

**DEVELOPMENT CONSENT AUTHORITY
ALICE SPRINGS DIVISION**

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: **2** **MEETING DATE:** 14/10/2026 **FILE:** PA2026/0290

APPLICATION PURPOSE: Outbuildings (carport and laundry) addition to dwelling-single with reduced setbacks to the primary street and side boundaries.

SUBJECT SITE: Lot 09495 Town of Alice Springs

ADDRESS: 39 Jennerae Drive, Stuart

ZONE: LR (Low Density Residential)

SITE AREA: 666m²

APPLICANT James (Jim) Thomas

PERSONS ON WHOSE Landowner

BEHALF THE

APPLICATION IS MADE

LANDOWNER Kulwinder Singh

ANY PERSON WITH AN None

AGREEMENT TO ACQUIRE

AN INTEREST IN THE

LAND

1. PROPOSAL

The application seeks consent to develop an outbuildings (carport and laundry) addition to dwelling-single with reduced setbacks to the primary street and side boundaries as shown in figure 1. The subject lot comprise of 666m² in Zone LR (Low Density Residential) of the NT Planning Scheme (NTPS) 2020.

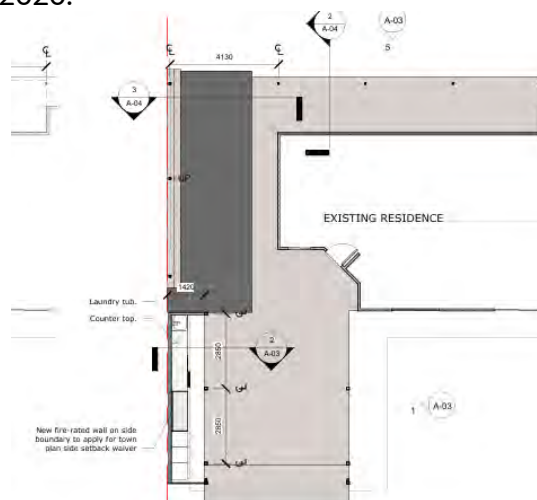


Figure 1: Proposed Plan for 39 Jennerae Drive, Stuart

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A location plan is included at **Bookmark A** and the application documents as lodged are at **Bookmark B1 – Bookmark B5**.

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

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

Zone LR (Low Density Residential)				
Use	Level of Assessment	Overlay	General Development Requirements	Specific Development Requirements
Dwelling-Single (Outbuilding carport and laundry)	Merit Assessable (Permitted use with variation)	N/A	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bay 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR.	5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space.

The exercise of discretion by the consent authority that applies is clause 1.10(2) of NTPS 2020. *In considering an application for consent for a use or development that has become Merit Assessable under Clause 1.8(1)(b)(ii)(2), the consent authority must consider the requirements in Part 5 that are not complied with and whether the proposal meets the purpose of the requirements.*

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, as discussed in section 7 of this report.

4. BACKGROUND

On 7 April 2005, Development Permit DP05/0138 was approved for the development of single dwellings and ancillary structures on 20 lots zoned R1 (Residential 1 - Low Density). A development permit is included in **Bookmark C1**.

A variation to the permit, DP05/0138, was subsequently approved on 10 January 2006 to establish building envelopes for future development on the lots. A development permit is included in **Bookmark C1**.

The current application, lodged on 31 August 2026, seeks approval for the construction of a carport and laundry addition to an existing dwelling single. The proposal includes reduced setbacks to the primary street and side boundaries and is assessed having regard to the approved building envelope and the requirements of the NT Planning Scheme.

5. PUBLIC EXHIBITION

The application was placed on public exhibition for a period of two weeks, from 4 September 2026 to 18 September 2026. No public submissions were received under section 49(1) of the Planning Act 1999. A picture of the Exhibition Sign is included in the reference material as **Bookmark E**.

A copy of the application as exhibited is at **Bookmark B01-B05**

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 NTPS 2020 applies to the land which is zoned LR (Low Density Residential). A Technical Assessment of the development application is at **Bookmark D**; the technical assessment provides a detailed analysis of compliance against the requirements of applicable clauses and should be read in conjunction with this section of the report.

The proposal is Merit Assessable under Clause 1.8(1)(b)(ii)(2), therefore the following clauses need to be considered:

- Clause 4.2 Zone LR (Low Density Residential)
- 5.2.1 General Height Control
- 5.2.4.1 Car Parking Spaces
- 5.2.6.1 Landscaping in Zones other than CB
- 5.4.1 Residential Density
- 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
- 5.4.6 Private Open Space

The proposal has been assessed against the above clauses of NTPS 2020 and complies with all applicable clauses except Clause 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures.

Clause 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

The proposal does not comply with sub-clause 8 of Clause 5.4.3, as it proposes a primary street boundary setback of 0.98m and a nil side boundary setback, instead of the required minimum setbacks of 4.5m to the primary street boundary and 1.5m to the side boundary, respectively.

Additionally, the building envelope established during the previous subdivision categorically requires all future development on Lot 9495 to provide a minimum setback of 4 metres to the front boundary and 1.5 metres to the side boundary.

The purpose of this clause is to *ensure that residential buildings and ancillary structures are located in a manner that:*

(a) *is compatible with the streetscape and surrounding development including*

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residential buildings on the same site;

(b) minimises adverse effects of building massing when viewed from adjoining land and the street;

(c) avoids undue overlooking of adjoining properties; and

(d) facilitates breeze penetration through and between buildings.

Administratively, sub-clause 3 states that the consent authority may consent to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.

The proposed development results in a primary street boundary setback of 0.976 m and a nil side boundary setback, which do not comply with the setback requirements of the Northern Territory Planning Scheme 2020 (NTPS 2020) or the building envelope approved under Development Permit DP05/0138.

(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.

(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 submits that the proposal has the following merits:

- *Preserve vistas along streets to buildings and places of architectural, landscape or cultural significance.*
- *Be sympathetic to the character of buildings in the immediate vicinity.*
- *Minimise expanses of blank walls.*
- *Add Variety and interest at street level and allow passive surveillance of public spaces.*

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- Maximise energy efficiency through passive climate control measures.
 - Control on-site noise sources and minimise noise intrusion.
 - Conceal service ducts, pipes, air conditioners, air conditioning plants etc.
 - Minimise use of reflective surfaces.
 - Provide space for cooking facilities
 - More shade for parked cars in the driveway.
- (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 land can support the proposed outbuilding. This is an anticipated form of development within Zone LR (Low Density Residential). The proposal is compatible with the existing character of the locality and is not expected to adversely affect the physical characteristics of the subject site or adjoining land.

- (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 C2

Council provided the following comments for consideration:

- Council assessed the application and has no objections subject to conditions being included in the permit to protect or safeguard stormwater drainage system.

Service Authority:

Power and Water Corporation (Power Network) – Bookmark C3

Power network provided the following comments for consideration:

- Power network has advised that any electrical installation work must be carried out by a licensed electrician engaged by the landowner. Where no electrical installation is proposed, the landowner is required to provide a signed statement confirming that no such works will be undertaken.

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

The proposed plans show bult to boundary along the western side boundary and there is no gutter shown on the roof plans for the proposed laundry area/room. Therefore, there could be potential impacts on amenity of the adjoining neighbour from washing machine noise and stormwater rain-off during rain fall.

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(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;

The site provides passive surveillance from the frontage as no changes are proposed for the windows and doors that face the street.

(ii) water safety;

No pool is proposed and there is no water safety impact anticipated on the subject site

(iii) access for persons with disabilities.

The development is for a private residential use and provision of car parking on site including an accessibility for persons with mobility needs is subject to owner's discretion.

(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 - subdivision is not proposed as part of this application

(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

There are no known natural, social, cultural or heritage values on the site or in the immediate surrounding area.

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

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

The building envelope established during the previous subdivision categorically requires all future development on Lot 9495 to provide a minimum setback of 4 metres to the front boundary and 1.5 metres to the side boundary. The consent authority is made aware of this requirement as part of assessing the proposed variation to the front and side boundary setbacks.

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 Lot 9495 Town of Alice Springs (39 Jennerae Drive, Stuart) for the purpose of outbuildings (carport and laundry) addition to dwelling-single with reduced setbacks to the primary street and side boundaries, 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. Further refinement of the site layout and building design is required to achieve greater compliance with Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) and better realize the purpose of the clause by providing appropriate building separation, landscaping opportunities, and maintaining the amenity of residents and adjoining properties, while contributing positively to the character of the locality.
2. Consideration should be given to the building envelope envisaged under DP05/0138, which provides for a primary street setback of 4 m and side boundary setbacks of 1.5m, to achieve a development outcome that is more consistent with the established character and built form of the locality.

8. 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 (NTPS) 2020 applies to the land and development for outbuilding structures requires consent under Clause 1.8(1)(b)(ii)(2) as the application become Merit Assessable because it does not comply with the relevant development requirements set out in Part 5. Therefore, the following clauses need to be considered:

- Clause 4.2 Zone LR (Low Density Residential)
- Clause 5.2.1 General Height Control
- Clause 5.2.4.1 Car Parking Spaces
- Clause 5.2.6.1 Landscaping in Zones other than CB
- Clause 5.4.1 Residential Density
- Clause 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
- Clause 5.4.6 Private Open Space

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These clauses have been considered, and it is found that the proposal complies with the relevant requirements of the NTPS 2020 except for Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures).

2. Pursuant to Clause 1.10 (Exercise of Discretion by the Consent Authority), subclause 5 of the NTPS 2020, the consent authority may consent to a proposed development which is not in accordance with a requirement set out in Parts 3, 5 or 6 only if it is satisfied that the variation is appropriate having regard to:
 - (a) The purpose and administration clauses of the requirement; and
 - (b) The considerations listed under Clause 1.10(3) or 1.10(4).

An assessment of non-compliant clauses is summarised below:

Clause 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

The proposal does not comply with sub-clause 8 of Clause 5.4.3, as it proposes a primary street boundary setback of 0.976 m and a nil side boundary setback, instead of the required minimum setbacks of 4.5 m to the primary street boundary and 1.5 m to the side boundary, respectively.

Additionally, the building envelope established during the previous subdivision categorically requires all future development on Lot 9495 to provide a minimum setback of 4 metres to the front boundary and 1.5 metres to the side boundary.

Administratively, the consent authority may consent to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.

In this instance, the proposed setback of nil setback for approx. 15.77m is not considered to be consistent with the purpose of Clause 5.4.3 in that:

- a) the proposed extensions are not compatible with the streetscape and surrounding development.
- b) The proposed extensions introduce a roof that extends for 15.77m with a 1.1m break and the proposed firewall along the property boundary may affect amenities of the adjoining property residents. This nil boundary setback for the firewall of the laundry room and the extend of the roof for patio along the side boundary may affect the breeze penetration through and between buildings for the adjoining property private open space.

Therefore, it is recommended that the applicant amend the proposed plans to achieve greater compliance with sub-clause 8 of Clause 5.4.3 to reduce these amenity impacts.

The considerations listed under Clauses 1.10(3) or 1.10(4) do not apply to this application because the application became Merit Assessable under Clause 1.8(1)(b)(ii)(2), and under Clause 1.10(2), the consent authority only must consider the requirements in Part 5 that are not complied with for such applications.

3. 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 land can support the proposed outbuilding provided that the setbacks are appropriate. This is an anticipated form of development within Zone LR (Low Density Residential). The proposed use is compatible with the existing character of the locality and is not expected.

However, the nil boundary setback along the side is considered to affect the physical characteristics of the subject site or adjoining land. Furthermore, the approved building envelope should be observed, and any future development should be confined to the building envelope established for the site.

4. *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.*

The development is consistent with the purpose of Zone LR (Low Density Residential) and is generally compatible with the established and anticipated development in the area. The application was publicly exhibited, and notice was placed on front of the property for two weeks in accordance with section 47 of the *Planning Act 1999*, and no submissions were received. Notwithstanding this, the development should be generally in accordance with the building envelope approved under Development Permit DP05/0138 for side setback.

