DEVELOPMENT CONSENT AUTHORITY
ALICE SPRINGS DIVISION

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: 1 **MEETING DATE**: 14/10/2026 **FILE**: PA2026/0055

APPLICATION PURPOSE:	Change of use for tenancies in an existing shopping centre from shops to office
SUBJECT SITE:	Lots 9616 & 7575, Town of Alice Springs (12 Todd Street & 21 Hartley Street, Alice Springs)
ZONE:	CB (Central Business)
SITE AREA:	Lot 9616: (14,800m^2) + Lot 7575: (1,960m^2) **Total: 16,760m^2**
APPLICANT	URPS Michael Grogan and Phillip Harnett
LANDOWNER	Lot 9616 - Mr Salvatore Scaffidi Muta, Director of the Alice Springs Property Syndicate Lot 7575 – Alice Springs Town Council
ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND	Department of Corporate and Digital Development Northern Territory Government

1. PROPOSAL

The application seeks consent for a change of tenancy use within Alice Plaza Shopping Centre. The area proposed for development is part of the ground level of the shopping centre which will create additional office floor area for NT Government department staff. The ground floor tenancy will work as a customer service hub which will be the first point of contact for the public engaging business units.

The overall development involves changes to the existing office floor area within the mezzanine and the first floor. However, the main changes proposed as part of this application involve tenancy 1 and the building frontage adjoining Parsons Street.

The building comprising Lot 7575 is the associated car parking relevant to this change to use to an office tenancy. Lot 7575 is subject to Crown Lease in perpetuity 1195 with a lease purpose being “Public Car Park and Hotel”.

Locality images are provided at **Bookmark A** and the site history is at **Bookmark B**.
A copy of the application materials are at **Bookmark C**.

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

An application is required for planning permission as the proposal is merit assessable.

The application is Merit Assessable under Clause 1.8(1)(b)(ii)(1) of the NTPS2020 as while the use is usually a Permitted use in the zone, overlay 3.6 (Land Subject to Flooding) applies to the subject site.

Table 1: Application Category of Assessment and Applicable Clauses

Zoning and Level of Assessment-on-Assessment Table	Part 3 Overlay	Consent required by virtue of Overlay	Part 5 – General Development Requirements	Specific Development Requirements
Zone CB (Central Business)	3.6 Land Subject to Flooding	Yes	- 5.2.1 General Height Control - 5.2.4.1 Car Parking Spaces - 5.2.4.4 Layout of Car Parking Area - 5.2.5 Loading Bay - 5.2.6.2 Landscaping in Zones CB - 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and T	- 5.5.1 interchangeable Use and Development - 5.5.12 Shopping Centre - 5.5.15 Design in Commercial and Mixed Use Areas - 5.9.1.2 Volumetric Control - 5.9.1 Alice Springs Town Centre - 5.9.1.3 Active Street Frontages in Alice Springs Town Centre

In considering an application for consent for a use or development identified as Merit Assessable the consent authority must take into account all of the following:
(a) the relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;
(b) any Overlays and associated requirements in Part 3 that apply to the land; and
(c) the guidance provided by the relevant zone purpose and outcomes in Part 4 relevant to a variation of requirements in Parts 5 or 6.

3. ASSESSMENT SYNOPSIS

This report concludes that the Authority should defer consideration of the application to require the applicant to provide additional information considered necessary to enable proper consideration of the application.

4. BACKGROUND

Table 2: Background and Previous Development Permit over the subject site

Application No.	Determination No.	Type	Description	Lots	Determination Date
PA1982/0110	DV1850	Development	Shops, tavern, bistro and offices on Lots 78, 79, 80 Todd Mall, Town of Alice Springs	**9616** (78, 79, 80)	Approved 09/09/1985
PA1986/0492	DV2301	Development	Amended development of a car parking garage and office	**07575** (5465)	Approved 20/08/1986
PA2000/0277	DP00/0295	Development	Change of use (part of site) from carpark to hotel	**07575** (5465)	Approved 09/08/2000
PA2000/0277	DP00/0295A	Variation of Development Permit	Vary Condition 1 of DP00/0295 to allow relocation of storage/ deliveries door	**07575** (5465)	Approved 03/10/2000

PA2005/0108	DP05/0158	Development	Alterations and additions to existing shops and offices (Alice Plaza Shopping Centre)	**9616**, 7403, 7718, 9194	Approved 06/05/2005
PA2005/0425	DP05/0305	Development	Extension to mezzanine floor of Tenancies 3 & 4 to create additional floor area for use in association with an existing shop (chemist)	**9616**, 7403	Approved 09/08/2005
PA2007/0616	DP07/0509	Variation of Development Permit	Alterations and additions to existing shop (new Target). Variation to conditions 1, 5 and 19 of DP05/0158	**9616**, 9465, 82, 7403, 7718, 9194	Approved 01/10/2007
PA2007/0616	DP07/0509B	Variation of Development Permit	Vary Development Permit DP07/0509 for the purpose of allowing dual use of a car parking area (disabled car parking spaces) to allow a secondary purpose (loading zone outside of usual hours of business) and for minor alterations to the internal floor layout, including the addition of a roller door	**9616**, 9465, 82, 7403, 7718, 9194	Approved 26/10/2015
PA2025/0277	DP2025/0277	Development	Alterations and additions to an existing shopping centre (Alice Plaza)	**9616**, 9465, 57, 58	Approved 18/08/2025

5. PUBLIC EXHIBITION

The application was placed on public exhibition for a period of two weeks. No public submissions were received under section 49(1) of the *Planning Act 1999*.

6. MATTERS TO BE TAKEN INTO ACCOUNT (SECTION 51 OF THE *PLANNING ACT 1999)*

Pursuant to Section 51(1) of the *Planning Act 1999*, a consent authority must, in considering a development application, take into account any of the following relevant to the development:

(a) any planning scheme that applies to the land to which the application relates

Section 51 sub-clause 3 states that when considering a development application under subsection (1), the consent authority must apply the relevant considerations to only those components of the development that triggered the requirement for consent under the planning scheme.

The NT Planning Scheme 2020 applies to the land, and consideration has been provided to the following;

Schedule Two Definitions	**DAS/DLPE Comment**
Office *means a building or part of a building used for the conduct of administrative, secretarial or management services or the practice of a profession,*	The current floor area of the building comprises a significant floor area dedicated as office with more proposed as part of this application.

where no goods or materials are made, repaired, sold or hired but does not include a home-based business.	
Food premises-café/ takeaway *means small-scale premises (other than a bar small) used for the preparation and sale of food and drinks that may be either taken away or consumed at seating on the premises*	The food court component of the building includes 4 separate tenancies used as food premises.
Shop *shop means premises used for the display and sale by retail or for hire of goods or to provide services, and may include where ancillary an office, but does not include a food premises-café / take away, food premises-fast food outlet, food premises-restaurant, retail agricultural stall, service station, shopping centre, showroom sales or vehicle sales and hire*	Most ground level tenancies are either currently occupied as shops or sit vacant (previously used a shop).
Shopping centre *means an integrated complex of three or more individual tenancies that is comprised primarily of shops*	There are enough occupied shops to satisfy the definition as a shopping centre. However, its uncertain if the vacant shop tenancy's default the primary use of the land as an office.

Clause 4.10 Zone CB (Central Business)

The purpose of Clause 4.10 is to promote an active and attractive mixed use environment that maximises its function as the commercial, cultural, administrative, tourist and civic centre for the surrounding region that is integrated with high density residential development.

The primary use of the land has been established as a shopping centre since the mid 1980s. The existing tenancies contain food premises, shops and offices with the main concentration of office floor area located within the mezzanine and first floor level.

Sub clause 4 directs commercial development such as office use to;
(a) encourage diversity and contribute to day and night activity within the zone; and
(b) are designed and operated in a manner that is considerate of the character and amenity of surrounding uses, having regard to the mixed use nature of the zone.

This application proposes a change of use to some tenancies from what was previously shops, however, the prevailing activity of Alice Plaza has resulted in the majority of ground level shop tenancies becoming vacant coinciding with a proposed increase of floor area for office use.

This proposal for a change in use does not compromise the mixed use intentions of Zone CB as the increase of staff located within the building may assist the operating food premises. However, the operations and activity of the site are increasingly dictated by the hours of office operation which could over time become the primary use of the land.

Clause 5.2.4.1 Car Parking Spaces

The purpose of Clause 5.2.4.1 is to *ensure that sufficient off-street car parking, constructed to a standard and conveniently located, are provided to service the proposed use of a site.*

The assessment has provided a summary of all uses and tenancies in accordance with Table to Clause 5.2.4.1. It is considered that the site would require the availability of 222 parking spaces based on an estimate of the occupied tenancies. However, an assessment of the vacant tenancies has also been provided which would generate the need of 431 additional spaces on site.

The plans provided as part of the application do not detail associated car parking area or spaces as part of the proposal. Therefore, the assessment cannot demonstrate compliance. DAS planning officers undertook a site visit in relation to the assessment and concluded that the majority of parking provided within Lot 7575 (multi storey car park) is supposed to be for public use. However, vehicle access is only permitted with use of card/fob entrance with the majority of dedicated spaces within the site allocated for fleet NTG vehicles.

It is recommended that the applicant provides car parking plans which identify which spaces are dedicated for proposed office tenancies and leased out for use by other entities.

Clause 5.2.5 Loading Bay

The purpose of Clause 5.2.5 is to *provide for the loading and unloading of vehicles associated with the use of the land.*

Sub clause 3 requires the use/development of an office to provide *1 loading bay for every 2000m^2 of the total net floor area or part thereof.* The total net floor area dedicated as office is 6,240m^2. Therefore, 3 loading bays are required to support the site.

The information provided as part of the development does not detail or indicate the location of loading bays, or if a variation is required in accordance with administration sub clause 1 *which states the consent authority may consent to a use or development that is not in accordance with sub-clauses 3 and 4 only if it is satisfied sufficient, safe and functional loading areas are available to meet the needs of the use with regard to:*

(a) the scale of the use and development on the site;
(b) any potential adverse impacts on the local road network; and
(c) any agreements for off-site loading and unloading of vehicles, such shared loading areas or approval to carry out loading activities in a laneway or secondary street.

It is considered that the development could comply with this requirement, or at the very least result in a shortfall of spaces required. Regardless, additional information is required for the Authority's consideration.

Clause 5.2.6.2 Landscaping in Zone CB

The purpose of Clause 5.2.6.2 is to *ensure developments within central business districts minimise heat capture and enhance the visual amenity of the area when viewed from the street or from surrounding buildings.*

Sub clause 3 requires *development in Zone CB is to provide landscaping equivalent to 10% of the site area, excluding any impervious or unplanted areas.*

Landscaping is defined within the Scheme as meaning *the planting and growing of plants, including but not limited to grasses, shrubs and trees.*

Consideration is provided to site context given the area is predominately sealed with the extent of proposed works relate to the internal floor area of the shopping centre. However, the application has not explained if a variation is being sought in accordance with sub clause 1 which states that *the consent authority may consent to a development that is not in accordance with sub-clause 3 if:*

(a) it is a small development and the consent authority is satisfied that it would be unreasonable to provide the required landscaping, having regard to the intended use of the development or whether the development would become unfeasible; or

(b) the development provides an alternative response to achieve the purpose of this clause.

The visual amenity of the Parsons Street interface is clearly lacking when viewed from the street. The drawings provided indicate that NTG logo screening is proposed along this interface which suggests that the current blackboarding is to be removed and improved. However, more information and details within the application are needed which explain if an alternative response is achieved in relation to heat capture or visual amenity.

The Authority also has discretion to consider a variation if it is satisfied that the scale of proposed works deems it unnecessary to provide landscaping.

Clause 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC

The purpose of Clause 5.3.7 is to *ensure that new commercial and high-density residential buildings provide sufficient safe, quality and convenient end of trip facilities to enable active travel choices by residents, visitors, workers and customers for the proposed use of the site.*

Sub clause 2 requires all new buildings in Zone CB *should provide bicycle parking facilities with a number of bicycle parking spaces calculated at the rate specified in the table (Table to Clause 5.3.7) to this clause (rounded up to the nearest whole number).*

It is considered that this application does not result in the creation of a new building and therefore it may not be subject to these requirements. However, if the office component were subject to these provisions, 23 bikes spaces would be required.

The application does not indicate the location of any existing or proposed bike parking facilities for staff. In accordance with Clause 1.10(6), It is recommended that the Authority require a higher standard of development than what is set out in Part 5 of the Scheme to enable appropriate end of trip facilities considering that the site entails a significant floor area for office use.

Clause 5.5.12 Shopping Centre

The purpose of Clause 5.5.12 is to *ensure a shopping centre is an attractive, safe and accessible focal point of economic activity that:*

(a) integrated with the surrounding neighbourhood;
(b) incorporates appropriate building and landscape design to ensure that there is no unreasonable loss of amenity for adjoining or nearby residential areas;
(c) is developed in a location that provides convenient access that does not interfere with the safe or efficient operation of the local road and footpath network; and
(d) is connected to public transport and local active transport networks.

Sub clause 3 requires the development to *provide appropriate bicycle parking that is linked to and is easy to access from both the shopping centre and the surrounding active transport network.*

The application does not explain any existing bike parking arrangements for staff, or if the development proposes anything new to support the provision of bike parking on site. The application indicates that the proposal satisfies the purpose of this clause, however it is not indicated if a variation is required.

Sub clause 4 requires *buildings that incorporate active street frontages to facilitate natural surveillance of footpaths, bus stops and taxi ranks by avoiding long expanses of blank walls along street frontages or other public areas.*

The building interface adjoining Parsons Street is not considered compliant with this requirement noting the current layout consists of blackboard covering the windows. The drawings provided as part of the application suggest that NTG logo glazing along the Parsons interface, however, the proposal is not detailed making the assessment uncertain as to whether passive surveillance can be supported with the addition of clear views to and from the street.

Clause 5.9.1.1 Alice Springs Town Centre

The purpose of Clause 5.9.1.1 is *to promote buildings in the Alice Springs town centre that are designed to support a mix of land uses now and into the future, provide for a high level of accessibility within the town centre, and respond sympathetically to the cultural and heritage features of the area.*

Sub clause 12 requires new development to *respond sympathetically to the historic context provided by adjoining declared heritage places and registered and recorded sacred sites.*

Consideration is given to the Parsons Street interface for the proposed office tenancy and "Old Man Tree/Grandfather Tree" which is subject to the *NT Aboriginal Sacred Sites Act 1989*. The building interface with the sacred site is not considered sympathetic as there are no views towards the sacred site from inside the building due to the absence of no clear windows. It is recommended that the application provide greater consideration of the sacred tree with the activation of Parsons Street interface as part of this development.

Clause 5.9.1.3 Active Street Frontages in Alice Springs Town Centre

The purpose of Clause 5.9.1.3 is to *promote highly activated commercial frontages within the Alice Springs town centre that encourages pedestrian activity and strengthens the relationship between buildings and the public domain.*

Sub clause 5 requires buildings *are to provide a minimum of 75% of the length of the site boundary fronting a primary or secondary street, or public open space, as active street frontage, made up of any combination of the following components, where the distance between individual components is no more than 1.5m:*

(a) windows that maintain clear views to and from the street, with openings that have dimensions not less than 0.9m wide and 1.2m high;
(b) operational and legible entrances (excluding fire egress) that are directly accessible from the public domain;
(c) areas within the site that are used for alfresco dining that provide visual interaction with the street; or
(d) well-designed spaces that allow for pedestrian movement and/or seating.

The proposal does not comply with this requirement, noting clear details of the Parsons street interface are provided except for the labelled indication that NTG logo glazing will be included. Although the development may not be able to specifically meet the window dimensions, greater consideration and sympathy needs to be provided regarding pedestrian movement, access and clear openings.

(b) any proposed amendments to such a planning scheme:
(i) that have been or are on exhibition under Part 2, Division 3;
(ii) in respect of which a decision has not been made under Part 2, Division 5; and
(iii) that are relevant to the development proposed in the development application

There are no proposed amendments to the Northern Territory Planning Scheme 2020 which affect this proposal.

(c) an interim development control order, if any, in respect of the land to which the application relates

There are no interim development control orders relevant to the site.

(d) an environment protection objective within the meaning of the Waste Management and Pollution Control Act 1998 that is relevant to the land to which the application relates

There are no environmental protection objectives relevant to the land.

(e) any submissions made under section 49, and any evidence or information received under section 50, in relation to the development application

No public submissions were received during the exhibition period under Section 49 of the *Planning Act 1999* with respect to the proposal. Evidence of the public notification is at **Bookmark A.4**

(f) a matter that the Minister has, under section 85, directed it to consider in relation to development applications generally

The Minister has made no direction in relation to the application.

(h) the merits of the proposed development as demonstrated in the application

The application does not clearly identify merits in support of the application.

(j) the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development

The proposed development is internal changes to a floor area with no greater consideration of land capability considered necessary. The physical characteristic of the building remains unchanged apart from modifications to the internal layout. However, further evidence is needed to confirm how the buildings interface with Parsons Street will comply with requirements relevant to active street frontages.

(k) the public facilities or public open space available in the area in which the land is situated and the requirement, if any, for the facilities, or land suitable for public recreation, to be provided by the developer

It is not a requirement that this development provides additional facilities or open space for public use.

(m) the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose

The proposal was circulated to the following authorities for comment:

Local Authority:

Alice Springs Town Council (Council) – **Bookmark D.1**

Council notes that the works primarily relate to internal fit-out works with no changes or works proposed to Council infrastructure.

Council notes that the Traffic Impact Assessment was informed by a New South Wales' Guide to Traffic Generating Developments for traffic methodology. It is recommended that future assessments clearly articulate the rationale for adopting external benchmarking methodologies.

Council has noted the higher rate of long term staff parking within Alice Plaza with spaces occupied by fleet vehicles and office NTG staff. Council has reiterated that the assessment has not provided enough details in relation to the multi-level car park and its relationship to the proposed works.

Further clarification is required by the local authority regarding parking arrangements and how the multi storey car park, which is intended for public use, will remain available to customers as a means of avoiding adverse impacts with the local road network and overflow for on street parking.

No concerns in relation existing waste management arrangements was identified.

Standard conditions and notes have been recommended for any subsequent permits.

DAS respond: The conditions recommended by Council are generally consistent with the anticipated conditions. Council has not recommended any condition precedent. Accordingly, their matters can be addressed through general conditions and advisory notes on the subsequent development permit.

Service Authority:

Power and Water Corporation (Power Distribution) – **Bookmark D.2**

No objections were raised by Power Distribution. The applicant was provided with a copy of PWC's comments, which include the following advice:

The proponent is to engage a licensed electrician to identify the relevant source of power supply to the proposed development and advised of any additional load increase required. If additional load is required, the proponent is to submit a detailed AS-3000 maximum power demand calculation for the new requested load in accordance with the Australian Energy Regulator (AER) compliance process. Furthermore, all electrical installations and upgrades must be undertaken by a licensed electrician in accordance with PWC's current NP018 – Service and Installation Rules 2024 and NP010 – Meter Manual.

Power and Water Corporation (Water and Sewerage Services) – **Bookmark D.3**

No objections were raised regarding water and sewer services. The applicant was provided with a copy of the comments from PWC include the following advice,

Water and Sewerage Services advised that only a single water and sewer connection is permitted per lot. Upgrades may be required to existing services; however, any new services constructed by the developer must not incur costs to Water and Sewerage Services.

PWC strongly encourages the developer to visit Living Water Smart for guidance on improving landscaping and irrigation efficiency. Additionally, the developer is advised to contact PWC regarding any temporary installation of cranes within the road reserve.

DAS respond: The advice and requirements provided by PWC can be safeguarded by advisory notes in the subsequent development permit.

NT Fire and Emergency Services (Strategic Services) – **Bookmark D.4**

No objections noting a*ll associated building works are required to comply with the National Construction Code 2022, NT Building Act and Regulations 1993 and relevant Australian Standards.*

(n) the potential impact on the existing and future amenity of the area in which the land is situated

Although most of the proposed works are internal, consideration is provided to specific requirements outlined within the assessment, in particular, active street frontages. It is important that the development take this opportunity to improve the visual interface of the new tenancy with Parsons Street to allow for better wayfinding and passive surveillance for customers and staff. Currently, there is no windows that maintain clear view towards Parsons Street.

(p) the public interest, including (if relevant) how the following matters are provided for in the application:

(i) community safety through crime prevention principles in design;
(ii) water safety;
(iii) access for persons with disabilities

i. With consideration of the Community Safety Design Guide, efforts can be made to assist passive surveillance along Parsons Street interface.

ii. No pool or spa is proposed as part of the development. The development will be connected to the reticulated water and sewerage network, and there are no water safety concerns provided that all connections are undertaken in accordance with guidance from Power and Water Corporation.

iii. Assessable National Construction Code (NCC) requirements will apply at the building stage of the development. In addition, the site includes accessible car parking spaces and lifts/ escalators within the shopping centre to ensure compliance with accessibility standards.

(pa) for a proposed subdivision or consolidation of land in a Restricted Water Extraction Area – whether the subdivision or consolidation complies with the restrictions of sections 14A and 14B of the Water Act 1992 and the requirements of section 14C(1) of that Act;

Not applicable to this development.

(q) for a proposed subdivision of land on which a building is, or will be, situated – whether the building complies, or will comply, with any requirements prescribed by regulation in relation to the building (including, for example, requirements about the structural integrity and fire safety of the building)

Not applicable to this application.

(r) 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

A Sacred site adjoins the subject site but is not within the boundaries of the subject site.

(s) any beneficial uses, quality standards, criteria, or objectives, that are declared under section 73 of the Water Act 1992

There is no declared beneficial use relevant to the subject site. It is the responsibility of the developer and landowner to ensure that land use does not result in a contravention of the *Water Act 1992*.

(t) other matters it thinks fit

No other matters are raised for consideration by the consent authority.

Section 51(2) of the *Planning Act 1999*

If a development proposal is required to be referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019, the consent authority must not make a decision under this Division in relation to a development application for the proposal unless:
(a) the NT EPA has determined that an environmental impact assessment is not required under that Act for that proposal; or
(b) if the NT EPA has determined that an environmental impact assessment is required – an environmental approval has been granted under that Act for the proposal and the decision is consistent with that approval; or
(c) the Environment Protection Act 2019 otherwise permits the making of the decision.

The Environment Protection Act 2019 otherwise permits the making of the decision by virtue that referral is not required.

7. RECOMMENDATION

That, pursuant to section 46(4)(b) of the Planning Act 1999, the Development Consent Authority defer consideration of the application to develop part of the site for the purpose of change of use for tenancies in an existing shopping centre from shops to office to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

1. Provision of amended plans which detail the following;
   (a) The car parking spaces and layout plan which details which spaces are dedicated for office use. The car parking bays in the existing multi storey car park should be provided in detail and updated to reflect existing lease arrangements and allocations per use.
   (b) Clearly show the provision of loading bays noting that the assessment has concluded the number of compliant spaces is 3 in accordance with Clause 5.2.5 or provide justification for any variation sought.
   (c) Clearly show the location of End of Trip Facilities for the parking of staff's bikes and lockers. Provide justification for any variation sought e.g. if showers are not provided.
   (d) Provide elevation plans which detail how the buildings interface will present towards Parsons Street with consideration of the location specific provisions of the Scheme.

2. The amended plans should demonstrate the extent of compliance with Part 5 of the Scheme, however if variations are required, then the applicant must provide an amended statement explaining clear and relevant reasons in accordance with the administration part of each clause.

REASONS FOR THE RECOMMENDATION

1. Pursuant to section 51(1)(a) of the *Planning Act 1999*, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

   The NT Planning Scheme 2020 applies to the land and the change in use to an office requires consent under Clause 1.8 (When development consent is required). It is identified as merit assessable under Clause 1.8(1)(b)(ii)(1) and the following clauses have been considered as a result of the development.
   - Clause 3.6 Overlay Land Subject to Flooding.
   - Clause 5.2.1 General Height Control.
   - Clause 5.2.4.1 Car Parking Spaces.
   - Clause 5.2.4.4 Layout of Car Parking Areas.
   - Clause 5.2.5 Loading Bay.
   - Clause 5.2.6.2 Landscaping in Zone CB.
   - Clause 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC.
   - Clause 5.5.1 Interchangeable Use and Development.
   - Clause 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC.
   - Clause 5.5.12 Shopping Centre.
   - Clause 5.5.15 Design in Commercial and Mixed Use Areas.
   - Clause 5.9.1 Alice Springs Town Centre.
   - Clause 5.9.1.2 Volumetric Control.
   - Clause 5.9.1.3 Active Street Frontages in Alice Springs Town Centre.
   - Clause 5.9.1.4 Development in Gateway Locations.

   These clauses have been considered, and it is found that the proposal complies with the relevant requirements of the Planning Scheme except for the following clauses.

   <u>Clause 5.2.4.1 Car Parking Spaces</u>

   The purpose of Clause 5.2.4.1 is to *ensure that sufficient off-street car parking, constructed to a standard and conveniently located, are provided to service the proposed use of a site.*

   The plans provided as part of the application do not detail associated car parking area or spaces as part of the proposal. Therefore, the assessment cannot demonstrate compliance. DAS planning officers undertook a site visit in relation to the assessment and concluded that the majority of parking provided within Lot 7575 (multi storey car park) is supposed to be for public use. However, vehicle access is only permitted with use of card/fob entrance with the majority of dedicated spaces within the site allocated for fleet NTG vehicles.

   It is recommended that the applicant provides car parking plans which identify which spaces are dedicated per tenancy/ lease arrangement.

   <u>Clause 5.2.5 Loading Bay</u>

   The purpose of Clause 5.2.5 is to *provide for the loading and unloading of vehicles associated with the use of the land.*

   Sub clause 3 requires the use/development of an office to provide 1 loading bay for every 2000m2 of the total net floor area or part thereof. The total net floor area dedicated as office is 6,240m2. Therefore, 3 loading bays are required to support the site.

The information provided as part of the development does not detail or indicate the location of loading bays, or if a variation is required in accordance with administration sub clause 1 which states *the consent authority may consent to a use or development that is not in accordance with sub-clauses 3 and 4 only if it is satisfied sufficient, safe and functional loading areas are available to meet the needs of the use with regard to:*

(a) the scale of the use and development on the site;
(b) any potential adverse impacts on the local road network; and
(c) any agreements for off-site loading and unloading of vehicles, such shared loading areas or approval to carry out loading activities in a laneway or secondary street.

It is considered that the development could comply with this requirement, or at the very least result in a shortfall of spaces required. Regardless, additional information is required for the Authority's consideration.

Clause 5.2.6.2 Landscaping in Zone CB

The purpose of Clause 5.2.6.2 is to *ensure developments within central business districts minimise heat capture and enhance the visual amenity of the area when viewed from the street or from surrounding buildings.*

Sub clause 3 requires development in Zone CB to provide landscaping equivalent to 10% of the site area, excluding any impervious or unplanted areas.

Landscaping is defined within the Scheme as meaning the planting and growing of plants, including but not limited to grasses, shrubs and trees.

Consideration is provided to site context given the area is predominately sealed with the extent of proposed works relate to the internal floor area of the shopping centre. However, the application has not explained if a variation is being sought in accordance with sub clause 1 which states that *the consent authority may consent to a development that is not in accordance with sub-clause 3 if:*

(a) it is a small development and the consent authority is satisfied that it would be unreasonable to provide the required landscaping, having regard to the intended use of the development or whether the development would become unfeasible; or
(b) the development provides an alternative response to achieve the purpose of this clause.

The visual amenity of the Parsons Street interface is clearly lacking when viewed from the street. The drawings provided indicate that NTG logo screening is proposed along this interface which suggests that the current blackboarding is to be removed and improved. However, more information and details within the application are needed which explain if an alternative response is achieved in relation to heat capture or visual amenity.

The Authority also has discretion to consider a variation if it is satisfied that the scale of proposed works deems it unnecessary to provide landscaping.

Clause 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC

The purpose of Clause 5.3.7 is to *ensure that new commercial and high-density residential buildings provide sufficient safe, quality and convenient end of trip facilities to enable active travel choices by residents, visitors, workers and customers for the proposed use of the site.*

Sub clause 2 requires all new buildings in Zone CB should provide bicycle parking facilities with a number of bicycle parking spaces calculated at the rate specified in the table (Table to Clause 5.3.7) to this clause (rounded up to the nearest whole number).

It is considered that this application does not result in the creation of a new building and therefore it may not be subject to these requirements. However, if the office component were subject to these provisions, 23 bikes spaces would be required.

The application does not indicate the location of any existing or proposed bike parking facilities for staff. In accordance with Clause 1.10(6), It is recommended that the Authority require a higher standard of development than what is set out in Part 5 of the Scheme to enable appropriate end of trip facilities considering that the site entails a significant floor area for office use.

Clause 5.5.12 Shopping Centre

The purpose of Clause 5.5.12 is to *ensure a shopping centre is an attractive, safe and accessible focal point of economic activity that:*
(a) integrated with the surrounding neighbourhood;
(b) incorporates appropriate building and landscape design to ensure that there is no unreasonable loss of amenity for adjoining or nearby residential areas;
(c) is developed in a location that provides convenient access that does not interfere with the safe or efficient operation of the local road and footpath network; and
(d) is connected to public transport and local active transport networks.

Sub clause 3 requires *the development to provide appropriate bicycle parking that is linked to and is easy to access from both the shopping centre and the surrounding active transport network.*

The application does not explain any existing bike parking arrangements for customers, or if the development proposes new facilities to support the provision of bikes parking on site. The application indicates that the proposal satisfies the purpose of this clause, however it is not indicated if a variation is required.

Sub clause 4 requires *buildings that incorporate active street frontages to facilitate natural surveillance of footpaths, bus stops and taxi ranks by avoiding long expanses of blank walls along street frontages or other public areas.*

The building interface adjoining Parsons Street is not considered compliant with this requirement noting the current layout consists of blackboard covering the windows. The drawings provided as part of the application suggest that NTG logo glazing along the Parsons interface are anticipated, however, the proposal is not detailed making the assessment uncertain as to whether passive surveillance can be supported with the addition of clear views to and from the street.

Clause 5.9.1.1 Alice Springs Town Centre

The purpose of Clause 5.9.1.1 is to *promote buildings in the Alice Springs town centre that are designed to support a mix of land uses now and into the future, provide for a high level of accessibility within the town centre, and respond sympathetically to the cultural and heritage features of the area.*

Sub clause 12 requires *new development to respond sympathetically to the historic context provided by adjoining declared heritage places and registered and recorded sacred sites.*

Consideration is given to the Parsons Street interface for the proposed office tenancy and "Old Man Tree/Grandfather Tree" which is subject to the NT Aboriginal Sacred Sites Act 1989. The building interface with the sacred site is not considered sympathetic as there are no views towards the sacred site from inside the building due to the absence of clear windows. It is recommended that the application provide greater consideration of the sacred tree with the activation of Parsons Street interface as part of this development.

Clause 5.9.1.3 Active Street Frontages in Alice Springs Town Centre

The purpose of Clause 5.9.1.3 is to *promote highly activated commercial frontages within the Alice Springs town centre that encourages pedestrian activity and strengthens the relationship between buildings and the public domain.*

Sub clause 5 requires buildings to *provide a minimum of 75% of the length of the site boundary fronting a primary or secondary street, or public open space, as active street frontage, made up of any combination of the following components, where the distance between individual components is no more than 1.5m:*

(a) windows that maintain clear views to and from the street, with openings that have dimensions not less than 0.9m wide and 1.2m high;
(b) operational and legible entrances (excluding fire egress) that are directly accessible from the public domain;
(c) areas within the site that are used for alfresco dining that provide visual interaction with the street; or
(d) well-designed spaces that allow for pedestrian movement and/or seating.

The proposal does not comply with this requirement, noting clear details of the Parsons street interface are provided except for the labelled indication that NTG logo glazing will be included. Although the development may not be able to specifically meet the window dimensions, greater consideration and sympathy needs to be provided in regard to pedestrian movement, access and clear openings.

2. Pursuant to section 51(1)(j) of the *Planning Act 1999*, the consent authority must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.

   The proposed development is internal changes to a floor area with no greater consideration of land capability considered necessary. The physical characteristic of the building remains unchanged apart from modifications to the internal layout. However, further evidence is needed to confirm how the buildings interface with Parsons Street will comply with requirements relevant to active street frontages.

3. Pursuant to section 51(1)(n) of the *Planning Act 1999*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

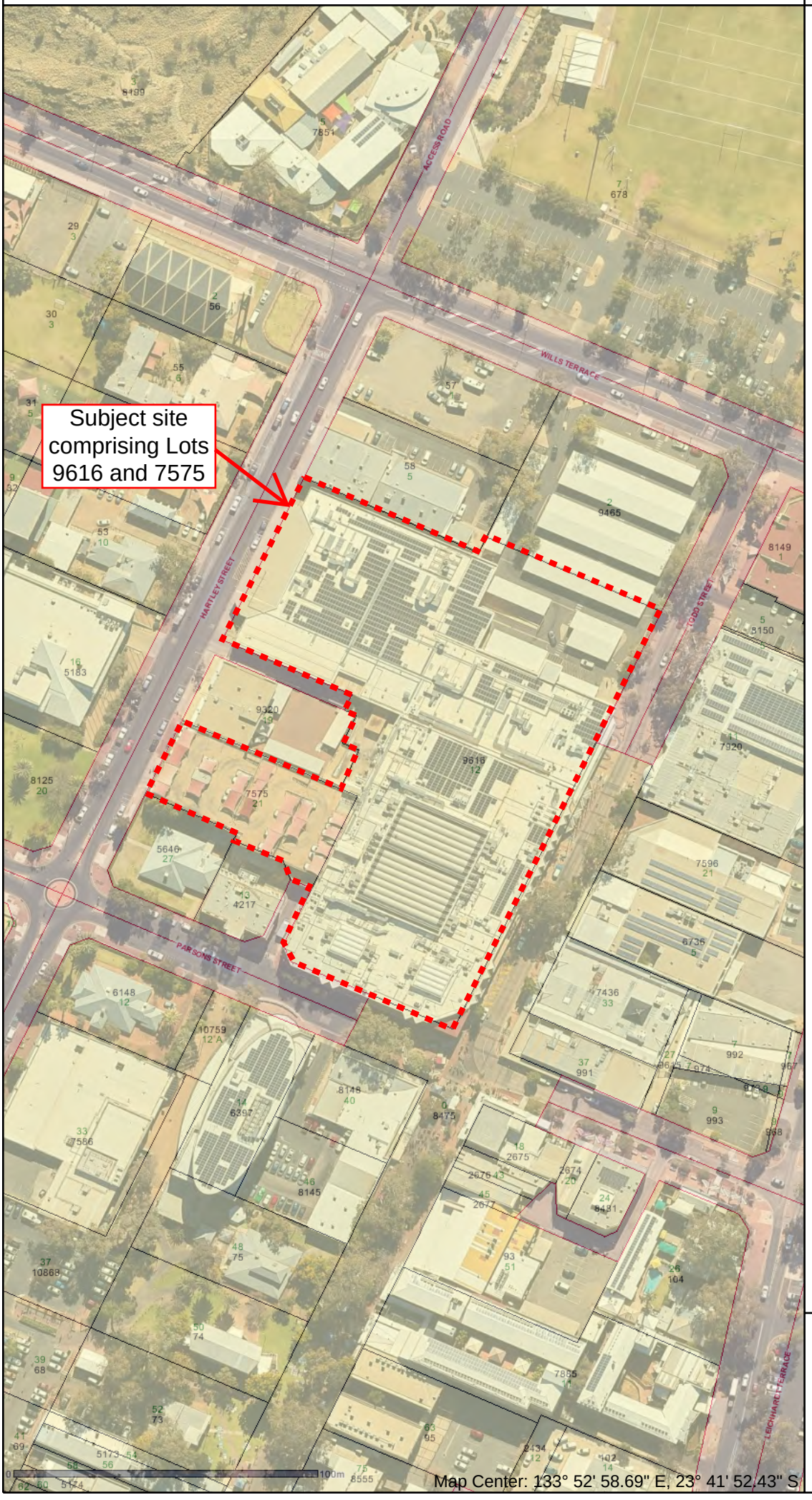
Amenity considerations are concentrated to the interface of the new tenancy with Parsons Street. Although the scope of works proposed are primarily internal fit-out arrangements, the specific provisions of the Scheme are centralised on the need for active street frontages. More information is required from the application which explains how the proposal can address these requirements, and how the plans intend to improve visual interface of the existing building.

AUTHORISED: Kieran Marsh

.....

PLANNER – ALICE SPRINGS
DEVELOPMENT ASSESSMENT SERVICES

Locality - Aerial



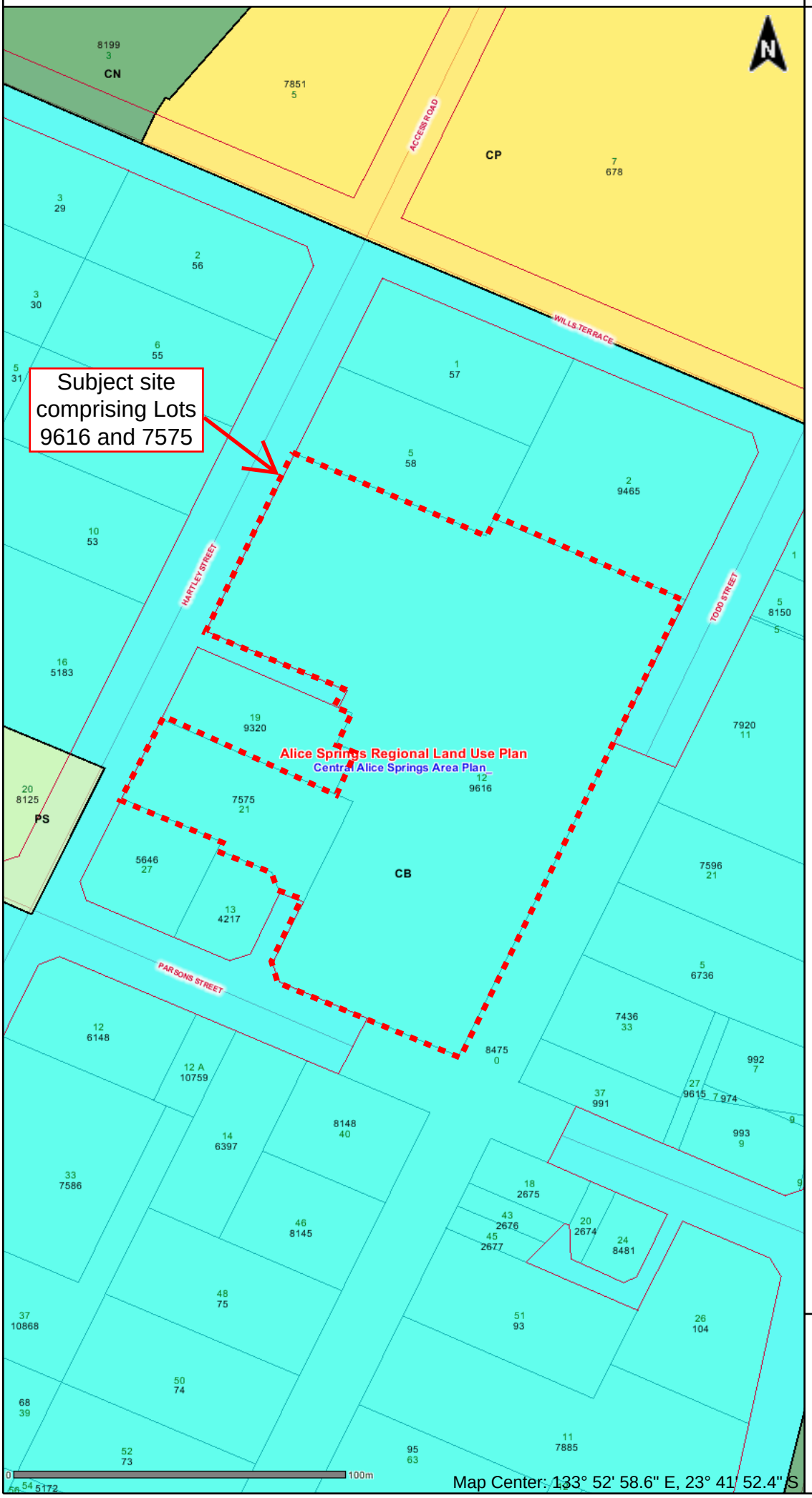
Legend

- General Lines
- Road Boundaries
- Road Labels
- Road Centrelines
- Highway
- Other Road
- Street Numbers
- Parcel Numbers
- Cadastre
- Coastline

Created by NEREI

Bottom Left: 133° 52' 54", -23° 41' 54"
Top Right: 133° 53' 03", -23° 41' 50"
Approximate Scale: 1:1,900
Datum: GDA 1994
Data for information purposes only
- accuracy not guaranteed
N.T. Land Information System
Copyright Northern Territory of Australia

Locality Plan - Zone



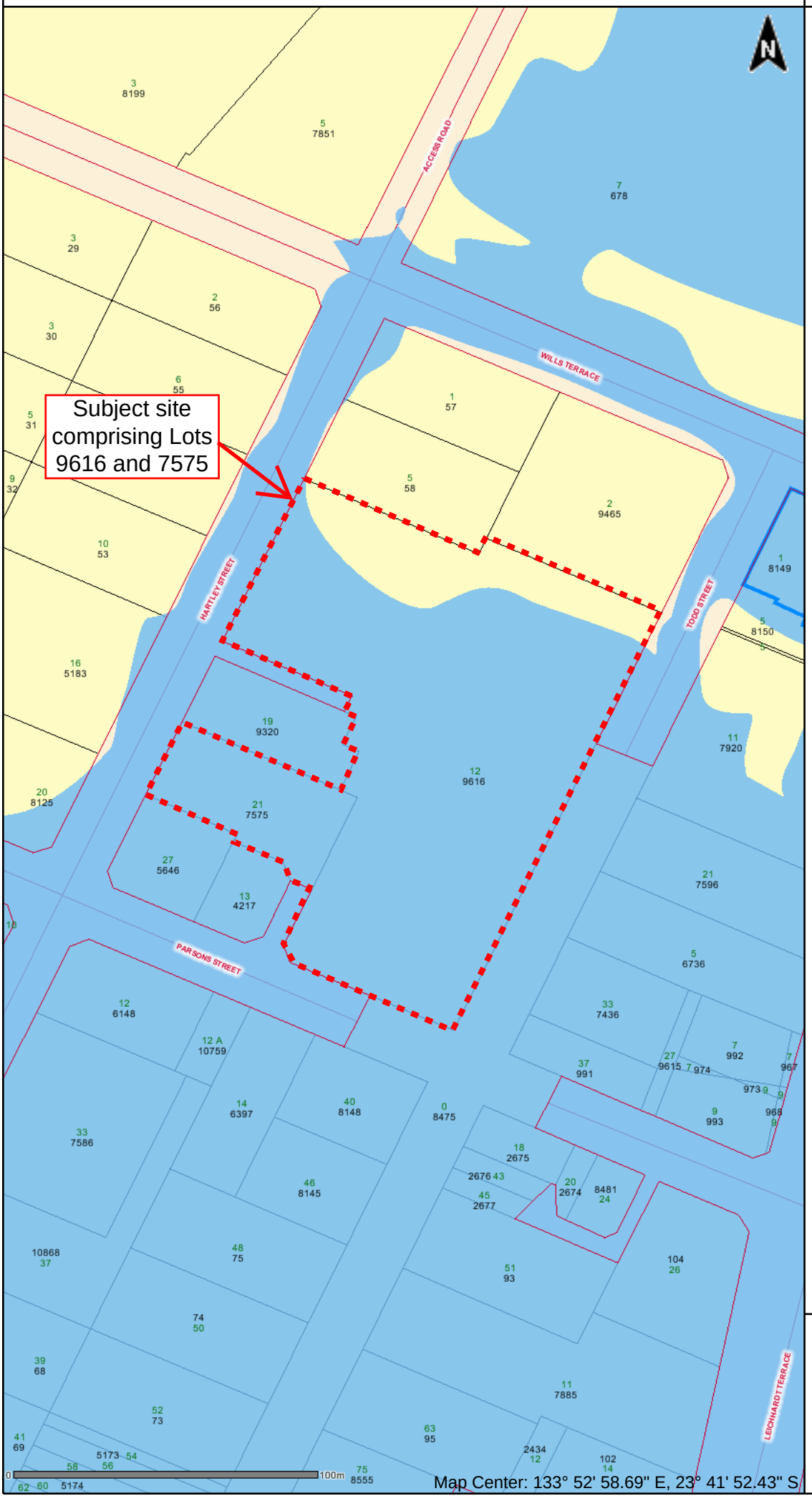
Legend

- General Lines
- Road Boundaries
- Regional Land Use Plans
- Area Plans
- Town Planning Zones
  - A - Agriculture
  - CV - Caravan Park
  - CB - Central Business
  - C - Commercial
  - CL - Community Living
  - CP - Community Purpose
  - CN - Conservation
  - DV - Development
  - RR - Rural Residential
  - GI - General Industry
  - HT - Heritage
  - HR - High Density Residential
  - H - Horticulture
  - LI - Light Industry
  - M - Main Road
  - MR - Medium Density Residential
  - LMR - Low-Medium Density Residential
  - CA - No Planning Scheme Controls
  - OR - Organised Recreation
  - PM - Proposed Main Road
  - PS - Public Open Space
  - RW - Railway
  - RD - Restricted Development
  - R - Rural
  - RL - Rural Living
  - SC - Service Commercial
  - LR - Low Density Residential
  - S - Specific Use
  - TC - Tourist Commercial
  - U - Utilities
  - WM - Water Management
  - FD - Future Development
  - RJ - Residential Jabiru
  - PSJ - Public Open Space Jabiru
  - ORJ - Organised Recreation Jabiru
  - CJ - Commercial Jabiru
  - SCJ - Service Commercial Jabiru
  - TCJ - Tourist Commercial Jabiru
  - CPJ - Community Purpose Jabiru
  - FDJ - Future Development Jabiru
  - IJ - Industrial Jabiru
  - MJ - Main Road Jabiru
  - UJ - Utilities Jabiru
- Road Labels
- Road Centrelines
  - Highway
  - Other Road
- Street Numbers
- Parcel Numbers
- Cadastre
- Coastline

Created by NEREI

Bottom Left: 133° 52' 54", -23° 41' 54"
Top Right: 133° 53' 02", -23° 41' 50"
Approximate Scale: 1:1,700
Datum: GDA 1994
Data for information purposes only
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Locality Plan - Overlay



Legend

- General Lines
- Road Boundaries
- Gateway Locations
- Land Subject to Flooding
- Road Labels
- Road Centrelines
- Highway
- Other Road
- Street Numbers
- Parcel Numbers
- Cadastre
- Coastline

Created by NEREI

Bottom Left: 133° 52' 54", -23° 41' 54"
Top Right: 133° 53' 03", -23° 41' 50"
Approximate Scale: 1:1,900
Datum: GDA 1994
Data for information purposes only
- accuracy not guaranteed
N.T. Land Information System
Copyright Northern Territory of Australia

Alice Plaza
SHOPPING CENTRE

NOTICE OF PROPOSED DEVELOPMENT
SUBMISSIONS CLOSE: MIDNIGHT, 02/10/2026
APPLICATION REF: PA2026/0033
APPLICANT: URPS
ADDRESS: Lot 9016 Town of Alice Springs (12 Todd St, Alice Springs), and
Lot 7579 Town of Alice Springs (21 Hartley Street, Alice Springs)
ZONE(S): CB (Central Business)
PROPOSAL: Change of use for tenancies in an existing shopping centre from shops to office
VIEW THE APPLICATION AND LODGE A SUBMISSION
ONLINE:
EMAIL:
ALICE SPRINGS
PHONE: 8951 9300
POST: PO Box 3760
Alice Springs NT 0871

NOTICE OF PROPOSED DEVELOPMENT

SUBMISSIONS CLOSE: MIDNIGHT, 02/10/2026

APPLICATION REF: PA2026/0055

APPLICANT: URPS

ADDRESS: Lot 9616 Town of Alice Springs (12 Todd St, Alice Springs), and
Lot 7575 Town of Alice Springs (21 Hartley Street, Alice Springs)

ZONE(S): CB (Central Business)

PROPOSAL: Change of use for tenancies in an existing shopping centre from shops to office

VIEW THE APPLICATION AND LODGE A SUBMISSION:

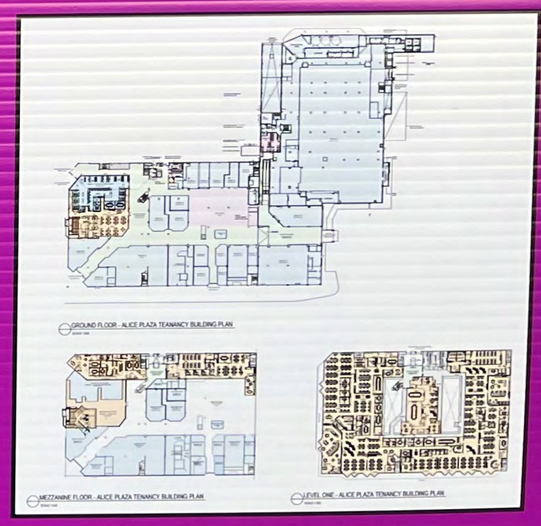
ONLINE: www.ntlis.nt.gov.au/planning

EMAIL: das.ntg@nt.gov.au

ALICE SPRINGS

PHONE: 8951 9200

POST: PO Box 2130
Alice Springs NT 0871



Indicative image only

NOTICE OF PROPOSED DEVELOPMENT

SUBMISSIONS CLOSE MIDNIGHT 2/10/2026

APPLICATION REF: PA2026/0055

APPLICANT: URPS

ADDRESS: LOT 9616 (12) Todd STREET LOT 7575,21

ZONE(S): CB - CENTRAL BUSINESS HARTLEY STREET

PROPOSAL: CHANGE OF USE FOR TENANCIES IN AN EXISTING SHOPPING CENTRE, FROM SHOP TO OFFICE

VIEW THE APPLICATION AND LODGE A SUBMISSION:

ONLINE

DARWIN	ALICE SPRINGS	KATHERINE
PHONE: 8999 6046	PHONE: 8951 8200	PHONE: 8973 8519
POST: GPO Box 1680 Darwin NT 0801	POST: PO Box 2130 Alice Springs NT 0871	POST: PO Box 1000 Katherine NT 0851

MAIL: das.nlp@nt.gov.au

NOTICE OF PROPOSED DEVELOPMENT

SUBMISSIONS CLOSE: MIDNIGHT, 02/10/2026

APPLICATION REF: PA2026/0055

APPLICANT: URPS

ADDRESS: Lot 9616 Town of Alice Springs (12 Todd St, Alice Springs), and
Lot 7575 Town of Alice Springs (21 Hartley Street, Alice Springs)

ZONE(S): CB (Central Business)

PROPOSAL: Change of use for tenancies in an existing shopping centre from shops to office

VIEW THE APPLICATION AND LODGE A SUBMISSION:

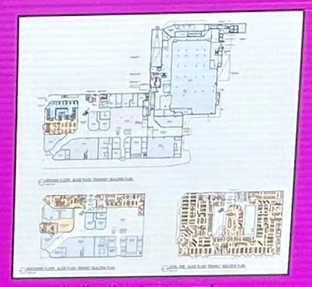
ONLINE:
www.ntlis.nt.gov.au/planning

EMAIL: das.ntg@nt.gov.au

ALICE SPRINGS

PHONE: 8951 9200

POST: PO Box 2130
Alice Springs NT 0871



Indicative image only

NOTICE OF PROPOSED DEVELOPMENT

SUBMISSIONS CLOSE: MIDNIGHT, 2/10/2026

APPLICATION REF: PA2026/0055

APPLICANT: URPS

ADDRESS: LOT 9616 (12) Todd Street, LOT 7575, 21

ZONE(S): CB - CENTRAL BUSINESS HARTLEY STRE

PROPOSAL:

CHANGE OF USE FOR TENANCIES IN AN EXISTING SHOPPING CENTRE, FROM SHOP TO OFFICE

VIEW THE APPLICATION AND LODGE A SUBMISSION:

ONLINE: www.ntlis.nt.gov.au/planning

EMAIL: das.ntg@nt.gov.au

DARWIN
PHONE: 8999 6046
POST: GPO Box 1680
Darwin NT 0801

ALICE SPRINGS
PHONE: 8951 9200
POST: PO Box 2130
Alice Springs NT 0871

KATHERINE
PHONE: 8973 8926
POST: PO Box 2390
Katherine NT 0851

LAZA Wellbeing CENTRE

Alice Plaza
SHOPPING CENTRE

Welcome to Todd Mall
The heart of Alice Springs - shop, eat and explore


NOTICE OF PROPOSED DEVELOPMENT
SUBMISSIONS CLOSE: MIDNIGHT
priceline pharmacy
deliveries
Hours
Open 7 Days
Services
After Hours Info:

NOTICE OF PROPOSED DEVELOPMENT

SUBMISSIONS CLOSE: MIDNIGHT, 02/10/2026

APPLICATION REF: PA2026/0055

APPLICANT: LOT 9616 12 TODD STREET and LOT 7513

ADDRESS: 21 HARTLEY STREET, ALICE SPRINGS

ZONE(S): CB CENTRAL BUSINESS

PROPOSAL: CHANGE OF USE FOR TENANCIES IN AN EXISTING SHOPPING CENTRE FROM SHOPS TO OFFICE

VIEW THE APPLICATION AND LODGE A SUBMISSION:

ONLINE: www.ntlis.nt.gov.au/planning

EMAIL: das.ntg@nt.gov.au

DARWIN
PHONE: 8999 6046
POST: GPO Box 1680
Darwin NT 0801

ALICE SPRINGS
PHONE: 8951 9200
POST: PO Box 2130
Alice Springs NT 0871

KATHERINE
PHONE: 8973 8926
POST: PO Box 2390
Katherine NT 0851

Alice Plaza

SHOPPING CENTRE

NOTICE OF PROPOSED DEVELOPMENT

SUBMISSIONS CLOSE: MIDNIGHT 02/10/2026

APPLICATION REF:

APPLICANT:

ADDRESS:

ZONE(S):

PROPOSAL:

VIEW THE APPLICATION AND LODGE A SUBMISSION:

ONLINE:

ALICE SPRINGS

PHONE:

FAX:

EMAIL:

Welcome
Todd M
- sho

NOTICE OF PROPOSED DEVELOPMENT

SUBMISSIONS CLOSE: MIDNIGHT, 02/10/2026

APPLICATION REF: PA2026/0055

APPLICANT: URPS

ADDRESS: Lot 9616 Town of Alice Springs (12 Todd St, Alice Springs), and
Lot 7575 Town of Alice Springs (21 Hartley Street, Alice Springs)

ZONE(S): CB (Central Business)

PROPOSAL: Change of use for tenancies in an existing shopping centre from shops to office

VIEW THE APPLICATION AND LODGE A SUBMISSION:

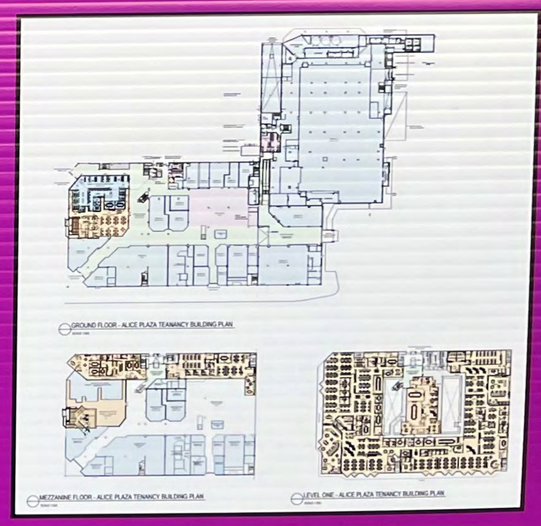
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ALICE SPRINGS

PHONE: 8951 9200

POST: PO Box 2130
Alice Springs NT 0871



Indicative image only

49. B-010-78 99 80

NORTHERN TERRITORY PLANNING AUTHORITY

Planning Act

Section 113

INSTRUMENT OF DETERMINATION
DV 1850

Development application lodged pursuant to section 104 of the Planning Act by Kym Ford, DKB Investments of P.O. Box 3571, Alice Springs on 1st August, 1985 to develop shops, tavern, bistro and offices on Lots 78, 79, 80 Todd Mall, Town of Alice Springs.

