicular and/or pedestrian movement. Any pedestrian gates provided on the Stott Terrace frontage are to be physically fixed to open inwards only.
15. The developer shall consider the Department's Policy "Road Traffic Noise on NTG controlled roads" and have carried out, in accordance with AS3671 Road Traffic Noise Intrusion - Building Siting and Construction, an assessment by a suitably qualified person of the development's present and predicted future exposure to road traffic noise levels. Where required, the developer shall provide appropriate noise attenuation measures to the satisfaction of the Chairman, Development Consent Authority.

All noise attenuation works deemed necessary, e.g. building materials and design, lot layout or noise barriers, shall be wholly contained within the subject Lot (including foundations) and carried out and maintained at full cost to the developer.

16. The finish of any Prime Identification sign, if erected, shall be such that, if illuminated, day and night readability is the same and is of constant display (i.e. not flashing or of variable message). The sign shall be positioned:
  - (i) so as not to create sun or headlight reflection to motorists; and
  - (ii) be located entirely (including foundations and aerially) within the subject Lot.

Advertising signage including temporary or permanent, e.g. 'A' frame, vehicle or trailer mounted, etc. shall not be erected or located within the Stott Terrace road reserve.

17. Any floodlighting or security lighting provided on site is to be shielded in a manner to prevent the lighting being noticeable or causing nuisance to Stott Terrace traffic.
18. Upon completion of any works within or impacting upon the Stott Terrace road reserve, the road reserve shall be rehabilitated to the standards and requirements of DIPL.

Should you wish to discuss the above mentioned further, please contact the TCSD on telephone 8999 4556.

**Please quote the TCSD Project No 2015-0081 in all correspondence.**

Yours sincerely



**Chandan Kalase**  
Executive Director, Transport Planning

24 / 07 / 2024

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**From:** [Cindy-Lee McDonald](#)  
**To:** [Bernie Ingram](#)  
**Cc:** [Passenger Transport](#); [EDTSS DIPL](#); [Public Transport](#)  
**Subject:** RE: FOR APPROVAL - Due: 23 July 2024 - FW: FW: "PA2024/0081 Lot 07923 Town of Alice Springs" - New Application Submitted  
**Date:** Monday, 8 July 2024 11:50:38 AM

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### Development application details

- The proposed development comprises the construction of 174 dwellings-multiple in five 6-storey and one 5-storey buildings, and an office in a single storey building. Please refer to the below figure.



- The proposed dwellings provide a medium/high density residential outcome in close proximity to the Alice Springs Central Business District (CBD), social, community and commercial services and facilities, public open space, opportunities for organised recreation and employment areas.
- The proposed single storey office development, on the Hartley Street portion of the site, will complete the development outcomes for lot 7923, with a portion of the car parking requirements for the residential component to be provided on this part of the site.
- The development will be undertaken in stages, with the residential elements across three stages commencing at the Stott Terrace end of the site, and the office building being undertaken in stage four.
- The proposed development is located within 400 metres of public transport routes, including 100/101, 200, 300/301, 400/401 and 500.
- Whilst the site is not located within 400 metres of an existing school, the site ensures a high level of accessibility to educational facilities within close proximity, through connection to the established pedestrian network and proximity to public transport.
- The Traffic Impact Assessment:
  - Included the roads bounded by the site, as well as Hartley Street. The signalised intersections of Stott Terrace with Todd Street, Hartley Street and Bath Street have been reviewed as part of the study area.
  - All local bus services within the Alice Springs region stop at Hartley Street (approximately 175m from the site). Bus services 300 and 301 stop at the stop on

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Stuart Terrace approximately 75m from the site. Residents can also access bus services at the stop in front of the Library (approximately 280m from the site) or from the stops at the Hospital (approximately 475m from the site).

- Recommended that a yellow no-stopping line is provided on Stuart Terrace between the laneway and the Stott Terrace junction to prohibit parking and maintain access for buses as well as sight distance to and from the site driveway.

**Passenger Transport comments**

- This development should not affect the bus network.