AUTHORISED:

Dennis Rop

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Graduate Planner

DEVELOPMENT ASSESSMENT SERVICES

Locality Map - Aerial

Legend



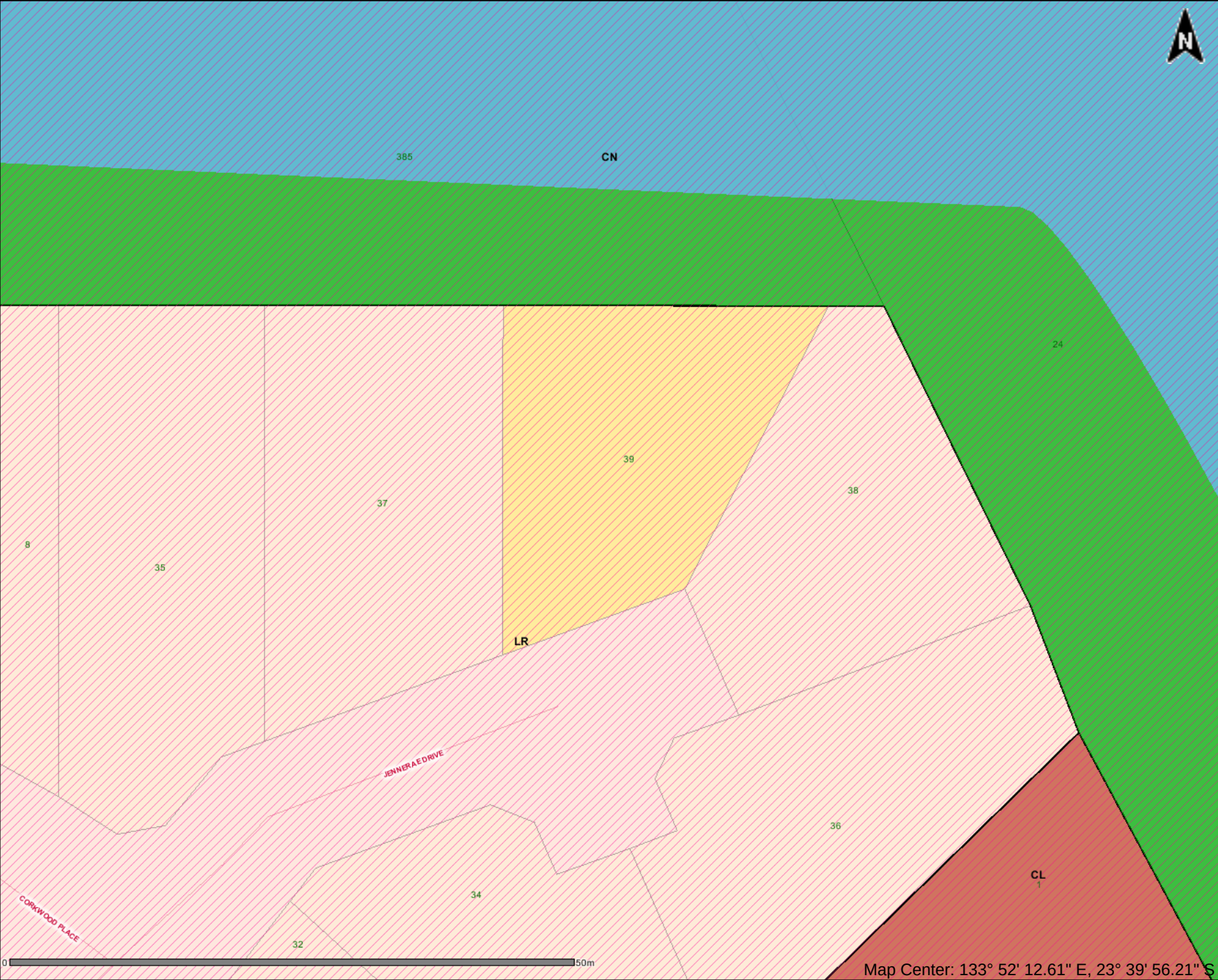
- Alcohol Exclusion Zones
- General Lines
- Hundreds
- Land Subject to Flooding
- Clearing of Native Vegetation
- Town Planning Zones
- A - Agriculture
- CV - Caravan Park
- CB - Central Business
- C - Commercial
- CL - Community Living
- CP - Community Purpose
- CN - Conservation
- DV - Development
- 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

Created by DROPJ

Bottom Left: 133° 52' 10", -23° 39' 57"
Top Right: 133° 52' 14", -23° 39' 55"
Approximate Scale: 1:503
Datum: GDA 1994
Data for information purposes only
- accuracy not guaranteed
N.T. Land Information System
Copyright Northern Territory of Australia

Locality Map - Zone

Legend



- Alcohol Exclusion Zones
- General Lines
- Hundreds
- Land Subject to Flooding
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- WM - Water Management

Created by DROPJ

Bottom Left: 133° 52' 10", -23° 39' 57"

Top Right: 133° 52' 14", -23° 39' 55"

Approximate Scale: 1:503

Datum: GDA 1994

Data for information purposes only

- accuracy not guaranteed

N.T. Land Information System

Copyright Northern Territory of Australia

Map Center: 133° 52' 12.61" E, 23° 39' 56.21" S

STATEMENT OF EFFECT

- (a) an assessment demonstrating how the proposed [development](#) will comply with any [planning scheme](#) that applies to the [land](#);
 - i. *The application is seeking variations to NTPS minimum building setbacks - Side boundary (where minimum of 1.5m is required) and to the primary street boundary (where minimum of 4.5m (support columns) is required).*
 - ii. *Drawing (A-01) shows laundry, storage and roof awning to have 0m building setback to the side boundary and carport having 0.976 m setback to the front (primary street) boundary.*

As the proposed development does not comply with minimum building setback requirements (refer to sub clauses 6 and 8 of Clause 5.4.3 of NTPS2020) on two boundaries, the additions to the dwelling-single are considered a “substantive change”, and non-compliant with the parameters under section 57(6) of the Planning Act 1999. The proposed works will require a Development Permit (permitted development that has become ‘merit assessable’

- (b) an assessment demonstrating how the proposed [development](#) will comply with an [interim development control order](#), if any, applying to the [land](#);

There is no interim development control order.

- (c) a statement specifying:
 - (i) whether the proposed [development](#) is required to be referred to the NT EPA under Part 4, [Division](#) 3 of the [Environment Protection Act 2019](#);

The development is not required to be referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019.

- (ii) whether the proposed [development](#) has been referred to the NT EPA under Part 4, [Division 3](#) of the [Environment Protection Act 2019](#)

The proposed development has not been referred to the to the EPA under Part 4, Division 3 of the Environment Protection Act 2019.

- (c) an assessment demonstrating the merits of the proposed [development](#);

The merits of the proposed development are

1. Preserve vistas along streets to buildings and places of architectural, landscape or cultural significance. Compliant

3. Be sympathetic to the character of buildings in the immediate vicinity. Compliant

4. Minimise expanses of blank walls. Non-compliant 5. Add variety and interest at street level and allow passive surveillance of public spaces. Compliant

6. Maximise energy efficiency through passive climate control measures. Compliant 7. Control on-site noise sources and minimise noise intrusion. Compliant

8. Conceal service ducts, pipes, air conditioners, air conditioning plants etc.

9. Minimise use of reflective surfaces. Compliant

10. Provide space for cooking facilities

11. More shade for parked cars in the driveway.

- (e) a description of the physical characteristics of the [land](#) and a detailed assessment demonstrating the [land](#)'s suitability for the purposes of the proposed [development](#) and the effect of [development](#) on that [land](#) and other [land](#);

The physical characteristics of the land are a normal residential house block i.e. flat, well drained and suitable for the development and has no effect on other land.

(f) a statement specifying the public facilities or public open space available in the area in which the [land](#) is situated, whether [land](#) for public facilities or public open space is to be provided by the developer and whether it is proposed that facilities or open space be developed by the developer;

Not applicable.

(g) a statement specifying 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 whether public utilities or infrastructure are to be provided by the developer or [land](#) is to be provided by the developer for the provision of public utilities or infrastructure;

Not applicable.

(h) an assessment of the potential impact on the existing and future [amenity](#) of the area in which the [land](#) is situated;

It has no impact on the existing and future amenity of the area in which the land is situated.

(j) an assessment of the benefit or detriment to the public interest of the [development](#);

Not applicable.

(ja) in the case of a proposed [subdivision](#) or [consolidation](#) of [land](#) in a [Restricted Water Extraction Area](#) – the information required by [section 14C\(1\)](#) of the [Water Act 1992](#) ;

Not applicable.

(k) in the case of a proposed [subdivision](#) of [land](#) on which a [building](#) is situated – a report from a [building](#) certifier within the meaning of the [Building Act 1993](#) as to whether the [building](#) will cease to comply with the [Building Act 1993](#) if the proposed [development](#) were to proceed;

Not applicable.

Purpose

Ensure that residential buildings and ancillary structures are located in a manner that:

(a) is compatible with the streetscape and surrounding development including residential buildings on the same site;

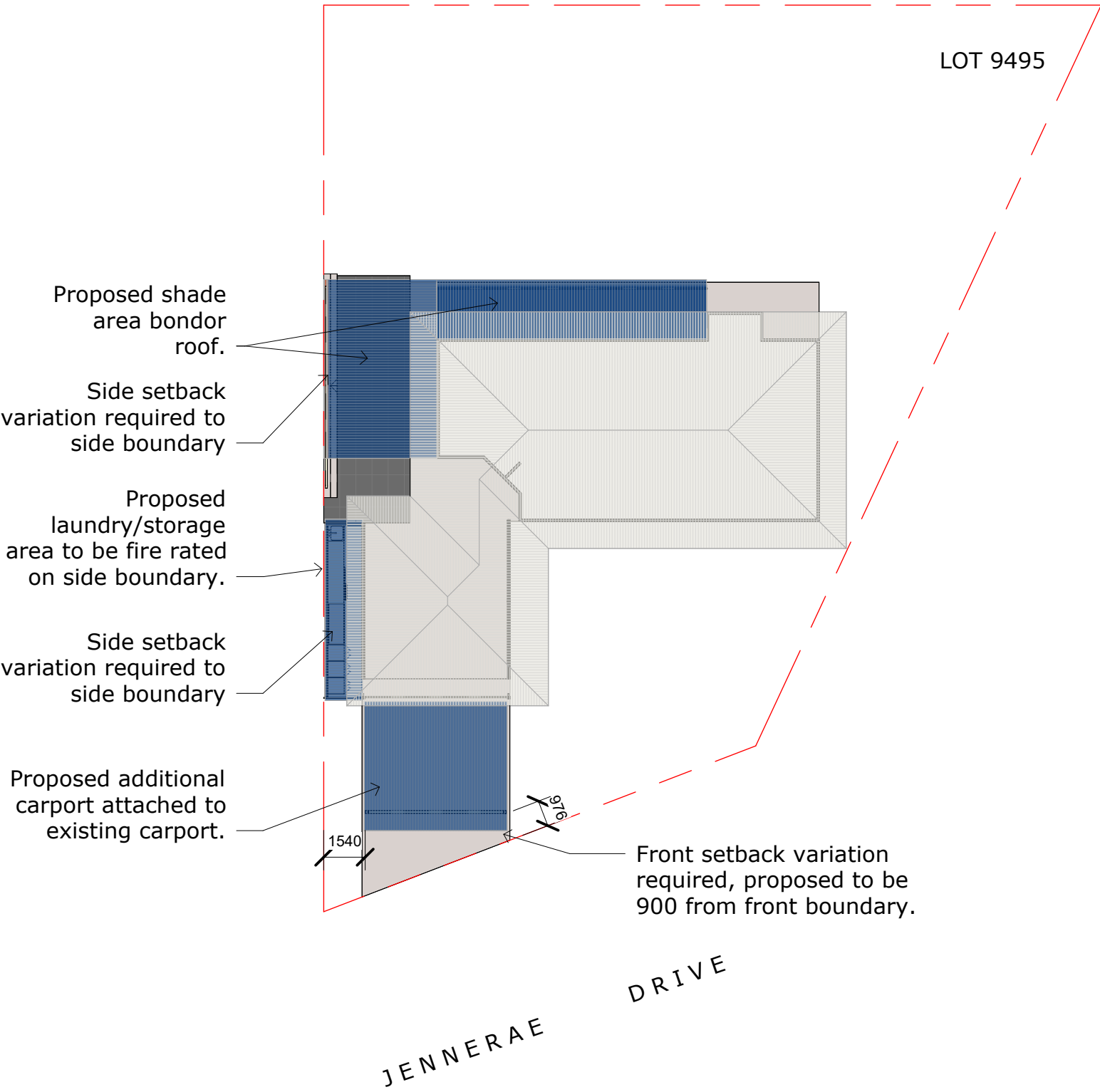
The construction will be using the same materials as the existing buildings.

(b) minimises adverse effects of building massing when viewed from adjoining land and the street; Northern Territory Planning Scheme 2020 Part 5-29

Tucked away in the cul-de sac, there will be minimal effect of building massing when viewed from adjoining land and street.

(c) avoids undue overlooking of adjoining properties;
compliant.

(d) facilitates breeze penetration through and between buildings
There will be no restriction to the air passing through the proposed development.



1 Site Plan
1 : 200



2 Location Plan
NTS

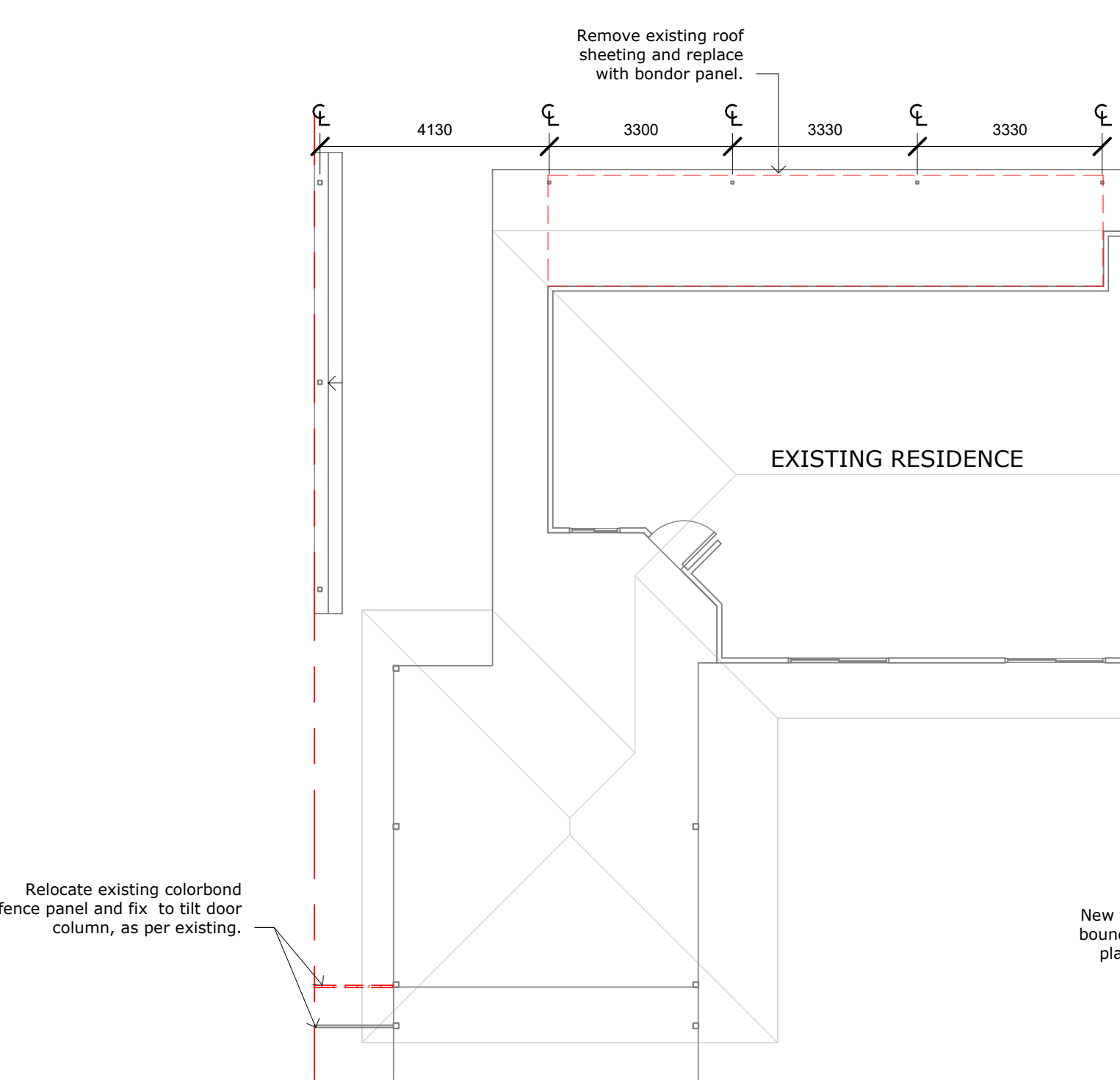
TOWN PLANNING

GENERAL NOTES:
All dimension shown are nominal only, builder to check dimensions on site prior to order and manufacturing and commencement of construction.
Do not scale off drawings.
Plans to be read in conjunction with building certification and section 40.