At the meeting of the Northern Territory Planning Authority on 22nd August, 1985 the Authority determined the application pursuant to section 112(1)(a) of the Planning Act by granting consent to the application to develop in accordance with drawing Nos. 85 00-01, -02, -03, -06, -09, as endorsed by the Delegate and subject to the following conditions:

1. Subdivision consolidation of Lots 78, 79, 80 Town of Alice Springs.

   Reason

   So that the development is not built across property boundaries.

2. The carparking garage on Lot 5645 Hartley Street, Town of Alice Springs, shall be constructed simultaneously and in conjunction with the redevelopment of Lots 78, 79, 80. A Certificate of Occupancy will not issue until the carparking garage is completed.

   Reason

   So that the necessary carparking is available upon completion of the building.

3. This Instrument of Determination only grants planning approval. Detailed working drawings should be submitted for approval to the Buildings Authority, P.O. Box 1596, Alice Springs, N.T. 5750, or to the Department of Lands, 2nd Floor, Greatorex Building, Parsons Street, Alice Springs. (NOTE: Building Approval will not be granted until Survey Plans for consolidation are lodged and examined).

   Reason

   To ensure compliance with the N.T. Building Code.

4. The purposes for which the use of this site is hereby permitted shall not be commenced except with the consent of the Chairman or his nominee, unless at the date of commencement, all works described in this Instrument of Determination have been carried out.

Reason

To ensure that the commencement of building occupancy does not unduly disturb the environment.

5. Water reticulation to the site and sewage disposal from the site to be provided to the requirements and satisfaction of the Director, Water Division, Department of Transport and Works at no cost to the Department.

Reason

To ensure the provision of essential services for human habitation.

6. Electrical reticulation to the site to be provided to the requirements and satisfaction of the General Manager, Northern Territory Electricity Commission at no cost to the Commission.

Reason

To ensure the provision of an essential service for human habitation.

Dated this 9TH day of SEPTEMBER, 1985.

J.J KING
Delegate
Northern Territory
Planning Authority

NOTE: The applicant's attention is drawn to the right of appeal which exists in relation to the above decision in accordance with section 114 of the Planning Act. Within 28 days of receiving this instrument of determination an appeal may be lodged to the Appeals Committee.

Pursuant to section 116, consent to this development application lapses at the expiration of 2 years from the date of this consent if no development has occurred. An extension of time may be granted by the consent authority pursuant to section 117.

Working drawings and specifications to comply with the Northern Territory Building Code and any other relevant statutes and are subject to approval by the Buildings Authority Branch of the Department of Lands.

LANE

TO CARPARK

elect board

hold open doors

NTEC SUB STATION

meter room

telephones

male

female

stair

lift

stair

duct

roll up security screen

SHOP 21

SHOP 20

SHOP 19

SHOP 18

SHOP 17

SHOP 16

SHOP 15

SHOP 14

balcony over

SHOP 22

SHOP 23

SHOP 28 [booth]

escalator

fountain planting

escalator

eating area

bridge over

steps to bistro & tavern

SHOP 24

SHOP 25

shop 26

shop 27

SHOP 13

SHOP 12

redgum

SHOP 1

staggered shop fronts

SHOP 2

SHOP 3

SHOP 4

SHOP 5

SHOP 8

SHOP 11

SHOP 10

terrazzo floor

duct

stair

roll up security screen

balcony over

SHOP 6

SHOP 7

SHOP 9

duct

stair

roll up security screen

balcony over

P A R A D E

S O U T H

S T

This is the drawing referred to in Instr... of Determination No. ... issued by the Northern Territory Plan... Authority on 9/9/85

Delegate of the Authority

GROUND FLOOR

LOTS 78 79 80 ALICE SPRINGS

FORD PLAZA

STUART ARMS DEVELOPMENT FOR DKB INVESTMENTS

ARCHITECT: LES PLATT ARCHITECTS [089] 523968

SCALE 1:200

DRAWING 85-02-01

PLAN TO CARPARK

DKB

RENTAL OFFICES

stair

lift

RENTAL OFFICES

stair

glass balustrade dotted

SHOPS BELOW

MALE

FEMALE

ATRIUM

SHOPS BELOW

SHOPS BELOW

SHOPS BELOW

TODD ST

MEZZANINE FLOOR

FORD PLAZA

STUART ARMS DEVELOPMENT FOR DKB INVESTMENTS

ARCHITECT: LES PLATT ARCHITECTS [089] 523968

SCALE 1:200

DRAWING 85.02.02

RECEIVED
-1 AUG 1985
PLANNING AUTHORITY

This is the drawing referred to in Instrument of Determination No. ..... issued by the Northern Territory Planning Authority on 9/9/85

Delegated Authority

561
15
348
8.2
10'06m²
335

30 c/parks

HARTLEY ST

carpark access

OLD COURTHOUSE

LOT 5645

CARPARK

MARINUCCI BUILDING

LANE

NTHC

PARSONS ST

LANE

court

space frame

LOT 78

LOT 79

LOT 80

court

SHOPS/OFFICES

ANSETT

redgum

TODD ST

This is the drawing referred to in Instrument of Determination No.....
issued by the Northern Territory Planning Authority on 9/9/95

Delegate of the Authority

RECEIVED
14 AUG 1995
PLANNING AUTHORITY

SITE/LOCATION PLAN

FORD PLAZA

STUART ARMS

DEVELOPEMENT

FOR

DKB INVESTMENTS

ARCHITECT: LES PLATT ARCHITECTS [089] 523968

SCALE 1:500

DRAWING 85·02·09

RECEIVED
-1 AUG 1985
PLANNING AUTHORITY

This is the drawing referred to in Instrument of Determination No. ____ issued by the Northern Territory Planning Authority on 9/9/85

Delegated Authority

TO CARPARK

BAND

stair

LOADING

lift

male

female

disabled

cleaner

OFFICES

320m²

stair

STORE

balcony

BEER GARDEN

650m²

TAVERN

BAR

planting

escalators

planting

planting

SERVERY

KITCHEN

toilets on mezzanine

SERVERY

planter boxes

bridge

ATRIUM

planting to roof of shops below

balcony

OFFICES

703m²

planting boxes

balcony

GARDEN

BAR

BISTRO

outdoor eating

OFFICES

784m²

stair

planting

planting

display sign

planting

1ST FLOOR

F O R D P L A Z A

S T U A R T A R M S

D E V E L O P E M E N T

F O R

D K B I N V E S T M E N T S

ARCHITECT: LES PLATT ARCHITECTS [089] 523968

SCALE 1:200

DRAWING 85·02·03

office 2000m² = 3 = 60 parks

90 86 176

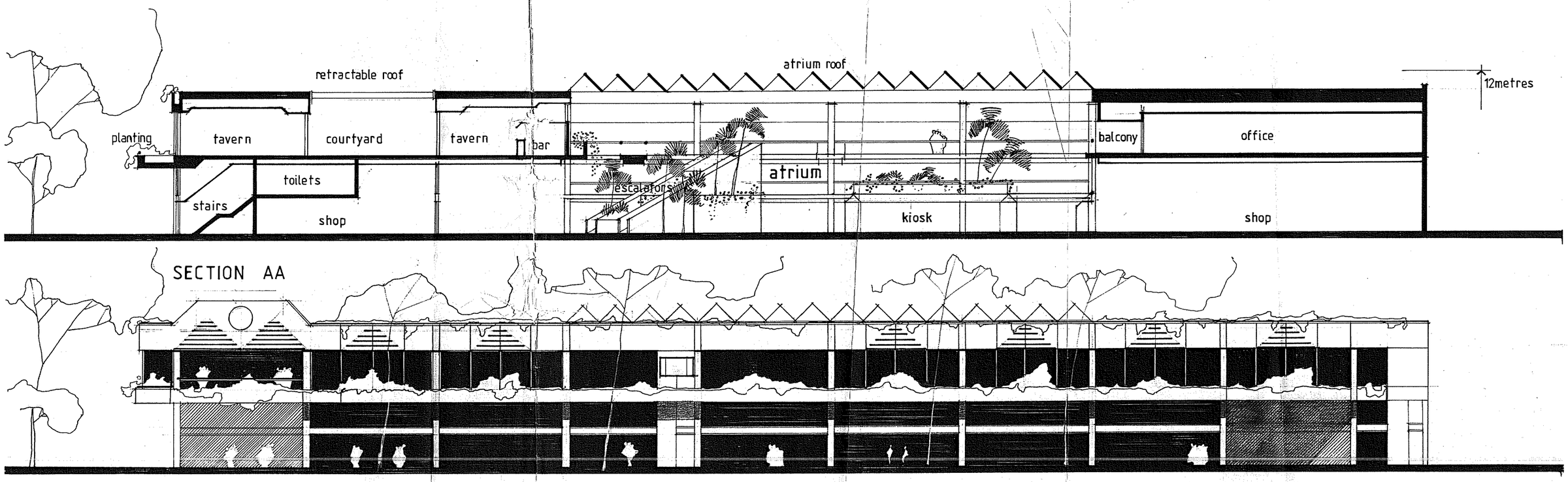
166 118 Total 284

supply 186

WAIVER 98

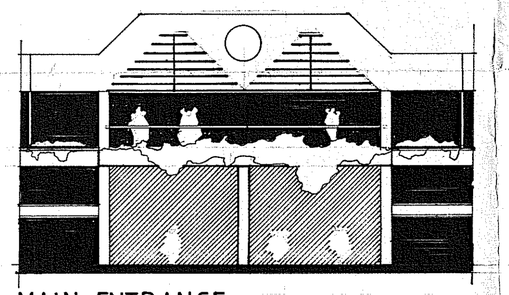
- 16

Workers offices 56

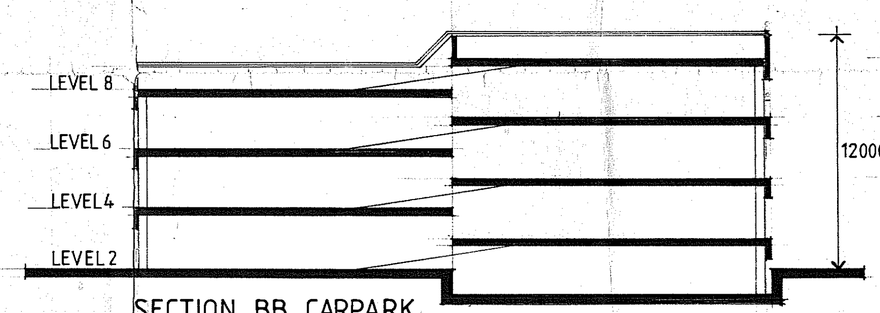


SECTION AA

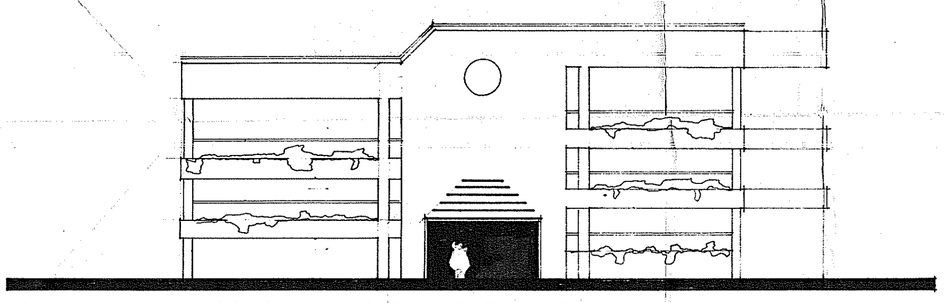
TODD ST ELEVATION



MAIN ENTRANCE



SECTION BB CARPARK



CARPARK HARTLEY ST ELEVATION

This is the drawing referred to in Instrument of Determination No. ..... issued by the Northern Territory Planning Authority on 9/9/85

Delegate of the Authority

RECEIVED 14 AUG 1985 PLANNING AUTHORITY

F O R D P L A Z A

S T U A R T A R M S

D E V E L O P E M E N T

F O R

D K B I N V E S T M E N T S

ARCHITECT: LES PLATT ARCHITECT [089] 523968

SCALE 1:200

DRAWING 85·02·06

BUILDING FILE 59
B-010-5645
Pls file.

NORTHERN TERRITORY PLANNING AUTHORITY

Planning Act

Section 113

INSTRUMENT OF DETERMINATION
DV 2301

Development application lodged pursuant to section 104 of the Planning Act by DKB Investments of P.O. Box 1996, Alice Spring, N.T. 5750 on 1 August 1986, for consent to the amended development of a carparking garage and offices on Lot 5645 Hartley Street, Town of Alice Springs.

At the meeting of the Northern Territory Planning Authority on 12 August 1986, the Authority determined the application pursuant to section 112(1)(a) of the Planning Act by granting consent to the application to develop in accordance with Drawing Numbers 85.02.65D, 85.02.66B, 85.02.67B and 85.02.68B prepared by Les Platt Architect, as endorsed and subject to the following conditions:

1. The applicant to liaise with Alice Springs Town engineer during all stages of development.

   Reason

   Building will be on Council Land.

2. Hartley Street vehicular access shall only be through a control point or past a cashier.

   Reason

   In the interest of traffic safety and control.

3. Carparking areas and internal driveways and footpaths shall be sealed, line marked and be constructed and maintained to the satisfaction of the Assistant Secretary (South), Department of Lands.

   Reason

   In the interest of amenity.

4. The carparking garage on Lot 5645 is to be constructed simultaneously and in conjunction with the redevelopment of lots 78, 79 and 80.

Reason

So that the necessary parking is available when required.

Dated this 20TH day of AUGUST , 1986.

J.J. KING
Delegate
Northern Territory
Planning Authority

NOTE: The applicant's attention is drawn to the right of appeal which exists in relation to the above decision in accordance with section 114 of the Planning Act. Within 28 days of receiving this instrument of determination an appeal may be lodged to the Appeals Committee.

Pursuant to section 116, consent to this development application lapses at the expiration of 2 years from the date of this consent if no development has occurred. An extension of time may be granted by the consent authority pursuant to section 117.

- 1 AUG 1986
PLANNING AUTHORITY

LEVEL 1

EXISTING BUILDING

LEVEL 1A

17500

LEVEL 1

17500

F/ESCAPE

HARTLEY STREET

IN

OUT

OFFICE 1

OFFICE 2

OFFICE 3

boundary line

150 ϕ DP riser in ceiling

150 ϕ DP in ceiling

150 ϕ DP(Riser)

150 ϕ: Fulgo outlet above

90 ϕ in ceiling

male

female

lining

roller grille

checkout/control box

access door on roll up grille

Fire hydrant + Hose reel

RAMP 1
down (from L1A to L1)

RAMP 2
up (from L1 to L1A)

RAMP 3
down (from L2 to L1A)

RAMP 4
up (from L1 to L1A)

RAMP 5
down (from L1A to L1)

RAMP 6
up (from L1A to L2)

Note: return blockwall to seal u/s ramp (typical)

block wall under

Note: shaded area represents 75 mm high raised path or kerbing

ling of blockwall under

NOTE
STORAGE AREA UNDER LEVEL 1A

WALKWAY

ballard B9

PUMP ROOM

N.T.E.C. SUB STATION

PUMP ROOM & SUB-STATION AS DETAILED ON SEPARATE DRAWING

grid line - STAGE 1

grid line - STAGE 2

NORTH

FLOOR PLAN LEVEL 1/1A

LEGEND

A P2 (up to 36 Metres) 62 studs at 600 max cts
13 plasterboard lined both sides

FO 150 diam. 'Fulgo' outlet

This is the drawing referred to in Instrument of Determination No. DV 2391 issued by the Northern Territory Planning Authority on 20/8/86

Date Chairman of the Authority

Ammendments	date
(D) Stair exit amended, Office 3 amended, access door on roll up grille added. Door 14 deleted, single door added.	14.7.86

Ammendments	date
(A) Toilets added. Office 3 added. Fire hydrants + hose reels added.	27.5.86
(B) Fire Escape	1.7.86
(C) Entry roller grille relocated	1.7.86

FORD PLAZA - Carpark
STUART ARMS DEVELOPEMENT STAGE 2
for D K B INVESTMENTS

FLOOR PLAN
LEVEL 1 & 1a

LES PLATT ARCHITECTS
(089) 52 3698

sheets in set 1 of 10
Scale: 1:100
Drawing Number
85 02 650

- 1 AUG 1986
PLANNING AUTHORITY

LEVEL 2

EXISTING BUILDING

LEVEL 2A
17500

LEVEL 2
17500

F/ESCAPE

RAMP 3
down (from L2 to L1A)
down (from L3 to L2A)

RAMP 4
up (from L2 to L2A)

RAMP 1
down (from L2A to L2)

RAMP 6
up (from L2A to L3)
up (from L1A to L2)

WALKWAY

STORE ROOM

N.T.E.C. SUB STATION

planter boxes

boundary

Fire hydrant + Hose reel

150φ DP (riser)

150φ DP (riser from above)

150φ DP (below)

150φ DP under slab

90φ DP

150φ DP

boundary line

grid line - STAGE 1

grid line - STAGE 2

NORTH

FLOOR PLAN - LEVEL 2/2A

This is the drawing referred to in Instrument of Determination No: DV 2301 issued by the Markham Country Planning Authority on 20/8/86

Delegate of the Authority

Ammendments	date
A Hose reels & Firehydrants added, bitmock added.	07-8-86
B Fire Escape	1-7-86

FORD PLAZA - Carpark
STUART ARMS DEVELOPEMENT STAGE 2
for D K B INVESTMENTS

FLOOR PLAN
LEVEL 2 & 2a

LES PLATT ARCHITECTS
(089) 523968

sheets in set 2 of 10
Scale: 1:100
Drawing Number
85-02-66 B

1 AUG 1986
PLANNING AUTHORITY

LEVEL 3 — EXISTING BUILDING

LEVEL 3A — 17500

LEVEL 3 — 17500

F/ESCAPE

PUMPS 54

CHILLER AREA

cyclone gates and fence as specified

RAMP 3 — down (from L3 to L2A) / down (from L4 to L3A)

RAMP 4 — up (from L3 to L3A)

RAMP 1 — down (from L3A to L3)

RAMP 6 — up (from L3A to L4) / up (from L2A to L3)

WALKWAY

WALKWAY

boundary line

planter boxes

Fire Hydrant + Hose reel

bollard

WG2

grid line -STAGE 1

grid line -STAGE 2

NORTH

FLOOR PLAN – LEVEL 3/3A

This is the drawing referred to in Instrument of Determination No. DN 2801 issued by the Northern Territory Planning Authority on 26/2/86

Delegate of the Authority

Ammendments	date
A1 Fire hydrants + hose reels added, biscuits added	21.5.86
A2 Fire Escape	4.7.86

FORD PLAZA - Carpark
STUART ARMS DEVELOPEMENT STAGE 2
for D K B INVESTMENTS

FLOOR PLAN
LEVEL 3& 3a

LES PLATT ARCHITECTS
(089) 523968

sheets in set 3 of 10
Scale: 1:100
Drawing Number
85 02 67 B

RECEIVED
- 1 AUG 1986
PLANNING AUTHORITY

LEVEL 4

EXISTING BUILDING

LEVEL 4A
17500

LEVEL 4
17500

boundary line

150ϕ riser below

150ϕ DP riser below

150ϕ riser under L4 slab

150ϕ PVC riser under L4 slab

90ϕ DP

90ϕ

90ϕ DP under slab

150ϕ DP riser (under slab)

RAMP 3
down (from L4 to L3A)

RAMP 4
up (from L4 to L4A)

RAMP 1
down (from L4A to L4)

RAMP 6
up (from L3A to L4)

F/ESCAPE

slab penetration for chiller

cyclone gate and fence as specified

conc. slab roof over refer Eng. details

Fire Hydrant + Hose reel

fascia

Stairs to Lift Motor Rm. refer Eng. details

90ϕ PVC under slab

NORTH

FLOOR PLAN – LEVEL 4/4A

This is the drawing referred to in Instrument of Determination No. DN 2301 made by the Northern Territory Planning Authority on 20/8/86

Delegate of the Authority

Ammendments	date
A Fire hydrants + hose reels added, labbocks	27.5.86
B Fire Escape	1-7-86

FORD PLAZA - Carpark
STUART ARMS DEVELOPEMENT STAGE 2
for D K B INVESTMENTS

FLOOR PLAN
LEVEL 4 & 4a

LES PLATT ARCHITECTS
(089) 523968

sheets in set 4 of 10
Scale: 1:100
Drawing Number
85 02 68 B

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

Sections 53, 54 and 55

DEVELOPMENT PERMIT

DP 00/0295

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot No.:	5645
Town/Hundred:	Alice Springs
Street Address:	Hartley Street

Consent is hereby granted, in pursuance of section 53 (a) of the *Planning Act* for the purpose of a **hotel**, subject to the conditions in the Schedule, specified under section 55 and for the reasons set out in the attached Statement of Reasons, given under section 54(1)(a) of the Act.

This permit is issued by GEOFF HARRIS and ROBIN BULLOCK as delegates of the Development Consent Authority.

Dated this 9TH day of AUGUST 2000

GEOFF HARRIS
Delegate of the
Development Consent Authority

14 / 8 /2000

ROBIN BULLOCK
Delegate of the
Development Consent Authority

09 / 08 /2000

SCHEDULE OF CONDITIONS

Section 55 *Planning Act* 1999

DEVELOPMENT PERMIT

DP 00/0295

1. Works carried out under this permit shall be in accordance with the drawings numbered PA00/0277/1, PA00/0277/2, PA00/0277/3 and PA00/0277/4 endorsed as forming part of this permit.

2. Kerb crossovers and driveways to the site boundary and stormwater drainage shall be provided to the requirements and satisfaction of the Director of Planning and Infrastructure, Alice Springs Town Council, at no cost to the Council.

3. Sight lines shall be provided at the juncture between the means of ingress and egress to the site and the public street to the satisfaction of the Director of Planning and Infrastructure, Alice Springs Town Council. No fence, hedge or tree exceeding 0.6 metres in height shall be planted in front of the sight line.

4. Water reticulation to the development shall be provided to the requirements and satisfaction of the Power and Water Authority (PAWA), at no cost to that Authority.

5. Electrical reticulation to the development shall be provided to the requirements and satisfaction of the Power and Water Authority (PAWA), at no cost to that Authority.

6. Sewage disposal from the development shall be provided to the requirements and satisfaction of the Power and Water Authority (PAWA), at no cost to that Authority.

7. Detailed plans of the food preparation area are to be presented to the Manager of Environmental Services, Alice Springs Town Council, for approval.

8. All external signage on the site shall be to the requirements and satisfaction of the Alice Springs Town Council.

9. The developer shall submit engineering plans and documentation for endorsement as part of this permit demonstrating a design which ensures that patrons within the hotel will not be unduly at risk of injury from vehicles using the driveway within Lot 5645. Works shall be certified by a suitably qualified person as being in accordance with the approved design.

GEOFF HARRIS
Delegate of the
Development Consent Authority

14 / 8 /2000

ROBIN BULLOCK
Delegate of the
Development Consent Authority

09 / 08 /2000

SCHEDULE OF CONDITIONS

Section 55 *Planning Act* 1999

DEVELOPMENT PERMIT

DP 00/0295

10. Use of the approved development shall not commence prior to the issue of a Certificate of Compliance.

11. A minimum of 50 car parking spaces on the site shall be readily and conveniently accessible for public use by hotel patrons between the hours of 5.00 pm and 30 minutes after close of trade on all trading days, to the satisfaction of the Authority. The designated hotel parking areas shall be well illuminated.

12. A weather protection shade canopy which provides shade and shelter to the western side of the development shall be provided and maintained to the requirements and satisfaction of the Director of Planning and Infrastructure, Alice Springs Town Council and the Authority. Detailed plan/s of the shade canopy shall be submitted to the Director of Planning and Infrastructure, Alice Springs Town Council and the Authority for approval.

    The use shall not commence prior to the issue of a Certificate of Compliance.

Base period of permit

As provided for under section 3 of the Act and subject to the provisions of sections 58 and 59, this permit will lapse two years from the date of issue.

GEOFF HARRIS
Delegate of the
Development Consent Authority

14/8/2000

ROBIN BULLOCK
Delegate of the
Development Consent Authority

09/08/2000

STATEMENT OF REASONS FOR DETERMINATION

Section 54(1)(a) *Planning Act* 1999

DEVELOPMENT PERMIT

DP 00/0295

Reasons

1. The site is considered to be suitable for the proposed development.

2. Provision of a minimum of 50 conveniently accessible on-site car parking spaces during evening trading hours, in conjunction with the cessation of licensed premise uses on Lot 7403, is expected to ensure that the availability of car parking within the Central Business District will not be adversely affected by the development.

3. The physical characteristics of the land are considered suitable for the proposed purpose.

4. The development is not expected to adversely impact on the existing and future amenity of the area in which the land is located.

5. An appropriately designed hotel entrance will better ensure that potential impacts of the development on the abutting public footpath are minimised.

6. An appropriately designed weather protection canopy will provide shade and shelter to the exposed western side of the development and improve the amenity of the streetscape.

Right of Appeal

Pursuant to section 54(2) of the *Planning Act*, applicants are advised that a right of appeal to the Appeals Tribunal exists under Part 9 of the Act, against a condition imposed on a permit. An appeal under section 114(1) must be made within 28 days of the service of this notice. The Registrar of the Appeals Tribunal can provide information regarding the Notice of Appeal form and fees payable. The postal address for lodgement of a Notice of Appeal appears below.

Postal Address

The Registrar
Lands and Mining Tribunal
GPO Box 1680
DARWIN NT 0801

Telephone: 8924 4030
Facsimile: 8924 4052

Location

1st Floor
Darwin Plaza Building
The Mall
DARWIN NT 0800

GEOFF HARRIS
Delegate of the
Development Consent Authority

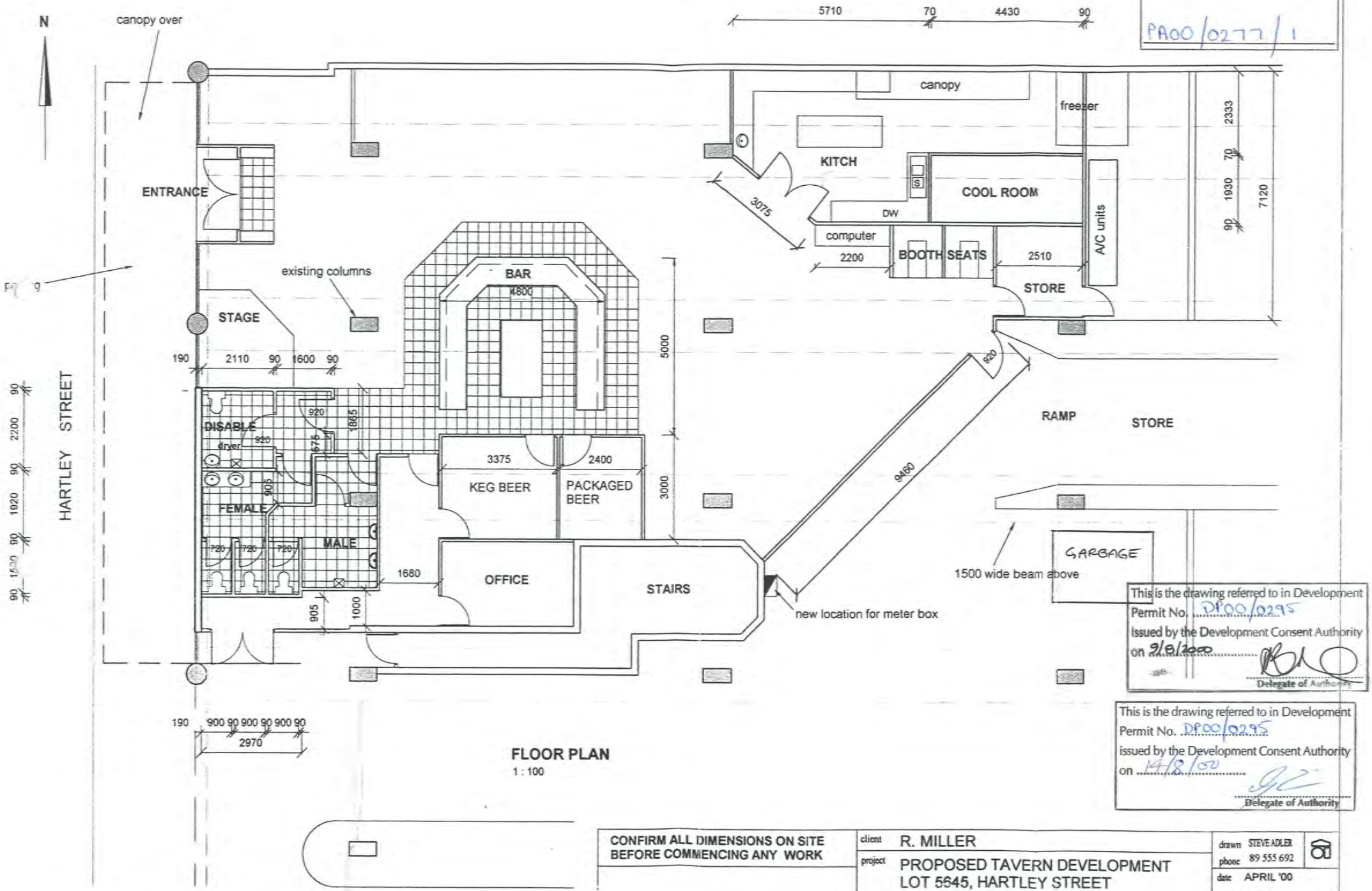
14/9/2000

ROBIN BULLOCK
Delegate of the
Development Consent Authority

09/08/2000

DRAWING NUMBER

PA00/0277/1



FLOOR PLAN
1 : 100

This is the drawing referred to in Development Permit No. DP00/0295
Issued by the Development Consent Authority on 9/8/2000
Delegate of Authority

This is the drawing referred to in Development Permit No. DP00/0295
issued by the Development Consent Authority on 14/8/00
Delegate of Authority

CONFIRM ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK

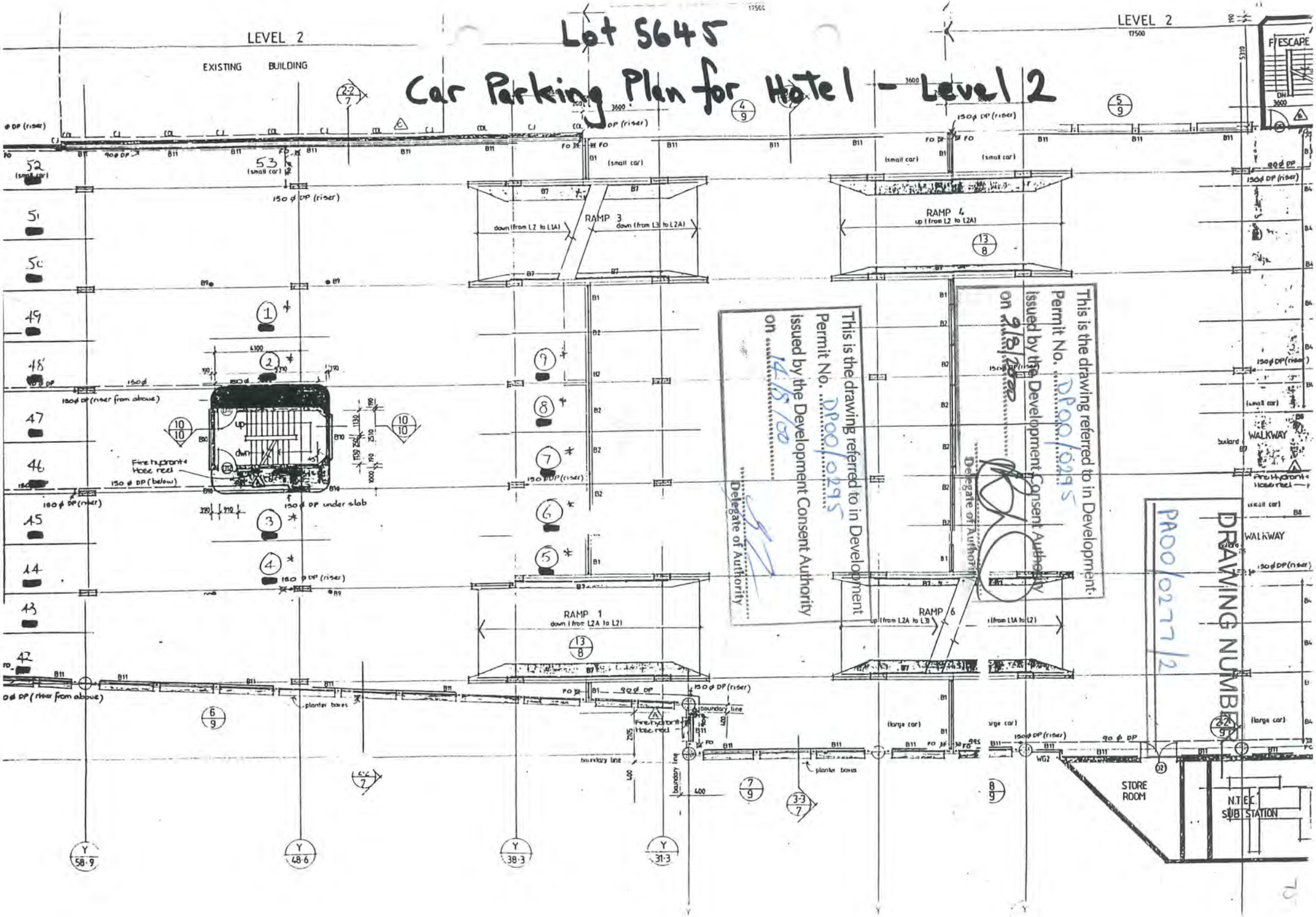
client R. MILLER

project PROPOSED TAVERN DEVELOPMENT
LOT 5545, HARTLEY STREET

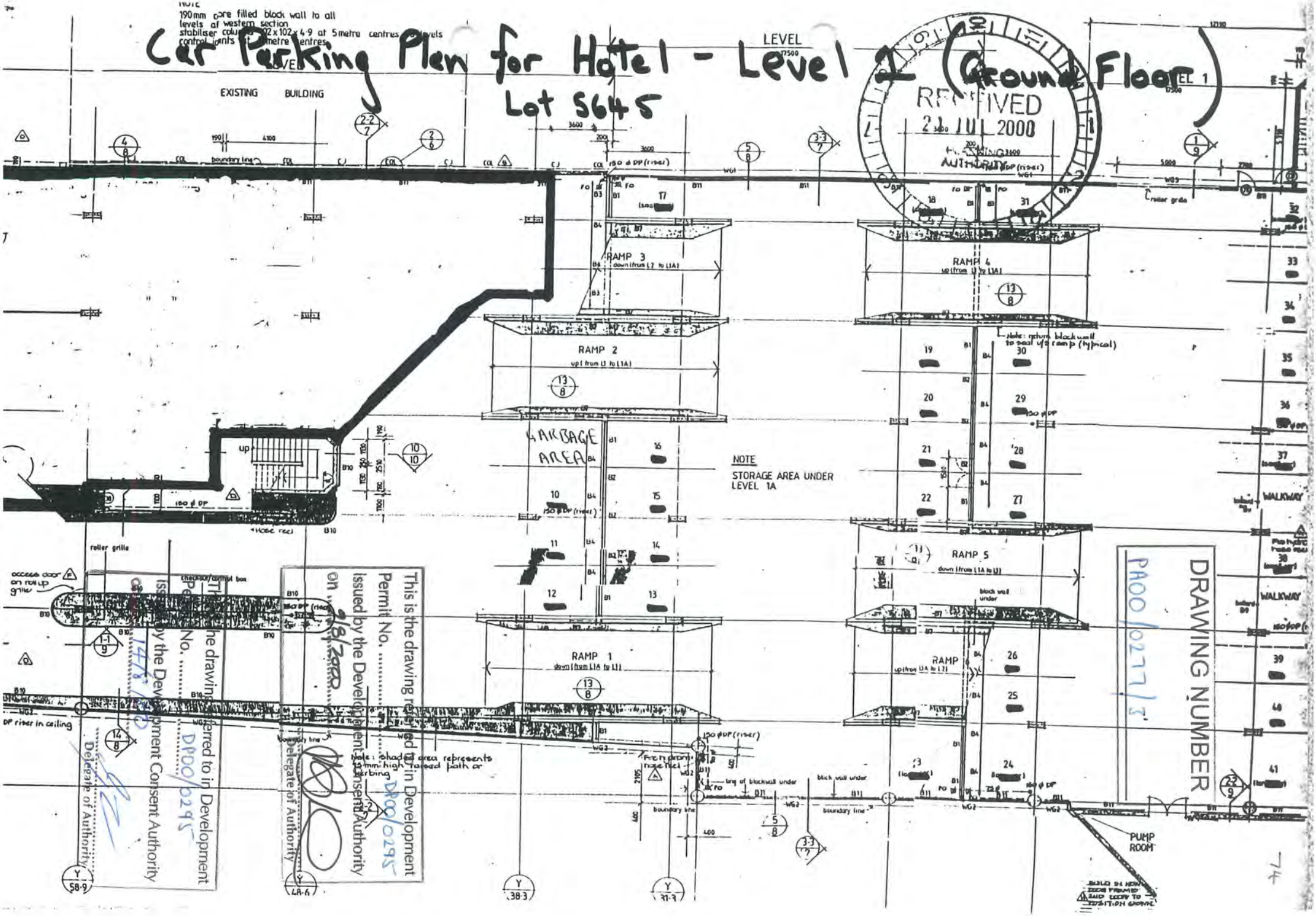
drawn STEVE ADLER
phone 89 555 692
date APRIL '00
job 991207

Lot 5645

Car Parking Plan for Hotel - Level 2



Car Parking Plan for Hotel - Level 1 (Ground Floor)
Lot S645



This is the drawing referred to in Development Permit No. ..... issued by the Development Consent Authority on 28/7/2000

Delegate of Authority

This is the drawing referred to in Development Permit No. D800/0295 issued by the Development Consent Authority on 28/7/2000

Delegate of Authority

D800/0277/1

74

bic

Bruce Interiors and Construction
19 Toms Court, Adelaide SA 5000
PO Box 9605 Hallett St Adelaide SA 5000
Ph: 08 8410 3435
Fax: 08 8410 0834

Gail Bruce, Interior Designer
BA, BE, BA Interior Design
Mobile Phone: 0417 813 726
GL58018 Builders Licence

Client
ALICE SPRINGS TAVERN
LOT 5645, HARTLEY ST.

DRAWING NUMBER
PA00/0277/4

This is the drawing referred to in Development Permit No. DP00/0295 issued by the Development Consent Authority on 9/8/2000
Delegate of Authority

This is the drawing referred to in Development Permit No. DP00/0295 issued by the Development Consent Authority on 14/8/00
Delegate of Authority

refer details and specification

Carpark extends over and above

Hardipanel to Hardiflex rendered base sheet

Clad existing column with HardiFlex and render. moulded timber to panel for raised pattern

Premade timber windows 900x900 to fascia

rendered panel over timber stud to manufacturers specification False column as for existing

900 x 2100 mm timber doors with coloured glass panels over



EXTERIOR ELEVATION

SCALE 1:50

Gail E K Bruce
B.Int. Design, B.A., B.E.
M: 0417 813 726
19 Toms Court, Adelaide SA 5000
Ph: 08 8410 3435 Fax: 08 8410 0834
Email: brucent@bruce-interiors.com.au

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

Section 57(3)

VARIATION OF CONDITIONS

DP 00/0295A

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot No.:	5645
Town/Hundred:	Alice Springs
Street Address:	Hartley Street

Consent is hereby granted, in pursuance of section 57(3) of the *Planning Act,* to vary a condition of Development Permit DP00/0295, the variation resulting in the development not being substantially different from the development originally permitted.

Variation

Condition No. 1 is amended to allow for the relocation of the storage deliveries doorway in accordance with the drawings numbered PA00/0277A/1 and PA00/0277A/2 and endorsed by the delegate of the Authority as forming part of this permit. The variation is not expected to result in any significant adverse impact on the visual amenity of the area.

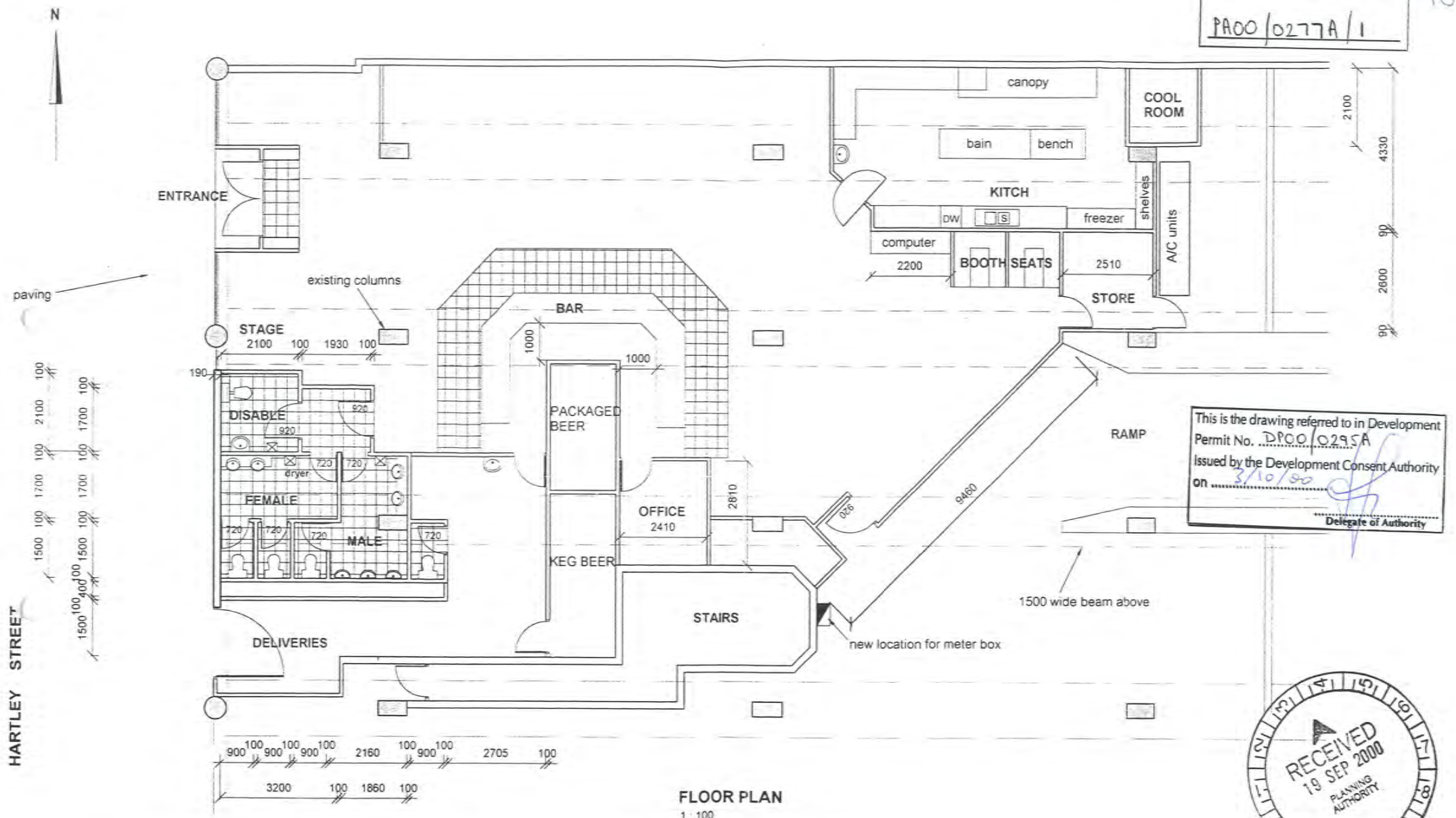
As provided for under section 3 of the Act and subject to the provisions of sections 58 and 59, this Variation Permit will lapse two years from the date of issue. In all other respects Development Permit DP00/0295 remains unchanged.

Dated this Thirtieth day of October 2000

HERMANN WEBER
Delegate of the
Development Consent Authority

DRAWING NUMBER
PA00/0277A/1

138



FLOOR PLAN
1 : 100

This is the drawing referred to in Development Permit No. DP00/0295A
Issued by the Development Consent Authority
on 3/10/00
Delegate of Authority

RECEIVED
19 SEP 2000
PLANNING AUTHORITY

CONFIRM ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK

client R. MILLER

project PROPOSED TAVERN DEVELOPMENT
LOT 5645, HARTLEY STREET

title FLOOR PLAN

drawn STEVE ADLER
phone 89 555 692

date JUNE '00

job 991207

sheet 1 of 3

bic
Bruce Interiors and Construction
19 Toms Court, Adelaide SA 5000
PO Box 9805 Halifax St Adelaide SA 5000
Ph 08 8410 3435
Fax 08 8410 0894

Gail Bruce, Interior Designer
BA, BE, BA Interior Design
Mobile Phone: 0417 813 726
GL58018 Builders Licence

Client
ALICE SPRINGS TAVERN
LOT 5645, HARTLEY ST.

DRAWING NUMBER
PA00/0277A/2

This is the drawing referred to in Development Permit No. DP00/0295A
issued by the Development Consent Authority
on 3/10/00
Delegate of Authority

refer details and specification for park extend's over and above

Lightpanel to Hardiflex rendered base sheet

Clad existing column with Hardiflex and render mouldted timber to panel for raised pattern

Pre made timber windows 900x900 to fascia

Ordered panel over timber stud to manufacturers specification False column as for existing

900x2340mm timber doors with coloured glass panels over

DELIVERIES DOOR

EXTERIOR ELEVATION

SCALE 1:50

Builders Licence
GL58018
Gail E K Bruce
B.Int. Design, B.A., B.E.
M: 0417 813 726
19 Toms Court, Adelaide SA 5000
Ph: 08 8410 3435 Fax: 08 8410 0894
Email: bruceint@bruce-interiors.com.au

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 53, 54 and 55

DEVELOPMENT PERMIT

PERMIT NUMBER: DP05/0158

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Parcel No: Lot 07403
Lot 07718
Lot 09194
Town/Hundred: Town of Alice Springs
Street Address: 36 TODD ST, ALICE SPRINGS
11 HARTLEY ST, ALICE SPRINGS
ALICE SPRINGS

APPROVED PURPOSE

To use and develop the land for the purpose of alterations and additions to existing shops and offices (Alice Plaza Shopping Centre), in accordance with the attached schedule of conditions and the endorsed plans.

REASONS FOR THE DECISION

1. The proposed additions to the shopping centre are considered to be consistent with the objectives of the NT Planning Scheme.

2. The conditions of approval are expected to reasonably ensure that:
- the development is serviced and developed to an appropriate standard; and
- that car parking is adequate and accessible.

3. The Authority has approved (through Development Permit DP04/0561) the development of Lots 5155 - 5159 and Lot 82 for the purpose of car park; the development of the car park has commenced and may be expected to be available for use in conjunction with the development and use of Lots 7403, 9194 and 7718. There is existing (approved) parking on Lots 7575 and 7718 respectively and that parking may be expected to be available for use in conjunction with the development and use of Lots 7403, 9194 and 7718).

4. The Authority is satisfied that the proposed parking provision is adequate to meet the objective of clause 27 of the Alice Springs Town Plan 1992 (as amended) and service the land and approved uses of the subject land.

DAVID KOCH
Delegate
Development Consent Authority

06/05/2005

DEVELOPMENT PERMIT

PERMIT NUMBER: DP05/0158

REASONS FOR THE DECISION (continued)

5. The consolidation of Lots 7403 and 9194 is an outstanding requirement of Development Permit DP99/0019.

6. The existing development of the site provides limited opportunities for landscaping on the subject site and the proposed additional parking areas (Lots 5155 - 5159) incorporate landscaping and will form an integral part of the development.

7. Site coverage is not altered by the proposed works and the variation to clause 22 of the Alice Springs Town Plan 1992 (as amended) is recognition of existing conditions.

8. The proposed development will result in a small increase in the plot ratio for Lot 7403, but is considered to be consistent with the objective of clause 23 of the Alice Springs Town Plan 1992 (as amended).

VARIATIONS GIVEN

1. Clause 22 (site coverage) of the Alice Springs Town Plan 1992 (as amended) to allow a site coverage of 97% instead of 85%.

2. Clause 23 (plot ratio) of the Alice Springs Town Plan 1992 (as amended) to allow a plot ratio greater than 1:1.

3. Clause 24 (landscaping) of the Alice Springs Town Plan 1992 (as amended) to allow a landscaped area of less than 10% of the site.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58 and 59 of the Planning Act, this permit will lapse two years from the date of issue.

RIGHT OF APPEAL

Pursuant to section 54(2) of the Planning Act, applicants are advised that a right of appeal to the Appeals Tribunal exists under Part 9 of the Act, against a condition imposed on a permit or a variation. An appeal under section 114(1) must be made within 28 days of the service of this notice. The Registrar of the Appeals Tribunal can provide information regarding the Notice of Appeal form and fees payable. The address for lodgement of a Notice of Appeal is: The Registrar, Lands and Mining Tribunal, GPO Box 2014, DARWIN NT 0801 or Level 3, 9-11 Cavenagh Street, DARWIN NT 0800 (Telephone: (08) 89991471 or Facsimile: (08) 89991473).

DAVID KOCH
Delegate
Development Consent Authority

06/05/2005

DEVELOPMENT PERMIT

PERMIT NUMBER: DP05/0158

SCHEDULE OF CONDITIONS

1. Development works shall be in accordance with the drawings PA05/0108/1, PA05/0108/2, PA05/0108/3, PA05/0108/4, PA05/0108/5, PA05/0108/6, PA05/0108/7, PA05/0108/8, PA05/0108/9, PA05/0108/10, PA05/0108/11, PA05/0108/11, PA05/0108/12, PA05/0108/13, PA05/0108/14, PA05/0108/15, and PA05/0108/16 and schedule/s endorsed by the Development Consent Authority (the Authority) as forming part of this permit. This condition is to the satisfaction of the Authority.

2. Any building works (including, but not limited to shade protection devices and roofing) that will encroach on or above a road reserve shall be subject to the approval of the Director of Technical Services, Alice Springs Town Council and shall be implemented to the requirements of that officer. This condition is to the satisfaction of the Development Consent Authority, on advice from the Alice Springs Town Council.

3. Glazing at the street level is to be non-reflective, consistent with the direction provided by the Central Area Land Use Objectives 1996. The developer shall provide written confirmation that all glazing at street level is non-reflective. This condition is to the satisfaction of the Development Consent Authority.

4. Four copies of plans and schedules detailing external finishes (including colours and materials) to the proposed buildings shall be submitted to the Authority for approval as part of this development permit. External finishes shall be completed in accordance with details approved by the Authority as part of this condition, to the satisfaction of the Authority.

5. Car parking shall be provided as follows: Lot 7575 (202 spaces), Lot 82 (41 spaces), Lot 7718 (96 spaces), Lots 5155 - 5159 (126 spaces). Any change to this provision is subject to the consent of the Authority and any shortfall may require a monetary contribution to the Municipality of Alice Springs, in lieu of that shortfall, in accordance with clause 27.3 of the Alice Springs Town Plan 1992 (as amended) and section 70(3) of the Planning Act 1999. This condition is to the satisfaction of the Authority.

6. Car parking areas and internal driveways shall be sealed or paved and shall be constructed, line-marked or delineated and maintained to the satisfaction of the Authority. Car parking areas and driveways shall not be used for the purpose of storage of goods or materials or any purpose other than providing parking and vehicle access.

7. Bollards, wheel-stops, kerbing or other barriers shall be provided between parking bays and pedestrian walkways in a manner that reasonably ensures that pedestrian access is unhindered. This condition is to the satisfaction of the Authority.

DAVID KOCH
Delegate
Development Consent Authority

06 / 05 / 2005

DEVELOPMENT PERMIT

PERMIT NUMBER: DP05/0158

SCHEDULE OF CONDITIONS (continued)

8. Water reticulation to the development shall be provided to the requirements of the Power and Water Corporation (PAWC), at no cost to that Corporation, to the satisfaction of the Development Consent Authority on advice from the PAWC.

9. Electrical reticulation to the development shall be provided to the requirements of the Power and Water Corporation (PAWC), at no cost to that Corporation, to the satisfaction of the Development Consent Authority on advice from the PAWC.

10. Sewage disposal from the development shall be provided to the requirements of the Power and Water Corporation (PAWC), at no cost to that Corporation, to the satisfaction of the Development Consent Authority on advice from the PAWC.

11. Any works, required by the Power and Water Corporation (PAWC) to upgrade, extend or augment existing PAWC infrastructure (including off-site works), shall be undertaken by the developer, to the requirements of PAWC at no cost to that Corporation, to the satisfaction of the Development Consent Authority on advice from the PAWC.

12. The developer shall obtain consent for any signage requiring the consent of the Alice Springs Town Council. This condition is to the satisfaction of the Development Consent Authority on advice from the Council. This condition is to the satisfaction of the Development Consent Authority on advice from the Council.

13. Rubbish collection/storage areas must be screened when viewed from surrounding areas, to the satisfaction of the Authority.