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**From:** Planning NTG <[Planning.NTG@nt.gov.au](mailto:Planning.NTG@nt.gov.au)>

**Sent:** Friday, June 28, 2024 9:00 AM

**To:** EDTSS DIPL <[EDTSS.DIPL@nt.gov.au](mailto:EDTSS.DIPL@nt.gov.au)>

**Subject:** 'PA2024/0081 Lot 07923 Town of Alice Springs' - New Application Submitted

Dear Transport Safety and Services - DIPL,

A proposed exceptional development permit to 174 dwellings-multiple in 5 x 6 storey and 1 x 5 storey buildings, and office in a single storey building at 94 Todd St , Alice Springs NT is to be subject to a 28 day public exhibition period, commencing 28/06/2024 and closing on 26/07/2024.

This application can be [viewed](#) and comments can be made through [ILIS](#) until 26/07/2024.

If you have an enquiries, please feel free to contact Development Assessment Services Darwin, 8999 6046.

Kind Regards,  
Development Assessment Services



Department of  
**INFRASTRUCTURE**  
**PLANNING AND LOGISTICS**

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Level 2 Energy House  
100 Sturt St

Postal address  
GPO Box 1680  
Darwin NT 0801

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

T 08 8924 7965

25 July 2024

Benjamin Taylor  
Development Assessment Services  
GPO Box 2130  
Alice Springs NT 0871

Dear Ben,

**RE: PA 2024/0081 Lot 7923 Town of Alice Springs – 94 Todd Street, Alice Springs – 174 Dwellings in 5 x 6 storey and 1 x 5 storey buildings and office in a single storey building**

The application to develop 6 multi storey residential buildings on Lot 7923 Town of Alice Springs bound by Stott Terrace, Todd Street and Stuart Terrace will make a significant contribution to housing supply in Alice Springs, in a key location. I wish to advise that the Strategy Policy and Legislation Unit has no objections in principle, subject to full consideration being given to design for pedestrian and transport safety, wayfinding and facilitating active transport.

As expressed in the Discussion Paper 'Developing a Northern Territory Strategic Directions Planning Policy', the way buildings and the spaces around them are designed can have a strong influence on the way people value and engage with a space. When done well, it can foster a sense of place and stewardship. Good design can help enhance the perception of a place, its amenity and in turn help attract investment, new residents and visitors.

Multiple factors contribute to making streets and communal areas in high density environments conducive to pedestrian activity and supportive of active transport. Safety and legibility in the built environment are key elements. The proposed residential buildings lack clear, secure access points for pedestrians entering from the surrounding streets. Pedestrians are required to access the buildings via the undercroft parking areas that prioritises traffic movement. Further, the application does not detail any features that would facilitate visitors or emergency services in wayfinding.

To facilitate legibility and community safety each building should be connected by a direct path from the adjacent street to an obvious entry/lobby area, at the front of the building with unimpeded access to the lifts. Entry treatments should provide a legible building name and or identifier to avoid confusion.

The location of the development at the edge of the CBD and in close proximity to other services is conducive to residents and their visitors walking and cycling. Providing secure end of trip facilities on site in accordance with the Northern Territory Planning Scheme Clause 5.3.7 and Australian Standard 2890.3:2015 Bicycle Parking, will support the strategic intentions for land use in the Territory to integrate land use and transport and deliver connected, efficient and liveable communities.

**Attachment D**  
**submissions from service authorities and Council**  
**(exhibited proposal)**

*Road Safety*

The traffic study notes a parking shortfall of 46 parking spaces. There is limited opportunity for parking in surrounding streets given the proximity to the hospital precinct. Increasing demand for on-street parking will possibly impact the safe operation of Stuart Terrace which has 60km/hr speed limit. As Stuart Terrace is a narrow road with bus routes on both sides and proposed vehicle access to the development, further consideration of the traffic impacts of the development are required.

Specific treatments to facilitate safe pedestrian movement and crossing points should be considered. Pedestrians/vehicle conflicts often happen at mid-block locations. Given that Todd St is 40 km/h, an option to improve safety may be the inclusion of a mid-block crossing on Todd St between Stuart Terrace and Stott Terrace. It is also noted that if the primary driveway access is located on Stuart Terrace, a greater volume of traffic will impact the intersection of Todd St and Stuart Terrace. This intersection is controlled by a Give Way sign to Todd Street. Additional pedestrian movements on Todd Street crossing Stuart Terrace could be impacted by higher volumes of traffic. Noting these matters would need to be negotiated with Alice Springs Town Council.

