Report to the DCA

This report is prepared under section 30P of the *Planning Act 1999*, and considers the submissions made in relation to the proposal

DEVELOPMENT CONSENT AUTHORITY
LITCHFIELD DIVISION

PROPOSED CONCURRENT APPLICATION PA2026/0080

Amendment proposal to rezone Section 05111 Hundred of Strangways (79 Fred's Pass Road Humpty Doo)
from Zone RL (Rural Living) to Zone LMR (Low-Medium Density Residential)

And

A development proposal seeking consent to develop a Dwelling-group (32 x 2 bedroom and 28 x 3 bedroom) in 60 single storey buildings (Retirement Living) and Community Centre

Agenda Item Number: 7

Meeting Date: 17June 2026

Bookmark A -	**Exhibition Material**
Bookmark B -	**Submissions Received:** • **Public Submission: Bookmarks B1- B5** • **Service Authorities:** **Bookmarks B6–B12**
Bookmark C -	**Technical Assessment**

1. GENERAL INFORMATION

ADDRESS:	Section 05111 Hundred of Strangways (79 Fred's Pass Rd Humpty Doo)
CURRENT ZONE:	Zone RL (Rural Living)
PROPOSED ZONE:	Zone LMR (Low-Medium Living)
SUMMARY OF APPLICATION:	Dwelling-group (32 x 2 bedroom and 28 x 3 bedroom) in 60 single storey buildings (Retirement Living) and Community Centre
APPLICANT:	Gerard Rosse, Rosse Pty Ltd
LAND OWNER:	Rosse Pty Ltd
AREA:	24600 m^2

2. LEGISLATIVE REQUIREMENTS

The Minister for Lands, Planning and Environment is responsible for determining proposals to amend the NT Planning Scheme 2020 (including the amendment component of a concurrent application).

The *Planning Act 1999* establishes requirements relating to the exhibition, consultation and reporting of concurrent applications.

Under section 30N, the consent authority must conduct a hearing if any submissions are received during the exhibition period.

Under section 30P, the consent authority must (following any required hearing and taking account of matters under section 30P(2)) make a preliminary decision that if the Minister were to approve the amendment proposal, the authority would be likely to consent or refuse to consent to the development proposal.

Under section 30Q of the Act, the consent authority must give the Minister a written report that includes the preliminary decision, the submissions received, the issues raised in submissions or during consultation, and any other information that the consent authority believes the Minister should take into account when considering the proposal.

Upon receipt of a notice of approval of the amendment proposal from the Minister, the consent authority must determine, as required by section 30W(1), to either consent, alter and consent or refuse the development proposal.

3. ASSESSMENT SYNOPSIS

This report concludes that the Authority should:

- make a preliminary decision that if the Minister were to approve the amendment proposal the consent authority would be likely to consent to the development proposal;
- provide a report to the Minister including the preliminary decision, the submissions and the issues raised in the submissions; and
- delegate to the Chairman the determination of the development proposal subject to the Minister's decision on the amendment proposal.

4. PROPOSAL

On 11 March 2026, Gerard Rosse from Rosse Pty Ltd lodged a concurrent application comprising an amendment proposal to rezone Section 05111 Hundred of Strangways (79 Freds Pass Road, Humpty Doo), from Zone (RL (Rural Living) to Zone LMR (Low-Medium Living) and a development proposal seeking consent to construct a dwelling-group as 60 single storey buildings (Retirement Living), an ancillary outbuilding and a Community Centre, as detailed below:

Dwelling Group

- 32 x 2-bedroom dwellings and 28 x 3-bedroom dwellings, each with individual garden areas for private open space;

Outbuilding

- 9 x resident's storage sheds (within a large outbuilding) for residents to store large equipment such as caravans and boats

Community Centre

Intended for use by residents and the general public. The Community Centre Complex proposes the following:

- Reception Area
- Flexible multi-purpose rooms for use by residents, community groups, and visiting or pop-up health clinics
- Swimming Pool
- Vegetable Garden
- Carparking with 37 spaces

A copy of the exhibition material including the application is at **Bookmark A**.

The pre lodgement meeting with a planning advisor, as required by Section 30B of the *Planning Act 1999*, was held on 24 February 2026.

The application specifies a concurrent application is required as would allow for the development proposal of 60 group dwellings and a Community Centre to be assessed. The amendment proposal to rezone the site from Zone RL (Rural Living) to Zone LMR (Low-Medium Density) complies with relevant Planning Principles and Objectives of the Humpty Doo Rural Activity Centre Area Plan (HDRACAP).

5. SITE AND LOCALITY CONTEXT

- General overview of the area (including but not limited to):
  - The topography is characterised by flat pastureland that has been cleared of native vegetation. There are no structures on the land.
  - The site's strategic designation under the HDRACAP is 'Urban Residential'.
  - The site is located within the 'Rural Activity Centre (RAC) Core Area'. and
  - The predominant zoning of the locality is currently RL (Rural Living) with land in zones LR and LMR located within 100m to the south west of the site (Figure 2).

- The site has no previous planning permits.

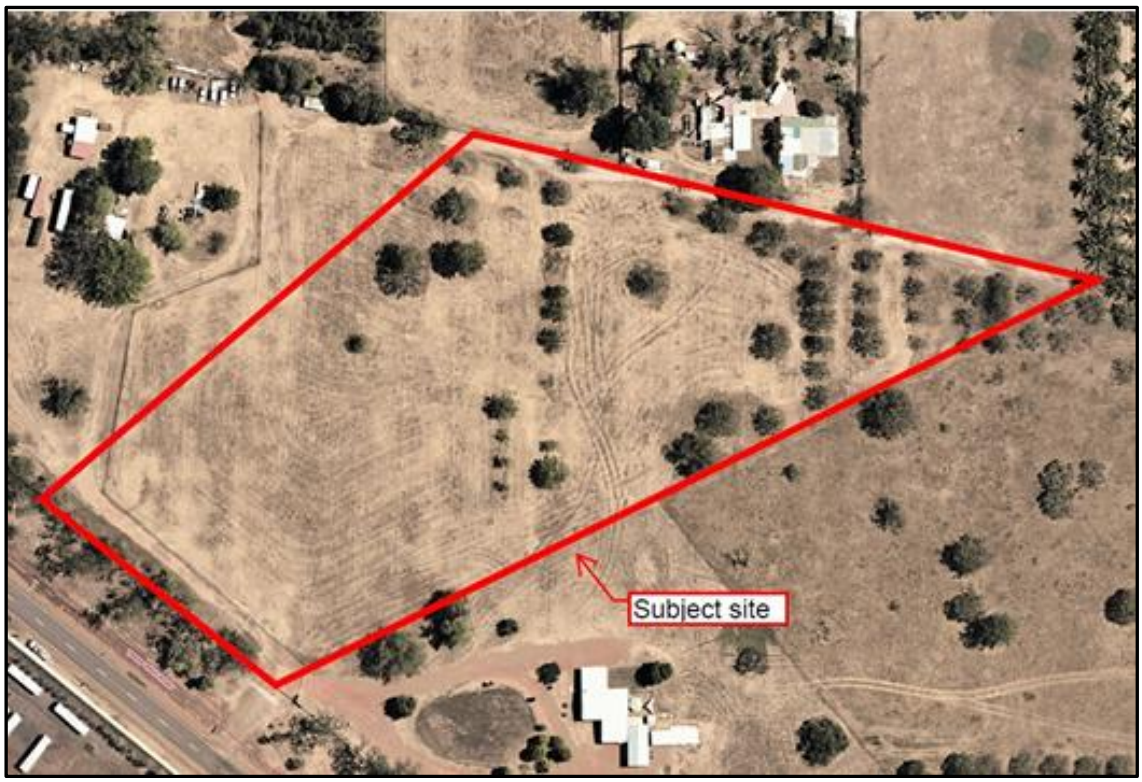


Figure 1: Locality map

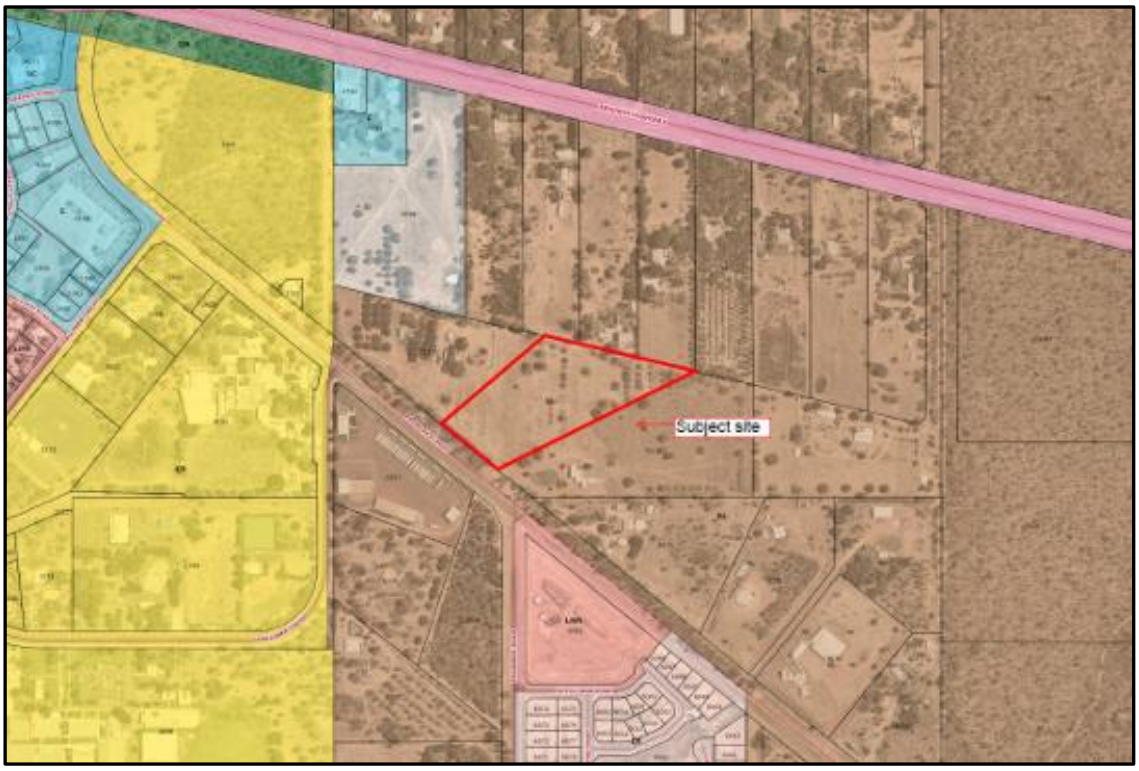


Figure 2: Existing zoning pattern



Figure 3: Development Site Plan extract

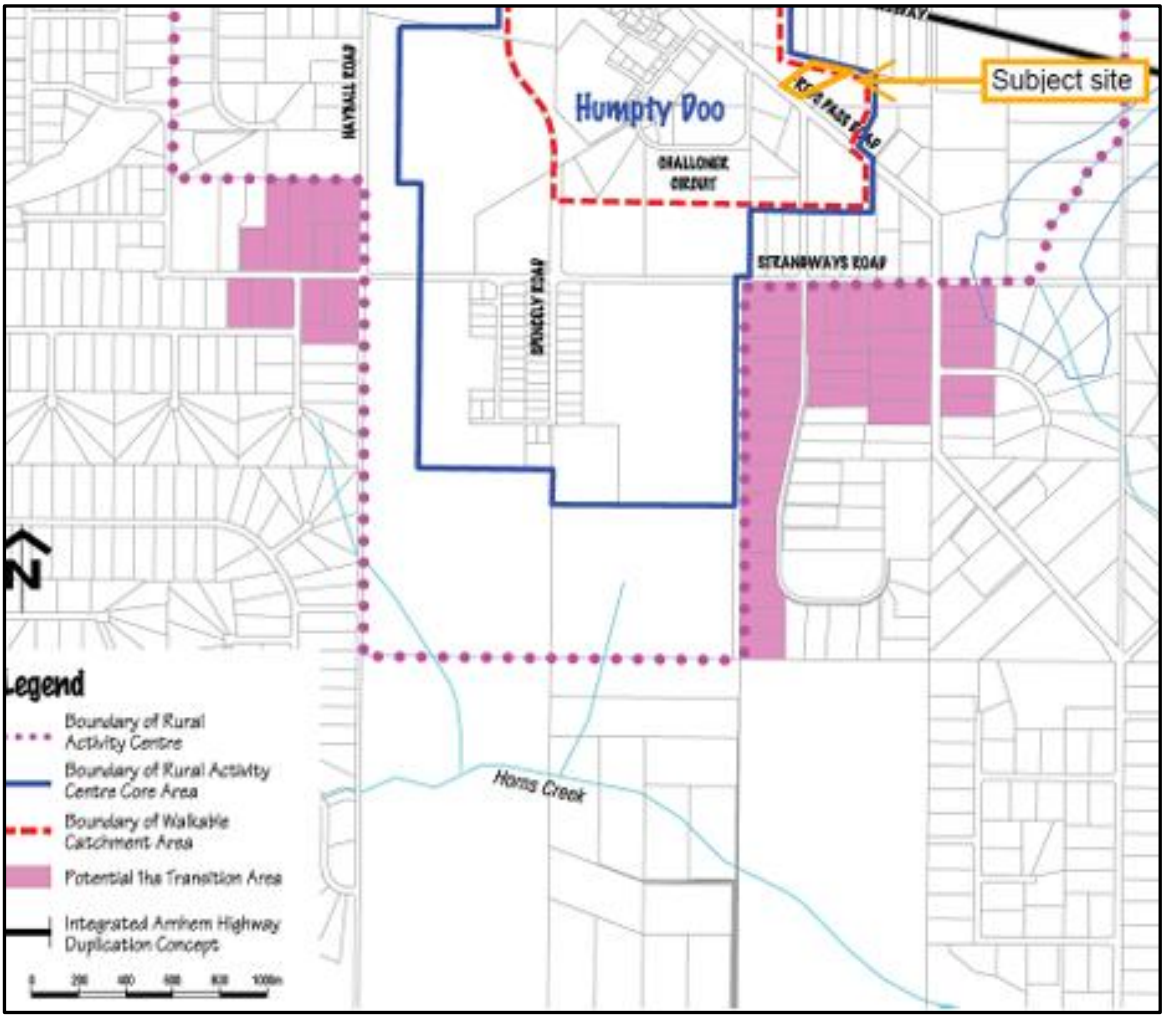


Figure 4: The Subject site located within the Humpty Doo Area Plan

6. PUBLIC EXHIBITION

The application was placed on public exhibition for a period of 28 days in accordance with the requirements of the Planning Act 1999, from 20 March 2026 to 17 April 2026.

5 public submissions, consisting of individual letters, were received during the exhibition period. Copies of the submissions received are at **Bookmarks B1 – B5**.

7. PRELIMINARY DECISION ABOUT DEVELOPMENT PROPOSAL (SECTION 30P OF THE PLANNING ACT)

Section 30P(2) of the *Planning Act 1999* establishes matters the consent authority is required to consider in making a preliminary decision in relation to the development proposal.

The matters discussed below are those identified in section 30P(2) that are relevant to this proposal.

Sub clauses not relevant to this proposal, and not addressed, include (c), (d), (e), (na), (o).

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

The proposed development has been assessed against relevant provisions of the NTPS 2020 at **Bookmark C.**

Retirement Living is not a recognised use in the NT Planning Scheme 2020. Therefore, the proposal has been assessed as a dwelling-group with ancillary Outbuilding and a Community Centre.

The Community Centre and comply with all applicable clauses, with the exception of Clause 3.8 LADR (Land Adjacent to a Designated Road) and Clause 5.4.1.7 Building Articulation and Clause 5.2.2.4 Layout of Car Parking Spaces.

The Group-dwellings (60), comply with Clause 5.2.1 General Height Control, Clause 5.2.4 Car Parking, Clause 5.4.1 Residential Density, Clause 5.4.1.7 Building Articulation and Clause 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures but is inconsistent with the Strategic Framework for development in Zone LMR and does not comply with Clause 3.8 LADR (Land Adjacent to a Designated Road), Clause 4.3 LMR (Low-Medium Density Residential), Clause 5.2.2.4 Layout of Car Parking Spaces, Clause 5.2.6.1 Landscaping in Zones other than Zone CB, Clause 5.4.6.1 Private Open Space for Dwellings-single, Dwellings -independent and Dwellings -group, and 5.4.8.1 Building Design for Dwelling-group, Rooming Accommodation and Residential care facility.

<u>Northern Territory Planning Scheme (NTPS)</u>

Part 1 – Land Use Policy

Clause 2.1 (Purpose of the Strategic Framework) requires that interpretation of the Planning Scheme and determinations of a consent authority have regard to the policies and planning concepts expressed in documents appearing in Part 2 or Schedule 5 and ensure that a use or development or proposed use or development is consistent with them.

The Darwin Regional Land Use Plan, Litchfield Subregional Land Use Plan (LSRLUP) and the Humpty Doo Rural Activity Centre Area Plan (HDRACAP) are applicable to the subject site.

Darwin Regional Land Use Plan 2015 (DRLUP)

The DRLUP, a policy document included in Schedule 2, identifies an overarching framework for future development within the greater Darwin. The Darwin Regional Land Use Plan identifies the land for 'Rural Lifestyle' and 'Rural Area' development respectively. It is worth noting that where an inconsistency arises between components of the Strategic Framework, Area Plans provide the most detailed level of guidance and prevail over higher order Regional and Sub-Regional Plans. Below are the relevant objectives and a summary assessment of the proposal against the DRLUP.

Part 2 – Planning Principles and Framework

Administration of NT Planning Scheme

Clause 4 (Planning Principles and Framework) requires that interpretation of the Planning Scheme and determinations of a consent authority have regard to planning principles and the relevant framework drawings in this part and ensure that a use or development or proposed use or development is consistent with them.

Provide a coordinated, efficient and interconnected subregional, local, and active transport network

The proposal does not support subregional and local active transport for the following reasons:

- A proposed single access for the residential and the Community Centre, with a single carriage one-way loop servicing more than 60 lots and at least 120 + residents is unlikely to support efficient and coordinated access and egress onto and within the site.
- No separate pedestrian pathways are proposed within the Residential group dwelling area of the site to the park and the Community Centre.
- A pedestrian pathway to the commercial centre is located on the other side of Freds Pass Road, no safe connectivity is proposed.
- The outbuilding is located at the back of the site and access and egress would require boats and trailers to use the same single lane loop used by residents in the group dwellings.
- The Community Centre parking area has no internal pedestrian pathways to support safe and efficient pedestrian movement and no turnaround area at the end of the carpark so egress is not efficient or safe.

Support social infrastructure that meets the needs and aspirations of the community

The group dwellings would support retirees, couples and families. The Community Centre would support the residents and community. Whilst some community needs would be met the design does not address the following:

- single bedroom units for single residents.
- Internal bathroom design would not support the mobility impaired.
- Separate external and internal pedestrian access to and within the site

Provide for formal and informal active recreation (i.e. organised sport and non-prescriptive open space).(Urban residential subdivision is consistent with the requirements of the NT

Planning Scheme and NT Subdivision Development Guidelines for the provision of useable public open space, footpaths and bicycle paths.)

The proposed residential development has an open space component which requires useable open space, footpaths and bicycle paths and it would need to respond to CPTED requirements. This has not been achieved but could be conditioned on a permit.
Specifically in regards to CPTED the NT Planning Scheme 2020 refers to the ***Community Safety Design Guide 2010***, Section 3.0 Urban Contexts. Refer to the Technical Assessment at **Bookmark C**.

The Humpty Doo Rural Activity Centre Area Plan (HDRACAP)

Lands Planning Assessment of Amendment Proposal

The strategic framework applicable to the site is the Humpty Doo Rural Activity Centre Area Plan (HDRACAP). The site's Strategic Designation is Urban Residential. The site is located within the "Rural Activity Centre Core Area" boundary and within the boundary of the "Walkable Catchment Area".

The HDRACAP states **Planning Principles must be addressed when any application to rezone land is considered**. The rezoning component of the application is not considered to conflict with Planning Principles 1-7.

It's noted rezoning the site to Zone LMR (Low-Medium Density Residential), represents an "alternative solution" to "acceptable response" 4.1.i within Planning Principle 4. The "acceptable response" states Zone LMR is restricted to within 400m to Zone C (Commercial) land. The amendment proposal is an "alternative solution" as the site is approximately 450m to Zone C (Commercial) land. See Acceptable Responses below.

Objective	Acceptable Land Use and Development Response
4.1 Provide for a variety of residential lot sizes to support a variety of housing choices and lifestyles.	i. Residential development is located in 'Urban Residential' areas as shown in this Area Plan with Zone LMR (Low-Medium Density Residential) being the highest permitted urban residential density. Zone LMR is restricted to within 400m walking distance of Zone C (Commercial) land. Existing Zone LMR land within the Area Plan study area is exempt from this Development Response.
4.3 Facilitate retirement living.	i. Subdivision and development for the purpose of retirement living is encouraged within the 'Urban Residential' and 'Community' areas identified by the Land Use Structure Plan at Figure 5. ii. Retirement living is preferably located within 400m walking distance of Zone C (Commercial) and community facilities within the core area of the Rural Activity Centre.

It's relevant to note, the HDRACAP's Introduction, provides lawful avenue to consider "alternative solutions" proposed within an application. "Alternative solutions" may be proposed, provided the proposal **complies** with the relevant **Objective** and associated **Planning Principle**.

Whilst the site is located approximately 450m to Zone C (Commercial) land, the site is still located within the identified "walkable catchment area", with the Plan specifically stating the *'walkable catchment' encompassing land considered within walking distance of commercial and community facilities and therefore suitable for higher density or urban residential development*.

Accordingly, the 50m difference to Objective 4.1's acceptable response, is considered negligible having regard to the above and the broader outcomes encouraged within the Plan.

With regard to Planning Principle 6, the requirement to "*Provide reticulated services to the Humpty Doo Rural Activity Centre to meet demand and facilitate future development*" is noted. It's also noted relevant service authority comments advise existing reticulated infrastructure can not support the development's density and therefore, infrastructure upgrading is required to facilitate the development. This is enabled via appropriate conditions of approval relevant to future development of the site.

The proposed Planning Scheme amendment to rezone the site does not conflict with the core service requirements of the Humpty Doo Rural Activity Centre Area Plan and may be considered a catalyst to facilitate relevant upgrades that enable land use changes envisaged under the Area Plan, especially in the absence of an Infrastructure Charges Plan pertaining to the area.

By formally approving the rezoning, a clear strategic signal is given to the market and utility providers that the site is strategically suitable for higher residential densities, enabling service authorities such as the Power and Water Corporation and local government, to efficiently align their capital works programming and model long-term utility networks, based on approved zoning.

While the amendment signals the long-term strategic suitability of the land for higher residential density, its noted development capable of impacting on existing infrastructure, cannot lawfully proceed without prior consent issued by the Development Consent Authority. This enables the DCA to require the applicant, via conditions of approval, to enter into agreements with relevant service providers, for the upgrading of reticulated infrastructure, thereby ensuring integrity of the Area Plan is protected.

The amendment proposal to include the site into Zone LMR (Low-Medium Residential) is not considered to conflict with Planning Principles 1-7, complies with the Plan's Vision and therefore, is considered to comply with the Humpty Doo Rural Activity Centre Area Plan.

The *design* of the *associated development* remains subject to provisions of the NT Planning Scheme 2020.

<u>DAS Technical Assessment - Design requirements for the associated development- Group dwelling and Community Centre</u>

The Objectives of the HDRACAP require safe and convenient movement within the site through the rural activity centre, including an active transport network with managed stormwater flow. The HDRACAP also requires protection and enhancement of rural amenity, support for local business, activation of public spaces, and provision for growth and housing choice compatible with the future character and rural identity of Humpty Doo. Refer to Figure 4.



Figure 4 Movement & Transport -Taken from Figure 4 of the HDRACAP

- The proposal does not prioritise the safety of pedestrians and cyclists as there is not sufficient pedestrian and cycling pathways, nor does it support efficient vehicle access as there is a single access point to Freds Pass Road. Some interconnections with lots on either side are proposed at the front of the site.
- The residential development setbacks from the neighbouring sites on either side and to the rear are minimal. The POS provided is minimal. The density proposed is greater than that indicated in the LMR and the proposal is not a graduated density response, but the proposed high density residential area with minimal boundary setbacks, located around the edges of the site and this would not protect rural amenity.
- Local business would be supported through the development and servicing of the residential area. The community Centre would support local businesses.
- The development does not comply with CPTED Principles. A reduction in the number of units particularly within this central area and shifting the units to face the public realm could make the space useable, accessible and much safer. Connected pathways are required.

These design issues could be resolved through precedent conditions that require amended plans with a reduction in dwellings consistent with the zone, internal and external access arrangements supported by a Traffic Impact Assessment (TIA) with pedestrian & cycling paths both internally and to surrounding areas, landscaping, CPTED responsive open space and greater housing choice.

Part 3 – Zones

Comparison of the existing (Zone RL) and proposed zones (Zone LMR)
The following table compares the land use controls associated with the existing zone and the proposed zone.

Subject site		
NTPS control	**Proposed LMR Zone**	**Existing RL Zone**
No. dwellings/ density	1 dwelling per 300m2 for a 2+ bedroom dwelling as part of a dwelling-group or dwelling-multiple	1 dwelling-single per lot and may include a dwelling-independent
Maximum height	1 or 2 storey to a maximum height of 8.5m.	1 or 2 storey to a maximum height of 8.5m.
Carparking	Dwelling-Group- 2 per dwelling with two or more bedrooms Community Centre- 5 for every 100m2 of net floor area	Dwelling-Group- 2 per dwelling with two or more bedrooms Community Centre- 5 for every 100m2 of net floor area

Clause 4.7 lists the primary purpose of **Zone RL** as:

"Provide for a range of rural lifestyle choices and rural activities, in areas where access to reticulated water and sewerage may not be available".

Clause 4.3 lists the primary purpose of **Zone LMR** as:

"Provide a range of low-rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available."

Subclauses 5 and 6 give context to the requirements of the zone and of subsequent developments on LMR land and are listed in the Planning Scheme, respectively, as:

- 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 reasonable access to open space and community facilities.

Subclauses 4 give context to the requirements of Non-residential activities (Community Centre):

a) support the needs of the immediate residential community;
b) are of a scale and intensity compatible with the residential character and amenity of the area;
c) wherever possible, are co-located with other non-residential activities in the locality;
d) avoid adverse impacts on the local road network; and
e) are managed to minimise unreasonable impacts to the amenity of surrounding residents.

The design requirements of the zone for both the Group Dwellings and the Community Centre such as amenity considerations, landscaping, access and avoiding impacts on the road

network are reiterated and could be achieved through precedent conditions on any permit issued.

Part 4 – Performance Criteria

Technical assessment

A technical assessment of the Dwelling group (60), Community Centre and ancillary outbuilding against the requirements of the NT Planning Scheme, as if the land were in Zone LMR, is included at **Bookmark C**.

Clause 5.4.1 Residential Density

Maximum densities achievable upon a site are guided by Clause 5.4.1. The maximum density permitted in Zone LMR is 1 dwelling per 300m2 for 2+ dwelling bedrooms.

Application of the above, upon the site, is as follows:

Total Site Area = 24,600m2;
Total Site Area minus approximate 625m2 area of Community Centre = 23,975m2
23,975m2/300m2 = **79 dwellings**.

The development proposal is seeking approval for **60 dwellings**.

Notwithstanding the above, Clause 5.4.1 infers the consent authority may consent to alternative yields having regard to the site, location, scale and impact on adjoining property. Consideration must be given to the Purpose of residential density provisions which seek to, amongst other matters, ensure the development of residential buildings is *"of a density compatible with adjoining or nearby existing development or development reasonably anticipated"*.

With respect to the above, its recommended conditions of approval require:

- reduced residential density along the site's rear property boundary which adjoins land included in Zone RL (Rural Living) and envisaged under the Humpty Doo Rural Activity Centre Area Plan (HDRACAP), to be 0.4ha Rural Residential Transition lots. Density is encouraged to be equivalent to densities permitted in Zone LR (Low Density Residential), an average of 1 dwelling per 600m2.

  This would facilitate appropriate transitioning of densities and compliance with Planning Principle 4 of the (HDRACAP), which seek to protect the rural character of the broader area by transitioning land uses and densities.

- Deletion of 6 x Type02c Dwelling units adjacent to Road 03 (as shown on the Site Plan submitted with the application). This is to facilitate Crime Prevention Through Environmental Design Principles by increasing surveillance opportunities to the area shown as "Park" on the Site Plan.

- Facilitation of a pedestrian footpath(s) along the internal road network to facilitate safe pedestrian movement within the site.

The above may necessitate removal of approximately 11 dwellings, reducing the yield to approximately 49 dwellings, which is noted to be closely aligned with the 20 dwellings per

hectare yield encouraged under the site's Urban Residential strategic designation under the HDRACAP (approximately 48 dwellings when excluding approximately 625m2 Community Centre area).

A variation is required to the following Clauses:

- Clause 3.8 LADR (Land Adjacent to a Designated Road)
- Clause 4.3 LMR (Low-Medium Density Residential)
- Clause 5.2.2.4 Layout of Car Parking Spaces
- Clause 5.2.6.1 Landscaping in Zones other than Zone CB
- Clause 5.4.6.1 Private Open Space for Dwellings-single, Dwellings -independent and Dwellings -group
- Clause 5.4.1.7 Building Articulation

If the amendment proposal was to be approved the development proposal would require precedent conditions to be consistent with the purpose of the zone and achieve amenity and ensure the achievability of reticulated services.

Clause 3.8 LADR (Land Adjacent to a Designated Road)

The purpose of the clause is to ensure that access to a designated road from adjacent land does not prejudice traffic safety or the integrity and operation of infrastructure.