14. The developer must submit a detailed design of a stormwater drainage system (for the site) to the Alice Springs Town Council for approval prior to works commencing. A stormwater drainage system for the site must be provided and maintained to the requirements and satisfaction of the Director of Technical Services, Alice Springs Town Council, at no cost to the Council. This condition is to the satisfaction of the Development Consent Authority on advice from the Council.

15. All vehicle and pedestrian access (to and from the subject site) and associated works (including any landscaping within a road reserve) shall be provided to the requirements of the Director of Technical Services, Alice Springs Town Council, in accordance with plans and documentation submitted to and approved by the Alice Springs Town Council. This condition is to the satisfaction of the Development Consent Authority on advice from the Council.

16. Any kerb crossovers not required to service the development must be reinstated to the requirements of the Director of Technical Services, Alice Springs Town Council, at no cost to the Council. This condition is to the satisfaction of the Development Consent Authority on advice from the Council.

DAVID KOCH
Delegate
Development Consent Authority

06 / 05 / 2005

DEVELOPMENT PERMIT

PERMIT NUMBER: DP05/0158

SCHEDULE OF CONDITIONS (continued)

17. Sight lines shall be provided at the juncture between the means of ingress and egress to the site and the public street to the requirements of the Director of Technical Services, Alice Springs Town Council. No fence, hedge or tree exceeding 0.6 metres in height shall be planted in front of the sight line. This condition is to the satisfaction of the Development Consent Authority on advice from the Council.

18. Lot 7403 Todd Street and Lot 9194, Town of Alice Springs shall be consolidated to create one (1) lot.

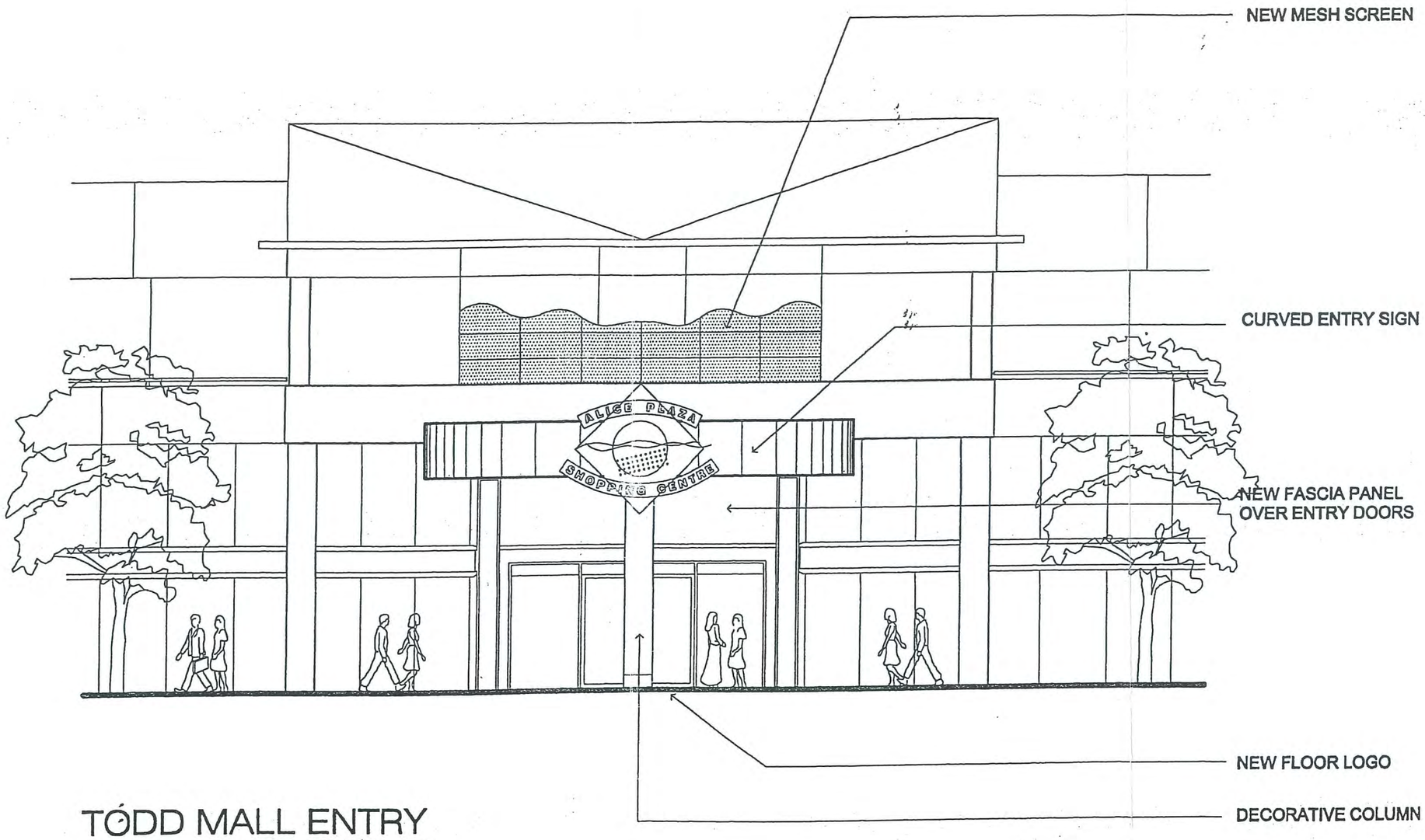
19. The developer shall redesign and develop the loading bay to the western side of Lot 7718 in accordance with plans submitted to and approved by the Authority as part of this permit. Works and finishes should be designed and selected with a view to significantly enhancing views of the loading bay area from the adjoining street and footpaths and demonstrate due regard to the Alice Springs Central Area Land Use Objectives and Planning Concepts 1996. The loading bay area shall be finished and maintained to the satisfaction.

20. Air conditioning units and associated equipment and any roof mounted devices, including antennae, aerials, satellite dishes, etc shall be sited or screened in a manner that minimises the potential for visual and noise impact on the visual amenity of adjoining properties and roads and when viewed from Anzac Hill, to the satisfaction of the consent authority.

NOTE:
This development permit does not grant "building approval" for a development or use. You are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing construction or the approved use. The Building Advisory Services Branch (89 519235), Department of Infrastructure, Planning and Environment may also be able to advise you with regard to Building Permit requirements.

DAVID KOCH
Delegate
Development Consent Authority

06/05/2005



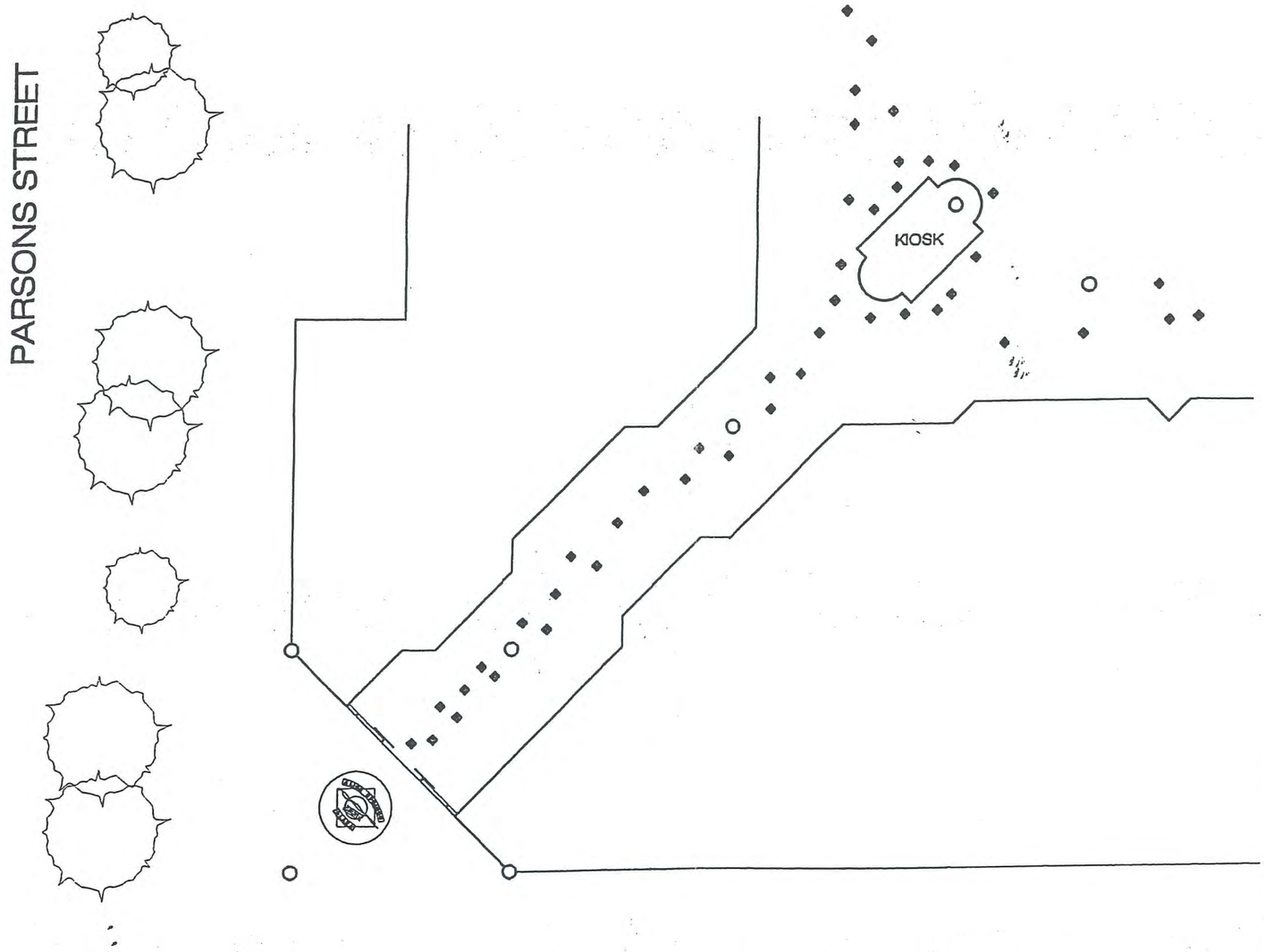
TODD MALL ENTRY
MAIN FOCAL POINT
1:100

DRAWING NUMBER
PA05/0108/1

This is the drawing referred to in Development Permit No. DP05/0158
issued by the Development Consent Authority
on 06.05.05
Delegate of Authority

REDEVELOPMENT OF ALICE PLAZA

VISINTIN DESIGN



1:250

DRAWING NUMBER
DA05/0108/2

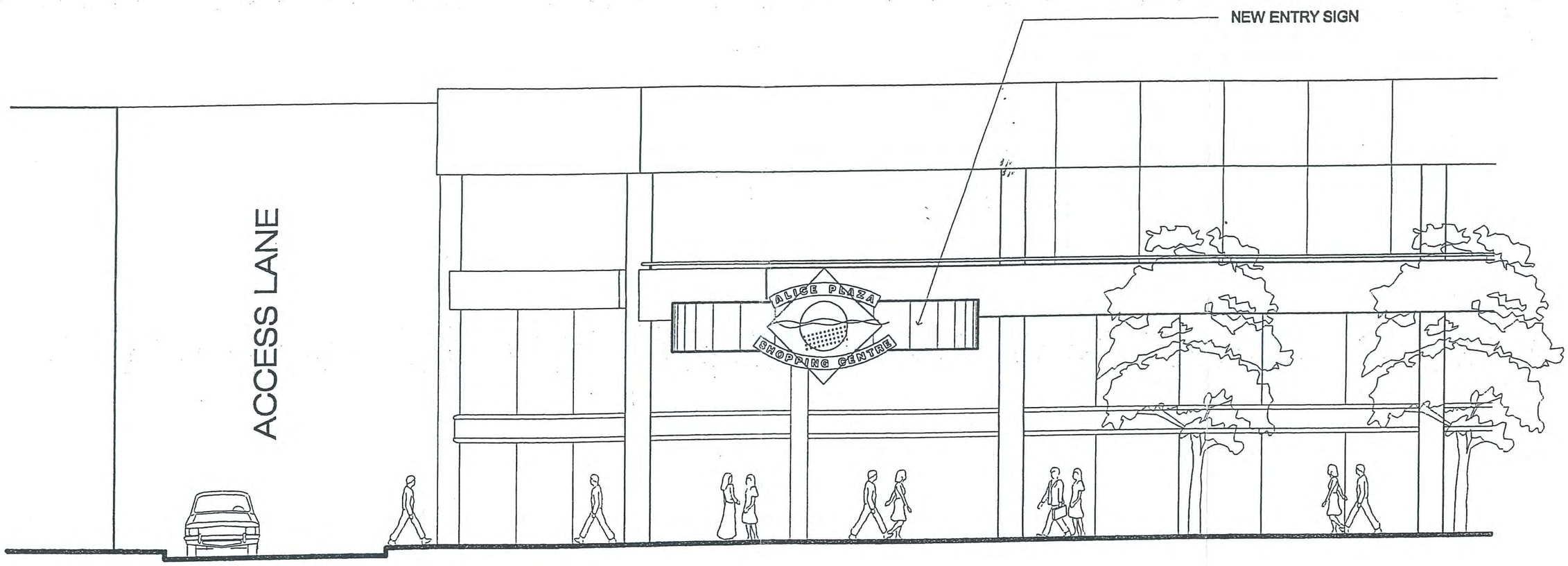
This is the drawing referred to in Development Permit No. DA05/0158 issued by the Development Consent Authority on 06.05.05

Delegate of Authority

ALICE PLAZA SHOPPING CENTRE

REDEVELOPMENT OF ALICE PLAZA

VICINITY PLAN



PARSONS STREET ENTRY
1:100

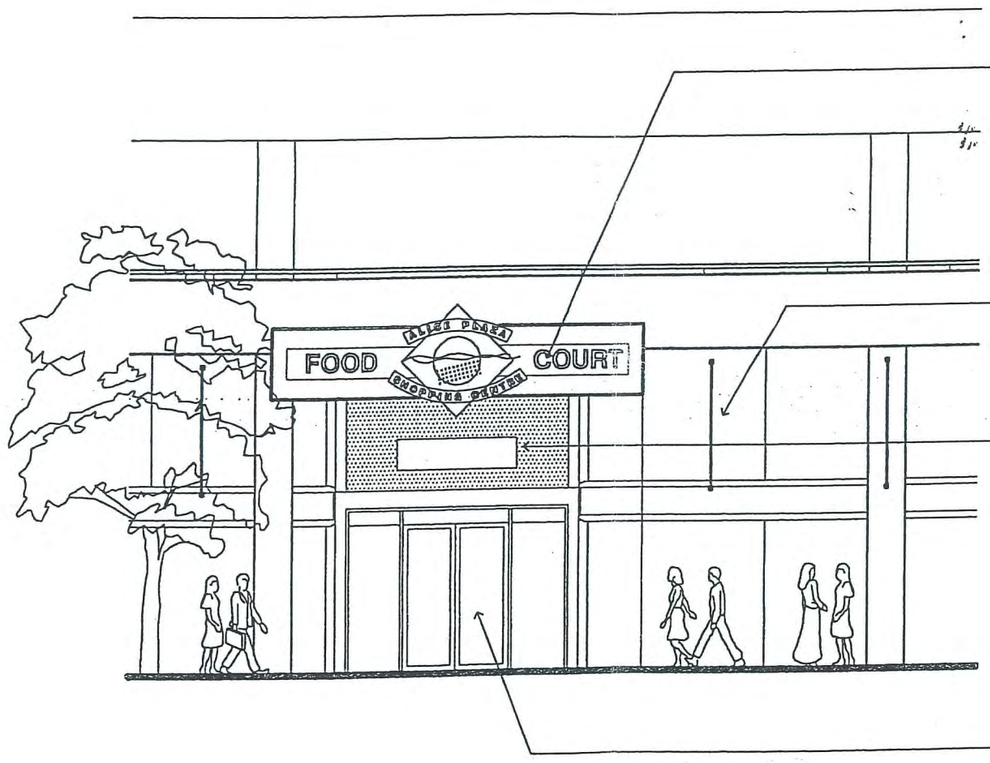
DRAWING NUMBER
PA05/0108/3

This is the drawing referred to in Development Permit No. DP05/0158 issued by the Development Consent Authority on 06.05.05
Delegate of Authority

ALICE PLAZA SHOPPING CENTRE

REDEVELOPMENT OF ALICE PLAZA

VISINTIN DESIGN



FOOD COURT ENTRY - TODD STREET MALL

1:100

This is the drawing referred to in Development Permit No. DP05/0158 issued by the Development Consent Authority on 06.05.05

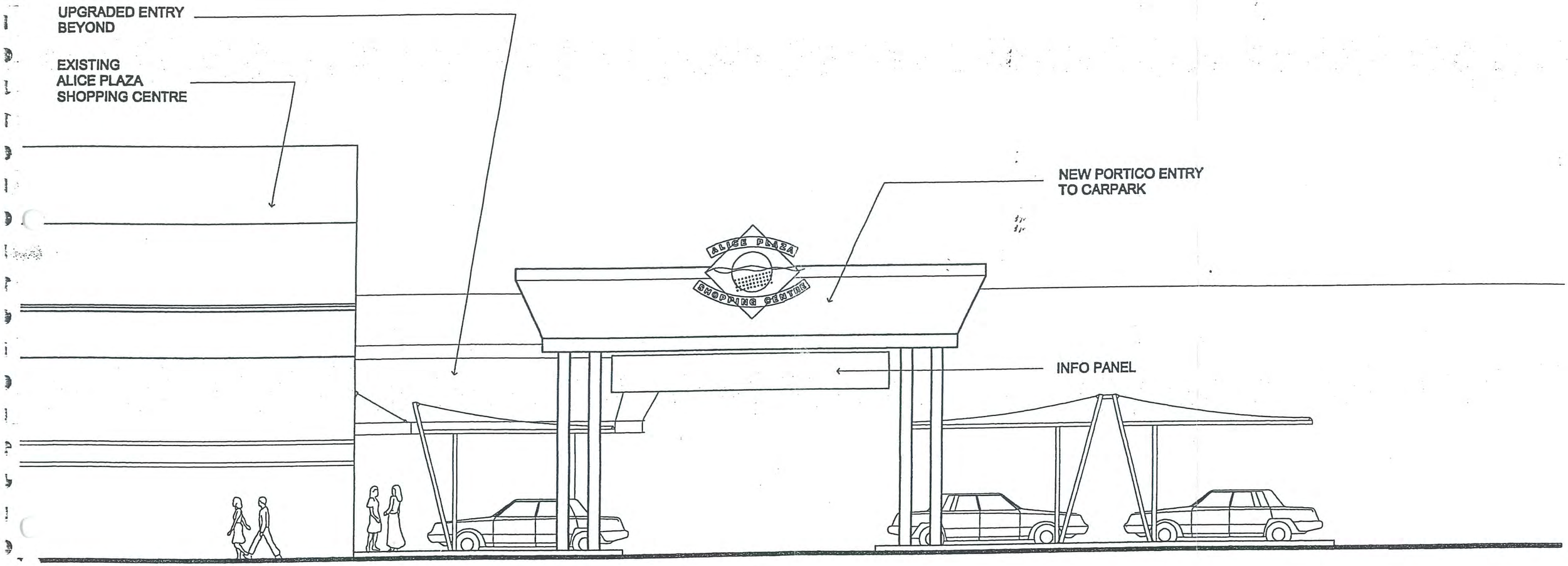
Delegate of Authority

DRAWING NUMBER

PA05/0108/4

ALICE PLAZA SHOPPING CENTRE

VISINTIN DESIGN



BI-LO CARPARK ENTRY

1:100

DRAWING NUMBER

PA05/0108/5

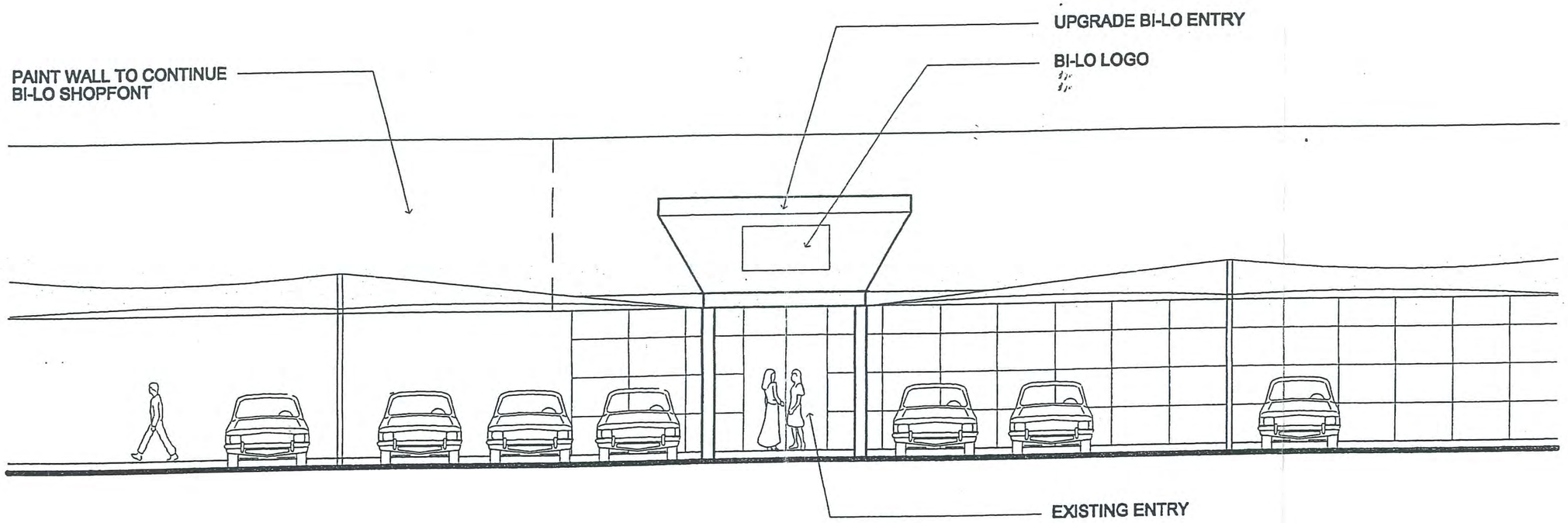
This is the drawing referred to in Development Permit No. DP05/0158 issued by the Development Consent Authority on 06 05 05

Delegate of Authority

ALICE PLAZA SHOPPING CENTRE

VISINTIN DESIGN

REDEVELOPMENT OF ALICE PLAZA



UPGRADE OF BI-LO ENTRY - CARPARK ELEVATION

1:100

This is the drawing referred to in Development Permit No. DP05/0158 issued by the Development Consent Authority on 06.05.05

Delegate of Authority

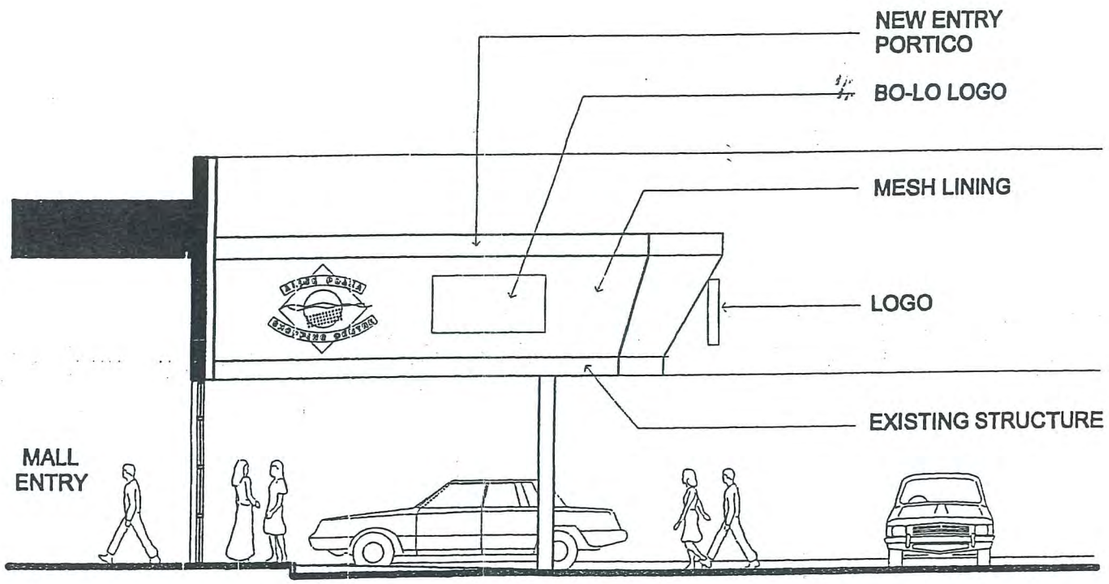
DRAWING NUMBER

PA05/0108/6

ALICE PLAZA SHOPPING CENTRE

REDEVELOPMENT OF ALICE PLAZA

VISINTIN DESIGN



NEW ENTRY PORTICO
BI-LO
1:100

DRAWING NUMBER

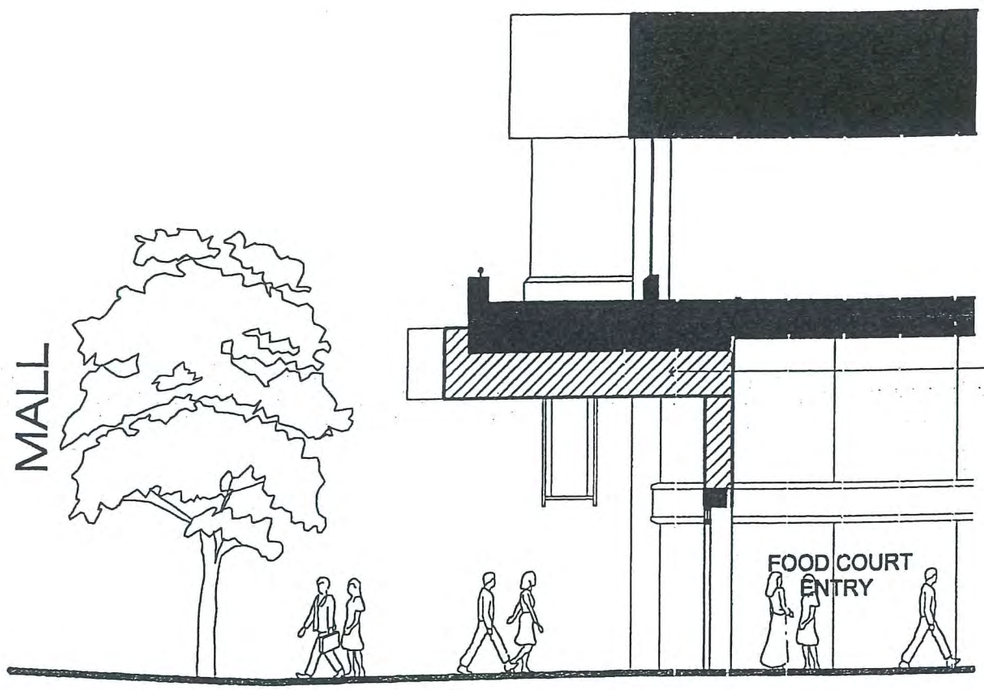
PA05/0108/7

This is the drawing referred to in Development Permit No. DP05/0158 issued by the Development Consent Authority on 06.05.05

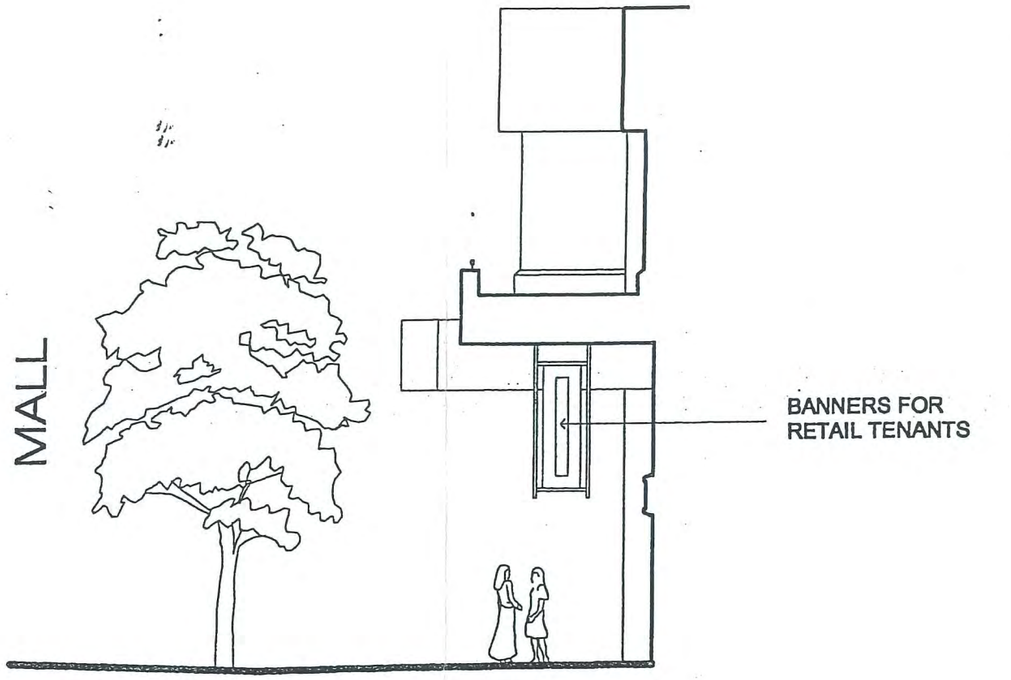
Delegate of Authority

ALICE PLAZA SHOPPING CENTRE

REDEVELOPMENT OF ALICE PLAZA



FOOD COURT ENTRY DETAILS
1:100



PROPOSED ADVERTISING
TENANTS BANNER
1:100

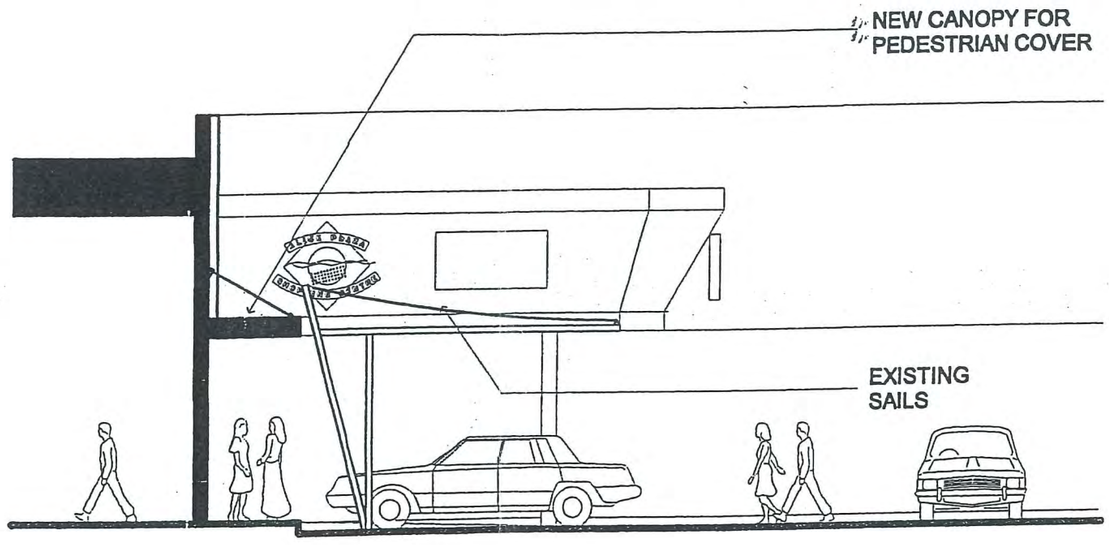
This is the drawing referred to in Development Permit No. DP/05/0158 issued by the Development Consent Authority on 06.05.05
Delegate of Authority

DRAWING NUMBER
PA05/0108/8

ALICE PLAZA SHOPPING CENTRE

VISINTIN DESIGN

REDEVELOPMENT OF ALICE PLAZA



UPGRADE OF BI-LO ENTRY

1:100

DRAWING NUMBER

PA05/0108/9

This is the drawing referred to in Development Permit No. DP05/0158 issued by the Development Consent Authority on 2.6.05

Delegate of Authority

ALICE PLAZA SHOPPING CENTRE

DRAWING NUMBER

PA05/0108/10

This is the drawing referred to in Development Permit No DP05/0158
issued by the Development Consent Authority
on 06 05 05
Delegate of Authority

137
24

UPGRADE EXISTING LIFT

RETAIL TENANCIES

REMOVE ESCALATORS & STAIR

EXISTING AMENITIES

RETAIL FOOD TENANCIES

MALL

NEW STAIR UP TO FIRST FLOOR

UP

KIOSK

KIOSK

PROMOTIONS

VOID OVER

PROPOSED RETAIL 300m2

VOID OVER

FOOD COURT

WORK STATION

STAGE

SCREEN

ST

KIOSK

WORK STATION

LIFT

FOOD KIOSK

MALL

MALL

MALL

RETAIL TENANCIES

FOOD COURT ENTRY

RETAIL TENANCIES

FOOD COURT - NEW GROUND FLOOR TENANCIES
REDESIGN OF CENTRAL VOID AREA INCLUDING MALLS, RETAIL AREAS & FOOD COURT

1:250

ALICE PLAZA SHOPPING CENTRE

REDEVELOPMENT OF ALICE PLAZA

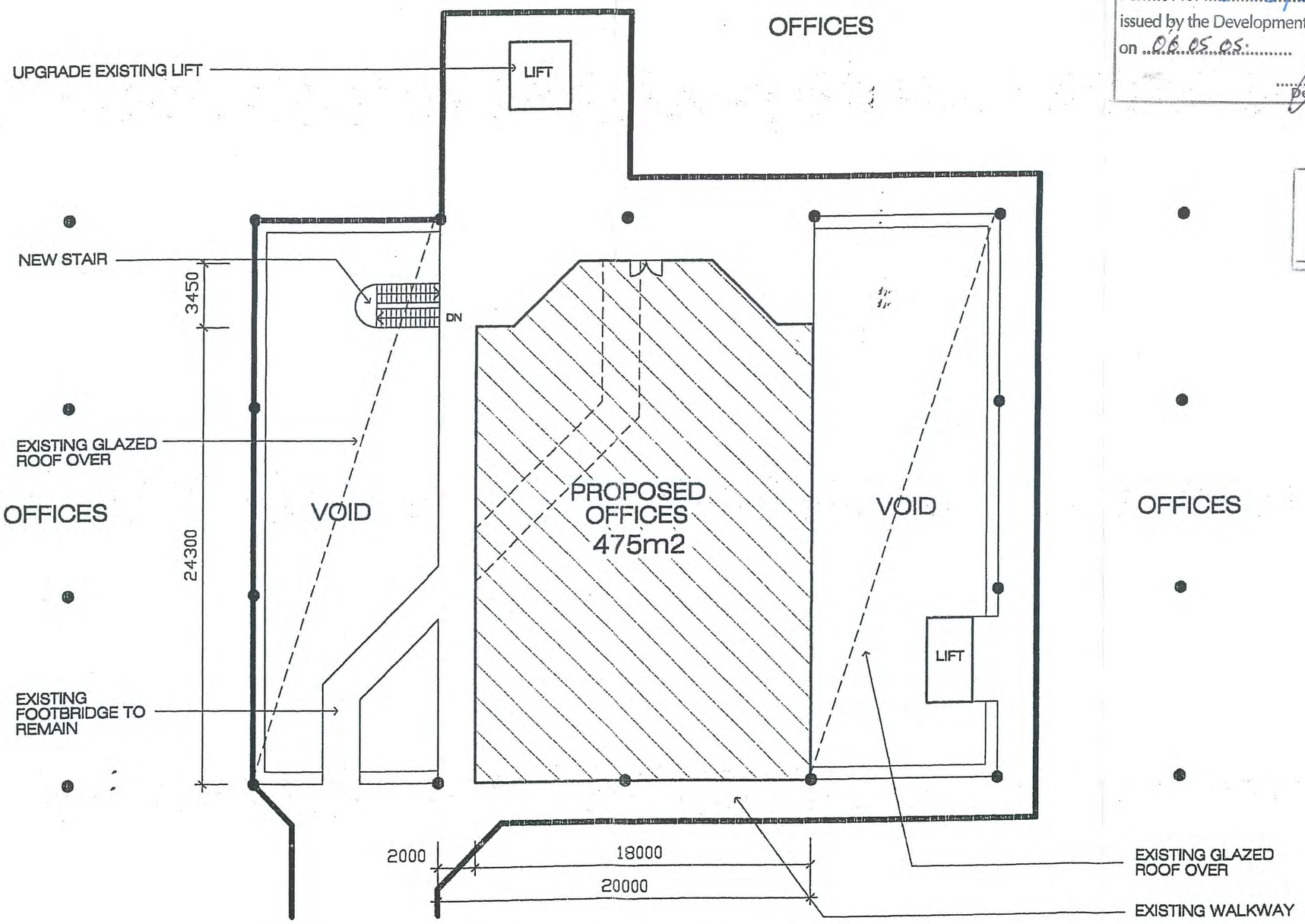
VISINTIN DESIGN

This is the drawing referred to in Development Permit No. DP05/0158 issued by the Development Consent Authority on 06 05 05.

Delegate of Authority

DRAWING NUMBER

PA05/0108/11

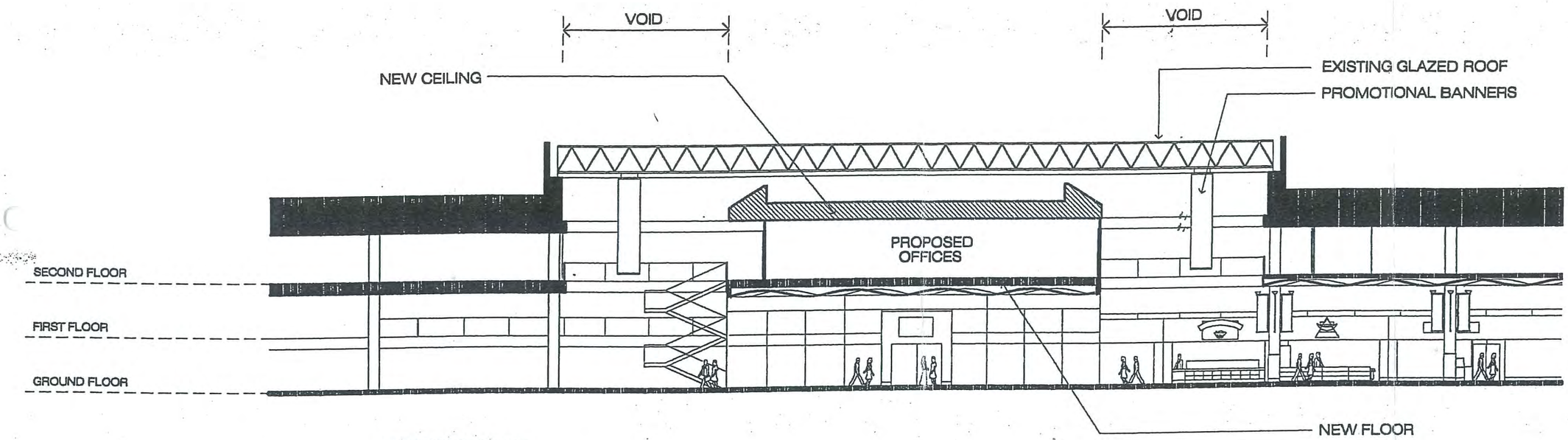


SECOND FLOOR - REDUCTION OF CENTRAL VOID NEW SECOND FLOOR OFFICE AREA

1:250

ALICE PLAZA SHOPPING CENTRE

REDEVELOPMENT OF ALICE PLAZA



NORTH/SOUTH SECTION THRO' FOOD COURT
1:250

This is the drawing referred to in Development Permit No. DP05/0158 issued by the Development Consent Authority on 06 05 05

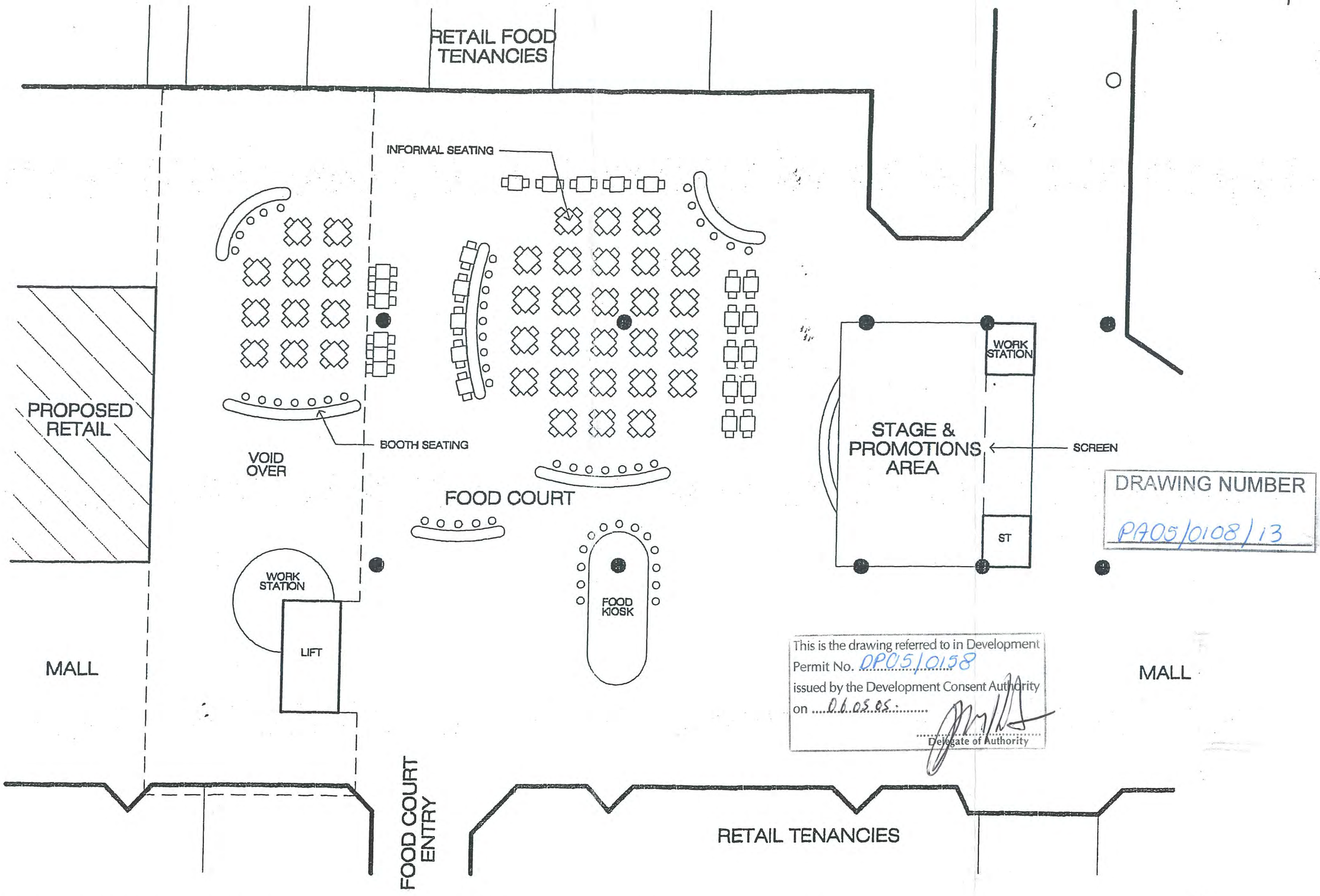
Delegate of Authority

DRAWING NUMBER
PA05/0108/12

REDESIGN OF CENTRAL VOID AREA
REMOVAL OF ESCALATORS
NEW SECOND FLOOR ADDITION/GROUND FLOOR TENANCIES

ALICE PLAZA SHOPPING CENTRE

REDEVELOPMENT OF ALICE PLAZA



DRAWING NUMBER

PA05/0108/13

This is the drawing referred to in Development Permit No. DP05/0158 issued by the Development Consent Authority on 06.05.05

Delegate of Authority

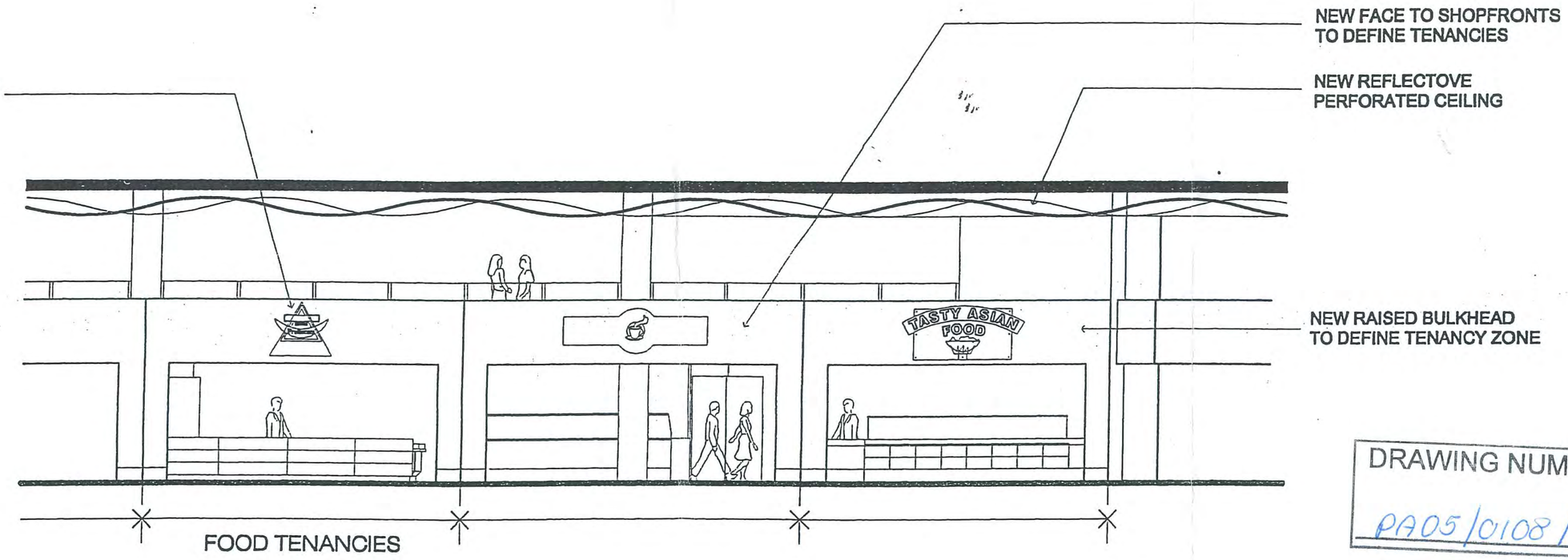
PROPOSED NEW FOOD COURT & ASSOCIATED TENANCY AREAS

1:150

ALICE PLAZA SHOPPING CENTRE

REDEVELOPMENT OF ALICE PLAZA

133
20



DRAWING NUMBER

DA05/0108/14

RE-DESIGN OF FOOD TENANCIES

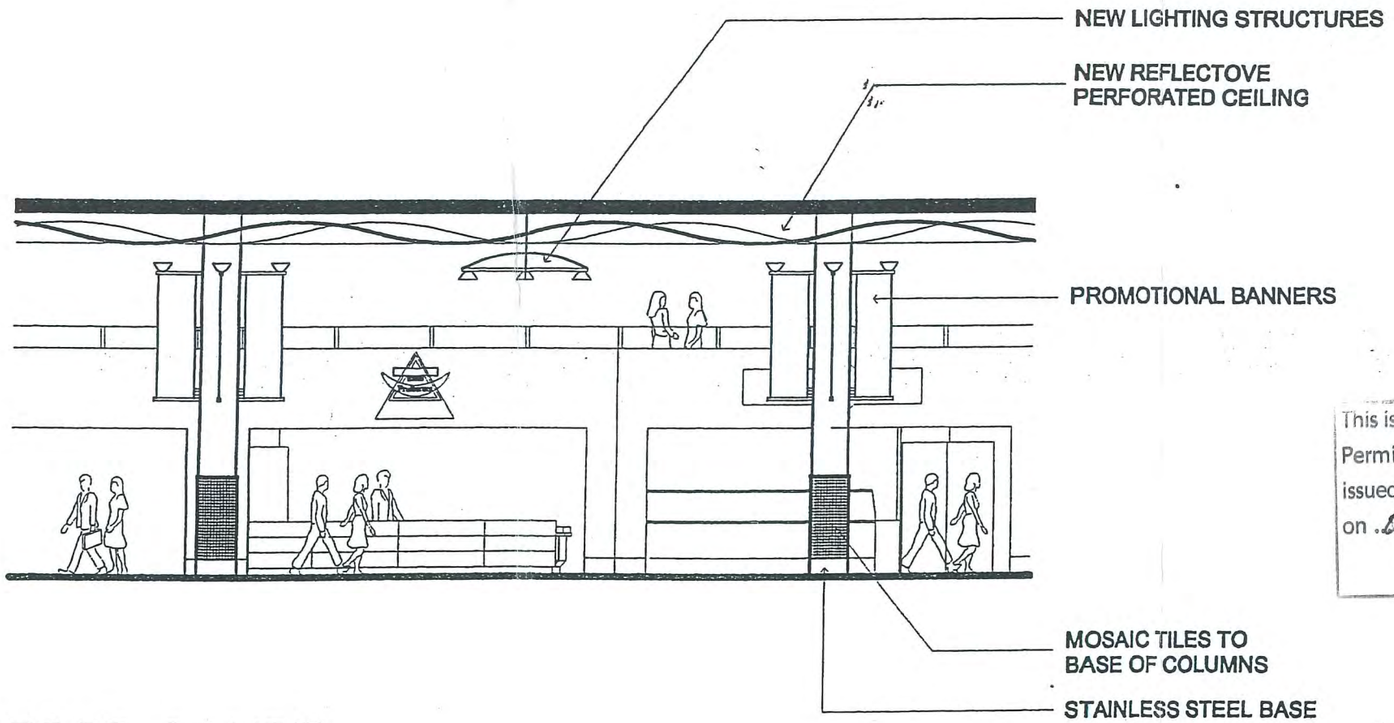
1:100

This is the drawing referred to in Development Permit No. DA05/0158 issued by the Development Consent Authority on 26.05.05

Delegate of Authority

ALICE PLAZA SHOPPING CENTRE

REDEVELOPMENT OF ALICE PLAZA



This is the drawing referred to in Development Permit No. DP05/0158 issued by the Development Consent Authority on 26.05.05.