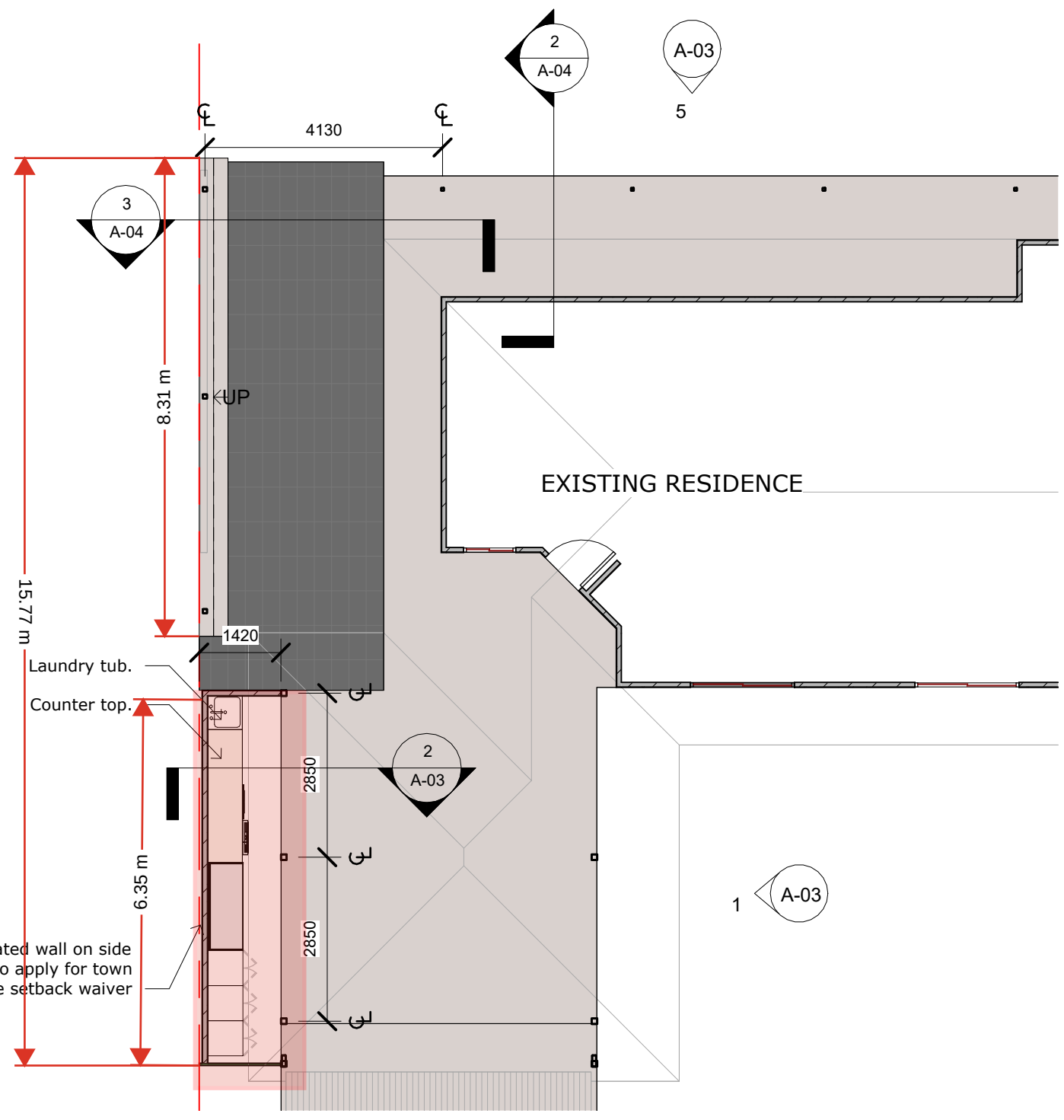


Proposed additions to existing residence at, 39 Jennerae Drive, Alice Springs, NT.		
Site Plan	As indicated	5/08/2026 7:56:30 PM
Drawn: JT	Checker	

JT DRAFTING
PH: 0417 220 333
PO BOX 3570, 0871
A-01



1 Demolition Plan
1 : 100



2 Proposed Plan
1 : 100

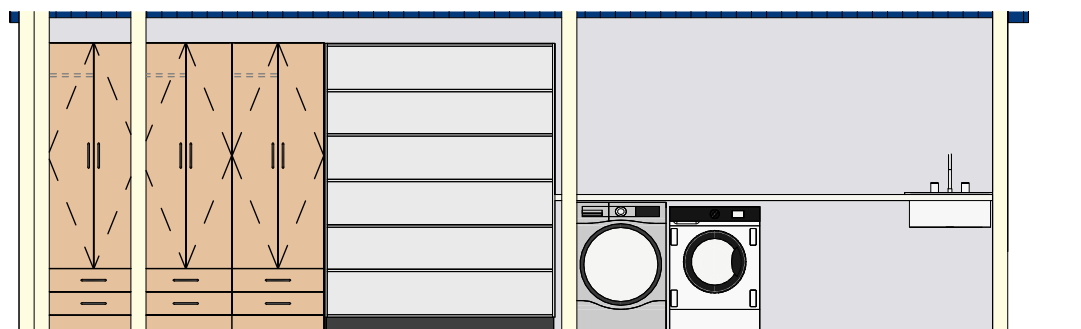
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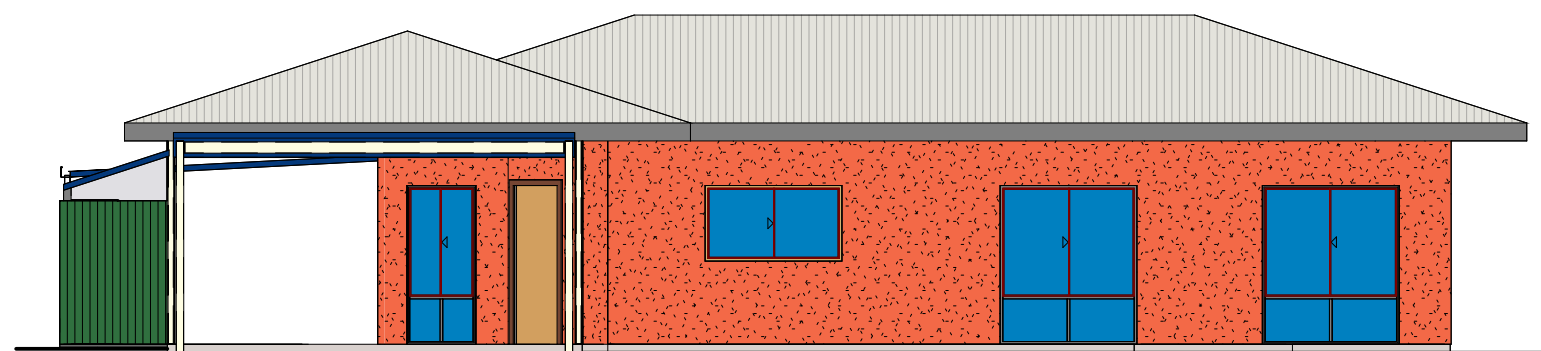


Proposed additions to existing residence at, 39 Jennerae Drive, Alice Springs, NT.		
Proposed Plan	1 : 100	5/08/2026 7:56:30 PM
Author	Checker	

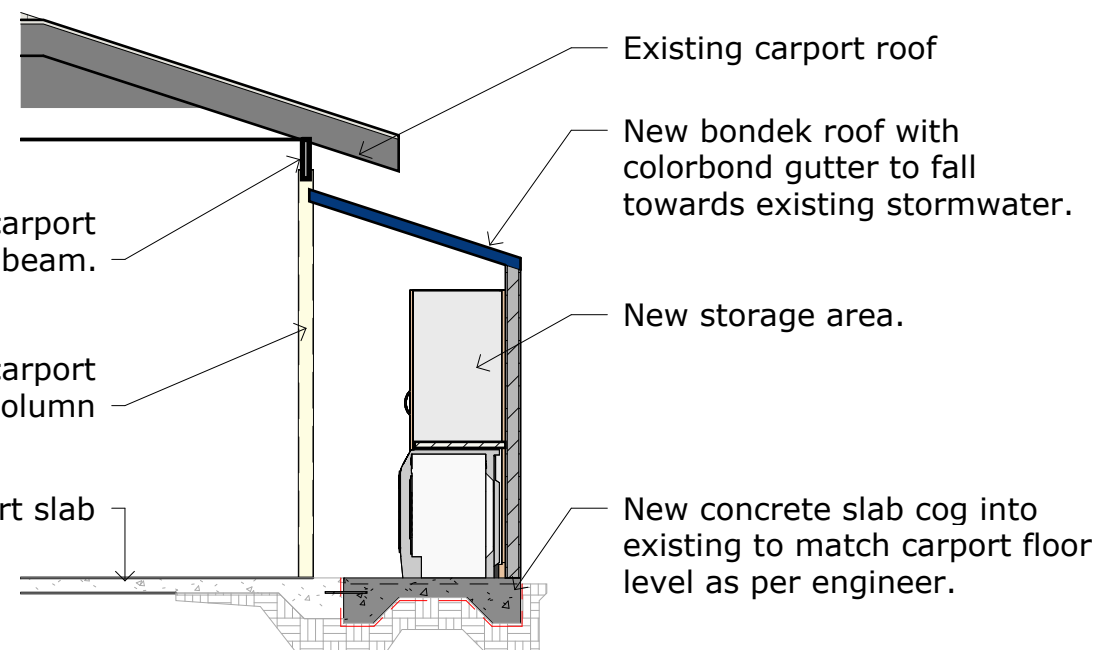
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A-02



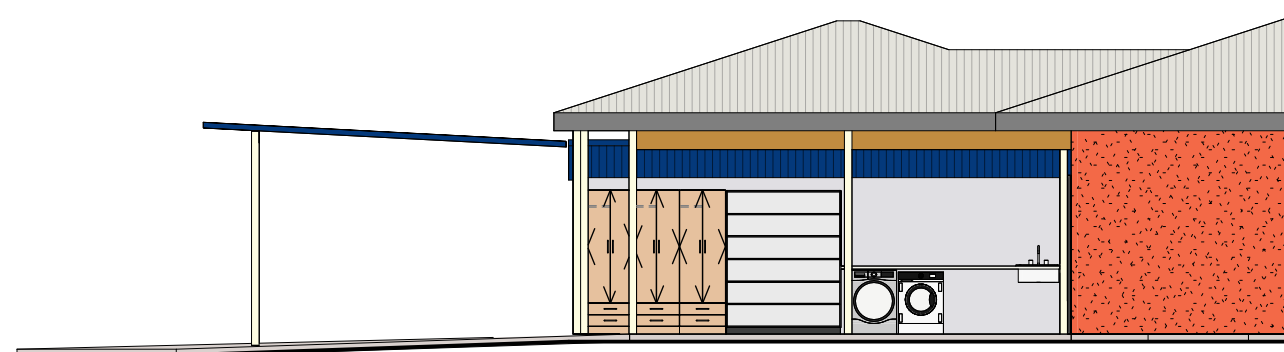
1 Elevation 1 - a
1 : 50



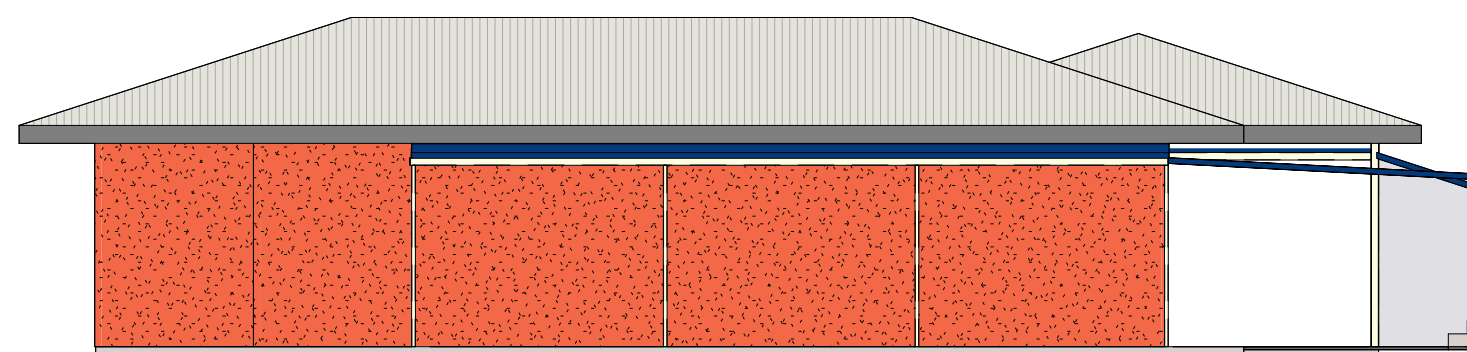
3 Elevation 1 - b
1 : 100



2 Section 1
1 : 50



4 Elevation 2 - a
1 : 100



5 Elevation 3 - a
1 : 100

GENERAL NOTES:
All dimension shown are nominal only, builder to check dimensions on site prior to order and manufacturing and commencement of construction.
Do not scale off drawings.
Plans to be read in conjunction with building certification and section 40.