A referral to the agency responsible for the management of the designated road was made. Litchfield Council manage the road and have provided comment indicating that the provided Traffic Impact Statement (TIS) only evaluates the proposed use rather than LMR zoning standards and overlooks requirements for pedestrian/cyclist prioritisation, footpath networks, wayfinding, and traffic calming at conflict points. Litchfield Council said that Fred's Pass Road is a key feeder road, but the TIS omits current speed limits, peak hour analysis, or targeted mitigation in its assessment and the pedestrian crossing recommendation (path across Freds Pass Road or driveway widening) would be inadequate for multi-modal safety. Litchfield Council have requested a Traffic Impact Assessment (TIA) and technical engineering report addressing road upgrades and comprehensive traffic modelling considering existing uses of the core area.

A precedent condition for a TIA to the satisfaction of Litchfield Council would be required. Additionally, a precedent condition for amended plans would include accessway changes to reflect the requirements of the approved Traffic Impact Assessment.

Clause 4.3 LMR (Low-Medium Density Residential)

The purpose of the zone is to provide a range of low-rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available.

Non-residential activities such as the proposed Community Centre should avoid adverse impacts on the local road network. However, the single access point onto Fred's Pass Road proposes shared use – cars, bicycle, scooters, and pedestrians for the Community Centre, Group dwellings and the outbuilding (storage, boats and caravans).

The site layout proposes minimal Private Open Space to units as the rear areas would not be individually fenced. A Private Park area has been provided central to the site. Landscaping has not been shown between neighbouring units. The dwellings central to the site do not interface

with the park open space on which they are located. They also prevent equitable access to the park from residents that live on the other side of the loop road.

A TIA and Amended Plans would be required through condition precedent to ensure no local road impacts, safe multi modal access, that site layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provide privacy and attractive outdoor spaces.

Clause 5.2.2.4 Layout of Car Parking Spaces

The purpose of the clause is to ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose.

There are non-compliances in relation to the shared access into the site, car parking and vehicle turnaround to allow a vehicle to enter and exit in forward gear, pedestrian access within the Community Centre carpark, the sealed/ dust suppressed surface of the outbuilding carpark.

This could be addressed through a precedent condition for amended plans which would require the following:

- A turnaround area which should be located at the end of the Community Centre carpark demonstrating that vehicles can enter and exit the site safely in the form of a swept path analysis for Austroads Class TB2 (two-axle bus/truck, 5.5-14.5m) or larger.
- A turnaround area for the outbuilding car park demonstrating a vehicles safely entering and exiting the site in the form of a swept path analysis for Austroads Class TB2 (two-axle bus/truck, 5.5-14.5m) or larger vehicles.
- All car parks and turnarounds to have flat gradient and sealed or dust suppressed surface.
- A pedestrian access/pathway within the carpark.
- A design response in relation to the access onto Freds Pass Road based on the recommendations of an endorsed TIA which considers multi- modal safety.

Clause 5.2.6.1 Landscaping in Zones other than Zone CB

The purpose of the clause is to encourage landscaping that enhances local amenity by: contributing to safe and attractive public spaces and places, responding to the local climate and soil characteristics; supporting cooler internal and outdoor areas; and recognising the value of retaining existing plants and trees.

The proposed Community Centre shows a landscaped response however the group dwellings and the Park/ Open Space do not have a landscaping response.

Landscaping requirements could be addressed through a precedent condition for amended plans which would require a Landscaping Plan which requires the whole site – Community Centre and Group Dwellings to have:

- planting that is focussed on the area within street frontage setbacks, side setbacks, communal open space and uncovered car parking areas
- planting that supports cooler internal and outdoor areas
- provides trees that provide shade and plantings that allow for visibility and respond to the local climate.
- Open Spaces with pedestrian access that support outdoor recreation

Clause 5.4.6.1 Private Open Space for Dwellings-single, Dwellings -independent and Dwellings -group

The purpose is to extend the function of a dwelling and enhance the residential environment by ensuring that each dwelling has private open space POS) that is of an adequate size to provide for domestic purposes; is appropriately sited to provide outlook for the dwelling and be open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the site.

The dwelling-group does not have private open space. There are minimal dimensions of rear open space located behind each unit but these are not separated by internal fencing or planting to create privacy and are not intended to be private open space.

This could be addressed through a precedent condition for amended plans which would require private open space to be provided to each unit which addresses the requirements of the clause:

- Satisfies the minimum area, dimensions and open sky requirements of the Table to the clause
- Includes at least one area of deep planting ($5m^2$)
- Allows for landscaping at the property frontage to complement visual amenity of the streetscape.
- Is fenced to a height of 1.8m and planted with dense vegetation to provide a visual barrier to adjoining residences and public areas.

Clause 5.4.1.7 Building Articulation

The purpose of the clause is to ensure residential buildings mitigate the perception of building mass and bulking when viewed from adjoining properties and the street and provide opportunities for cross-ventilation within building design.

The building articulation of the proposal is generally well achieved with the exception of the following buildings:

- Outbuilding (9 x boat/storage/caravan bays). This outbuilding has a length of 35.5m and is not stepped.
- Part of the proposed Community Centre building on the northeastern side has a proposed length of 16.3m which is slightly longer than the maximum of 15m.

The Outbuilding is located to the rear of the site and is proposed to be well screened by fencing. The Community Centre northeast wall does not have an important aspect to the public realm as it is located to the rear of the building, and the area has proposed landscaping which would soften and reduce the perceived bulk.

(b) the amendment proposal in the application;

The amendment proposal within this application relates to a proposed change in the zoning of the land, from Zone RL to Zone LMR. The merits of the proposal are discussed in section 7(i) of this report.

(f) any information received as a result of consultations carried out, submissions received, or evidence given at a hearing;

A total of 5 public submissions were received during the exhibition period. A list of the submissions received and full copies are at **Bookmark B1-B5.**

The issues raised in the submissions are summarised below:

- *Density and lack of private open space*
- *Loss of rural character*
- *Lack of design consideration for older residents- shared access, emergency vehicles, carparking, refuse collection vehicles and pedestrians all on the single access road.*
- *Concerns about the management of an over 55s retirement village*
- *Concerns about the impact on infrastructure and services*
- *Unsustainable dwelling design which will rely on air-conditioning and artificial lighting*
- *Traffic assessment does not consider local traffic impacts*
- *Safety issues with access for pedestrians and car parking in the whole site, no turnarounds in the Community Centre Carparking area.*
- *No density transition and reduced setbacks to boundaries will impact rural area, potential reverse amenity impacts*

Submissions also provided support:

- *Provision of increased housing that supports older rural residents/ retirees*
- *Would support older residents to downsize and still stay within their communities.*

Gerry Wood (Bookmark B1)

- A rural retirement village is a good idea - it is needed
- There are too many tiny lots – reduce the number of blocks by increasing the size to 600-800sqm
- Details on operation and management of the village need to be made public and discussed before any approvals are granted.
- It must retain a **rural character** - not a copy of Holtze or Norcrest – because it is for rural people and that must clearly be seen in the design and Humpty Doo Village Centre is an intrinsic part of the rural area.

Viki Kane (Bookmark B2)

Objection to the rezoning:

- The ability of local sewage and road systems to support the increased demand that 60 dwellings would place on services.
- Future financial impost on rate payers for local council and government agencies asked to provide safe access and transport routes and sewage upgrades for the future private enterprise development.
- The ensuing disruption of road and sewage works on a busy road system.
- The clash of land use with a low-medium density placed in the middle of rural blocks running agricultural, horticultural and small rural enterprises.

Objection to the development proposal:

- The placement of this development outside the infrastructure of walkways, on the wrong side of a busy road suggests the current proposal does not have elderly retired people in mind and is focussed on profit.
- The plan proposes crowding 60 fenced duplex style dwellings with miniscule gardens and green spaces.
- These dwellings lack sustainable design. Residents will be forced to rely on air
- conditioning.
- The duplex nature of the dwellings also means there are few windows and residents will be relying on artificial lighting and ventilation in many rooms.

- The proposal appears dependent on council /local government redesigning the road and installing a pathway system to link residents safely with the local community.
- This proposal ignores the rural 'character' and the design is not sympathetic nor bound to its suggested purpose.

Christine Simpson (Bookmark B3)

- Amenity impacts due to no transition proposed to adjoining lots- outside boundary
- Management and operations of the retirement village- ownership, waste collection including hard waste,
- Single lane internal loop road poses safety concerns for pedestrians in particular older people that may be deaf and mobility impaired, require mobility scooters.
- The internal loop road is not wide enough for 4WD vehicles/ refuse collection, furniture removalists vans and could have a serious impact when ambulances and emergency vehicles need to access the site.
- The need for a pedestrian crossing across Freds Pass Road to connect with the pedestrian pathway.
- Community Centre Car Park- turnaround required
- Solar power should be provided
- Concerns around how the infrastructure (Power, water, sewer) will work and how each dwelling will be metered and managed
- Freds Pass Road Traffic consideration from future road upgrades which are not reflected in Litchfield Council data. Traffic from Redcliff Rd, Lloyd Rd, Beaumont Rd and Challoner Circuit,
- A future bus service and the location of a future bus stop near an access way and a drain
- Climate conscious housing with louvres for air flow

Andrew Makay -MLA - Member for Goyder (Bookmark B4)

- Support for increased housing diversity that supports older rural residents/ retirees and which allows older residents to downsize and still stay within their communities

Sue Shearer – COTA NT (Bookmark B5)

- Support for accommodation options for seniors

A detailed response from the applicant to the issues raised in the submissions has not been provided.

(g) a matter that the Minister has, under section 30ZC(1), directed the consent authority to consider in relation to concurrent applications generally;

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

(i) the merits of the development proposal as demonstrated in the application;

The application provides detailed merits of the proposal at page 42 of the application at **Bookmark A**. In brief the applicant considers merits of the proposal to include:

- Consistency with the Darwin Regional Land Use Plan, Litchfield Subregional Land Use Plan, and Humpty Doo Rural Activity Centre Area Plan which identify the site as part of the rural activity centre and for residential development;

- Directly supports Clause 4.3 of the Humpty Doo Rural Activity Centre Area Plan, which seeks to facilitate retirement living within the Rural Activity Centre Core and provide greater housing diversity for residents at different life stages;

- Responds to the relevant requirements of the Scheme;

- Has significant merit, and will not impact on the amenity of the immediate and surrounding locality; and

- Is generally consistent with the purpose and objectives of the Act.

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

The site is relatively flat with sparse to vegetation. A Stormwater Report was provided, and this indicates that the site is separated into two catchments. Catchment 1 sheet flows to the east of the site through the adjacent development at Lot 5110 and ultimately discharges to the table drain on Fred's Pass Road. Catchment 2 sheet flows to the west of the site through the adjacent development at Lot 5112 and similarly discharges to the table drain on Fred's Pass Road. The proposal indicates that all stormwater from the site would discharge from the designated lot connections to the proposed Lawful Point of Discharge which would include stormwater treatment devices and detention tanks to ensure there are no adverse impacts of the development.
It is noted that the development does not propose onsite sewer treatment but proposes a sewer main extension from the existing main on Beaumont Road and Stormwater and Sewer Report recommends that an onsite sewer pump station would be required to ensure that the sewer can discharge to the main on Beaumont Road. PWC have advised that the site is currently constrained by significant limitations in the existing water and sewer infrastructure. Refer to Section (j) below.

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

The proposed development does not necessitate the applicant to provide land suitable for public recreation.

(l) the public utilities or infrastructure provided in the area in which the land is situated and any requirement for:
(i) public facilities and services to be connected to the land; and
(ii) facilities, infrastructure or land to be provided by the applicant;

The application was circulated to the below service authorities and agencies for comment.

Litchfield Council – **Bookmark B6**
Litchfield Council object to the proposal on the following grounds:

- Proposed Zoning is unsuitable as it does not provide gradual density transition. Zone CL (Community Living) is more appropriate for this proposal, as it supports grouped housing

while explicitly mandating design, operation and layout to mitigate land use conflicts with rural surroundings.

- Inconsistencies with the Humpty Doo Area Plan
    - Exceeds Net Density Limits (Objective 4.1(ii)) of the area plan caps net residential densities in the 'Urban Residential' area at 10-20 dwellings per hectare, irrespective of zoning. For this 2.46 ha site, this equates to a gross maximum of 49 dwellings
    - Constrains Adjoining Development Potential- (Objective 4.1(ii) of the area plan caps net residential densities in the 'Urban Residential' area at 10-20 dwellings per hectare, irrespective of zoning. For this 2.46 ha site, this equates to a gross maximum of 49 dwellings.
    - The provided Traffic Impact Statement (TIS) evaluates the proposed use rather than LMR zoning standards and overlooks Planning Principle 2 of the Area Plan -requirements for pedestrian/cyclist prioritisation, footpath networks, wayfinding, and traffic calming at conflict points.
    - Non-Compliant Essential Infrastructure Sequencing (Planning Principle 6) -the submitted servicing report adequately supports this site's stormwater, water, and sewer needs (via new connections and onsite pump station) but provides no evidence of broader sequencing, reserve capacity, or coordination for adjoining lots. No Humpty Doo locality infrastructure plan exists yet to guide the sequencing.
- Poor Design Response to Climate and reduced useable POS
    - breeze penetration and circulation inadequate for this tropical location.
    - the private open space meets NT Planning Scheme minimum requirements for the proposed dwelling types but 21 northern/western boundary dwellings are constrained by the preliminary swale drain design leaving very little usable private open space and also causing concern for stormwater drainage functions
- Proposed 'Retirement Living' Use
    - Council strongly supports diverse housing for our ageing population but observes many over 55s remain active or employed. The proposal offers no rural transition (beyond token garden/open space), staged downsizing pathway, or demographic specific features such as secure storage beyond basic household needs, undercover parking for two vehicles, larger kitchens, enhanced private open space, or walkable communal areas supporting visitation and mobility.
    - Planning Principle 4.3(ii) requires retirement living within 400m walking distance of Zone C (Commercial) and community facilities. All exceed this threshold; the bus depot is 750m away. The cited "community purpose zone" (170m) relates to undeveloped land offering no near-term amenity.
    - Further information is necessary to understand the proposed operation and management of the development in order to fully understand the implications on the surrounding essential infrastructure.
    - Concerns regarding animal ownership, ongoing maintenance of stormwater drains, refuse and rubbish storage and collection, fire and emergency services access and impacts to their current operations.

To address these matters Litchfield Council have requested the following responses that can be addressed through Conditions precedent:

- A Traffic Impact Assessment (TIA) and technical engineering report addressing road upgrades and comprehensive traffic modelling considering existing uses of the core area.
- An updated design concept that considers the maximum dwelling density permitted under the area plan and subsequent updated stormwater plan.
- An essential Infrastructure servicing plan to align with the area plan planning principles.
- An Operational plan advising the use of the 'community centre' and potential ancillary uses including uses available for the broader community.
- A general plan for the management of the retirement living complex.
- Details of the public consultation and feedback as described in the Statement of Effect.

Power and Water Corporation (Water) - **Bookmark B7 & B8**

Power and Water Corporation (PWC) provided an initial response which did not support the proposal and then submitted an amended response which did not object but advised that the proposed development is currently constrained by significant limitations in the existing water and sewer infrastructure servicing the Humpty Doo locality.

- The downstream sewer network, including infrastructure associated with Pankhurst Sewer Pump Station (SPS), does not have sufficient capacity to service the proposed development
- Upgrades to approximately 1.32 km of sewer rising main between Pankhurst SPS and Humpty Doo Central SPS will be required to accommodate the proposed flows.
- The Humpty Doo wastewater treatment ponds are currently operating at capacity, with no available capacity to accommodate additional load under existing system conditions.
- Upgrades to wastewater treatment infrastructure will be required to support the proposed development.
- there is currently no committed program or defined timeframe for delivery of these infrastructure upgrades the proposed development cannot be serviced under existing conditions without augmentation or an alternative approved servicing solution.

Under the existing network and treatment conditions, there is insufficient capacity to service the proposed development. Infrastructure augmentation or alternative servicing solutions would be required to enable servicing. PWC does not object to the proposed development proceeding, subject to the developer satisfying the following Conditions Precedent to the satisfaction of PWC:

Prior to the commencement of works, the developer must satisfy the following requirements to the satisfaction of PWC:

1. Sewer Servicing and Network Augmentation The developer must demonstrate and implement an approved sewer servicing solution capable of accommodating the proposed development. This must include either:
    - Upgrades to the downstream sewer network, including the rising main between Pankhurst SPS and Humpty Doo Central SPS; or
    - An alternative servicing solution, supported by detailed hydraulic modelling and accepted by PWC. All works are to be undertaken at no cost to PWC.

2. Wastewater Treatment Capacity The developer must demonstrate that sufficient wastewater treatment capacity can be made available to service the proposed development. Where capacity is not available, the developer must:
    - Deliver, infrastructure upgrades required to enable treatment capacity; and
    - Demonstrate that the development can be accommodated within the broader wastewater servicing strategy for the Humpty Doo catchment, to the satisfaction of PWC.
3. Hydraulic Modelling and Servicing Strategy A detailed servicing report must be prepared by a suitably qualified hydraulic consultant and submitted to PWC for approval. The report must:
    - Confirm the proposed method of sewer connection;
    - Demonstrate how sufficient capacity will be achieved within the downstream network and treatment system; and
    - Identify all infrastructure upgrades and works required to service the development and mitigate existing constraints.

The above limitations also apply to water servicing infrastructure with PWC advising that full lot fire coverage cannot be achieved from existing hydrants. Internal firefighting arrangements must be made to the satisfaction of NT Fire and Rescue Service.

Standard notes and conditions could address the additional advice provided around sewer charges and body corporate arrangements, easements, metering, backflow prevention, internal firefighting requirements, trade waste and asset protection.

Power and Water Corporation (Power) - **Bookmark B9**

PWC(Power) had no objection to the proposal. The lot is vacant and has no power service. Standard conditions and notes would suffice to address requirements.

Department of Logistics and Infrastructure (DLI) – **Bookmark B10**

DLI had no objection/ comments in principle to the development as it does not impact a Northern Territory Government (NTG) controlled road.

Department of Lands, Planning, and Environment - **Bookmark B11**

No issues were raised and standard conditions and notes would suffice.

NT Fire & Emergency Services – **Bookmark 12**

No issues were raised and standard conditions and notes would suffice.

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

A number of concerns were raised by the public submitters regarding the impact on amenity of the area. The issues raised related to :

- Density and lack of private open space

- Loss of rural character
- Lack of design consideration for older residents- shared access, emergency vehicles, carparking, refuse collection vehicles and pedestrians all on the single access road.
- Concerns about the impact on infrastructure and services in the local area – water, reticulated sewer, roads and traffic
- Unsustainable dwelling design which will rely on air-conditioning and artificial lighting
- Traffic assessment that does not consider local traffic impacts or provide safe pedestrian solutions
- Safety issues with access and car parking in the whole site, no turnarounds in the Community Centre Carparking area.
- No density transition to adjoining lots and reduced setbacks to boundaries and potential impact on the rural character and potential reverse amenity impacts

These issues could be effectively addressed through precedent conditions that require an amended Design Concept Plan requiring a reduction in density and climate appropriate dwelling designs; a Traffic Impact assessment that informs the design of safe and equitable access into and within the site and safe efficient carparks; and a full Landscaping Plan that addresses rural transition, POS, and Open Space requirements.

(n) 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;

The proposed design layout requires some refining to ensure that pedestrian, cyclists and mobility scooter riders' safety can be well achieved. Access for persons with disabilities also needs to be shown on the design. The proposed Community Centre Pool would be fenced.

Precedent conditions on any permit issued for Amended Plans to demonstrate that community safety and CPTED principles are reflected in the design of all access arrangements, in landscaping, group dwelling siting, the design of the outbuilding access and the Community Centre precinct including the Community Centre Carparking.

(p) any potential impact on natural, social, cultural or heritage values (including, for example, the heritage significance of a heritage place or heritage object under the Heritage Act);

The proposal is unlikely to have any potential impact on social, cultural or heritage value within this development area.

(q) any beneficial uses, quality standards, criteria, or objectives, that are declared under the Water Act ;

Beneficial uses are declared under Section 73 of the Water Act. The following beneficial uses apply

• Darwin Harbour Region - aquaculture, environment, cultural, rural stock and domestic.

• Darwin Rural Water Control District - agriculture, aquaculture, public water supply, environment, cultural, industry, rural stock and domestic, mining activity and petroleum activity

The proposal is unlikely to impact on water quality.

(r) other matters the consent authority considers relevant.

The proposal is for Lifestyle Retirement Village. As indicated previously 'Retirement Living' is not a recognised use in the NT Planning Scheme 2020. The proposal has been assessed as a dwelling-group with ancillary outbuilding and a Community Centre.

However, it does propose the dwelling-group, an ancillary outbuilding and Community Centre to be used as a Retirement Village and consideration needs to be given to understanding how this would work. The applicant has provided the following information to support the specific use proposed:

- The retirement village is intended to house residents aged 55 years and over and It would support the need for housing for ageing members of the rural community seeking lower maintenance living options that would enable long-term rural residents to downsize while remaining connected to their established community, social networks and support systems, in a well-located site within the activity centre proximate to services and facilities.
- The proposal is for a land lease style retirement living community, similar to established over-50s communities operating successfully throughout Australia. The development is not intended to operate as a conventional subdivision. The site would remain under single ownership and management, communal facilities retained in private ownership, and occupancy directed toward the over-55s demographic.
- The proposed community centre component of the development relates to multi-purpose rooms for use by residents, community groups, and visiting or pop-up health clinics located at the front of the development and would support the use of the site as a retirement village.
- The proposal is supported by Clause 4.3 of the Humpty Doo Rural Activity Centre Area Plan, which seeks to facilitate retirement living within the Rural Activity Centre Core and provide greater housing diversity for residents at different life stages.

Further understanding and clarification is required to understand tenure, ownership and management would work, and how occupancy would be managed. Additionally clear guidelines and operational management processes for the Residential area and the Community Centre are required. This could be achieved through precedent conditions which would request the following:

- Retirement Living, Ownership, Occupancy and Tenure Report and Management Framework
- Retirement Living Operational Management Plan
- Community Centre Operational Management Plan

These would be in addition to precedent conditions which request design changes to the Plans, and a TIA as discussed in Part 4.

It is also noted that In the absence of detailed design requirements for retirement villages in the NT Planning Scheme consideration should be given to nationally recognised best-practice design guidance for seniors-living communities, including the Best Practice Principles for Seniors Community Design (Property Council / Thomson Adsett) which emphasise accessible, legible pedestrian circulation, safe and connected outdoor spaces, and meaningful communal facilities.

8. RECOMMENDATION SUMMARY

The consent authority is required to make a number of related decisions about a concurrent application. The decisions required in relation to the amendment proposal and development proposal are summarised below.

Recommended 1 relates to the preliminary decision the consent authority is likely to make, as required by section 30P, on the development proposal seeking consent to develop a Dwelling group (32 x 2 bedroom and 28 x 3 bedroom) in 60 single storey buildings (Retirement Living) and Community Centre , in the event the Minister were to approve the amendment proposal.

Note that the preliminary decision does not result in a development permit at this stage in the concurrent application process.

Recommended 2 relates to the report the consent authority is required, under section 30Q to provide to the Minister.

Recommended 3 delegates to the Chairman the determination of the development proposal contained in the application after receipt of a notice from the Minister under section 30U(1) Minister's decision on the amendment proposal.

Note that the determination of the development proposal will also give effect to the amendment proposal contained in the concurrent application.

9. RECOMMENDATION 1

Recommendation 1:

As required by section 30P(1)(a), the consent authority must make a preliminary decision that, if the Minister were to approve the amendment proposal to rezone Section 05111 Hundred of Strangways (79) Freds Pass Road, Humpty Doo, that it would be likely to determine to consent to the development under section 30W(1)(a) conditionally for the purpose of a Dwelling-group (32 x 2 bedroom and 28 x 3 bedroom) in 60 single storey buildings (Retirement Living) and Community Centre subject to the following conditions:

PRECEDENT CONDITIONS

1. Prior to the endorsement of plans the applicant shall lodge with Power Water Corporation:
   a) A Sewer Servicing and Network Augmentation Plan that demonstrates and implements an approved sewer servicing solution capable of accommodating the proposed development.
   b) A Wastewater Treatment Capacity Plan that demonstrates that sufficient wastewater treatment capacity can be made available to service the proposed development.
   c) A Hydraulic Modelling and Servicing Strategy in the form of a detailed servicing report;
   to the satisfaction of the Consent Authority.

2. Amended Plans which demonstrate the following:

   a) Reduced residential density along the site's rear property boundary to be equivalent to the density permitted in Zone LR (Low Density Residential), an average of 1 dwelling per 600m^2;

b) Reduce the density of the internal central area by deletion of 6 x Type02cDwelling units adjacent to Road 03;
c) Where possible units to overlook the Central Park Space;
d) Dwelling design which supports breeze penetration and natural light and shade;
e) Additional setbacks to external boundaries in order to preserve the rural character of the site when viewed from surrounding land;
f) Amended access demonstrating a separation of pedestrian and vehicle traffic reflecting the requirements of the approved Traffic Impact Assessment (TIA);
g) Minor amendments to the design of the Community Centre carparking layout to include:
    i. A turnaround area located at the end of the Community Centre carpark demonstrating through a swept path analysis for Austroads Class TB2 (two-axle bus/truck, 5.5-14.5m) or larger, that, when all carparks are full, vehicles can enter and exit the site safely;
    ii. A pedestrian access/pathway within the carpark;
    iii. Signage.
h) Minor amendments to the design of the outbuilding car park to include:
    i. A turnaround area through a swept path analysis for Austroads Class TB2 (two-axle bus/truck, 5.5-14.5m) or larger that vehicles can safely enter and exiting the site;
    ii. All car parks and turnarounds to have flat gradient and sealed or dust suppressed surface;
    iii. A pedestrian access/pathway within the carpark;
    iv. Signage

3. A Landscaping Plan which demonstrates compliance with Clause 5.2.6.1 Landscaping in Zones other than Zone CB and Clause 5.4.6.1 Private Open Space for Dwellings-single, Dwellings -independent and Dwellings-group, and specifically provides:
    a) Screening to all parking areas from public spaces;
    b) Screening to POS from surrounding land and adjoining units together with an indication of how POS requirements will be achieved through landscaping or fencing;
    c) Appropriate landscaping in the Central Park Area including pedestrian footpaths, shade trees and street furniture.

4. Prior to the endorsement of plans and prior to the commencement of works, a Traffic Impact Assessment report is to be prepared by a suitably qualified traffic engineer. This will identify all necessary upgrades to the surrounding road network to Litchfield Council standards, funded entirely by the developer at no cost to Council. All footpath/road upgrades must comply with NT Subdivision and Development Guidelines and undergo Stage 3 Road Safety Audit (design stage), to the satisfaction of the consent authority.

5. Prior to the commencement of works, a Waste Management Plan addressing the Litchfield Council's Waste Management Guidelines must be prepared, to the requirements of the Litchfield Council, to the satisfaction of the consent authority.

6. Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the Litchfield Council's stormwater drainage system shall be submitted to and approved by the Litchfield Council, to the satisfaction of the consent authority. The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.

7. Prior to the commencement of works, a Construction Environmental Management Plan (CEMP) for the management and operation of the use must be prepared to the requirements of an independent suitably qualified professional and submitted to and approved by the consent authority upon the advice of Litchfield Council. When approved, the CEMP will be endorsed and will then form part of the permit. The use must at all times be conducted in accordance with the endorsed plan. The CEMP must include:
   (a) overall environmental objectives for the operation of the use and techniques for their achievement;
   (b) procedures to ensure that no significant adverse environmental impacts occur as a result of the use;
   (c) proposed monitoring systems;
   (d) identification of possible risks of operational failure and response measures to be implemented; and
   (e) day to day management requirements for the use.

8. Prior to the commencement of use, the applicant shall lodge an Operational Management Plan demonstrating the form of site tenure and operational management of the site including regards to the intended uses of the site, to the satisfaction of the Consent Authority.

GENERAL CONDITIONS

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

10. All new easements, and amendments to existing easements, to be vested in the relevant authority for which the easement is to be created must be shown on the survey plan, to the satisfaction of the consent authority for approval by the Surveyor General.

11. 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.

12. The developer must enter into agreements with the Power and Water Corporation for the provision of an electricity and water connection to the site and to each dwelling as shown on the endorsed plan with the requirements of the Northern Territory Subdivision Development Guidelines and relevant authority policies.

13. All proposed and affected:
    a. roads;
    b. stormwater drainage;
    c. vehicular access; and
    d. streetscaping

    must be designed and constructed at the owner's expense in accordance with the requirements of the Northern Territory Subdivision Development Guidelines and to the technical requirements of the Litchfield Council, to the satisfaction of the consent authority.

14. All works recommended by the traffic impact assessment are to be completed to the requirements of the Litchfield Council, to the satisfaction of the consent authority.

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.
    Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.

16. The loads of all trucks entering and leaving the site of works are to be constrained in such a manner as to prevent the dropping or tracking of materials onto the public road network. This includes ensuring that all wheels, tracks and body surfaces are free of mud and other contaminants before entering onto the public road network. Entry/exit controls must be implemented in accordance with the approved Erosion and Sediment Control Plan. Where material has been dropped or tracked on the public road network, the Developer must sweep and clean material off the road.

ADVISORY 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. A Works Permit is required from the Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's road network. Fees may apply.

3. 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.

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 theses 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 https://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 must be built to nbn guidelines found at https://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/design build-install

6. PWC advises that Section 5111 is a vacant lot and does not have power service. Underground 22kV cable extension and establishment of a suitable package substation for the development shall be complied with by the developer.

7. A groundwater extraction licence may be required under the *Water Act 1992* for any bore used for purposes other than rural stock and domestic water supply. For advice on water extraction licences please contact the Water Licensing and Regulation Branch of the Department of Lands, Planning and Environment.