Delegate of Authority

FOOD COURT
LIGHTING/COLUMN TREATMENT/CEILINGS

1:100

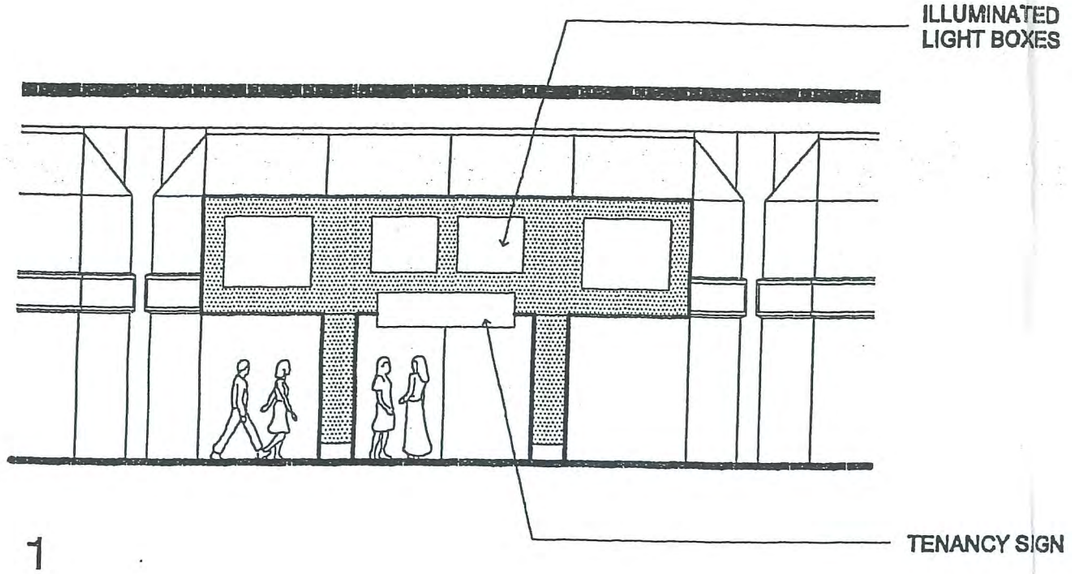
DRAWING NUMBER

PA05/0108/15

ALICE PLAZA SHOPPING CENTRE

REDEVELOPMENT OF ALICE PLAZA

131
18



1



2



3

This is the drawing referred to in Development Permit No. DP05/0158 issued by the Development Consent Authority on 06.05.05

Delegate of Author

DRAWING NUMBER

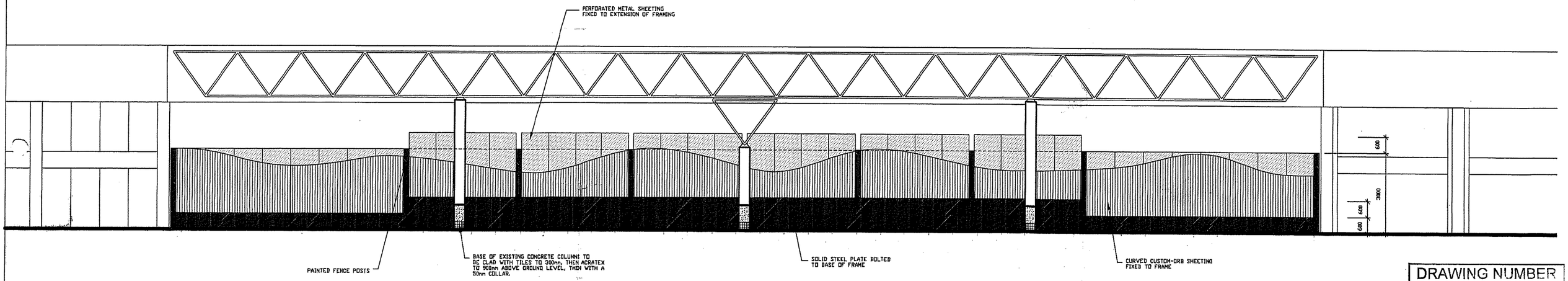
PA05/0108/16

PROPOSED UPGRADE OF EXISTING RETAIL TENANCIES

REDEVELOPMENT OF ALICE PLAZA

ALICE PLAZA SHOPPING CENTRE

MCINTYN DESIGN



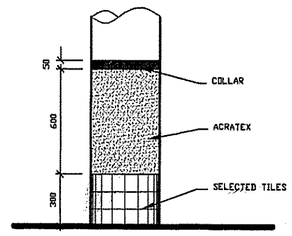
NORTH-WEST ELEVATION (Along Hartley Street)

1:100

DRAWING NUMBER
DA05/0108/17

RECEIVED
2 SEP 2005
DEVELOPMENT ASSESSMENT SERVICES ALICE SPRINGS

This is the drawing referred to in Development Permit No. DP05/0158 Variation 1
issued by the Development Consent Authority
on 15 09 05
Delegate or Authority



TYPICAL COLUMN BASE ELEVATION

1:25

BI-LO LOADING / UNLOADING AREA

ALICE PLAZA DEVELOPMENT

TODD STREET, ALICE SPRINGS, NORTHERN TERRITORY

DRWG. NO. 23.19 SK02 (BI-LO)
OCTOBER 2001

0 1 2 4 6 8 10m

PLOT DATED 31/8/05 AUTOCAD FILE C\My Documents\Visintin Design\2003 Projects\23.19ALICE PLAZA\Current Drawings\LOADING BAYb.dwg

VISINTIN DESIGN
ARCHITECTURE . INTERIORS
18 Rowlands Place
Adelaide SA 5000
Phn (08) 8410 2662
Faxn (08) 8410 2663

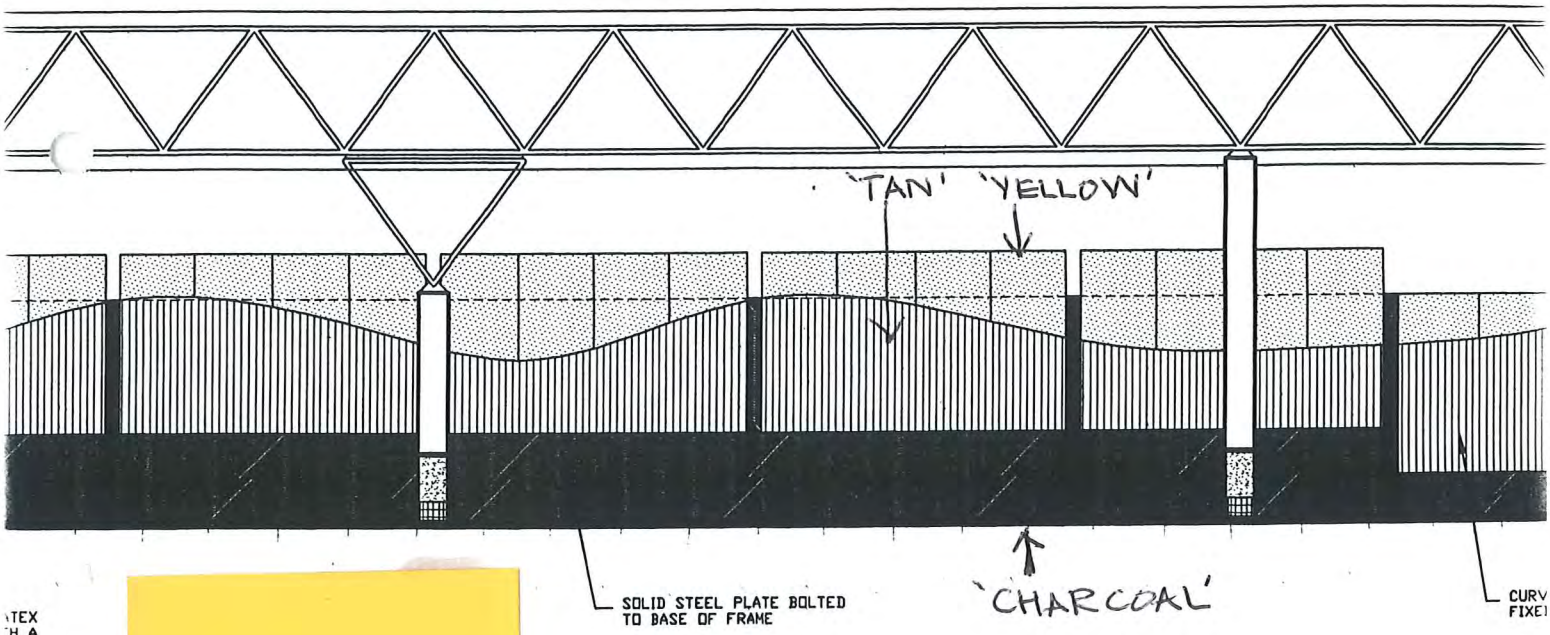
EXTRACT FROM OUR DRAWING 23·19 SK-02

157

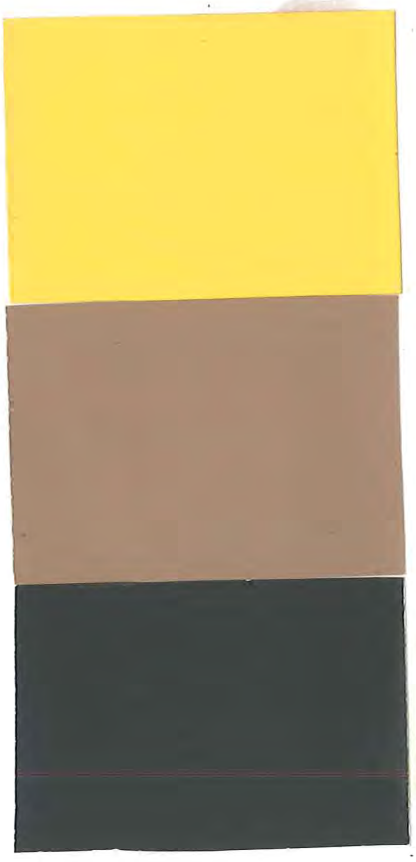
This is the drawing referred to in Development Permit No. DP05/0158 issued by the Development Consent Authority on 2.11.05

Delegate of Authority

ORATED METAL SHEETING
ED TO EXTENSION OF FRAMING



TEX
H A



YELLOW
WATTYL PAINTS
28B-3T

TAN
WATTYL PAINTS
12C-3D

CHARCOAL
WATTYL PAINTS
13A-1A

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 53, 54 and 55

DEVELOPMENT PERMIT

PERMIT NUMBER: DP05/0305

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Parcel No: Lot 07403
Town/Hundred: Town of Alice Springs
Street Address: 36 TODD ST, ALICE SPRINGS

APPROVED PURPOSE

To use and develop part of Lot 7403, 36 Todd street, Town of Alice Springs for the purpose of extending the mezzanine floor of Tenancies 3 and 4 to create additional space for use in association with an existing shop (at Tenancies 3 & 4), in accordance with the attached schedule of conditions and the endorsed plans.

REASONS FOR THE DECISION

1. The proposed development is considered to be consistent with the NT Planning Scheme.

2. The variation of 1 car parking spaces is expected to have negligible impact on the provision of car parking on the site as a whole, provided that the use of the extensions is limited to warehousing/storage.

3. The proposed development is not expected to result in any increased demand for car parking and the existing car parking for the premises is considered (as recognised through Development Permit DP05/0158) to be satisfactory in terms of the Planning Scheme.

VARIATIONS GIVEN

Clause 27.0 Provision of Car Parking of the Alice Springs Town Plan 1992 (as amended) to allow zero additional car parking spaces instead of a minimum of one (1) car parking space required for the proposed mezzanine extension.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58 and 59 of the Planning Act, this permit will lapse two years from the date of issue.

DAVID KOCH
Delegate
Development Consent Authority

9 08/2005

DEVELOPMENT PERMIT

PERMIT NUMBER: DP05/0305

SCHEDULE OF CONDITIONS

1. Works carried out under this permit shall be completed in accordance with the drawings numbered PA05/0425/1, PA05/0425/2 and PA050425/3 and endorsed by the delegate of the Authority as forming part of this permit.

2. The area created by the mezzanine extension approved through this permit shall be used for storage purposes only.

NOTE
This development permit does not grant 'building approval' for a development or use. You are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing construction or the approved use. The Building Advisory Services Branch (89 519235), Department of Infrastructure, Planning and Environment may also be able to advise you with regard to Building Permit requirements.

RIGHT OF APPEAL

Pursuant to section 54(2) of the Planning Act, applicants are advised that a right of appeal to the Appeals Tribunal exists under Part 9 of the Act, against a condition imposed on a permit or a variation. An appeal under section 114(1) must be made within 28 days of the service of this notice. The Registrar of the Appeals Tribunal can provide information regarding the Notice of Appeal form and fees payable. The address for lodgement of a Notice of Appeal is: The Registrar, Lands and Mining Tribunal, GPO Box 2014, DARWIN NT 0801 or Level 3, 9-11 Cavenagh Street, DARWIN NT 0800 (Telephone: (08) 89991471 or Facsimile: (08) 89991473).

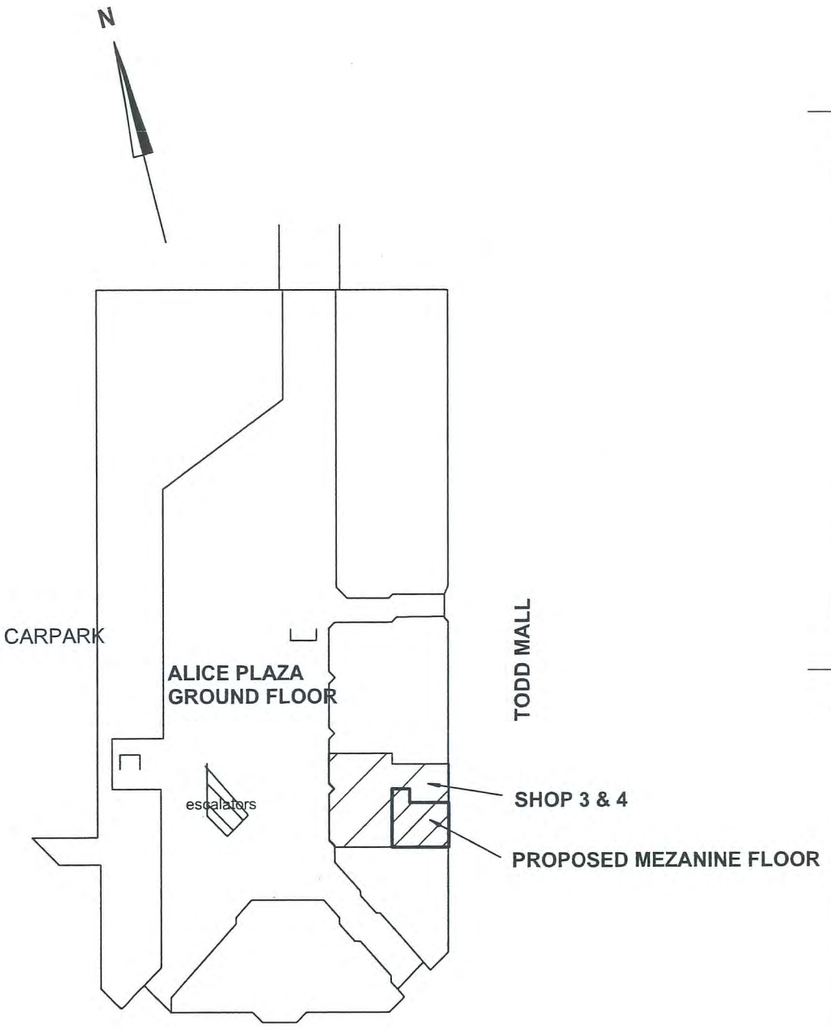
DAVID KOCH
Delegate
Development Consent Authority

9 08 /2005

33

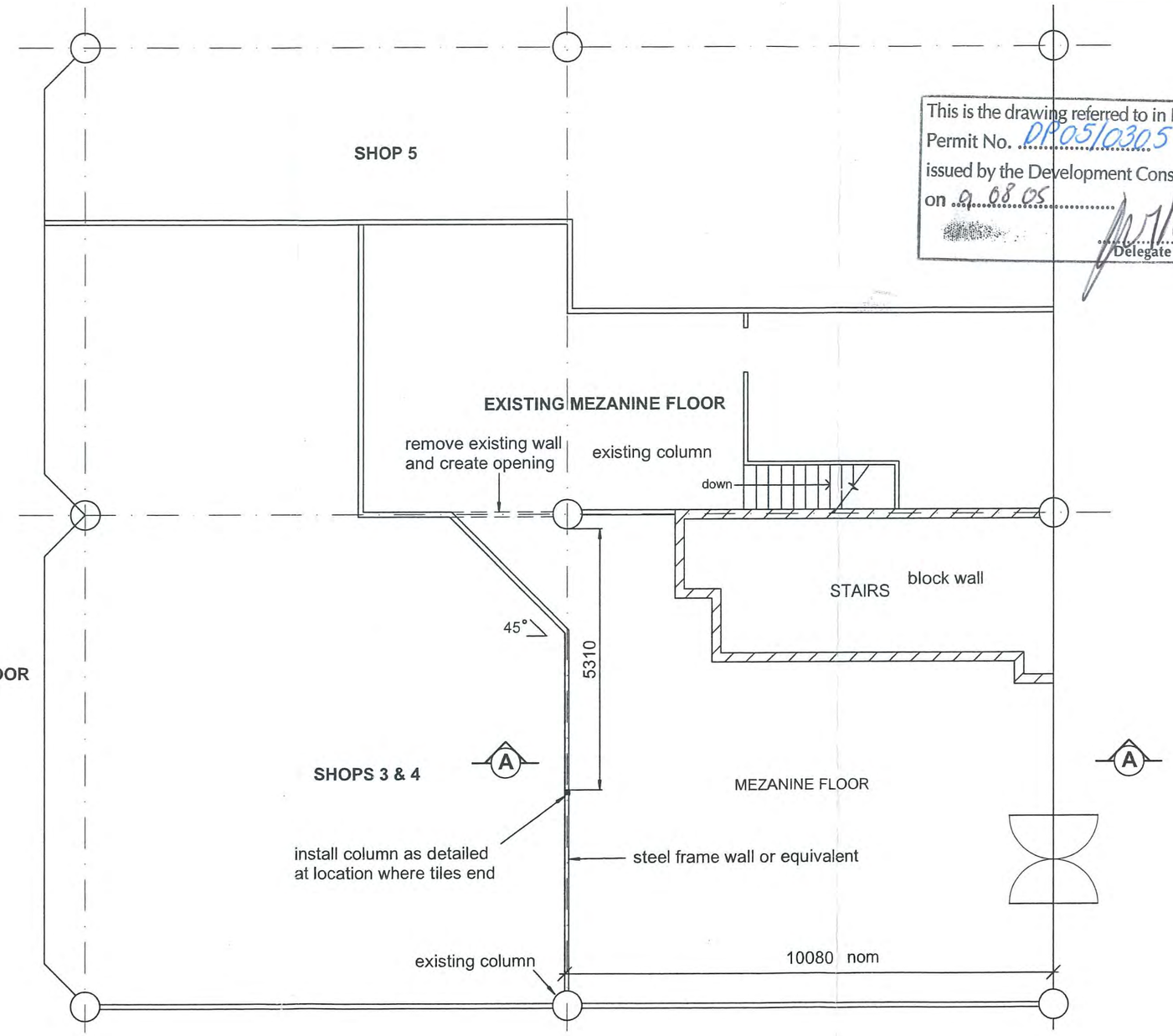
DRAWING NUMBER
PA05/0425/1

This is the drawing referred to in Development Permit No. DP05/0305
issued by the Development Consent Authority
on 9.08.05
Delegate of Authority



LOCATION PLAN

NTS



MEZANINE FLOOR

1 : 100

AREAS m2
Mezanine Floor 79.60m2

client	AMCAL
project	PROPOSED MEZANINE FLOOR SHOPS 3 & 4 ALICE PLAZA ALICE SPRINGS
title	FLOOR PLAN

drawn	STEVE ADLER
phone	89 555 692
date	FEB. '04
job	364

1 - 3

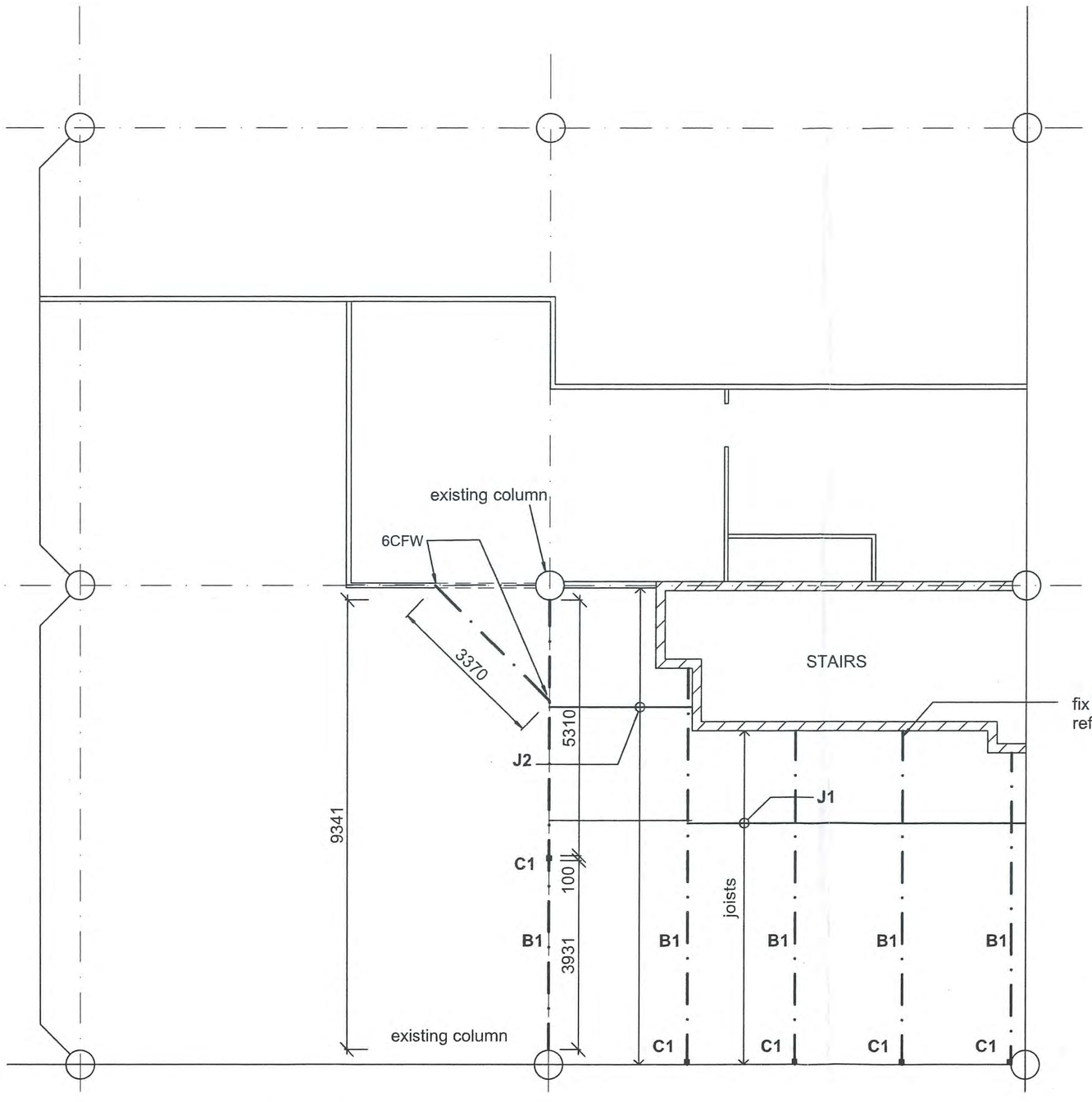
32

DRAWING NUMBER

PA05/0425/2

This is the drawing referred to in Development Permit No. DP05/0305 issued by the Development Consent Authority on 9.08.05

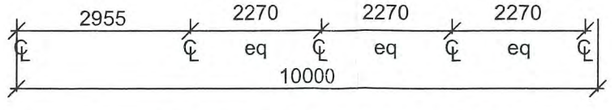
Delegate of Authority



MEZANINE FLOOR

1 : 100

MEMBER SCHEDULE
C1 - 100 x 4 SHS
B1 - 360UB 44.7
J1 - 100 x 50 x 3 RHS at 450crs
J2 - 125 x 50 x 3 RHS at 450crs



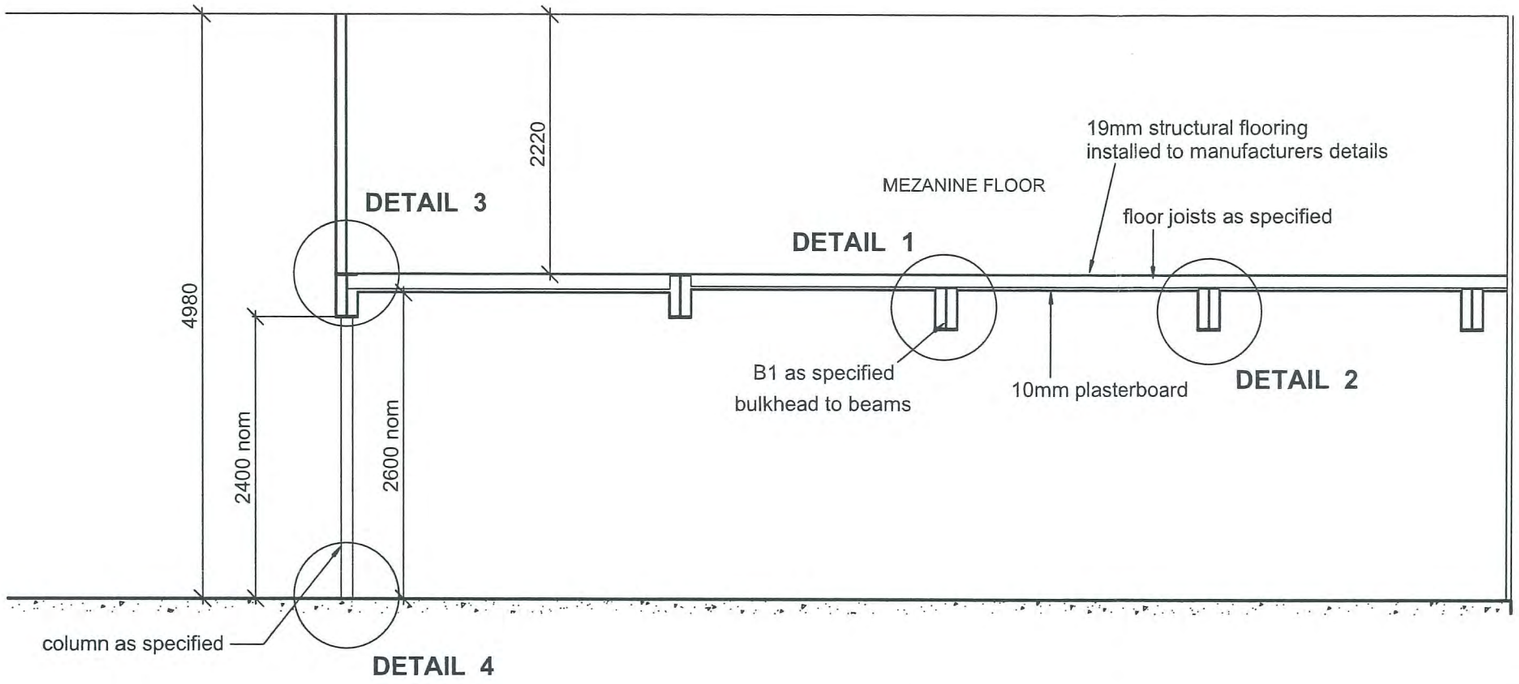
CONFIRM ALL DIMENSIONS BEFORE COMMENCING WORK

client	AMCAL	drawn	STEVE ADLER
		phone	89 555 692
project	PROPOSED MEZANINE FLOOR SHOPS 3 & 4 ALICE PLAZA ALICE SPRINGS	date	FEB. '04
		job	364
title	MEZANINE FLOOR FRAMING PLAN		2 - 3

31

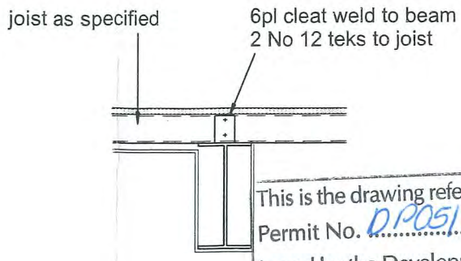
DRAWING NUMBER

PA05/04 25/3



SECTION A - A

1 : 50

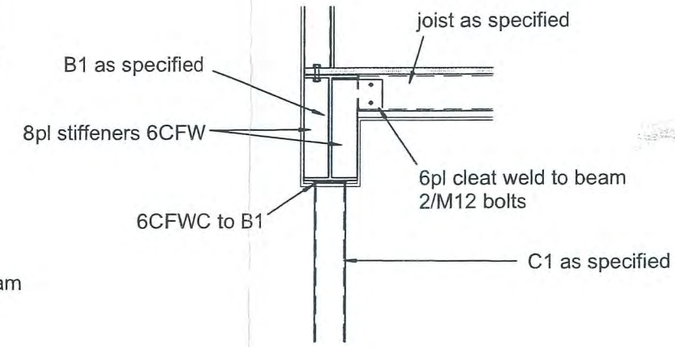


DETAIL 2

1 : 20

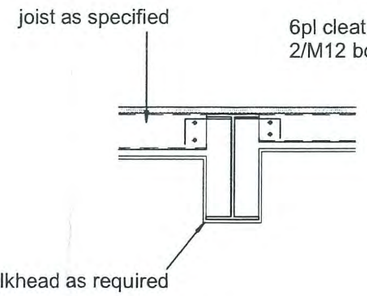
This is the drawing referred to in Development Permit No. DP05/0305 issued by the Development Consent Authority on 9.08.05

Delegate of Authority



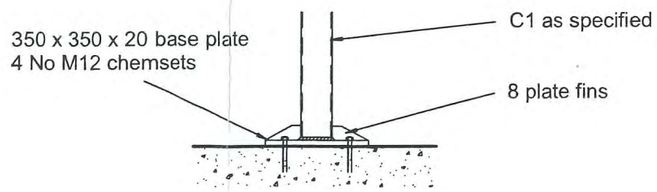
DETAIL 3

1 : 20



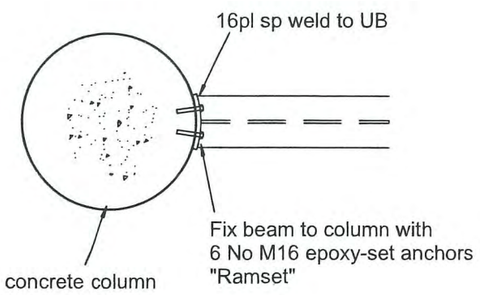
DETAIL 1

1 : 20



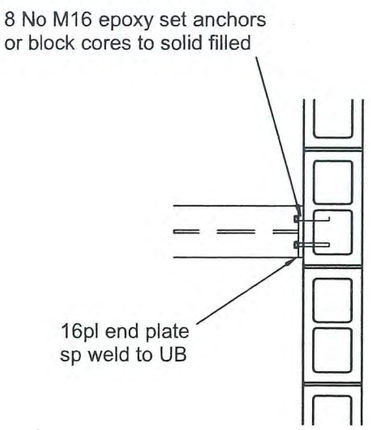
DETAIL 4

1 : 20



BEAM / COLUMN CONNECTION

1 : 20



BEAM / WALL CONNECTION

1 : 20

client	AMCAL	drawn	STEVE ADLER
		phone	89 555 692
project	PROPOSED MEZANINE FLOOR SHOPS 3 & 4 ALICE PLAZA ALICE SPRINGS	date	FEB. '04
		job	364
title	SECTION, DETAILS		3 - 3

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - Section 57(3)

VARIATION OF CONDITIONS

DP07/0509

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 00082
Lot 07403
Lot 07718
Lot 09194
Lot 09465
Lot 09616

Town of Alice Springs

TODD / HARTLEY / PARSONS STREETS AND WILLS TERRACE

VARIATION

Consent is granted to vary conditions 1, 5, and 19 of Development Permit DP05/0158 and condition 1 of DP04/0561 for the purpose of extensions and alterations to a shop and offices (Alice Plaza), in accordance with drawings endorsed as forming part of this permit, subject to the following conditions:

1. Prior to works commencing, amended plans are required to be provided to the Development Consent Authority for endorsement by the Authority as part of this variation of conditions permit. The plans shall be generally consistent with the plans provided with the application, but shall include:
   a) Mezzanine Floor Plan detailing the net floor area of the new offices;
   b) A Landscaping Plan addressing the requirements contained in condition 4 of Development Permit DP04/0561; and
   c) Elevation Plans (north, east, west and south aspects) of the proposed development detailing external finishes (elevations should demonstrate due regard to the criteria contained in clauses 4.3(d), 8.2, 14.4, 14.5 and 14.6 of the NT Planning Scheme, particularly how the proposed building materials and colours used will compliment the surrounding built and natural environment.

   Details are to be provided to the satisfaction of the Chairman, or one member of the Authority.

2. Works carried out under this permit shall be completed in accordance with the development plans endorsed by the delegate of the Development Consent Authority as forming part of this permit, to the satisfaction of the Development Consent Authority.

3. Condition 5 of DP05/0158 is amended to read as follows: "Car parking shall be provided as follows: Lot 7575 (202 spaces), Lots 82 and 9465 (160 spaces), Lot 7718 (96 spaces). Any change to this provision is subject to the consent of the Authority and any shortfall may require a monetary contribution to the Municipality of Alice Springs, in lieu of that shortfall, in accordance with clause 6.5.2 of the Northern Territory Planning Scheme and section 70(3) of the Planning Act. This condition is to the satisfaction of the Authority".

4. Condition 19 of Development Permit DP05/0158 is amended to allow the loading bay to be redeveloped in accordance with the drawings that are endorsed as part of condition 1 of this permit.

5. Not withstanding the approved plans, all signage is subject to Alice Springs Town Council approval, at no cost to Council.

6. Air conditioners, associated condenser units and condenser unit connection points shall be provided in accordance with details endorsed by the Chairman, or one member of the Development Consent Authority as part of this development permit, to the satisfaction of the Development Consent Authority. The location of air-conditioning units should be selected with a view to ensuring no significant impacts on the amenity of streetscapes or adjoining properties.

7. An Occupancy Permit under the Building Act must not be issued until Lots 82, 7718, 9194 and 7403, Town of Alice Springs have been consolidated and a new title issued for the consolidated lot.

8. Storage for waste disposal bins is to be provided to the requirements of Alice Springs Town Council to the satisfaction of the Director of Technical Services, Alice Springs Town Council, at no cost to the Council. This condition is to the satisfaction of the Chairman or one member of the Development Consent Authority, on advice from the Council.

9. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building.

10. The loading and unloading of goods from vehicles must only be carried out on the land (within the designated loading bay and must not disrupt the circulation and parking of vehicles on the land or the road reserve).

NOTES:

1. This development permit does not grant building approval for a development or use. You are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing construction or the approved use. The Building Advisory Services Branch (89519235), Department of Planning and Infrastructure may also be able to advise you with regard to Building Permit requirements.

2. The owner of the land or the operator of the shop tenancies shall ensure that dignified access to the development is provided for persons with a disability. Due consideration should be given to the guidelines given by the Human Rights and Equal Opportunities Commission: http://www.hreoc.gov.au/disability_rights/buildings/guidelines.htm

3. The site is identified as being prone to the 1%AEP flood event. To minimise damage in case of a flood event, you are advised to consult your building certifier to ensure adequate flood proofing is included in the alterations and additions to the existing building.

In all other respects Development Permits DP05/0158 and DP04/0561 remains unchanged.

150

BASE PERIOD OF THE PERMIT

This permit will lapse two years from the date of issue.

DAVID KOCH
Delegate
Development Consent Authority

1 10 /2007

Development Consent Authority

Northern Territory
PO BOX 2130
ALICE SPRINGS NT 0871

Telephone No: (08) 89519262
Facsimile No: (08) 89519222

In reply please quote: PA2007/0616

Visintin Design
18 Rowlands Place
ADELAIDE SA 5000

Attention: **Mr Franco Visintin**

Dear Mr Visintin

DP07/0509 – LOTS 82, 7403, 9194 & 7718 (PROPOSED LOT 9616) & LOT 9465, HARTLEY STREET / TODD STREET / WILLS TERRACE, TOWN OF ALICE SPRINGS

Please find attached plans which have been endorsed pursuant to condition 1(a)&(c) of the above-mentioned Variation of Conditions permit, building works may commence once a building certifier has issued a Building Permit.

Variation of Conditions permit DP07/0509 includes a schedule of conditions to which the proposed development is subject. **You are strongly urged to read the conditions carefully and to contact any Service Authorities (for example Town Council, Power and Water Corporation etc) mentioned in those conditions in order to be aware of their requirements relating to the development.**

If you propose at a later date to make changes to the endorsed drawings or to do additional works, such works are likely to require further approval under the *Planning Act*. You are recommended to contact Development Assessment Services (Department of Planning and Infrastructure) to establish whether such works require approval and (if so) relevant procedures.

Should you have any queries regarding this matter please do not hesitate to contact Development Assessment Services on 89519233.

Yours sincerely

BEN TAYLOR
for Development Consent Authority

27 / 11 / 2007

CC: David Vandborg
PBS Australia
607 Marion Road
SOUTH PLYMPTON SA 5038

The Alice Springs Property Syndicate Pty Ltd
C/- Savills (SA) Pty Ltd
Level 2, 50 Hindmarsh Square
ADELAIDE SA 5000

HARTLEY STREET

PARSONS STREET

WILLS TERRACE

TODD MALL

EXISTING MULTI-LEVEL CARPARK

ACCESS LANE

RAMP ENTRY & EXIT TO BASEMENT CARPARK

LOADING BAY

RECEIVING

EXISTING MEZZANINE OFFICE AREA (121m2) TO BE REMOVED

PROPOSED TARGET STORE

A+B+Y

FITTING ROOMS

CONFECTIONERY

PROPOSED EXTENSION

TENANCIES

FOOD TENANCIES

FOOD COURT

MALL

PROPOSED TENANCY 1 (591m2)

Alice Plaza

LIFT

TAXI ZONE

CARPARK

CARPARK EXIT

160 CARPARK SPACES

DIMENSIONS TO COMPLY WITH CLAUSE 6.5.3.0 OF N.T. PLANNING SCHEME

These are the modified drawings referred to in condition 1 of Variation of Conditions permit No. DP07/0509.

27 / 11 / 2007

DAVID KOCH
Delegate of the Development Consent Authority

20 NOV 2007
DEVELOPMENT ASSESSMENT SERVICES ALICE SPRINGS

DRAWING NUMBER
PA07/0616/1

PROPOSED GROUND FLOOR PLAN / SITE PLAN
1:500 (A2)

DRWG. NO. 27.06 PR03 A
JULY 2007

0 5 10 15 20 25m (1:500)

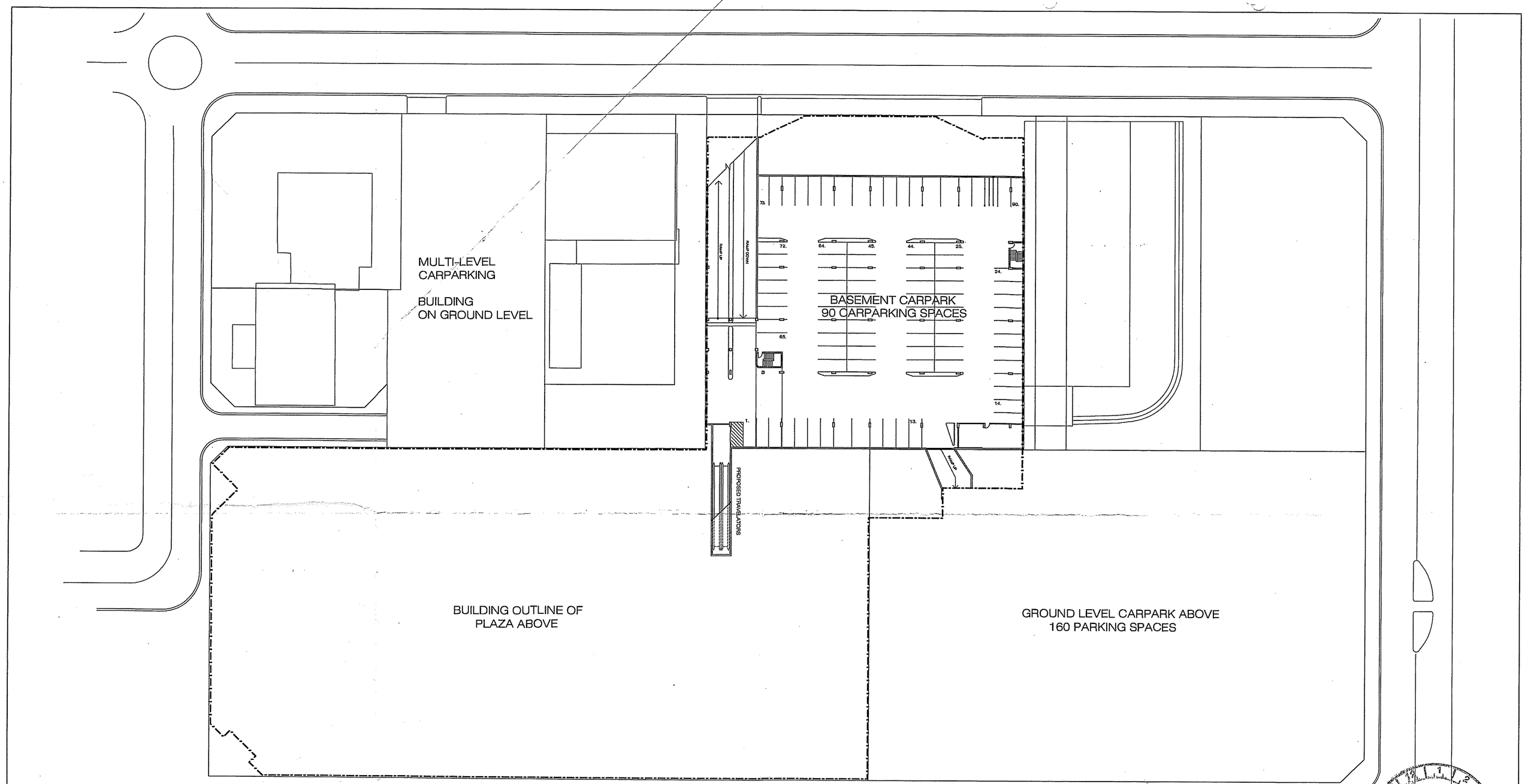
Alice Plaza

PROPOSED SHOPPING CENTRE DEVELOPMENT

TODD STREET, ALICE SPRINGS, NORTHERN TERRITORY

VISINTIN DESIGN
ARCHITECTURE . INTERIORS
18 Rowlands Place
Adelaide SA 5000
Ph: (08) 84102662
Fax: (08) 84102663

\\Server\Documents and Settings\Visintin Design\2007 Projects\27.06 Alice Plaza Target\Current Drawings\Planning Dwgs\27.06 Target Sketch plans 070717.dwg, 11/07/2007 05:12:07 PM



DRAWING NUMBER
PA07/0616/2

BASEMENT CARPARK PLAN
1:500 (A2)

DRWG. NO. 27.06 PR06 A
JULY 2007

0 5 10 15 20 25m (1:500)

Alice Plaza

PROPOSED SHOPPING CENTRE DEVELOPMENT

TODD STREET, ALICE SPRINGS, NORTHERN TERRITORY

\\Server\Documents and Settings\Visintin Design\2007 Projects\27.06 Alice Plaza Target\Current Drawings\Planning Dwgs\27.06 Target Sketch plans 070717.dwg, 11/07/2007 04:44:01 PM

These are the modified drawings referred to in condition 1 of Variation of Conditions permit No. DP07/0509.

.....
DAVID KOCH
Delegate of the Development Consent Authority

27/11/2007

29 NOV 2007
DEVELOPMENT ASSESSMENT SERVICES
ALICE SPRINGS

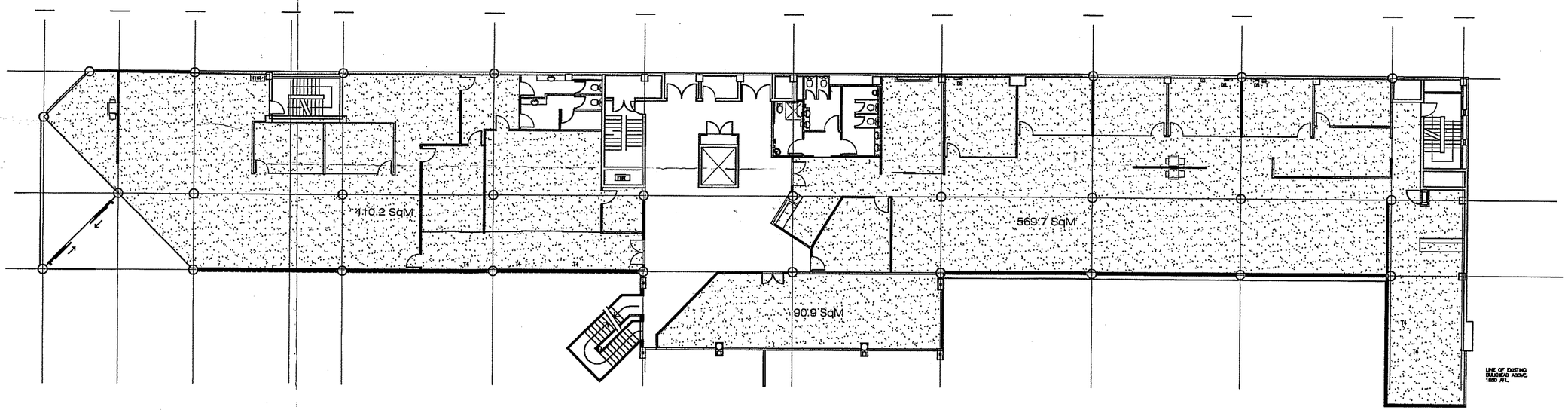
VISINTIN DESIGN
ARCHITECTURE . INTERIORS
18 Rowlands Place
Adelaide SA 5000
Ph: (08) 84102662
Fax: (08) 84102663

176

These are the modified drawings referred to in condition 1 of Variation of Conditions permit No. DP07/0509.

DAVID KOCH
Delegate of the Development Consent Authority

24 / 11 / 2007



OVERALL FLOOR PLAN
MEZZANINE LEVEL - TOTAL DEWR FIT-OUT
1:200

DRAWING NUMBER AT07/0816/3

19 NOV 2007
DEVELOPMENT ASSESSMENT SERVICES

green building council australia MEMBER

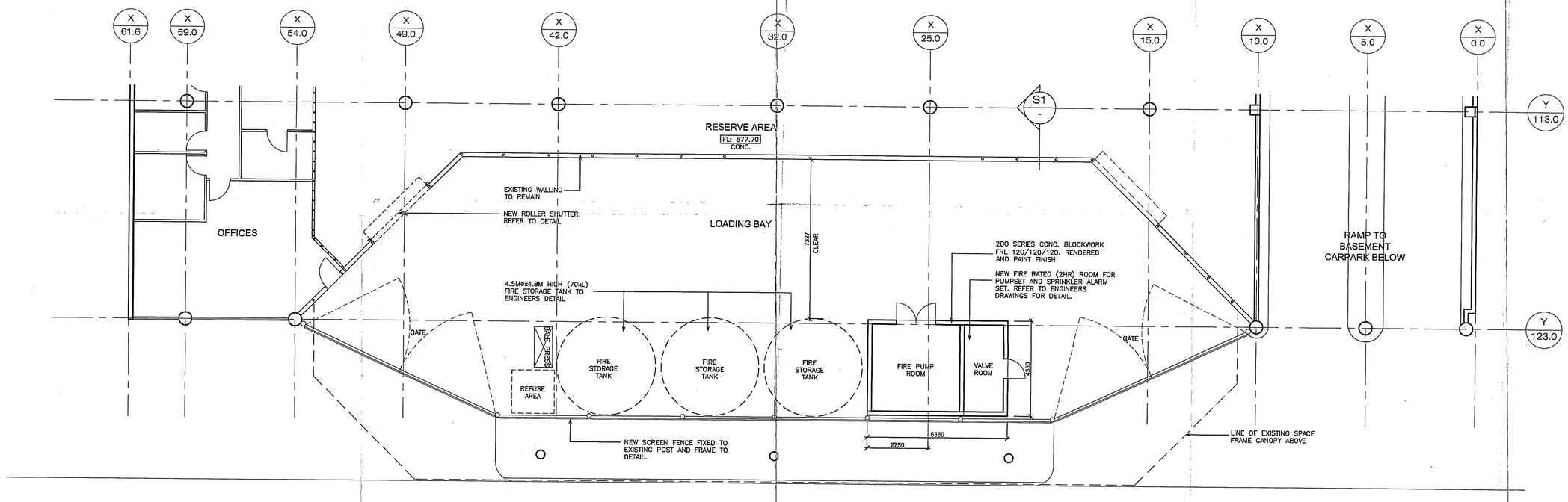
QUALITY ASSURED COMPANY ISO 9001

SKETCH PLAN 5
SCALE : 1:200 AT07051 SK5

DEPARTMENT OF EDUCATION & WORKPLACE RELATIONS
PROPOSED FIT-OUT TODD MALL, ALICE SPRINGS, NT

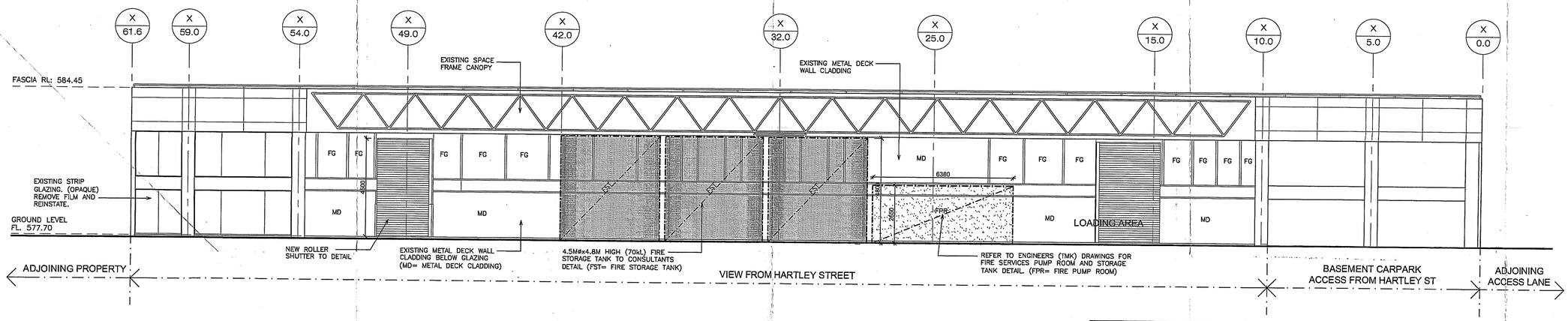
PREPARED BY: INTERIORS AUSTRALIA PTY LIMITED AN IA GROUP COMPANY [SEPTEMBER 2007]

Interiors Australia
AN IA GROUP COMPANY
Level 3 West,
50 Grenfell Street, ADELAIDE SA 5000
GPO BOX 3010 Rundle Mall
ADELAIDE SA 5000
Phone: (08) 8212 1811
Fax: (08) 8212 1899
Email: boxhillsa@iagroup.com.au



LOADING BAY PLAN
1:100

HARTLEY STREET



HARTLEY STREET ELEVATION
SHOWING FIRE STORAGE TANKS
1:100

NOTE: LOADING BAY ENCLOSURE (SCREEN) NOT SHOWN FOR CLARITY. REFER TO OTHER DRAWING FOR DETAIL

MATERIAL AND FINISHES NOTE:

1. ALL ELEVATIONS AND EXTERNAL SURFACES TO BE REPAINTED TO MATCH EXISTING SHOPPING CENTRE (AS PER TODD MALL AND PARSONS STREET ELEVATIONS.)

2. NEW TARGET ADDITION PAINTED TO MATCH EXISTING PLAZA.

These are the modified drawings referred to in condition 1 of Variation of Conditions permit No. DP07/0509.

DAVID KOCH
Delegate of the Development Consent Authority

27 / 11 / 2007

- 9 NOV 2007
DEVELOPMENT ASSESSMENT SERVICES PLANNING

PLANNING

P1	22.10.07	ISSUED TO TARGET
P1	17.10.07	PLANNING INFO REQUEST

AMENDMENTS

VISINTIN DESIGN
ARCHITECTURE . INTERIORS
18 Rowlands Place Adelaide SA 5000
Phn (08) 8410 2662
Fax (08) 8410 2663

PROJECT:
PROPOSED ALICE PLAZA REDEVELOPMENT TARGET

SITE:
TODD MALL
ALICE SPRINGS
NORTHERN TERRITORY

CLIENT:

DRAWING NUMBER
PA07/0616/4

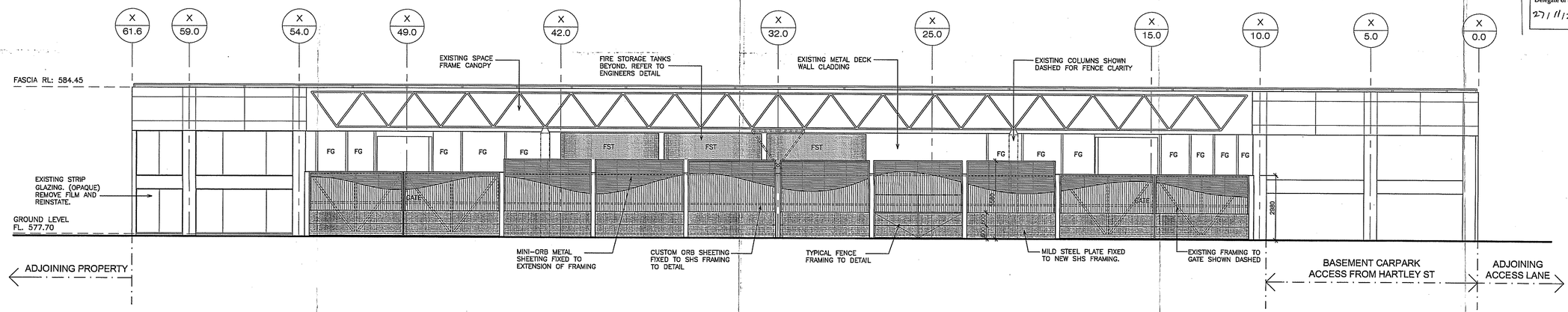
DRAWING:
LOADING BAY

The copyright of this drawing is vested in Visintin Design

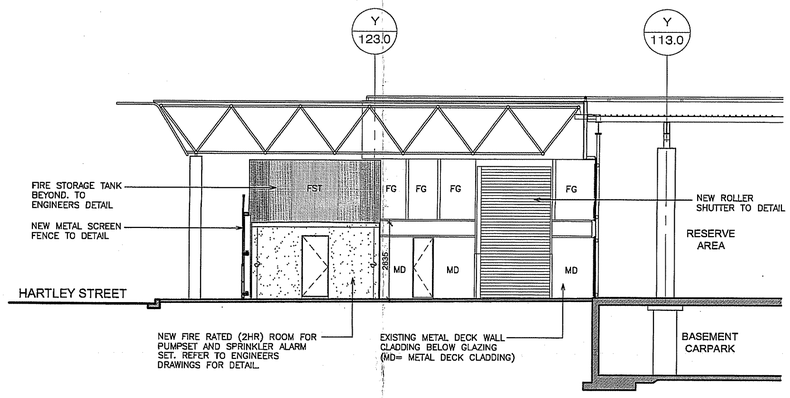
All levels and dimensions must be verified on site before commencing work or shop drawings. Report any discrepancies to the Architects before proceeding.

This drawing must be read in conjunction with all relevant contracts, specifications and drawings.

SCALE: AS NOTED	DATE: OCT 2006	
PROJECT: 27.06	PL02	P1



HARTLEY STREET ELEVATION
SHOWING LOADING BAY FENCE ENCLOSURE
1:100



SECTION 1
1:100

MATERIAL AND FINISHES NOTE:

1. ALL ELEVATIONS AND EXTERNAL SURFACES TO BE REPAINTED TO MATCH EXISTING SHOPPING CENTRE (AS PER TODD MALL AND PARSONS STREET ELEVATIONS.)

2. NEW TARGET ADDITION PAINTED TO MATCH EXISTING PLAZA.

These are the modified drawings referred to in condition 1 of Variation of Conditions permit No. DP07/0509.