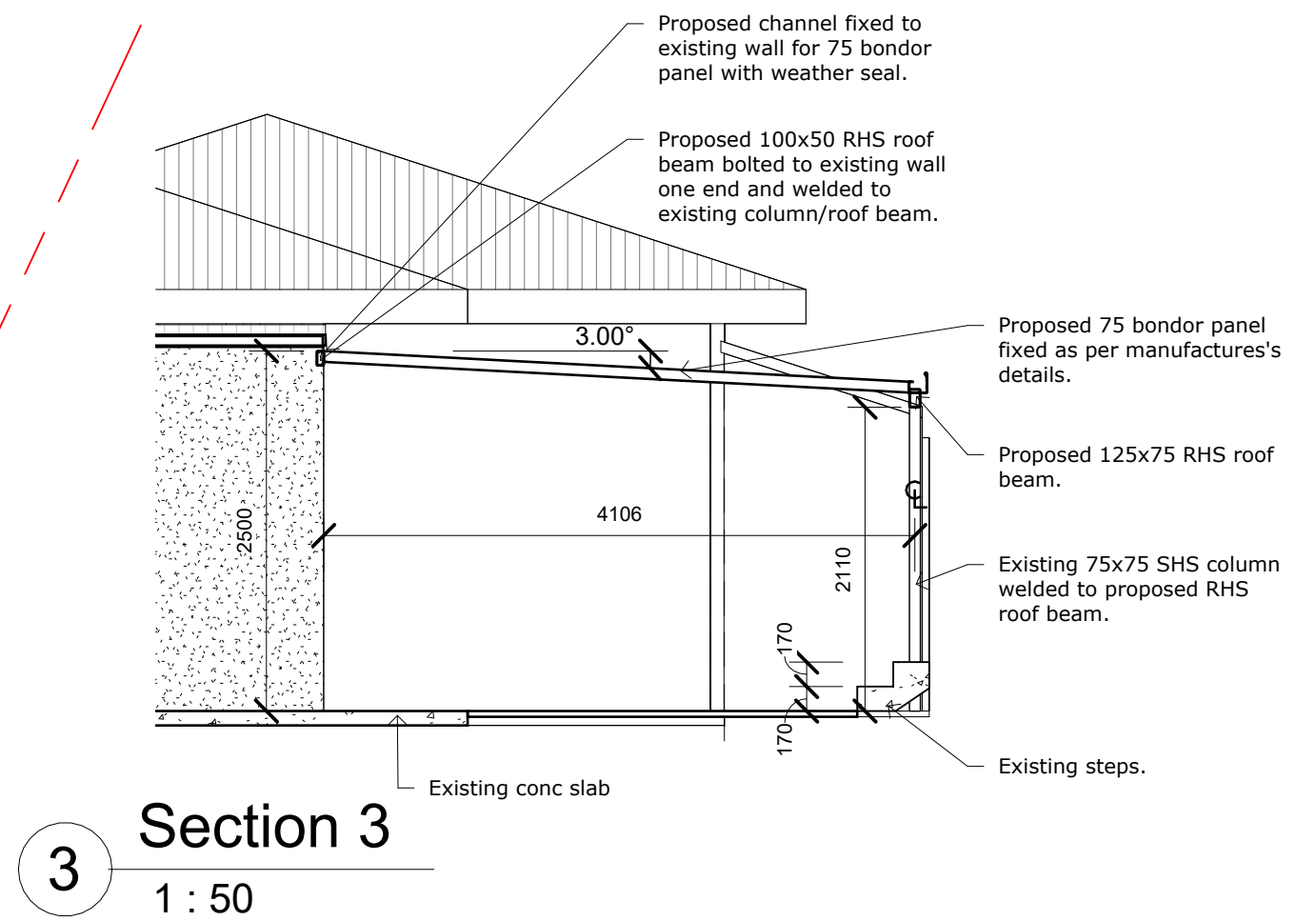
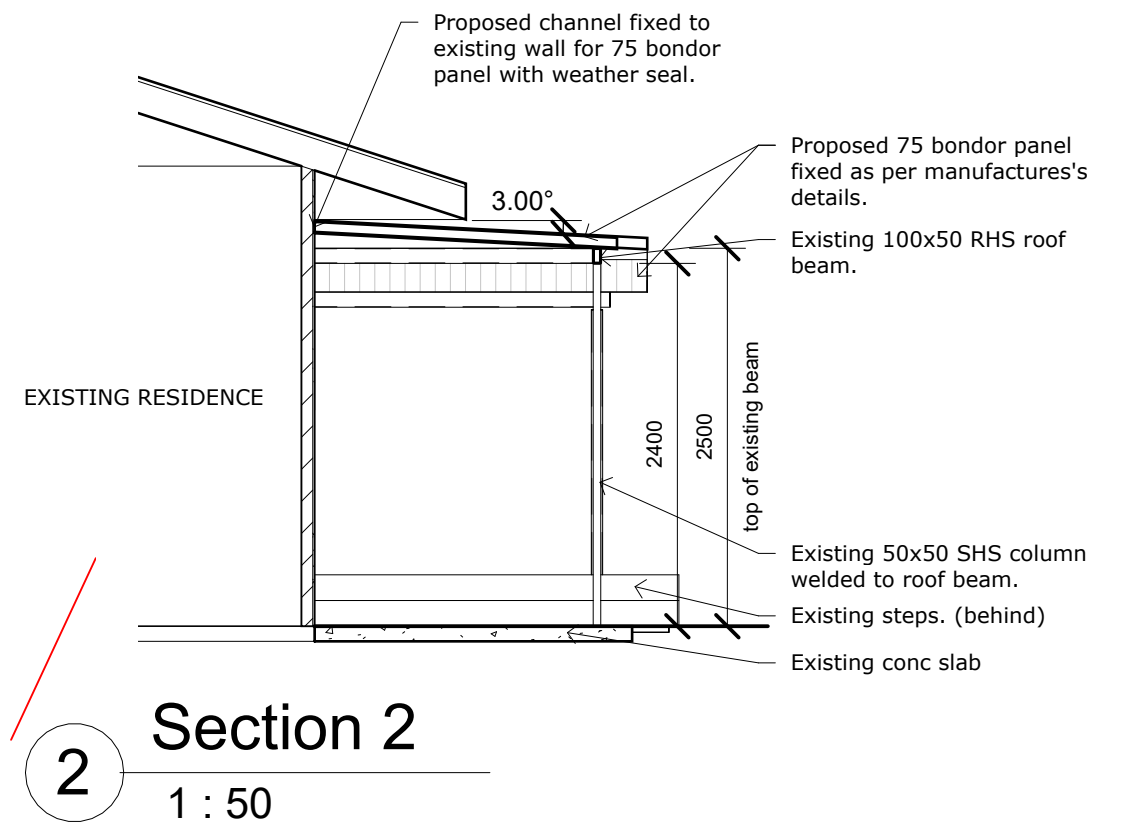
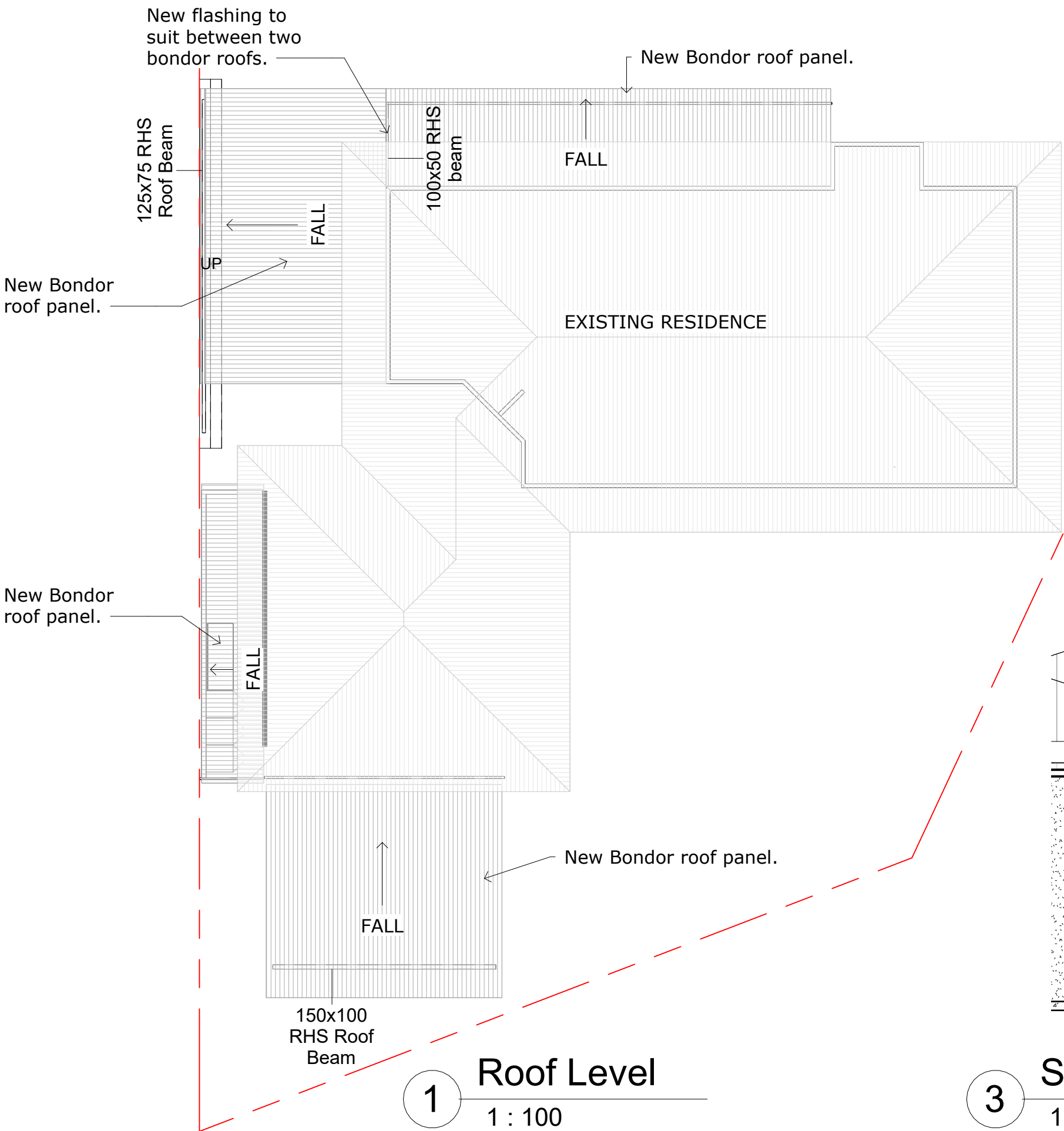


Proposed additions to existing residence
at, 39 Jennerae Drive, Alice Springs, NT.

Elevations	As indicated	5/08/2026 7:56:31 PM
Author	Checker	

JT DRAFTING
PH: 0417 220 333
PO BOX 3570, 0871

A-03

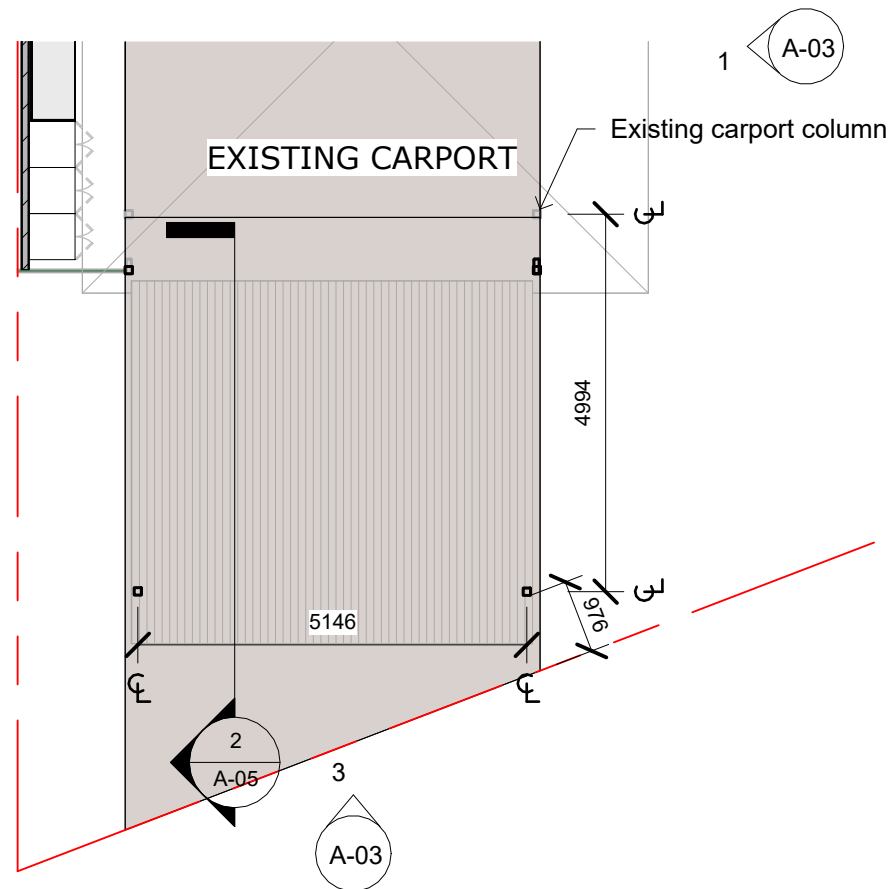


GENERAL NOTES:
All dimension shown are nominal only, builder to check dimensions on site prior to order and manufacturing and commencement of construction.
Do not scale off drawings.
Plans to be read in conjunction with building certification and section 40.