8. The Bushfires Northern Territory Division of the Northern Territory Fire and Emergency Services advises that firebreaks along boundaries or at appropriate locations shall be provided on each created lot of this subdivision.

9. The permit holder is advised that it is an offence to disturb or destroy prescribed archaeological places without consent under the *Heritage Act 2011*. Should any heritage or archaeological material be discovered during over the course of work, cease operation and please phone Heritage Branch of the Department of Lands, Planning and Environment. The permit holder is advised that it is an offence to disturb or destroy prescribed archaeological places without consent under the Heritage Act 2011. Should any heritage or archaeological material be discovered during works, cease operation and please phone Heritage Branch of the Department of Lands, Planning and Environment.

10. Notwithstanding any approved plans, signs within Litchfield Council's municipal boundaries are subject to approval under Interim Development Control Order 33.

11. Litchfield Council's current Fees and Charges may apply to the above conditions. Additional information can be found at www.litchfield.nt.gov.au.

12. Full lot fire coverage cannot be achieved from existing hydrants. Internal firefighting arrangements must be made to the satisfaction of NT Fire and Rescue Service. An internal break tank maybe required for firefighting, as direct pumping from PWC water mains is not permitted. 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.

13. For the purposes of best practice land management and environmental protection it is recommended that a Type 1 Erosion and Sediment Control Plan (ESCP) be developed in accordance with the Department of Lands, Planning and Environment *ESCP Standard Requirements 2019* available at https://nt.gov.au/environment/soil-land-vegetation. The ESCP should be prepared prior to commencement of works and implemented during the construction phase (including clearing and early works); and all disturbed soil surfaces should be satisfactorily stabilised against erosion at completion of works. For further advice, contact the Land Development Coordination Branch: (08) 8999 4446.

14. Resources regarding erosion and sediment control is available on the IECA website www.austieca.com.au and Land Management Factsheets available at

https://nt.gov.au/environment/soil-land-vegetation. For further advice, contact the Development Coordination Branch: (08) 8999 4446.

15. There are statutory obligations under the Waste Management and Pollution Control Act *1998* (the Act), that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is required to comply at all times with the Act, including the General Environmental Duty under Section 12 of the Act. There is also a requirement to obtain an authorisation prior to conducting any of the activities listed in Schedule 2 of the Act. Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority website at https://ntepa.nt.gov.au/publications-and-advice/environmental-management. The Act, administered by the Northern Territory Environment Protection Authority, is separate to and not reduced or affected in any way by other legislation administered by other Departments or Authorities. The Environment Operations Branch of the Environment Division may take enforcement action or issue statutory instruments should there be noncompliance with the Act.

16. All land in the Northern Territory is subject to the *Weeds Management Act 2001* (WM Act). The WM Act describes the legal requirements and responsibilities that apply to owners and occupiers of land regarding declared weeds. Section 9 general duties include the requirement to take all reasonable measures to prevent land being infested with a declared weed and to prevent a declared weed from spreading. There are additional duties including a prohibition on buying, selling, cultivating, moving or propagating any declared weed and the requirement to notify the Weed Management Branch of a declared weed not previously present on the land within 14 days of detection.
Should you require further weed management advice contact the weed management branch by phone on (08) 8999 4567 or by email to weedinfo@nt.gov.au.

10. REASONS FOR RECOMMENDATION 1

1. Pursuant to sections 30P(2)(a) and (b) of the *Planning Ac 1999*, the consent authority must take into account any planning scheme that applies to the land to which the application relates and the amendment proposal contained within the application.

   The development would accord with the policy for future development of the locality as established by the LSRLUP and the HDRACAP with precedent conditions including a reduction in dwellings consistent with the zone, site responsive landscaping, safe access arrangements, pedestrian & cycling paths both internally and to surrounding areas, car parking turnarounds and pedestrian access, CPTED responsive open space and greater housing choice.

   Amended design and landscape plans are required as a condition precedent to address the access arrangements (Clause 3.8 LADR-Land Adjacent to a Designated Road), over density (Clause 4.3 LMR Low-Medium Density Residential), turnarounds and pedestrian access (Clause 5.2.2.4 Layout of Car Parking Spaces), full landscaping response (Clause 5.2.6.1 Landscaping in Zones other than Zone CB), fencing and POS landscaping (Clause 5.4.6.1 Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group), outbuilding and Community Centre (Clause 5.4.1.7 Building Articulation), design and siting of dwellings(5.4.8.1 Building Design for Dwelling-group, Rooming Accommodation and Residential care facility).

2. Pursuant to Section 30P(2)(l) of the *Planning Act 1999*, the consent authority must take into consideration the capability of the public utilities or infrastructure provided in the area in which the land is situated and any requirement for public facilities and services to be connected to the land; and facilities, infrastructure or land to be provided by the applicant.

   Litchfield Council have requested a Traffic Impact Assessment (TIA) and technical engineering report addressing road upgrades and comprehensive traffic modelling considering existing uses of the core area, an updated Design Concept Plan that considers the maximum dwelling density permitted under the area plan and subsequent updated Stormwater plan, an essential Infrastructure Servicing plan to align with the area plan planning principles, an Operational plan advising the use of the Community Centre and potential ancillary uses including uses available for the broader community, and general management plans for management of the retirement living complex are required to ensure that issues raised by Litchfield Council are properly assessed and managed for both the constructions and operational stages of the development.
   Power and Water Corporation (PWC) advise that the proposed development is currently constrained by significant limitations in the existing water and sewer infrastructure servicing the Humpty Doo locality. Prior to the commencement of works, the developer must satisfy PWC and provide the following reports as shown in precedent conditions:

   - Sewer Servicing and Network Augmentation- The developer must demonstrate and implement an approved sewer servicing solution capable of accommodating the proposed development.
   - Wastewater Treatment Capacity The developer must demonstrate that sufficient wastewater treatment capacity can be made available to service the proposed development.
   - Provide a Hydraulic Modelling and Servicing Strategy in the form of a detailed servicing report

   The ability for water and sewer servicing to be achieved for the site would need to be demonstrated and whilst the precedent conditional requirements are significant they are not exhaustive and they are specific providing guidance to the developer to achieve capability.

3. Pursuant to Section 30P(2)(m) 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 proposed Group dwellings (60), ancillary outbuilding and Community Centre is located within the Humpty Doo Rural Activity Centre within 400m of the Commercial Centre and Group dwelling and Community Centre development are supported in this location.
   Concerns were raised by the public submitters regarding the impact on amenity of the area. The issues raised relate to the intensity of the design of the residential development which would not support the needs of rural residents or reflect the rural character sought in the area. Concerns were also raised regarding the single access road and safety issues for pedestrians sand the need for a Traffic Impact assessment which fully considers local traffic impacts and provides safe pedestrian solutions. Concerns were also raised about the potential impact on infrastructure and services in the local area – water, reticulated sewer, roads and traffic.

The design of the development can be significantly improved by addressing these concerns through Conditions Precedent which specifically address density, POS, dwelling design, access, landscaping and operational management. The Local Government and Service Authorities have also responded with required Conditions Precedent which would ensure that traffic and infrastructure concerns could be addressed to prevent amenity impacts.

4. Pursuant to Section 30P(2)(r) of the Planning Act 1999, the consent authority must take into consideration the other matters the consent authority considers relevant.

The proposal is for group dwellings, an ancillary outbuilding and a Community Centre to be used as a Retirement Village. Retirement Village is not a use recognised in the NT Planning Scheme 2020 but it is a use supported by Clause 4.3 of the Humpty Doo Rural Activity Centre Area Plan, which seeks to facilitate retirement living within the Rural Activity Centre Core and provide greater housing diversity for residents at different life stages.

The proposed retirement village is intended to house residents aged 55 years and over and it would support the need for housing for ageing members of the rural community seeking lower maintenance living options that would enable long-term rural residents to downsize while remaining connected to their established community. It is also noted that support has been provided through two submissions who recognised the need for retirement living in the Humpty Doo area.

It is proposed to be a land lease style retirement living community and the site would remain under single ownership and management, with communal facilities retained in private ownership, and occupancy directed toward the over-55s demographic.

The proposal at a high level has real merit but more information is required to ensure efficacious management. Precedent conditions for management reports that explain and guide the tenure, occupancy, ownership and internal and physical management of the Retirement Village would be placed on any permit issued.

11. RECOMMENDATION 2

That under section 30Q of the *Planning Act 1999*, the consent authority report to the Minister for Infrastructure, Planning and Logistics advising of the likely decision in relation to the development proposal, issues raised in the submissions, issues raised at the hearing and any other matters it considers the Minister should take into account when considering the amendment proposal.

12. RECOMMENDATION 3

That, pursuant to section 86(1) of the *Planning Act 1999*, the Development Consent Authority delegates its powers to the Chairman or in the absence of the Chairman any member of the Litchfield Division of the Authority to:

- determine pursuant to Section 30W(1)(a) to consent to the development proposal contained in the concurrent application and consent to the concurrent application after receipt of a notice under Section 30U(1) that the Minister has approved the amendment proposal contained in the application;
- issue a development permit under section 54(1) in relation to the development proposal to develop Section 05111 (79) Freds Pass Road, Hundred of Strangways, Humpty Doo for

the purpose of a Dwelling-group (32 x 2 bedroom and 28 x 3 bedroom) in 60 single storey buildings (Retirement Living) and Community Centre; and

- issue the relevant notices under Section 30Y.

AUTHORISED



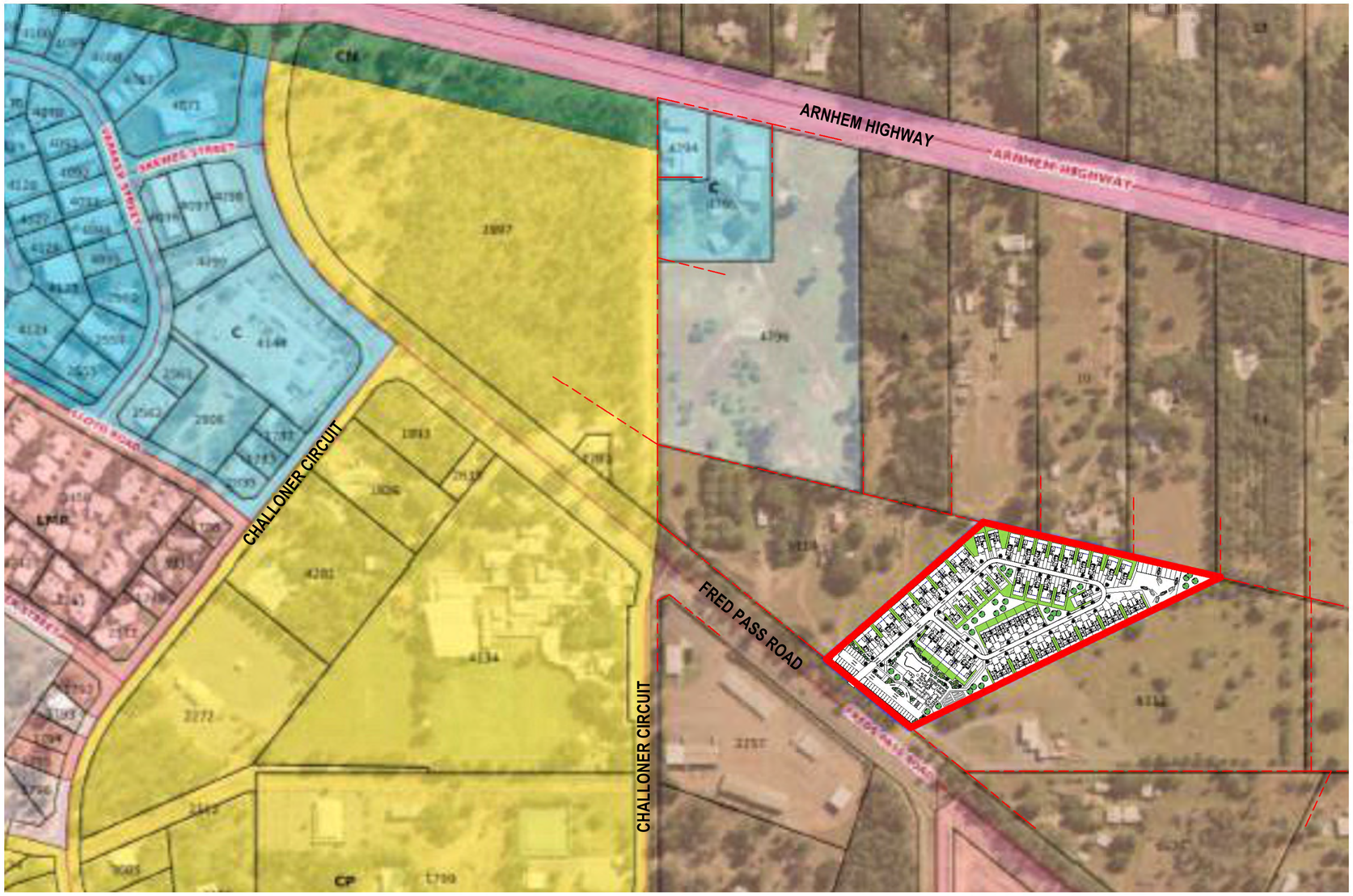
.....
Eve-Marie Davie

Senior Planner
Development Assessment Services

ANITA GAJSKI
Anita Gajski
Planner – Lands Planning
Section 7: The Humpty Doo Rural Activity Centre Area Plan (HDRACAP)
Lands Planning Assessment of Amendment Proposal

PROPOSED HUMPTY DOO LIFESTYLE ESTATE RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.

DRAWING LIST			
Sheet Number	Sheet Name	Revision Description	Revsion Date
CD.000	HUMPTY DOO LIFESTYLE ESTATE - RETIREMENT VILLAGE		
CD.002	SITE PLAN		
CD.003	SITE ROOF PLAN		
CD.100	CARPARK		
CD.101	RECEPTION		
CD.102	BUILDING TYPES		
CD.103	BUILDING TYPES		
CD.104	STORAGE SHEDS		
CD.110	STREET ELEVATION		
CD.120	PERSPECTIVES		
CD.121	PERSPECTIVES		
CD.122	PERSPECTIVES		



LOCATION PLAN

FOR INFORMATION

No.	DESCRIPTION	DATE	DRAWN	CHECKED
A	--	--		

AMENDMENTS

ASHFORD LAMAYA ARCHITECTS

LANDSCAPE: NAME	INTERIORS: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HUMPTY DOO RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.
HUMPTY DOO LIFESTYLE ESTATE - RETIREMENT VILLAGE

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
AL2559	CD.000 OF -	A	A1

Ver. Aug 2023



1 SITE PLAN
1 : 400

PROJECT NORTH

CARPARKING	QTY
2500x5500	35
PWD	2
LOADING	1

TYPE	LAYOUT	QTY	GFA
TYPE 01a	TYPE 01	TYPE 01 - 14 Dwellings	118m2 x 14 = 1652m2
TYPE 01b	TYPE 01 duplex	TYPE 01 - 12 Dwellings	118m2 x 12 = 1416m2
TYPE 01c	TYPE 01 attached	TYPE 01 - 6 Dwellings	118m2 x 6 = 708m2
TYPE 02a	TYPE 02	TYPE 02 - 4 Dwellings	105m2 x 4 = 420m2
TYPE 02b	TYPE 02 duplex	TYPE 02 - 18 Dwellings	105m2 x 18 = 1890m2
TYPE 02c	TYPE 02 attached	TYPE 02 - 6 Dwellings	105m2 x 6 = 630m2
TOTAL RESIDENTIAL		60 Dwellings	6715m2
RECEPTION			350m2
STORAGE SHEDS		9 Units	319m2
TOTAL GFA			7385m2

FOR INFORMATION

No.	DESCRIPTION	DATE	DRAWN	CHECKED

AMENDMENTS

ASHFORD LAMAYA ARCHITECTS

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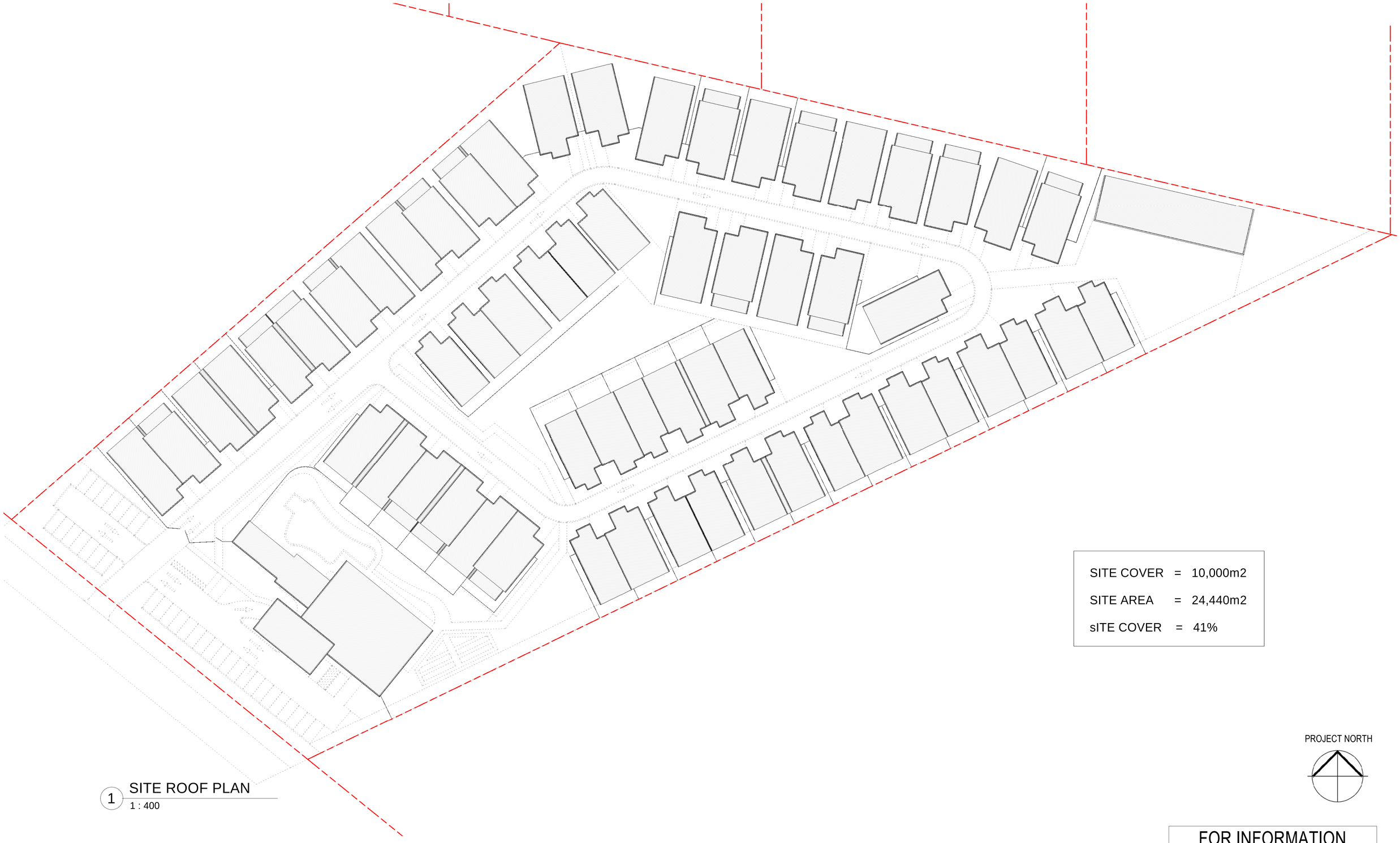
PROPOSED HUMPTY DOO RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.

SITE PLAN

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
AL2559	CD.002 OF -		A1

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SITE COVER	=	10,000m2
SITE AREA	=	24,440m2
sITE COVER	=	41%

1 SITE ROOF PLAN
1 : 400

PROJECT NORTH

FOR INFORMATION

No.	DESCRIPTION	DATE	DRAWN	CHECKED

AMENDMENTS

ASHFORD LAMAYA ARCHITECTS

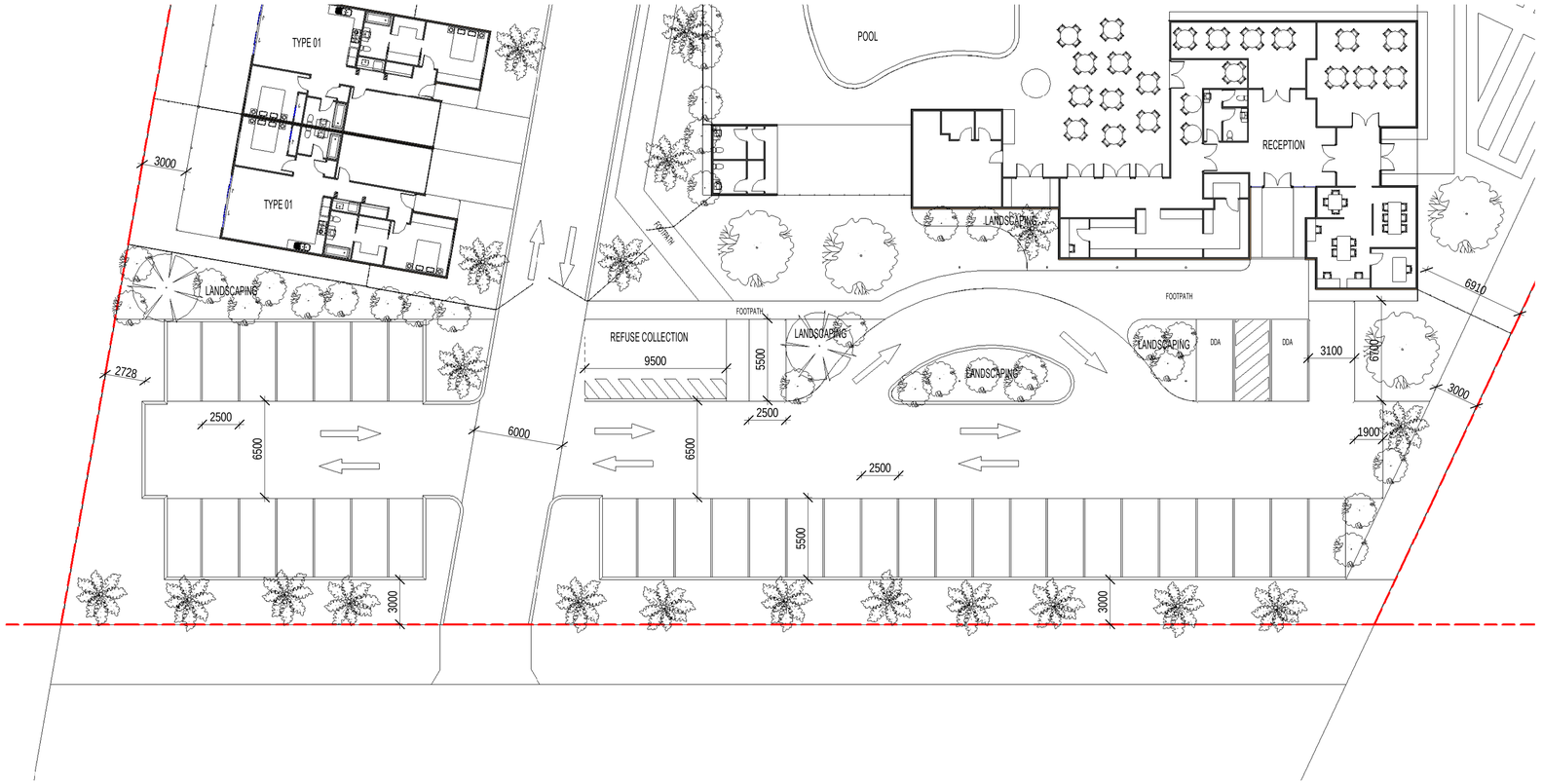
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ELECTRICAL: **NAME**	ACOUSTICS: **NAME**
HYDRAULIC: **NAME**	

PROPOSED HUMPTY DOO RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.

SITE ROOF PLAN

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
AL2559	CD.003 OF -		A1



1 CARPARK
1 : 200

FOR INFORMATION

No.	DESCRIPTION	DATE	DRAWN	CHECKED
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AMENDMENTS

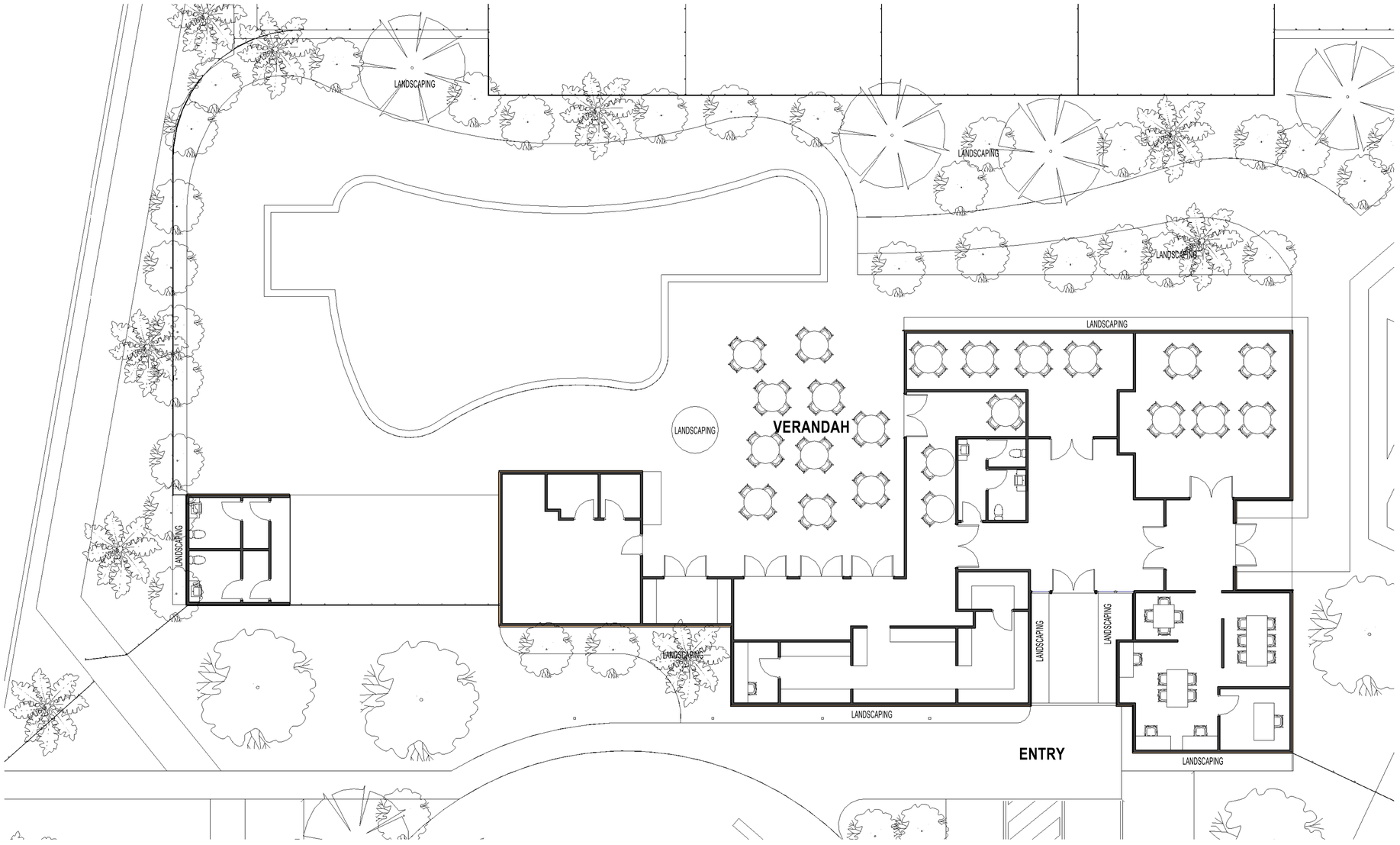
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ELECTRICAL: **NAME**	ACOUSTICS: **NAME**
HYDRAULIC: **NAME**	

PROPOSED HUMPTY DOO RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.
CARPARK

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
AL2559	**CD.100** OF -	**A**	A1



1 RECEPTION
1 : 100

FOR INFORMATION

No.	DESCRIPTION	DATE	DRAWN	CHECKED
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AMENDMENTS

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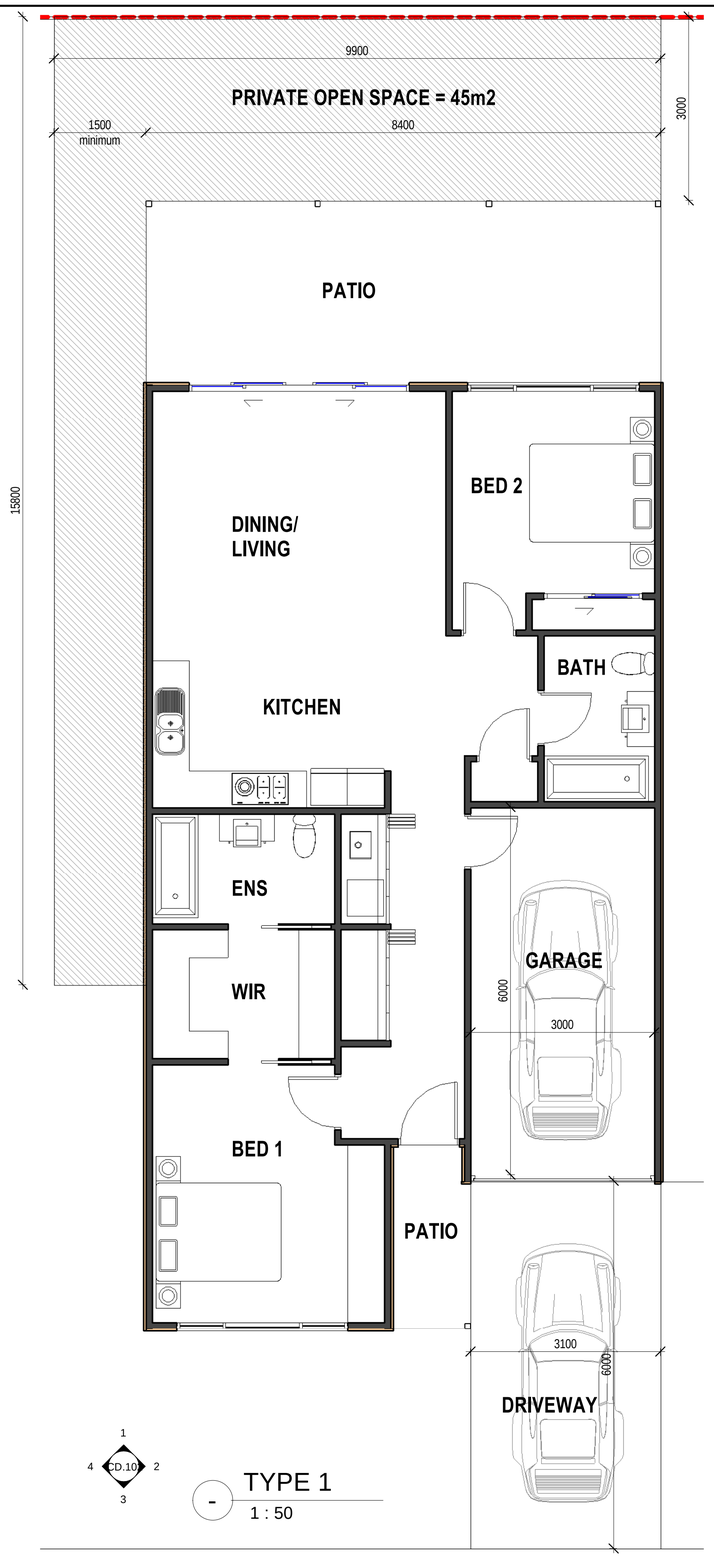
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HYDRAULIC: **NAME**	

PROPOSED HUMPTY DOO RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.