In accordance with the Northern Territory Planning Scheme Clause 5.3.7 it is requested that the following Condition Precedent be included in any permit as follows;

**Condition Precedent**

1. Prior to endorsement of plans, amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. The plans must be drawn to scale and dimensions must generally be in accordance with the plans submitted with the application but modified to show
  - a. secure bicycle parking for 58 resident bicycle parking spaces inclusive of e-bike charging facilities.

Yours sincerely



Lauren Townsend

A/ Executive Director Strategic Policy and Legislation

Attachment D  
submissions from service authorities and Council  
(exhibited proposal)



Aboriginal Areas  
Protection Authority  
protecting sacred sites across the territory

Development Assessment Services  
[DAS.NTG@nt.gov.au](mailto:DAS.NTG@nt.gov.au)

Dear Development Assessment Services,

**PA2024/0081 - Lot 07923, Town of Alice Springs**

We refer to the above application for a development permit.

Melanka Pty Ltd holds an Authority Certificate in relation to development/residential subdivision works (C2024/029). The Authority Certificate is based on consultation with custodians and provides clear conditions about what can and cannot be done in and around sacred sites.

In particular, the Certificate identifies a number of Restricted Work Areas within Lot 07923, associated with Aboriginal sacred sites. The conditions of the Certificate require that no tree removal or damage occur to any River Red Gum tree and the only works permitted directly on any River Red Gum tree is trimming and treatment for termites which must be conducted by a suitably qualified arborist.

Failure to comply with a condition of an Authority Certificate is an offence against the *Northern Territory Aboriginal Sacred Sites Act 1989* and may be subject to penalties of up to 200 penalty units or imprisonment for 12 months (or 1000 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 body 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  
28 June 2024

cc: Mr Brad Cunnington – E – [brad@crtpc.com.au](mailto:brad@crtpc.com.au)



25 July 2024

Dear Development Assessment Services

**Re: PA2024/0081**

The proposed development on Lot 7923 is adjacent to the Alice Springs Heritage Precinct, which is a declared heritage place. The land situated between Lot 170 and 173 is part of Lot 7923 and falls within the boundary of the declared Heritage Precinct.

All works within the declared heritage place Alice Springs Heritage Precinct (Precinct) will be subject to an Application to Carry Out Works process under the *Heritage Act 2011* (the Act). Under the Act the Minister is the decision maker for major work, provided with advice from the Heritage Council. The Heritage Council is the decision maker for minor work.

The Alice Springs Heritage Precinct is roughly bounded by Telegraph Terrace, Stott Terrace, Skinner Street and Todd Street. It includes Billy Goat Hill, the Old Town Gaol, Stuart Park, the Royal Flying Doctor's Service and sites within the grounds of the Alice Springs Hospital.



## Attachment D submissions from service authorities and Council (exhibited proposal)

The Statement of Heritage Value for the Alice Springs Heritage Precinct reads:

The precinct is a unique example of the planned development of the town as an administration centre in the late 1930s. It contains the only formal period landscape in Alice Springs as well as rare representations of a cultural history, specifically demonstrating an earlier form of the town. The buildings are important technical examples of an architectural solution to arid living conditions, and have historic connections to notable persons. The precinct also demonstrates special social associations through its provisions of health, law and order and remote area services, and spiritual associations through the Aboriginal Sacred Site, Billygoat Hill.

In addition to processes under the Act, the Heritage Branch provides further comment on the proposed development. This is in reference to:

- the *Planning Act 1999*; any potential impact on natural, social, cultural or heritage values, including, for example, the heritage significance of a heritage place or object under the *Heritage Act 2011*;
- the Central Alice Springs Area Plan; Culture and Heritage 8. Minimise detrimental impacts of development on sites that are of cultural significance and historic value:

<p>Central Alice Springs Area Plan 8.1 Design development to respond to heritage listed features and items or places of cultural and social interest</p>	<p>i. Building design responds to significant features of adjacent heritage sites, buildings, or objects. This may include a response to the scale, colours, textures and materials of heritage feature to emphasise heritage significance and distinguish the difference in time and style</p> <p>ii. Setbacks of buildings adjoining heritage listed features are sensitive to heritage elements, and maintain view corridors</p> <p>iii. Development on, or adjacent to, a site or item of cultural and social interest indicated on the Environment, Heritage and Connections Map supports ongoing public access and is designed in a manner that shows consideration of that site or item</p> <p>iv. Recognise and respect recorded sacred sites and other areas of cultural significance, such as Anzac Hill and Billy Goat Hill</p>
--	--