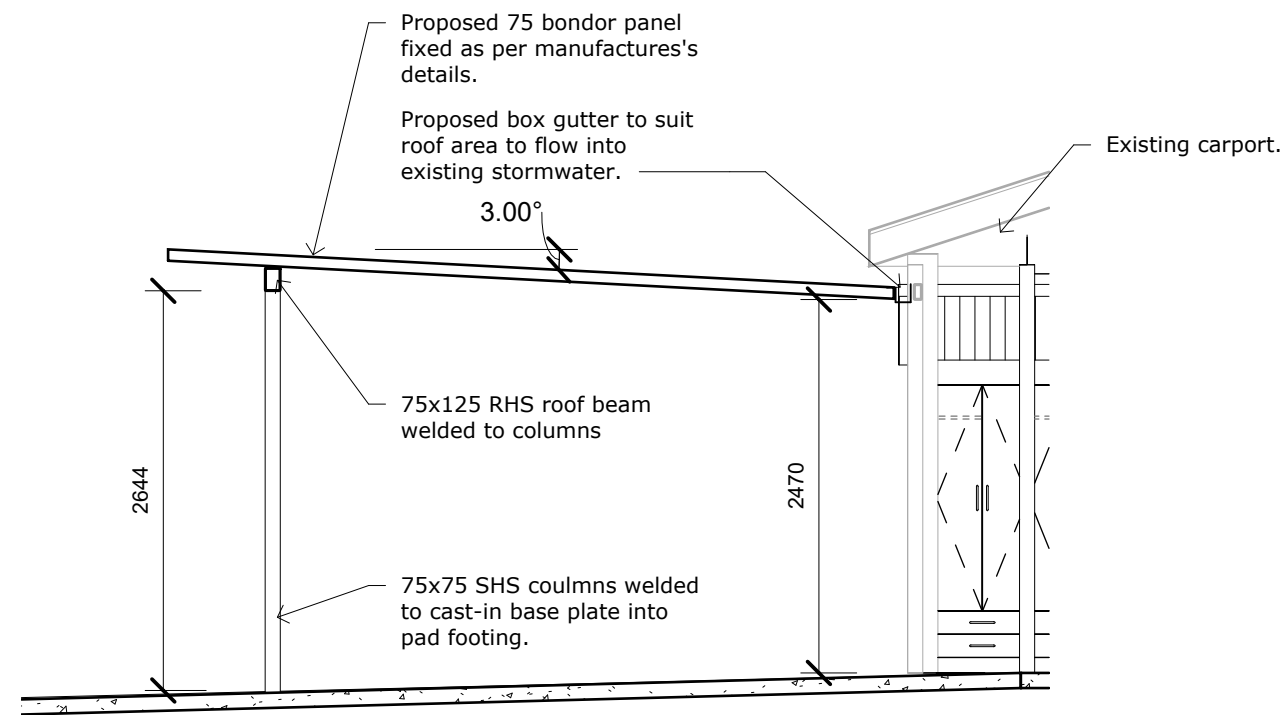


Proposed additions to existing residence at, 39 Jennerae Drive, Alice Springs, NT.		
Roof Plan & Sections	As indicated	5/08/2026 7:56:31 PM
Author	Checker	

JT DRAFTING
PH: 0417 220 333
PO BOX 3570, 0871
A-04



1 Carport Plan
1 : 100



2 Section 4
1 : 50

GENERAL NOTES:
All dimension shown are nominal only, builder to check dimensions on site prior to order and manufacturing and commencement of construction.
Do not scale off drawings.
Plans to be read in conjunction with building certification and section 40.



Proposed additions to existing residence
at, 39 Jennerae Drive, Alice Springs, NT.

Carport

As indicated

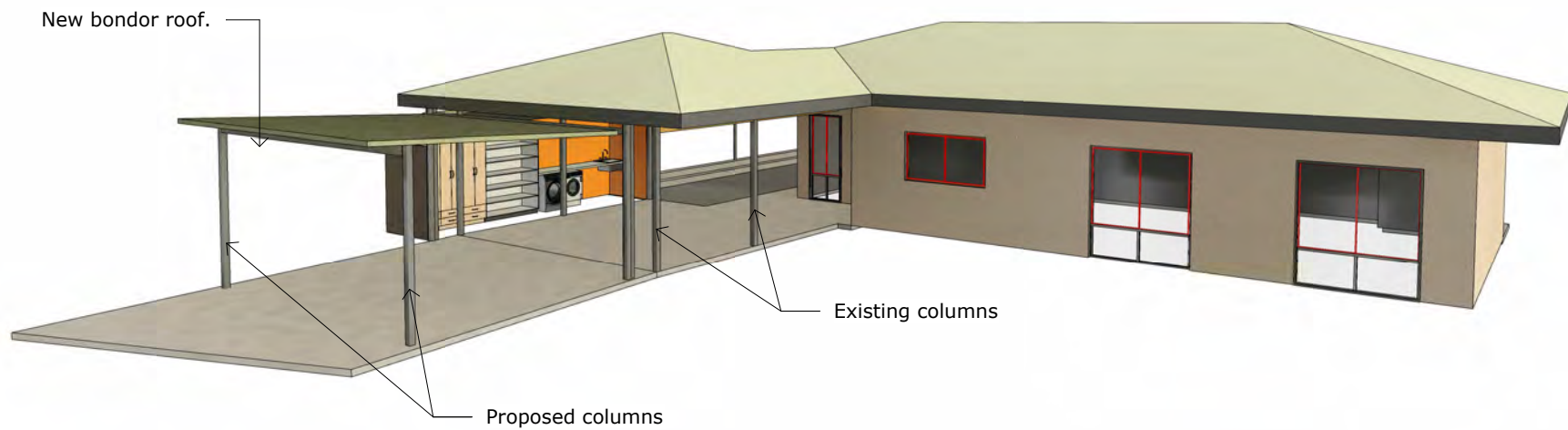
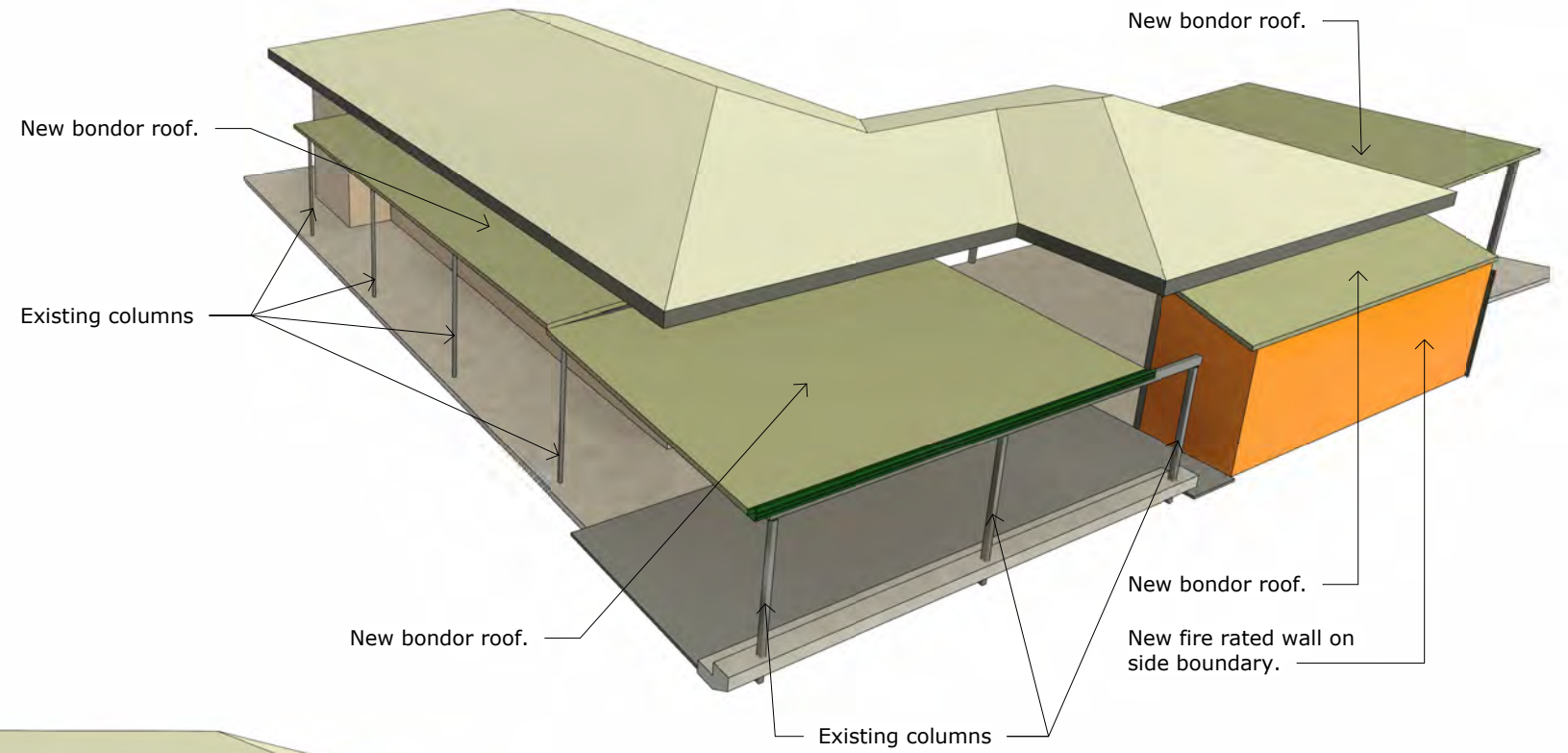
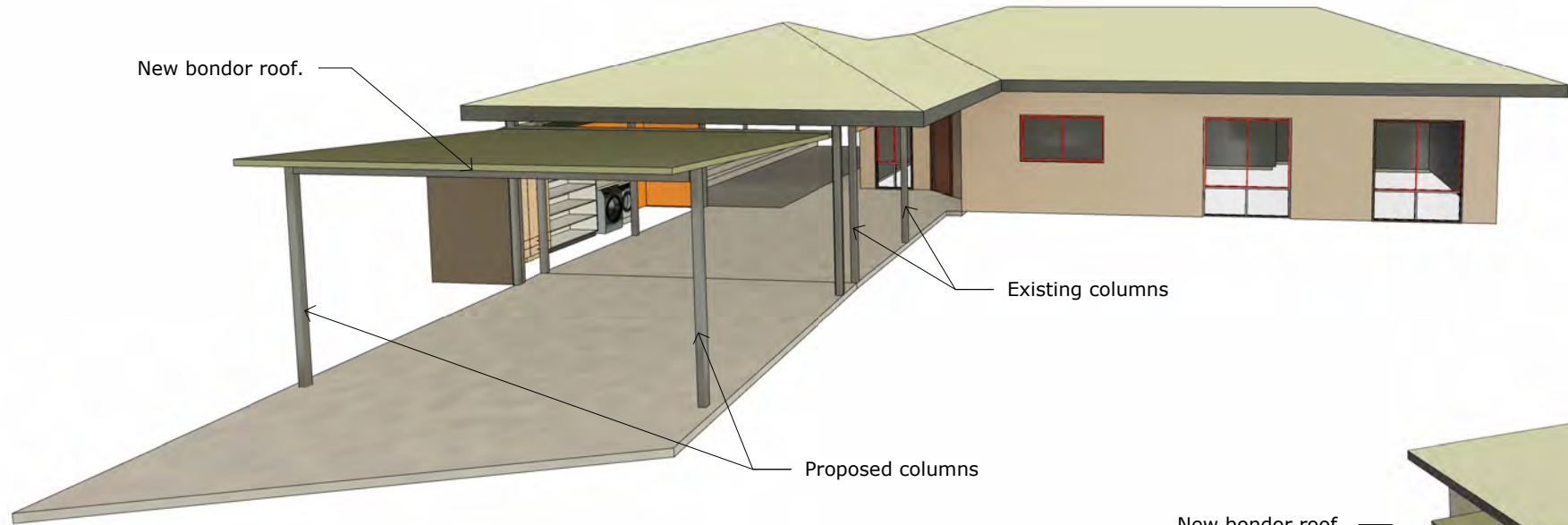
5/08/2026 7:56:31 PM

Author

Checker

JT DRAFTING
PH: 0417 220 333
PO BOX 3570, 0871

A-05



GENERAL NOTES:
 All dimension shown are nominal only, builder to check dimensions on site prior to order and manufacturing and commencement of construction.
 Do not scale off drawings.
 Plans to be read in conjunction with building certification and section 40.