RECEPTION

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
AL2559	CD.101 OF -	A	A1



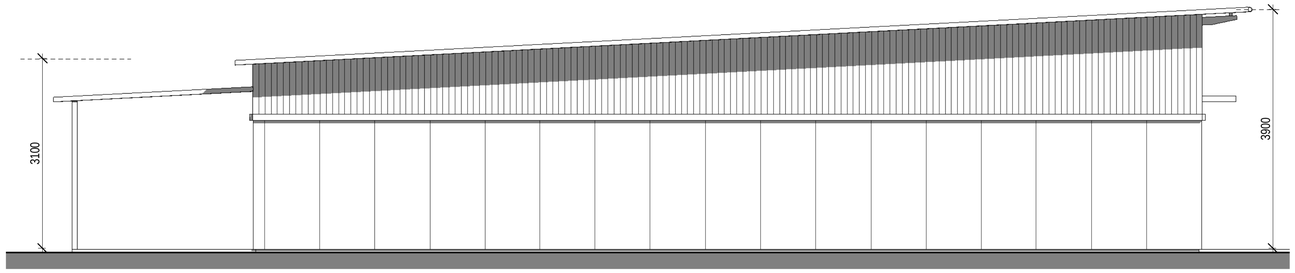
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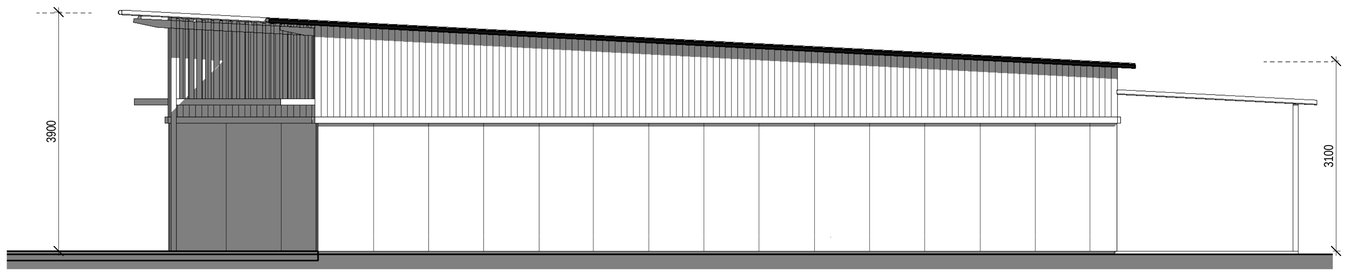
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1 : 50



3 TYPE 01 VIEW 03
1 : 50



2 TYPE 01 VIEW 02
1 : 50



4 TYPE 01 VIEW 04
1 : 50

FOR INFORMATION

No.	DESCRIPTION	DATE	DRAWN	CHECKED
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AMENDMENTS

ASHFORD LAMAYA ARCHITECTS

LANDSCAPE: NAME	INTERIORS: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HUMPTY DOO RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.

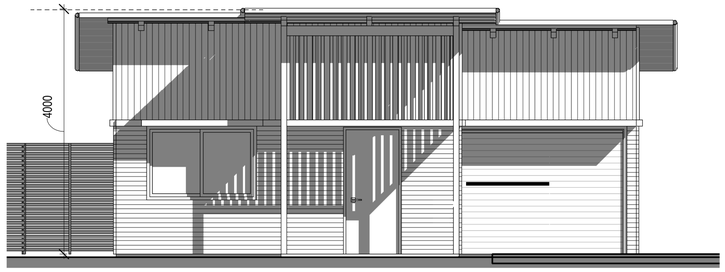
BUILDING TYPES

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AL2559	CD.102 OF -	A	A1



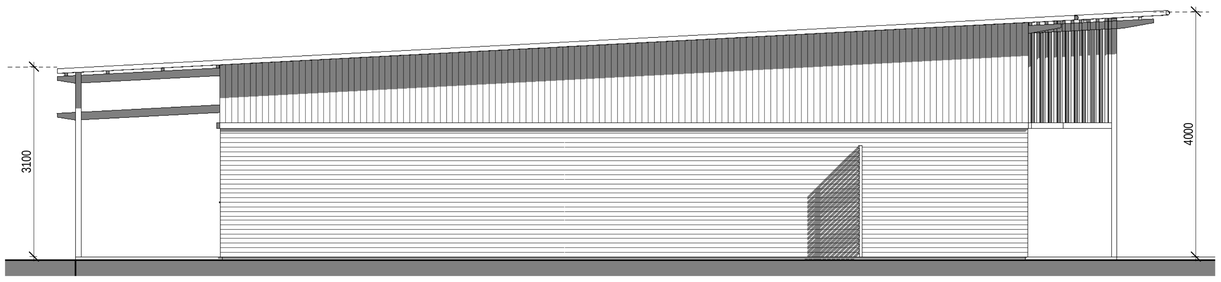
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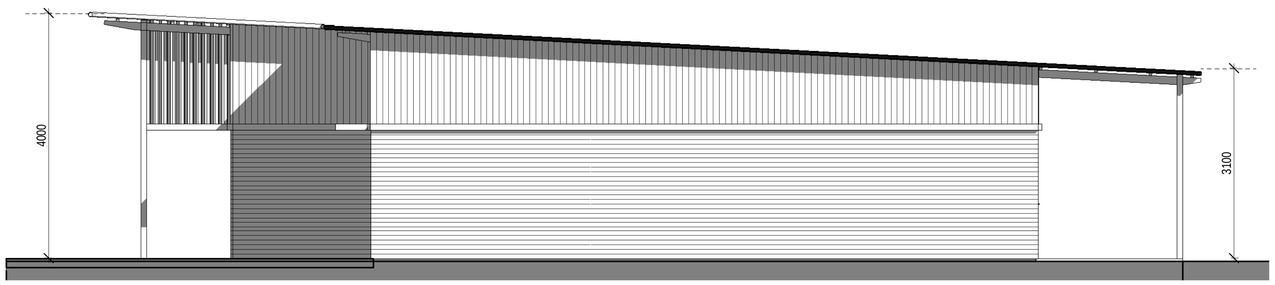
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1 : 50



3 TYPE 02 VIEW 03
1 : 50



2 TYPE 02 VIEW 02
1 : 50



4 TYPE 02 VIEW 04
1 : 50

FOR INFORMATION

No.	DESCRIPTION	DATE	DRAWN	CHECKED
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AMENDMENTS

ASHFORD LAMAYA ARCHITECTS

LANDSCAPE: NAME	INTERIORS: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME
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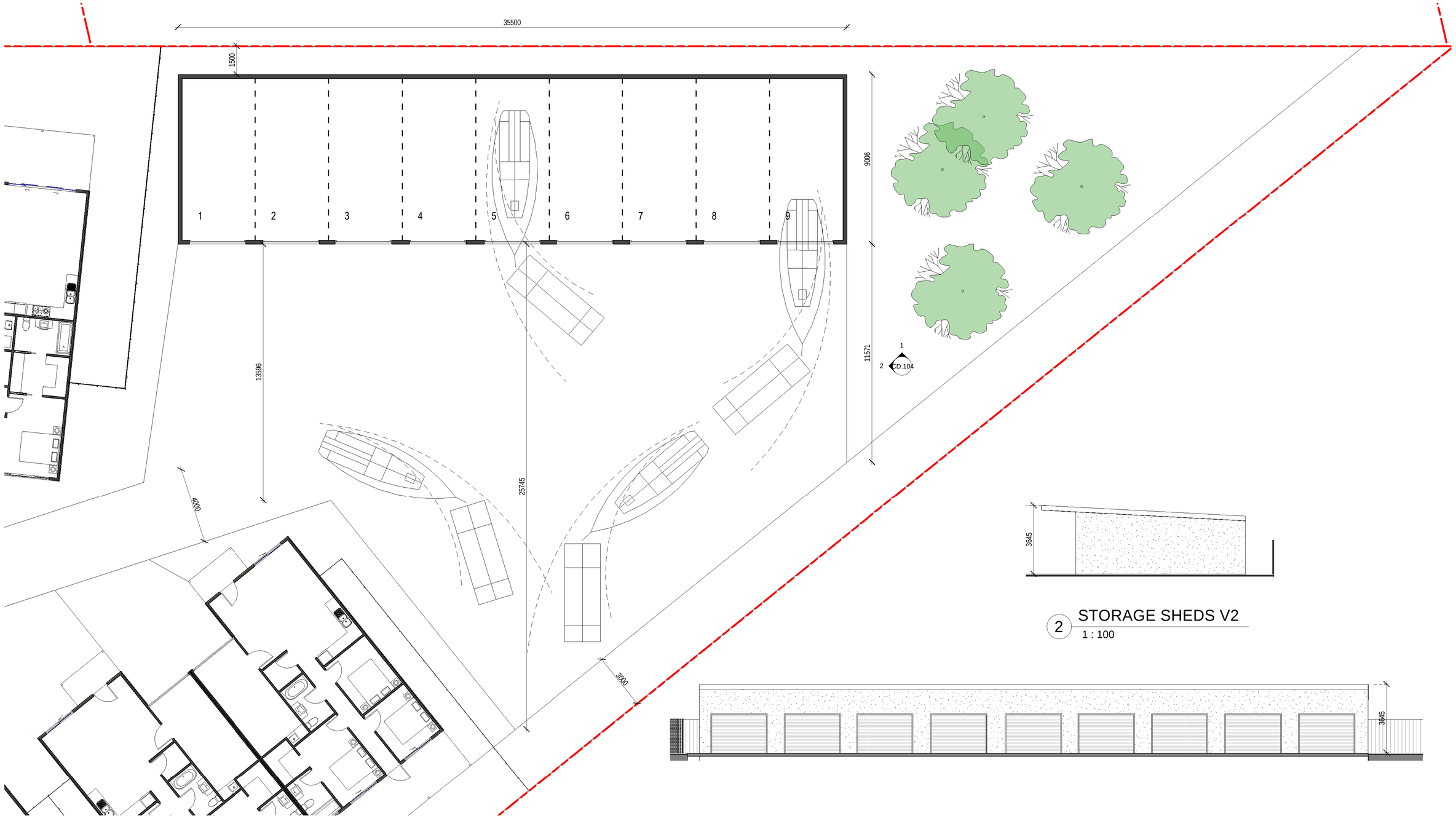
PROPOSED HUMPTY DOO RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.

BUILDING TYPES

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
AL2559	CD.103 OF -	A	A1

Ver. Aug 2023



1 STORAGE SHEDS V1
1 : 100

2 STORAGE SHEDS V2
1 : 100

. STORAGE SHEDS PLAN
1 : 100

FOR INFORMATION

No.	DESCRIPTION	DATE	DRAWN	CHECKED
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AMENDMENTS

ASHFORD LAMAYA ARCHITECTS

LANDSCAPE: NAME	INTERIORS: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME
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HYDRAULIC: NAME	

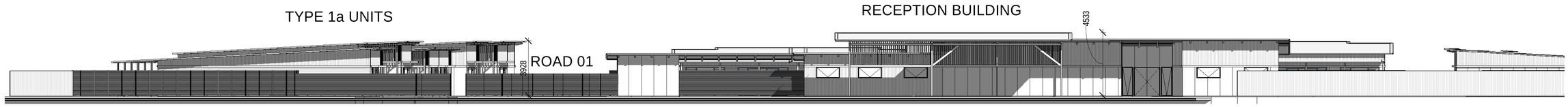
PROPOSED HUMPTY DOO RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.

STORAGE SHEDS

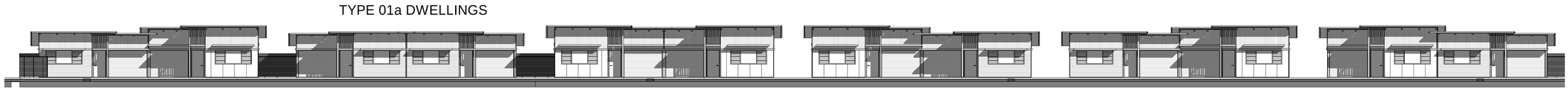
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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
AL2559	CD.104 OF -	A	A1

Ver. Aug 2023



S STREET ELEVATION
1 : 150



1 ELEVATION - ROAD 01
1 : 150



2 ELEVATION - ROAD 02
1 : 150



3 ELEVATION - ROAD 03
1 : 150

FOR INFORMATION

No.	DESCRIPTION	DATE	DRAWN	CHECKED
A	–	–		

AMENDMENTS

ASHFORD LAMAYA ARCHITECTS

LANDSCAPE: **NAME**	INTERIORS: **NAME**
STRUCTURAL: **NAME**	BUILDING CERTIFICATION: **NAME**
CIVIL: **NAME**	SURVEYOR: **NAME**
MECHANICAL: **NAME**	GEOTECHNICAL: **NAME**
ELECTRICAL: **NAME**	ACOUSTICS: **NAME**
HYDRAULIC: **NAME**	

PROPOSED HUMPTY DOO RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.
STREET ELEVATION

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
AL2559	CD.110 OF -	A	A1

Ver. Aug 2023





FOR INFORMATION

No.	DESCRIPTION	DATE	DRAWN	CHECKED
A	--	--		

AMENDMENTS

ASHFORD LAMAYA ARCHITECTS

LANDSCAPE: **NAME**	INTERIORS: **NAME**
STRUCTURAL: **NAME**	BUILDING CERTIFICATION: **NAME**
CIVIL: **NAME**	SURVEYOR: **NAME**
MECHANICAL: **NAME**	GEOTECHNICAL: **NAME**
ELECTRICAL: **NAME**	ACOUSTICS: **NAME**
HYDRAULIC: **NAME**	

PROPOSED HUMPTY DOO RETIREMENT VILLAGE

79 FREDS PASS ROAD - HUMPTY DOO - N.T.

PERSPECTIVES

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
AL2559	CD.120 OF -	A	A1

Ver. Aug 2023



RECEPTION



ROAD 01



ROAD 02

FOR INFORMATION

No.	DESCRIPTION	DATE	DRAWN	CHECKED
A	--	--		

AMENDMENTS

ASHFORD LAMAYA ARCHITECTS

LANDSCAPE: **NAME**	INTERIORS: **NAME**
STRUCTURAL: **NAME**	BUILDING CERTIFICATION: **NAME**
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PROPOSED HUMPTY DOO RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.

PERSPECTIVES

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
AL2559	CD.121 OF -	A	A1



FOR INFORMATION

No.	DESCRIPTION	DATE	DRAWN	CHECKED
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AMENDMENTS

ASHFORD LAMAYA ARCHITECTS

LANDSCAPE: **NAME**	INTERIORS: **NAME**
STRUCTURAL: **NAME**	BUILDING CERTIFICATION: **NAME**
CIVIL: **NAME**	SURVEYOR: **NAME**
MECHANICAL: **NAME**	GEOTECHNICAL:
ELECTRICAL: **NAME**	ACOUSTICS: **NAME**
HYDRAULIC: **NAME**	

PROPOSED HUMPTY DOO RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.

PERSPECTIVES

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
AL2559	CD.122 OF -	A	A1

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	Gerard Rosse (Rosse Pty Ltd)		
Address	14 Hamilton Road, Howard Springs NT 0835		
Phone	0400754842	**Email**	gerard@crtpc.com.au
Persons on whose behalf the application is made:			
Person/s on whose behalf the application is made:	Gerard Rosse and Alana Rosse		
Address	As above		
Phone	As above	**Email**	As above
The applicant is hereby authorised to lodge a development application over the subject land described as:			
***Lot/NT portion**	Section 5111		
***Location/town/hundred**	Hundred of Strangways		
***Street address**	79 Freds Pass Road, Humpty Doo		

NORTHERN TERRITORY GOVERNMENT

The application is for the purpose of:			
***Proposed development** *Brief description of proposed development*	Dwelling-Group and Community Centre (Retirement Village)		
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**	Gerard Rosse		
^Company name	Rosse Pty Ltd		
^Title *(e.g. director/authorised representative)*	DIRECTOR		
Phone	0400754842	**Email**	gerard@crtpc.com.au
***Signature**			
***Date**	04/03/2026		
Landowner signature			
***Full name**	Alana Rosse		
^Company name	Rosse Pty Ltd		
^Title *(e.g. director/authorised representative)*	Type text here DIRECTOR		
Phone	0400754842	**Email**	gerard@crtpc.com.au
***Signature**			
***Date**	04/03/2026		

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**	

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EXPLANATORY DOCUMENT

NORTHERN TERRITORY OF AUSTRALIA

CONCURENT APPLICATION
PA2026/0080

The Minister for Lands, Planning and Environment has accepted a concurrent application made by Gerard Rosse (Rosse Pty Ltd). The application seeks to:

- rezone Section 5111, Hundred of Strangways, (79 Freds Pass Road, Humpty Doo) from Zone RL (Rural Living) to Zone LMR (Low- Medium Density Residential); and
- develop a Dwelling-group (32 x 2 bedroom and 28 x 3 bedroom) in 60 x 1 storey buildings (Retirement Living) and Community Centre.

Provided on the Development Applications Online (DAO) website are:

- Proposed Statement of Effect documents (details of the proposal); and
- Supporting Information Documents.

Attached to this Explanatory Document are:

- extracts from the NT Planning Scheme 2020 relating to Zone RL (Rural Living);
- extracts from the NT Planning Scheme 2020 relating to Zone LMR (Low to Medium Density Residential); and
- a locality map.

Period of Exhibition and Lodging a Submission

The exhibition period is from **Friday 20 March 2026** to **Friday 17 April 2026**.

The Concurrent Application includes both an amendment proposal and a development proposal. Written submissions about the concurrent application may address the amendment proposal, the development proposal, or both. Submissions received during the exhibition period will be taken into consideration by both the Minister and the consent authority in their determination of the respective components of the application.

Submissions in relation to a concurrent application must be in writing and include the name and postal address of the author and may be made publicly available in full.

Written submissions are to be received by 11.59pm on **Friday 17 April 2026** and can be made through:

- the DAO website using the relevant “Make Submission” tab; or
- Postal letter and addressed to:

  Director, Development Assessment Services
  Department of Lands, Planning and Environment
  PO Box 16
  DARWIN NT 0801; or
- Email: das.dlpe@nt.gov.au; or
- Hand delivered to: Level 1, Energy House, 18-20 Cavenagh Street, Darwin

For more information, please contact Ms Anita Gajski, on 8999 6135 or anita.gajski@nt.gov.au

4.7 Zone RL – Rural Living

Zone Purpose

Provide for a range of rural lifestyle choices and rural activities, in areas where ***access*** to reticulated water and sewerage may not be available.

Zone Outcomes

1. Predominantly **dwellings-single** and **dwellings-independent** within a rural lifestyle setting.

2. **Home based businesses** and **dwellings-community residence** are of a scale, intensity and nature that is compatible with the character and ***amenity*** of the surrounding locality.

3. Residential development, such as **residential care facilities,** does not interfere with the character and ***amenity*** of the zone.

4. Rural activities, such as **agriculture**, **animal boarding**, **horticulture, intensive animal husbandry, plant nursery**, **industry-primary, stables,** and **veterinary clinic** where the scale, intensity and nature of the activity is compatible with the character and ***amenity*** of the surrounding locality and the land is capable of supporting the development.

5. Development for residential purposes does not interfere with the existing or ongoing use of rural land for productive agricultural or horticultural purposes.

6. Community focused activities, such as **community centre, child care centre,** and **emergency management facility**:
   (a) are of a scale and intensity compatible with the character and ***amenity*** of the area;
   (b) wherever possible, are co-located with other non-residential activities in the locality;
   (c) avoid adverse impacts on the surrounding road network; and
   (d) are managed to minimise unreasonable impacts on the ***amenity*** of surrounding residents.

7. The design and ***site*** layout of all development are sympathetic to the existing streetscape, scale and character of surrounding development.

8. Development does not impose unsustainable demands on surface water and groundwater.

9. Subdivision design is informed by land suitability assessment to confirm the land is able to support residential development.

10. Development is provided with an appropriate level of services and infrastructure, and minimises impacts on sensitive environments.

11. 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.

ASSESSMENT TABLE – ZONE RL – RURAL LIVING					
Defined Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Location Specific Development Requirements**	**Specific Development Requirements**
Agriculture	**Impact assessable**	3.2 CNV – Clearing of Native Vegetation 3.3 RCNV – Restricted Clearing of Native Vegetation 3.4 CR – Coastal Reclamation 3.5 LPA – Land in Proximity to Airports 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry) 5.7.4 Industry-Primary in Zones RL, R, and H
Animal Boarding	**Impact assessable**				5.7.2 Animal Related Use (Animal Boarding and Stables)
Caravan Accommodation	**Permitted**				5.4.11 Caravan Accommodation
Child Care Centre	**Impact assessable**				5.5.7 Child Care Centre
Community Centre	**Impact assessable**				
Demountable Structures	**Permitted**				5.8.7 Demountable Structures
Dwelling-Community Residence	**Permitted**				5.4.14 Dwelling-Community Residence
Dwelling-Independent	**Permitted**				5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Single	**Permitted**				5.4.1 Residential Density 5.4.3 Buildings Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Emergency Services Facility	**Impact assessable**				5.8.6 Emergency Services Facility
Excavation and Fill	**Impact assessable**				5.8.9 Excavation and Fill
Helicopter Landing Site	**Impact assessable**				5.4.16 Helicopter Landing Sites
Home Based Business	**Permitted**				5.4.10 Home Based Businesses
Horticulture	**Impact assessable**				5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Industry-Primary	**Impact assessable**				5.7.4 Industry-Primary in Zones RL, R, and H
Intensive Animal Husbandry	**Impact assessable**				5.7.1 Rural development (Agriculture, Horticulture and Intensive Animal Husbandry)

ASSESSMENT TABLE – ZONE RL – RURAL LIVING					
Defined Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Location Specific Development Requirements**	**Specific Development Requirements**
Plant Nursery	**Impact assessable**	3.2 CNV – Clearing of Native Vegetation 3.3 RCNV – Restricted Clearing of Native Vegetation 3.4 CR – Coastal Reclamation 3.5 LPA – Land in Proximity to Airports 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		
Residential Care Facility	**Impact assessable**				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.15 Residential Care Facility 5.4.17 Building Articulation
Retail Agricultural Stall	**Permitted**				5.7.5 Retail Agricultural Stall
Sex Services-Home Based Business	**Permitted**				5.4.10 Home Based Businesses
Stables	**Impact assessable**				5.7.2 Animal Related Use (Animal Boarding and Stables)
Telecommunications Facility	**Impact assessable**				5.8.10 Telecommunications Facility
Veterinary Clinic	**Impact assessable**				
All other uses defined in Schedule 2 (Definitions)	**Prohibited**				
Undefined Uses **Any use not defined in Schedule 2 (Definitions)**	**Impact assessable**				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.3 Zone LMR – Low-Medium Density Residential

Zone Purpose

Provide a range of low rise housing options that contribute to the streetscape and residential ***amenity*** in locations supported by community services and facilities, and where full reticulated services are available.

Zone Outcomes

1. A blend of **dwellings-single,** associated **dwellings-independent**, **dwellings-group** and **dwellings-multiple** predominantly of two ***storeys*** or less, on a range of lot sizes that respond to changing community needs.

2. **Home based businesses** and **dwellings-community residence** are conducted in a manner consistent with residential ***amenity***.

3. **Residential care facilities** are of a scale and conducted in a way that maintains the residential character and ***amenity*** of the zone.

4. Non-residential activities such as **community centres**:
   (a) support the needs of the immediate residential community;
   (b) are of a scale and intensity compatible with the residential character and ***amenity*** of the area;
   (c) wherever possible, are co-located with other non-residential activities in the locality;
   (d) avoid adverse impacts on the local road network; and
   (e) are managed to minimise unreasonable impacts to the ***amenity*** of surrounding residents.

5. Building design, ***site*** layout and ***landscaping*** provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.

6. An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with reasonable ***access*** to open space and community facilities.

ASSESSMENT TABLE – ZONE LMR – LOW-MEDIUM DENSITY RESIDENTIAL					
Defined Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Location Specific Development Requirements**	**Specific Development Requirements**
Caravan Accommodation	**Permitted**	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road 3.10 MRT – Residential Development in Major Remote Towns 3.11 RCFR – Rapid Creek Flood Response 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.1 General Height Control 5.2.4 Car Parking 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.11 Caravan Accommodation
Community Centre	**Impact assessable**				
Demountable Structures	**Merit assessable**				5.8.7 Demountable Structures
Dwelling-Community Residence	**Permitted**				5.4.14 Dwelling-Community Residence
Dwelling-Group (2)	**Permitted**				5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Dwelling-Group (3+)	**Merit assessable**				5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Dwelling-Independent	**Permitted**				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent

ASSESSMENT TABLE – ZONE LMR – LOW-MEDIUM DENSITY RESIDENTIAL					
Defined Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Location Specific Development Requirements**	**Specific Development Requirements**
Dwelling-Multiple	**Merit assessable**	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road 3.10 MRT – Residential Development in Major Remote Towns 3.11 RCFR – Rapid Creek Flood Response 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.1 General Height Control 5.2.4 Car Parking 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 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Dwelling-Single	**Permitted**				5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Excavation and Fill	**Impact assessable**				5.8.9 Excavation and Fill
Home Based Business	**Permitted**				5.4.10 Home Based Businesses
Residential Care Facility	**Impact assessable**				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.15 Residential Care Facility 5.4.17 Building Articulation
Sex Services-Home Based Business	**Permitted**				5.4.10 Home Based Businesses
Telecommunications Facility	**Impact assessable**				5.8.10 Telecommunications facility
All other uses defined in Schedule 2 (Definitions)	**Prohibited**				
Undefined Uses **Any use not defined in Schedule 2 (Definitions)**	**Prohibited**				



Department of Lands, Planning and Environment

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Date: 05/03/2026

Locality Plan
Section 5111
Hundred of Strangways
Humpty Doo

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www.humptydoolifestyle.com.au

Concurrent Application

HUMPTY DOO LIFESTYLE ESTATE (RETIREMENT VILLAGE)

REZONE FROM ZONE RL TO ZONE LMR

AND

DWELLING-GROUP AND COMMUNITY CENTRE

79 FREDS PASS ROAD, HUMPTY DOO (SECTION 5111 HUNDRED OF STRANGWAYS)

ROSSE PTY LTD



March 2026

Contact

Name	Gerard Rosse
Position	Director
Email	gerard@tropicstpd.com

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This report has been prepared for the sole purpose of making a concurrent application under Section 30 of the Northern Territory Planning Act 1999, and this report is strictly limited to the purpose, and facts and circumstances stated within. It is not to be utilized for any other purpose, use, matter or application.

Document Control

Author	Gerard Rosse
Version	1.0
Date	March 2026

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1.0 Introduction

This Concurrent Application is made pursuant to **Section 30** of the *Northern Territory Planning Act 1999* (the Act) over Section 5111 Hundred of Strangways (79 Freds Pass Road, Humpty Doo) and relates to:

- An amendment proposal to rezone the site from Zone RL (Rural Living) to Zone LMR (Low Medium Density) to align with the Humpty Doo Rural Activity Centre Area Plan; and

- A development proposal to establishment of an over 55's rural retirement village, the ***Humpty Doo Lifestyle Estate***, comprising *dwelling-group* and *community centre* uses.

The site landowner and local Territory company, Rosse Pty Ltd, is progressing the development in response to a clearly identified gap in the Northern Territory's housing continuum, particularly within the rural context of Greater Darwin. The project has emerged from extensive engagement with members of the rural community, which has highlighted a significant and growing demand for age-appropriate, lower-maintenance living options that enable long-term rural residents to downsize while remaining connected to their established community, social networks and support systems, particularly in the rural locality of greater Darwin.