DAVID KOCH
Delegate of the Deve
27 / 11 / 2007

SUPERSEDED SEE FOLIO 188

- 9 NOV 2007

PLANNING

P1	22.10.07	ISSUED TO TARGET
P1	17.10.07	PLANNING INFO REQUEST

AMENDMENTS

VISINTIN DESIGN
ARCHITECTURE . INTERIORS
18 Rowlands Place Adelaide SA 5000
Ph (08) 8410 2662
Fax (08) 8410 2663

PROJECT:
PROPOSED ALICE PLAZA REDEVELOPMENT TARGET

SITE:
TODD MALL
ALICE SPRINGS
NORTHERN TERRITORY

CLIENT:

DRAWING NUMBER
DP07/0516/5

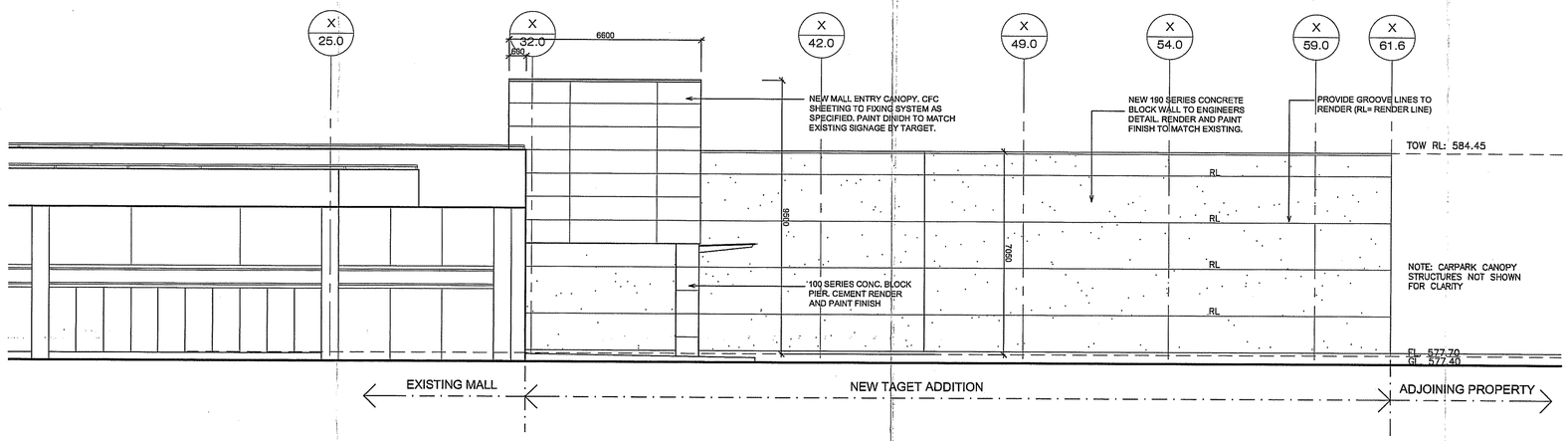
DRAWING:
LOADING BAY ELEVATION/SECTION

The copyright of this drawing is vested in Visintin Design

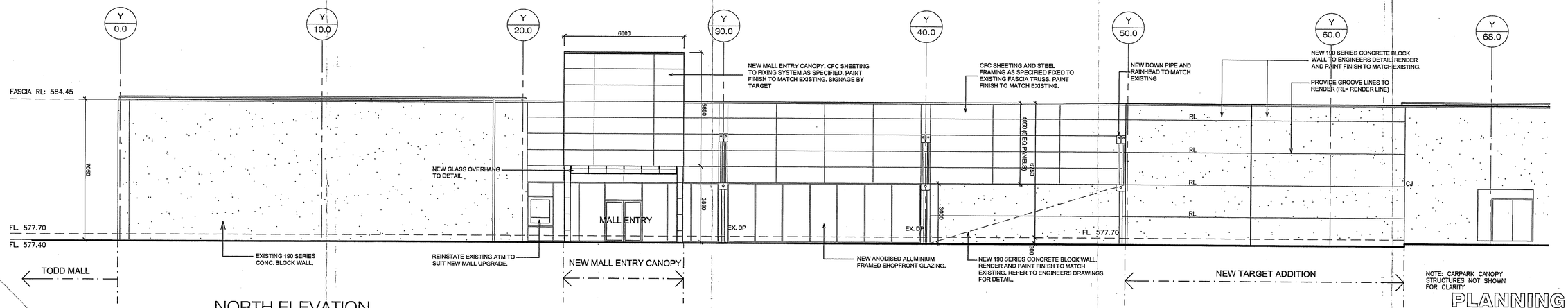
All levels and dimensions must be verified on site before commencing work or shop drawings. Report any discrepancies to the Architects before proceeding.

This drawing must be read in conjunction with all relevant contracts, specifications and drawings.

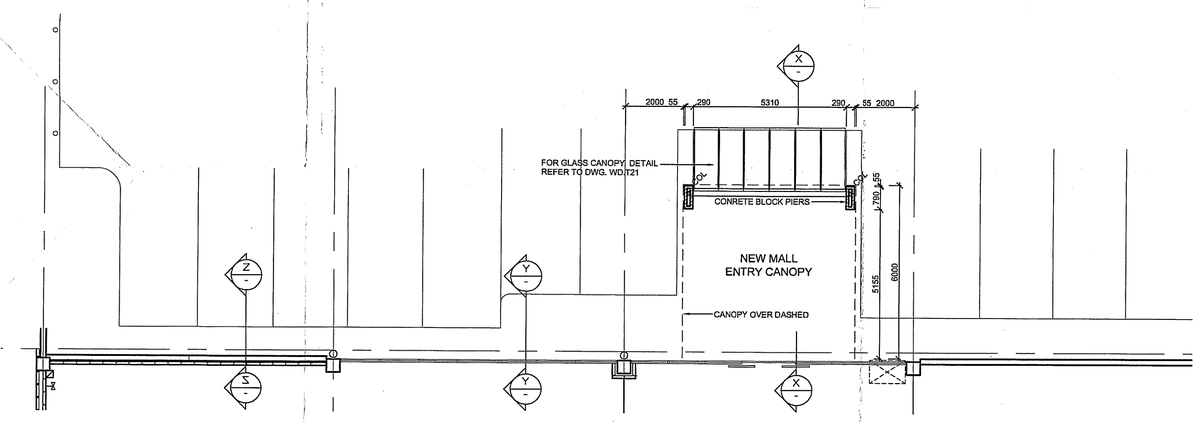
SCALE: AS NOTED	DATE: OCT 2006	
PROJECT: 27.06	PL03	P1



EAST ELEVATION
1:100



NORTH ELEVATION
1:100



PART GROUND FLOOR PLAN
1:100

MATERIAL AND FINISHES NOTE:

1. ALL ELEVATIONS AND EXTERNAL SURFACES TO BE REPAINTED TO MATCH EXISTING SHOPPING CENTRE (AS PER TODD MALL AND PARSONS STREET ELEVATIONS.)

2. NEW TARGET ADDITION PAINTED TO MATCH EXISTING PLAZA.

3. NEW SHOPFRONT GLAZING TO BE ANODISED ALUMINIUM FRAME TO MATCH EXISTING.

These are the modified drawings referred to in condition 1 of Variation of Conditions permit No. DP07/0509.

DAVID KOCH
Delegate of the Development Consent Authority
23/11/2007

- 8 NOV 2007
DEVELOPMENT CONSENT AUTHORITY
NORTHERN TERRITORY

PLANNING

P1	22.10.07	ISSUED TO TARGET
P1	17.10.07	PLANNING INFO REQUEST

AMENDMENTS

VISINTIN
ARCHITECTURE . DESIGN . INTERIORS
18 Rowlands Place Adelaide SA 5000
Ph (08) 8410 2662
Fax (08) 8410 2663

PROJECT:
PROPOSED ALICE PLAZA REDEVELOPMENT TARGET

SITE:
TODD MALL
ALICE SPRINGS
NORTHERN TERRITORY

CLIENT:

DRAWING NUMBER
PA07/0616/6

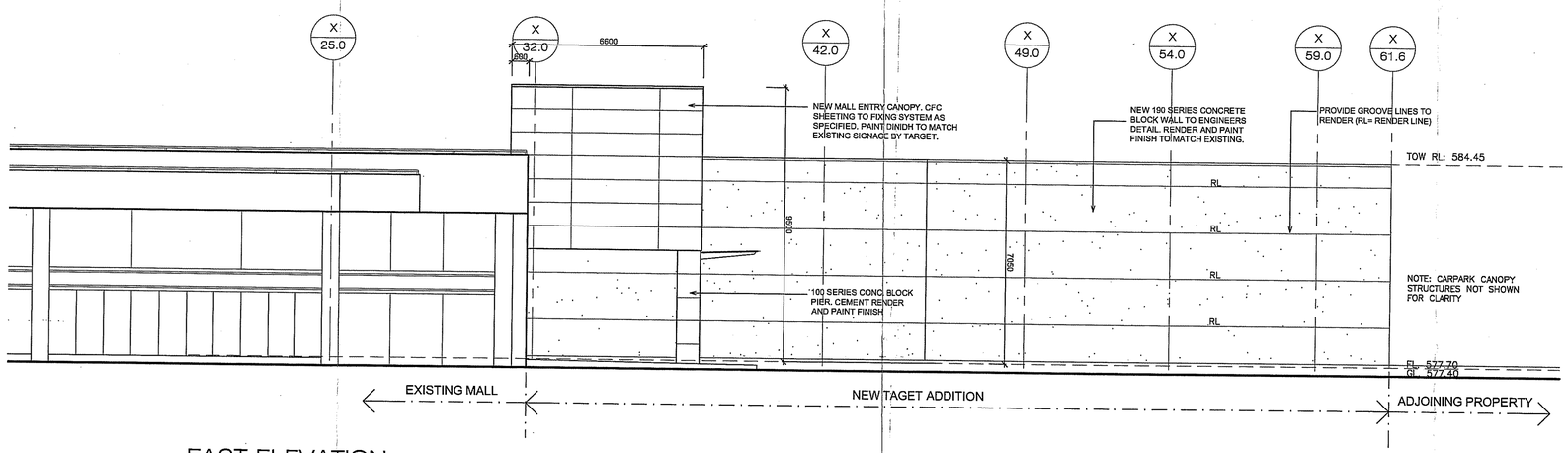
DRAWING:
EXTERNAL ELEVATIONS

The copyright of this drawing is vested in Visintin Design

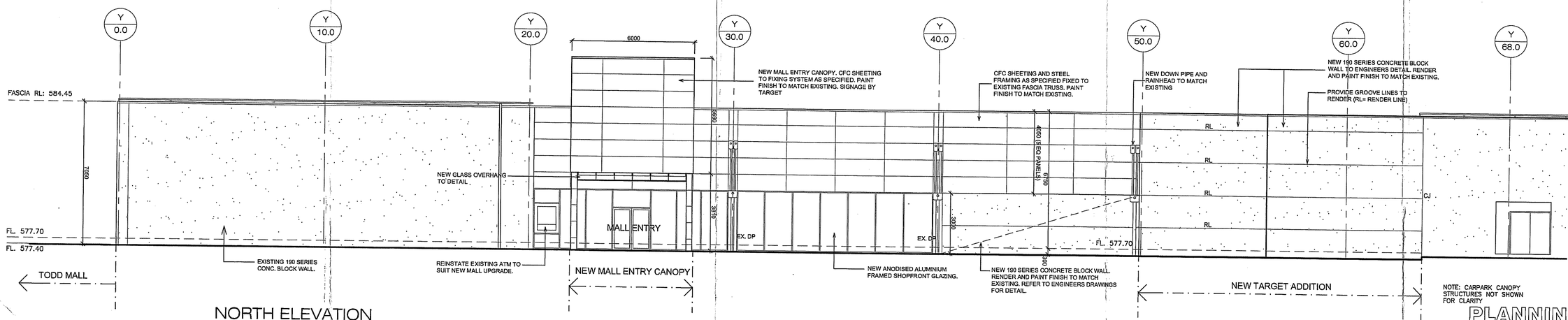
All levels and dimensions must be verified on site before commencing work or shop drawings. Report any discrepancies to the Architects before proceeding.

This drawing must be read in conjunction with all relevant contracts, specifications and drawings.

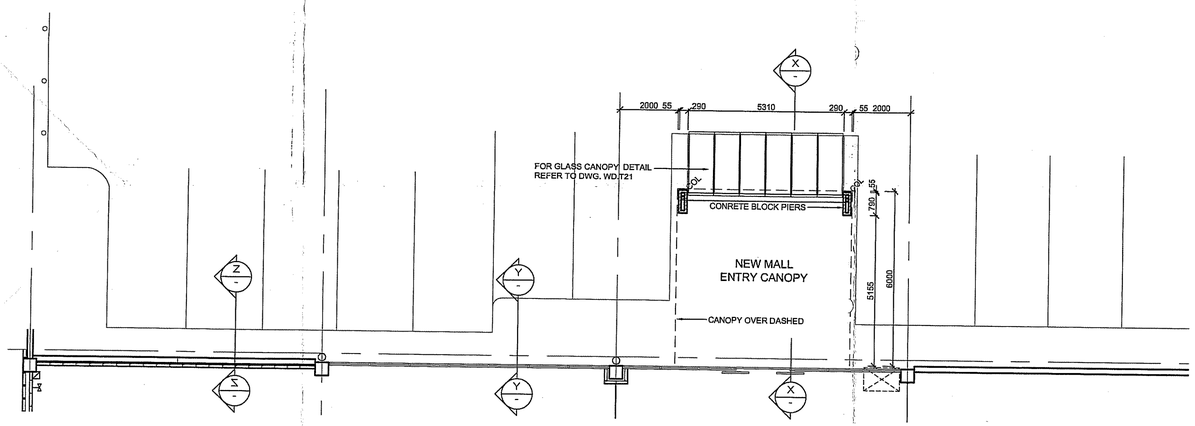
SCALE: AS NOTED	DATE: OCT 2006	
PROJECT: 27.06	PL01	P1



EAST ELEVATION
1:100



NORTH ELEVATION
1:100



PART GROUND FLOOR PLAN
1:100

N

MATERIAL AND FINISHES NOTE:

1. ALL ELEVATIONS AND EXTERNAL SURFACES TO BE REPAINTED TO MATCH EXISTING SHOPPING CENTRE (AS PER TODD MALL AND PARSONS STREET ELEVATIONS.)

2. NEW TARGET ADDITION PAINTED TO MATCH EXISTING PLAZA.

3. NEW SHOPFRONT GLAZING TO BE ANODISED ALUMINIUM FRAME TO MATCH EXISTING.

These are the modified drawings referred to in condition 1 of Variation of Conditions permit No. DP07/0509.

DAVID KOCH
Delegate of the Development Consent Authority
27 / 11 / 2007

PLANNING

P1	22.10.07	ISSUED TO TARGET
P1	17.10.07	PLANNING INFO REQUEST

AMENDMENTS

VISINTIN
ARCHITECTURE . DESIGN . INTERIORS
18 Rowlands Place Adelaide SA 5000
Ph (08) 8410 2662
Fax (08) 8410 2663

PROJECT:
PROPOSED ALICE PLAZA REDEVELOPMENT TARGET

SITE:
TODD MALL
ALICE SPRINGS
NORTHERN TERRITORY

CLIENT:

DRAWING NUMBER
PA07/0616/7

DRAWING:
EXTERNAL ELEVATIONS

The copyright of this drawing is vested in Visintin Design

All levels and dimensions must be verified on site before commencing work or shop drawings. Report any discrepancies to the Architects before proceeding.

This drawing must be read in conjunction with all relevant contracts, specifications and drawings.

SCALE: AS NOTED	DATE: OCT 2006	
PROJECT: 27.06	PL01	P1

Development Consent Authority

Northern Territory
PO BOX 2130
ALICE SPRINGS NT 0871

Telephone No: (08) 89519262
Facsimile No: (08) 89519222

189

In reply please quote: PA2007/0616

Visintin Design
18 Rowlands Place
ADELAIDE SA 5000

Attention: Mr Franco Visintin

Dear Mr Visintin

DP07/0509 – LOTS 82, 7403, 9194 & 7718 (PROPOSED LOT 9616), HARTLEY STREET / TODD STREET / WILLS TERRACE, TOWN OF ALICE SPRINGS

Please find attached (amended) loading bay plan which has been endorsed pursuant to condition 1(a)&(c) of the above-mentioned Variation of Conditions permit, building works may commence once a building certifier has issued a Building Permit.

The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, site access, waste disposal, sewerage facilities and electricity, gas and telecommunication services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

Should you have any queries regarding this matter please do not hesitate to contact Development Assessment Services on 89519262.

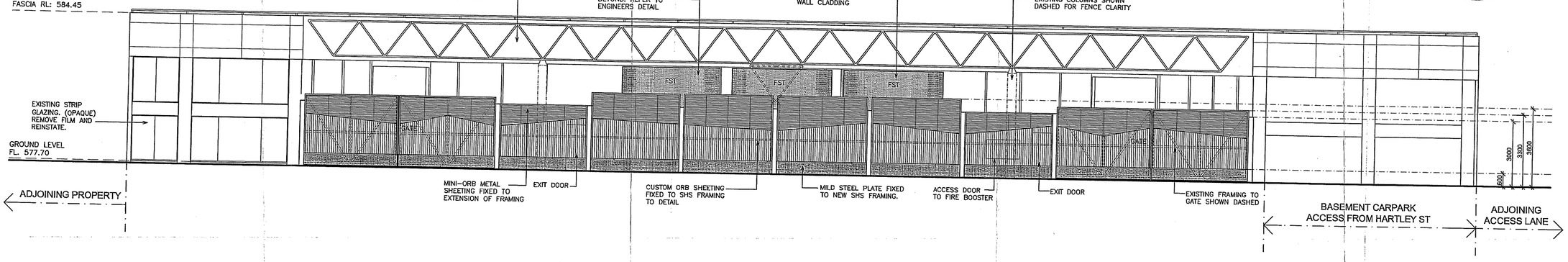
Yours sincerely

JOHN McBRIDE
Delegate of the
Development Consent Authority

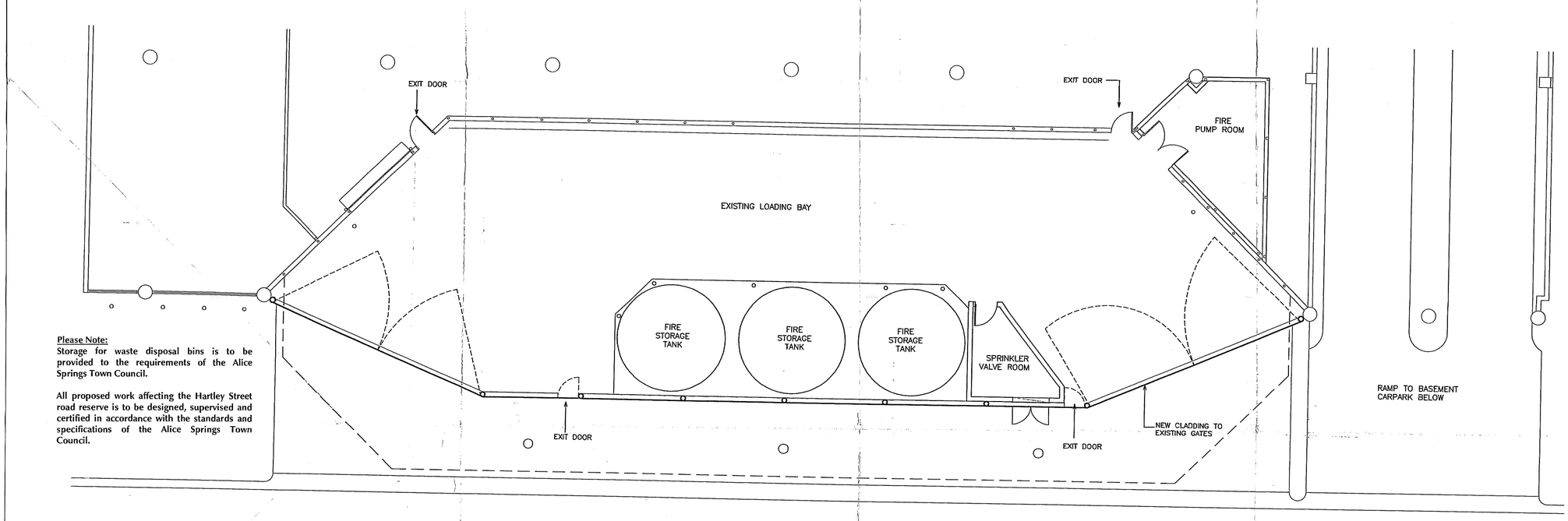
22/ 8 / 2008

CC: David Vandborg
PBS Australia
607 Marion Road
SOUTH PLYMPTON SA 5038

The Alice Springs Property Syndicate Pty Ltd
C/- Savills (SA) Pty Ltd
Level 2, 50 Hindmarsh Square
ADELAIDE SA 5000



HARTLEY STREET ELEVATION
SHOWING LOADING BAY FENCE ENCLOSURE
SCALE 1:100



Please Note:
Storage for waste disposal bins is to be provided to the requirements of the Alice Springs Town Council.

All proposed work affecting the Hartley Street road reserve is to be designed, supervised and certified in accordance with the standards and specifications of the Alice Springs Town Council.

LOADING BAY FENCE FLOOR PLAN
SCALE 1:100

MATERIAL AND FINISHES NOTE:

COLOURBOND COLOURS
BASE -SLATE GREY

MIDCOLOUR
CUSTOM ORB -BANYAN BROWN

TOP COLOUR
MINI ORB - NATURAL FINISH

COLUMNS TO FENCE: TO MATCH SLATE GREY

ALICE SPRINGS TOWN COUNCIL
21 AUG 2008
RECEIVED
ASSESSMENT SERVICES
ALICE SPRINGS

This is the modified drawing referred to in my letter dated 22/08/2008 and is endorsed as forming part of condition 1 of Variation of Conditions permit No. DP07/0509.
JOHN McBRIDE
Delegate of the Development Consent Authority
22/8/2008

DRAWING NUMBER
PA07/0616/1A

LOT 7718
(PROPOSED LOT 9616)
TOWN OF ALICE SPRINGS.

JOB NO. 27.06
AUGUST 2008

0 2 4 6 8 10m (1:200)

PROPOSED LOADING BAY FENCE ENCLOSURE
TODD STREET, ALICE SPRINGS, NORTHERN TERRITORY

VISINTIN DESIGN
ARCHITECTURE . INTERIORS
18 Rowlands Place
Adelaide SA 5000
Ph: (08) 84102662
Fax: (08) 84102663

PDF Created with deskPDF PDF Writer - Trial :: http://www.docudesk.com

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - Section 57(3)

VARIATION OF CONDITIONS

DP07/0509B

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 09465
Lot 09616
Lot 00082
Lot 07403
Lot 07718
Lot 09194
2, 12 and 36 Todd Street and 11 Hartley Street
Town of Alice Springs

VARIATION

Consent is granted to vary Development Permit DP07/0509 for the purpose of allowing dual use of a car parking area (disabled car parking spaces) to allow a secondary purpose (loading zone outside of usual hours of business) and for minor alterations to the internal floor layout, including the addition of a roller door, in accordance with drawings endorsed as forming part of this permit.

In all other respects Development Permit DP07/0509 remains unchanged.

BASE PERIOD OF THE PERMIT

This permit will lapse two years from the date of issue.

Peter Somerville
2015.10.26
09:11:46 +09'30'

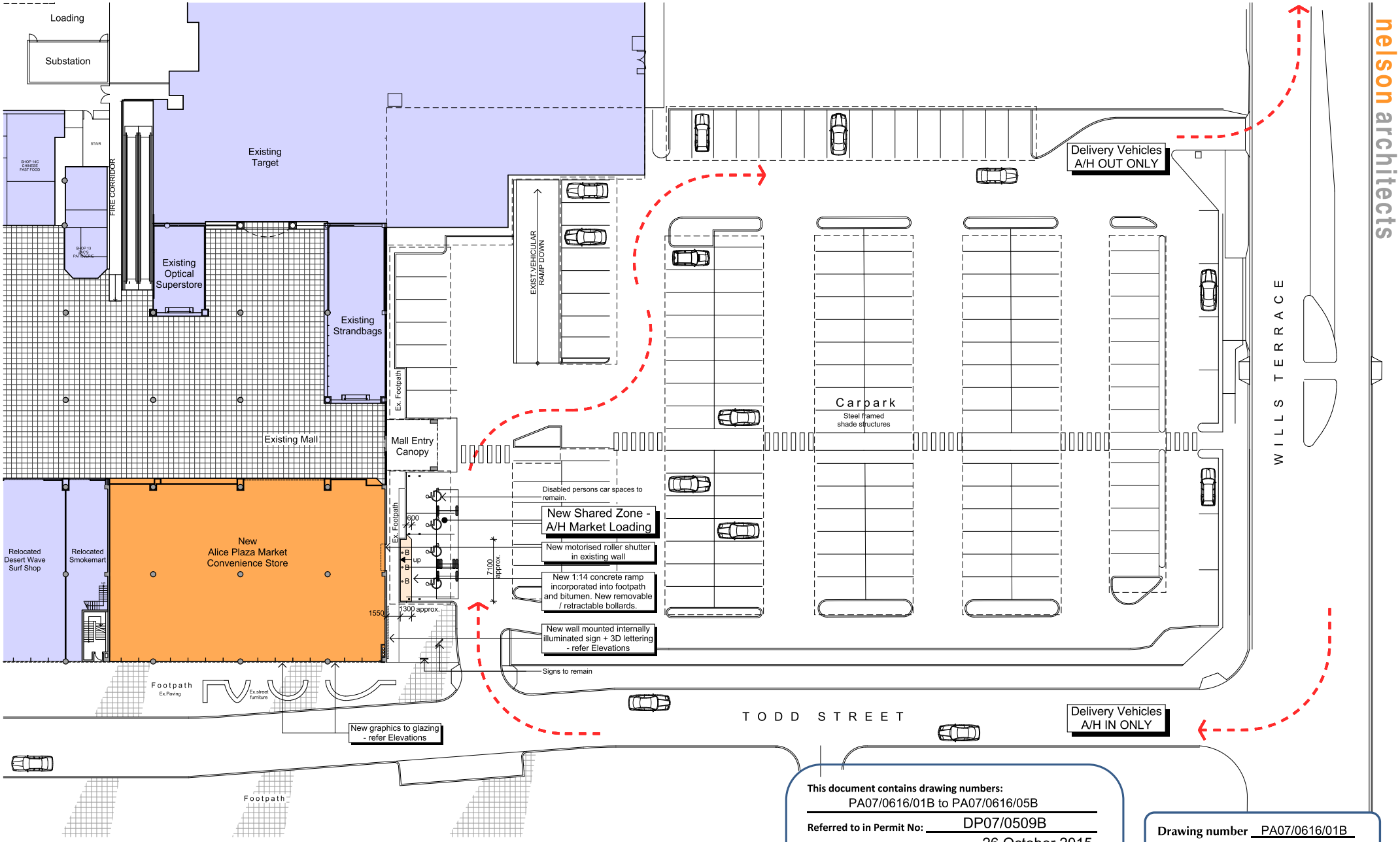
PETER SOMERVILLE
Delegate
Development Consent Authority

SCHEDULE OF CONDITIONS

DP07/0509B

1. The works carried out under this permit shall be in accordance with the drawings numbered PA07/0616/01B to PA07/0616/05B endorsed as forming part of this permit.

2. The area indicated as dual use/shared zone on drawing number PA07/0616/01B must be available for car parking during Alice Plaza's hours of operation.



nelson architects

This document contains drawing numbers:
PA07/0616/01B to PA07/0616/05B

Referred to in Permit No: DP07/0509B

Issued by the consent authority on: 26 October 2015

All drawings contained within this document have been authorised by the delegate of the consent authority.

Peter Somerville
2015.10.26
09:12:21 +09'30'

Delegate

Drawing number PA07/0616/01B
Referred to in Permit No: DP07/0509B

P1	25.09.15	Preliminary Issue
P2	30.09.15	Preliminary Issue
A	08.10.15	General revision for Planning A

1. Areas shown are indicative only for purposes of planning application. Areas are not to be used for purposes of leasing or individual store layouts and are subject to Certification by a qualified Surveyor.
2. Required exit locations subject to BCA requirements.
3. Development depicted on these drawings is subject to Statutory Approvals.

ALICE PLAZA SHOPPING CENTRE 00070 \ SK01A \ 24.08.15 \ 1:200 [A1] 1:400 [A3]

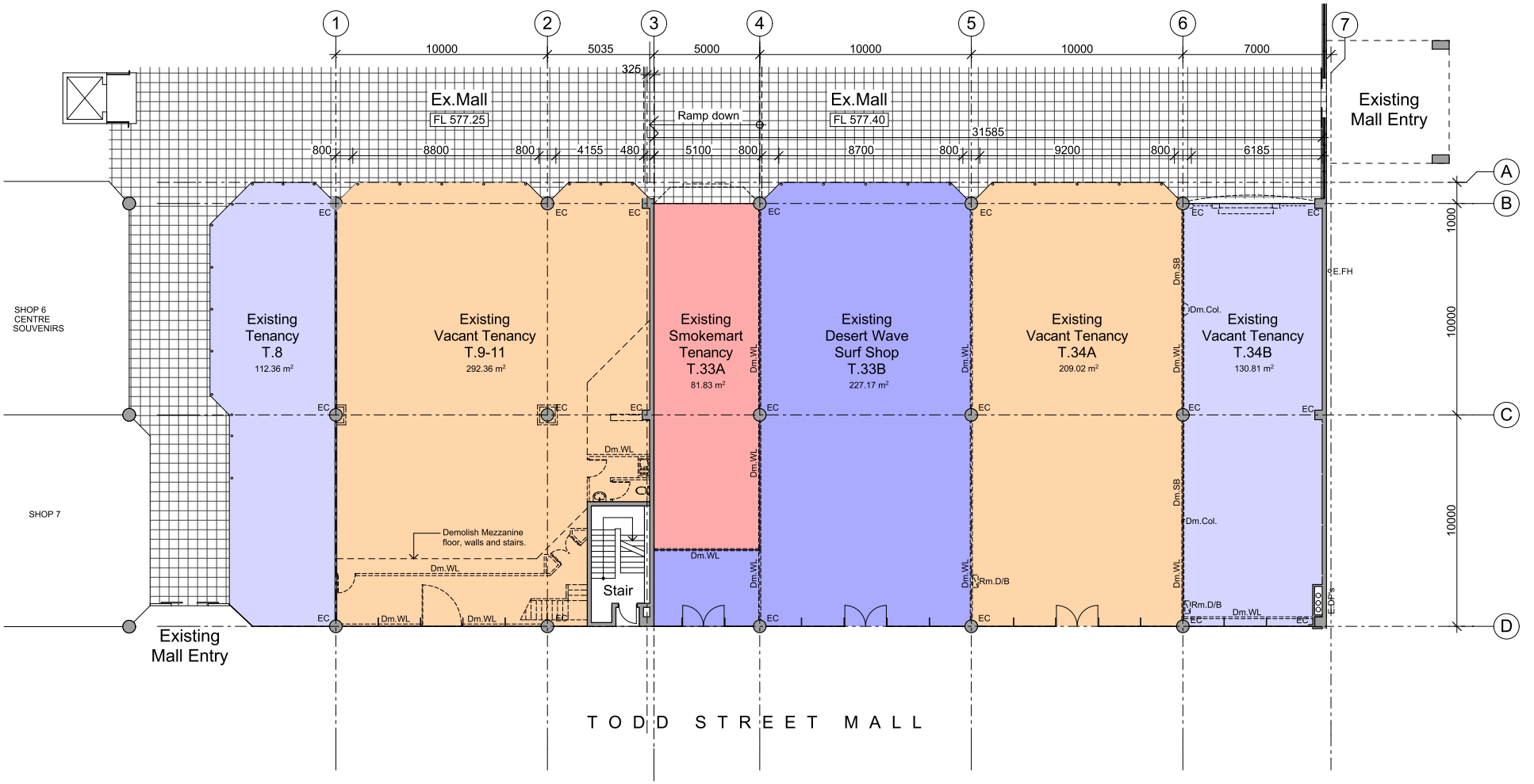
PART SITE PLAN

TODD MALL, ALICE SPRINGS N.T.

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Drawing number PA07/0616/02B
Referred to in Permit No:DP07/0509B

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ALICE PLAZA SHOPPING CENTRE 00070 \ SK02A \ 24.08.15 \ 1:100 [A1] 1:200 [A3]

EXISTING FLOOR PLAN

TODD MALL, ALICE SPRINGS N.T.

P1	25.09.15	Preliminary Issue	JS
P2	30.09.15	Preliminary Issue	JS
A	08.10.15	General revision for Planning Approval	JS

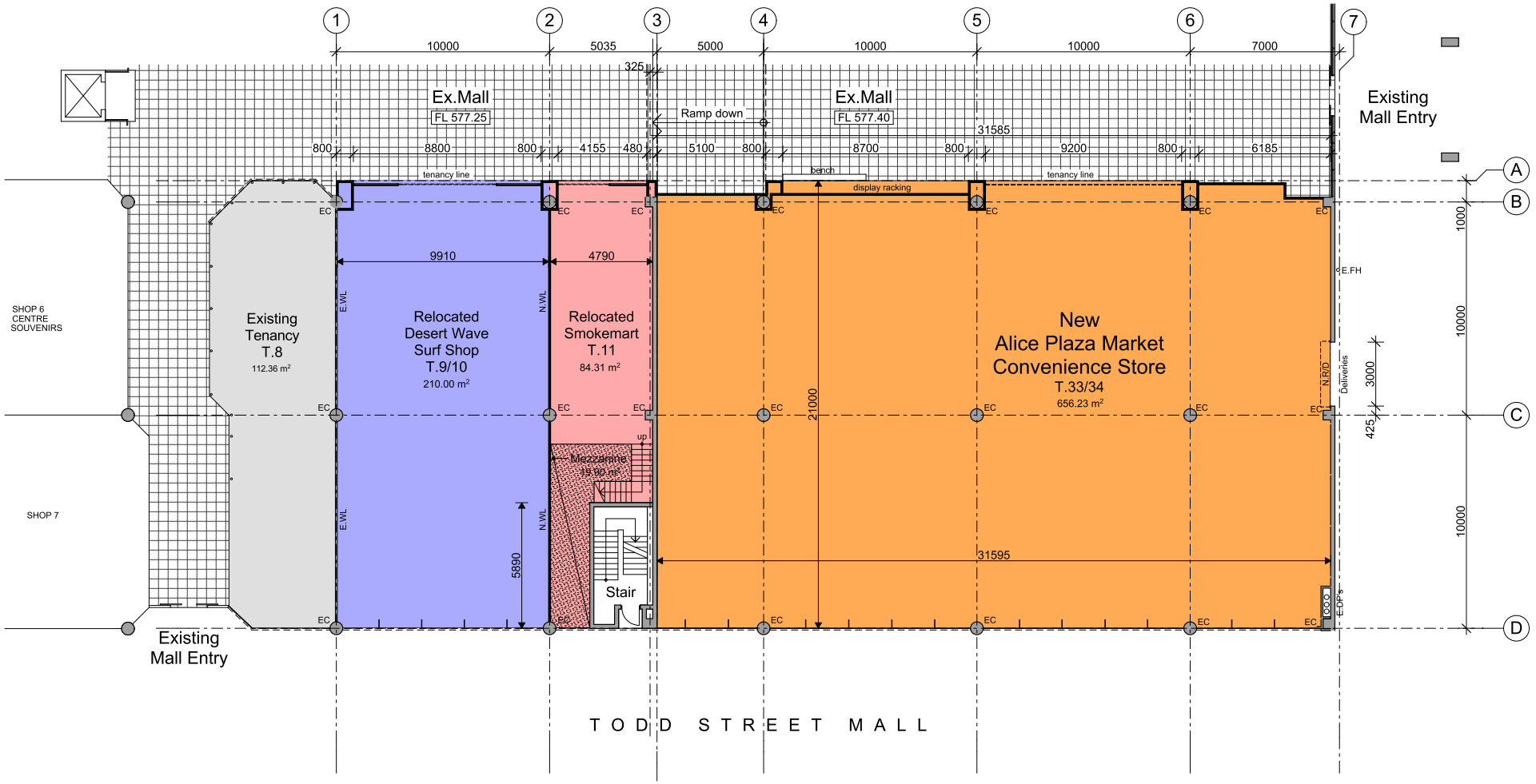
1 Areas shown are indicative only for purposes of planning application. Areas are not to be used for purposes of leasing or individual store layouts and are subject to Certification by a qualified Surveyor.
2 Required exit locations subject to BCA requirements.
3 Development depicted on these drawings is subject to Statutory Approvals.

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Drawing number PA07/0616/03B

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ALICE PLAZA SHOPPING CENTRE 00070 \ SK03A \ 24.08.15 \ 1:100 [A1] 1:200 [A3]

PROPOSED FLOOR PLAN

TODD MALL, ALICE SPRINGS N.T.

P1	25.09.15	Preliminary Issue	JS
P2	30.09.15	Preliminary Issue	JS
A	08.10.15	General revision for Planning Approval	JS

1 Areas shown are indicative only for purposes of planning application. Areas are not to be used for purposes of leasing or individual store layouts and are subject to Certification by a qualified Surveyor.

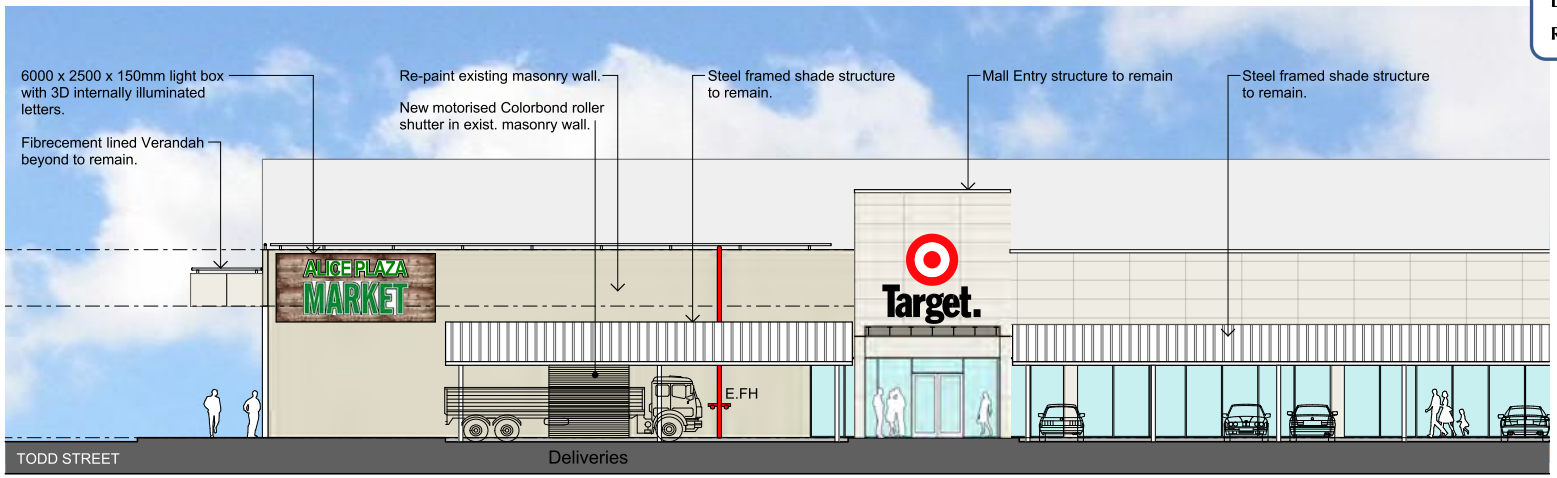
2 Required exit locations subject to BCA requirements.

3 Development depicted on these drawings is subject to Statutory Approvals.

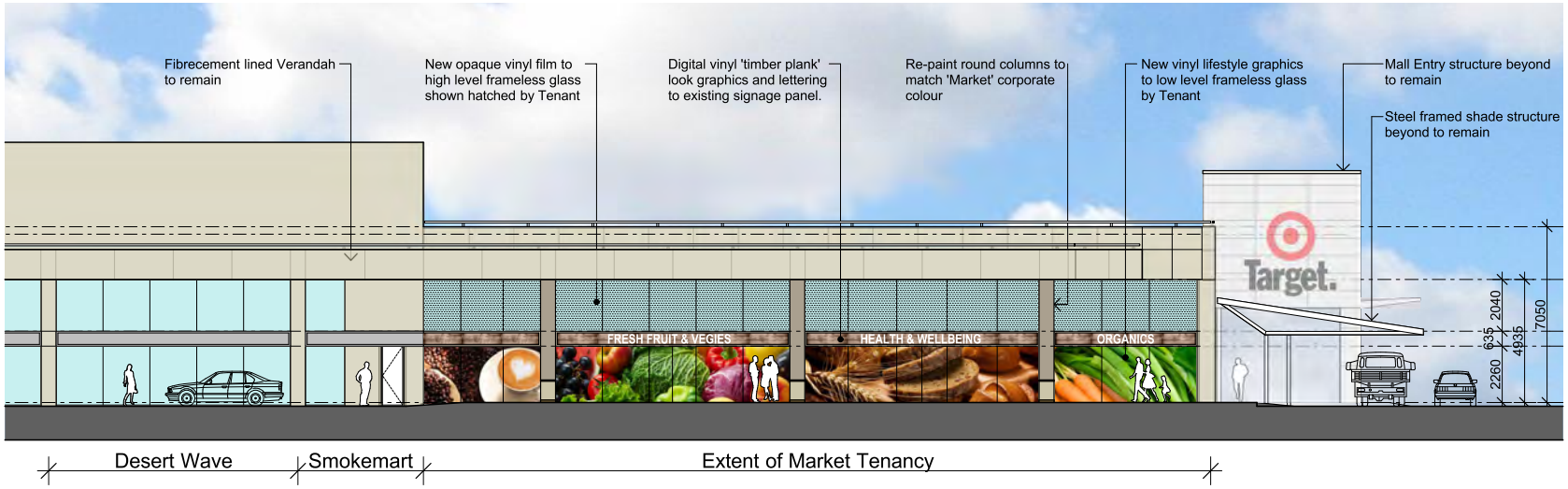
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Drawing number PA07/0616/04B
Referred to in Permit No: DP07/0509B

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NORTH



EAST

ALICE PLAZA SHOPPING CENTRE 00070 \ SK04A \ 24.08.15 \ 1:100 [A1] 1:200 [A3]

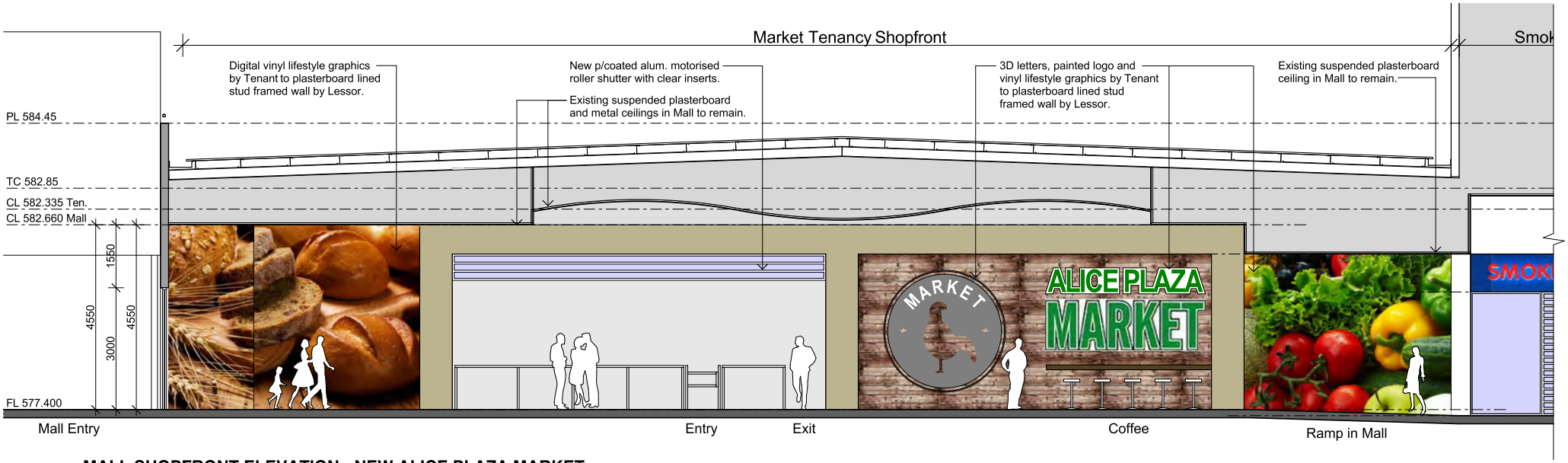
ELEVATIONS

TODD MALL, ALICE SPRINGS N.T.

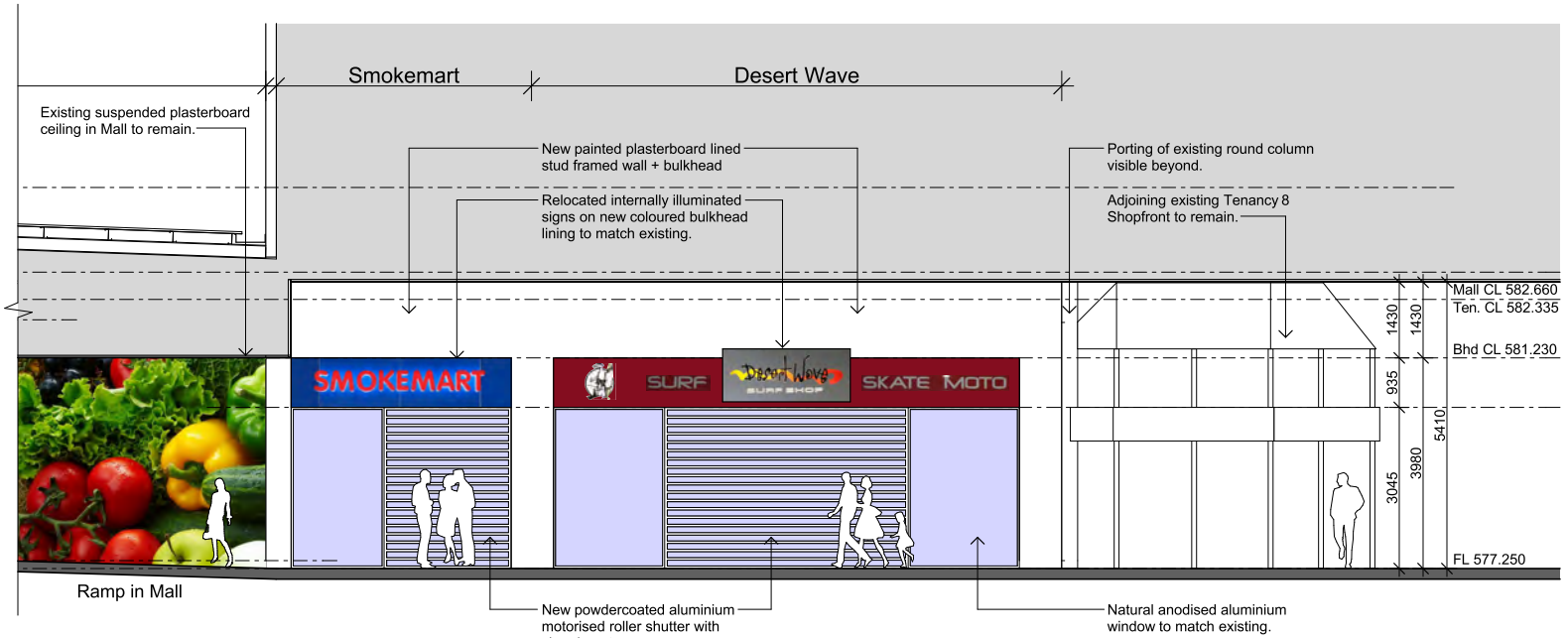
P1	25.09.15	Preliminary Issue	JS
P2	30.09.15	Preliminary Issue	JS
A	08.10.15	General revision for Planning Approval	JS

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MALL SHOPFRONT ELEVATION - NEW ALICE PLAZA MARKET



MALL SHOPFRONT ELEVATION - RELOCATED SMOKEMART + DESERT WAVE

Drawing number PA07/0616/05B
Referred to in Permit No: DP07/0509B

ALICE PLAZA SHOPPING CENTRE 00070 \ SK05A \ 24.08.15 \ 1:50 [A1] 1:100 [A3]

MALL ELEVATION

TODD MALL, ALICE SPRINGS N.T.

P1	25.09.15	Preliminary Issue	JS
P2	30.09.15	Preliminary Issue	JS
A	08.10.15	General revision for Planning Approval	JS

1 Areas shown are indicative only for purposes of planning application. Areas are not to be used for purposes of leasing or individual store layouts and are subject to Certification by a qualified Surveyor.
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NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP2025/0277

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 09465
Lot 09616
Lot 00057
Lot 00058
Town of Alice Springs
2 TODD ST, ALICE SPRINGS
12 TODD ST, ALICE SPRINGS
1 HARTLEY ST, ALICE SPRINGS
5 HARTLEY ST, ALICE SPRINGS

APPROVED PURPOSE

To use and develop the land for the purpose of alterations and additions to an existing shopping centre (Alice Plaza), in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clause 5.2.4.4 (Layout of car parking areas) and Clause 5.2.6.2 (Landscaping in Zone CB)

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the *Planning Act 1999*, this permit will lapse two years from the date of issue.

Digitally signed
by Chay Garde
Date: 2025.12.19
14:13:26 +09'30'

CHAY GARDE
Delegate
Development Consent Authority
19 December 2025

DEVELOPMENT PERMIT

DP2025/0277

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works, amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application but modified to show:
   a. The existing dedicated parenting room within the shopping centre or provide for such facility.
   b. End of Trip Facilities (a minimum of two showers and associated changing facilities and lockers) for staff who use active transports.

2. Prior to the endorsement of plans and prior to the commencement of works, a landscape plan to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plan will be endorsed and will then form part of the permit. The landscaping plan must be generally in accordance with the landscape concept plan and must include a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, sizes at maturity, and quantities of each plant. All species selected must be to the satisfaction of the consent authority.
   a. Provide additional landscaping area to soften the development and carparking dominance to the satisfaction of the consent authority. The additional landscape area can be equivalent to 2-4 car parking bays and suitable of supporting at least 2 large canopy trees at maturity.

3. Prior to the endorsement of plans and prior to commencement of works, amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show the locations of all air-conditioning condenser units and provide details of the screening to be utilised to ensure the condenser units are appropriately screened from public view and from view of neighbouring or nearby developments (or developments reasonably anticipated). The locations of all condenser units must allow convenient access for ongoing repair and maintenance. The use of angled louvered slats for screening purposes is acceptable, however the slat screening must be designed with an acceptable panel to gap ratio, such that the condenser units are not readily visible from any angle.

4. Prior to the endorsement of plans and prior to commencement of works, amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show the locations of all roof top plant equipment, equipment relating to the operation of the lift, aerials, ventilation equipment and ducting and any other equipment that will be placed on the rooftop of the

development. The equipment shall be appropriately screened or designed to soften the visual impact of such equipment from view from neighbouring or nearby developments (or developments reasonably anticipated). When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions provided.

5. An updated stormwater management plan must be supplied to Alice Springs Town 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.

6. Prior to commencement of use/occupation of the development, Lot 57 and Lot 58 Town of Alice Springs are to be consolidated to the satisfaction of the consent authority.

GENERAL CONDITIONS

7. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.

8. All works recommended by the traffic impact assessment are to be completed to the requirements of the Alice Springs Town Council, to the satisfaction of the consent authority.

9. Prior to the commencement of construction, the applicant must submit a Construction Management Plan (CMP) for review and approval by the Director Technical Services, Alice Springs Town Council. The CMP must address:
   a. Mitigation of noise, dust, and vibration impacts.
   b. Management of traffic disruptions and construction vehicle movements.
   c. Site access, safety, and signage during construction.

10. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Alice Springs Town Council, to the satisfaction of the consent authority.

11. The developer must undertake a dilapidation survey of Wills Terrace and any other Council managed infrastructure adjacent to the development site prior to the commencement of construction. A pre and post-construction dilapidation report must also be submitted within 30 days prior and upon practical completion. Any damage to Council assets must be rectified at the applicant's cost to the satisfaction of the Alice Springs Town Council's Director Technical Services.

12. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.

13. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created.

14. The fence along the property boundary is considered 'work' under the Heritage Act 2011. Prior to commencement of works, an application to carry out works form is to be lodged and approved

by Heritage Branch (Land Resource Division, Department of Lands, Planning and Environment). The application will need to include a Heritage Impact Statement which must address:
a. why the place or object is of heritage significance (refer to the statement of heritage value;
b. what impact the proposed works will have on the heritage significance of the place or object (e.g. physical, aesthetic, social, etc); and
c. what measures are proposed to mitigate negative impacts (tree protection plan, improved landscaped area, interpretation, etc).

15. Before the use or occupation of the development starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
a. constructed;
b. properly formed to such levels that they can be used in accordance with the plans;
c. surfaced with an all-weather-seal coat;
d. drained;
e. line marked to indicate each car space and all access lanes; and
f. clearly marked to show the direction of traffic along access lanes and driveways; to the satisfaction of the consent authority.
g. Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.

16. Any security boom, barrier or similar device controlling vehicular access to the premises must be located a minimum of six metres inside the property to allow vehicles to stand clear of Todd Street, Wills Terrace and Hartley Street pavement and footpath.

17. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street, in accordance with the requirements of Alice Springs Town Council, to the satisfaction of the consent authority.

18. The car parking shown on the endorsed plan(s) must be available at all times for the exclusive use of the occupants of the development and their customers/ clients.

19. "No entry/no exit" signs and arrows directing the internal traffic movement on site shall be provided at completion of building to the requirements and satisfaction of the consent authority.

20. Access to and egress from the site for all commercial vehicles (including waste collection vehicles) must only be from Hartley Street.

21. The loading and unloading of goods from vehicles must only be carried out on the land (within the designated loading bays and must not disrupt the circulation and parking of vehicles on the land).

22. Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.

23. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

24. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage, electricity and telecommunication networks to the

development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notations for further information

25. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Alice Springs Town Council, to the satisfaction of the consent authority.

26. The owner shall:
    a. remove disused vehicle and/ or pedestrian crossovers;
    b. provide footpaths/ cycleways;
    c. collect stormwater and discharge it to the drainage network; and
    d. undertake reinstatement works;
    e. all to the technical requirements of and at no cost to the Alice Springs Town Council, to the satisfaction of the consent authority.

27. Any shared pedestrian and cycle path access must allow safe movement of wheelchairs for disability users.

28. All proposed works impacting on Todd Street, Wills Terrace and Hartley Street are to be designed, supervised and certified on completion by a practicing and registered civil engineer, and shall be in accordance with the standards and specifications of the Alice Springs Town Council.

29. Any proposed work (including the provision or connection of services) within, or impacting upon the Todd Street, Wills Terrace and Hartley Street road reserve shall be in accordance with the standards and specifications of the Alice Springs Town Council and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".

30. Any damage to Council's 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 Council.

31. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
    a. transport of materials, goods or commodities to or from the land
    b. appearance of any building, works or materials
    c. emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil
    d. presence of vermin

32. All roof top plant equipment, equipment relating to the operation of the lift and any other equipment (such as any vents and ducting associated with requirements for stairwell pressurisation or other such ventilation purposes or similar) that will placed on the rooftop of the development shall be appropriately screened, or designed to soften the visual impact of such equipment from view from neighbouring or Anzac Hill or nearby developments.

33. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the consent authority.

34. All substation, fire booster and water meter arrangements are to be appropriately screened to soften the visual impact of such infrastructure on the streetscape, to ensure that the infrastructure is sympathetic to and blends in with the design of the building. Details will need to be resolved

to the satisfaction of the consent authority in consultation with the Power and Water Corporation, and NT Fire and Emergency Services.

35. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the consent authority.

36. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into Alice Springs Town Council's drains or to any watercourse.

Notes

1. This permit will expire if one of the following circumstances applies:
   a. the development and use is/are not started within two years of the date of this permit; or
   b. the development is not completed within four years of the date of this permit.
   The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

3. Power and Water Corporation advise that prior to initial reviews and assessments being undertaken to determine Power and Water Corporations servicing requirements, the developer should submit an Expression of Interest (EoI) form via email to remotedevelopment@powerwater.com.au

4. All developers, including owner-builders, are required to comply with Commonwealth telecommunications requirements. Under Commonwealth law, developers are generally required to provide fibre-ready pit and pipe in their developments at their expense. Developers may be able to access an exemption from these arrangements in some circumstances. For more information visit www.infrastructure.gov.au/tind

5. If you choose nbn to service your development, you will need to enter into a development agreement with nbn. The first step is to register the development via http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html once registered nbn will be in contact to discuss the specific requirements for the development. Nbn requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to nbn guidelines found at http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html

6. Any floodlighting or security lighting provided on site should be shielded in a manner to prevent the lighting being noticeable or causing nuisance to Wills Terrace, Hartley Street and Todd Street traffic.