The proposed development of this site has the potential to impact and diminish the heritage values of the Heritage Precinct in a number of ways:

- The 'residential component' will impact the visual character of Hartley Street;
- The proposed carparking within the declared heritage area (within the 'office component') dominates the site and strongly impacts on and detracts from the character of the Precinct;
- The proposed development presents little opportunity for landscaping and/or buffers to soften the visual impact of the development

## Attachment D submissions from service authorities and Council (exhibited proposal)

The development has been portrayed as a contemporary counterpart that responds to recognised historic themes of the Precinct, that is, the provision of government housing. Heritage Branch does not accept that the 'residential component' of this development is a modern continuation of the heritage themes/values of the Precinct. The proposed development does not address the rare built forms, scale, architectural character or formal landscaping of the Precinct. Nor does it demonstrate special associations with health, law and order in remote regions or spiritual associations.

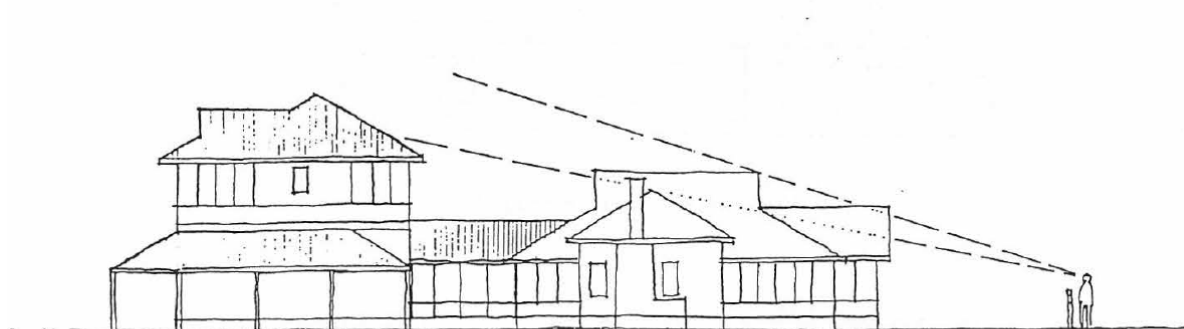
Akeyulerre (Billy Goat Hill) and Tharrarltneme (Annie Meyer Hill) are in proximity to the proposed development. These two sites are included within the boundaries of declared heritage places and both are protected under the *Northern Territory Aboriginal Sacred Sites Act 1989*. Further consultation with the Aboriginal Areas Protection Authority and Lhere Artepe Aboriginal Corporation should be undertaken to consider, from an Arrernte perspective, the impact on the relationship between the two cultural sites & views towards and between them. This would be in accordance with the Central Alice Springs Area Plan, and with the Aboriginal Cultural Heritage values articulated in the Statement of Heritage Value for the Precinct.

Limits on the scale and location of the development will be a key consideration for it to be sympathetic to the historic values of the adjoining Heritage Precinct. These values are outlined in the Statement of Heritage Value and further discussed in the Conservation Management Plan (CMP) for the Precinct.

The CMP considers new development within the Precinct and recommends the restriction of heights and the inclusion of setbacks so that developments do not impede on the streetscape or have a visual impact on the built forms of the 1930s Precinct. This mirrors the design development principles articulated in the Central Alice Springs Area Plan.

The proposed development does not address these considerations as an adjoining development to the Precinct. Setbacks (to the boundary and/or in the building form) and consideration of viewing vistas/streetscape from Hartley Street should be addressed by this large scale development to lessen impact on the values of the Heritage Precinct.

The CMP provides an example of appropriate elevations:



*Elevation - extension shaded*

The illustration shows how restricting heights and setting back development from the built forms can lessen visual impact to the streetscape and the built form. The current proposal for 5/6 storey development would not achieve this as evidenced by provided elevations.

## Attachment D submissions from service authorities and Council (exhibited proposal)

The proposed carpark next to Lot 173 Hartley Street and within what the application refers to as the 'office component' also creates a direct vista or line of sight through to the large-scale development from Hartley Street. This reinforces the development's negative visual impact on the historic streetscape. The vista does not correspond to a break in the development's bulk and is centred on one of the proposed larger buildings on the site. While the development on Hartley Street will be subject to the Act's Approval process, it is important to highlight that the carpark running the full length along the boundary of Lot 173 Hartley Street removes opportunities for landscaping or other buffering of the 'residential component'.