Many rural Territorians currently reside on larger rural holdings that, over time, become increasingly difficult to manage. However, there are limited transitional housing options within the rural area that allow residents to remain local while reducing property maintenance and housing burden. In the absence of appropriate retirement living solutions, residents often remain in dwellings that no longer meet their needs or relocate to urban centres or interstate to access more suitable accommodation. This represents both a social and economic loss to the Territory, reducing community continuity and local expenditure within the rural area.

The proposed development at Section 5111 (the site) will be for **residents aged 55 years and over** and will bridge the gap between traditional rural living and higher-care aged care facilities. It will provide an intermediate, comfortable housing option that supports ageing in place within the rural area, while complementing existing home care, community care and residential aged care services across Greater Darwin. The proposal is not intended to replace higher-care facilities; rather, it will form part of an integrated continuum of housing and support options for independent retirement living in close proximity to the Humpty Doo town centre and the broader rural locality.

By retaining retirees within Humpty Doo and the broader Darwin Rural Area, the development seeks to strengthen long-term community stability, maintain intergenerational connections, and contribute to the economic and social sustainability of rural Greater Darwin.

The design presented refletcs inputs from a range of stakeholders and ongoing consultation with relevant service providers, advocacy groups and government representatives remains active to ensure alignment with regional planning objectives, ageing strategies and service capacity considerations.

This Concurrent Application seeks to secure the necessary Zone and development approvals for the site, providing planning certainty and enabling the project to proceed to the next stage of delivery and implementation.

While “retirement living” is not a defined land use within the Northern Territory Planning Scheme 2020, the Humpty Doo Rural Activity Centre Area Plan clearly identifies retirement living as a desirable and supported form of development within the Rural Activity Centre Core. The proposed development has therefore been framed under the most appropriate existing land use definitions within the Scheme—being *dwelling-group* and *community centre*—which together appropriately reflect the operational characteristics of a retirement village.

Importantly, the proposal does not involve a residential care or aged care facility providing higher-care accommodation. Rather, it is designed to provide independent retirement living for residents aged 55 years and over. In doing so, the development directly advances the intent of the Humpty Doo Area Plan by facilitating greater housing diversity and enabling residents to remain within the rural community as their housing needs change across different life stages.

The site is within Zone RL (Rural Living) of the *Northern Territory Planning Scheme 2020* (the Scheme) where *dwellings-group* is a prohibited land use. The proposed amendment to rezone the land to Zone LMR (Low Medium Density Residential) will support the development of a retirement village comprising *dwellings-group* and community *centre land uses* which are Merit Assessable and Impact Assessable (respectively) forms of development in the zone. Accordingly, the development proposal has been considered as Impact Assessable.

This report details the nature of the subject land and locality, the proposed amendment, the proposed development, and the relevant components of **Section 30(C)** of the Act.

This report (and application) is to be read in conjunction with the following attachments:

- **Attachment A:** Development Plans
- **Attachment B:** Stormwater and Servicing Report
- **Attachment C:** Traffic Report

2.0 Site and Locality

2.1 Site

The site is identified and described in **Figure 1** and **Table 1** below.

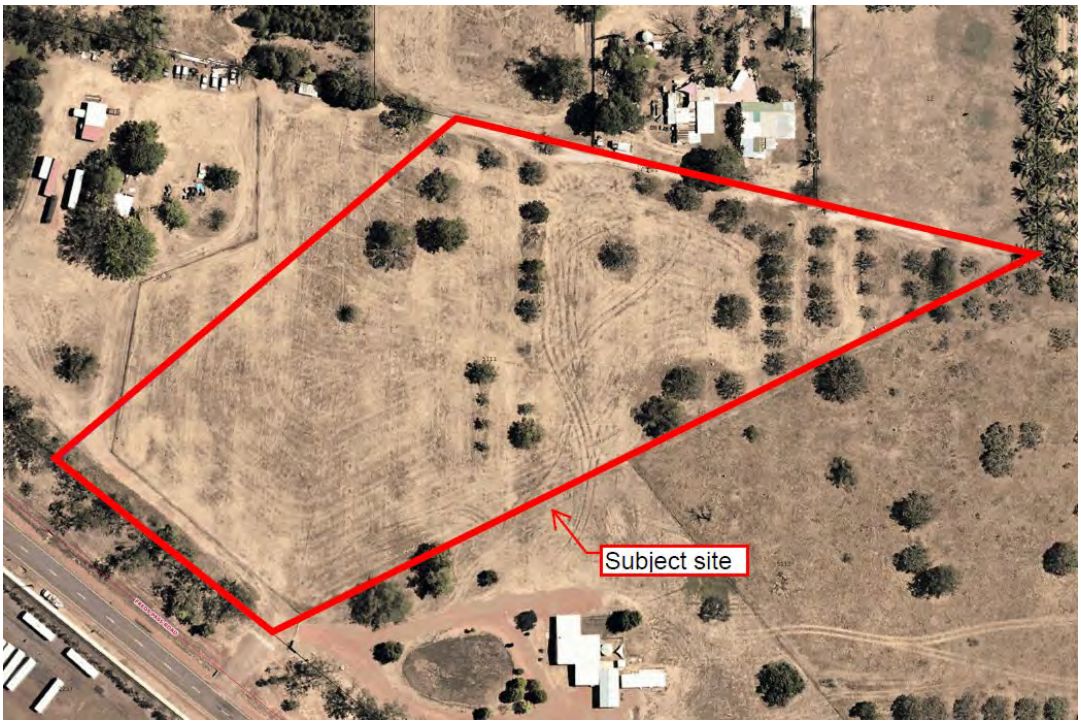


***Figure 1**: Site and Zoning Plan*

Parcel	79 Freds Pass Road, Humpty Doo (Section 5111 Hundred of Strangways)
Land Tenure	Freehold
Land Area	2.46 hectares
Landowner	Rosse Pty Ltd
Easements	None identified
Zone	RL (Rural Living)
Overlays	CNV (Clearing of Native Vegetation)

***Table 1:** Site Details*

Section 5111 (the site) is a 2.46ha parcel located in the rural suburb of Humpty Doo. The lot has frontage to and access from Freds Pass Road and is within Zone RL (Rural Living). The site is predominantly flat, has been cleared of native vegetation, with no structures on the land.

2.2 Locality

Figure 2 shows the zoning layout in proximity of the site.

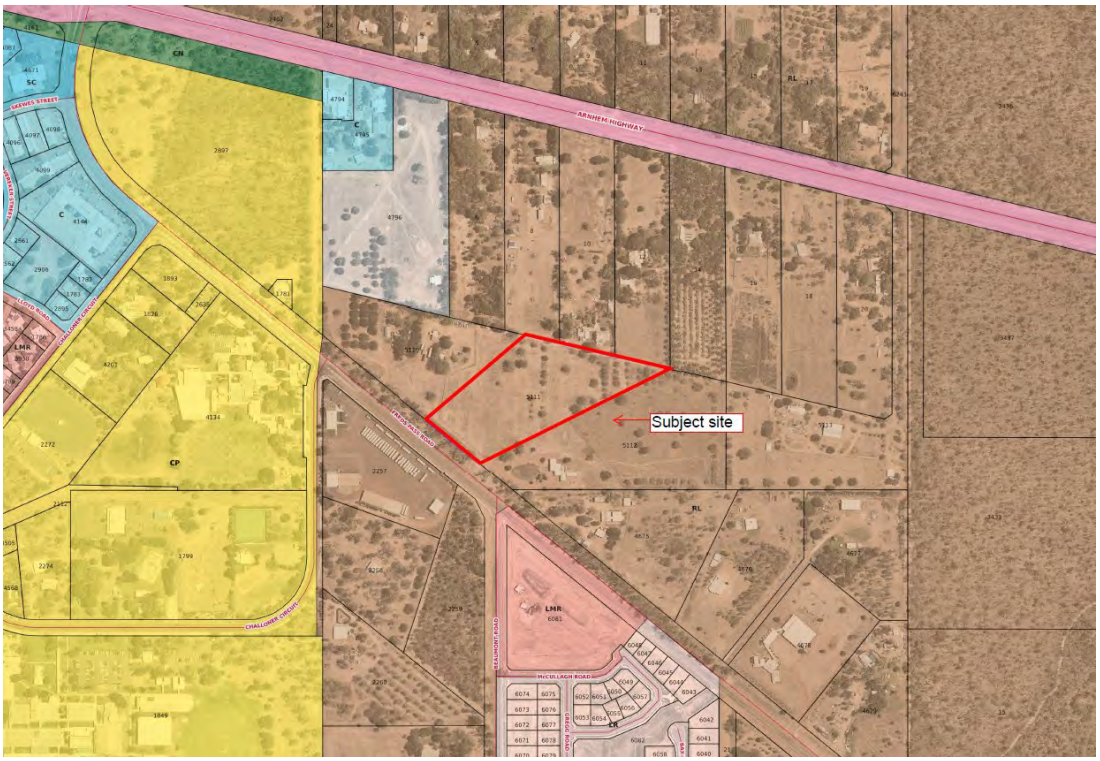


Figure 2: *Zoning and locality plan*

The site is immediately surrounded by land within Zone RL. The site is strategically located:

- Approximately 170 metres walking distance to the Community Purpose (CP) zoned land to the west developed as the Humpty Doo Primary School, the Humpty Doo Community & Child Care Centre, Living Water Uniting Church, and a Park and Ride facility.

- Approximately 450 metres walking distance to Zone C land to the west developed as the Humpty Doo Shopping Centre including a supermarket, tavern, pharmacy and medical services, and post office.

- Approximately 394 metres to Commercial-zoned land on Lot 4795;

- Less than 80 metres from section 6081 which is zoned for low-medium density residential development (Zone LMR).

The site is located within the Walkable Catchment Area identified of the Humpty Doo Area Plan (refer **Figure 2** below) and within the Rural Activity Centre (RAC) Core Area (discussed further in **Section 5.3.2** of this report).

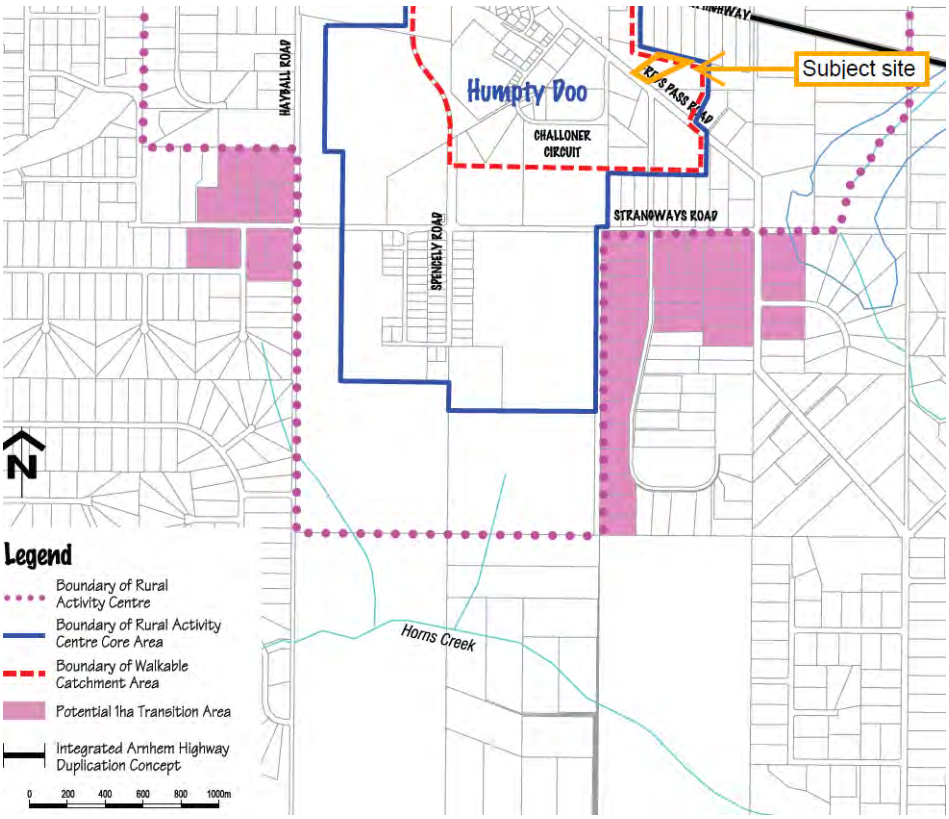


Figure 2: *Subject site in the Humpty Doo Area Plan*

3.0 Proposed Amendment and Development

Pursuant to **Section 30C(3)(a)** of the Act, this application must specify the details of the amendment proposal and development proposal.

3.1 Amendment Proposal

The amendment proposal is to rezone the land from Zone RL (Rural Living) to Zone LMR (Low Medium Density Residential). Justification for the amendment proposal with consideration to the strategic framework is provided in **Section 5.3.2** of this report. The amendment proposal will facilitate the development of the site for a retirement village.

3.2 Development Proposal

The development proposal seeks consent for a retirement village on the site, comprising *dwelling-group* and *community centre* land uses (defined in **Section 4.1** of this report). The retirement village is intended to house residents aged 55 years and over. The specific components of the proposed retirement village are as follows:

- 32 x 2-bedroom dwellings and 28 x 3-bedroom dwellings, each with individual garden areas for private open space;
- 9 x residents storage sheds (outbuildings) associated with the dwellings for residents to store large equipment such as caravans and boats;
- generous landscaping along the front boundary, around the pool area, and within the communal park spaces including a community vegetable garden;
- multi-purpose rooms for use by residents, community groups, and visiting or pop-up health clinics with self-serve tea, coffee, and dining areas; and
- a dedicated car parking area for visitors at the front of the site.

A copy of the development plans are provided at **Attachment A**, with an extract provided at **Figure 3** below.



Figure 3: *Development site plan extract*

3.3 Stormwater Management and Infrastructure Servicing

The Engineering Services Summary for 79 Freds Pass Road, Humpty Doo outlines the conceptual servicing strategy for a proposed 24,600 m² retirement village and assesses stormwater, water, and sewer infrastructure.

It confirms the site can be adequately serviced by existing infrastructure, including a DN300 water main on Freds Pass Road and a DN150 sewer main on Beaumont Road.

Stormwater modelling using the Rational Method identifies increased post-development peak flows, requiring onsite detention to restrict discharge to pre-development levels and achieve pollutant reduction targets in accordance with relevant standards.

Although not detailed in the attached report, the site will also be serviced with available electricity in accordance with Power and Water requirements and any applicable development conditions.

Detailed engineering design and approvals from relevant authorities for infrastructure service connections will be required prior to construction.

4.0 Reason for a Concurrent Application

Pursuant to **Section 30C(3)(b)** of the Act, this application must specify why a concurrent application is required for the development proposed to be carried out on the site.

The site is currently within Zone RL (Rural Living). The proposed retirement village is a *dwellings-group* and *community centre* land use with the former being prohibited in Zone RL. The proposed amendment seeks to rezone the site to Zone LMR (Low Medium Density Residential) where *dwellings-group* is a Merit Assessable land use and *community centre* is an Impact Assessable land use. Whilst the proposed amendment has merit in its own right (as outlined in **Section 5** of this report), it is required as part of this application to enable consideration of a retirement village of the site.

5.0 NT Planning Scheme

Pursuant to **Section 30C(3)(c)** of the Act, this application must include an assessment demonstrating how the development proposal will comply with the planning scheme that applies to the land if the scheme is amended as specified in the amendment proposal.

While "retirement living" is not a defined land use within the Northern Territory Planning Scheme 2020, the Humpty Doo Rural Activity Centre Area Plan clearly identifies retirement living as a desirable and supported form of development within the Rural Activity Centre Core. The proposed development has therefore been framed under the most appropriate existing land use definitions within the Scheme—being *dwelling-group* and *community centre*—which together appropriately reflect the operational characteristics of a retirement village.

Importantly, the proposal does not involve a residential care or aged care facility providing higher-care accommodation. Rather, it is designed to provide independent retirement living for residents aged 55 years and over. In doing so, the development directly advances the intent of the Humpty Doo Area Plan by facilitating greater housing diversity and enabling residents to remain within the rural community as their housing needs change across different life stages.

5.1 Land Use and Assessment Category

The development proposal is for a retirement village, the nature of which most closely aligns with *dwelling-group* and *community centre* as the primary uses of the land (as defined **Schedule 2** of the Scheme).

> ***dwelling-group*** *means a dwelling that is one of a group of two or more dwellings on the same site such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling on a unit title with common property*

community centre *means a building or part of a building used for providing artistic, social or cultural facilities and community support services to the public and may include where ancillary an office or the preparation and provision of food and drink*

The proposed resident storage sheds will be made available to residential for the storage of their caravans, boats, and the like. They are considered an *outbuilding* and part of the *dwelling-group* 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*

Pursuant to **Clause 1.8(1)(b)** of the Scheme, *dwelling-group* (3+) is a Merit Assessable type of development in Zone LMR and pursuant to **Clause 1.8(1)(c)** a *Community Centre is Impact Assessable* type of development. Therefore the Development is considered to be *Impact Assessable* type of development. In accordance with **Clause 1.10(4)**, in considering an application for a use or development identified as Impact 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.

d) any component of the Strategic Framework relevant to the land as set out in Part 2.

5.2 Zone LMR – Low Medium Density Residential

An assessment of the development proposal against the proposed zoning of the site is provided below.

Zone Purpose

Provide a range of low-rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available.

The development proposal is consistent with the purpose of Zone LMR in that it seeks the establishment of low-rise housing that:

- will contribute to the streetscape with landscaping and a large front setback;
- is supported by proximate community services and facilities including CP (Community Purpose) zoned land 170 metres walking distance from the site, and the Humpty Doo Shopping Centre which includes a supermarket, chemist and medical services a 450 metres walking distance from the site; and

- will connect to full reticulated urban services available in the immediate area.

Zone Outcomes

1. *A blend of dwellings-single, associated dwellings-independent, dwellings-group and dwellings-multiple predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs.*

The development proposal is for a retirement village which will allow local residents to age in place in downsized and lower maintenance housing, whilst remaining connected to their established community, social networks and support systems.

2. *Home based businesses and dwellings-community residence are conducted in a manner consistent with residential amenity.*

Not applicable.

3. *Residential care facilities are of a scale and conducted in a way that maintains the residential character and amenity of the zone.*

Not applicable.

4. *Non-residential activities such as community centres:*

    a. *support the needs of the immediate residential community;*

    b. *are of a scale and intensity compatible with the residential character and amenity of the area;*

    c. *wherever possible, are co-located with other non-residential activities in the locality;*

    d. *avoid adverse impacts on the local road network; and*

    e. *are managed to minimise unreasonable impacts to the amenity of surrounding residents.*

The proposed community centre component of the development relates to multi-purpose rooms for use by residents, community groups, and visiting or pop-up health clinics located at the front of the development. It forms part of and supports the use of the site as a retirement village.

5. *Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.*

The proposed site layout and design ensures a sympathetic interface to the adjoining properties with private and attractive outdoor spaces, and a sympathetic interface to the street with large building setbacks and a low-rise form consistent with the rural character of the locality.

6. *An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with reasonable access to open space and community facilities.*

The proposed development will be connected to existing reticulated infrastructure services available within the locality as outlined in the Stormwater and Servicing Report at **Attachment B**. Access is proposed as per the Traffic Report in **Attachment C**. The strategic location of the site within the Humpty Doo Rural Activity Centre provides convenient access to existing community services and facilities, as described in **Section 2.2** of this report.

5.3 Strategic Framework

An assessment of the development proposal and amendment proposal is provided in **Section 5.3.2** of this report.

5.4 Overlays

The Title identifies the CNV (Clearance of Native Vegetation) Overlay as being applicable to the site. The site has already been cleared of native vegetation, and no additional clearing of native vegetation will be required to support the development proposal.

5.5 Development Requirements

5.5.1 Clause 5.2.1 - General Height Control

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.

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.*

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.*

Not applicable.

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.*

All proposed buildings are single storey and less than 8.5 metres in height as detailed on plans in **Attachment A**.

5.5.2 Clause 5.2.4.1 - Car Parking Spaces

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.

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 use or development that is not in accordance with sub-clause 5 if it is satisfied a reduction in 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;*

    d. *the potential impact on the surrounding road network and the amenity of the locality and adjoining property; and*

    e. *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 relevant table to this clause.*

4. *For the purposes of this clause:*

    a. *the reductions in Table B only apply to uses specifically referenced within Table A and apply to the base car parking rates established in Table A;*

    b. *only one reduction percentage is permitted per category when applying Table B; and*

    c. *the reductions in Table B do not apply to one-bedroom dwellings.*

Requirements

5. *Use and development is to include the minimum number of car parking spaces within the development site, as specified in the relevant table to this clause (rounded up to the next whole number).*

Table to Clause 5.2.4.1 sets out the following minimum car parking requirement:

- Dwelling-group (2br+) – 2 per dwelling

- Community centre – 5 per 100m^2 of net floor area

The development plans provide space for the parking of two (2) vehicles within each dwelling allotment. The proposed Community Centre has a Gross Floor Area (GFA) of 350m². To ensure a conservative assessment of parking demand for this land use, the GFA has been adopted for the purposes of calculating parking requirements (noting that Net Floor Area would typically be applied). A total of thirty-seven (37) car parking spaces are provided within the dedicated parking area located at the front of the site, well in excess of the minimum parking requirements.

5.5.3 Clause 5.2.4.4 - Layout of car parking areas

Purpose

Ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose.

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.*

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.*

The development proposal provides a 3m landscaped setback to the front car parking area with appropriate screening planting.

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 nonurban areas.*

The proposed car parking areas and driveways will be flat, sealed, and well drained.

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.*

The front car parking area is functional, provides separate access to each car parking space, allows vehicles to enter and exit in a forward gear, provides areas for manoeuvring at the last parking space, and provides dimensions in accordance with the diagram to this clause.

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.*

One point off access to Freds Pass Road is proposed. All driveway areas are a minimum of 3.5m where one-way traffic is identified, and a minimum of 6m where two-way traffic is proposed.

5.5.4 Clause 5.2.6.1 - Landscaping in Zones other than Zone CB

Purpose

Encourage landscaping that enhances local amenity by:

a) contributing to safe and attractive public spaces and places;

b) responding to the local climate and soil characteristics;

c) supporting cooler internal and outdoor areas; and

d) recognising the value of retaining existing plants and trees.

Administration

1. *Landscaping may include, where subordinate to areas for the planting and growing of plants, impervious and unplanted areas for;*

    a. *pedestrian access,*

    b. *outdoor recreation, or*

    c. *natural or ornamental features and the like.*

2. *The consent authority may consent to landscaping that is not in accordance with sub-clauses 5, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the site having regard to the amenity of the streetscape, and the potential impact on the amenity of the locality and adjoining property.*

Requirements

3. *Where landscaping is required by this Scheme it should be designed so that:*

    a. *planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered car parking areas;*

    b. *it maximises efficient use of water and is appropriate to the local climate;*

    c. *it takes into account the existing streetscape, or any landscape strategy in relation to the area;*

    d. *significant trees and vegetation that contribute to the character and amenity of the site and the streetscape are retained;*

e. *energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;*

f. *the layout and choice of plants permits surveillance of public and communal areas; and (g) it facilitates on-site infiltration of stormwater run-off.*

4. *The quality and extent of the landscaping consented to must be maintained for the life of the development.*

The proposal includes large areas of landscaping and planting, consistent with the requirements set out in sub-clause 3.

5. *Other than in Zones CB, C and TC, not less than 30% (which may include communal open space) of a site that is used for rooming accommodation, dwellings-group, dwellings-multiple and residential care facility is to be landscaped.*

The development proposal provides in excess of 30% of the site area as landscaped surface.

6. *In Zones LI, GI and DV all street frontages, except access driveways or footpaths, are to be landscaped to a minimum depth of 3m.*

Not applicable.

7. *In Zones MR and HR, side and rear setbacks are to include planting to the length of the setback of no less than 2m deep, except for areas that are used for private open space.*

Not applicable.

5.5.5 Clause 5.4.1 - Residential Density

Purpose

Ensure that the development of residential buildings:

a) *is of a density compatible with adjoining or nearby existing development or development reasonably anticipated;*

b) *is of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and*

c) *is consistent with land capability having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations.*

Administration

1. The consent authority may consent to a development that is not in accordance with sub-clause 2 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 adjoining and nearby property.

Requirements

2. *The maximum number of dwellings that may be constructed on a site is to be determined in accordance with Table A, B, C or D (as the case requires) to this clause.*

Table A to Clause 5.4.1 stipulates the dwelling density for the site as 1 per 300m^2. The site is 24,600m^2 and 60 dwellings are proposed, representing a dwelling density of 1 per 410m^2.

5.5.6 Clause 5.4.3 - Building Setbacks of Residential Buildings and Ancillary Structures

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;

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.

Administration

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 dwellings-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 subclause 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.*

Requirements

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.*

Proposed building setbacks are described in **Table 2** below which demonstrates compliance with the requirements of this subclause.

Boundary	Minimum setback requirement	Setback proposed
Front	6m	Approx 23m
Side (north)	1.5m	3m
Side (south)	1.5m	3m
Rear	1.5m	3m (dwellings) and 1.5m (Storage Sheds)

Table 2: *Proposed building setbacks*

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.*

Not applicable.

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.*

No proposed roof structure encroaches into the minimum building setbacks.

5.5.7 Clause 5.4.3.2 - Distance Between Residential Buildings on one Site

Purpose

Ensure residential buildings provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining residential buildings and private open space.

Administration

1. *The consent authority may consent to a development that is not in accordance with sub-clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and that the design of the development adequately mitigates the adverse effects of building massing and privacy and overlooking impacts that may arise from non-conformity with sub-clauses 2 and 3.*

Requirements

2. *Where more than one building comprising one or two storey residential buildings is located on a site the distance between the buildings is to be calculated in accordance with Table A to Clause 5.4.3 as if there was a lot boundary between the buildings.*

3. *Where more than one building comprising residential buildings that exceeds two storeys in height is located on a site, the distance between buildings is to be a minimum of:*

    a. *3m for walls to non-habitable rooms and habitable rooms without windows or doors; and*

    b. *4.5m for walls with windows or doors to habitable rooms or to a verandah or balcony. For each storey over four storeys, the distance between buildings referred to in sub-clause 3 is measured from a straight line that is half the average distance between the walls of the buildings.*

All of the proposed residential buildings single storey and set back a minimum 3m from one another, in accordance with the requirements of this clause.

5.5.8 Clause 5.4.4 - Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development

Purpose

Ensure an extension or ancillary structure that is ancillary to an existing dwelling-group or dwelling-multiple responds to the streetscape and surrounding development.

Administration

1. *An extension to an existing dwelling-group or dwelling-multiple, or addition of an ancillary structure, is Permitted without consent if it complies with sub-clause 2.*

Requirements

2. *An extension or ancillary structure to a dwelling-group or dwelling-multiple is:*

    a. *to comply with the requirements of Parts 5 and 6 of the Planning Scheme;*

    b. *to be contained wholly within the respective unit title and not on or over a registered easement;*

    c. *to be of a scale and design compatible with the existing dwellings and the streetscape and surrounding development including residential buildings on the same site;*

d. *not to result in:*

   i. *the creation of a habitable area capable of separate occupancy;*

   ii. *an additional storey; or*

   iii. *an increase in the maximum height of the development; and*

e. *to include adequate measures to prevent the discharge of concentrated stormwater onto an adjacent lot or unit title.*

There is no existing development on the site and no extensions are therefore proposed. The development proposal does include an ancillary outbuilding in the form of a residential storage shed for boats and caravans. This structure will be located in the rear corner of the site, largely obscured by screen fencing, and generally compliant with the requirements of the scheme, except where identified in this report. It will not create any new habitable space or discharge concentrated stormwater onto the adjacent lot.

5.5.9 Clause 5.4.6.1 - Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group

Purpose

Extend the function of a dwelling and enhance the residential environment by ensuring that each dwelling has private open space that is:

a) *of an adequate size to provide for domestic purposes;*

b) *appropriately sited to provide outlook for the dwelling;*

c) *open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the site; and*

d) *inclusive of areas for landscaping and tree planting.*

Administration

1. *The consent authority may consent to private open space that is not in accordance with sub-clauses 2 and 3 only if 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 adjoining and nearby property.*

Requirements

2. *Private open space should:*

    a. *satisfy the minimum area, dimensions and open to the sky requirements contained in the table to this clause;*

    b. *be directly accessible from the dwelling and enable an extension of the function of the dwelling; and*

    c. *be located to provide views from the dwelling to open space and natural features of the site or locality, and to reduce overlooking from neighbouring open space and dwellings;*

    d. *ensure that at least half of the private open space is permeable to allow stormwater infiltration and lessen stormwater runoff from the site;*

    e. *include at least one area of at least 5m2, with no dimension less than 1.5m, for the deep soil planting of trees and vegetation for shade or screening; and*

    f. *allow for landscaping at the property frontage to complement the visual amenity of the streetscape.*

Table to Clause 5.4.6.1 sets the following private open space requirements for the development:

> ***Area A*** *is the minimum area, for each dwelling, that must be open vertically to the sky and have no dimension less than 1.5m. At least half of Area A must be permeable, and may include the 5m2 required for deep soil planting.*
>
> ***Area B*** *is the minimum dimensioned space that extends the function of the dwelling and may be covered or open to the sky. Any part of Area B that is open to the sky may form part of Area A.*
>
> ***A.*** *45m2, open vertically to the sky, with no dimension less than 1.5m; and*
>
> ***B.*** *24m2, all or partly covered, with no dimension less than 4m.*

The development plans identify 45m^2 of private open space open to the sky for each dwelling type (Area A). The Area B requirements are met through the covered verandah/patio areas which are directly accessible from within the dwelling and have been designed to extend its function. Private open space areas will be screened dwellings on the site and on adjoining sites. It provides large areas for stormwater infiltration and deep soil planting. Landscaping along the front boundary will complement the visual amenity of the streetscape.