7. Any shortfall in the number of car parking spaces provided in the revised 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 gazette, in accordance with the Alice Springs Town Council Parking Contribution Plan 2009, pursuant to section 68 of the Planning Act.

8. A signage permit may be required for any signs proposed to be installed onsite.

9. The Heritage Branch can provide further advice regarding the application process, decision making and any further information required for Condition 14. Please contact heritage.branch@nt.gov.au

10. Power and Water Corporation recommends you visit the Living Water Smart website https://www.livingwatersmart.com.au/ to find out more on how to improve your developments landscaping and irrigation.

11. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
    a. transport of materials, goods or commodities to or from the land
    b. appearance of any building, works or materials
    c. emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
    d. presence of vermin

This document contains drawing numbers:
2025/0277/01 to 2025/0277/17

Referred to in Permit No: DP2025/0277

Issued on: 19 DECEMBER 2025

All drawings contained within this document have been authorised by the delegate of the consent authority.

Digitally signed by
David Burrow
Date: 2026.03.13
13:45:19 +09'30'

Delegate

Alice Springs Plaza Shopping Centre Redevelopment



oxigen

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Drawing number 2025/0277/01

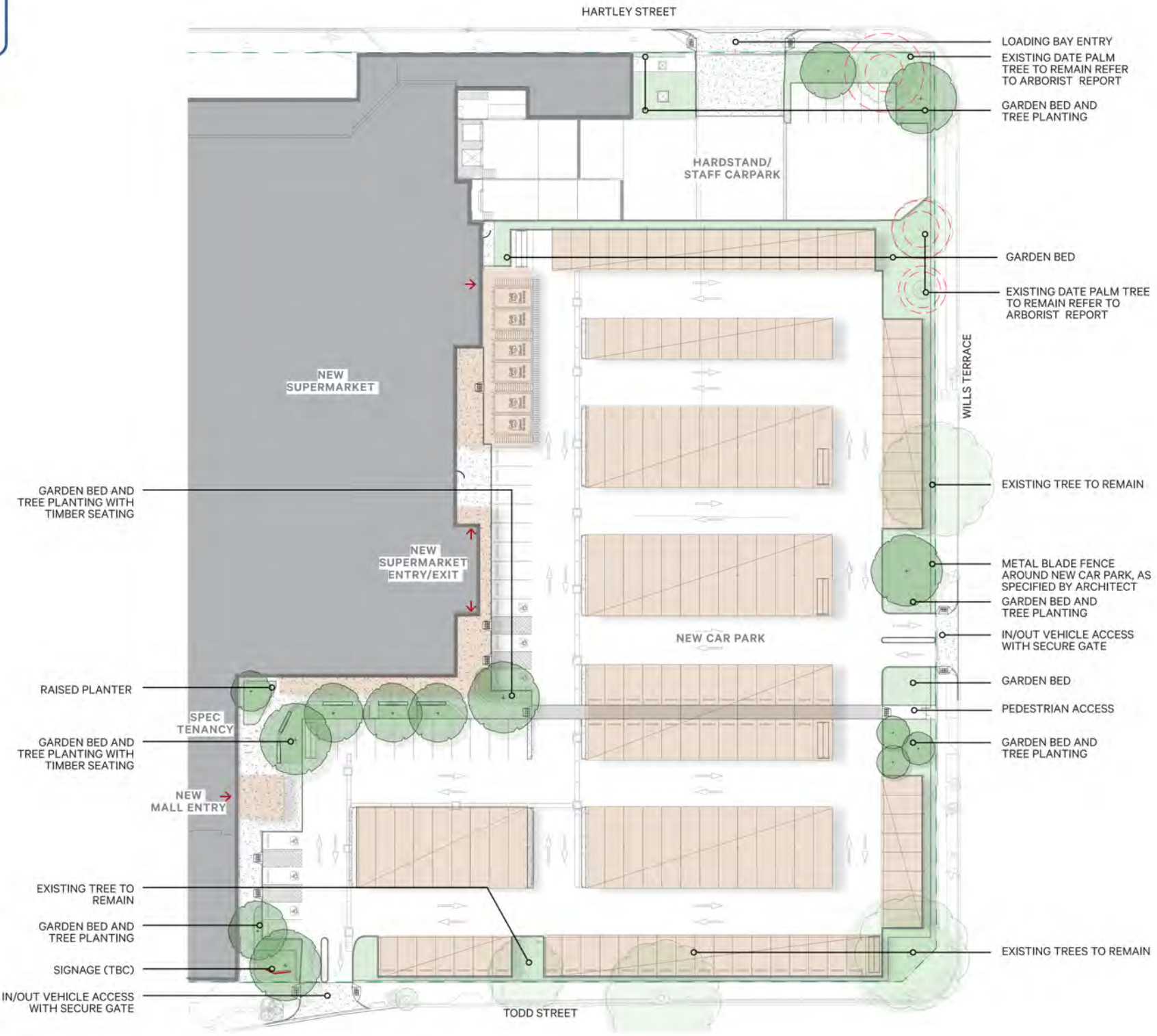
Referred to in Permit No: DP2025/0277

ALICE PLAZA

PLAZA AND CARPARK DA PLAN

LEGEND

- Property boundary
- Canopy overhead
- New tree
- Existing tree
- Concrete paving
- Garden bed
- Seating
- SRZ - TPZ Heritage trees refer to arborist report



0 5 10 15 20m

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Project
Alice Springs Plaza Shopping Centre

Landscape Architecture
Oxigen

Architecture
Brown Falconer

Client
Colliers

Drawing Title
Concept DA Plan

Date
13.02.26

Project number
21.031

Revision
F

Drawing number 2025/0277/02

Referred to in Permit No: DP2025/0277

ALICE PLAZA

PLAZA AND CARPARK PLANTING PLAN

TREE SCHEDULE		
BOTANIC NAME	COMMON NAME	QTY
Acacia murrayana	Colony Wattle	1
Acacia aneura	Mulga	4
Brachychiton populneus x acerifolius	'Jerilderie Red'	2
Corymbia aparrerinja	Ghost gum	1
Corymbia candida	Desert ghost gum	3
Eucalyptus leucoxylon	'Euky Dwarf'	3

PLANT SCHEDULE	
CODE	GARDEN BED PLANTS
AF	*Anigozanthos flavidus forms*
BI	*Brachyscome iberidifolia*
CL	*Callistemon 'Little John'*
DL	*Myoporum parvifolium*
ER	*Eremophila racemosa*
EW	*Eremophila weldii*
GB	*Grevillea 'bush lemons'*
HS	*Hibbertia scandens*
HV	*Hardenbergia violacea*
MP	*Myoporum parvifolium*
MR	*Macgregoria racemigera*
PG	*Pycnosorus globosus*
SS	*Senna artemisioides*
WF	*Westringia fruticosa 'Mundi'*



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Project
Alice Springs Plaza
Shopping Centre

Client
Colliers

Landscape Architecture
Oxigen

Architecture
Brown Falconer

Drawing Title
Planting Plan

Date
13.02.26

Project number
21.031

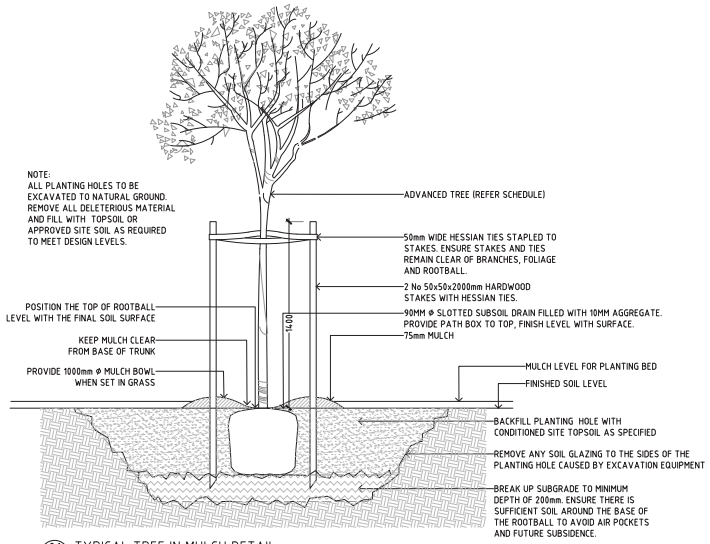
Revision
F

Drawing number 2025/0277/03

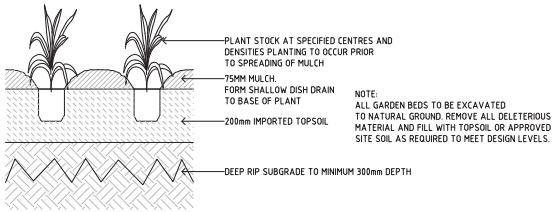
Referred to in Permit No: DP2025/0277

ALICE PLAZA

DETAILS



01 TYPICAL TREE IN MULCH DETAIL
SCALE 1:20 @ A1



02 TYPICAL SHRUB PLANTING DETAIL
SCALE 1:10 @ A1

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Project
Alice Springs Plaza Shopping Centre

Landscape Architecture
Oxigen

Architecture
Brown Falconer

Client
Colliers

Drawing Title
Details

Date
13.02.26

Project number
21.031

Revision
F

Drawing number 2025/0277/04
Referred to in Permit No: DP2025/0277

PLANTING
PLAZA + CARPARK

TREES (Indicative)

Acacia murrayana
Acacia aneura
Brachychiton populneus x acerifolius
Corymbia aparrerinja
Corymbia candida
Eucalyptus leucoxylon 'Euky Dwarf'

PLANTS (Indicative)

Anigozanthos flavidus forms
Brachyscome iberidifolia
Callistemon 'Little John'
Eremophila racemosa
Eremophila weldii
Grevillea 'Bush Lemons'
Hibbertia scandens
Hardenbergia violacea
Macgregoria racemigera
Myoporum parvifolium
Ptilotus exaltatus
Pycnosorus globosus
Polycalymma stuartii
Senna artemisioides
Westringia fruticosa 'Mundi'


Corymbia candida


Brachychiton 'Jerilderie Red'


Acacia aneura


Eucalyptus leucoxylon 'Euky Dwarf'


Macgregoria racemigera


Myoporum parvifolium


Westringia fruticosa 'Mundi'


Callistemon 'Little John'


Brachyscome iberidifolia


Anigozanthos flavidus forms


Hardenbergia violacea


Myoporum parvifolium


Grevillea 'bush lemons'


Hibbertia scandens


Eremophila racemosa


Senna artemisioides

Drawing number 2025/0277/05
Referred to in Permit No: DP2025/0277

MATERIALS + ELEMENTS
PLAZA + CARPARK

Material and elements play an important role in providing amenity and contributing to visual consistency throughout Alice Plaza.

— Paving and hardscape elements are of enduring quality enable safe movement, are robust and low maintenance.
— Public outdoor spaces are integrated through consistent materials and detailing.
— Locally sourced materials are used where possible.
— Materials are selected for their durability and whole of life costing.



Seating

— Timber batten seating fixed onto a Corten/concrete base



Bollard

— Slim stainless steel bollards



signage (TBC)

— Feature signage



Shade Trees

— Suitable tree species to provide shade to plaza space and carpark



Garden Beds

— Garden planting to compliment feature elements and increase biodiversity

Drawing number 2025/0277/06

Referred to in Permit No: DP2025/0277



INDICATIVE ONLY

ALICE PLAZA UPGRADES

36 TODD MALL, ALICE SPRINGS, NT 0870

ARCHITECTURAL DRAWING SCHEDULE

DA SHEET LIST

Sheet No.	Sheet Name	Revision	Revision Date
DA01	COVER SHEET	G	12.02.2026
DA02	SITE CONTEXT PLAN	D	24.11.2025
DA03	OVERALL EXISTING/ DEMOLITON	D	24.11.2025
DA04	SITE PLAN	G	23.01.2026
DA05	BASEMENT PLAN	D	24.11.2025
DA06	FLOOR PLANS	G	12.02.2026
DA07	ROOF PLAN	F	12.02.2026
DA08	ELEVATIONS	G	12.02.2026
DA09	SECTIONS	D	24.11.2025
DA10	RENDER IMAGES	D	24.11.2025
DA11	RENDER IMAGES	D	24.11.2025

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
A	ISSUE FOR APPROVAL	04.07.2025
B	ISSUE FOR APPROVAL	25.07.2025
C	PLANNING UPDATES - FOR APPROVAL	27.10.2025
D	PLANNING UPDATES - FOR APPROVAL	19.11.2025
E	PLANNING UPDATES - FOR APPROVAL	24.11.2025
F	PLANNING CONDITION UPDATES	23.01.2026
G	PLANNING CONDITION UPDATES	12.02.2026

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ALICE SPRINGS PROPERTY SYNDICATE

ALICE PLAZA UPGRADES

COVER SHEET

Scale

Date 27/10/2025

BF Job/Site No. 2023049/3611

Dwg No. **DA01** Rev: **G**

A1 SHEET

PLOT STAMP DATE: 12/02/2026 4:21:19 PM

Drawing number 2025/0277/07

Referred to in Permit No: DP2025/0277

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
A	ISSUE FOR APPROVAL	04.07.2025
B	PLANNING UPDATES - FOR APPROVAL	27.10.2025
C	PLANNING UPDATES - FOR APPROVAL	19.11.2025
D	PLANNING UPDATES - FOR APPROVAL	24.11.2025



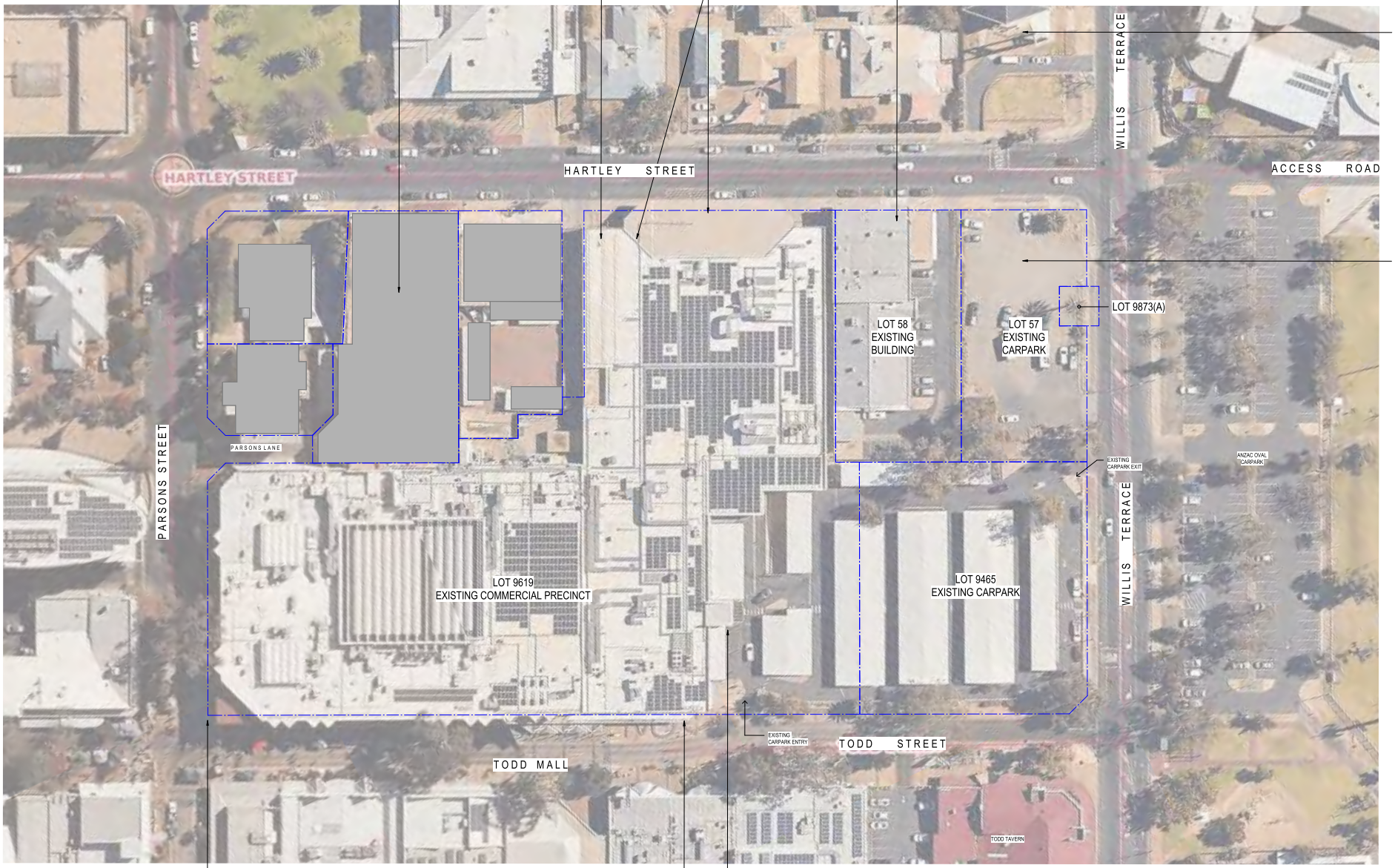
EXISTING BASEMENT CARPARK ENTRANCE



EXISTING TARGET FLAT LOADING DOCK AND FIRE TANK + PUMP ROOM



EXISTING 5 HARTLEY STREET BUILDING (2 STOREY)





EXISTING VACANT ALLOTMENT



EXISTING CAR PARK

SITE CONTEXT PLAN

1 : 500



EXISTING FACADE



EXISTING SHOPPING CENTRE ENTRY





ENTRY - INTERIOR

Scale 1:500

0 2.5m 5m 12.5m 25m

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ALICE SPRINGS PROPERTY SYNDICATE

ALICE PLAZA UPGRADES

SITE CONTEXT PLAN

Scale 1 : 500
Date 27/10/2025
BF Job/Site No. 2023049/3611
Dwg No. **DA02** Rev: **D**

PLOT STAMP DATE: 24/11/2025 4:55:31 PM

A1 SHEET

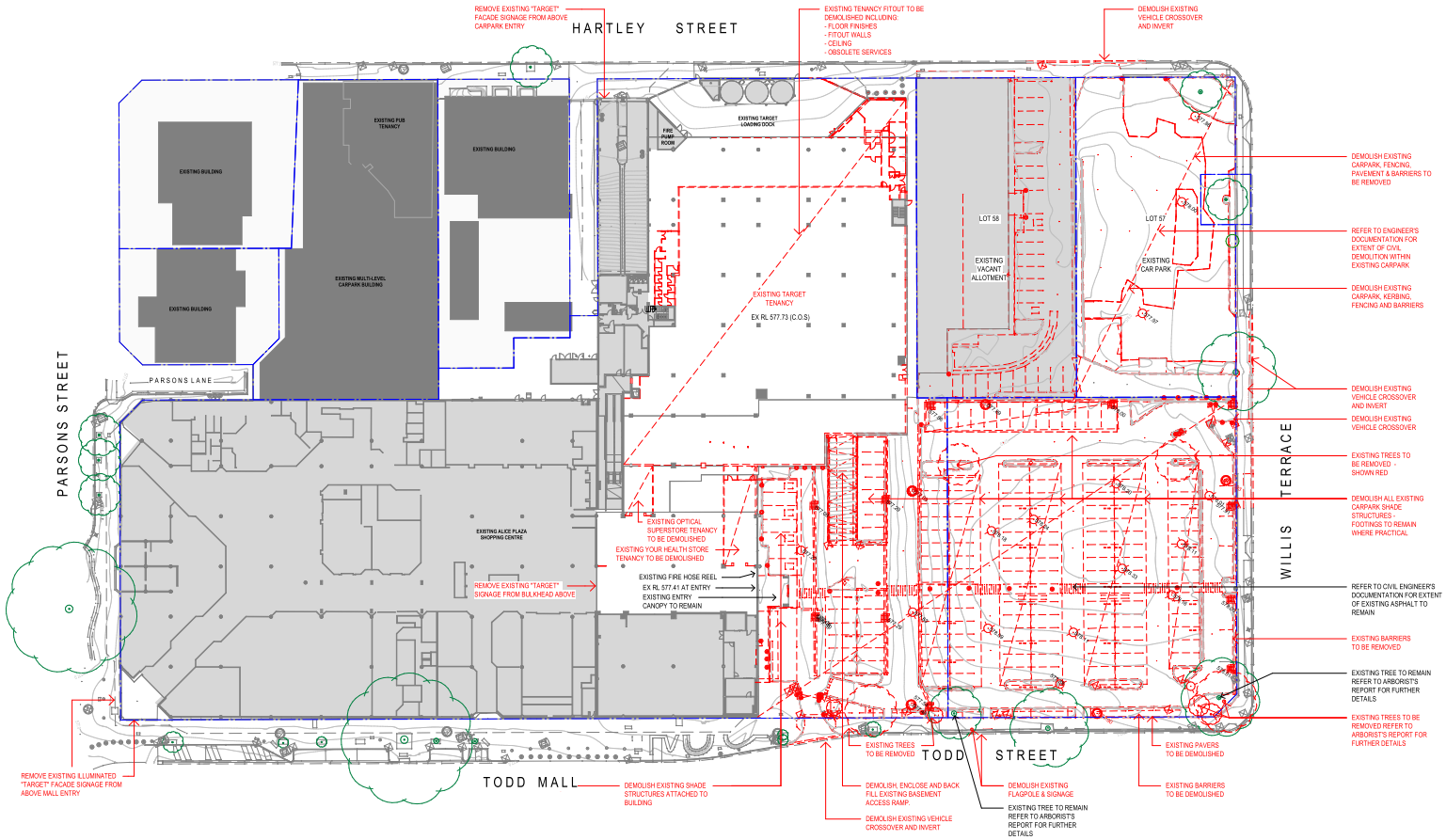
Drawing number 2025/0277/08

Referred to in Permit No: DP2025/0277

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
A	ISSUE FOR APPROVAL	04.07.2025
B	PLANNING UPDATES - FOR APPROVAL	27.10.2025
C	PLANNING UPDATES - FOR APPROVAL	19.11.2025
D	PLANNING UPDATES - FOR APPROVAL	24.11.2025



OVERALL EXISTING/ DEMOLITION

1 : 500

GENERAL LEGEND

- TITLE BOUNDARY DASHED BLUE
- EXTENT OF DEMOLISHED SHOWN RED
- EXTENT OF DEMOLISHED SHOWN HATCHED RED
- OUT OF PROJECT SCOPE INDICATIED IN GREY HATCH

Scale 1:500

0 2.5m 5m 12.5m 25m

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ALICE SPRINGS PROPERTY SYNDICATE

ALICE PLAZA UPGRADES

OVERALL EXISTING/ DEMOLITON

Scale 1 : 500
Date 27/10/2025
BF Job/Site No. 2023049/3611
Dwg No. **DA03** Rev: **D**

A1 SHEET

PLOT STAMP DATE: 24/11/2025 4:59:41 PM

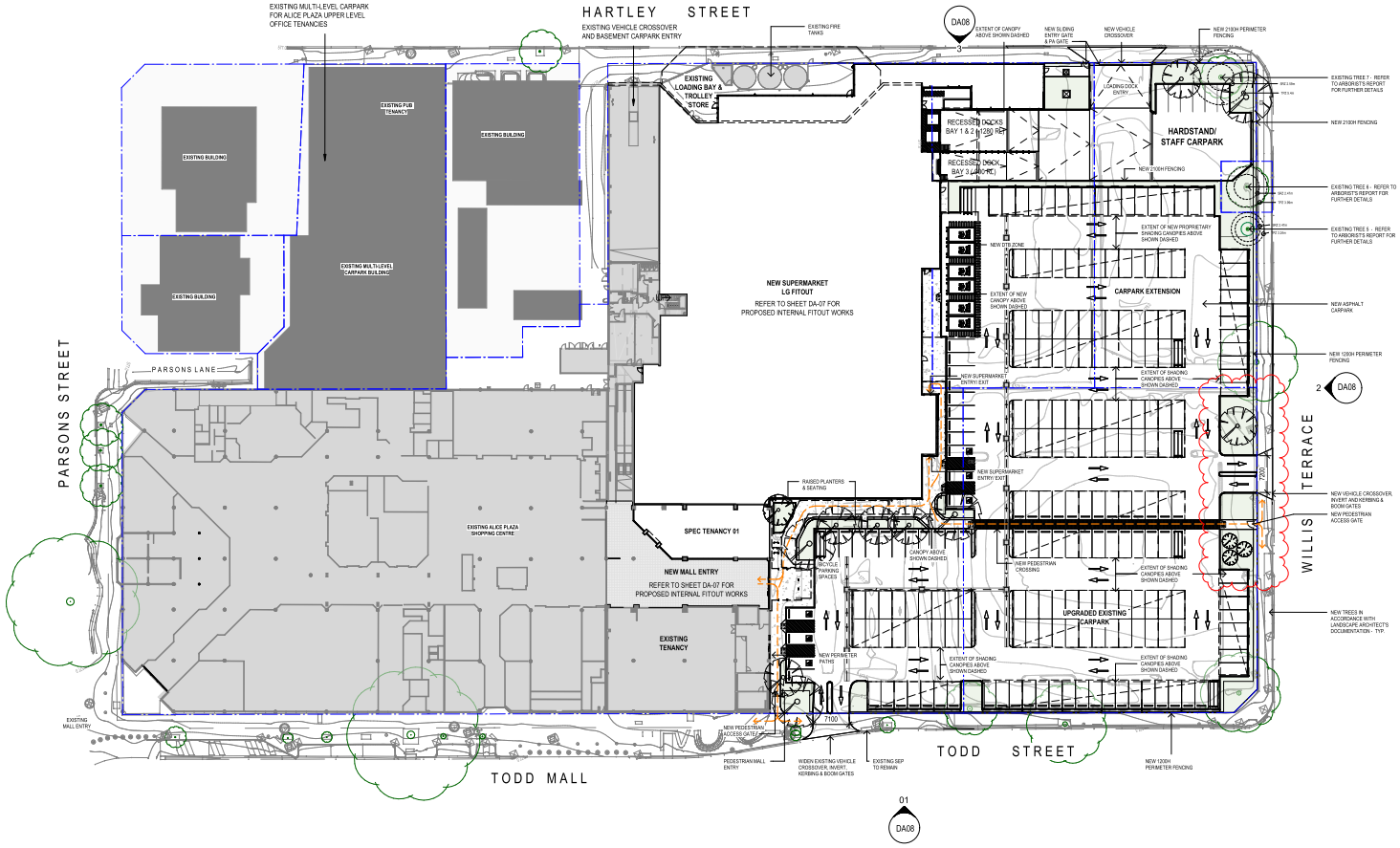
Drawing number 2025/0277/09

Referred to in Permit No: DP2025/0277

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
A	ISSUE FOR APPROVAL	04.07.2025
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F	PLANNING UPDATES - FOR APPROVAL	24.11.2025
G	PLANNING CONDITION UPDATES	23.01.2026



SITE PLAN - PROPOSED

1 : 500

GENERAL LEGEND

- TITLE BOUNDARY SHOWN DASHED BLUE
- OUT OF PROJECT SCOPE INDICATED IN GREY HATCH
- PROPOSED LANDSCAPING INDICATED IN GREEN HATCH - REFER TO LANDSCAPE ARCHITECTS' DOCUMENTATION FOR DETAILS
- NEW TREES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTATION - TYP.
- EXISTING TREE TO REMAIN
- PEDESTRIAL LINKS

GENERAL NOTE:

ALL RECOMMENDATIONS WITHIN THE ACTION REPORT (ARBORIST REPORT) BY GEOFF MIERS GARDEN SOLUTIONS PTY LTD TO BE ADOPTED

GROUND LEVEL CAR PARKING SCHEDULE

5400 X 3000 WW DIRECT TO BOOT PAKING SPACE	6
5400x2400@90°	6
5600x2400@90° ACCESSIBLE WITH WHEELSTOP	6
5500x2600@90°	145
5500x2600@90° WITH WHEELSTOP	69
TOTAL PARKING SPACES:	232

NEW BUILDING WORKS AREA

EXISTING TENANCY	660 m²
NEW LOADING DOCK	225 m²
NEW MALL ENTRY	385 m²
SPEC TENANCY 01	256 m²
SUPERMARKET LG EXTENSION & FITOUT	4,514 m²
TOTAL AREA:	6,039 m²

NEW SITE WORKS AREA

LANDSCAPING	930 m²
NEW CUSTOMER CARPARK	6,776 m²
NEW HARDSTAND/ STAFF CARPARK	848 m²
NEW PATHS	503 m²
TOTAL AREA:	9,057 m²

PROPOSED USE BREAKDOWN

TENANCIES AS SHOPS	5,134 m²	62%
REMAINING TENANCIES	5,489 m²	38%

SITE BICYCLE PARKING SCHEDULE

500 X 1200 WALL MOUNTED BICYCLE RACK	14
600 X 1800 FLOOR BASE BICYCLE PARKING	20
TOTAL PARKING SPACES:	34

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Scale 1:500

0 2.5m 5m 12.5m 25m

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ALICE SPRINGS PROPERTY SYNDICATE

ALICE PLAZA UPGRADES

SITE PLAN

Scale As indicated
Date 27/10/2025
BF Job/Site No. 2023049/3611

Dwg No. **DA04** Rev: **G**

A1 SHEET

PLOT STAMP DATE: 27/10/2025 2:48:24 PM

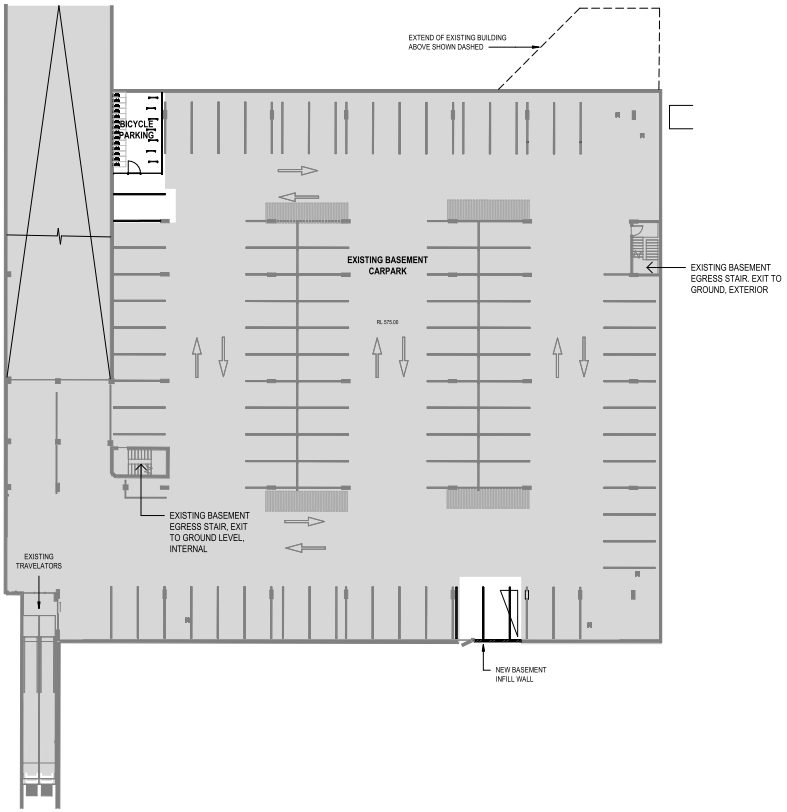
Drawing number 2025/0277/10

Referred to in Permit No: DP2025/0277

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

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A	ISSUE FOR APPROVAL	04.07.2025
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D	PLANNING UPDATES - FOR APPROVAL	24.11.2025



BASEMENT PLAN - PROPOSED

1 : 250

GENERAL LEGEND

- TITLE BOUNDARY SHOWN DASHED BLUE
- OUT OF PROJECT SCOPE INDICATED IN GREY HATCH
- PROPOSED LANDSCAPING INDICATED IN GREEN HATCH - REFER TO LANDSCAPE ARCHITECTS' DOCUMENTATION FOR DETAILS
- NEW TREES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTATION - TYP.
- EXISTING TREE TO REMAIN
- PEDESTRIAL LINKS

BASEMENT CARPARK SCOPE OF WORK:

RAISE EXISTING FIRE PIPE TO ENSURE CARPARK VERTICAL CLEARANCE COMPLY WITH AS 2890

- MIN. 2.2m HIGH THROUGHOUT WHOLE CARPARK
- MIN 2.3m HIGH FROM CARPARK ENTRY RAMP TO THE FIRST 4 BAYS (TO BE DISABLE BAYS)

GRIND DOWN EXISTING SLAB IF REQUIRED.

FILL EXISTING UN-USED CAR RAMP TO ON-GRADE CARPARK

PARKING SCHEDULE - BASEMENT

4500x2500 EXISTING BASEMENT CAR PARKING SPACE	90
TOTAL PARKING SPACES:	90

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ALICE SPRINGS PROPERTY SYNDICATE

ALICE PLAZA UPGRADES

BASEMENT PLAN

Scale 1:250

0 1.25m 2.5m 6.25m 12.5m

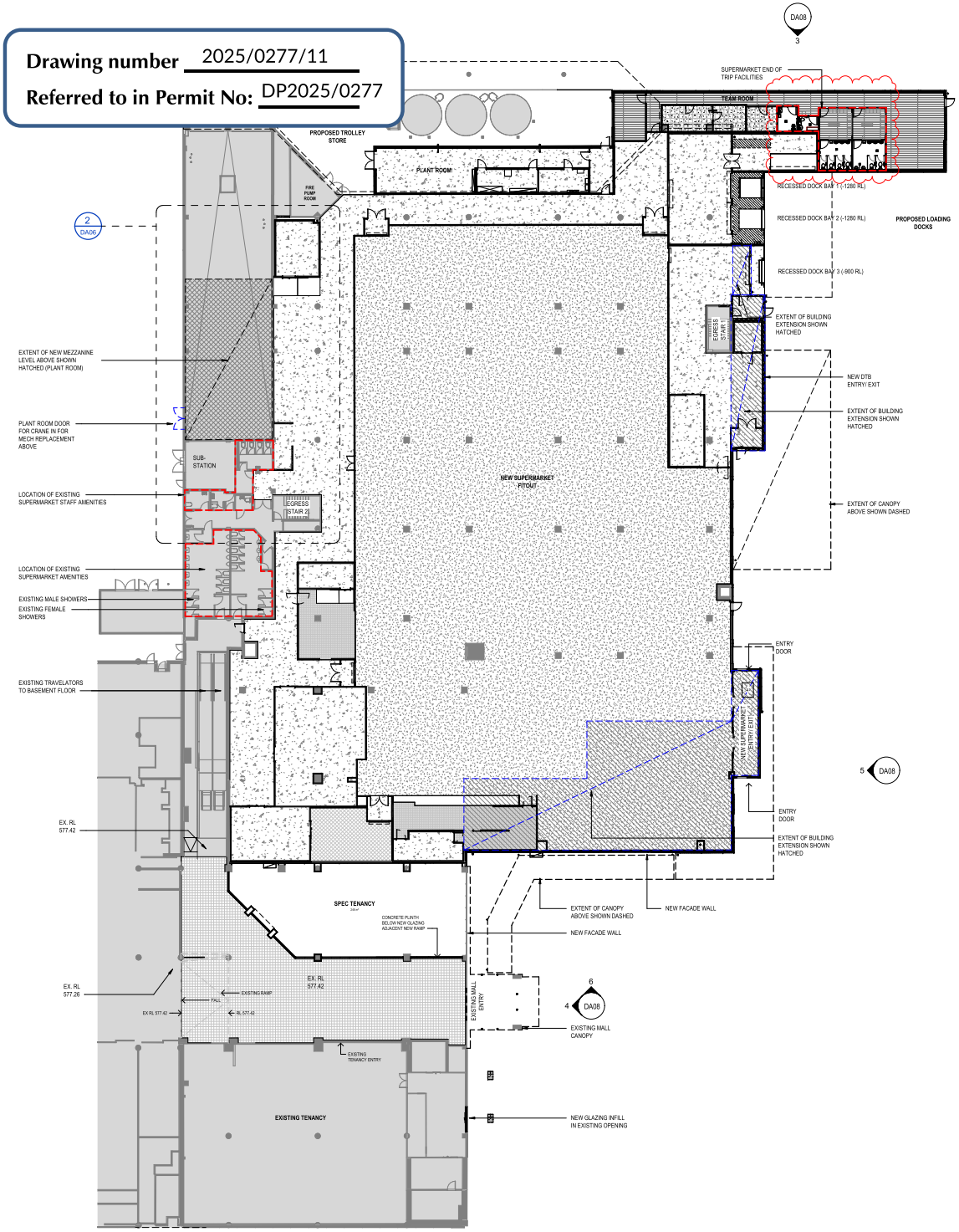
Scale As indicated
Date 27/10/2025
BF Job/Site No. 2023049/3611
Dwg No. **DA05** Rev: **D**

A1 SHEET

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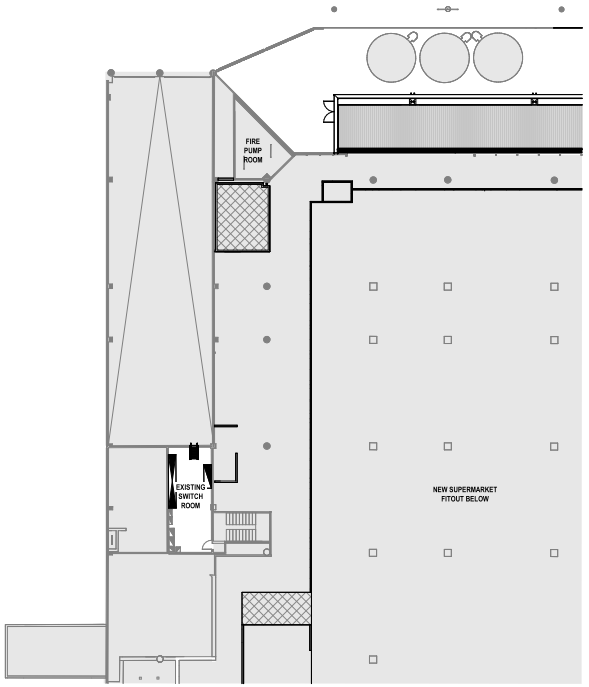
Drawing number 2025/0277/11

Referred to in Permit No: DP2025/0277



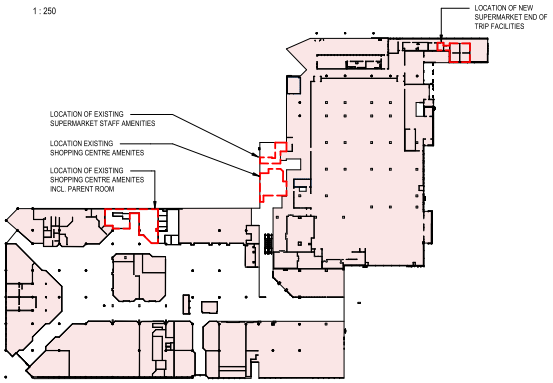
GROUND FLOOR PLAN - PROPOSED

1 : 250



DA PLAN - PART 1 - L1

1 : 250

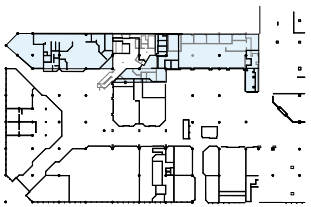


PROPOSED AREA BREAKDOWN - LG

1 : 1000

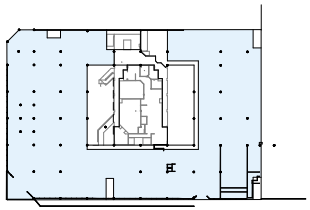
PROPOSED USE BREAKDOWN

TENANCIES AS SHOPS	9,145 m²	62%
REMAINING TENANCIES	5,489 m²	38%



EXISTING MEZZANINE AREA BREAKDOWN

1 : 1000



EXISTING L1 AREA BREAKDOWN

1 : 1000

Scale 1:250

0 1.25m 2.5m 6.25m 12.5m

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

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D	PLANNING UPDATES - FOR APPROVAL	19.11.2025
E	PLANNING UPDATES - FOR APPROVAL	24.11.2025
F	PLANNING CONDITION UPDATES	23.01.2026
G	PLANNING CONDITION UPDATES	12.02.2026
H	PLANNING CONDITION UPDATES	16.02.2026

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ALICE SPRINGS PROPERTY SYNDICATE

ALICE PLAZA UPGRADES

FLOOR PLANS

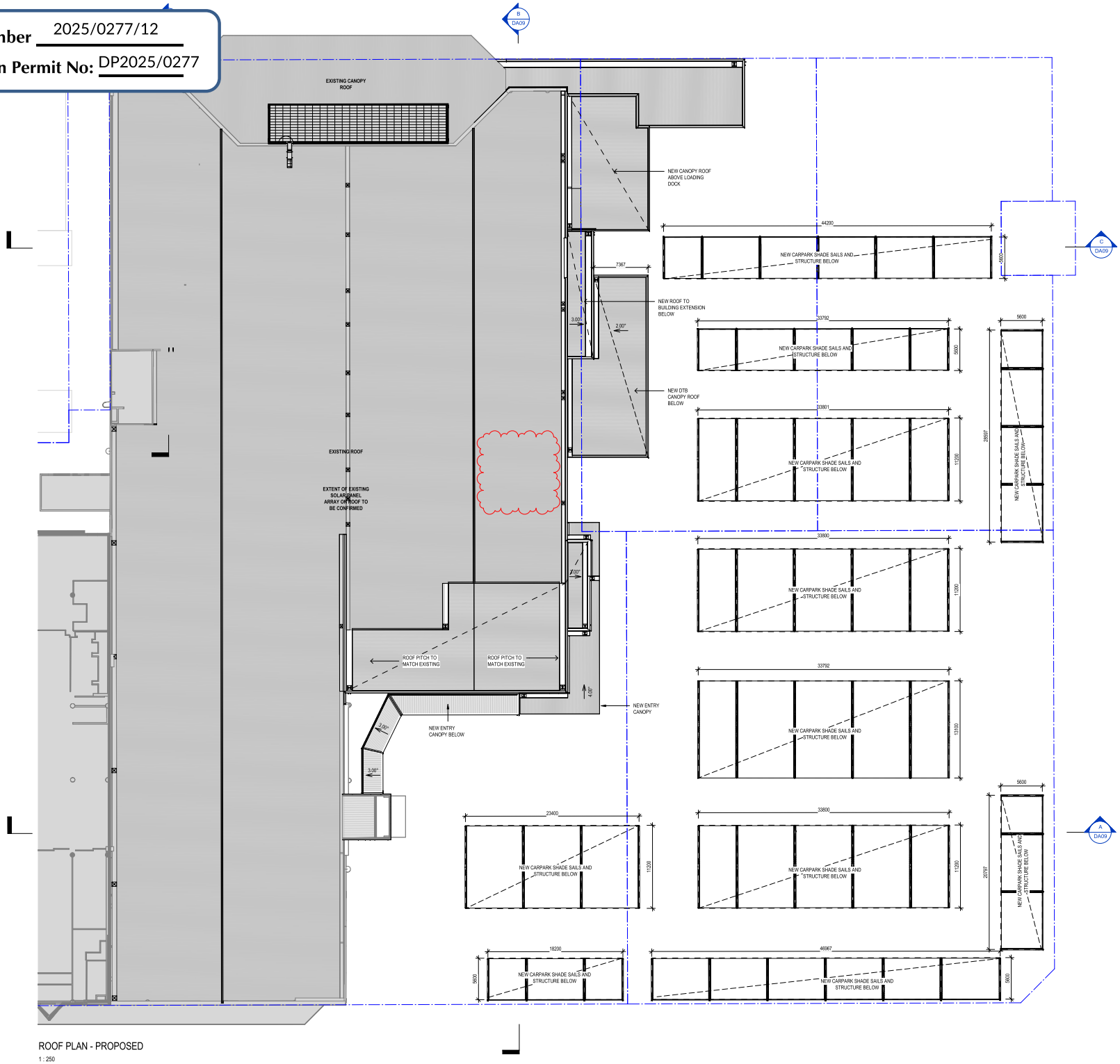
Scale As indicated
Date 16/02/26
BF Job/Site No. 2023049/3611
Dwg No. **DA06** Rev: **H**

PLOT STAMP DATE: 16/02/2026 9:03:33 AM

A1 SHEET

Drawing number 2025/0277/12

Referred to in Permit No: DP2025/0277



ROOF PLAN - PROPOSED

1 : 250

GENERAL LEGEND

TITLE BOUNDARY DASHED BLUE

OUT OF PROJECT SCOPE INDICATED IN GREY HATCH

QS NOTES:

ON-GRADE CARPARK

- ALLOW FOR WEATHERSAFE FABRIC SHADE STRUCTURES TO CARPARK IN LOCATIONS AS INDICATED (FINAL QUANTITY AND LOCATIONS TO BE APPROVED BY TENANT).
SPECIFICATION AS FOLLOWS:

- MUSHROOM SHAPE STRUCTURE
- 420 MESH MEMBRANE
- 3200mm HEIGHT CLEARANCE
- RAFTER & MEMBRANE SCALLOPED IN AT END OF RUNS

Scale 1:250

0 1.25m 2.5m 6.25m 12.5m

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

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ALICE SPRINGS PROPERTY SYNDICATE

ALICE PLAZA UPGRADES

ROOF PLAN

Scale As indicated
Date 27/10/2025
BF Job/Site No. 2023049/3611
Dwg No. **DA07** Rev: **F**

A1 SHEET

PLOT STAMP DATE: 12/02/2026 4:20:28 PM

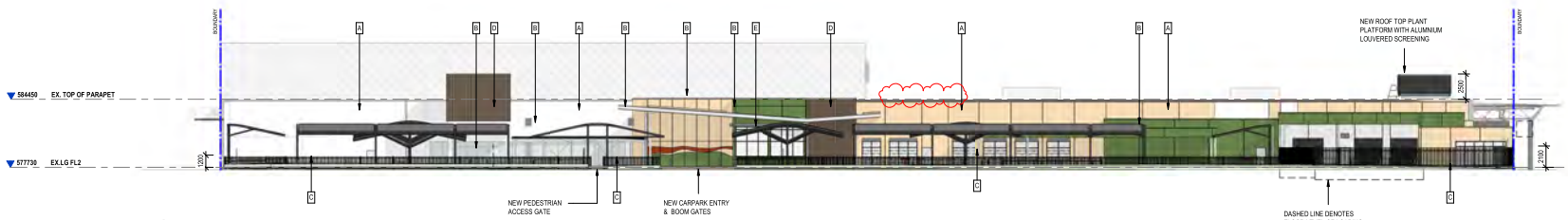
Drawing number 2025/0277/13

Referred to in Permit No: DP2025/0277



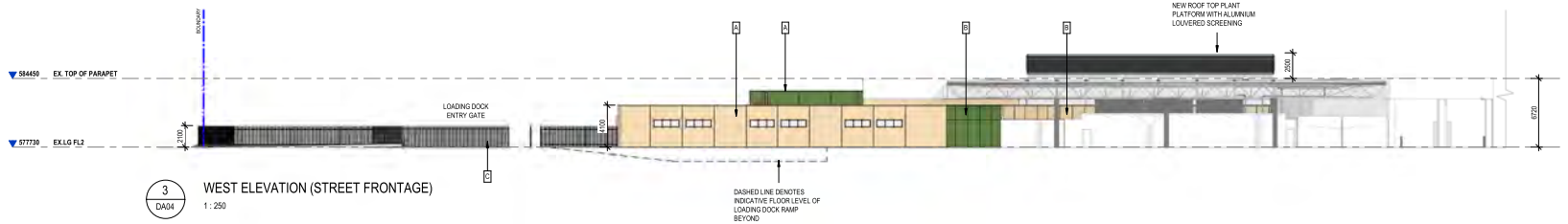
1 / DA04 EAST ELEVATION (STREET FRONTAGE)

1 : 250



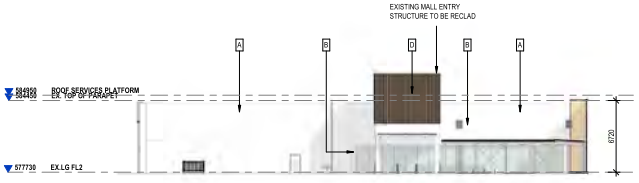
2 / DA04 NORTH ELEVATION (STREET FRONTAGE)

1 : 250



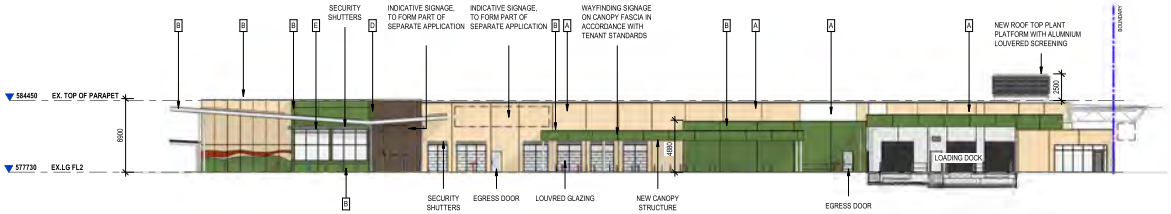
3 / DA04 WEST ELEVATION (STREET FRONTAGE)

1 : 250



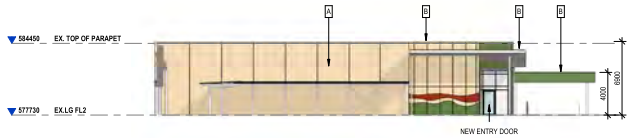
4 / DA06 NORTH ELEVATION - MALL ENTRY

1 : 250



5 / DA06 NORTH ELEVATION - SUPERMARKET ENTRY & DTB

1 : 250



6 / DA06 EAST ELEVATION - SUPERMARKET ENTRY

1 : 250

Scale 1:250

0 1.25m 2.5m 6.25m 12.5m

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F	PLANNING CONDITION UPDATES	23.01.2026
G	PLANNING CONDITION UPDATES	12.02.2026

EXTERNAL FINISHES SCHEDULE

A.
PRECAST CONCRETE WALLS
PAINTED TEXTURED FINISH - VARIOUS COLOURS

B.
FC SHEET CLADDING
TEXTURE FINISH - VARIOUS COLOURS

C.
METAL BLADE FENCE
POWDER COATED FINISH - REFER TO SITE PLAN FOR HEIGHT

D.
FEATURE TIMBER BATTEN CLADDING

E.
STRUCTURAL STEEL FRAMING
GALVANIZED FINISH

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ALICE SPRINGS PROPERTY SYNDICATE

ALICE PLAZA UPGRADES

ELEVATIONS

Scale As indicated
Date 12/02/26
BF Job/Site No. 2023049/3611

Dwg No. **DA08** Rev: **G**

A1 SHEET

PLOT STAMP DATE: 12/02/2026 3:49:19 PM

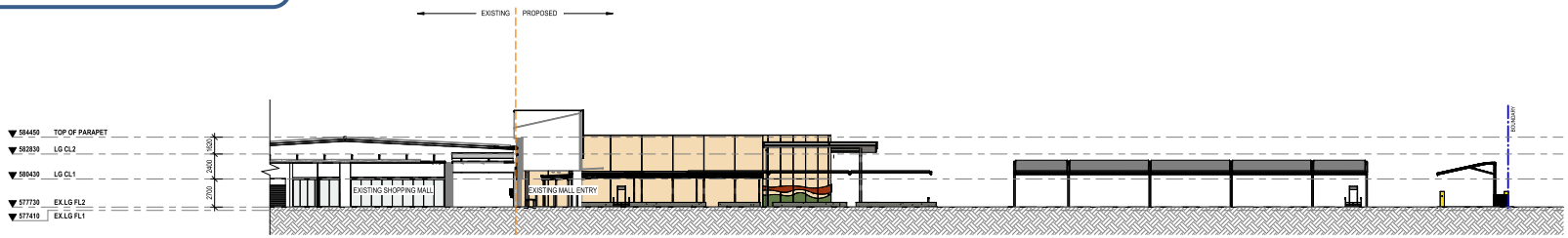
Drawing number 2025/0277/14

Referred to in Permit No: DP2025/0277

DA ISSUE

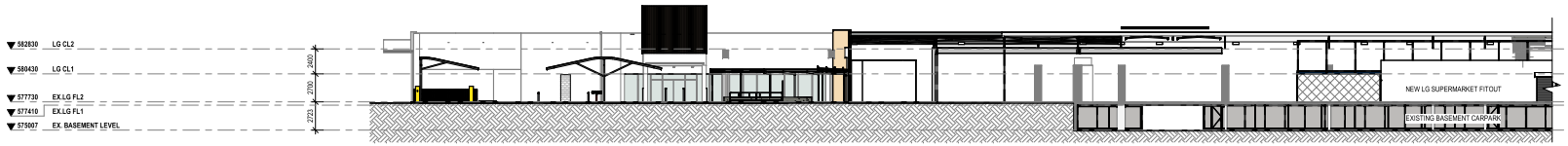
ISSUED FOR DEVELOPMENT APPROVAL

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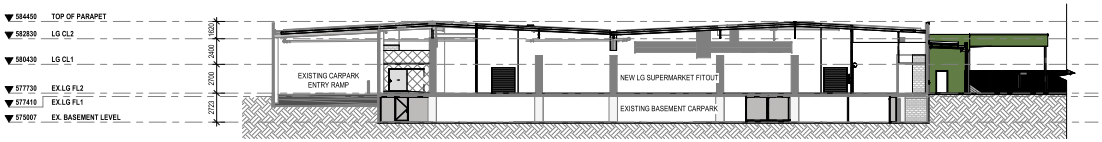
SECTION A

1 : 250



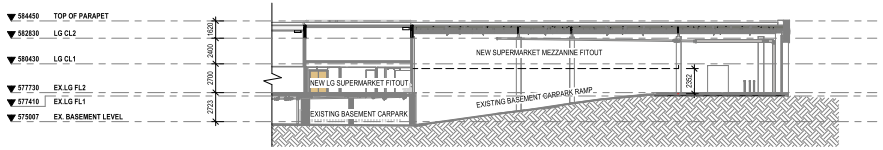
SECTION B

1 : 250



SECTION C

1 : 250



SECTION D

1 : 250

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ALICE SPRINGS PROPERTY SYNDICATE

ALICE PLAZA UPGRADES

SECTIONS

Scale 1:250
0 1.25m 2.5m 6.25m 12.5m

Scale 1 : 250
Date 27/10/2025
BF Job/Site No. 2023049/3611

Dwg No. **DA09** Rev: **D**

A1 SHEET

PLOT STAMP DATE: 24/11/2025 4:19:48 PM

Drawing number 2025/0277/15

Referred to in Permit No: DP2025/0277

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
A	ISSUE FOR APPROVAL	04.07.2025
B	PLANNING UPDATES - FOR APPROVAL	27.10.2025
C	PLANNING UPDATES - FOR APPROVAL	19.11.2025
D	PLANNING UPDATES - FOR APPROVAL	24.11.2025



NORTHERN ELEVATION - NEW SUPERMARKET FACADE



EASTERN ELEVATION - NEW SUPERMARKET ENTRY



NORTHERN ELEVATION - NEW DIRECT TO BOOT PICK UP ZONE



NEW CARPARK AISLE ENTRY

INDICATIVE ONLY

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RENDER IMAGES

Scale

Date 27/10/2025

BF Job/Site No. 2023049/3611

Dwg No. **DA10** Rev: **D**

A1 SHEET

PLOT STAMP DATE: 24/11/2025 4:19:43 PM

Drawing number 2025/0277/16

Referred to in Permit No: DP2025/0277

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
A	ISSUE FOR APPROVAL	04.07.2025
B	PLANNING UPDATES - FOR APPROVAL	27.10.2025
C	PLANNING UPDATES - FOR APPROVAL	19.11.2025
D	PLANNING UPDATES - FOR APPROVAL	24.11.2025



NORTHERN ELEVATION - NEW SUPERMARKET LOADING DOCK



WILLS TERRACE, TODD STREET CORNER FRONTAGE



MAIN CARPARK ENTRY - WILLS TERRACE



WILLS TERRACE, HARTLEY STREET CORNER FRONTAGE

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ALICE SPRINGS PROPERTY SYNDICATE

ALICE PLAZA UPGRADES

RENDER IMAGES

Scale
Date 27/10/2025
BF Job/Site No. 2023049/3611

Dwg No. **DA11** Rev: **D**

A1 SHEET

PLOT STAMP DATE: 24/11/2025 4:59:27 PM

Ref: 24ADL-0335

URPS

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17 September 2026

Sebit Rambang
Manager
Department of Lands, Planning and Environment

Dear Sebit,

Alice Plaza Office Fitout - Lot 9616 (Alice Plaza) and Lot 7575 (Multi-storey Car Park) at 36 Todd Mall and 21 Hartley Street, Alice Springs.