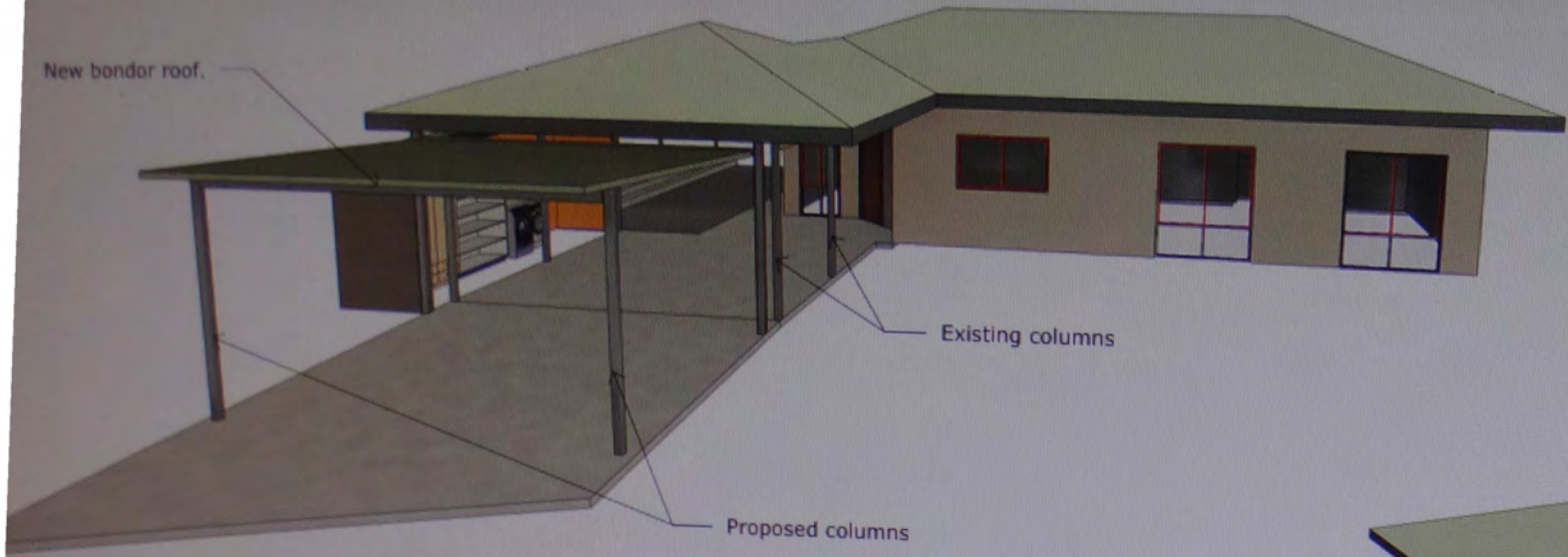
**Proposed additions to existing residence
 at, 39 Jennerae Drive, Alice Springs, NT.**

3D Views		5/08/2026 7:56:35 PM
Author	Checker	

JT DRAFTING
 PH: 0417 220 333
 PO BOX 3570, 0871

P-01

New bondor roof.

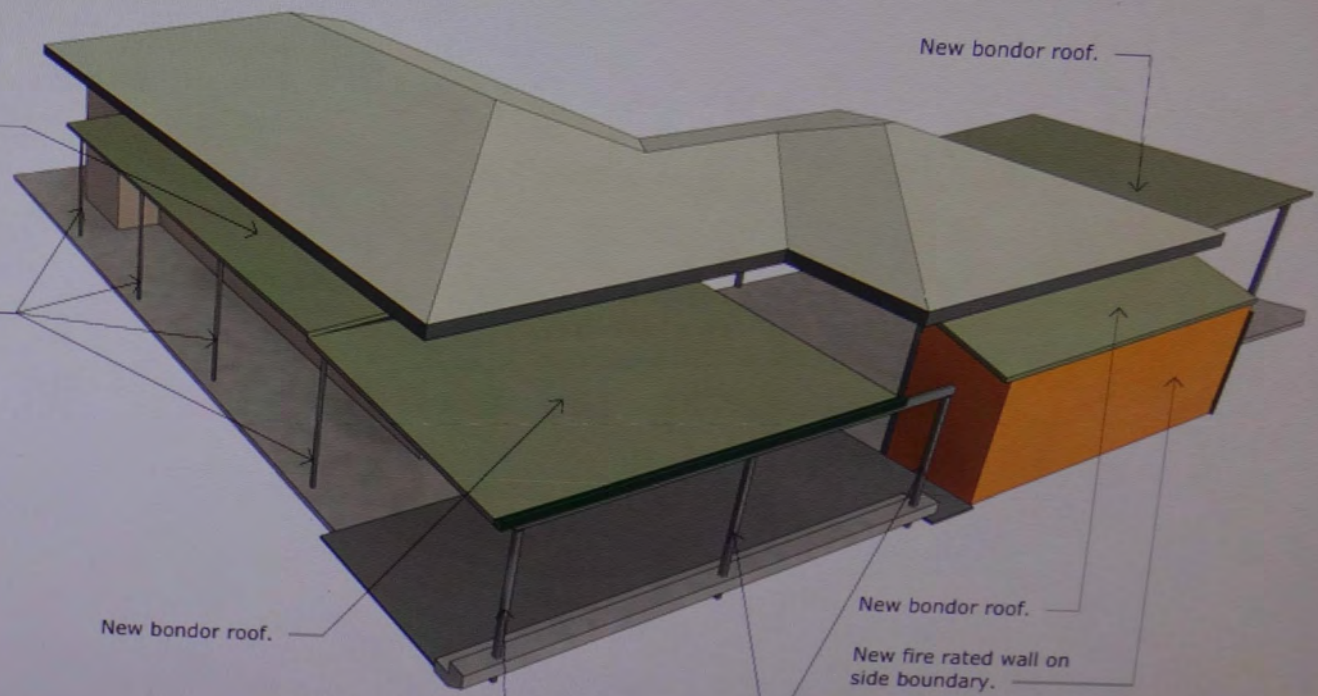


Existing columns

Proposed columns

New bondor roof.

Existing columns



New bondor roof.

New bondor roof.

New fire rated wall on side boundary.

Existing columns

New bondor roof.



Existing columns

Proposed columns

James Daniel Thomas

Ilparpa Road, White Gums, NT

Re 39 Jennerae Drive

Dear Jim,

As the owners of the property at 39 Jennerae Drive, Alice Springs NT 0870, we hereby grant you permission to lodge the planning applications for a variation to the building regulations for this property.

Yours sincerely,
Kulwinder Signh

and Amrit Kaur

31/07/26.

Amrit Kaur
18/8/26,



NORTHERN TERRITORY OF AUSTRALIA
ABN: 84 085 734 992

Development Applications Online

GPO Box 1680, Darwin NT 0801

TAX INVOICE NUMBER: DAO000084166

Invoice Date: 27/08/2026

Mr James Daniel Thomas
PO BOX 859
ALICE SPRINGS NT 0871 AUS

Payment for 39 Jennerae Drive (PA2026/0290)

Item Description	Charge (GST inclusive)	GST
Advertisement fee	\$149.00	\$0.00
Application fee	\$269.00	\$0.00

Total Amount Paid: \$418.00
Total Amount includes G.S.T. of \$0.00

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - section 57(3)

VARIATION PERMIT

PERMIT NUMBER :DP05/0138A

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Parcel No: Lot 06146
Town/Hundred: Town of Alice Springs
Street Address: 327 STUART HWY, ALICE SPRINGS

APPROVED VARIATION

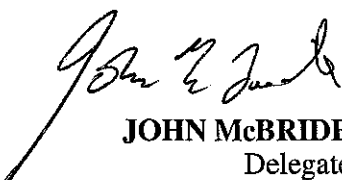
Consent is hereby granted, in pursuance of section 57(3) of the Planning Act, to vary condition 6 of Development Permit DP05/0138, the variation resulting in the development not being substantially different from the development originally permitted.

REASONS FOR THE DECISION

1. The proposed changes to the building envelopes are minor and relate to proposed lots 6, 7, 24, 25, 26, 27, 29, 30 and 31 respectively. None of the changes to the approved envelopes will cause a requirement for further variations to the standard minimum setback requirements.
2. This variation does not result in the development being substantially different from the development originally permitted and all other conditions of the original permit remain applicable.

BASE PERIOD OF THE PERMIT

This permit does not extend the base period of the permit.


JOHN McBRIDE
Delegate
Development Consent Authority

10 / 1 / 2006

VARIATION PERMIT

PERMIT NUMBER: DP05/0138A

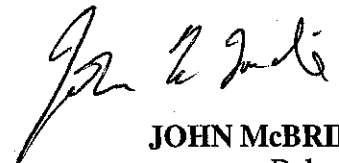
SCHEDULE OF CONDITIONS

1. Approval is granted to allow minor changes to the building envelope plan (that was endorsed under condition 6 of Development Permit DP05/0138), in accordance with the drawing numbered PA05/0185/1A and endorsed by the delegate of the Development Consent Authority (the Authority) as forming part of this permit.

In all other respects, the conditions of Development Permit DP05/0138 remain the same.

NOTE:

This variation 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 (89519253), Department of Planning and Infrastructure may also be able to advise you with regard to Building Permit requirements.



JOHN McBRIDE
Delegate
Development Consent Authority

10 / 11 / 2006

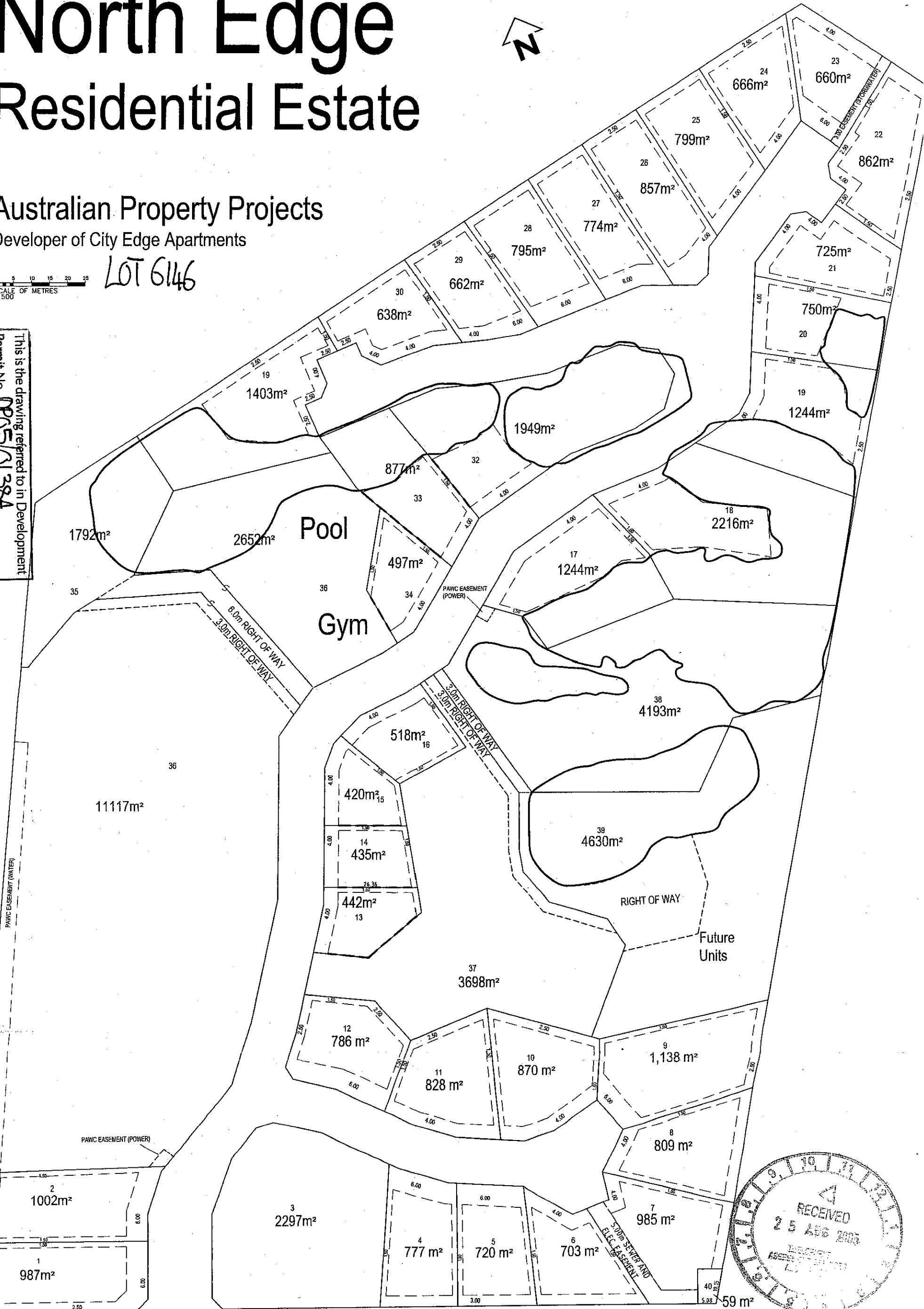
North Edge Residential Estate

Australian Property Projects
Developer of City Edge Apartments

SCALE OF METRES
1:500

LOT 6146

This is the drawing referred to in Development
Permit No. PA05/01384
issued by the Development Consent Authority
on 10.1.2006
[Signature]
Delegate of Authority



DRAWING NUMBER
PA05/0185/1A

STUART HIGHWAY

© AUSTRALIAN PROPERTY PROJECT
BUILDING ENVELOPE PLAN

23.08.0

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 53, 54 and 55

DEVELOPMENT PERMIT

PERMIT NUMBER: DP05/0138

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Parcel No: Lot 06146
Town/Hundred: Town of Alice Springs
Street Address: 327 STUART HWY, ALICE SPRINGS

APPROVED PURPOSE

To use and develop the land for the purpose of developing a single dwelling and ancillary structures on each of 20 x R1 (Residential 1 - Low Density) zoned lots, in accordance with the attached schedule of conditions and the endorsed plans.