3. *Where the private open space for a dwelling-group is at ground level, it should be:*

a. *screen fenced to a height of at least 1.8m providing a visual barrier to adjoining residences and public areas; or*

b. *fenced to a height of at least 1.8m and planted with dense vegetation which will provide a visual barrier at maturity.*

Screen fencing to a higher of 1.8m will be provided to private open space areas as shown on the development plans.

5.5.10 Clause 5.4.8.1 - Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility

Purpose

Promote site-responsive designs for dwelling-group, rooming accommodation and residential care facility, which provide a pleasant living environment for the occupants and a sympathetic interface with adjoining lots, to minimise unreasonable impacts on the privacy and amenity of surrounding residents.

Administration

1. *This clause does not apply when only two dwellings form the dwellings-group.*

2. *The consent authority should take into account how the building design has addressed sub-clauses 3-14.*

Requirements

3. *Locate development on the site for correct solar orientation.*

Dwellings have been located and oriented with consideration to a range of site design requirements including solar comfort.

4. *Minimise expanses of walls by varying building heights, building setbacks and façades.*

Building facades will be articulated through building setbacks, architectural features, and the use of different materials.

5. *Locate air conditioners where they are accessible for servicing.*

Air conditioners will be located where they are accessible for servicing and this can form a condition on the development permit.

6. *Conceal service ducts, pipes, air conditioners, air conditioning plants etc.*

Service ducts, pipes, air conditioners, air conditioning plants will be screened and/or concealed.

7. *Avoid overlooking of private open spaces and habitable rooms of adjacent residences on the same and adjacent sites.*

Screen fencing along the side and rear boundary will prevent potential overlooking to and from the adjacent sites.

8. *Locate bedrooms and private open spaces away from noise sources.*

Dwellings have been designed to ensure bedrooms and private open space areas are located away from noise sources.

9. *Control its own noise sources and minimise the transmission of noise between dwellings.*

Dwellings are expected to control noise similar to any other typical residential setting.

10. *Where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction.*

The subject is not close to any high noise sources requiring special acoustic and design considerations.

11. *Balance the achievement of visual and acoustic privacy with passive climate control features.*

Visual and acoustic privacy will be achieved through low building design and screen fencing between dwellings. Passive climate control features, such as awnings and patios, are included in the proposed design.

12. *Allow breeze penetration and circulation.*

The proposal will not unduly inhibit breeze penetration and circulation through the site.

13. *Minimise use of reflective surfaces.*

The use of reflective surfaces will be minimised.

14. *Provide internal drainage of balconies and coving on the edge of balconies.*

No balconies are proposed. Proposed patios and verandahs are all provided at ground level.

5.5.11 Clause 5.4.17 - Building Articulation

Purpose

Ensure that residential buildings mitigate the perception of building mass and bulking when viewed from adjoining properties and the street and provide opportunities for cross-ventilation within building design.

Administration

1. *This clause applies to all sides of residential buildings that are longer than 15m, except the ground floor of buildings in Zone CB.*

2. *The consent authority may consent to a development that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause.*

3. *The length of the building excludes verandahs, balconies, porches and carports integrated into the residential building design.*

Requirements

4. *A step or recess to the building line of no less than 1m by 1m is required for every 15m of building length, or part thereof.*

Building lengths exceeding 15m, where they are not associated with a verandah (per subclause 3) are identified in **Figure 4** below. They relate to:

- the proposed residential storage sheds; and
- part of the proposed community/reception building

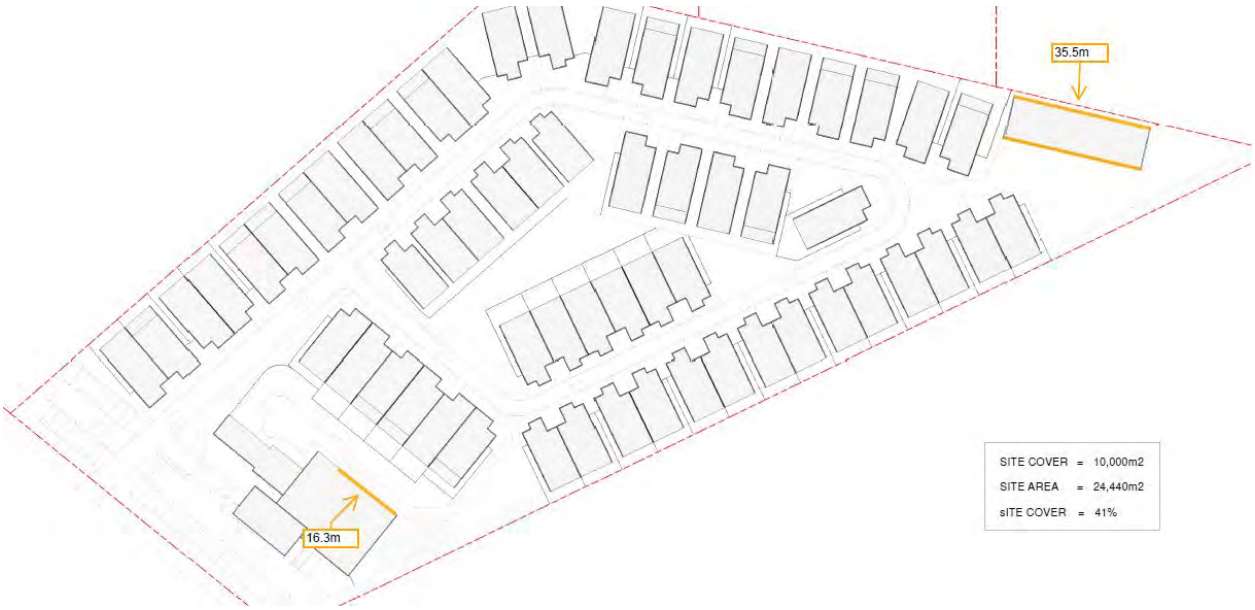


Figure 4: *Building lengths exceeding 15m*

Administration subclause 2 allows the consent authority to vary the requirements of this clause if it is satisfied it is consistent with the purpose of this clause. In response, the following is noted:

- the community/reception building is not a residential building;
- the subject edge of the single-storey community/reception building will be obscured by landscaping not visible from adjoining properties or the street; and
- the proposed single storey residential storage sheds are located in the rear corner of the site and will largely be obscured by screen fencing.

With consideration to these matters, a variation to the requirements of this clause is supported.

6.0 Items addressing Section 30C(4) of the Planning Act

6.1 Section 30C(4)(a) – Interim Development Control Order

There are no known Interim Development Control Orders applicable to the proposal.

6.2 Section 30C(4)(b) – Environmental Assessment Act

The proposal does not meet the triggers for referral under *the Northern Territory Environmental Protection Act 1999*.

6.3 Section 30C(4)(c) – Matters to be Considered by the Minister under Section 30D(4A)

The matters listed under **Section 30D(4A)** of the Act (below) relate only to the amendment proposal.

6.3.1 Consistency with the Purpose and Objectives of this Act

The purpose and objectives of the Act are listed at **Section 2A** of the Act. The amendment proposal is consistent with the purpose and objectives given it:

- is consistent with strategic planning policies including the Darwin Regional Land Use Plan, the Litchfield Subregional Land Use Plan, and the Humpty Doo Rural Activity Centre Area Plan (refer **Section 5.3.2** of this report);
- promotes the sustainable development of land by providing housing to meet market demand for local residents to age in place; and
- support development on land that is not subject to any significant ecological values.

6.3.2 Consistency with the Strategic Framework

The proposed amendment seeks to rezone the land from Zone RL to Zone LMR. The Darwin Regional Land Use Plan, Litchfield Subregional Land Use Plan, and Humpty Doo Rural Activity Centre Area Plan are all applicable to the site.

Darwin Regional Land Use Plan

The DRLUP establishes an overarching framework to manage growth in the region. The vision set out in the DRLUP is:

> *A Darwin Region that is alive and prosperous, led by a thriving global city with high-quality amenity and connectivity. A region with a diverse economy and strong society that promotes innovation and tropical concepts and holds an enduring connection to the natural environment.*

The Land Use Structure Plan at pages 13 and 14 of the DRLUP affirm the location of the Humpty Doo Rural Activity Centre which the site is part of.

Page 20 of the DLUP sets out the objectives for Activity Centres as follows:

- *Identify a regional hierarchy of activity centres to:*
    - *establish an efficient and equitable framework for the distribution of retail, commercial and other community needs and to provide a range of residential opportunities*
    - *encourage vibrant centres providing a mix of activities appropriate to the type of centre and the target population*
    - *maximise local employment opportunities to encourage diversification of the regional economy*
    - *encourage active transport including walking and cycling and enhanced access to public transport*
    - *foster liveable and sustainable communities*
- *Promote regional activity centre viability and vitality via a proactive planned approach to land use policies and infrastructure provision.*

Page 21 of the DRLUP sets out the role of Rural Activity Centres in the Activity Centre Hierarchy as follows:

> *Centres such as Humpty Doo and Howard Springs in established rural lifestyle areas provide for retail, commercial, service, community, industrial and recreation facilities to meet the needs of residents in the area. These centres provide a neighbourhood level of retailing.*

Page 24 of the DRLUP provides commentary of on the role of Rural Activity Centres in the Litchfield municipality:

> *Smaller appropriately serviced residential lots in rural activity centres could also increase the sustainability of larger rural lifestyle lots by reducing the impacts of future population growth on natural resources, particularly groundwater, and expanding local facilities and services and new employment opportunities.*
>
> *The land use plan recognises the benefits accruing from the development of appropriately serviced rural activity centres. These benefits will include housing affordability, local employment opportunities, environmental and economic sustainability, strong and connected communities, and accommodating continued regional growth without compromising the amenity of established rural living areas, the environment or natural resources.*
>
> *The range of uses and infrastructure provision within each of the centres will depend on the preparation of Area Plans…*

Litchfield Subregional Land Use Plan

The LSLUP provide a contemporary response to planning challenges in line with the direction set by the DRLUP, which establishes the strategic planning framework for the Darwin region. The LSLUP provides more detailed planning than the regional plan, including statements of policy specific to the Litchfield subregion.

The Litchfield Subregion Land Use Plan at Page 7 affirms the location of the site within the Humpty Doo Rural Activity Centre. Page 6 of the LSLUP sets out the role of Rural Activity Centres in the subregion:

> *Rural activity centres at Berry Springs, Coolalinga / Freds Pass, Howard Springs and Humpty Doo provide for expanded local facilities and services with a range of residential options decreasing in density from urban residential within the core area, transitioning to larger lots as a buffer to rural areas. Accommodating some population growth within rural activity centres increases the sustainability of larger rural lots by reducing the reliance on natural resources, particularly groundwater.* ***Urban residential development within rural activity centres will increase housing choice and underpin the provision of reticulated services and community infrastructure; and support a wider variety of retail and commercial services****. (emphasis added).*

The Statements of Policy relating residential development on urban land in the subregion are set out on Page 12 as follows:

1. *Facilitate urban residential land uses within identified urban / peri-urban areas and rural activity centres to meet market demand.*

- *locate land for urban residential development close to the central commercial and community facilities of urban / peri-urban areas and rural activity centres; and*

- *facilitate the provision of trunk infrastructure to identified urban land to support a range of residential densities and enable more affordable housing choices.*

Page 34 of the LSLUP sets out the Statements of Policy as they relate to the Humpty Doo Rural Activity Centre as follows:

- *HD1 Minimise the impacts of local traffic on the arterial road network.*
- *HD2 Provide for the expansion of infrastructure to meet projected demand and manage the potential for conflict with future development.*
- *HD3 Manage identified potential impacts on the environment and identified environment risks for residents.*

Humpty Doo Rural Activity Centre Area Plan

The Area Plan guides future land use within the Humpty Doo Rural Activity Centre, setting the stage for development and a transition of land uses over a thirty year timeframe. The vision statement for the Area Plan is set out on Page 11 as follows:

> *The Humpty Doo Rural Activity Centre will continue to develop as a fully serviced and diverse rural centre that reflects the rural setting through development of appropriate scale and character. The activity centre will have the potential to expand its range of community, commercial and residential facilities and options. This will see the Humpty Doo rural centre provide for the many lifestyles, life stages and needs of the local community.*

Page 4 of the Area Plan describes how the Area Plan relates to the rezoning of land:

> *This Area Plan indicates that the land use on specific sites may change in the future, subject to separate rezoning processes. A number of sites will require rezoning before the land use and development potential envisaged by this Area Plan can be realised.*
>
> *This Area Plan provides a framework to inform consideration of any future rezoning proposal. Decisions regarding rezoning proposals will be informed by this Area Plan and servicing requirements.*

The Land Use Structure Plan at Page 23 identifies the subject site for residential development.

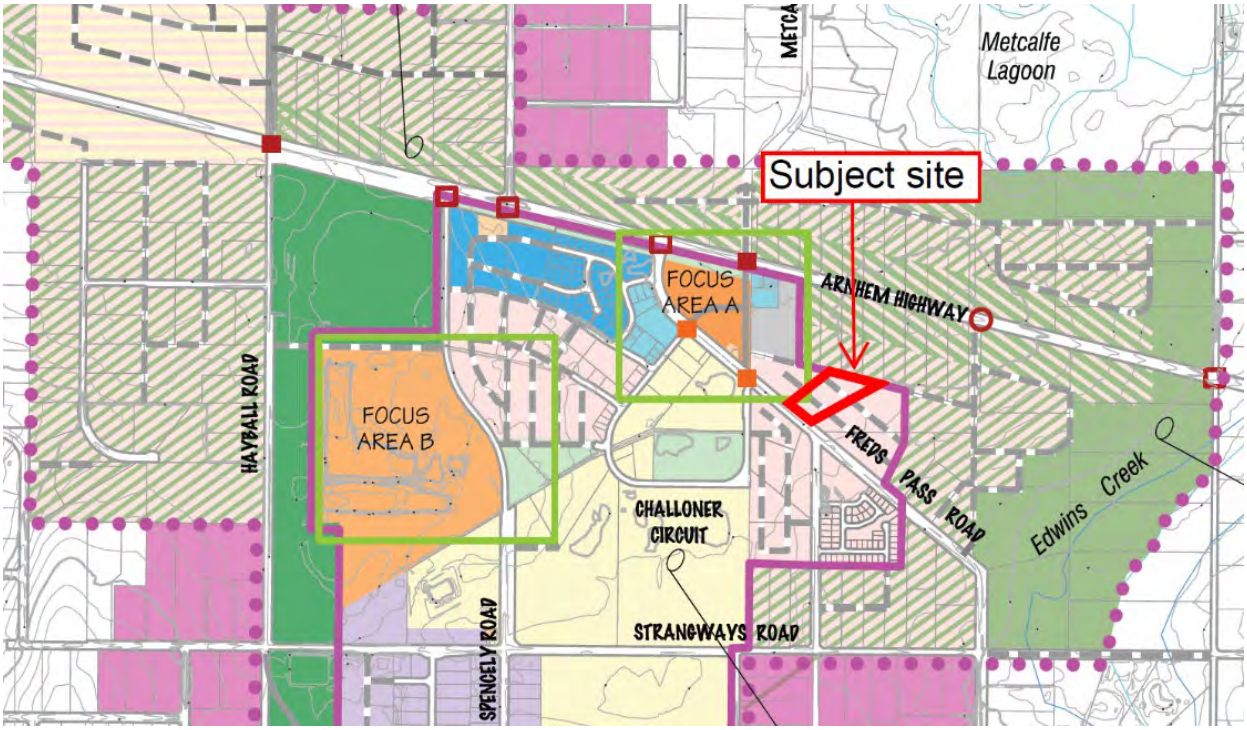


Figure 5: *LSLUP Land Use Structure Plan*

The Area Plan sets out seven key planning principles to guide development in the area, each with corresponding objectives. A response to how the proposal addresses these principles and relevant objectives set out in the Area Plan is provided in **Table 3** below.

Principles	Objectives	Response
1. Minimise detrimental impacts of development on the natural environment and areas of cultural significance	*1.1 Minimise impacts of development on Priority Environmental Management areas.*	The site is not located within an identified Priority Environmental Management Area
	1.2 Recognise and protect the presence of sensitive flora and fauna populations.	There are no known protected flora and fauna populations on the subject site.
	1.3 Recognise and protect potential Aboriginal Sacred	There are no known Aboriginal Sacred Sites or areas of cultural significance on or in immediate proximity to the land.

	Sites and areas of cultural significance.	
	1.4 Minimise stormwater impacts on the receiving natural environment	The site is not subject to any waterlogging, and stormwater will be managed to the standards of the relevant authority per **Attachment B**.
	1.5 Enhance nature strips along the Arnhem Highway.	The site is not located along the Arnhem Highway and will not impact on vegetation within the nature strip along the Arnhem Highway.
2. Provide a coordinated, efficient and interconnected subregional, local, and active transport network	*2.1 Protect the role of the Arnhem Highway as a strategic arterial link.*	The subject site is not located along the Arnhem Highway, and the proposal will not impact on the role of it as a strategic arterial link.
	2.2 Protect and facilitate a north-south collector road route through Humpty Doo.	The Area Plan identifies Power Road and Hayball Road as being upgraded and extended to facilitate a north-south collector road route through Humpty Doo. The subject site is not adjacent to or in immediate proximity of these roads.
	2.3 Enhance the local road network to facilitate safe and convenient movement through the rural activity centre.	A Traffic Impact Assessment has been prepared at **Attachment C** and confirms that traffic generation from the proposal is limited and will be able to be accommodated by the existing road network.
	2.4 The provision of local roads driveways and accessways manage stormwater flow.	A Stormwater and Servicing Plan is provided at **Attachment B** and demonstrates how stormwater will be managed on site.
	2.5 Provide for convenient and accessible public transport.	The subject site is within convenient walking distance of public transport including the Humpty Doo Park and Ride facility.
	2.6 Provide a safe, appealing and convenient active transport network.	Freds Pass Road is identified on the area plan as including a future pedestrian/cycleway network along it. The proposal will not impact on any future active travel infrastructure in the road reserve.

3. Support a successful and diverse activity centre to meet the needs and aspirations of the community	*3.1 Protect and enhance rural amenity.*	The Area Plan identified the site for urban residential development as part of the Rural Activity Centre Core. The proposed development includes single-storey buildings among extensive landscaping, consistent with the rural character of the locality.
	3.2 Support local business.	The site is not within a commercial/mixed use, service commercial, commercial/tourism, or light industrial area identified on the Area Plan. The proposal will provide retirement housing for over 55s within walking distance of existing and future commercial development, and will support the ongoing viability of the rural activity centre.
	3.3 Activate public spaces.	The proposal is consistent with Crime Prevention through Environmental Design principles expressed in the NT Community Safety Design Guide. It provides opportunities for passive surveillance, sightlines and activity generation in the area.
	3.4 Facilitate Humpty Doo as a gateway to Kakadu National Park.	The site is not visible from the Arnhem Highway where the Area Plan supports tourism-based activities.
4. Provide for growth and housing choice compatible with the future character and rural identity of Humpty Doo	*4.1 Provide for a variety of residential lot sizes to support a variety of housing choices and lifestyles.*	The site is identified for urban residential development in the Area Plan. It is withing walking distance of a range of services and facilities (refer **Section 2.2** of this report) and will support the development of the site for a retirement village – consistent with Objective 4.3.
	4.2 Promote a sequence of residential density within the rural activity centre by providing a transition of residential lot sizes.	The site is identified for urban residential development in the Area Plan, within the Rural Activity Centre Core. It is not located within a transition area.

	4.3 Facilitate retirement living.	Consistent with the Area Plan, the proposal seeks the development of a retirement village at a residential density consistent with Zone LMR. The site is well suited for retirement living, being within 400m of both commercial and community purpose zoned land (refer **Section 2.2** of this report). Clause 4.3 of the Humpty Doo Rural Activity Centre Area Plan specifically seeks to facilitate retirement living within the Rural Activity Centre Core as a means of increasing housing choice and supporting residents at different stages of life. The proposed development directly responds to this objective by providing independent retirement living for residents aged 55 years and over in a location identified as appropriate for such development. In doing so, the proposal delivers the type of housing outcome envisaged by the Area Plan, allowing residents to downsize while remaining within the local rural community and reinforcing the role of the Rural Activity Centre as a focal point for diverse and supportive living opportunities.
	4.4 Mitigate noise and visual impacts of the Arnhem Highway on residential uses.	The site is not located adjacent to or in immediate proximity of the Arnhem Highway.
5. Support social infrastructure that meets the needs and aspirations of the community	*5.1 Provide and preserve land for social infrastructure.*	The proposal provides a community centre land use comprising flexible multi-purpose rooms for use by residents, community groups, and visiting or pop-up health clinics.
	5.2 Provide for formal and informal active recreation (i.e. organised sport and nonprescriptive open space).	Subdivision is not proposed as part of this concurrent application. The site is not within an area identified for open space and organised recreation on the Area Plan.

6. Provide reticulated services to the Humpty Doo Rural Activity Centre to meet demand and facilitate future development	*6.1 Provide utilities to minimise adverse impacts on groundwater systems.*	The site will connect to existing reticulated services available in the area, per the Stormwater and Servicing Report at **Attachment B**.
	6.2 Developers contribute to the funding of local road connections, utilities and trunk infrastructure.	Where required, infrastructure contributions will be paid by the developer.
	6.3 Local road connections, utilities and trunk infrastructure are provided sequentially to facilitate development.	Proposed reticulated servicing and road infrastructure will be constructed to the requirements of the relevant authority.
	6.4 Manage stormwater in the Rural Activity Centre	A Stormwater and Servicing Report has been prepared at **Attachment B** demonstrating how stormwater will be managed on site.
7. Manage stormwater drainage and mitigate mosquito breeding	*7.1 Mitigate against mosquito breeding to reduce impacts on residential and sensitive land uses.*	A Stormwater and Servicing Report is provided at **Attachment B**. The plan has been designed in accordance with relevant standards to ensure that stormwater is appropriately managed and that conditions conducive to mosquito breeding are avoided.

Table 3: *Assessment of the proposal against the Humpty Doo Rural Activity Centre Area Plan*

Consistency of the amendment and development proposal with the strategic framework

With consideration to the matters raised above, the amendment and development proposals are considered to strongly align with the strategic framework, given:

- The proposal will support residential development on a site identified for residential land use in the Humpty Doo rural activity centre.
- The proposal provides for Objective 4.3 of the Area Plan which seeks to promote development for the purpose of retirement living in the rural activity centre core.
- The site is within walking distance of several existing services and facilities including the Humpty Doo Shopping Centre (450m) which includes a supermarket, chemist and medical services.

- The site is also within walking distance of CP (Community Purpose) zoned land (170m), Commercial-zoned land on Lot 4795 (394m) and 'potential commercial land use' on Lot 2897 under the Area Plan (350m).

- This strategic location will ensure residents have convenient pedestrian access to existing and future commercial, community and service facilities, consistent with the walkable neighbourhood principles embedded in the Area Plan.

- The proposed retirement village will support housing for ageing members of the rural community (over 55s) seeking lower-maintenance living options that enable long-term rural residents to downsize while remaining connected to their established community, social networks and support systems.

- The proposal includes a community space with multi-purpose rooms for use by residents, community groups, and visiting or pop-up health clinics.

- The proposed development will connect to existing reticulated infrastructure services available within the locality. The provision of full urban services is consistent with the strategic intent of the Humpty Doo Area Plan, which supports consolidated residential development within serviced areas of the Rural Activity Centre (RAC) Core and Urban Residential land use structure.

6.3.3 Merits and Public Interest

The amendment proposal has significant merit and is considered to be in the public interest given:

- it is consistent with the land use set out in the Humpty Doo Rural Activity Centre Area Plan Structure Plan;

- it is consistent with the Objectives of the Area Plan, specifically Objective 4.3 which seeks to facilitate retirement living in the rural activity centre core;

- the Area Plan expressly seeks to facilitate retirement living despite this not being a defined use in the Scheme, hence the proposal is for *dwelling-group* and *community centre* uses which most closely align with the development and operation of a typical retirement village;

- the site is located within walking distance of local businesses and services, supporting the ongoing viability of the rural activity centre; and

- it will meet market demand and support housing choice for rural residential living.

6.3.4 Reports from the Commission

Any report received from the Commission is a matter for the Minister to consider.

6.3.5 Other Matters for the Minister to Consider

This relates to matters the Minister deems appropriate. As such, it is for the consideration of the Minister.

6.4 Section 30C(4)(d) – Physical Characteristics and Suitability of the Land

A description of the physical characteristics of the land is provided in **Section 2** of this report. The Humpty Doo Rural Activity Centre Area Plan identified environmental constraints in the immediate locality. The site is not located within an identified Priority Environmental Management Area or within an area with protected flora and fauna species. There are no known Aboriginal Sacred Sites or areas of cultural significance on or in immediate proximity to the land. The site is not subject to any waterlogging, and stormwater will be managed to the standards of the relevant authority. The site is flat, and well suited for residential development, consistent with the land use identified in the Area Plan.

6.5 Section 30C(4)(e) – Public Facilities and Open Space

The proposal is not required by the Scheme to provide any additional public facilities or public open space. That notwithstanding, the proposal includes an ancillary community centre land use with multi-purpose rooms for use by residents, community groups, and visiting or pop-up health clinics. The proposal also includes large areas of landscaped communal open space (including a pool) for residents.

6.6 Section 30C(4)(f) – Public Utilities and Infrastructure

The proposed development will connect to existing reticulated infrastructure services available within the locality.

6.7 Section 30C(4)(g) – Impact on Amenity

Amenity is defined in **Schedule 2** of the Scheme as *any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable*. The proposal is consistent with the land use anticipated by the Humpty Doo Rural Activity Centre Area Plan (residential) and is unlikely to negatively impact on the amenity of the immediate and broader locality given:

- the proposal includes only single storey low-rise buildings with generous landscaping;
- buildings are appropriately setback from the adjoining boundaries; and
- the development proposal is sympathetic and consistent with the rural locality and character.

6.8 Section 30C(4)(h) – Benefit/Detriment to Public Interest

The proposed retirement village will support housing for ageing members of the rural community seeking lower maintenance living options that enable long-term rural residents to downsize while remaining connected to their established community, social networks and support systems. It includes a includes a community space with multi-purpose rooms for use by residents, community groups, and visiting or pop-up health clinics.

6.9 Section 30C(4)(ha) – Restricted Water Extraction Areas

Not applicable. Potable water will be provided via connection to the existing 300mm PVC water main located along the Freds Pass Road frontage of the site.

6.10 Section 30C(4)(i) – Compliance with the Building Act (Subdivision)

Not applicable. Subdivision is not proposed as part of this application.

6.11 Section 30C(4)(j) – Development of Scheme Land

Not applicable. The application does not comprise the subdivision of land under a unit titles scheme.

7.0 Conclusion

This report accompanies a Concurrent Application pursuant to **Section 30** of the Act addressing the statutory requirements and planning considerations of an amendment proposal to rezone the site (Section 5111 Hundred of Strangways) from Zone RL to Zone LMR, and a development proposal for a retirement village (Humpty Doo Lifestyle Estate).

This report details the nature of the subject land and locality, the proposed development, considers the proposal against relevant planning policy including the Scheme, and considers the relevant components of **Section 30C** of the Act.

With regard to these matters, the proposal:

- is consistent with the Darwin Regional Land Use Plan, Litchfield Subregional Land Use Plan, and Humpty Doo Rural Activity Centre Area Plan which identify the site as part of the rural activity centre and for residential development;
- directly supports Clause 4.3 of the Humpty Doo Rural Activity Centre Area Plan, which seeks to facilitate retirement living within the Rural Activity Centre Core and provide greater housing diversity for residents at different life stages;
- responds to the relevant requirements of the Scheme;
- has significant merit, and will not impact on the amenity of the immediate and surrounding locality; and
- is generally consistent with the purpose and objectives of the Act.

In addition, the proposal will support an identified need for housing for ageing members of the rural community seeking lower maintenance living options that enable long-term rural residents to downsize while remaining connected to their established community, social networks and support systems, in a well located site within the activity centre proximate to services and facilities.



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26 February 2026

Attention: To Whom It May Concern
Development Assessment Authority
GPO Box 1680,
Darwin, NT, 0800

To Whom It May Concern,

Re: 79 Freds Pass Road, Engineering Services Summary
25972.002 L001, Darwin

1 INTRODUCTION

We refer to the above mentioned development at 79 Freds Pass Road, Humpty Doo. The proposed development is for a retirement village inclusive of an office and facilities area, onsite carparking and internal road network and servicing.

This letter forms part of the conceptual design to support the Development Application and to provide advice on the proposed development and its feasibility with regards to drainage, sewerage and water supply and the existing servicing infrastructure available. The required infrastructure will be subject to the conditions of the Development Permit and requirements from nominated referral agencies.

The details of the property for the proposed development are summarised in **Table 1**.

Table 1 - Property Detail

Parcel No.	5111
Street Address	79 Freds Pass Road, Humpty Doo
Total Site Area	24,600m^2

2 STORMWATER

2.1 Existing Infrastructure

The Before You Dig Australia (BYDA) records and Google Maps has identified the following stormwater infrastructure in proximity to the site:

- Existing roadside table drain to the south of the site on Freds Pass Road.
- Existing culverts crossing the Freds Pass Road to drain table drains from one side of the road to the other. The size and details of the culverts is unknown.
- Existing driveway culverts for the table drain. The size and details of the culverts is unknown.

Refer to the **Appendix C** for further information

2.2 Lawful Point of Discharge

2.2.1 Existing Lawful Point of Discharge

The existing site is separated into two catchments with an existing crest dividing the two catchments. Catchment 1 sheet flows to the east of the site through the adjacent development at Lot 5110 and ultimately discharges to the table drain on Freds Pass Road.