Carparking elements within the yard that front's Hartley Street within the Heritage Precinct will also need to be addressed when seeking approval under the Act. Under the CMP, development is generally required to set back in line with the built form of neighbouring properties. This should extend to setting back the proposed carparking.

The application provides that the distinct portions of the site effectively results in two single land use elements each side of the access lane, the 'office component' and the 'residential component'. This is not reflected in the response to car parking.

The project plans to address the issue of car park overflow burdens by situating an additional 32 car parks within the declared heritage area fronting Hartley Street. This car parking shortfall should not be the burden of the Heritage Precinct as it detracts from the Precinct's character. If carparking numbers are the subject of larger planning considerations, it should be acknowledged that the heritage processes associated with approval under the Act may reduce carparking numbers further.

Attachment D  
submissions from service authorities and Council  
(exhibited proposal)

Further information:

Please refer to the heritage listing for further information relating to the extent of the declared heritage area.

[http://www.ntlis.nt.gov.au/heritageregister/f?p=103:303::::NO:P303\\_PLACE\\_ID:85#](http://www.ntlis.nt.gov.au/heritageregister/f?p=103:303::::NO:P303_PLACE_ID:85#)

Application to carry out works are available through the following link and submitted to [heritage.branch@nt.gov.au](mailto:heritage.branch@nt.gov.au) <https://nt.gov.au/property/building/heritage-properties/heritage-properties-building-works-and-development>. The proponent may wish to arrange a time to discuss the project with Heritage Officers prior to the submission of an application.

Yours sincerely

Sarah Hubbard

Senior Heritage Officer



Ref: Lot 7923  
TRIM Ref: PA2024/0081

Enquiries: Mr. Matthew Raymond

26 July 2024

NT Planning Commission  
PO Box 2130  
ALICE SPRINGS NT 0871

Attention: Mr. Chay Garde

Dear Minister,

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

I refer to the letter from the Development Assessment Services team dated 28/06/2024 (PA2024/0081) regarding an Exceptional development permit application for **174 dwellings-multiple in 5 x 6 storey and 1 x 5 storey buildings, and office in a single storey building.**

**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.

**Observations:**

- 1. This development is within close proximity of the Alice Springs Health Accommodation (ASHA) site consisting of 71 multiple dwellings, as well as an existing approval located at Lot 9914, 127 Todd Street for an office, medical clinic (Congress) and a child care centre with access points on Todd Street.*
- 2. The applicant has submitted a Traffic Impact Assessment which appears to be outdated and may not account for recent changes in the surrounding area, such as the proposed new renal unit with in the hospital precinct.*
- 3. The 174-multiple dwelling (58x 3BR, 98x 2BR & 18x 1BR) with a single storey office development proposes to offer 297 car parking spaces including 9 accessible parking spaces and 12 spaces from the office component. As per the NT Planning Scheme, there is a requirement of 348 spaces for the apartments and 7 spaces for the office component. This results in a shortfall of 46 parking spaces. While the current Planning Scheme doesn't address car parking requirements for unrestricted housing, comparisons are drawn utilising the SA*

*Planning and Design Code with specific guidelines for such developments. The reduction in the required parking spaces is based on the following assumptions;*

- *That a significant portion (72 dwellings) of the residential units are designated for key worker housing managed by the NTG and it is assumed these dwellings are likely to have lower car ownership rates due to*
  - *shorter-term stays for some workers, reducing reliance on private vehicles*
  - *proximity to the Alice Springs CBD, public transport and amenities encouraging alternative transportation options*
- *the development includes a high number of 1-bedroom dwellings, which typically have lower car ownership*

*This approach would result in a total car parking requirement of approximately 303 spaces compared to the actual requirement of 348 spaces from the NT Planning Scheme. Based on these assumptions the proposed development provides 297 parking spaces for the residential component and 12 for the office component.*

4. *The statement of effect does not clarify if the development will be managed by a private body corporate; although the bins would have to be suitably sized skip bins to service the 174 dwellings and the office component.*