REASONS FOR THE DECISION

The development permit is considered/expected to:

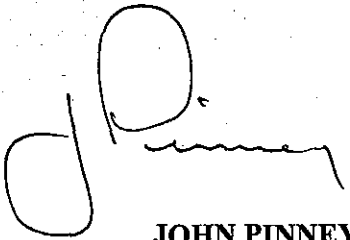
- assist in optimising design opportunities for lots within the subdivision area;
- ensure that any adjustments to the proposed subdivision layout (ref: Authority Resolution 007/05) are duly recognised; and
- ensure that post-subdivision development responds appropriately to the residential provisions of the Alice Springs Town Plan 1992 (as amended).

VARIATIONS GIVEN

Clause 17.2 (building envelopes) of the Alice Springs Town Plan 1992 (as amended), to allow reduced building setbacks in accordance with the development permit.

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.


JOHN PINNEY
Chairman
Development Consent Authority

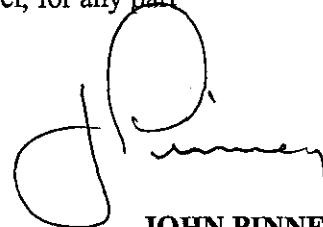
7/4/2005

DEVELOPMENT PERMIT

PERMIT NUMBER: DP05/0138

SCHEDULE OF CONDITIONS

1. This development permit becomes effective once Titles are issued in relation to lots proposed through a subdivision application (for Lot 6146 Stuart Highway) delegated for approval through Authority Resolution 007/05.
2. In the event that the subdivision effected through a permit issued pursuant to Resolution 007/05 provides a different lot layout and easement configuration to that shown in the plan endorsed as part of this permit, the developer shall submit a revised building envelope plan to the Authority for approval. (Note: In considering such a revised plan, the Authority will have regard to Resolution 007/05).
3. This development permit applies in perpetuity.
4. Consent under this permit relates to the proposed lots identified in the plan endorsed on the date of issue of this permit as part of this permit, as lot/parcels numbers 6, 7, 8, 10, 11, 12, 17-22, 24, 25, 26 and 29 - 33.
5. Dwellings are limited to a maximum of 2 storeys.
6. The development of a single dwelling and ancillary structures is permitted on each lot, subject to building setbacks complying with the building envelope plan approved as part of this permit; except for:
 - a) detached sheds with a floor area greater than 10m² and garages, which must be setback a minimum of 6.0 metres from the front boundary, except with further consent; and
 - b) 2-storey development, which must be setback by an additional 0.5 metres for every 1.0 metre of height (or part thereof) over 3.6 metres above ground level, for any part of the building that is higher than 3.6 metres above ground level.



JOHN PINNEY
Chairman

Development Consent Authority

7/12/2005

DEVELOPMENT PERMIT

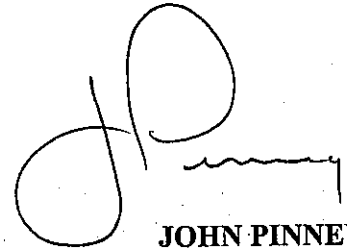
PERMIT NUMBER: DP05/0138

NOTES:

1. The developer is advised to consult the Aboriginal Areas Protection Authority with a view to identifying any potential sacred sites issues prior to commencement of any development works.
2. 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 Infrastructure, Planning and Environment may also be able to advise you with regard to Building Permit requirements. Where a lesser minimum building setback requirement applies under the development provisions than is shown on the plan endorsed as part of this permit, the minimum requirement set out under the development provisions shall apply.
3. Where a lesser minimum building setback requirement applies under the development provisions than is shown on the plan endorsed as part of this permit, the minimum requirement set out under the development provisions shall apply.

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).



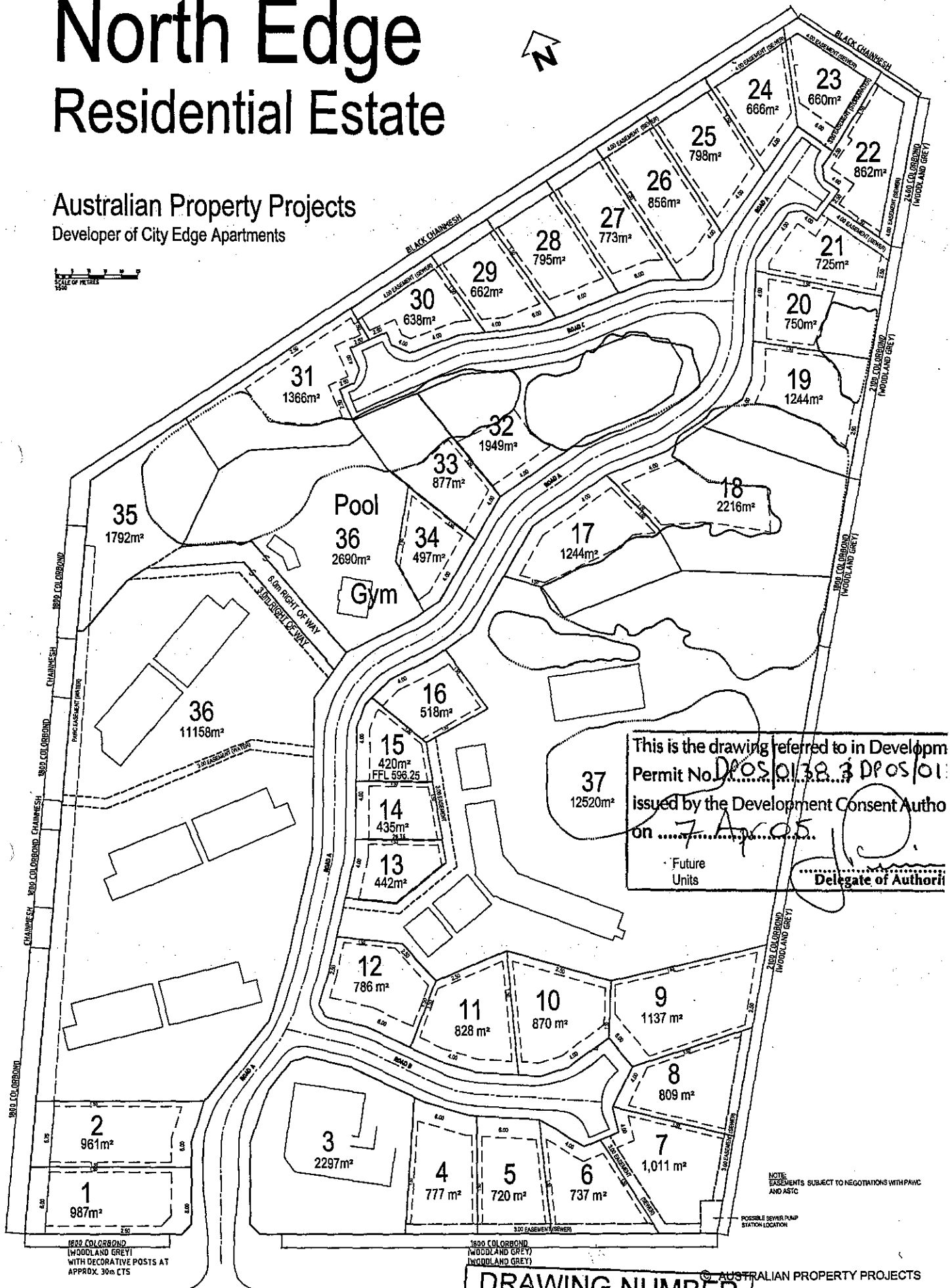
JOHN PINNEY
Chairman

Development Consent Authority

7/4/2005

North Edge Residential Estate

Australian Property Projects
Developer of City Edge Apartments



This is the drawing referred to in Development Permit No. PAOS/0185/1 issued by the Development Consent Authority on 7 Apr 05.

Future Units

Delegate of Authority

NOTE: EXHIBENTS SUBJECT TO NEGOTIATIONS WITH PAHC AND ASIC

POSSIBLE SEWER PUMP STATION LOCATION

DRAWING NUMBER

PAOS/0185/1

© AUSTRALIAN PROPERTY PROJECTS

04.04.05

04-001-08/03

STUART HIGHWAY

Ref: Lot 9495
TRIM Ref: PA2026/0290

Enquiries: Anna Anders

30 September 2026

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

Attention: Mr. Sebit Rambang

Dear Madam Chair,

PROPOSED DEVELOPMENT – LOT 9495, 39 JENNERAE DRIVE (PA2026/0290)

I refer to the letter from the Authority dated 01/09/2026 (reference **PA2026/0290**) regarding a development permit application for Outbuildings (Carport and Laundry) addition to dwelling-single with reduced setback to primary street and side boundary.

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

1. *All stormwater runoff from impervious areas is to be contained within the site or discharged to the Council stormwater drainage system. If the developer discharges stormwater into the Council stormwater drainage system a permit must be obtained from Council for work within the road reserve before commencement of the work.*
 - *All structures located on or adjacent to a property boundary must be fitted with gutters, downpipes and associated drainage infrastructure to ensure roof water is collected and directed to a lawful point of discharge within the site. No stormwater runoff is to be discharged onto adjoining properties.*

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.

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

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

Yours faithfully



Anna Anders
PROJECT AND DEVELOPMENT COORDINATOR

Cc: **Mr James Thomas**
PO BOX 859
Alice Springs
NT 0870

Email: jimthomas@ozmail.com.au

Phone 1800 245 092

Web powerwater.com.au

Record No: D2026/270019

Container No: NE010/9495

Your Ref: PA2026/0290

Dennis Rop
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Dennis

Re: Lot 9495 (39) Jennarae Drive Stuart Town of Alice Springs

In response to your letter with the above proposal for the purpose of an additional outbuilding (carport and laundry) to an existing dwelling, Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. If there is any applicable electrical installation to be carried out for the proposed outbuilding addition, the landowner shall engage a licensed electrician to install it in accordance with PWC's current NP018-Service and Installation Rules.
2. If it does not, the landowner shall provide a signed statement confirming "There wasn't any electrical installation carried out for the installed outbuilding (carport and laundry) addition on Lot 9495 (39) Jennarae Drive Stuart Town of Alice Springs" for NT WorkSafe record keeping compliance.

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

Yours sincerely



Thanh Tang
Manager Distribution Development

8 September 2026

Technical Assessment PA2026/0290

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

Application No: PA2026/0290
Lot number: 09495
Town/Hundred: Town of Alice Springs
Address: 39 Jennerae Drive, Stuart NT
Zone: LR (Low Density Residential)
Site Area: 666m²
Proposal: Outbuildings (carport and laundry) addition to dwelling-single with reduced setbacks to the primary street and side boundaries
Plans used for assessment: Plans prepared by JT Drafting. Identified as A-01, A-02, A-03, A-04, A-05 and P-01. Received on 19/08/2026.
Date assessment finalised: 11 September 2026

The proposed development requires consent under the Northern Territory Planning Scheme 2020, as it is in Zone LR (Low Density Residential) and has become *Merit Assessable* under Clause 1.8(1)(b)(ii)(2) of the Planning Scheme.

The relevant clauses are assessed in the summary below with any identified non-compliances addressed overleaf.

Clause (General Requirements)	Compliance	
	Yes	No
5.2.1 (General Height Control)	☒	☐
5.2.4 (Car Parking)	N/A	
5.2.6.1 (Landscaping in Zones other than Zone CB)	N/A	
5.2.7 Setbacks for Development Adjacent to Land in LR, LMR, MR or HR	N/A	

Clause (Specific Development Requirements)	Compliance	
	Yes	No
5.4.1 (Residential Density)	N/A	
5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)	☐	☒
5.4.6 (Private Open Space)	N/A	

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 and is no indication of whether or not approval will be given by the consent authority. It is noted that clause 1.10(2) provides for the consent authority to exercise discretion in making a decision on a development in particular circumstances.

2.0 Strategic Framework -Alice Springs Regional Land Use

Definition

Amenity in relation to a locality or building, means any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable.

Ancillary means associated with, but auxiliary and subordinate to, the primary land use.

Outbuilding means a non-habitable structure that is ancillary to the primary use of the land including a shed, garage, carport, pergola or shade sail.

Dwelling-single means a building containing one dwelling only.

4.2 Zone LR (Low Density Residential)

NTPS 2020	DAS/DLPE Comments
<u>Zone Purpose</u> Provide predominantly for low rise urban residential development comprising individual houses and uses compatible with residential amenity, in locations where full reticulated services are available. <u>Zone Outcomes</u> Dwellings-single and associated dwellings-independent predominantly two storeys or less, on individual lots on a range of lot sizes that respond to changing community needs. Home based businesses and dwellings-community residence are conducted in a manner consistent with residential amenity. Residential care facilities are of a scale and conducted in a way that maintains the residential character and amenity of the zone. Dwellings and outbuildings are set back in a manner sympathetic to neighbours, the streetscape and scale and character of surrounding development. - Non-residential activities such as community centres: - support the needs of the immediate residential community; - are of a scale and intensity compatible with the residential character and amenity of the area; - wherever possible, are co-located with other non-residential activities in the locality; - avoid adverse impacts on the local road network; and - are managed to minimise unreasonable impacts to the amenity of surrounding residents. - Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces. - 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 and community facilities.	- Complies - N/A - N/A - To be determined - N/A - Complies - Complies

An outbuilding is an expected development in Zone LR (Low Density Residential)

COMPLIES

5.2.1 General Height Control

NTPS 2020	DAS/DLPE Comments
<u>Purpose</u> 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. <u>Administration</u> 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.	
<u>Requirements</u> 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) Complies The proposed outbuilding has a height 2.6m which is below the required maximum building height of 8.5m. 6) N/A

COMPLIES

5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR.