Catchment 2 sheet flows to the west of the site through the adjacent development at Lot 5112 and similarly discharges to the table drain on Freds Pass Road.

2.2.2 Proposed Lawful Point of Discharge (LPD)

As part of the proposed site grading, the site is designed to discharge to the exiting table drain on Freds Pass Road.

2.3 Proposed Infrastructure

As part of the conceptual design, the site captures and conveys stormwater flows on site through the use of pit and pipe infrastructure and open drains. The northern catchment of the site will discharge to a dry basin in the north before conveying flows through an open drain along the south-eastern boundary of the site.

There is an existing external catchment to the north of the site which needs to be captured and conveyed through the site up to and including the Major storm event. An open drain has been proposed to capture this flow that shall be further detailed in the detailed design.

All stormwater from the site will discharge to an onsite detention tank to mitigate flows back to predevelopment flows. Refer to **Section 0** for further information.

As part of the detailed design, a further assessment will be undertaken to evaluate the use of pit and pipe infrastructure internal to the site or the use of local table drains and culverts through the site to the Lawful Point of Discharge. Preliminary sizing of the stormwater infrastructure has been undertaken as detailed on the sketch in **Appendix A**. The size of the stormwater infrastructure is based on the catchment calculations established in **Section 2.5.4.** Further details of the stormwater infrastructure including levels shall be established as part of the detailed design.

2.4 Stormwater Quantity Assessment

2.4.1 Objective

The aim of the stormwater quantity assessment is to ensure that the development shall impose no adverse effects on downstream properties or receiving water bodies and that the conveyance of flows will be in a safe manner with minimal risk of human endangerment as well as the following objectives:

- Address the need for stormwater quantity control measures.
- Ensure there is no increase in peak discharges from the subject site for events up to and including the 1 in 100-year ARI event.

It is essential that there are no increases in volume and flow rate of stormwater runoff, and that any increases are mitigated such that post-developed peak flows do not exceed those for the pre-developed case.

2.5 Peak Flow Estimation

2.5.1 Design Storm Events

Based on recommendations within the Northern Territory Subdivision Development Guidelines and AS3500.3, the major and minor storm events were selected as follows:

- Minor Event: 10% AEP
  - Surface drainage infrastructure sized for a 10% AEP storm through to point of discharge.
- Major Event: 1% AEP
  - Surface drainage overflows in events up to and including the 1% AEP storm will not present a hazard to people or cause significant damage to property.

A preliminary drainage design has been undertaken to ensure that all catchments external and internal are discharging to the LPD (i.e. the existing table drain on Freds Pass Road).

2.5.2 Rational Method for Peak Flow Rate

The peak flow rate for the site has been obtained using the Rational Method in accordance with ARR and the Queensland Urban Drainage Manual (QUDM). It is noted that QUDM, as the name implies, is a Queensland guideline, however, is considered by the industry as a national guideline for the estimation and control for stormwater runoff. Summaries of the hydrology calculations can be seen in **Sections 2.5.3** and **0** for the pre- and post-development scenarios respectively.

$$Q = (2.78 \times 10^{-3})\ Cy\ Iy\ A \qquad \textbf{Equation 1}$$

Q = Peak flow rate (m^3/s) for average recurrence interval

Cy = Co-efficient of runoff for ARI of y years (dimensionless)

A = Catchment area (ha)

Iy = Average rainfall intensity (mm/hr) for a design duration of t hours and an ARI of y years

2.5.3 Pre-Development Hydrology

The hydrology of the pre-developed catchment has been assessed using the Rational Method. The subject site is broken into two catchments. Existing Catchment 1 (0.84ha) and Existing Catchment 2 (1.61ha). Currently the development site comprises of uncleared and undeveloped land. There is also an

existing External Catchment (1.99ha) which impacts on the site from the north. As part of the design, this external catchment will be conveyed through the site through proposed swale drains as shown on the civil concept sketch in **Appendix A**. The Coefficient of discharge (C_{10}) value for the catchment was derived from QUDM 2017 Table 4.5.3 and Table 4.5.4. F_y frequency factors were applied to determine runoff coefficients for various average recurrence interval (ARI) storm events in accordance with QUDM 2017 Table 4.5.2. QUDM 2017 Section 4.6 was applied to determine the minimum time of concentration of 24 minutes for Existing Catchment 1 and 18 minutes for Existing Catchment 2. Rational Method calculations were performed, the results of which can be seen in **Table 2**. Refer to Figure 1 below for the pre development catchments.

Table 2 – Pre-development Catchment Details

Catchment	Area (ha)	% Impervious	C_{10}	C_{100}	Time of Concentration (t_c)	Q_{10} (m^3/s)	Q_{100} (m^3/s)
External Catchment							
Existing Catchment 1	0.84	0%	0.70	0.84	24	0.201	0.313
Existing Catchment 2	1.61	0%	0.70	0.84	18	0.440	0.688
					Total	**0.641**	**1.002**

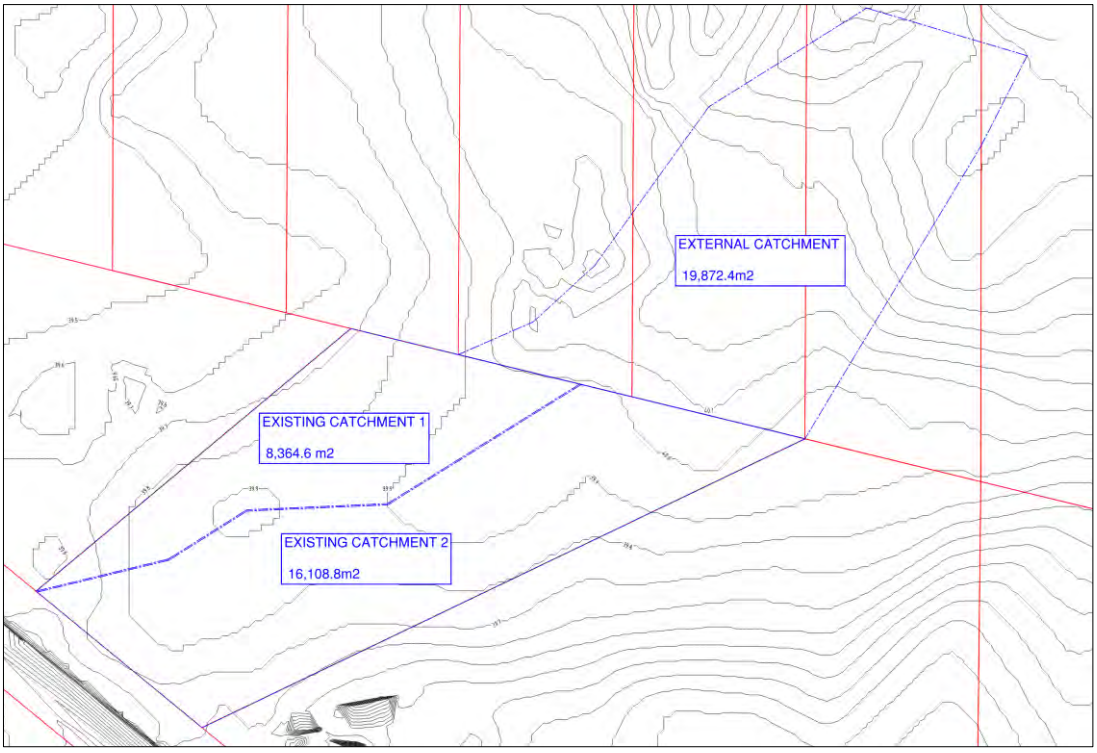


Figure 1: Pre Development Catchment Plan

2.5.4 Post-Development Hydrology

As part of the earthworks design, the site is separated into two main catchments, the northern and the southern catchment with numerous internal catchments on site. With the development of the lot, there is expected to be an increase in the volume of runoff due to the increased impervious areas. The post-developed site has been estimated to be 90% impervious based on industrial lots from Table 5.4.1 from QUDM. Similar to the pre-development case, QUDM 2017 Section 4.6 was applied to determine minimum time of concentration of 5 minutes. Rational Method calculations were performed, the results of which can be seen in **Table 3**. Refer to **Figure 2** for the post development catchments.

Table 3 – Post-development Catchment Details

Catchment	Area (ha)	% Impervious	C_{20}	C_{100}	Time of Concentration (t_c)	Q_{20} (m^3/s)	Q_{100} (m^3/s)
C1	0.1820	5	0.88	1.00	5	0.092	0.133
C2	0.1650	5	0.88	1.00	5	0.083	0.121
C3	0.1774	5	0.88	1.00	5	0.089	0.130
C4	0.1812	5	0.88	1.00	5	0.091	0.133
C5	0.1878	5	0.88	1.00	5	0.095	0.138
C6	0.1716	5	0.88	1.00	5	0.086	0.126
C7	0.1165	5	0.88	1.00	5	0.059	0.085
C8	0.1491	5	0.88	1.00	5	0.075	0.109
C9	0.1423	5	0.88	1.00	5	0.072	0.104
C10	0.1910	5	0.88	1.00	5	0.096	0.140
C11	0.1856	5	0.88	1.00	5	0.093	0.136
C12	0.0683	5	0.88	1.00	5	0.034	0.050
C13	0.0750	5	0.88	1.00	5	0.038	0.055
C14	0.1047	5	0.88	1.00	5	0.053	0.077
C15	0.0901	5	0.88	1.00	5	0.045	0.066
C16	0.1053	5	0.88	1.00	5	0.053	0.077
					Total	**1.154**	**1.679**

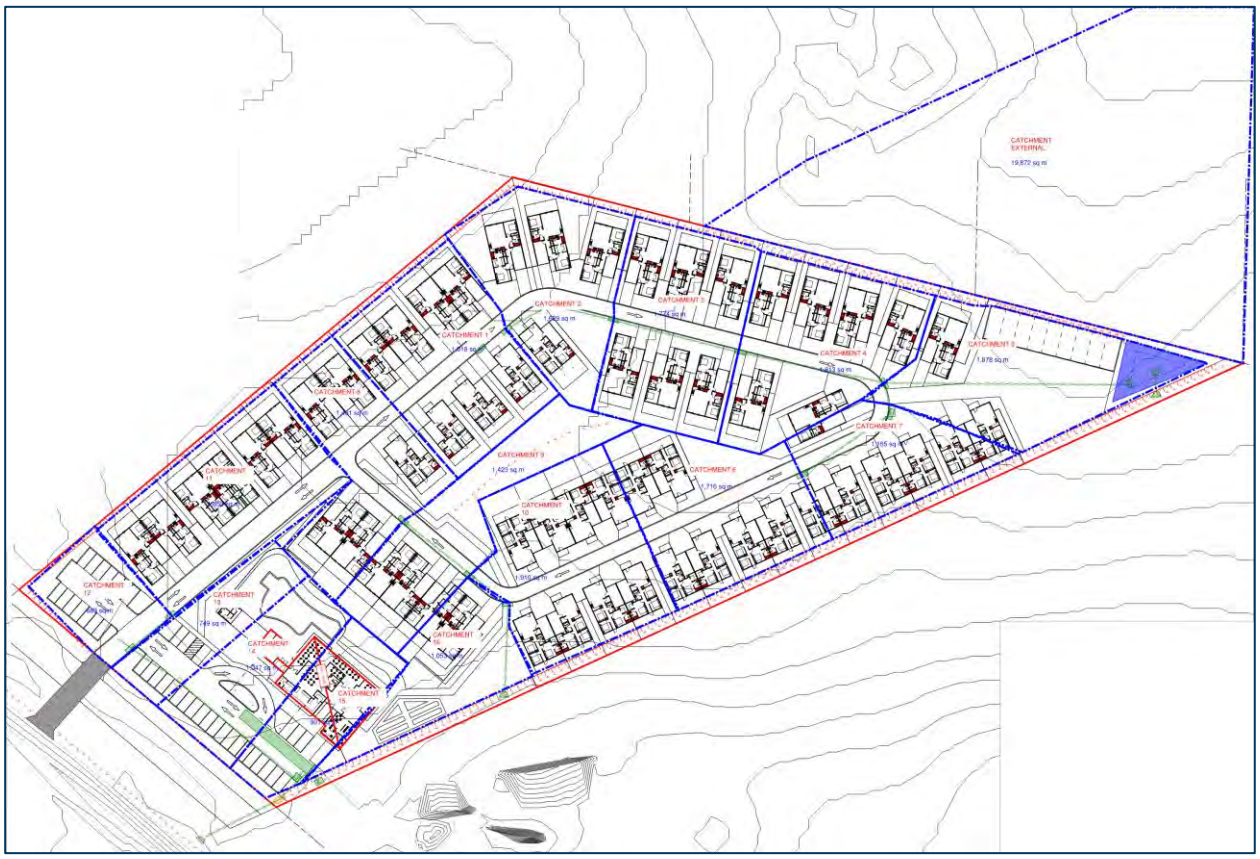


Figure 2: Proposed Catchment Plan

2.6 Detention Analysis

Comparison of the estimated peak flows for the pre and post developed site identifies there is an increase of 0.513m^3/s for the minor event peak discharge and an increase of 0.677m^3/s for the major event peak discharge.

Given the increase in runoff, detention has been proposed on site to mitigate flows back to predeveloped flows. The sizing and details of the detention will be undertaken in the detailed design.

2.7 Stormwater Quality Assessment

2.7.1 Objective

The aim of the stormwater quality assessment is to ensure that the development shall impose no adverse effects on the receiving water bodies with consideration to the NT EPA Guidelines, Waste Management and Pollution Control Act 1998 (NT) and the Water Act 1992 (NT) and Section 7.10 of the NT Subdivision Guidelines.

2.7.2 Proposed Infrastructure

In accordance with Section 7.10 of the NT Subdivision Guidelines, a stormwater quality treatment device must be provided prior to discharge.

As per Table 31 of the NT Subdivision Development Guidelines, the proposed stormwater treatment device must meet the following reduction targets.

Table 4 – Stormwater Pollutant Reduction Targets (Table 31 of NT SDG)

Stormwater Pollutant	Pollutant Reduction Targets (%)
Gross Pollutants (GP)	90%
Total Suspended Solids (TSS)	75%
Total Phosphorus (TP)	60%
Total Nitrogen (TN)	35%

Details of the stormwater quality treatment device will be completed as part of the detailed design.

3 WATER AND SEWER DEMANDS

The number of equivalent persons (EP) was used to calculate the demand rates of the proposed water and sewerage reticulations. The proposed EP for the development was calculated based on the proposed architectural layout and applying EP rates as outlined in the PWC NT Supplements to WSAA Codes (2002). **Table 5** provides a summary of the EP calculations for the proposed development.

Table 5 – Proposed EP

Development Type	Quantity	Unit	EP multiplier	Total EP
Retirement Village	2.46	ha	45 EP/gross ha	110.7
Total EP				**110.7**

Note:

- The water and sewer demands have been assumed to modelled as Residential – Multiple Occupancy Lot (MD – Group Housing).

4 WATER

The BYDA (Before You Dig Australia) information has indicated that there is existing potable water infrastructure located within close proximity to the subject site, including:

- A DN300 PVC-M water main located along the southern boundary of the site along Freds Pass Road.

As part of the development, a new property connection will be constructed to service the development. The size of the connection required to facilitate the development shall be determined in detailed design with coordination with a hydraulic engineer.

5 SEWER

The BYDA (Before You Dig Australia) information has indicated that there is sewer infrastructure located within close proximity to the subject site, including:

- An existing DN150 sewer main on Beaumont Road to the South-East of the development.

As part of the development, a sewer main extension is proposed from the existing main on Beaumont Road. Confirmation on the capacity of the main to accommodate the development shall be assessed in

the detailed design and any necessary upgrades to the existing network will be required to be confirmed with Power Water.

A preliminary review of the existing sewer levels on Beaumont Road and the lot control undertaken on the conceptual levels for the site has indicated that an onsite sewer pump station will be required to service the lot. A further assessment of this will be undertaken in the detailed design.

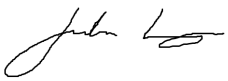
6 CONCLUSION

ADG Engineers have undertaken an engineering services assessment for 79 Freds Pass Road, Humpty Doo. The site can be adequately serviced for water, stormwater and sewer through the installation of new connections off existing infrastructure. As detailed in **Section 2** of this report, all stormwater runoff from the site shall discharge from the designated lot connections to the proposed Lawful Point of Discharge which shall include stormwater treatment devices and detention tanks to ensure there are no adverse impacts of the development.

Although the site is not understood to have any existing water or sewer connections, the existing DN300 (water) on Freds Pass Road and the existing DN150 (sewer) on Beaumont Road will be able to facilitate the development. An onsite sewer pump station is likely required to ensure that sewer can discharge to the main on Beaumont Road. Details of the pump station shall be confirmed in detailed design.

Detailed engineering documentation shall be submitted to and approved by all relevant authorities prior to commencement of works onsite.

Kind regards,



Jonathan Lanyon

Senior Engineer - Civil

MIEAust, CPEng, NER, CPESC

ADG ENGINEERS (AUST) PTY LTD

Appendices

- Appendix A – 79 Freds Pass Retirement Village Civil Concept and Catchment Plan
- Appendix B – PWC Before You Dig (BYDA) Water and Sewer Plans
- Appendix C – Litchfield Council (BYDA) Council Infrastructure

LEGEND

PROPOSED FINISHED SURFACE LEVEL — RL: 42.06

PROPOSED FFL — FFL: 39.66

PROPOSED GRADE — 0.83%

PROPOSED BATTER

PROPOSED STORMWATER PIT

PROPOSED HEADWALL

PROPOSED STORMWATER PIPE — SW—SW

PROPOSED DRAIN

PROPOSED STORMWATER BASIN

PROPOSED STORMWATER DETENTION TANK (SIZE TBC)

PROPOSED STORMWATER QUALITY TREATMENT DEVICE (DETAILS TBC)

PROPOSED CROSSOVER

EX: 39.685
RL: 42.567
EX: 40.010
PROPOSED SWALE
BASE WIDTH: 3m
TOP WIDTH: 5.4m
SIDE SLOPES: 1V:2H
GRADE: 0.5%
FREEBOARD: 0.3m
FLOW DEPTH: 0.3m
TOTAL DEPTH: 0.6m
RL: 41.224
RL: 41.07
RL: 40.193
RL: 39.743
RL: 40.193
EX: 39.960
RL: 41.385
RL: 41.260
MANHOLE(2)
RL: 41.15
0.50%
RL: 41.005
750x300 RCBC @ 0.5% GRADE
RL: 40.85
2 x 750 x 300 RCBC @ 0.3% GRADE
HEADWALL OUTLET
IL: 39.807
RL: 42.06
RL: 41.262
RL: 39.734
450x300 RCBC @ 0.3% GRADE
450x300 RCBC @ 0.3% GRADE
2 BAY SEP (4)
0.83%
RL: 41.156
2 BAY SEP (2) (3)
600x300 RCBC @ 0.5% GRADE
RL: 40.900
RL: 40.745
RL: 40.68
2 BAY SEP (5)
RL: 41.670
2 BAY SEP (1)
RL: 40.785
RL: 40.193
RL: 39.785
450x300 RCBC @ 0.5% GRADE
PROPOSED OPEN DRAIN
RL: 41.722
RL: 41.302
RL: 40.883
RL: 4156
RL: 41.955
RL: 40.778
2 BAY SEP (7)
RL: 41.05
RL: 39.726
3 x 1200 x 300 RCBC @ 0.3% GRADE
0.68%
RL: 41.226
300x300 RCBC @ 0.5% GRADE
RL: 40.928
RL: 41.327
2 BAY SEP (6)
RL: 41.128
RL: 41.317
RL: 37.243
RL: 41.092
RL: 40.987
0.5%
2 BAY SEP (8)
EX: 36.620
RL: 40.927
1%
RL: 41.222
PROPOSED SWALE
BASE WIDTH: 5m
TOP WIDTH: 8.2m
SIDE SLOPES: 1V:2H
GRADE: 0.3%
FREEBOARD: 0.3m
FLOW DEPTH: 0.5m
TOTAL DEPTH: 0.8m
RL: 40.097
2.1%
RL: 41.482
DN300 PP SN8 @ 0.5% GRADE
RL: 40.872
2 BAY SEP (9)
2 BAY SEP (11)
RL: 39.781
RL: 39.933
450x300 RCBC @ 0.3% GRADE
2 BAY SEP (10)
RL: 41.572
RL: 39.675
1%
GIP (12)
RL: 40.822
EX: 39.687
RL: 39.64
RL: 39.672
0.5%
RL: 41.172
EX: 39.55
FFL: 39.66
RL: 40.602
EX: 39.720
GIP (13)
RL: 41.212
RL: 39.136
0.6%
GIP (14)
RL: 39.473
EX: 39.56
RL: 39.365
900x300 RCBC @ 0.2% GRADE
DETENTION TANK SIZING TBC IN DETAILED DESIGN
900x300 RCBC @ 0.2% GRADE
3 x 1200x400 RCBC + 450 x 450 RCBC @ 0.2% GRADE (LOW FLOW) + 2 x 1200x400 RCBC @ 0.2% GRADE (HIGH FLOW)
RL: 38.971
1200x300 RCBC @ 0.2% GRADE (LOW FLOW) + 1200x300 RCBC @ 0.2% GRADE (HIGH FLOW)
STORMWATER QUALITY TREATMENT DEVICE TBC
DRAIN APPROX 600mm DEEP
EX: 39.605
EX: -38.793
PIPE SIZING TBC FOLLOWING DETENTION TANK SIZING

ADG ENGINEERS (AUST) PTY LTD

79 FREDS PASS RETIREMENT VILLAGE - CIVIL CONCEPT

SIGNATURE:	JL
PROJECT NAME:	79 FREDS PASS, HUMPTY DOO
PROJECT NUMBER:	25972.002
DATE:	27.02.26

PRELIMINARY
NOT FOR CONSTRUCTION

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N

SCALE: NTS

LEGEND

PROPOSED CATCHMENT

PROPOSED FFL — FFL 39.66

PROPOSED BATTER

PROPOSED STORMWATER PIT

PROPOSED HEADWALL

PROPOSED STORMWATER PIPE — SW SW

PROPOSED DRAIN

PROPOSED STORMWATER BASIN

PROPOSED STORMWATER DETENTION TANK (SIZE TBC)

PROPOSED STORMWATER QUALITY TREATMENT DEVICE (DETAILS TBC)

PROPOSED CROSSOVER

CATCHMENT EXTERNAL
19,872 sq m

CATCHMENT 1
1,818 sq m

CATCHMENT 2
1,629 sq m

CATCHMENT 3
1,774 sq m

CATCHMENT 4
1,913 sq m

CATCHMENT 5
1,878 sq m

CATCHMENT 6
1,716 sq m

CATCHMENT 7
1,165 sq m

CATCHMENT 8
1,491 sq m

CATCHMENT 9
1,423 sq m

CATCHMENT 10
1,910 sq m

CATCHMENT 11
1,859 sq m

CATCHMENT 12
683 sq m

CATCHMENT 13
749 sq m

CATCHMENT 14
1,047 sq m

CATCHMENT 15
901 sq m

CATCHMENT 16
1,053 sq m

FFL 39.66

ADG ENGINEERS (AUST) PTY LTD

79 FREDS PASS RETIREMENT VILLAGE - CATCHMENT PLAN

SIGNATURE:	JL
PROJECT NAME:	79 FREDS PASS, HUMPTY DOO
PROJECT NUMBER:	25972.002
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BYDA Infrastructure Location Advice

- **Activities within 3m of Power and Water Corporation assets may require a written authority from Power and Water Corporation prior to commencing work.**
- Do not assume depth or alignment of assets. Locations provided are approximate.
- You must read and understand all information supplied before undertaking any works.
- All information provided to you is valid for 30 days from the date of issue.

The following information is generated from Power and Water Corporation's records in response to your request for the approximate location of the Power, Water, Sewerage and Communications infrastructure owned by Power and Water Corporation in the area you specified. It does not always contain information on assets not owned by Power and Water Corporation (e.g. landowner installed underground cables).

Comments:

JOB DETAILS

BYDA Job No:	52493331	**BYDA Sequence No:**	268953203
Activtiy:	Manual Excavation		
Enquiry Date:	27/02/2026	**Issue Date:**	27/02/2026

REQUESTOR DETAILS

Company:	ADG Engineers	**Phone:**	+61428296659
Contact:	Jonathan Lanyon <jlanyon@adgce.com>		
Address:	38 Cavenagh Street, Darwin City, NT 0800		

WORK DETAILS

Address: 120 Challoner Circuit, Humpty Doo, NT 0836

Message:

INFORMATION

The approximate location of Power and Water Corporation assets in the area of your enquiry (to the best of Power and Water Corporation's knowledge) is shown on the attached sheets. Please read the important disclaimer information overleaf.

Map Sheets: The response may include the following overview or details map sheets:

Sewer - Confirmed, Water - Confirmed, Power and Comms - Confirmed

Where assets have been listed as "**Unconfirmed**", the associated attached overview maps should be reviewed to ensure the location is correctly represented and to identify any assets that may be in the general vicinity.

Where assets have been listed as "**Enquiry too large"**, the presence of infrastructure has been confirmed, but the size of your enquiry is too large for Power and Water to generate detailed map sheets. Please review the area specified in your original enquiry to determine how you can resubmit using a smaller area. If you are unable to do so, please contact Power and Water Corporation on **1800 245 092** and state the BYDA Job Number or the BYDA Sequence Number.

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Acceptance of Terms

By obtaining this Infrastructure Location Advice and/or making use of it, you are taken to have accepted the terms and conditions (including without limitation the disclaimers and limitations) expressed in this Infrastructure Location Advice and the terms and conditions published by Before You Dig Australia Limited.

Approximate Location

This Infrastructure Location Advice may not show all the Power and Water Corporation assets in the selected search area. The Power and Water assets identified are shown in the general vicinity of the area shown relative to property lines and other points of reference as they existed at the time of installation. They are not necessarily corrected to take account of subsequent alterations. Persons using this Infrastructure Location Advice should not rely on such things as a point of reference to estimate location of the assets.

Location of Assets May Change

Assets may be moved or additional assets may be installed at any time. Persons using this Infrastructure Location Advice are advised to be alert for changed locations or new installations.

Works and Power and Water Requirements

You must ensure that all works in the vicinity of assets owned, controlled or operated by Power and Water Corporation are undertaken in accordance with the terms of Power and Water's "Authority to Work in the Vicinity" (AWV) and other directions given by Power and Water Corporation. An AWV is issued by a Power and Water Corporation representative. Where conditions or hazard controls or supervision requirements outlined on the AWV are breached or not adhered to, the AWV (permission) becomes void. Any assets within 3 metres of Power and Water assets should be considered to be within the vicinity.

Obtaining Written Approval

To obtain written permission a BYDA request must have been completed and locations of the assets confirmed by a Power and Water representative or an approved locator. To obtain written permission and/or on-site locations, call 1800 245 092 or complete the Web form at:

http://www.powerwater.com.au/news_and_publications/forms/dial_before_you_dig_location_request_form

Site visits will only be arranged if the BYDA Job Number or Sequence Number is supplied and the infrastructure Location Advice and associated plans made available on site.

Power and Water may recommend that pot holing techniques be used to locate underground assets before commencing full-scale excavation and implementing Power and Water's recommended specifications concerning minimum safety distances when excavating within the vicinity of assets.

Any excavation of water mains 450mm or greater must be done by Power and Water at your expense. Power and Water may direct that any works in the vicinity of underground assets, where they ascertain the risk to the assets as significant, be undertaken by Power and Water at your cost.

No cables, including cables identified as abandoned, shall be moved or worked on without the issue of an AWV by a Power and Water Corporation representative.

Damage to Assets

Works undertaken near Power and Water Corporation assets, including without limitation any excavation, structures, material storage, heavy vehicle parking, blasting, change of surface level or other works, must be performed in a way that does not affect or interfere in any way with Power and Water's assets or Power and Water's access to any such assets. Any damage to Power and Water's assets must be reported immediately. You are liable for and will compensate Power and Water Corporation for any loss, damage or expense of any kind incurred as a result of damage to or interference with Power and Water Corporation assets.

Disclaimer

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Power and Water Corporation disclaims to the fullest extent permitted by law and will not be liable or responsible for any liability, loss or damage, whether direct or indirect, you or anyone else making use of this Infrastructure Location Advice may suffer or incur arising out of, or in connection with, any use or reliance on this Infrastructure Location Advice.