Introduction

URPS has been engaged by Alice Springs Property Syndicate Pty Ltd to prepare this Statement of Effect for a change of land use and internal office fit-out at the above address.

Subject Site

The subject site comprises Lot 9616 (Alice Plaza) and Lot 7575 (multi-storey car park) at 36 Todd Mall and 21 Hartley Street, Alice Springs.

The specific area to which this development application relates is highlighted below:

Figure 1. Subject site and location of works



Proposed Development

The proposed development comprises:

- Change of use for 2,675m² of existing retail floor area across the ground floor, mezzanine and Level 1 within the southern section of Alice Plaza, comprising:
  - A services centre with a total net floor area of approximately 850m² on the ground floor.
  - Office area with a total net floor area of approximately 920m² on the mezzanine level.
  - Office area with a total net floor area of approximately 3,890m² on Level 1.
- Internal reconfiguration of the floor area whose use is changing.
- New office fit-out and internal signage.

SHAPING GREAT COMMUNITIES

- Façade glazing treatment and future 40m² mural/graphic treatment to the Parsons Street elevation.
- The proposal will establish a centralised location for Northern Territory Government services within an existing town centre building. This will improve access to services for residents and visitors in Alice Springs.
- By consolidating service delivery through a One NTG, customer-centred model, the proposal supports clearer service pathways and more efficient use of existing infrastructure.
- The proposal also provides an operating framework that can be adapted to other regional centres, supporting longer-term service planning and place-based outcomes across the Northern Territory.
- A breakdown of the retail and office floor areas within the shopping centre as a result of this proposal is as follows:

Table 1. Floor area breakdown

	SQM	Percent
Total Office/Service Centre	6,240m^2	32%
Total Retail & Common (excluding car park)	10,249m^2	63.7%
Common	2,088m^2	11%
Total GFA	19,356m^2	

Planning Assessment

Part 1 establishes the purpose, structure, and application of the NTPS 2020. It provides guidance on resolving policy inconsistencies, determining when development consent is required, and when consent authorities may exercise discretion.

'Office' is defined under Schedule 2 of the NTPS (Northern Territory Planning Scheme) as:

office *means a building or part of a building used for the conduct of administrative, secretarial or management services or the practice of a profession, where no goods or materials are made, repaired, sold or hired but does not include a home-based business.*

The site is in the Central Business Zone where 'office' development is 'permitted'. This assessment process:

Use and development of land is Permitted without consent when the following apply:

i. it is shown as Permitted on the relevant assessment table in Part 4; and

ii. it does not require consent by virtue of an overlay in Part 3; and

iii. it complies with all relevant development requirements set out in Part 5; or

iv. a provision of the Planning Scheme expressly sets out that it is Permitted.

The subject site is affected by the *Land Subject to Flooding Overlay* which directs that where a form of development is listed as *Permitted* by the Zone, it is then **Merit Assessable.** This pathway is defined in Part 1 as:

use and development that requires the exercise of discretion by the consent authority to ensure it can be established and operated in a way that does not impact on the amenity of the area and accords with the relevant zone purposes and outcomes.

Central Alice Springs Area Plan

This document designates this site within the "A1 City Centre Core", where it envisions mixed and commercial land uses, as illustrated below.

Figure 2. Central Alice Springs Area Plan, Land Use Vision



The proposal is consistent with the Area Plan in that:

- The change of use and increased office space will reinforce Alice Plaza as a mixed-use destination (Objective 1.1).
- The proposed change of use and fit-out will improve the building's function and adaptability for a range of future uses (Objective 1, Principle iv).
- The architectural upgrades will make a positive contribution to the character and amenity of this prominent building (Objective 1.2).
- The site's land use interface will remain substantially unchanged, minimising the potential for land use conflict (Objective 1.3).

Part 3 - Overlays

Part 3 introduces overlays that impose additional planning controls on specific areas due to environmental, heritage, or hazard-related constraints. These overlays influence land use and development requirements and take precedence over zoning policies where required.

This proposal is affected by the Land Subject to Flooding Overlay.

This overlay is mapped in the figure below.

SHAPING GREAT COMMUNITIES

Figure 3. Mapping for the Land Subject to Flooding Overlay



This overlay contains the following provisions:

Purpose

Identify areas with a known risk of inundation from riverine flooding and ensure that development in these areas demonstrates adequate measures to minimise the associated risk to people, damage to property and costs to the general community.

Requirements

In a Defined Flood Area:

a) *the storage or disposal of environmentally hazardous industrial material and the development of fuel depots should be avoided;*
b) *the minimum floor level of habitable rooms should be 300mm above the flood level for the site; and*
c) *the use of fill to achieve required floor levels should be avoided.*

The proposal satisfies each of the requirements above as it does not involve hazardous material storage, habitable rooms, or any meaningful amount of filling.

As stated in the Strategic Framework assessment, flood risks are considered to be minimised given:

- The development is at the fringe of the flood plain.
- The development occurs within an existing building footprint.
- The development does not alter existing floor levels.

Part 4 – Zones and Assessment Tables

Part 4 defines land use zones and outlines permitted, merit assessable, and impact assessable developments. It provides zoning maps, assessment tables and special provisions for unique land uses.

This land is in the Central Business Zone.

The proposal satisfies the Zone's relevant provisions as set out below.

Zone Purpose: *Promote an active and attractive mixed-use environment that maximises its function as the commercial, cultural, administrative, tourist and civic centre for the surrounding region that is integrated with high density residential development.*

Zone Outcome (ZO) 1: A diverse mix of commercial, community, cultural, recreational and residential developments of a scale and intensity commensurate with the role and function of the CBD

The proposed change of use will strengthen the mixed-use role of Alice Plaza and support its function as a commercial and administrative centre for the region.

The proposed services centre is consistent with the Zone Purpose as it will provide a convenient, customer-facing government service destination within the CBD.

Most of the proposed works are internal to the existing building. Accordingly, Zone provisions relating to new building form and external urban interface matters have limited application.

The proposed façade treatment and future mural/graphic to the Parsons Street elevation will improve the building's presentation and contribute visual interest to the streetscape.

Part 5 - Development Requirements

Part 5 details the more general planning and design requirements for development such as building height, setbacks, car parking, and landscaping.

An assessment against NTPS 5.2.1 – 5.3.7 is not considered relevant as the proposed change of use and fit out are internal to the existing building.

SDR - Interchangeable Use and Development (5.5.1)

This section seeks to facilitate changes between the nominated use of premises within the CB Zone.

Part 1 of this section directs that 'shops (retail)' and 'offices' are forms of interchangeable uses. Section 2 directs that a shift between the interchangeable uses listed in sub-clause 1 is *Permitted without consent* if the new use complies with sub-clauses 4-9. These sub-clauses are as follows:

4. Where the site is located within Zone CB in the Darwin City Centre (as identified in the Diagram to Clause 5.9.2), the new use must not decrease the number of existing car parking spaces on the site.

5. Where the site is located outside of the Darwin City Centre, the new use must not increase the car parking requirement under Clause 5.2.4 (Car Parking), unless sufficient additional on-site car parking is provided in accordance with Clause 5.2.4 (Car Parking) and 5.2.4.4 (Layout of Car Parking Areas).

6. The design of the façade of premises at ground level must not reduce the existing extent of the active street frontage.

7. Where the change in use is a tenancy within a shopping centre, the shopping centre must continue to comply with Clause 5.5.12 (Shopping Centres).

8. Where the change of use is for an education establishment, the maximum net floor area of the use must not exceed 2,000m².

9. Where the change of use is for a bar-small, club, exhibition centre, food premises-café/take away or food premises-restaurant, a minimum 1.8m high solid acoustic screen fence is to be provided for the full length of all site boundaries adjoining land in Zones LR, LMR, MR or HR.

The proposal satisfies the majority of the above requirements, save for sub-clauses 6 and 7.

Although the proposal is already designated as merit assessable (as discussed elsewhere in this report), commentary against the above points is provided below.

<u>Shopping Centres</u>

Section 5.5.12 of Part 5 provides provisions relevant to assessing shopping centres.

Its purpose is to ensure a shopping centre is an attractive, safe and accessible focal point of economic activity that:

a) is integrated with the surrounding neighbourhood;
b) incorporates appropriate building and landscape design to ensure that there is no unreasonable loss of amenity for adjoining or nearby residential areas;

c) is developed in a location that provides convenient access that does not interfere with the safe or efficient operation of the local road and footpath network; and
d) is connected to public transport and local active transport networks.

The following clauses are relevant to this proposal:

4. Buildings incorporate active street frontages to facilitate natural surveillance of footpaths, bus stops and taxi ranks by avoiding long expanses of blank walls along street frontages or other public areas.

8. A shopping centre is to be comprised of a minimum of 60% tenancies as shops.

Table 2. Retail tenancy floor area summary

Component	Floor Area	Status
Retail shop tenancies, food court and shopping centre amenities	10,405m²	Retained as shop, retail, food and common shopping centre floor area
NTG office floor area	6,240m²	Office and associated services centre component
Total identified floor area	16,645m²	Retail and common areas comprise approximately 62.5%

The attached plans confirm that the shopping centre will continue to comprise more than 60% shop, retail, food and common shopping centre floor area. The proposal therefore satisfies Clause 5.5.12(8), while also allowing a complementary government services and office function within the established centre.

The proposed development responds to the purpose of this section and satisfies the relevant requirements because:

- The development will reoccupy and activate a currently underutilised section of the building by introducing customer-facing government services and associated office activity.
- The proposed elevation works include façade glazing treatments and a future graphic/mural to the Parsons Street elevation, improving visual presentation and reducing blank frontage.
- The attached plans confirm that more than 60% of the shopping centre floor area will remain available for shop, retail, food and common shopping centre purposes.

- Office areas will comprise approximately 32% of the identified total floor area and will operate in conjunction with customer-facing services.
- Increased staff and customer activity will contribute to passive surveillance of adjoining footpaths, malls and transport stops.

Elevation Works and Streetscape Activation

The elevation drawings show targeted works to the Parsons Street frontage, including new façade glazing treatments and an area identified for future graphic treatment. The plans identify the extent of the graphic to the façade glazing, with the future mural/graphic area measuring approximately 40m².

These works will improve the presentation of the building to Parsons Street and assist in breaking down otherwise inactive or visually recessive parts of the frontage. The mural/graphic treatment will provide visual interest, support wayfinding and contribute to a more engaging pedestrian environment.

The proposed elevation works therefore support the streetscape activation intent of Clause 5.5.12 by improving the visual quality of the frontage, contributing to passive surveillance and avoiding long expanses of blank presentation along Parsons Street.

Traffic and Parking

MFY Traffic Engineers have been engaged to prepare a Traffic and Parking Assessment which is enclosed with this letter.

Their report states that:

- The proposal does not change existing access points or parking layouts. The approved supermarket redevelopment provides seven more spaces than required under the Northern Territory Planning Scheme.
- The change of use creates an additional demand for four parking spaces. This can be accommodated by the 102 unleased spaces in the multi-storey car park and the seven-space surplus associated with the approved supermarket redevelopment. The services centre would theoretically require 34 spaces, although 45 spaces will be allocated exclusively to that use.
- Traffic generation is expected to increase by five vehicle trips in the AM peak hour. It is expected to decrease by 55 trips in the PM peak hour and 155 trips during the Saturday peak.
- The assessment concludes that the additional parking demand will be readily accommodated. The marginal AM peak increase will have no fundamental road network impact, while PM and weekend traffic conditions will improve.

Clause 5.2.4.1 – Car Parking Requirements

Clause 5.2.4.1 of the NTPS 2020 sets out the minimum car parking requirements for various land uses. The following assessment demonstrates compliance with this clause.

The proposal involves a change of use from retail to office, including a services centre. The car parking rates applicable under Clause 5.2.4.1 are 1 space per 40m² of net floor area for office uses and 1 space per 25m² of net floor area for the services centre component.

Use	Net Floor Area	Rate	Spaces Required
Services Centre (Ground Floor)	850m²	1/25m²	34
Office (Mezzanine)	920m²	1/40m²	23
Office (Level 1)	3,890m²	1/40m²	97
Total Theoretical Requirement	**5,660m²**	–	**154**

However, as noted in the MFY Traffic and Parking Assessment, the net change in parking demand compared to the existing retail use results in a theoretical increase of only four additional parking spaces. This reflects the lower car parking rate applicable to office use compared to retail use, and acknowledges that the existing retail floor area was already generating a parking demand.

This additional demand is readily accommodated by the 102 unleased spaces within the existing multi-storey car park on Lot 7575 and the seven-space surplus generated by the previously approved Alice Plaza Redevelopment.

Furthermore, 45 car parking spaces will be allocated exclusively to the services centre, significantly exceeding the theoretical requirement of 34 spaces for that component.

The proposal therefore complies with the intent of Clause 5.2.4.1. Sufficient car parking is provided on-site to meet the demand generated by the proposed change of use.

Clause 5.2.4.4 – Layout of Car Parking Areas

Clause 5.2.4.4 of the NTPS 2020 sets out the design and layout requirements for car parking areas, including requirements relating to dimensions, circulation, gradients, manoeuvring, and safety.

The proposal does not involve any alteration to the existing car parking areas. The multi-storey car park on Lot 7575 was designed and constructed in accordance with applicable standards and was approved as part of the earlier Alice Plaza

Redevelopment. The car park layout, including aisle widths, space dimensions, entry and exit arrangements, and internal circulation, remains unchanged by this proposal.

As confirmed in the MFY Traffic and Parking Assessment, the existing car parking layout is suitable to accommodate the marginal increase in parking demand arising from this change of use. No modifications to the car park configuration are proposed or required.

On this basis, the proposal is consistent with the requirements of Clause 5.2.4.4. The existing car parking areas comply with the relevant layout standards and will continue to function appropriately to serve the proposed uses.

Transport Terminal

Transport Terminal is defined under Schedule 2 of the NTPS 2020 as:

premises used for the arrival, departure, transfer or storage of passengers or goods using road or rail transport, including ancillary uses such as waiting areas, ticketing, administration, and storage, but does not include a taxi rank or bus stop.

For the avoidance of doubt, this application does not propose a Transport Terminal. The proposal relates exclusively to a change of use from retail to office, including a services centre for the delivery of Northern Territory Government services. No facilities for the arrival, departure, transfer or storage of passengers or goods by road or rail transport are proposed as part of this development application.

The services centre is a customer-facing administrative facility that provides government services to the public. While members of the public will attend the site to access these services, this does not constitute a transport terminal use. There are no ticketing or transfer facilities, no scheduled vehicle services, and no associated storage of goods. The use is entirely administrative and service-oriented in nature.

Accordingly, the Transport Terminal land use definition is not applicable to this proposal, and no assessment against that use type is required.

Conclusion

In summary, the proposed development:

- Facilitates the change of land use from retail to office within the southern section of Alice Plaza, including a services centre.
- Supports consolidation of Northern Territory Government services within an existing, centrally located building, improving functional use of established infrastructure.
- Is consistent with the Central Alice Springs Area Plan by reinforcing mixed-use outcomes, strengthening the civic role of the city centre, and enhancing the amenity and adaptability of a prominent building.

- Complies with the intent of the Central Business Zone by contributing to a diverse commercial and administrative environment appropriate to the CBD.
- Appropriately addresses the Land Subject to Flooding Overlay, with no changes to existing floor levels, no hazardous materials, and development contained within the existing building footprint.
- Creates demand for four additional parking spaces, which can be accommodated on-site, and results in only five additional AM peak trips, with reductions during PM and Saturday peaks.
- Complies with Clause 5.2.4.1 of the NTPS 2020, with sufficient on-site car parking available to accommodate the additional demand generated by the change of use.
- Is consistent with Clause 5.2.4.4, as the existing car parking layout remains unchanged and continues to function appropriately to serve the proposed uses.
- Does not propose a Transport Terminal. The proposal involves office and services centre uses only, with no facilities for the arrival, departure, transfer or storage of passengers or goods.

The proposed development is consistent with the objectives, outcomes and relevant provisions of the Northern Territory Planning Scheme 2020 and the Central Alice Springs Area Plan. On this basis, it warrants approval.

Yours sincerely



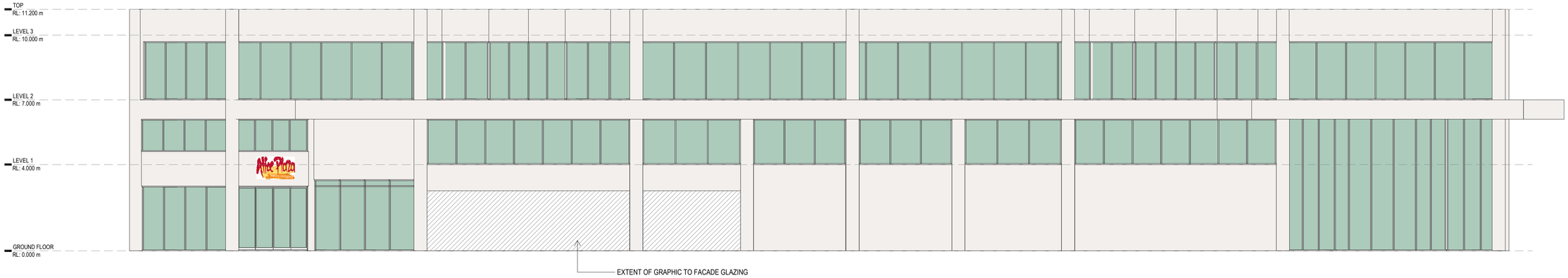
Michael Grogan
Senior Consultant



ELEVATION 01
Scale 1 : 100



PROPOSED 3D PERSPECTIVE
NOT TO SCALE



ELEVATION 02
Scale 1 : 100

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CLIENT :
COLLIERS

PROJECT NAME:
ALICE PLAZA FITOUT

PROJECT ADDRESS:
36 TODD MALL, ALICE PLAZA
ALICE SPRINGS 0870 NT

REVISION SCHEDULE:

REV	DATE	DESCRIPTION	DRN	AUTH
FI1	16/09/2026	FOR INFORMATION	HD	AB

J:\! Project Files\DP26\DP26013_Q_NT Government_Alice Plaza Fitout_Construction\04_Documentation\01_ACAD Project\AT22004_LEVEL ONE PLANS.dwg

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ALICE PLAZA TENANCY
BUILDING ELEVATIONS

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SHEET SIZE: A1
PROJECT NUMBER: DP26012

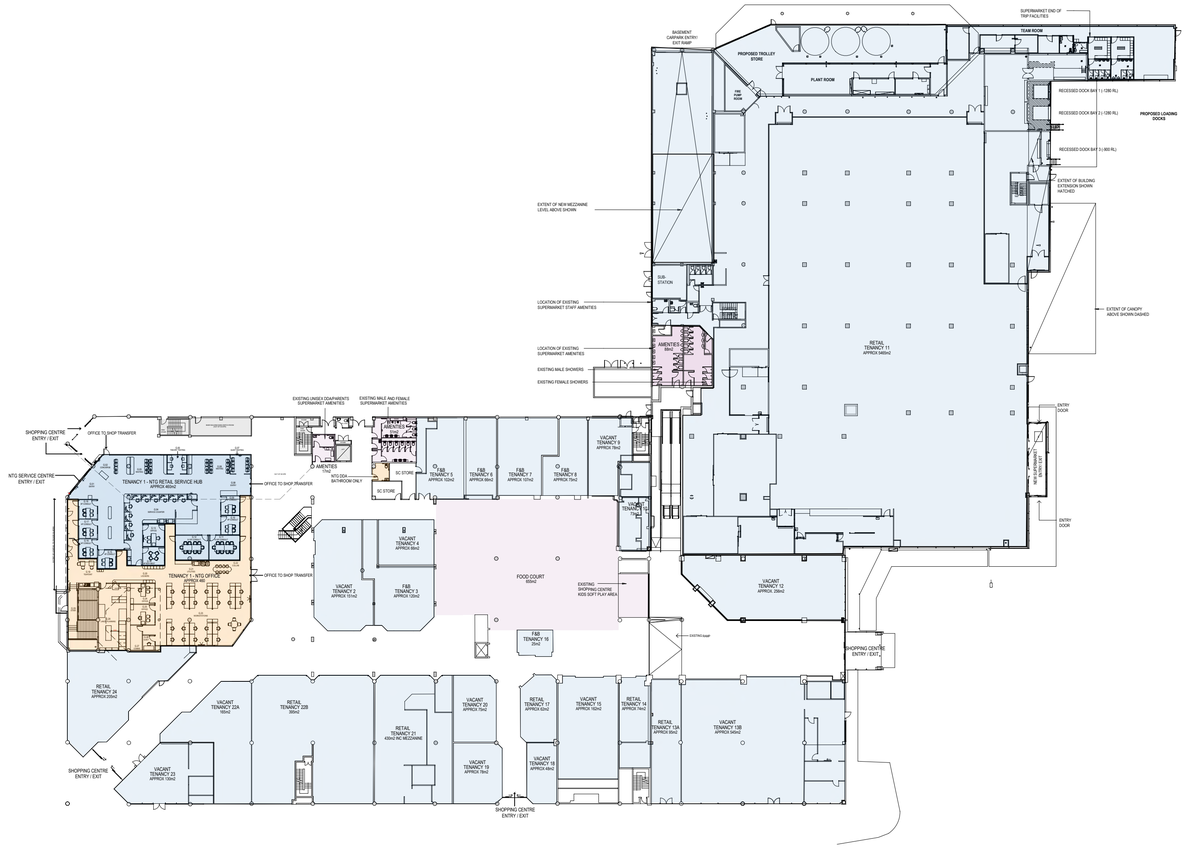
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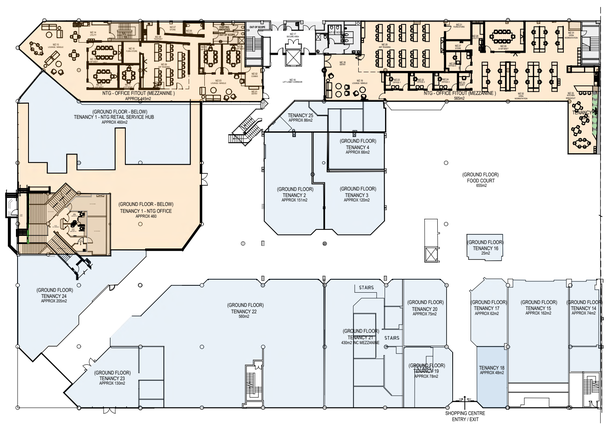
NOTE THESE PLANS ARE FOR INFORMATION ONLY REQUIRED FOR CERTIFICATION

ALICE PLAZA BUILDING PLANS - HATCH LEGEND	
OFFICE	NLA
NTG GROUND FLOOR	460m2
NTG MEZZANINE	1010m2
NTG LEVEL ONE	4470m2
TOTAL	6240m2
RETAIL SHOP TENANCIES	NLA
TENANCY 1 (NTG RETAIL TENANCY BOH)	460m2
TENANCY 2	151m2
TENANCY 3	120m2
TENANCY 4	66m2
TENANCY 5	102m2
TENANCY 6	66m2
TENANC7 7	107m2
TENANCY 8	75m2
TENANCY 9	78m2
TENANCY 10	73m2
TENANCY 11	5465m2
TENANCY 12	256m2
TENANCY 13A	95m2
TENANCY 13B	545m2
TENANCY 14	74m2
TENANCY 15	162m2
TENANCY 16	25m2
TENANCY 17	62m2
TENANCY 18	48m2
TENANCY 19	78m2
TENANCY 20	75m2
TENANCY 21	430m2
TENANCY 22A	165m2
TENANCY 22B	395m2
TENANCY 23	130m2
TENANCY 24	205m2
TENANCY 25 (MEZZANINE)	86m2
SHOPPING CENTRE FOOD COURT	655m2
SHOPPING CENTRE BATHROOMS	156m2
TOTAL	10405m2



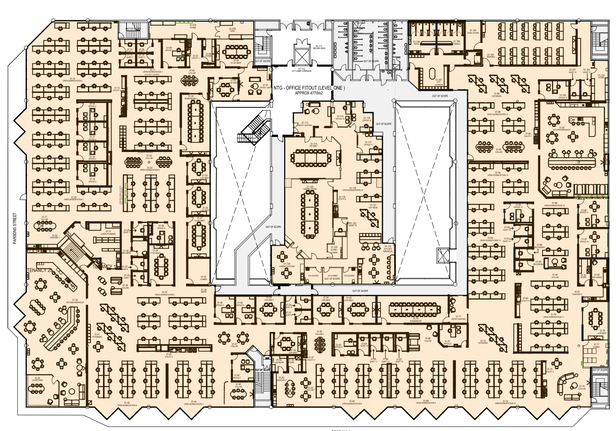
GROUND FLOOR - ALICE PLAZA TENANCY BUILDING PLAN

SCALE 1:500



MEZZANINE FLOOR - ALICE PLAZA TENANCY BUILDING PLAN

SCALE 1:500



LEVEL ONE - ALICE PLAZA TENANCY BUILDING PLAN

SCALE 1:500

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REV	DATE	DESCRIPTION	DRN	AUTH
FI1	16/09/2026	FOR INFORMATION	HD	AB

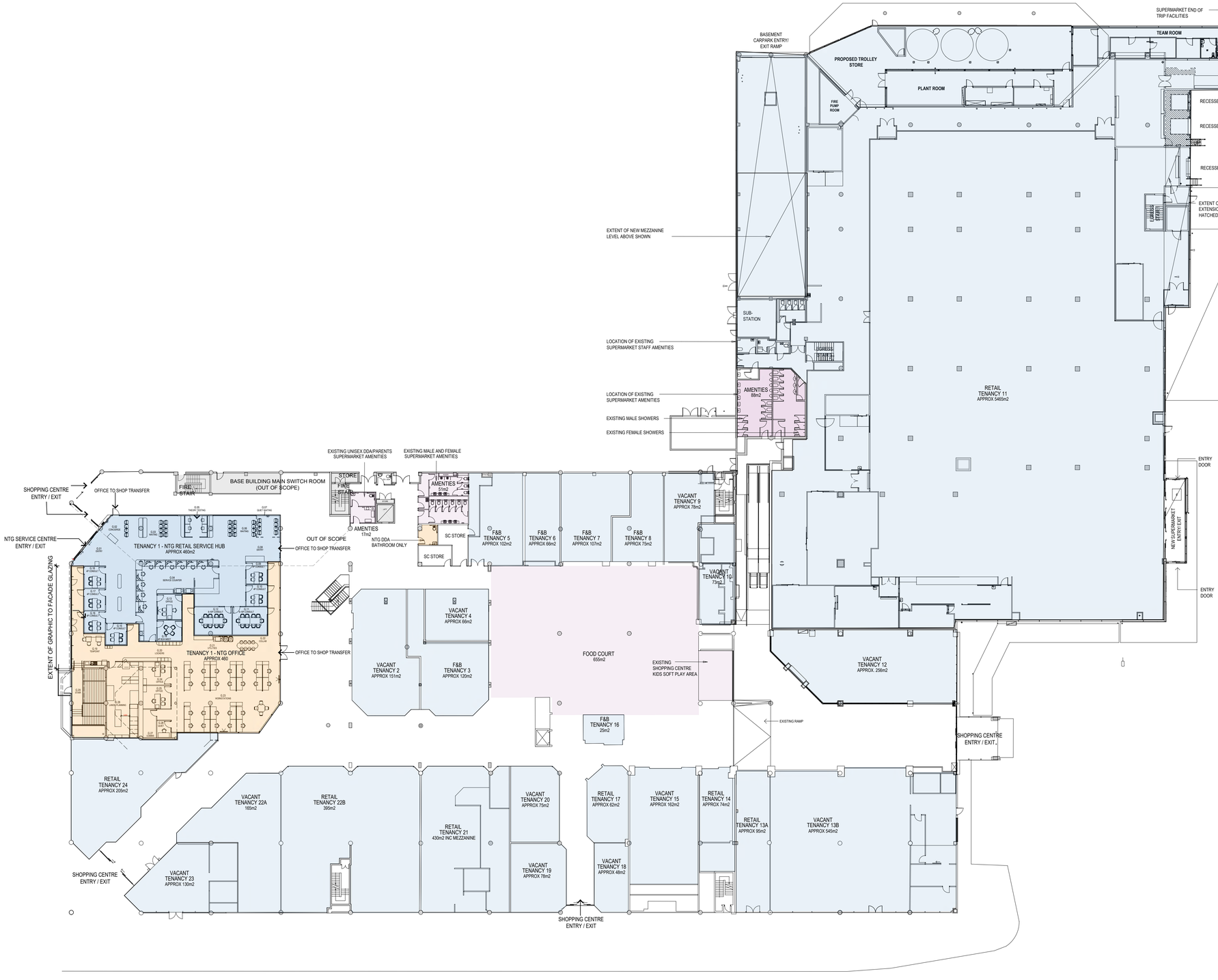
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ALICE PLAZA TENANCY BUILDING CONTEXT PLANS

PROJ. LEAD: AB
DRAWN BY: HD
SCALE: 1:500
SHEET SIZE: A1
PROJECT NUMBER: DP26012

SHEET NUMBER: **A000**
REVISION:
STATUS: **INFORMATION**

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GROUND FLOOR - ALICE PLAZA TENANCY BUILDING PLAN

SCALE 1:500

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TENANCY 6	66m2
TENANC7 7	107m2
TENANCY 8	75m2
TENANCY 9	78m2
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TENANCY 19	78m2
TENANCY 20	75m2
TENANCY 21	430m2
TENANCY 22A	165m2
TENANCY 22B	395m2
TENANCY 23	130m2
TENANCY 24	205m2
TENANCY 25 (MEZZANINE)	86m2
SHOPPING CENTRE FOOD COURT	655m2
SHOPPING CENTRE BATHROOMS	156m2
TOTAL	10405m2

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www.iadesign.com

CONSULTANTS:

CLIENT :
COLLIERS

PROJECT NAME:
ALICE PLAZA FITOUT

PROJECT ADDRESS:
36 TODD MALL, ALICE PLAZA
ALICE SPRINGS 0870 NT

REVISION SCHEDULE:

REV	DATE	DESCRIPTION	DRN	AUTH
FI1	16/09/2026	FOR INFORMATION	HD	AB
FI2	09/10/2026	FOR INFORMATION	HD	TD

DRAWING TITLE:
ALICE PLAZA TENANCY BUILDING PLANS

PROJ. LEAD: AB
SCALE: 1:300
DRAWN BY: HD
SHEET SIZE: A1
PROJECT NUMBER: DP26012

SHEET NUMBER: **A000.A**
REVISION:
STATUS: **INFORMATION**

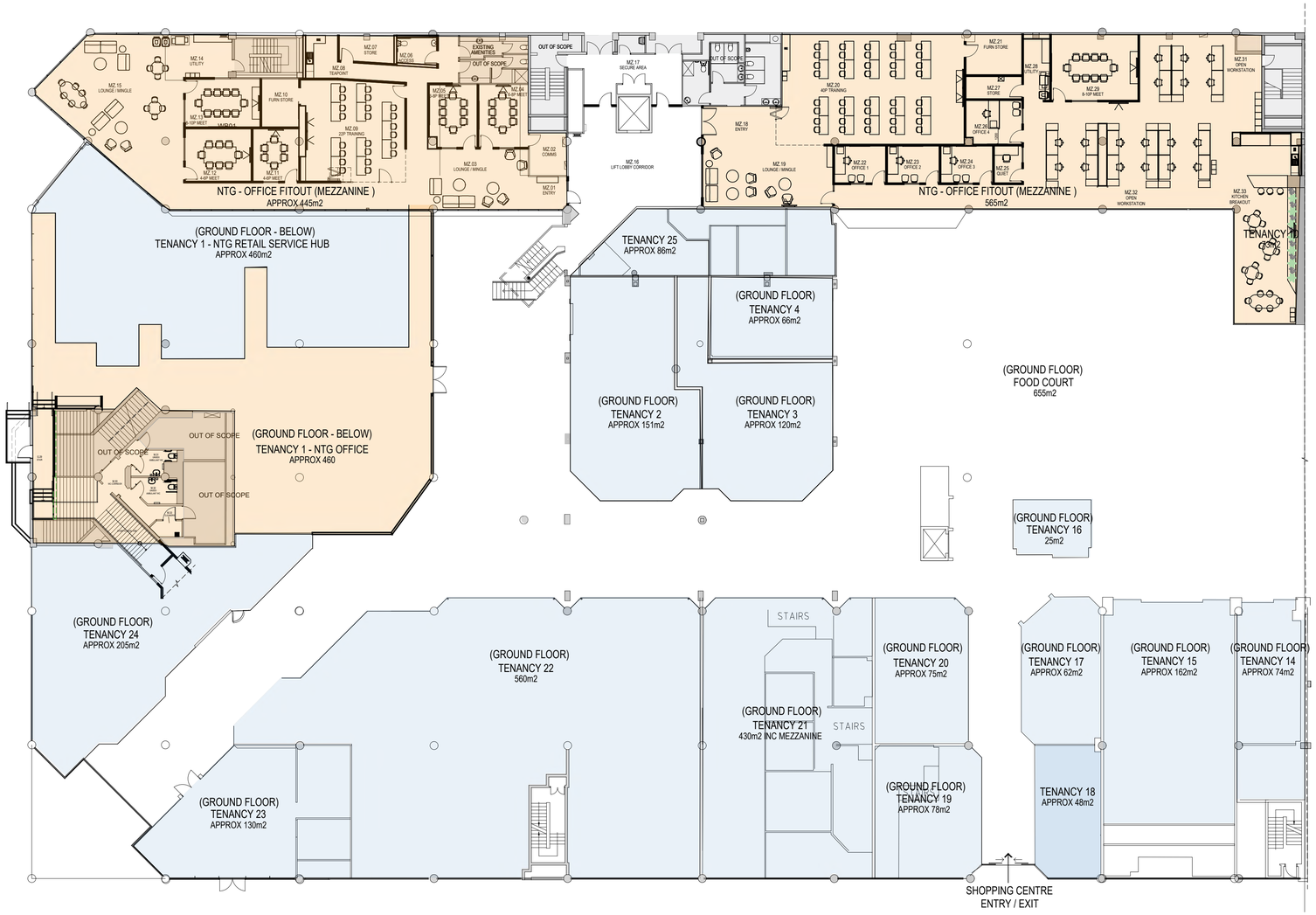
J:\! Project Files\DP26\DP26013_G_NT Government_Alice Plaza Fitout_Construction\04_Documentation\01_ACAD Project\DP26013_ALice Plaza_Master Plans_pLANNING.dwg

10/9/2026 3:03 PM

INFORMATION ONLY

NOTE THESE PLANS ARE FOR INFORMATION ONLY REQUIRED FOR CERTIFICATION

ALICE PLAZA BUILDING PLANS - HATCH LEGEND	
OFFICE	NLA
NTG GROUND FLOOR	460m2
NTG MEZZANINE	1010m2
NTG LEVEL ONE	4470m2
TOTAL	6240m2
RETAIL SHOP TENANCIES	NLA
TENANCY 1 (NTG RETAIL TENANCY BOH)	460m2
TENANCY 2	151m2
TENANCY 3	120m2
TENANCY 4	66m2
TENANCY 5	102m2
TENANCY 6	66m2
TENANC7 7	107m2
TENANCY 8	75m2
TENANCY 9	78m2
TENANCY 10	73m2
TENANCY 11	5465m2
TENANCY 12	256m2
TENANCY 13A	95m2
TENANCY 13B	545m2
TENANCY 14	74m2
TENANCY 15	162m2
TENANCY 16	25m2
TENANCY 17	62m2
TENANCY 18	48m2
TENANCY 19	78m2
TENANCY 20	75m2
TENANCY 21	430m2
TENANCY 22A	165m2
TENANCY 22B	395m2
TENANCY 23	130m2
TENANCY 24	205m2
TENANCY 25 (MEZZANINE)	86m2
SHOPPING CENTRE FOOD COURT	655m2
SHOPPING CENTRE BATHROOMS	156m2
TOTAL	10405m2



MEZZANINE FLOOR - ALICE PLAZA TENANCY BUILDING PLAN

SCALE 1:500

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CONSULTANTS:

CLIENT :
COLLIERS

PROJECT NAME:
ALICE PLAZA FITOUT

PROJECT ADDRESS:
36 TODD MALL, ALICE PLAZA
ALICE SPRINGS 0870 NT

REVISION SCHEDULE:

REV	DATE	DESCRIPTION	DRN	AUTH
FI1	16/09/2026	FOR INFORMATION	HD	AB
FI2	09/10/2026	FOR INFORMATION	HD	TD

DRAWING TITLE:
ALICE PLAZA TENANCY BUILDING PLANS

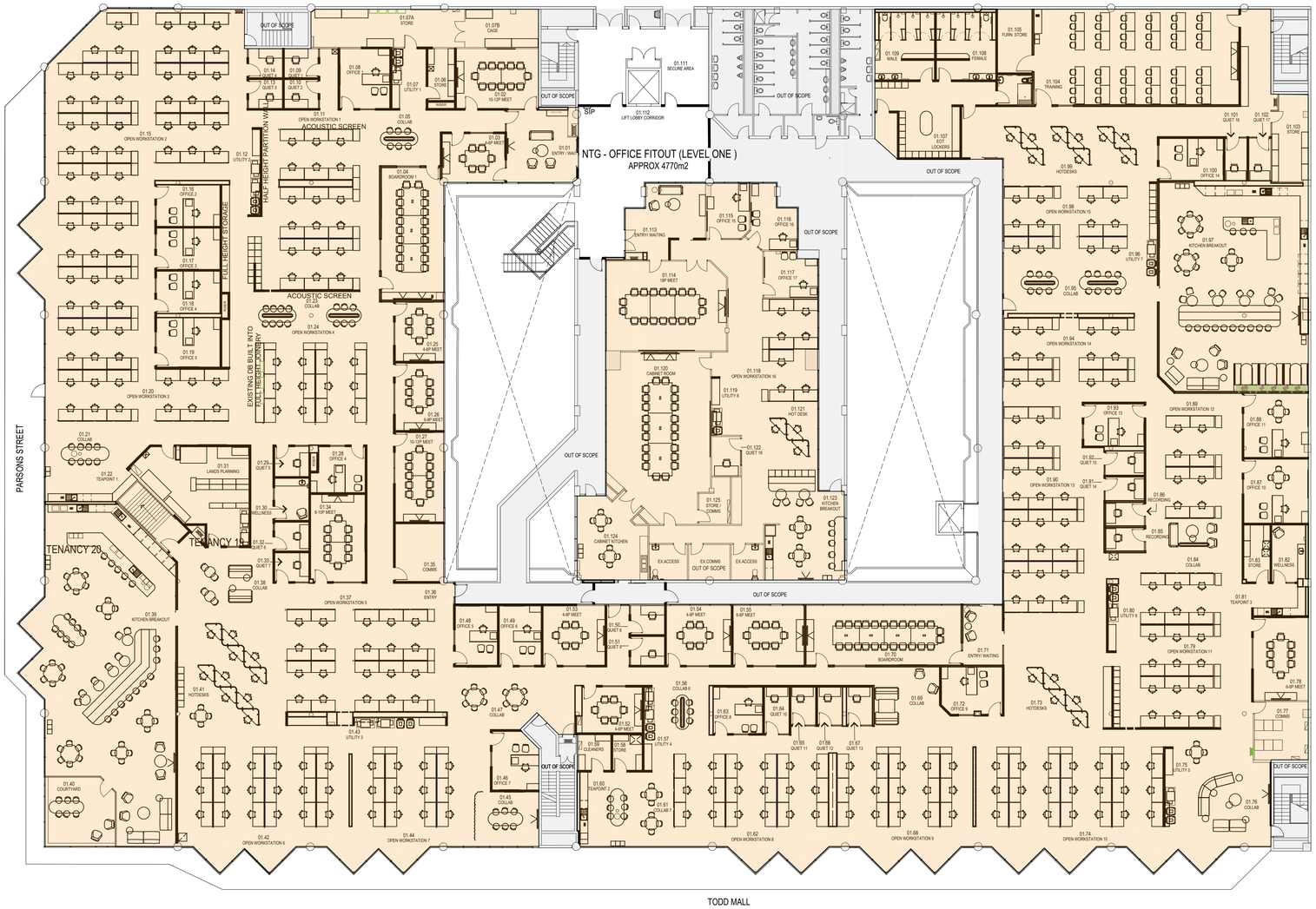
PROJ. LEAD: AB
SCALE: 1:200
DRAWN BY: HD
SHEET SIZE: A1
PROJECT NUMBER: DP26012

SHEET NUMBER: **A000.B**
REVISION:
STATUS: **INFORMATION**

INFORMATION ONLY

NOTE THESE PLANS ARE FOR INFORMATION ONLY REQUIRED FOR CERTIFICATION

ALICE PLAZA BUILDING PLANS - HATCH LEGEND	
OFFICE	NLA
NTG GROUND FLOOR	460m2
NTG MEZZANINE	1010m2
NTG LEVEL ONE	4470m2
TOTAL	6240m2
RETAIL SHOP TENANCIES	NLA
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TENANCY 3	120m2
TENANCY 4	66m2
TENANCY 5	102m2
TENANCY 6	66m2
TENANC7 7	107m2
TENANCY 8	75m2
TENANCY 9	78m2
TENANCY 10	73m2
TENANCY 11	5465m2
TENANCY 12	256m2
TENANCY 13A	95m2
TENANCY 13B	545m2
TENANCY 14	74m2
TENANCY 15	162m2
TENANCY 16	25m2
TENANCY 17	62m2
TENANCY 18	48m2
TENANCY 19	78m2
TENANCY 20	75m2
TENANCY 21	430m2
TENANCY 22A	165m2
TENANCY 22B	395m2
TENANCY 23	130m2
TENANCY 24	205m2
TENANCY 25 (MEZZANINE)	86m2
SHOPPING CENTRE FOOD COURT	655m2
SHOPPING CENTRE BATHROOMS	156m2
TOTAL	10405m2



LEVEL ONE - ALICE PLAZA TENANCY BUILDING PLAN

SCALE 1:500

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Rockhampton
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CONSULTANTS:

CLIENT :
COLLIERS

PROJECT NAME:
ALICE PLAZA FITOUT

PROJECT ADDRESS:
36 TODD MALL, ALICE PLAZA
ALICE SPRINGS 0870 NT

REVISION SCHEDULE:

REV	DATE	DESCRIPTION	DRN	AUTH
FI1	16/09/2026	FOR INFORMATION	HD	AB
FI2	09/10/2026	FOR INFORMATION	HD	TD

DRAWING TITLE:
ALICE PLAZA TENANCY BUILDING PLANS

PROJ. LEAD: AB
DRAWN BY: HD
SCALE: 1:200
SHEET SIZE: A1
PROJECT NUMBER: DP26012

SHEET NUMBER: **A000.C**
REVISION:
STATUS: **INFORMATION**

SV/23-0292

17 September 2026

Traffic • Parking • Transport

Unit 6, 224 Glen Osmond Road
FULLARTON SA 5063

T: +61 8 8338 8888
F: +61 8 8338 8880
E: mfya@mfy.com.au
W: mfy.com.au

MFY Pty Ltd
ABN 79 102 630 759

Mr. Michael Grogan
URPS
27 Halifax Street
ADELAIDE SA 5000

Dear Michael,

PROPOSED OFFICES AND SERVICES CENTRE
ALICE PLAZA, 36 TODD MALL, ALICE SPRINGS

We refer to the proposal for a change of use of a portion of Alice Plaza from retail to office. This includes the development of a services centre. As requested, we have reviewed the proposed traffic and parking implications of the proposed development.

The proposal does not include modifications to the access or the car parking areas at the shopping centre. Accordingly, this assessment is specific to the impact on the parking and traffic demand related to the proposed change in use.

1 SUBJECT SITE

The subject site comprises of Lot 9618 (Alice Plaza) and Lot 7575 (multi-storey car park).

Alice Plaza comprises a Discount Department Store (Target) and a number of speciality retail tenancies. A proposal to convert the Discount Department Store to a supermarket has recently been approved which will include the redevelopment of the at-grade car park. The parking assessment completed to inform the supermarket development application identified that there will be seven more spaces on the site than required to satisfy the requirements in the Northern Territory Planning Scheme (NTPS).

The multi-storey car park comprises of 182 parking spaces. Of these, 80 parking spaces have been leased.

2 PROPOSAL

The proposal includes the demolition of 2,675 m^2 of retail tenancies at the ground level, mezzanine level and Level 1 to develop the following:

- a services centre with a floor area of approximately 850 m^2 on the ground level. 45 parking spaces in the multi-storey car park will be allocated to services centre;
- office area with a total floor area of approximately 920 m^2 on the mezzanine level; and
- office area with a total floor area of approximately 3,890 m^2 on Level 1.

3 PARKING ASSESSMENT

The parking demand assessment has been completed in accordance with the requirements in the NTPS. The NTPS identifies the following car parking provision requirements which are relevant to this assessment:

- six spaces per 100 m^2 of net floor area for a shopping centre; and
- 2.5 parking spaces per 100 m^2 of net floor area for an office.

Table 1 identifies the parking calculation for the proposal based on these rates.

Table 1: Parking assessment based on NTPS requirements

Use	Area	Parking Requirement
Existing Shopping Centre Area	2,675 m^2	-161
Proposed Services Centre	850 m^2	+45*
Proposed Office Space	4,810 m^2	+120
Total		**4**

*Proposed services centre will theoretically require 21 parking spaces. However, given that 45 parking spaces will be allocated to this facility and other drivers will not be able to use these spaces the higher number has been used.

The above table identifies that the proposed change in use will require an additional four parking spaces. The existing multi-storey car park has a capacity for 102 parking spaces (total parking spaces less the leased parking spaces). Further, the approved supermarket development will provide an additional seven spaces. Accordingly, the additional requirement of four parking spaces will be readily accommodated.

4 TRAFFIC ASSESSMENT

The Transport for New South Wales Guide to Transport Impact Assessment (GTIA) identifies 1.69 trips per 100 m^2 in the AM peak hour and 1.20 trips per 100 m^2 in the PM peak hour for the office blocks. For the purpose of this assessment, it is assumed that the services centre will be operating on Saturdays and it will generate traffic akin to the pm peak hour.

Table 2 summarises the traffic assessment identifying the change in traffic volume between the current and proposed uses.

Table 2: Difference in traffic volume before and post-development

Use	Area	Traffic Generation		
		AM peak	PM peak	Sat peak
Existing Shop Area	2,675 m^2	-90	-125	-165
Proposed Services Centre	850 m^2	+15	+10	+10
Proposed Office Space	4,810 m^2	+80	+60	0
Total		**5**	**-55**	**-155**

The above assessment identifies that there will be a marginal increase of five vehicles in the AM peak hour. Such an increase will have no fundamental impact on the operation of the road network.

There will be a reduction in traffic during the PM and weekend peak hours. Accordingly, there will be improvements to the traffic environment on the adjacent road network during these periods.

5 SUMMARY

The proposal will include modification of existing retail tenancies to create a services facility and offices. The parking assessment identified that the increased demand of four spaces would be readily accommodated within the anticipated availability on the site. Accordingly, there will be negligible parking impacts associated with the proposal.

With the exception of a marginal increase in traffic during the morning peak, the proposal will not result in any increase in traffic on the adjacent road network. Also, the proposal will result in an improvement to the traffic environment adjacent the site in the evenings and on the weekends.

Yours sincerely,
MFY PTY LTD

Suresh Vijayakumar
Associate

Land owner/s authorisation to lodge a development application

The Planning Act 1999

Before you fill in the form

Signatures from ALL landowners registered on the land title must be provided.
The authorisation must be dated within six months of the submission of the application.

Fields marked with an asterisk (*) are required. Fields marked with a carat (^) are required if applicable.			
Applicant In accordance with Section 46(3)(aa)(i) of the *Planning Act 1999*, a development application is to contain the name and contact details of the **applicant** AND **any person on whose behalf the application is made.**			
Name of Applicant/Consultant or Acting agent	Luke Minicozzi		
Address	L13, 99 Gawler place, Adelaide SA 5000		
Phone	0439550771	**Email**	lminicozzi@rcp.net.au
Persons on whose behalf the application is made:			
Person/s on whose behalf the application is made:	The Alice springs Syndicate Pty Ltd		
Address			
Phone		**Email**	
The applicant is hereby authorised to lodge a development application over the subject land described as:			
***Lot/NT portion**	Lot 7575		
***Location/town/hundred**	Alice Springs		
***Street address**	6-8 todd tlall, Alice Springs NT 0870		

NORTHERN TERRITORY GOVERNMENT

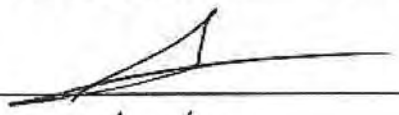
The application is for the purpose of:	
***Proposed development** *Brief description of proposed development*	change of use → refer attached letter @ Planning Submission dated 14 April 2026

Landowner/s signature

In accordance with Section 46(3)(aa)(ii) of the *Planning Act 1999*, a development application is to contain the **name and contact details of the owner of the land** to which the application relates.

Written authorisation from each:

- **Individual owner**: Each person listed on the title must provide written authorisation for the application.
- **Companies**: For each company listed on the title, written authorisation must be obtained from the **director** or **authorised representative** of the company. This authorisation confirms that the company is giving consent for the application and that the person signing on behalf of the company has the legal authority to do so.

***Full name**	Salvatore Scaffidi-Muia		
^Company name	the Alice Springs Syndicate Pty Ltd		
^Title *(e.g. director/authorised representative)*	Director		
Phone	0417393110	**Email**	ssaffidi@saffidips.com.au
***Signature**			
***Date**	20/5/26		

Landowner signature

***Full name**	Nicole Battle		
^Company name	Alice Springs Town Council		
^Title *(e.g. director/authorised representative)*	Authorised Representative		
Phone	0498 730 096	**Email**	nbattle@astc.nt.gov.au
***Signature**	NicoleBattle		
***Date**	10/09/2026		

Any Persons with an interest in the land *(as applicable)* In accordance with section 46(3)(aa)(iii) and (iv) of the *Planning Act 1999*, a development application is to contain the name and contact details of **any person who entered into an agreement** with the applicant and/or landowner, **to acquire an estate or interest in the land to which the application relates**; and **any person with an interest** prescribed by regulation.			
^Full name			
^Company name			
^Title *(e.g. director/authorised representative)*			
^Signature			
Phone		**Email**	
^Full name			
^Company name			
^Title *(e.g. director/authorised representative)*			
^Signature			
Phone		**Email**	

Privacy Note

The Department of Lands, Planning and Environment, on behalf of the Minister, is authorised under the *Planning Act 1999* to collect the information on this form, or otherwise provided by you, to consider a proposal to grant a Development Permit or to amend a planning scheme. Failure to provide the information in full may result in delays in processing of the application.

Some of the personal information provided by you on this application may be publicly available, as part of a public exhibition process. The information is also regularly provided to other Northern Territory Government agencies, the Australian Valuation Office, local governments and Commonwealth Government Departments and agencies, as required by law.

Collection of personal information on this form is done in accordance with the privacy legislation within the Northern Territory *Information Act 2002*. For more information, please refer to the Northern Territory Government's privacy statement located at https://nt.gov.au/copyright-disclaimer-and-privacy
Any personal information provided can be subsequently accessed by you on request.

Land owner/s authorisation to lodge a development application

The Planning Act 1999

Before you fill in the form

Signatures from ALL landowners registered on the land title must be provided.
The authorisation must be dated within six months of the submission of the application.

Fields marked with an asterisk (*) are required. Fields marked with a carat (^) are required if applicable.			
Applicant In accordance with Section 46(3)(aa)(i) of the *Planning Act 1999*, a development application is to contain the name and contact details of the **applicant** AND **any person on whose behalf the application is made.**			
Name of Applicant/Consultant or Acting agent	URPS Pty Ltd (Urban and Regional Planning solutions)		
Address	27 HalifaxStreet, Adelaide, South Australia, 5000		
Phone	08 8333 7999	**Email**	pharnett@urps.com.au
Persons on whose behalf the application is made:			
Person/s on whose behalf the application is made:	The Alice Springs Property Syndicate Pty Ltd		
Address	Level 2, 50 Hindmarsh Square, Adelaide SA 5000		
Phone	*0417393115	**Email**	*sscaffidi@scaffidips.com.a
The applicant is hereby authorised to lodge a development application over the subject land described as:			
***Lot/NT portion**	Lot 09616		
***Location/town/hundred**	Town of Alice Springs		
***Street address**	12 Todd St, Alice Springs NT		

NORTHERN TERRITORY GOVERNMENT

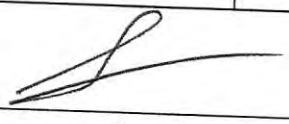
The application is for the purpose of:	
***Proposed development** *Brief description of proposed development*	Change of use for tenancies in a existing shopping centre from shops to office

Landowner/s signature

In accordance with Section 46(3)(aa)(ii) of the *Planning Act 1999*, a development application is to contain the **name and contact details of the owner of the land** to which the application relates.