NOT APPLICABLE

5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

NTPS 2020	DAS/DLPE Comments									
<u>Purpose</u> Ensure that residential buildings and ancillary structures are located in a manner that: (a) is compatible with the streetscape and surrounding development including residential buildings on the same site; (b) minimises adverse effects of building massing when viewed from adjoining land and the street; (c) avoids undue overlooking of adjoining properties; and (d) facilitates breeze penetration through and between buildings. <u>Administration</u> 1. This clause does not apply in Zones CB, LI, GI and DV. 2. In this clause: (a) an ancillary structure includes an outbuilding (excluding shade sails), balcony, portico and the like, which may or may not include external walls; and (b) for all developments except dwelling-multiple in Zone MR or HR, where a lot has a boundary with a public street from which vehicular access to the lot is restricted by the controlling Agency or local government council, this boundary shall be considered a side or rear lot boundary for the purpose of calculation of the building setback. 3. The consent authority may consent to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property. 4. If a building setback plan in Schedule 9 does not establish a specific setback to a nominated boundary, residential buildings and ancillary structures are to be set back from that boundary in accordance with sub-clause 6(a) or clause 5.4.3.3 as appropriate. 5. Despite sub-clause 6 sheds in Zones other than H, A, RR, RL and R may have a nil setback to the side and rear boundaries provided it is (a) 6m or more from the primary street and 2.5m or more from a secondary street when measured to the wall of the shed or where there is no wall, the outer face of any column; (b) has a cumulative floor area of 15m² or less; (c) is 2.5m or less in height; (d) has no openings in walls that are less than 1.5m from a lot or unit title; and (e) does not discharge rainwater on an adjacent lot or unit title.										
<u>Requirements</u> 6. Subject to clause 5.2.7, building setbacks of residential buildings and ancillary structures are to be set back from lot boundaries in accordance with: (a) the relevant table to this clause; or (b) any setbacks established in a building setback plan that is included in Schedule 9.	<table><tr><th>Boundary</th><th>Proposal</th><th>DAS/DLPE Comments</th></tr><tr><td>Primary Boundary</td><td>0.976m</td><td>Does not comply</td></tr><tr><td>Side Boundary</td><td>0</td><td>Does not Comply</td></tr></table>	Boundary	Proposal	DAS/DLPE Comments	Primary Boundary	0.976m	Does not comply	Side Boundary	0	Does not Comply
Boundary	Proposal	DAS/DLPE Comments								
Primary Boundary	0.976m	Does not comply								
Side Boundary	0	Does not Comply								

7. Where a zero or 300mm setback is identified on a building setback plan in Schedule 9, a zero or 300mm setback can only be established to the boundary nominated on the setback plan.

8. Unless detailed in a table to this clause or within a building setback plan in Schedule 9, no part of the roof structure, including gutters and eaves, is to encroach more than 0.9m into the minimum **building setbacks** (subject to the Building Code of Australia) from the lot boundaries.

Editor's Note: If a zero or 300mm setback identified within a building setback plan is not used, the requirements of sub-clause 6(a) apply.

Table A to Clause 5.4.3: Minimum building setbacks for residential buildings and ancillary structures in zones other than RR, RL, R, H and A		
Lot Boundary	Minimum Setback for 1 or 2 storey buildings	Minimum Setback for buildings over 2 storeys
Primary street frontage	6m for residential buildings , and ancillary structures with external walls <u>and</u> 4.5m for ancillary structures and balconies without external walls <u>or</u> 3m for shade sails, to a maximum height of 2.5m at the minimum setback	7.5m for residential buildings , and ancillary structures with external walls <u>and</u> 4.5m for ancillary structures without external walls
Secondary street frontage	2.5m for residential buildings <u>and</u> 1.5m for ancillary structures and balconies without external walls. <u>or</u> 0.9m for shade sails, to a maximum height of 2.5m at the minimum setback	2.5m for residential buildings and ancillary structures with external walls <u>and</u> 1.5m for ancillary structures without external walls

Table A to Clause 5.4.3: Minimum building setbacks for residential buildings and ancillary structures in zones other than RR, RL, R, H and A		
Lot Boundary	Minimum Setback for 1 or 2 storey buildings	Minimum Setback for buildings over 2 storeys
Side and rear lot boundaries	1.5m for residential buildings and ancillary structures <u>or</u> 1m, provided that the subject wall: - only includes openings that are either glazed in an opaque material and cannot be opened, or have a sill height of 1.6m or greater; - does not extend beyond a maximum height of 3.5m; and - does not extend beyond a maximum length of 9m <u>except</u> shade sails which may be setback 0.9m to a maximum height of 2.5m at minimum setback	3m for residential buildings with habitable rooms with windows or doors facing the subject boundary; and - verandahs and/ or balconies facing the subject boundary; and - shade sails <u>or</u> 1.5m for residential buildings where the subject wall only includes: - non-habitable rooms; habitable rooms without windows and/ or doors facing the boundary; and ancillary structures, whether with or without external walls excluding, verandahs, balconies or shade sails

Rear Boundary

10m

Complies

The subject site requires a variation resulting from the reduced setback at the side and primary boundary of the subject site.

TO BE DETERMINED

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - section 57(3)

VARIATION PERMIT

PERMIT NUMBER :DP05/0138A

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Parcel No: Lot 06146
Town/Hundred: Town of Alice Springs
Street Address: 327 STUART HWY, ALICE SPRINGS

APPROVED VARIATION

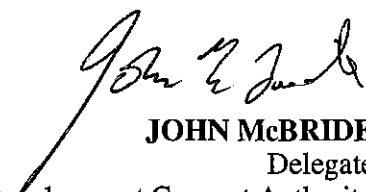
Consent is hereby granted, in pursuance of section 57(3) of the Planning Act, to vary condition 6 of Development Permit DP05/0138, the variation resulting in the development not being substantially different from the development originally permitted.

REASONS FOR THE DECISION

1. The proposed changes to the building envelopes are minor and relate to proposed lots 6, 7, 24, 25, 26, 27, 29, 30 and 31 respectively. None of the changes to the approved envelopes will cause a requirement for further variations to the standard minimum setback requirements.
2. This variation does not result in the development being substantially different from the development originally permitted and all other conditions of the original permit remain applicable.

BASE PERIOD OF THE PERMIT

This permit does not extend the base period of the permit.


JOHN McBRIDE
Delegate
Development Consent Authority

10 / 1 / 2006

VARIATION PERMIT

PERMIT NUMBER: DP05/0138A

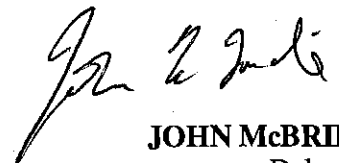
SCHEDULE OF CONDITIONS

1. Approval is granted to allow minor changes to the building envelope plan (that was endorsed under condition 6 of Development Permit DP05/0138), in accordance with the drawing numbered PA05/0185/1A and endorsed by the delegate of the Development Consent Authority (the Authority) as forming part of this permit.

In all other respects, the conditions of Development Permit DP05/0138 remain the same.

NOTE:

This variation 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 (89519253), Department of Planning and Infrastructure may also be able to advise you with regard to Building Permit requirements.



JOHN McBRIDE
Delegate
Development Consent Authority

10 / 11 / 2006

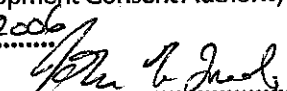
North Edge Residential Estate

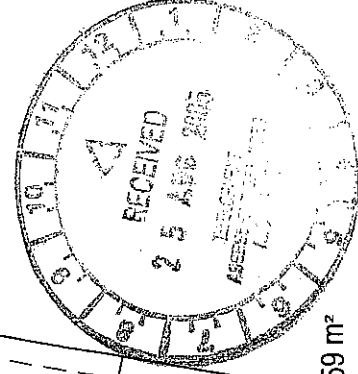


Australian Property Projects
Developer of City Edge Apartments

LOT 6146

SCALE OF METRES
1:500

This is the drawing referred to in Development
Permit No. **DP05/0138A**
issued by the Development Consent Authority
on **10.1.2006**

Delegate of Authority



DRAWING NUMBER
PA05/0185/1A

4

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 53, 54 and 55

DEVELOPMENT PERMIT

PERMIT NUMBER: DP05/0138

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Parcel No: Lot 06146
Town/Hundred: Town of Alice Springs
Street Address: 327 STUART HWY, ALICE SPRINGS

APPROVED PURPOSE

To use and develop the land for the purpose of developing a single dwelling and ancillary structures on each of 20 x R1 (Residential 1 - Low Density) zoned lots, in accordance with the attached schedule of conditions and the endorsed plans.

REASONS FOR THE DECISION

The development permit is considered/expected to:

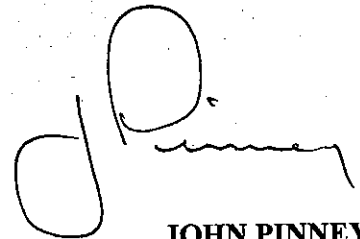
- assist in optimising design opportunities for lots within the subdivision area;
- ensure that any adjustments to the proposed subdivision layout (ref: Authority Resolution 007/05) are duly recognised; and
- ensure that post-subdivision development responds appropriately to the residential provisions of the Alice Springs Town Plan 1992 (as amended).

VARIATIONS GIVEN

Clause 17.2 (building envelopes) of the Alice Springs Town Plan 1992 (as amended), to allow reduced building setbacks in accordance with the development permit.

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.



JOHN PINNEY
Chairman

Development Consent Authority

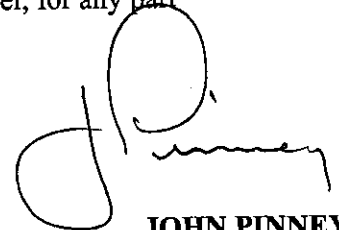
7/4/2005

DEVELOPMENT PERMIT

PERMIT NUMBER: DP05/0138

SCHEDULE OF CONDITIONS

1. This development permit becomes effective once Titles are issued in relation to lots proposed through a subdivision application (for Lot 6146 Stuart Highway) delegated for approval through Authority Resolution 007/05.
2. In the event that the subdivision effected through a permit issued pursuant to Resolution 007/05 provides a different lot layout and easement configuration to that shown in the plan endorsed as part of this permit, the developer shall submit a revised building envelope plan to the Authority for approval. (Note: In considering such a revised plan, the Authority will have regard to Resolution 007/05).
3. This development permit applies in perpetuity.
4. Consent under this permit relates to the proposed lots identified in the plan endorsed on the date of issue of this permit as part of this permit, as lot/parcels numbers 6, 7, 8, 10, 11, 12, 17-22, 24, 25, 26 and 29 - 33.
5. Dwellings are limited to a maximum of 2 storeys.
6. The development of a single dwelling and ancillary structures is permitted on each lot, subject to building setbacks complying with the building envelope plan approved as part of this permit; except for:
 - a) detached sheds with a floor area greater than 10m² and garages, which must be setback a minimum of 6.0 metres from the front boundary, except with further consent; and
 - b) 2-storey development, which must be setback by an additional 0.5 metres for every 1.0 metre of height (or part thereof) over 3.6 metres above ground level, for any part of the building that is higher than 3.6 metres above ground level.



JOHN PINNEY
Chairman

Development Consent Authority

7/12/2005

DEVELOPMENT PERMIT

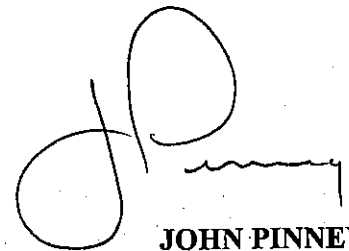
PERMIT NUMBER: DP05/0138

NOTES:

1. The developer is advised to consult the Aboriginal Areas Protection Authority with a view to identifying any potential sacred sites issues prior to commencement of any development works.
2. 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 Infrastructure, Planning and Environment may also be able to advise you with regard to Building Permit requirements. Where a lesser minimum building setback requirement applies under the development provisions than is shown on the plan endorsed as part of this permit, the minimum requirement set out under the development provisions shall apply.
3. Where a lesser minimum building setback requirement applies under the development provisions than is shown on the plan endorsed as part of this permit, the minimum requirement set out under the development provisions shall apply.

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).



JOHN PINNEY
Chairman

Development Consent Authority

7/4/2005

A horizontal scale bar with markings every 10 units, labeled 0, 10, 20, 30, 40, and 50. Below the scale, the text "SCALE OF METRES" is printed.



PAOS	0185	1
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NOTICE OF PROPOSED DEVELOPMENT

SUBMISSIONS CLOSE: MIDNIGHT, 18/09/2026

APPLICATION REF: PDC2026/001

APPLICANT:

James Eades / J Eades

ADDRESS:

11/12-12, Dawson Road, Gungahlin / 20, Jamunah Drive, Gungahlin

ZONE/RI:

LS, M, NE General Residential

PROPOSAL:

2/3 Double Garage and Access/Driveway to existing garage with proposed extension
to be attached to existing house and driveway

VIEW THE APPLICATION AND LODGE A SUBMISSION

ONLINE:

visit www.nsw.gov.au/submit

ALICE SPRING

PHONE: 08 8552 2222

POST:

PO Box 10000 Alice Springs SA 5151

EMAIL:

development@alice.nsw.gov.au

Architectural rendering of the proposed development