Applying these references, Council recommends that the Authority include the following conditions in any Development Permit issued pursuant to the application:

1. *All stormwater runoff from impervious areas is to be contained within the site or discharged to the Council stormwater drainage system. If the developer discharges stormwater into Council's drainage system a permit to work within the road reserve must be obtained from Council before commencement of the work.*
2. *An updated stormwater management plan must be supplied to Council for detailed assessment of impacts before work commences onsite. The design must also detail the allotment's connection to Alice Springs Town Council's system for approval prior to works commencing. This stormwater management plan must be approved by a suitably qualified Engineer showing satisfactory performance in minor and major storm events including a Q100 flow, to ascertain the capacity of these systems to cater to the flows from site without requiring an upgrade to the existing system.*
3. *A "Permit to work within the Alice Springs Town Council Road Reserve" must be obtained prior to the construction of anything along the verge, such as pipework, kerb crossovers and driveways. Any kerb crossovers not required to service the development shall be reinstated to the satisfaction of the Director of Technical Services, Alice Springs Town Council, at no cost to the Council.*
4. *The shared pedestrian and cycle path access must allow safe movement of wheelchairs for disability users.*
5. *Details to be provided on the bin enclosures, the wash down area for the bins and truck access. Clarification is required on the proposed alternative arrangement for waste disposal services from this development.*
6. *Sight lines shall be provided at the junction between the means of ingress and egress to the site from the public road and fencing constructed to comply with part 3.2.4 (b) of AS/NZS*

2890.1 to the satisfaction of the Director Technical Services, Alice Springs Town Council. No fence, hedge or tree exceeding 0.6 metres in height shall be planted in between the sight lines.

7. Any shortfall in the number of car parking spaces provided in the plans relative to the number of car parking spaces required under the NT Planning Scheme shall be compensated, under Section 70 of the Planning Act, by a contribution made payable to the 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. A shortfall of 46 spaces has been identified.
8. Any damage to the infrastructure used to construct and service the development shall be reinstated to the satisfaction of the Director Technical Services, Alice Springs Town Council, at no cost to the Council.
9. Lighting should be provided at the intersections of the roads and the access/egress from the site, with appropriate safety considerations taken into account.
10. A signage permit may be required for any signs proposed to be installed onsite.
11. The developer to provide a more comprehensive TIA to ensure the proposed development does not negatively impact traffic flow, safety, and amenity in the surrounding area.

An updated TIA is requested that comprehensively addresses the following:

- **Traffic Generation:** Estimate traffic generated by the development, including residents, visitors, and deliveries. It must also consider the impact from the following developments;
  - Proposed renal hospital precinct - Lot 8168, 2 Traeger Avenue (PA2023/0065),
  - ASHA – Lot 10979, 113 Todd St,
  - multi-level carpark adjacent to the proposed driveway on Stuart Tce and
  - Congress medical clinic and childcare – Lot 9914, 127 Todd Street
- **Trip Distribution:** Analyse how traffic will distribute to surrounding roads, including the impacts on the intersection of Stuart Tce and Todd St.
- **Traffic Impact on Intersections:** Assess the impact of the development on nearby intersections. Consider existing traffic volumes, future growth projections, and potential changes in level of service (LOS).
- **Roadway Improvements:** Identify any necessary improvements to the surrounding road network to accommodate the development's traffic, including potential upgrades to the intersection of Stuart Tce and Todd St., signage, and lighting.
- **Street Lighting:** The TIA should address the adequacy of existing street lighting, especially near the development's access points and the intersection of Stuart Tce. and Todd St.
- **Pedestrian and Cyclist Safety:** Assess pedestrian and cyclist safety around the development, considering access points, street lighting, and potential conflicts with vehicles.





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

**Note:** I confirm that Council's fee for assessment of this development application is a Commercial / Industrial Development Fee of \$1,522.50 (GST exempt) plus 0.85% of the value of infrastructure being handed over to council, as set out in the current Alice Springs Town Council Municipal Plan.

In addition to the above, complex developments requiring engineering assessment and approvals will be charged by the estimated hour fee of \$254.00 (fee per hour). This Development Assessment Fee must be paid prior to Council undertaking any assessment/ works or inspections pursuant to the development permit upon issue.

The fee must only be paid once a Development Permit is released by the authority based on a condition requiring clearance from Council.

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

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)