Written authorisation from each:

- **Individual owner:** Each person listed on the title must provide written authorisation for the application.
- **Companies:** For each company listed on the title, written authorisation must be obtained from the **director** or **authorised representative** of the company. This authorisation confirms that the company is giving consent for the application and that the person signing on behalf of the company has the legal authority to do so.

***Full name**	Salvatore Scaffidi-Mum		
^Company name	The Alice Springs Property Syndicate Pty Ltd (ACN 009 599 704)		
^Title *(e.g. director/authorised representative)*	Director		
Phone		**Email**	
***Signature**			
***Date**	17/8/26		

Landowner signature

***Full name**			
^Company name			
^Title *(e.g. director/authorised representative)*			
Phone		**Email**	
***Signature**			
***Date**			

Any Persons with an interest in the land *(as applicable)* In accordance with section 46(3)(aa)(iii) and (iv) of the *Planning Act 1999*, a development application is to contain the name and contact details of **any person who entered into an agreement** with the applicant and/or landowner, **to acquire an estate or interest in the land to which the application relates**; and **any person with an interest** prescribed by regulation.			
^**Full name**			
^**Company name**			
^**Title** *(e.g. director/authorised representative)*			
^**Signature**			
Phone		**Email**	
^**Full name**			
^**Company name**			
^**Title** *(e.g. director/authorised representative)*			
^**Signature**			
Phone		**Email**	

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NORTHERN TERRITORY OF AUSTRALIA
ABN: 84 085 734 992

Development Applications Online

GPO Box 1680, Darwin NT 0801

TAX INVOICE NUMBER: DAO000084955

Invoice Date: 14/09/2026

Mr Phil Harnett
27 Halifax Street
ADELAIDE SA 5000 AUS

Payment for Alice Plaza Office Fitout (PA2026/0055)

Item Description	Charge (GST inclusive)	GST
Advertisment fee	$149.00	$0.00
Change of use fee	$290.00	$0.00

Total Amount Paid: $439.00

Total Amount includes G.S.T. of $0.00

Ref: Lots 9616 and 7575
TRIM Ref: PA2026/0055

Enquiries: Ms Anna Anders

30 September 2026

The Chairperson
Development Consent Authority
PO Box 2130, ALICE SPRINGS NT 0871

Attention: Sebit Rambang

Dear Madam Chair,

PROPOSED DEVELOPMENT – LOTS 9616 AND 7575, 12 TODD STREET AND 21 HARTLEY STREET (PA2025/0055)

I refer to the additional correspondence dated 15 September 2026 (reference PA2026/0055) regarding a development permit application for ***Change of use for tenancies in an existing shopping centre from shops to office.***

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. *Council queried the Traffic Impact Assessment's reliance on the Transport for NSW Guide to Traffic Generating Developments as a comparative assessment tool. The applicant advised that this methodology is commonly used in regional locations where local traffic engineering data and resources may be limited. Council recommends that future assessments clearly articulate the rationale for adopting external benchmarking methodologies to assist assessment authorities.*

2. *Council notes the proposed development primarily comprises the conversion of existing retail tenancies to office accommodation and associated internal fit-out works within an existing shopping centre. No modifications are proposed to Council roads, crossovers, verges or stormwater infrastructure.*

3. *Council notes that office uses generally generate a higher proportion of long-term staff parking than retail uses. Whilst the proposal relies on the existing parking supply within Alice Plaza, limited information has been provided regarding how parking associated with the proposed office use will be accommodated and managed within the existing multi-level car park. Clarification of the proposed parking arrangements would provide greater confidence that parking intended for public use remains available to customers, visitors and other users of the centre and does not result in overflow parking within surrounding streets and public parking areas.*

4. *Council notes that waste servicing arrangements are proposed to remain unchanged and raises no concerns regarding waste management from an infrastructure perspective.*

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

1. *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 Infrastructure Services, Alice Springs Town Council, at no cost to the Council.*

2. *Any damage to Council's infrastructure used to construct and service the development shall be reinstated to the satisfaction of the Director Infrastructure Services, Alice Springs Town Council, at no cost to Council.*

3. *A signage permit may be required for any signs proposed to be installed onsite.*

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

Fees and Charges:

I confirm that the applicant will be required to pay the applicable Development Assessment and Development Clearance fees in accordance with Alice Springs Town Council's 2026/27 Municipal Plan.

Following the issue of a Development Permit, Council will provide the applicant with advice regarding the applicable Development Assessment fee/s payable for the development. A separate Development Clearance fee is also applicable upon application for clearance of Development Permit conditions.

Note: *Additional fees apply for specialist technical assessments, peer reviews, additional inspections and other services in accordance with Council's current schedule of fees and charges.*

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

Yours faithfully,

Anna Anders
PROJECT AND DEVELOPMENT COORDINATOR

Cc: URPS c/ Mr Phil Harnett
27 Halifax Street
ADELAIDE
SA 5000

Email: development@urps.com.au

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Record No: D2026/286028
Container No: NE010/9616-2

Your Ref: PA2026/0055

Kieran Marsh
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Kieran

Re: Lot 9616 (12) Todd Street and Lot 7575 (21) Hartley Street Alice Springs Town of Alice Springs

In response to your letter of the above proposal for the purpose of part change of use in an existing shopping centre (Alice Plaza) from shops to office (motor registration centre, office areas, internal demolition, new office fit out and internal signage, ground floor façade mural):

Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. The proposed development is wholly on Lot 9616 and power supplies to Lot 9616 are from two different indoor substations 8348 and 8574.

2. The Proponent shall engage a licensed electrician to:
   - Identify the relevant source of power supply to the proposed development.
   - Advise on any additional load increase required.
   - If yes, prepare a revised overall AS-3000 maximum power demand calculation and apply for a Negotiated Connection application under the Australian Energy Regulator (AER) compliance process for PWC's assessment on power supply capacity upgrade requirements.

3. The engaged licensed electrician shall carry out the customer's internal electricity reticulation applicable for separate electricity billing purposes for all new offices in accordance with PWC's current NP018-Service and Installation Rules, and NP010-Meter Manual.

If you have any further queries, please contact Ben Symonds, Customer Connections Officer on 8951 7308.

Yours sincerely

Thanh Tang
Manager Distribution Development

24 September 2026

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Container No: LD010/9616

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Kieran Marsh

RE: PA2026/0055 - Lots 9616 & 7575 Town of Alice Springs - 12 Todd St & 21 Hartley St, Alice Springs NT - Change of use for tenancies in an existing shopping centre from shops to office

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. Only a single water and sewer service is permitted for each individual lot. All new services are constructed by the developer, at no cost to Power and Water.

2. The developer may need to upgrade the existing water and sewer service and should contact Services Development prior to start of construction.

3. PWC are working towards a water efficient future, through the implementation of water saving practices that provide potential financial savings to our customers. PWC strongly encourages you to visit the Living Water Smart website https://www.livingwatersmart.com.au/ to find out more on how to improve your developments landscaping and irrigation.

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 for all backflow prevention enquires.

5. 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.

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

    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. Any required works mentioned above must all be at according to Power and Water's Connection Code and at the developer's expense. All standard, quoted and Water and Sewerage System Extension Policy (WASSEP) charges, as well as contribution charges may be applicable. 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 (developer.concierge@powerwater.com.au) and Power Network Engineering Section (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 08 9463 2089, or email developer.concierge@powerwater.com.au

Yours sincerely

Craig Thomas

Craig Thomas
Services Development

29 September 2026

cc: Phil Harnett
email: development@urps.com.au

NT FIRE & EMERGENCY SERVICES

Level 5 NAB House
71 Smith Street Darwin NT 0800

PO Box 37171
Winnellie NT 0821

E NTFES.StrategicServices@pfes.nt.gov.au

T 08 8948 9130

Our reference
04-D26-110357

Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
Darwin NT 0801

Dear Development Assessment Services

Re: PA2026/0055 Lot 09616 Town of Alice Springs - New Application Submitted

The Northern Territory Fire and Emergency Services has assessed the information contained in the new application for PA2026/0055 Lot 09616 Town of Alice Spring, 12 Todd St, Alice Springs NT and Lot 07575 Town of Alice Springs, 21 Hartley St, Alice Springs NT and advises there are no objections to the application.

However, noted all associated building works are required to comply with the National Construction Code 2022, *NT Building Act and Regulations 1993* and relevant Australian Standards.

Should there be any queries or further information required, please contact the Fire Safety Command, NT Fire and Rescue Service via email: fire.safety@pfes.nt.gov.au.

Yours sincerely



Krystel Harvey
Director Strategic Services
Northern Territory Fire and Emergency Services

22 September 2026

Technical Assessment PA2026/0055

TECHNICAL ASSESSMENT OF PROPOSED DEVELOPMENT AGAINST RELEVANT PROVISIONS OF THE NORTHERN TERRITORY PLANNING SCHEME 2020

Application No: PA2026/0055

Lot number: 9616 &

7575

Town/Hundred: Town of Alice Springs

Address: 12 Todd St, Alice Springs NT &

21 Hartley St, Alice Springs NT

Zone: CB (Central Business)

Overlay: LSF - Land Subject to Flooding

Site Area: Lot 9616: 14,800m^2

Lot 7575: 1,960m^2

Total: 16,760m^2

Proposal: Change of use for tenancies in an existing shopping centre from shops to office

Plans used for assessment: Statement of effect (14/4/2026) & proposed plans received on 21/7/2026.

Date assessment finalised:

The proposed development requires consent under the Northern Territory Planning Scheme (NTPS) 2020 as described in the below table:

Zone CB (Central Business)					
Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Location Specific Development Requirements**	**Specific Development Requirements**
Office (Up to 1 storey above ground level)	Permitted Became **Merit Assessable** due to Flood overlay and non-compliance with Part 5.	3.6 LSF – Land Subject to Flooding	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6.2 Landscaping in Zone CB 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	5.9.1 Alice Springs Town Centre	5.5.1 Interchangeable Use and Development 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC - *Development not considered to be a minor expansion and does not meet sub-clause 3(a) – expansion > 15% of the site* 5.5.12 Shopping Centre 5.5.15 Design in Commercial and Mixed Use Areas

NORTHERN TERRITORY GOVERNMENT

					5.5.16 Active Street Frontage - *Clause does not apply where active street frontage requirements are established under Clause 5.9 (Location specific development requirements)*

LEVEL OF ASSESSMENT

Office **Clause 1.8(1)(b)(ii)(1)**

Merit Assessable
Clause 1.10(3) Exercise of Discretion by the Consent Authority

3. In considering an application for consent for a use or development identified as Merit Assessable the consent authority must take into account all of the following:
   (a) the relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;
   (b) any Overlays and associated requirements in Part 3 that apply to the land; and
   (c) the guidance provided by the relevant zone purpose and outcomes in Part 4 relevant to a variation of requirements in Parts 5 or 6.

When consenting to the use or development of land, the consent authority may impose a condition requiring a higher standard of development than is set out in a requirement of Parts 3, 5 or 6 if it considers it necessary to the achievement of the Strategic Framework, the purpose of the overlay or the zone, or it considers it is otherwise necessary to do so.

SCHEDULE 2 - DEFINITIONS

NTPS Definition	Comment
office means a building or part of a building used for the conduct of administrative, secretarial or management services or the practice of a profession, where no goods or materials are made, repaired, sold or hired but does not include a home-based business.	The centre is dominated by vacant tenancies for retails as shop and food premises. However, this proposal would deem the primary use of the tenancies in mezzanine and first floor as office and convert some retails tenancies to office use on the ground floor.
shopping centre means an integrated complex of three or more individual tenancies that is comprised primarily of shops.	Shopping centre component remains.
net floor area in relation to a building, includes all the area between internal surfaces of external walls but does not include: (a) stairs, cleaners cupboards, ablution facilities, lift shafts, escalators or tea	

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

rooms where tea rooms are provided as a standard facility in the building; (b) lobbies between lifts facing other lifts servicing the same floor; (c) areas set aside as public space or thoroughfares; (d) areas set aside as plant and lift motor rooms; (e) areas set aside for use of service delivery vehicles; and (f) areas set aside for car parking or access.	
transport terminal means premises used for the: (a) loading, discharge or storage of goods in the course of the transport of those goods by air, road, rail or ship; (b) garaging and maintenance of fleet vehicles; or (c) servicing, repair and garaging of buses; and may include where ancillary an office	This use is not considered applicable in this instance. The office use does not prevent the use of car parking spaces for garaging of fleet vehicles and garaging of vehicles does not include maintenance (inspection of service) of fleet vehicles on site.

Part 4 – Zone

Clause 4.10 Zone CB – Central Business

4.10 Zone CB – Central Business	**DAS DLPE comment**
Zone Purpose Promote an active and attractive mixed use environment that maximises its function as the commercial, cultural, administrative, tourist and civic centre for the surrounding region that is integrated with high density residential development.	Complies
Zone Outcomes 1. A diverse mix of commercial, community, cultural, recreational and residential developments of a scale and intensity commensurate with the role and function of the central business district. 2. Residential developments that cater for residents and tourists, including **dwelling-multiple**, ***serviced apartment***, **rooming accommodation**, **residential care facility**, and **hotel/motel,** are usually of high density and are integrated with complementary commercial and entertainment activities that are located nearby or contained within the same building. 3. **Dwelling-community residence** and **home based business** are designed and operated in a manner consistent with the residential ***amenity*** of the building or surrounding precinct. 4. Commercial developments and entertainment and dining activities such as **bar-public**, **bar-small**, **food premises (all)**, **leisure and recreation**, **market**, **night club entertainment venue, office**, **shops** and **sex services-commercial premises:** (a) encourage diversity and contribute to day and night activity within the zone; and (b) are designed and operated in a manner that is considerate of the character and ***amenity*** of surrounding uses, having regard to the mixed use nature of the zone.	**1 – TO BE DETERMINED.** The proposal is refurbishment of part of the retail tenancies in the shopping centre building to create large office space on the first floor, mezzanine and parts of the ground floor. However, the proposed service hub on the ground building should have an attractive/ welcoming entrance/exit from within the shopping centre. 2 – Not applicable. 3 – Not applicable. 4 – TO BE DETERMINED. Refer to sub-clause 1 comments. Ground floor office area should be designed and operated in a manner that consider the character of the shopping centre and encourage internal accessibility during weekdays.

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5. Cultural and community focused activities such as **child care centre**, **community centre, exhibition centre, medical clinic**, **place of assembly** and **place of worship** support the needs of the local or regional population and contribute to the diversity and activity of uses within the zone.	5 – Not applicable.
6. Developments such as **veterinary clinic**, **plant nursery**, **shopping centre**, **showroom sales, education establishment,** and **passenger terminal** are established in locations that complement and do not undermine the core functioning of the city precinct.	6 – Not applicable.
7. Developments such as **vehicle sales and hire**, **motor body works**, **motor repair station**, **service station, industry-light** and **emergency services facility**: (a) are sited on the periphery of the CB area; (b) are located with good ***access*** to the local road network; and (c) are managed to minimise unreasonable impacts to the ***amenity*** of surrounding residents.	7 – Not applicable.
8. Development incorporates innovative building design, ***site*** layout and landscaping that: (a) responds to and encourage pleasant microclimates, including through breeze capture and shading; (b) minimises privacy and overlooking impacts on private spaces; (c) maximises overlooking and passive surveillance of public spaces; (d) maximises pedestrian activity along ***primary street*** frontages; (e) reduces the appearance of building mass relative to its surroundings; and (f) creates attractive outdoor spaces and enhances the streetscape.	8 – **To be determined.** 8a – **To be determined.** Does not response to existing shopping centre. The development incorporates stock standard building design and site layout, that is akin to a suburban shopping centre. 8b – Complies. 8c – **To be determined.** Proposal has limited engagement with the existing shopping centre. It appears to have its own access and the supermarket tenancy is restricted and only accessible via the at-grade car parking area without an public spaces that encourage walking through the food court. The development includes a narrow strip of landscaping to the Hartley St and Willis Tce frontages, set behind the fence. The plans show that several established trees, particularly along Todd Street are proposed to be removed 8d – Perimeter fencing and limited landscaping provides for poor active frontage that does not lend to enhancing the streetscape. 8e – Complies. The built form remains as the proposal is largely for internal fit outs. 8f – Complies. Noe changes to outdoor space part of this proposal
8. Development incorporates innovative building design, ***site*** layout and landscaping that: (a) responds to and encourage pleasant microclimates, including through breeze capture and shading; (b) minimises privacy and overlooking impacts on private spaces; (c) maximises overlooking and passive surveillance of public spaces; (d) maximises pedestrian activity along ***primary street*** frontages; (e) reduces the appearance of building mass relative to its surroundings; and (f) creates attractive outdoor spaces and enhances the streetscape.	9 – Complies. The built form remains as the proposal is largely for internal fit outs.
9. Development contributes to the creation of an active, safe and legible public realm by: (a) incorporating and responding to high quality ***public open spaces*** including town squares, civic plazas and forecourts where appropriate; and (b) integrating with walking, cycling and public transport networks to promote accessibility and use.	10a – **To be determined.** In its current form the development is designed does not include façade drawings or treatments. 10b – **To be determined.** In its current form the development retains existing access points, car parking areas but no designs provided to outline cyclist access points or bike storages.
10. Developments are designed and operated in a manner that avoids unreasonable loss of ***amenity*** for surrounding premises, having regard to the close proximity between residential and entertainment uses, and the overall mixed use nature of the zone.	11 – Complies.
11. An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks and with convenient ***access*** to open space, community and educational facilities.	12 – Not applicable.
12. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.	

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

To be determined.

Information request:

1. Provide floor plans showing the bicycle lockers, storage and access points for the proposed office space in accordance with sub-clause 10b and Clause 5.3.7 requirements.
2. In accordance with sub-clause 1 and 8c, demonstrate appropriate engagement between the proposed service hub on the ground floor and the existing shopping centre by ensure that there is a clear and attractive entry from within the shopping centre and ability to have casual surveillance onto Parsons Street.

Part 3 – Overlays

Clause 3.6 LSF – Land Subject to Flooding

3.6 LSF – Land Subject to Flooding	DAS DLPE comment
Purpose Identify areas with a known risk of inundation from riverine flooding and ensure that development in these areas demonstrates adequate measure to minimise the associated risk to people, damage to property and costs to the general community.	Complies.
Administration 1. Land subject to this Overlay is to be used or developed only with ***consent***. 2. This Overlay does not apply to: (a) ***outbuildings*** and extensions to existing ***dwellings***; and (b) extensions to existing commercial or industrial buildings; (c) any use that complies with Clause 5.5.1 (Interchangeable Use and Development in Specific Zones); which, but for this Overlay, would not require ***consent***; or (d) unzoned land. 3. This overlay does not apply to the use and development of land for **dwellings-group** or **dwellings-multiple** when the land is subject to Overlay 3.11 RCFR (Rapid Creek Flood Response). 4. In this Overlay: (a) "flood level" means the water level associated with a 1.0% AEP flood event or where that level cannot be determined, the level determined by the Controller of Water Resources within the meaning of the *Water Act 1992*; (b) "AEP" means Annual Exceedance Probability, which is the likelihood, in percentage terms, of a flood of a given size occurring in a specified area in any one year; (c) "DFE" means Defined Flood Event, which: i. in an area subject to a floodplain management plan that defines a flood event, is as specified in that plan; or ii. if there is no floodplain management plan that defines a flood event for an area, is the 1% AEP flood event; (d) "DFA" means Defined Flood Area, which is the area that is inundated by the DFE as defined on mapping produced by the NT Government. 5. The consent authority may ***consent*** to a use or development that is not in accordance with sub-clause 6 only if it is satisfied that the application demonstrates that there is no increased risk to people and property including adjoining property, or increased cost to the community.	1 – Applicable. 2 – Noted. 3 – Noted. 4 – Applicable and Noted. 5 – Applicable.

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Requirements 6. In a DFA: (a) the storage or disposal of environmentally hazardous industrial material and the development of **fuel depots** should be avoided; (b) the minimum floor level of ***habitable rooms*** should be 300mm above the flood level for the ***site***; and (c) the use of fill to achieve required floor levels should be avoided.	6(a) – Can comply. Condition will be included to ensure that any hazard chemicals to be storied above minimum DFA. 6(b) – Not applicable. No habitable rooms are proposed. 6(c) – Complies. Development is generally within the existing footprint. There is not foreseen need for excessive fill.

Comply.

Part 5 – Development Requirements

Clause 5.2.1 General Height Control

5.2.1 General Height Control	DAS DLPE comment
Purpose Ensure that the heights of buildings and structures are appropriate to the strategic and local context of the location and meet community expectations for development in the zone.	Complies.
Administration 1. This clause does not apply if: (a) The development is for the purpose of: i. a **telecommunications facility**; ii. a chimney, flag pole, aerial, antenna or lightning rod; or iii. the housing of equipment relating to the operation of a lift; or (b) an alternative height control is specified in clause 5.9 (Location specific development requirements). 2. The consent authority must not ***consent*** to a development in Alice Springs that is not in accordance with sub-clause 5. 3. The consent authority must not ***consent*** to a development on land in Zone MR abutting land in Zone LR that is not in accordance with sub-clause 6. 4. Except as set out in sub-clause 3, the consent authority may ***consent*** to a development that is not in accordance with sub-clause 6 if it is satisfied the ***building height*** is consistent with the intended character and ***amenity*** of the area, having regard to: (a) the heights of other buildings in the immediate vicinity; and (b) measures taken to mitigate potential impacts (such as unreasonable overshadowing, or overlooking of dwellings and private open space) on abutting properties.	1 – Not applicable 2 – Applicable. 3 – Not applicable. 4 – Not applicable
Requirements 5. The ***building height*** of a development in the Municipality of Alice Springs is not to exceed: (a) the maximum ***building height*** for the zone and use as specified in table A to this clause; or (b) two ***storeys*** to a maximum of 8.5m if the zone and use is not included in table A to this clause. 6. The ***building height*** in all other areas is not to exceed: (a) the maximum ***building height*** for the zone and use as specified in table B to this clause; or (b) two ***storeys*** to a maximum of 8.5m if the zone and use is not included in table B to this clause.	5(a) – Complies. The proposal will not alter the existing height of the building and it will not to exceed the maximum building height for the zone and use as specified in table A to this clause. 5(b) – Not applicable. 6(a) – Not applicable. 6(b) – Not applicable.

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Table A to clause 5.2.1: Height control in Alice Springs **Zone** / **Use** / **Maximum building height above ground level** MR, C, SC and TC / All uses / 3 ***storeys*** to a maximum of 14m CB / All uses / 8 ***storeys*** to a maximum of 34m CP / ***Education establishment***, ***hospital*** or ***exhibition centre*** and ancillary uses / No height limit All zones other than CP / ***Education establishment*** / 3 ***storeys*** to a maximum of 14m **Editor's Note: Structures below ground level should consider the impact on and from the Alice Springs Town Basin aquifer.**	No height limits for exhibition centre in zone CP

COMPLIES

The plans show internal fit out to level 1 and in keeping with existing ridge heights.

Clause 5.2.4 Car Parking

5.2.4.1 Car Parking Spaces	**DAS DLPE comment**
Purpose Ensure that sufficient off-street car parking, constructed to a standard and conveniently located, are provided to service the proposed use of a ***site***.	Complies - Car parking spaces are provided onsite.
Administration 1. This clause does not apply where alternative car parking space requirements are established under clause 5.9 (Location specific development requirements). 2. The consent authority may ***consent*** to a use or development that is not in accordance with sub-clause 4 if it is satisfied a reduction of the number of ***car parking spaces*** is appropriate with regard to: (a) the zoning of the land, the use or development or proposed use or development of the land, and the possible future use or development of the land; (b) the provision of ***car parking spaces*** in the vicinity of the land; (c) the availability of public transport in the vicinity of the land; and (d) the potential impact on the surrounding road network and the ***amenity*** of the locality and adjoining property; or if the use or development relates to a ***heritage place*** and the Minister responsible for the administration of the *Heritage Act 2011* supports the reduced provision of ***car parking spaces*** in the interest of preserving the significance of the ***heritage place***. 3. The consent authority may require the provision of ***car parking spaces*** for any ***ancillary*** use or development in addition to that specified for the ***primary use*** or development in the table to this clause.	1 – Not applicable 2 – Noted. 3 – Applicable.

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Requirements

4. Use and development is to include the minimum number of ***car parking spaces*** specified in the table to this clause (rounded up to the next whole number).

Editor's Note: Clause 5.2.4.4 provides for the design and layout of a *car parking area*.

Table to Clause 5.2.4.1: Minimum number of required parking spaces	
Use or Development	**Minimum Number of Car Parking Spaces Required**
Exhibition centre	6 for every 100m² of ***net floor area***
Food premises (all)	6 for every 100m² of ***net floor area*** and any ***alfresco dining areas*** Plus 10 for drive-through (if any) for cars being served or awaiting service * No more than 50% of the ***car parking spaces*** required for a fast food outlet may be accommodated within the associated drive-through

4 – Complies.

Table 1: car parking space requirements:
The NTPS 2020 requires car parking as per the table below:

Application proposed 331 car parking spaces.

Vacant Tenancy's	**Previous use**	**Requirement**	**Number of spaces**
Tenancy 3 – 120m² Tenancy 4 – 66m²	Food premises	6 for every 100m² of area	11
Tenancy 2 – 151m2 Tenancy – 11 5462m2 Tenancy 12 – 256m2 Tenancy 13A – 95m2 Tenancy 13B – 545m2 Tenancy 14 – 74m2 Tenancy 15 – 162m2 Tenancy 17 – 48m2 Tenancy 18 – 62m2 Tenancy – 19 78m2 Tenancy 20 – 75m2 Tenancy 22A – 165 Tenancy – 23 130m2	Shop/ superseded on definition as a shopping centre	6 for every 100m2 of net floor area	420

640 spaces required when vacancies included.

Use	Minimum Number of Car Parking Spaces Required	Proposal	Calculation	Number of car parking spaces required
Office	6 for every 100m² of **net floor area**	6240m²	(6240/100)*6	375

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

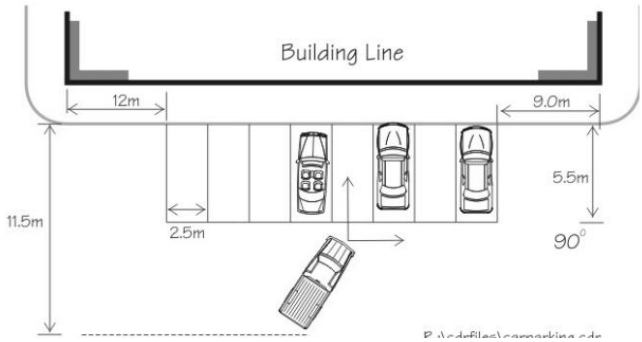
Shopping Centre	6 for every 100m2 of net floor area	Not applicable. Existing right and previous permit show 322 car parking spaces provided.	N/A	322
			Total	**697 car parking spaces required**

Does not comply.
Car parking layout not provided for the office use/area.

Clause 5.2.4.4 Layout of car parking areas

5.2.4.4 Layout of car parking areas	**DAS DLPE comment**
Purpose Ensure that a ***car parking area*** is appropriately designed, constructed and maintained for its intended purpose.	To be determined.
Administration 1. This clause does not apply to a ***car parking area*** where the car parking is required in association with a **dwelling-single, dwelling-independent** or a **home based business**. 2. A ***car parking area*** may be used for the purpose of a **market** if: (a) a market is Permitted in the zone; and (b) the market operates outside of the operating hours of the use for which the car parking area is established. 3. The consent authority may ***consent*** to a ***car parking area*** that is not in accordance with sub-clause 6 if it is satisfied that the non-compliance will not unreasonably impact on the ***amenity*** of the surrounding locality. 4. The consent authority may ***consent*** to a ***car parking area*** that is not in accordance with sub-clauses 7 and 8 if it is satisfied that the design and construction is safe and functional with regard to the location of the development. 5. The consent authority may ***consent*** to a ***car parking area*** that is not in accordance with sub-clause 9 if it is satisfied that the non-compliance will not result in adverse impacts on the local road network or internal functionality of the car parking area.	

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Requirements 6. A ***car parking area*** is to: (a) be not less than 3m from any lot boundary abutting a road; and (b) provide landscaping to the setback area to a minimum depth of 3m immediately adjacent to any lot boundary abutting a road, using species designed to lessen the visual impact of the ***car parking area*** when viewed from the road. 7. A ***car parking area*** is to be constructed and maintained to be: (a) of a suitable gradient for safe and convenient parking; and (b) sealed and well drained in urban areas, or dust supressed in non-urban areas. 8. The layout of a ***car parking area*** is to: (a) be functional and provide separate access to every car parking space; (b) allow a vehicle to enter from and exit to a road in a forward gear; (c) be in accordance with the dimensions set out in the diagram to this clause; and (d) ensure parking spaces at the end of and perpendicular to a driveway are 3.5m wide or so that the driveway projects 1m beyond the last parking space. 9. The number of ***access*** points to the road is to be limited, and ***access*** points to ***car parking areas*** are to: (a) have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow; and (b) maximise sight lines for drivers entering or exiting the car parking area.  	6 – Complies. No new car parking spaces are proposed. Car parking spaces on the subject land are existing. 7 – Complies. No new car parking spaces are proposed. Car parking spaces on the subject land are existing. 8 – **To be determined.** Updated car parking layout plans on Lot 7575 is to be provided and assessed. 9 - Complies. No new access point to a road is proposed as part of this development.

TO BE DETERMINED

Information request:

3. Provide the floor plans for Lot 7575 and demonstrate a layout of car parking spaces in accordance with sub-clause 8 of Clause 5.2.4.4 requirements. Additional highlight the areas for the proposed office and public car parking bays or other areas leased by different entities within the multistorey car parking building.

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Clause 5.2.5 Loading Bays

5.2.5 Loading Bays	DAS DLPE comment
Purpose Provide for the loading and unloading of vehicles associated with the use of land.	Complies.
Administration 1. The consent authority may ***consent*** to a use or development that is not in accordance with sub-clauses 3 and 4 only if it is satisfied sufficient, safe and functional loading areas are available to meet the needs of the use with regard to: (a) the scale of the use and development on the ***site***; (b) any potential adverse impacts on the local road network; and (c) any agreements for off-site loading and unloading of vehicles, such shared loading areas or approval to carry out loading activities in a laneway or ***secondary street***. 2. For the purposes of this clause, where an **exhibition centre**, **food premises (fast food outlet** and **restaurant)**, **office**, **place of assembly**, **shop** or **shopping centre** are part of an integrated development, the minimum number of loading bays is to be calculated based on the combined ***net floor area*** of the integrated uses.	1 – Applicable. 2 – Complies
Requirements 3. Use and development is to include provision of a minimum number of loading bays in accordance with the table to this clause (rounded up to the next whole number). 4. A ***loading bay*** is to: (a) provide areas wholly within the ***site*** for loading and unloading of vehicles; (b) be at least 7.5m by 3.5m; (c) have a clearance of at least 4m; and (d) have access that is adequate for its purpose. **Note:** *Office requires 1 loading bay for every 2000m2 of the total net floor area, or part thereof*	3. Dose not complies. No loading bays are provided. The total net floor area for the office is 6,240m^2 Therefore, 3 Loading Baysa re required.

DOES NOT COMPLY

Information request:

4. Provide plans showing the loading bays required or provide a justification for the variation sought.

Clause 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC

5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	DAS DLPE comment
Purpose Ensure that new commercial and high density ***residential buildings*** provide sufficient safe, quality and convenient ***end of trip facilities*** to enable active travel choices by residents, visitors, workers and customers for the proposed use of the ***site***.	To be determined.

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Administration 1. The consent authority may ***consent*** to a use or development with fewer bicycle parking spaces, lockers and/or showers and changing facilities than required by sub-clauses 2-6 if satisfied that either: (a) there are alternative ***end of trip facilities*** (on or off the ***site***), where: i. the same function is provided which can accommodate the same number of bicycles and/or users required by the clause; ii. ***access*** to the alternative ***end of trip facilities*** is safe and convenient for users; iii. the alternative ***end of trip facilities*** are sheltered and secure; and iv. the size and layout of alternative storage areas allows for safe and comfortable storage and ***access*** to bicycles and/or personal items; or (b) it would be unreasonable to provide the ***end of trip facilities*** as required by this clause with regard to, but not limited to, the location of the development and likely commute distances; or (c) it would be unreasonable to provide shower and changing facilities for a small development, where the development becomes unfeasible should such facilities be required.	1 – Applicable
Requirements 2. All new buildings in Zones HR, CB, C, SC and TC should provide bicycle parking facilities with a number of bicycle parking spaces calculated at the rate specified in the table to this clause (rounded up to the nearest whole number). 3. All bicycle parking facilities and associated bicycle parking devices should be designed in accordance with *Australian Standard AS2890.3 – Bicycle Parking* and must: (a) be located in a convenient and safe location with adequate security for the storage of bicycles; (b) have an appropriate mix of long and short term, wall and floor mounted bicycle parking; (c) where secure parking is provided, provide e-bike charging facilities, as necessary; (d) not require ***access*** via steps; (e) be protected from the weather; (f) enable the wheels and frame of a bicycle to be locked to the device without damaging the bicycle; (g) be located outside pedestrian movement paths; (h) be easily accessible from the road; (i) be arranged so that parking and manoeuvring motor vehicles will not damage adjacent bicycles; (j) be protected from manoeuvring motor vehicles and opening car doors; (k) be as close as possible the cyclist's ultimate destination; (l) be well lit by appropriate existing or new lighting; and (m) be sympathetic in design, material and colour to compliment the surrounding environment. 4. A locker should accompany every secure bicycle parking space provided, and should be: (a) of suitable volume and dimensions to allow storage of clothing, cycling helmets and other personal items; (b) well ventilated, secure and lockable; and (c) located close to shower and changing facilities. 5. All new ***non-residential buildings***, **hotels/motels**, and ***serviced apartments*** in Zones HR, CB, C, SC and TC should provide sufficient and accessible shower and changing facilities for staff with the number of showers calculated at the rate specified in the table to this clause. 6. Shower and changing facilities must be secure facilities capable of being locked, and should: (a) be located as close as practical to the associated bicycle parking facilities; (b) provide one change space per shower; and (c) Provide for separate male and female facilities where more than one shower is provided.	2 – Does not comply. 3 – To be determined. End of trip facilities are not demonstrated on the proposed plan. And Information request will be issue. 4 – Locker areas not shown on plans. 5 – To be determined. Can be conditioned. 6 – To be determined. Can be conditioned.

Table to Clause 5.3.7	Requirement	DAS/DLPE Comment

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Office	*1 space per 300m2 net floor area*	6,641m^2 of office area 23 spaces required.

DOES NOT COMPLY

Information request:

5. Provide plans showing end of trip facilities in accordance with Clause 5.3.7 or provide justification for the variations sought.

Clause 5.5.1 Interchangeable Use and Development

5.5.1 Interchangeable Use and Development	**DAS DLPE comment**
Purpose Facilitate changes between the nominated use or development of premises within Zone CB.	Not applicable.
Administration 1. The following uses are interchangeable in Zone CB: • **bar-small** • **club** • **education establishment** • **exhibition centre** • **food premises-café/takeaway** • **food premises-restaurant** • **leisure and recreation** • **medical clinic** • **office** • **shop** • **showroom sales** 2. A shift between the interchangeable uses listed in sub-clause 1 is *Permitted* without ***consent*** if the new use complies with sub-clauses 4-9. 3. Where the shift between uses listed in sub-clause 1 does not comply with subclauses 4-9, the use is subject to the assessment category and relevant development requirements as established in the assessment table for the zone.	Office, shop and food premises are interchangeable
Requirements 4. Where the ***site*** is located within Zone CB in the Darwin City Centre (as identified in the Diagram to Clause 5.9.2), the new use must not decrease the number of existing ***car parking spaces*** on the ***site***. 5. Where the ***site*** is located outside of the Darwin City Centre, the new use must not increase the car parking requirement under Clause 5.2.4 (Car Parking), unless sufficient additional on-site car parking is provided in accordance with Clause 5.2.4 (Car Parking) and 5.2.4.4 (Layout of Car Parking Areas). 6. The design of the façade of premises at ***ground level*** must not reduce the existing extent of the ***active street frontage.*** 7. Where the change in use is a tenancy within a **shopping centre**, the **shopping centre** must continue to comply with Clause 5.5.12 (Shopping Centres). 8. Where the change of use is for an **education establishment**, the maximum ***net floor area*** of the use must not exceed 2000m^2. 9. Where the change of use is for a **bar-small**, **club**, **exhibition centre**, **food premises-café/take away** or **food premises-restaurant**, a minimum 1.8m high sold acoustic screen fence is to be provided for the full length of all ***site*** boundaries adjoining land in Zones LR, LMR, MR or HR.	4 – Not applicable 5 – To be determined. Car parking layout plan on Lot 7575 is not provided for assessment 6 – To be determined. The proposed does not include façade drawings. No active street frontage adjoining Parsons is currently provided. 7 – To be determined 8 – Not applicable. 9 – Not applicable.

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Information request:

6. Provide justification for the variations sought to sub-clause.

Clause 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC

Not applicable.
Proposed development is not considered to be a minor expansion and does not meet sub-clause 3(a) – expansion > 15% of the site.

5.5.12 Shopping Centre

5.5.12 Shopping Centre	DAS DLPE comment
Purpose Ensure a **shopping centre** is an attractive, safe and accessible focal point of economic activity that: (a) integrated with the surrounding neighbourhood; (b) incorporates appropriate building and landscape design to ensure that there is no unreasonable loss of ***amenity*** for adjoining or nearby residential areas; (c) is developed in a location that provides convenient ***access*** that does not interfere with the safe or efficient operation of the local road and footpath network; and (d) is connected to public transport and local active transport networks.	To be determined.
Administration 1. The consent authority may ***consent*** to a **shopping centre** that is not in accordance with sub-clauses 2-8 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the ***site*** having regard to such matters as its location, scale and impact on surrounding ***amenity***.	1 – Applicable
Requirements 2. Pedestrian and cycle connections between the street network and the **shopping centre** are clear, direct, safe and attractive links that are well lit, with good signage and meet ***access*** requirements. 3. Provide appropriate bicycle parking that is linked to and is easy to ***access*** from both the **shopping centre** and the surrounding active transport network. 4. Buildings incorporate ***active street frontages*** to facilitate natural surveillance of footpaths, bus stops and taxi ranks by avoiding long expanses of blank walls along street frontages or other public areas. 5. Service areas including loading, delivery and storage areas, are located away from public spaces and avoid adverse impacts on adjoining premises. 6. The design of the ***site*** is such that: (a) vehicular ***access*** and egress does not create a traffic hazard on adjacent roads; and (b) vehicles are able to enter and exit to a road in a forward gear; (c) trolley bays are located in appropriate and safe locations, and do not impact on traffic movement; 7. Incorporate landscaping, shade and shelter to open ***car park areas*** and perimeters. 8. A **shopping centre** is to be comprised of a minimum of 60% tenancies as **shops**. 9. Provide for a range of tenancy sizes, uses and activities, including commercial uses.	2. Complies - Existing entry points are retained. Pedestrian access point from Parsons St is altered but generally remains the same. 3. To be determined - Bicycle parking for the office use currently not shown on the plans. 4. To be determined - External existing layout remains unchanged. Elevation plans provide do now clear demonstrate possible active street on Parsons St frontage. 5. Complies – No changes to existing car parking and loading bays arrangement on site. 6. Not applicable. No changes to existing site designed. Changes to the ground flood of some tenancies in the shopping centre are limited to Parsons St entrance and change of shops to office space. 7. No changes to existing car parking area and the approved landscaping in the car park. 8. Complies – The office area in level 1 and mezzanine floor lawfully existed as part of DV1850 issued on 9/9/1985 and compliance check issued on 10/1/2002.

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

	Current established office area: Ground floor = 0 Mezzanine = 1006m2 Level 1 = 2000m2 + 2115m2 = 4115m2 Current proposal office area: = 5940m2 Ground floor = 460m2 Mezzanine = 1010m2 Level 1= 4470m2 Shope/ vacant retails tenancy (24 tenancies) = 8938m2 = 66.5% of the floor area. Currently, 22 tenancies on the ground floor, 2 tenancies on the mezzanine and 2 tenancies on level 1. 8 are existing shops, 4 are food outlets and 9. Complies. Tenancies include various sizes and mix of shops, food outlets and office use.

To be determined.

Information request:

7. Demonstrate compliance with sub-clause 3 with compliance with EoT facilities and bike lockers
8. Demonstrate compliance with sub-clause 4 with provision of elevation plans that demonstrate active frontage and casual surveillance to Parsons St pedestrian path.

Clause 5.5.15 Design in Commercial and Mixed Use Areas

5.5.15 Design in Commercial and Mixed Use Areas	DAS DLPE comment
Purpose Encourage a diverse mix of commercial and mixed use developments that are safe, contribute to the activity and ***amenity*** of commercial centres, are appropriately designed for the local climate, and minimise conflicts between different land uses within and surrounding the commercial centre.	To be determined.

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Administration 1. A development application must, in addition to the matters described in sub-clauses 12-23, demonstrate consideration of and the consent authority is to have regard to the Community Safety Design Guide in Schedule 5. 2. The consent authority may ***consent*** to a development that is not in accordance with sub-clauses 12-14 if it is satisfied that it is consistent with the purpose of the clause. 3. The consent authority may ***consent*** to a development that is not in accordance with sub-clause 15 if it is satisfied that services and utilities are appropriately concealed within the development to minimise their visual impact on the public domain. 4. The consent authority may ***consent*** to a development that is not in accordance with sub-clause 16 if it is satisfied that the development provides an appropriate level of shading that reduces heat capture of paved surfaces, having regard to the location of the ***site*** and scale of the development. 5. The consent authority may ***consent*** to a development that is not in accordance with sub-clause 17 if it is satisfied that: (a) the development provides a considered response to the established character of the streetscape; and (b) the development provides an alternative response for shading. 6. The consent authority may ***consent*** to a development that is not in accordance with sub-clauses 18 if it is satisfied that the development facilitates safe and shaded pedestrian movement through the ***site***. 7. The consent authority may ***consent*** to a development that is not in accordance with sub-clause 19 if it is satisfied that all reasonable measures are taken to mitigate potential impacts between current and reasonably anticipated future developments. 8. The consent authority may ***consent*** to a development that is not in accordance with sub-clause 20 if it is satisfied that all reasonable measures have been taken to mitigate potential noise impacts on ***habitable rooms*** within the ***site.*** 9. The consent authority may ***consent*** to a development that is not in accordance with sub-clause 21 if it is satisfied that the development manages run-off from balconies to adjoining balconies and ***dwellings*** below. 10. The consent authority may ***consent*** to a development that is not in accordance with sub-clause 22 if it is satisfied that the development provides appropriate provisions for parenting activities relative to the nature and scale of the development. 11. The consent authority may ***consent*** to a development that is not in accordance with sub-clause 23 if it is satisfied that the development provides an appropriate response to waste management.	Administrations sub-clause are to be determined.

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Requirements 12. Building design is to be sympathetic to the character of buildings in the immediate locality. 13. Buildings are to incorporate and maintain passive climate control measures appropriate to the local climate. 14. Building design is to minimise the expanse of blank walls facing the street and ***public open spaces*** and limit external finishes that could cause nuisance to residents or the general public, such as materials that would result in excessive reflected glare. 15. Services and utilities (such as bin storage areas, service ducts, pipes, air conditioner plants etc.) are to be integrated into the development and/or screened to the public domain and neighbouring properties. 16. ***Car parking areas***, including rooftop parking, and open expanses of pavement are to be shaded by landscaping and/or shade structures. 17. Unless advised otherwise by the relevant local government council or controlling agency for roads (whichever is applicable), development is to provide an awning or verandah to all street frontages that adjoin a footpath, which: (a) extends along the full length of the ***site*** boundary to provide continuous coverage for pedestrians; (b) covers the full width of the footpath or has a minimum width of 3m; and (c) allows for the growth of existing trees and the planting and growth of reasonably anticipated trees within the road reserve. 18. Development is to provide legible pedestrian access from the street and public pathways to building entrances that: (a) is direct and provides refuge from the sun and rain; and (b) avoids potential entrapment areas, blind corners or sudden changes in level that restrict sightlines. 19. New developments are to be sited, designed and operated to minimise unreasonable impacts to surrounding uses and development related to noise, vibration, light, odours and other nuisance. 20. Development is to minimise the transmission of noise and exhaust from services by: (a) locating lift shafts away from ***habitable rooms***, or by using other noise attenuation measures; and (b) locating air conditioner plants away from openings in ***habitable rooms.*** 21. Buildings are to provide internal drainage of balconies. 22. Development with a ***floor area*** of 3500m^2 or greater is to provide a dedicated parenting room (to allow for activities such as baby change and breastfeeding). 23. Development is to provide designated areas for rubbish collection. **Editors Notes:** **(1) Balconies, rooflines, awnings and other protrusions may extend into the road reserve with approval of the relevant local government council.** **(2) The relevant local government council should be contacted to determine refuse collection requirements and specifications.**	12. Complies - Existing building with internal layout proposed. 13. Complies – Existing building with internal layout proposed. 14. To be determined – compliance active street frontage will address this clause. 15. Complies - internal works proposed subject to building certifier. 16. May comply - Car parking is within an existing multi-storey building. Site plans are to be provided. 17. Not applicable. Building work are internal within an existing building. 18. Complies. Existing layout retained. 19. Can be conditioned to comply. 20. Not applicable. No habitable rooms are within the building, and the left shafts are existing. 21. Not applicable. Existing building. 22. A dedicated parenting exists on site. 23. To be determined – existing arrangements to be confirmed.

CAN COMPLY

Clause 5.5.16 Active Street Frontage

Not applicable.

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Clause 5.9.1 Alice Springs Town Centre

Diagram to Clause 5.9.1: Alice Springs Town Centre Extent and Features



1. This clause incorporates planning and design standards contained in the Central Alice Springs Area Plan.
2. The diagram to this clause identifies the land to which the requirements of 5.9.1 (Alice Springs Town Centre) apply and key features referred to in the requirements.

5.9.1.1 Alice Springs Town Centre	DAS DLPE comment
Purpose Promote buildings in the Alice Springs town centre that are designed to support a mix of land uses now and into the future, provide for a high level of accessibility within the town centre, and respond sympathetically to the cultural and heritage features of the area.	To be determined.
Administration 1. This clause applies to land in Zones CB, C and TC within the area included in the Diagram to Clause 5.9.1 (Alice Springs Town Centre Extent and Features). 2. A development application for land in Zone CB is to demonstrate consideration of, and the consent authority is to have regard to *Design Guidance for Development in Zone CB (Central Business) in Alice Springs* in Schedule 5. 3. The consent authority may ***consent*** to a use or development that is not in accordance with sub-clause 7 if it is satisfied that the development is designed to support the ability of ground floor tenancies to adapt to different uses over time. 4. The consent authority may ***consent*** to a use or development that is not in accordance with sub-clause 8 if it is satisfied there are sufficient existing connections in the immediate locality to facilitate safe and convenient movement between desirable locations and public transport. 5. The consent authority may ***consent*** to a use or development that is not in accordance with sub-clause 9 if it is satisfied that the design contributes to the functionality of the streetscape. 6. The consent authority may ***consent*** to a use or development that is not in accordance with sub-clauses 10-12 if it is satisfied that compliance would be impractical having regard to the location, nature and scale of the use or development and surrounding built form	
Requirements 7. New residential buildings are to provide a minimum 4m floor to ceiling height to the ground floor. 8. Development is to contribute to the network of safe and pleasant public spaces by encouraging ***site*** permeability through the provision of arcades or other pedestrian connections to surrounding thoroughfares where the size or location of the ***site*** warrants such connections.	7. Not applicable. The development is not residential. 8. To be determined - permeable visibility for windows and pedestrian connections is not shown.

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

9. Any communal facilities, such as bicycle parking and seating, located at the front of the building are to be integrated into the ***site*** layout and building design. 10. Development along Leichhardt Terrace, particularly between Gregory Terrace and Parsons Street, is to focus al fresco dining and orient balconies towards the Todd River. 11. Development is to maintain and/or creates visual connections from development and public places to: (a) Annie Meyers Hill; (b) Anzac Hill; (c) Billy Goat Hill; and (d) the Todd River. 12. New development is to respond sympathetically to the historic context provided by adjoining declared ***heritage places*** and registered and recorded sacred sites.	9. To be determined – No EoT facilities detailed within plans. 10. Use and development is for office within an existing building. 11. Not applicable. Internal works are proposed. 12. Does not comply, no interface with adjoining sacred site provided along Parson Street.

DOES NOT COMPLY

Clause 5.9.1.2 Volumetric Control

5.9.1.2 Volumetric Control	DAS DLPE comment
Purpose Ensure the siting and mass of buildings within the Alice Springs town centre promotes urban form that is of a scale appropriate to the locality, and provides adequate separation to allow: (a) preservation of significant view corridors and vistas; (b) penetration of daylight into ***habitable rooms***; and (c) reasonable privacy for residents. Administration 1. This clause applies to land in Zone CB within the area included in the Diagram to Clause 5.9.1 (Alice Springs Town Centre Extent and Features). 2. The consent authority must not ***consent*** to a development that is not in accordance with sub-clauses 3-6.	
Requirements 3. The podium of a development is to: (a) have a maximum ***building height*** of 3 ***storeys***, up to 14m; and (b) provide a minimum setback of 6m from any ***site*** boundary, for any verandah, balcony or room designed for accommodation with a window other than to a street or ***public open space***. 4. The tower of a development is to provide minimum setbacks of: (a) 5m from any street boundary; and (b) 6m from any ***site*** boundary, for any verandah, balcony or room designed for accommodation with a window other than to a street or ***public open space***. 5. Buildings above 3 ***storeys*** must: (a) be located on a ***site*** with a combined area equal to or greater than 2000m^2; and (b) not obstruct significant view lines identified in the Diagram to Clause 5.9.1 (Alice Springs Town Centre Extent and Features). 6. An application for development above 3 ***storeys*** or 14m must provide suitable 3D imaging demonstrating how the building responds to the identified view scapes and significant view lines in the Diagram to Clause 5.9.1 (Alice Springs Town Centre Extent and Features). **Editor's Note: Design guidance is provided for significant view lines in the referenced document *Design Guidance for Development in Zone CB (Central Business) in Alice Springs*. 3D electronic files are to be provided in accordance with the *Design Guidance*.**	3. Not applicable. Development is largely internal fit out on an existing shopping centre. 4. Not applicable. Development has 1 level and does not alter the existing/approved building setback. 5. Not applicable. Development is not 3 storeys. 6. Not applicable. Development is existing and not 3 storeys.

Complies.

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Clause 5.9.1.3 Active Street Frontages in Alice Springs Town Centre

5.9.1.3 Active Street Frontages in Alice Springs Town Centre	DAS DLPE comment
Purpose Promote highly activated commercial frontages within the Alice Springs town centre that encourages pedestrian activity and strengthens the relationship between buildings and the public domain. Administration 1. The consent authority may ***consent*** to a development that is not in accordance with sub-clauses 4 and 5 if it is satisfied that: (a) compliance would be impractical due to servicing requirements; or (b) the ***site*** design reflects the established character of the area; and all reasonable effort has been made to minimise the visual impact of services. 2. Landscaping may be counted toward the percentage of ***active street frontage*** required under sub-clause 5 if it is comprised of: (a) significant existing vegetation; or (b) vertical landscaping for the full height of the ***ground level*** street frontage; and the development still meets the purpose of the clause. 3. Every application should include written acknowledgment from the agencies responsible for power and water, fire rescue services and the relevant local government council to confirm that all reasonable measures were taken to minimise the impact of servicing requirements on ***active street frontages.***	To be determined.
Requirements 4. Services on street level frontages are to be limited to: (a) a single vehicle entry and exit point to and from the building (except on larger ***sites*** where additional access points are supported by a Traffic Study for the ***site***); (b) a direct single point of access to service equipment for all service authorities; (c) required fire egress; and (d) required fire booster connection points. 5. Buildings are to provide a minimum of 75% of the length of the ***site*** boundary fronting a ***primary*** or ***secondary street***, or ***public open space***, as ***active street frontage,*** made up of any combination of the following components, where the distance between individual components is no more than 1.5m: (a) windows that maintain clear views to and from the street, with openings that have dimensions not less than 0.9m wide and 1.2m high; (b) operational and legible entrances (excluding fire egress) that are directly accessible from the public domain; (c) areas within the ***site*** that are used for alfresco dining that provide visual interaction with the street; or (d) well-designed spaces that allow for pedestrian movement and/or seating. **Editor's Notes:** **(1) Refer to *Design Guidance to provide for Services* in Schedule 5 for more information on servicing requirements relating to requirement 4.** **(2) Refer to *Design Guidance: Active Street Frontage* for guidance on how to interpret sub-clause 5.**	4. Complies (existing infrastructure arrangements established). 5. Does not comply. Compliance not achieved as detailed on the plans are not provided. 5a – further information requested. 5b – complies 5c – not applicable. No alfresco dining provided as part of the proposal. 5d – complies. – clearance entrance is shown and service hub has space for pedestrian movement and seating.

DOES NOT COMPLY

Information request:

9. Demonstrate compliance with sub-clause 5(a) of Clause 5.9.1.3 by providing elevation plans that provided clear view to and from the street on Parsons St.

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Clause 5.9.1.4 Development in Gateway Locations

Not applicable.
The proposed extension is not occurring within a site identified as Gateway location.

Clause 5.9.1.5 Design of car parking areas and vehicle access in Zone CB

5.9.1.5 Design of car parking areas and vehicle access in Zone CB	DAS DLPE comment
Purpose Promote design of car parking, vehicle access points and onsite movement that: (a) is easily adapted to meet changing demand; (b) minimises the visual impact to the street and other public areas, and (c) promotes safe pedestrian and cyclist movement through the town centre. Administration 1. This clause applies to new buildings and the establishment of new ***car parking areas*** in Zone CB. 2. The consent authority may ***consent*** to a development that is not in accordance with sub-clauses 3-5 if it is satisfied the use or development is consistent with the purpose of this clause, having regard to the impacts on the surrounding road network.	
Requirements 3. Minimise impacts to key pedestrian and cyclist movements when locating driveways and loading bays. 4. ***Ground level car parking areas*** are to be designed so that they are not visible from the public domain. 5. Vehicle access and loading areas should be consolidated and ***car parking areas*** are to be located away from street frontages.	3. Complies 4. Complies. Multi-level car park is lawfully established. 5. To be determined. No layout plans demonstrate servicing is provided. Further information requested under Clause 5.2.4.4.

CAN COMPLIES

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.