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Sewer - OVERVIEW

Not to scale

N



Plans generated 27/02/2026

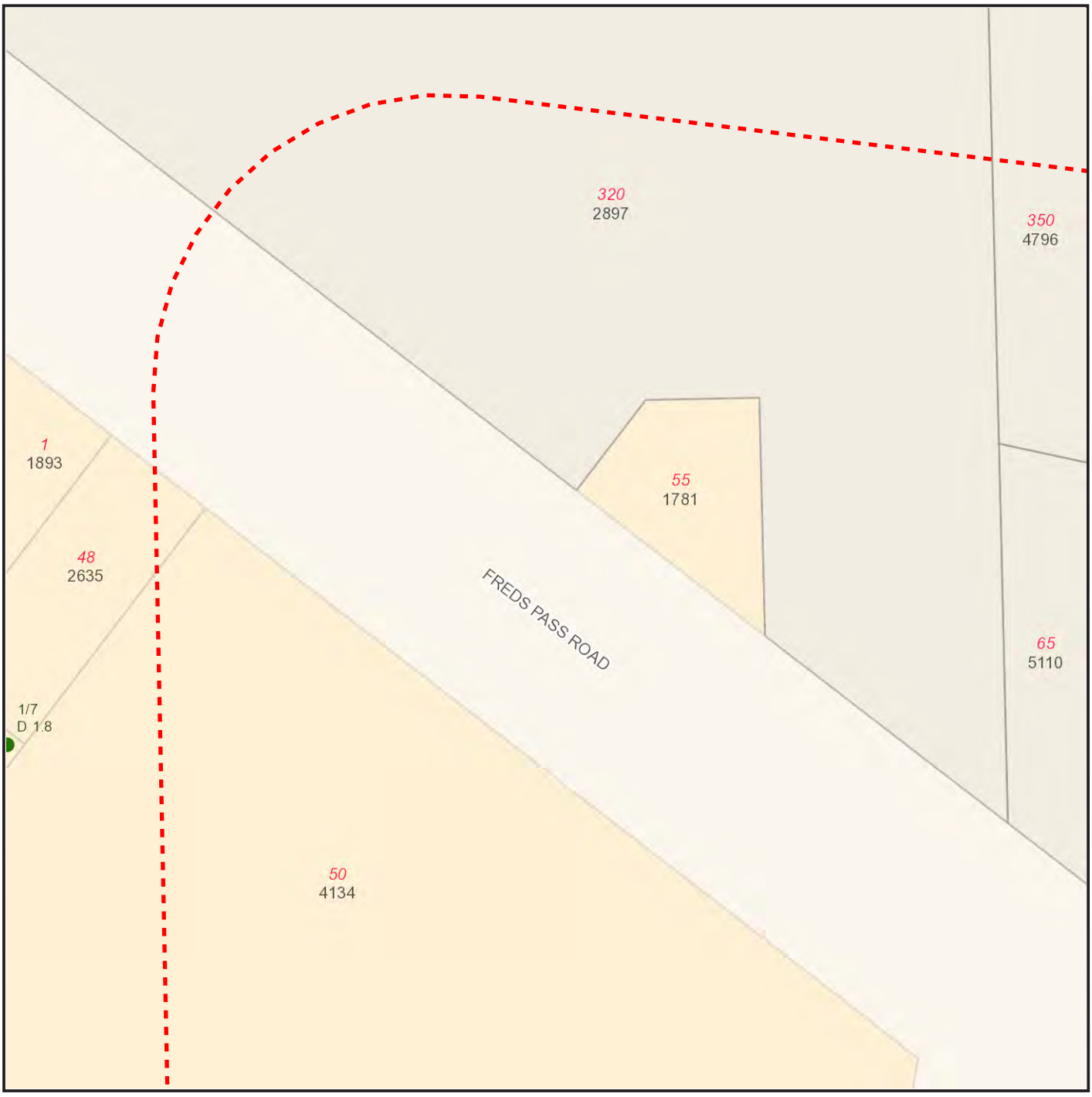
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Sewer - Tile No: 1



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Sewer - Tile No: 2



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Sewer - Tile No: 3



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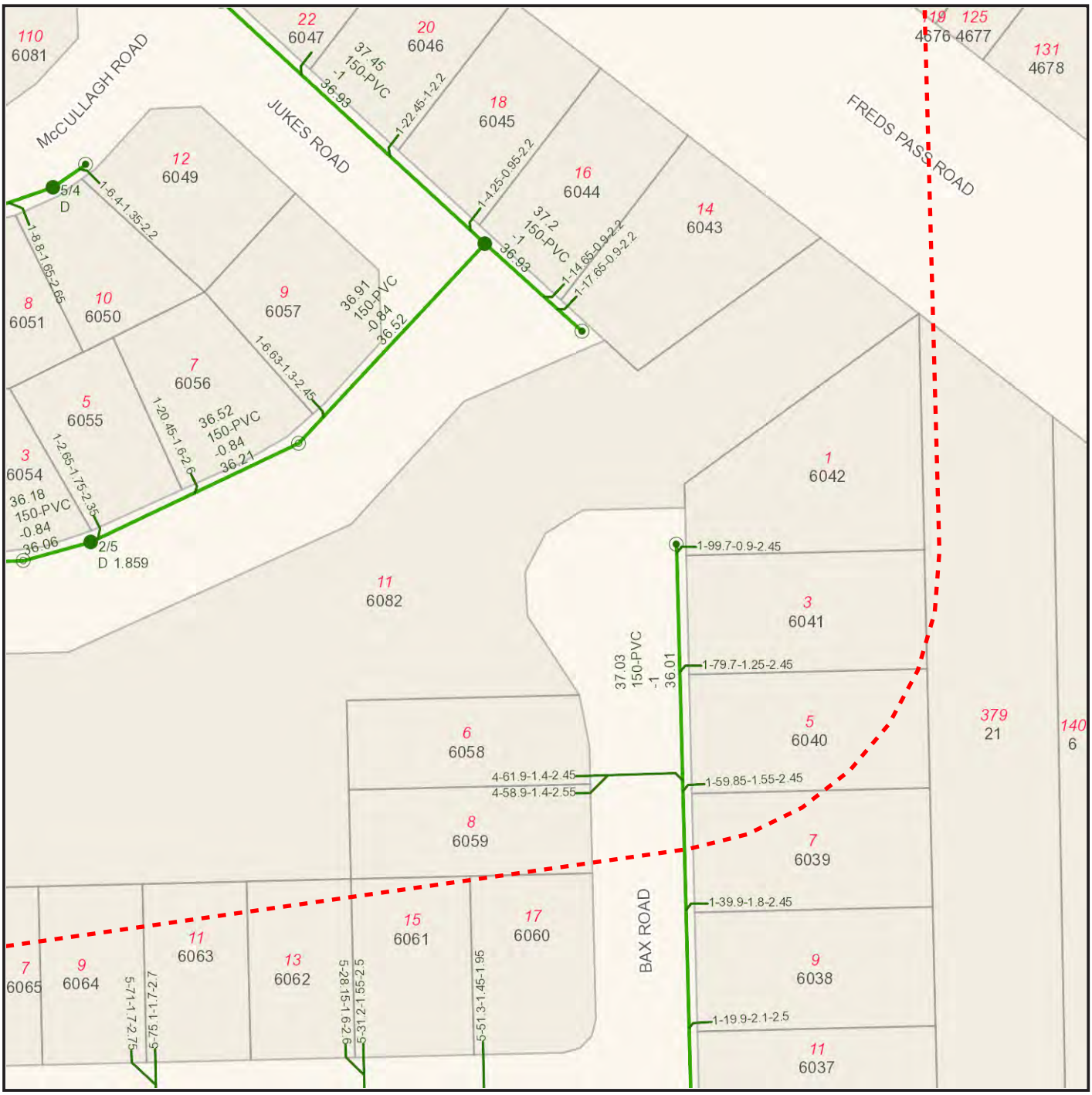
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Sewer - Tile No: 4

Not to scale



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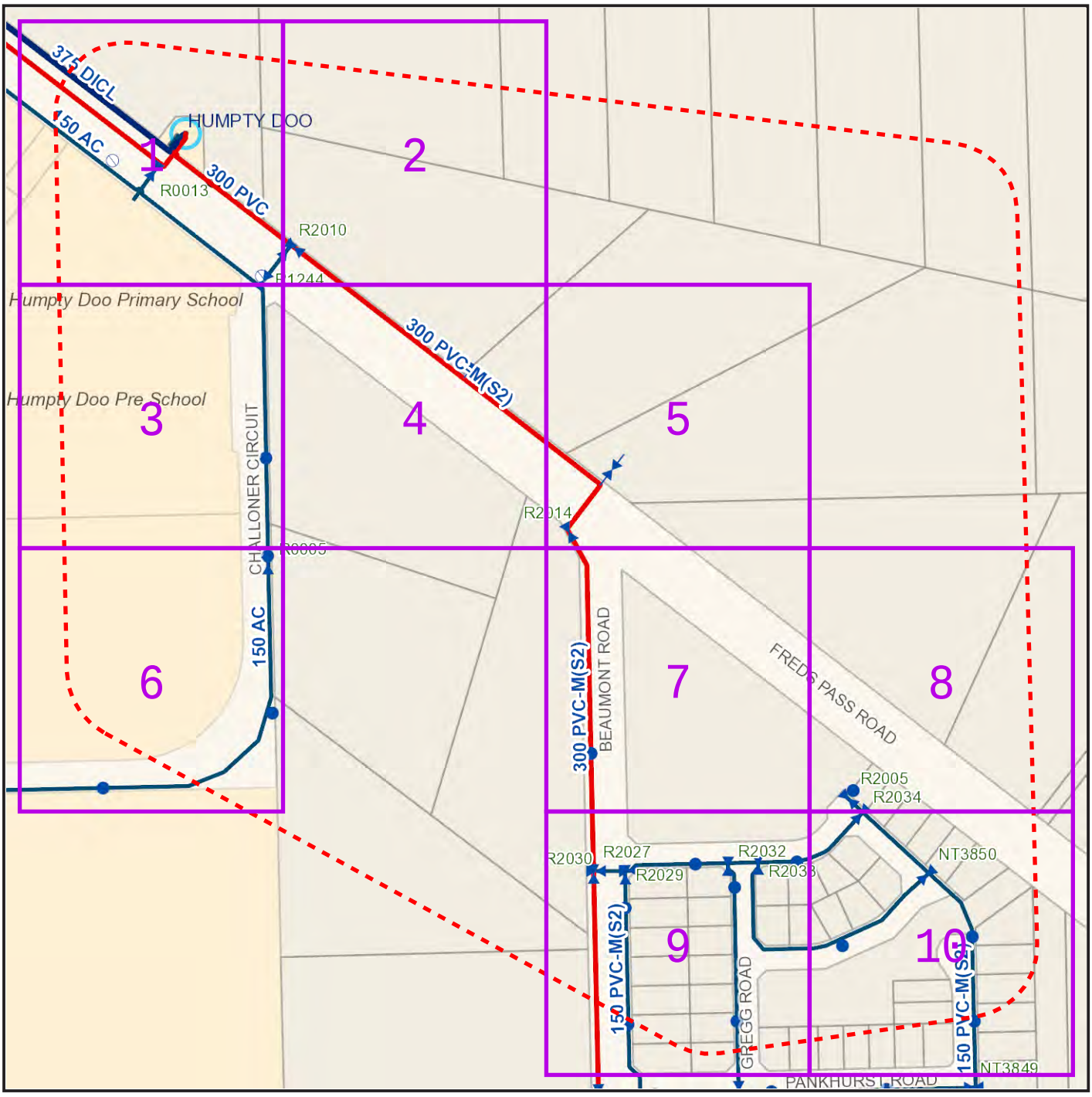
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Water - OVERVIEW

Not to scale



Plans generated 27/02/2026

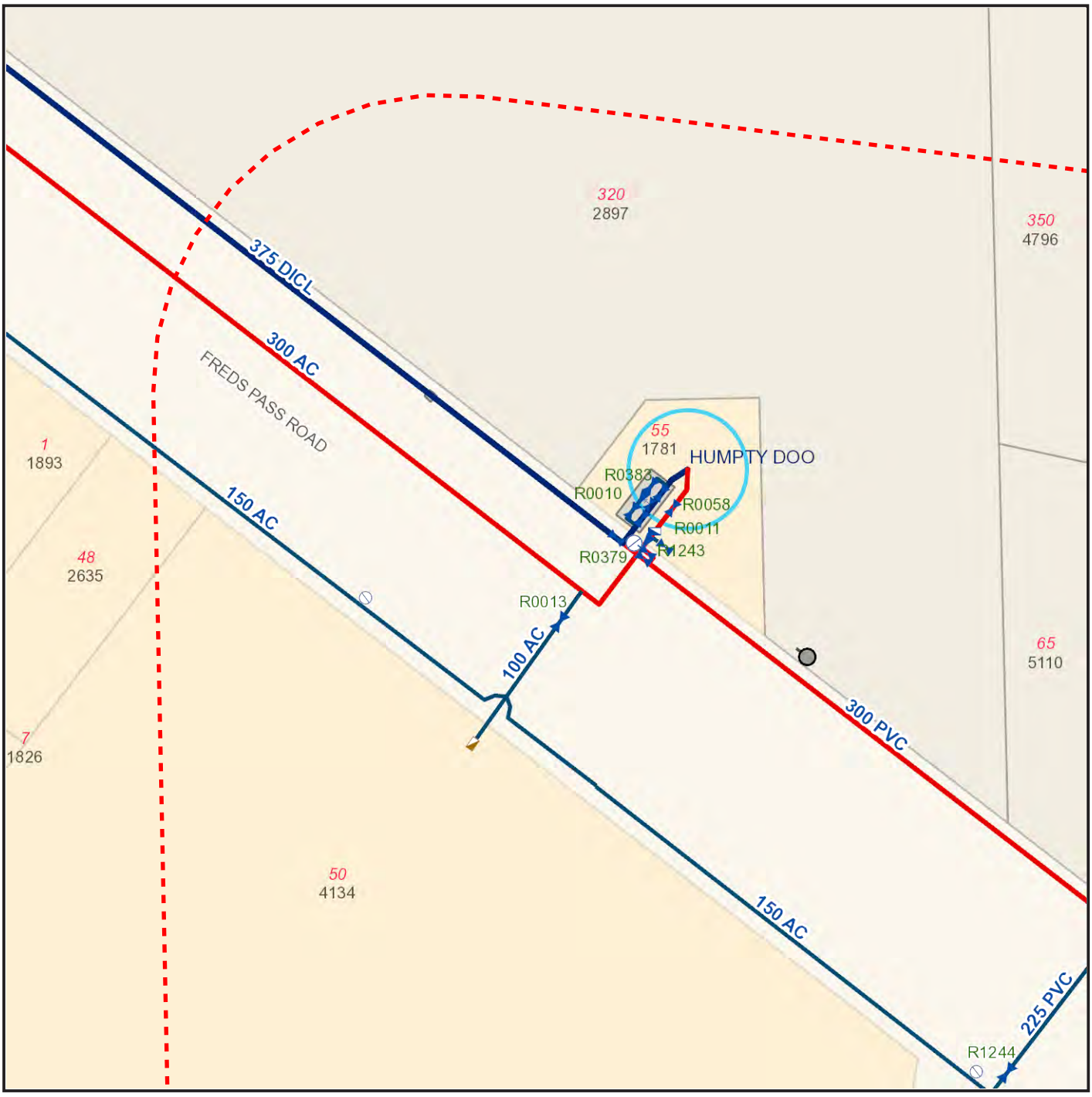
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Water - Tile No: 1

Not to scale



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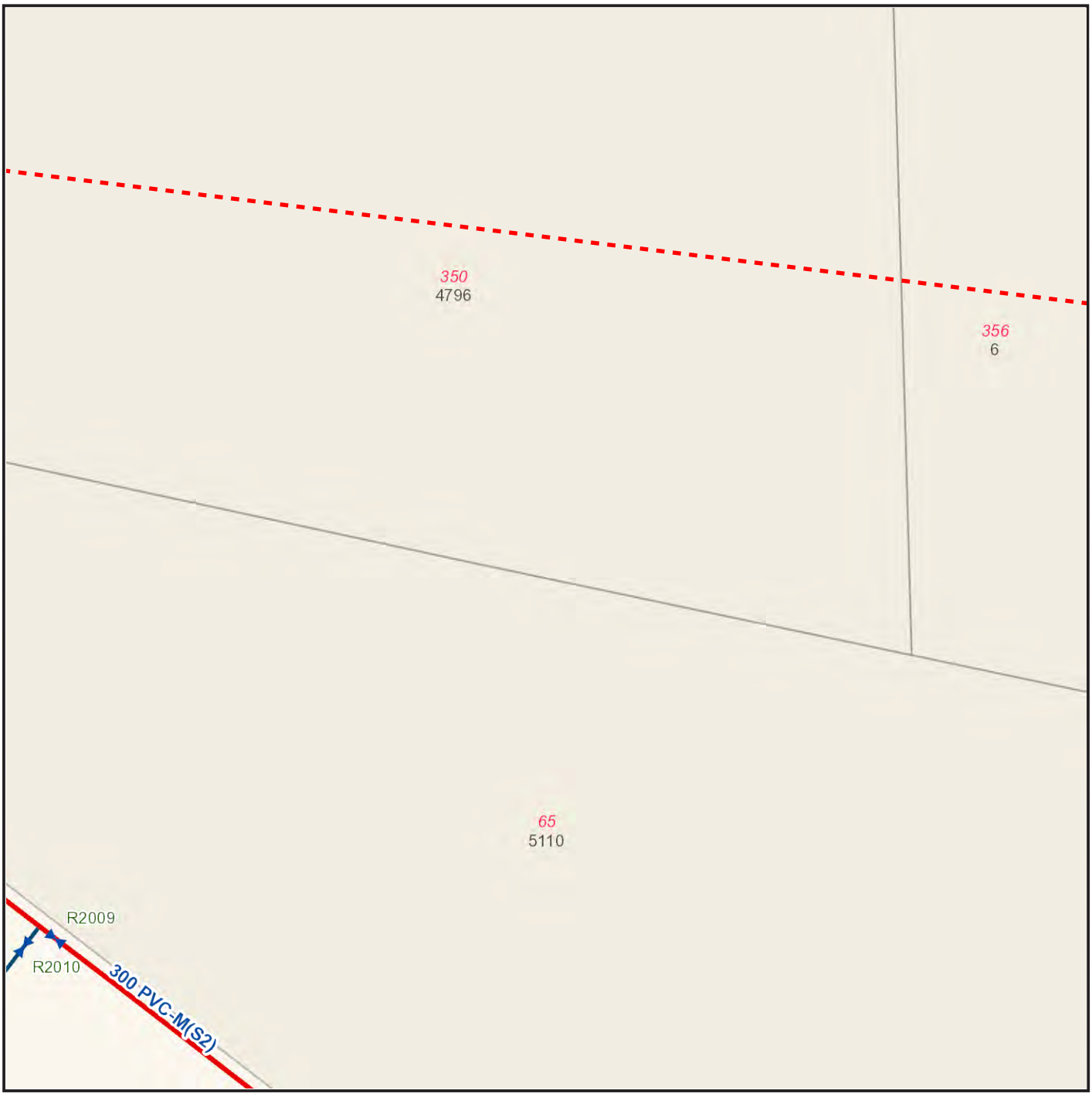
BYDA Infrastructure Location Advice

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Water - Tile No: 2

Not to scale

N



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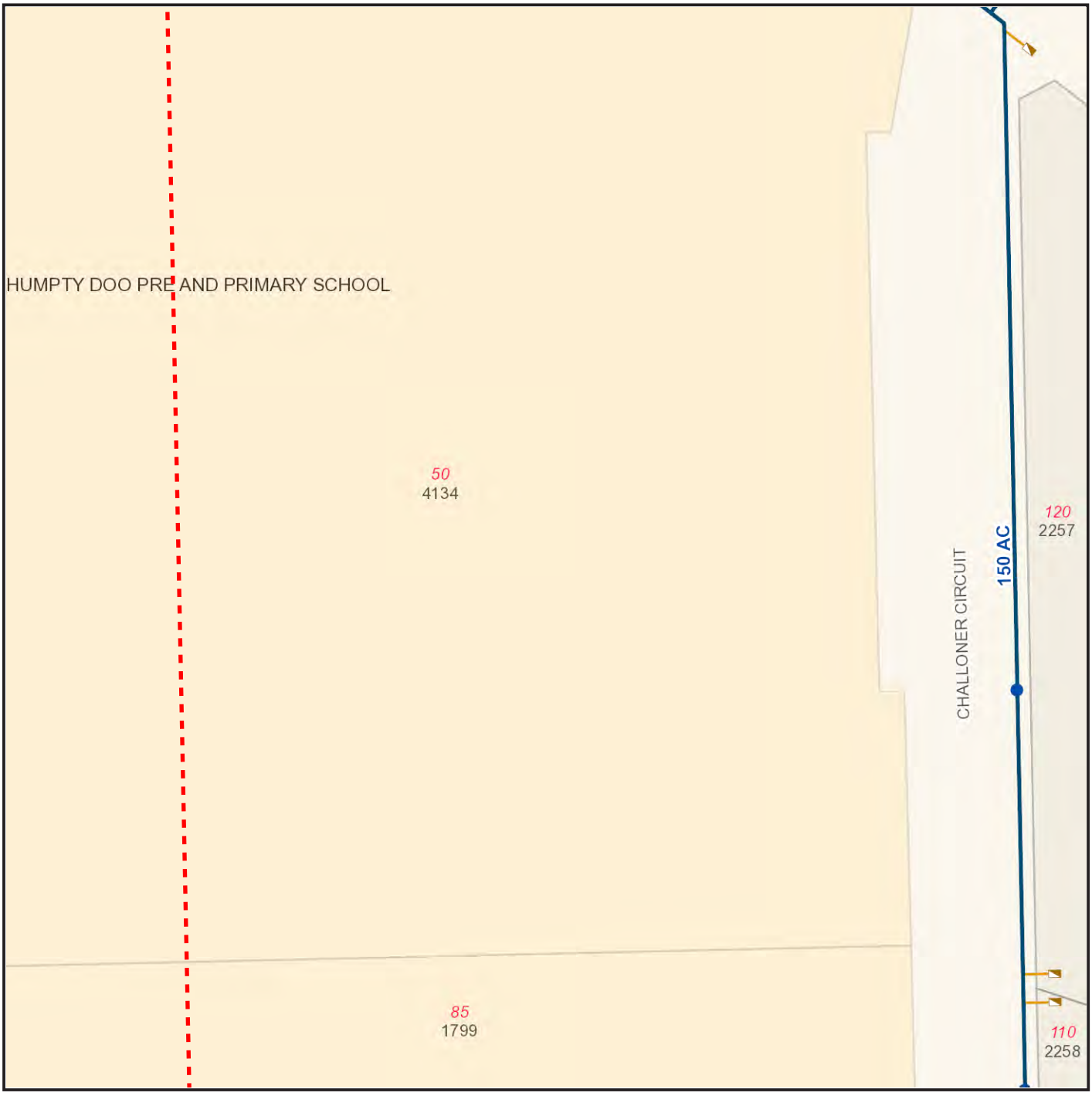
BYDA Infrastructure Location Advice

- **Activities within 3m of Power and Water Corporation assets may require a written authority from Power and Water Corporation prior to commencing work.**
- Do not assume depth or alignment of assets. Locations provided are approximate.
- You must read and understand all information supplied before undertaking any works.
- All information provided to you is valid for 30 days from the date of issue.

N

Not to scale

Water - Tile No: 3



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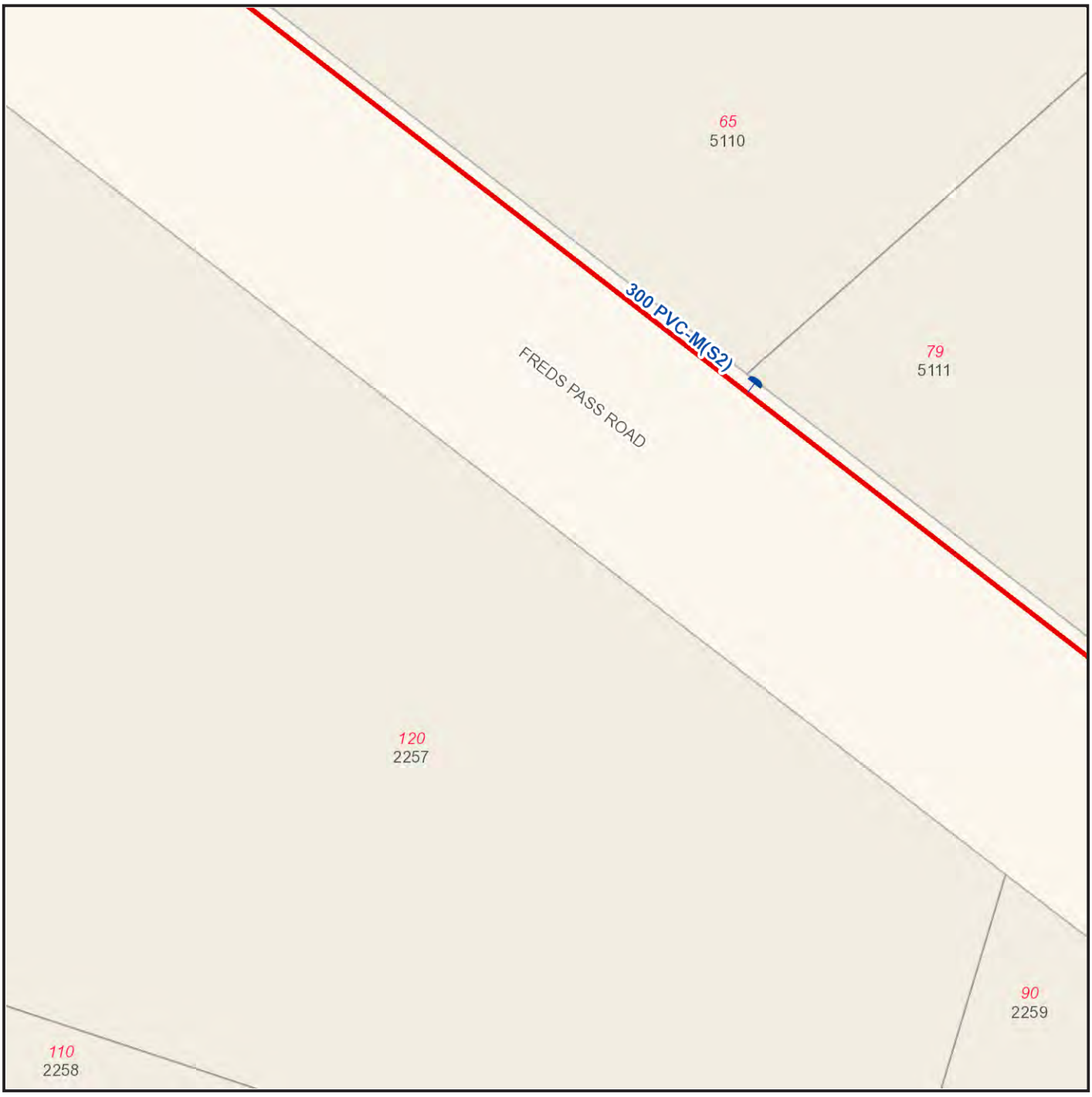
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Water - Tile No: 4

Not to scale



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Water - Tile No: 5

Not to scale



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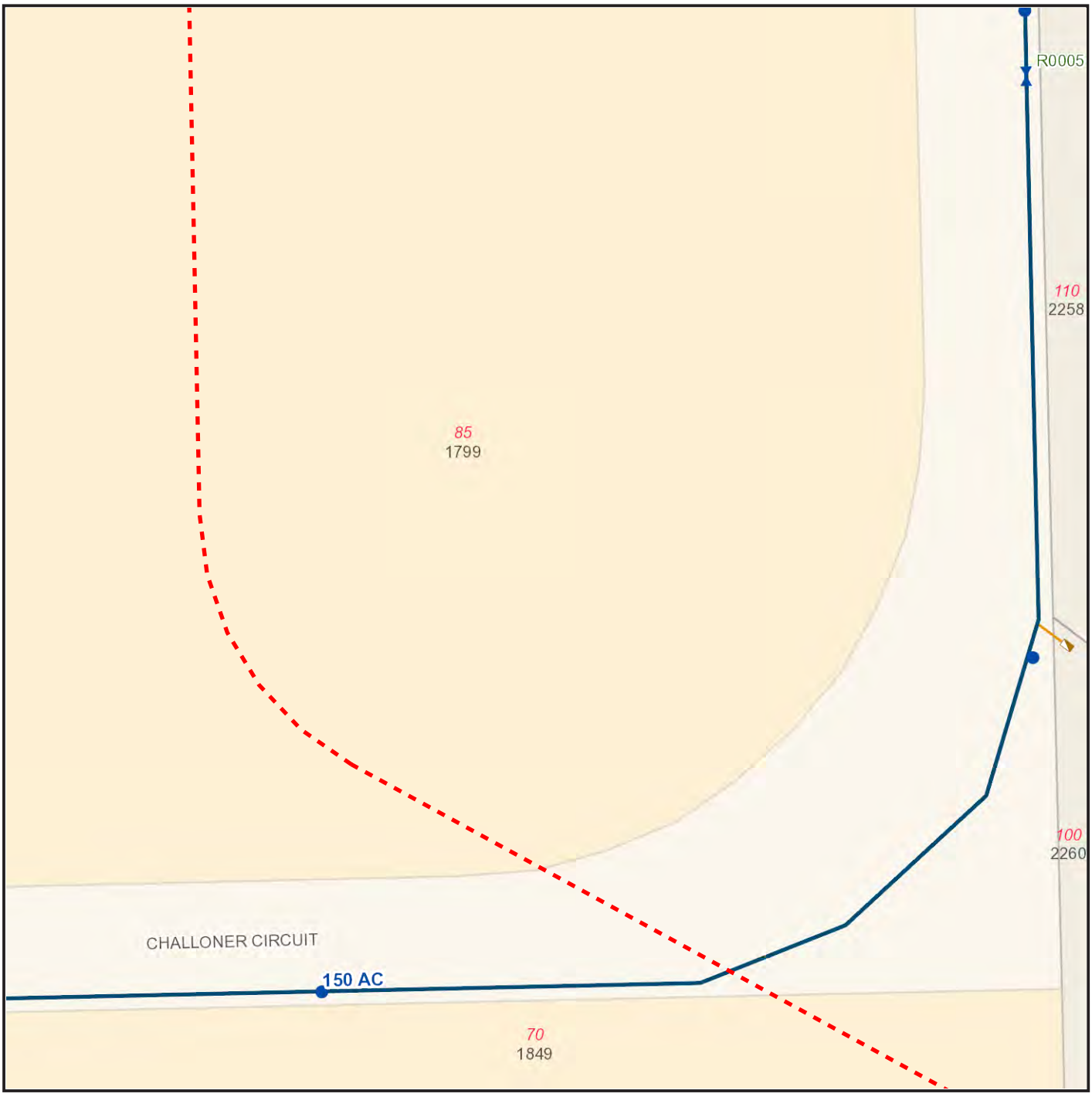
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Water - Tile No: 6

Not to scale

N



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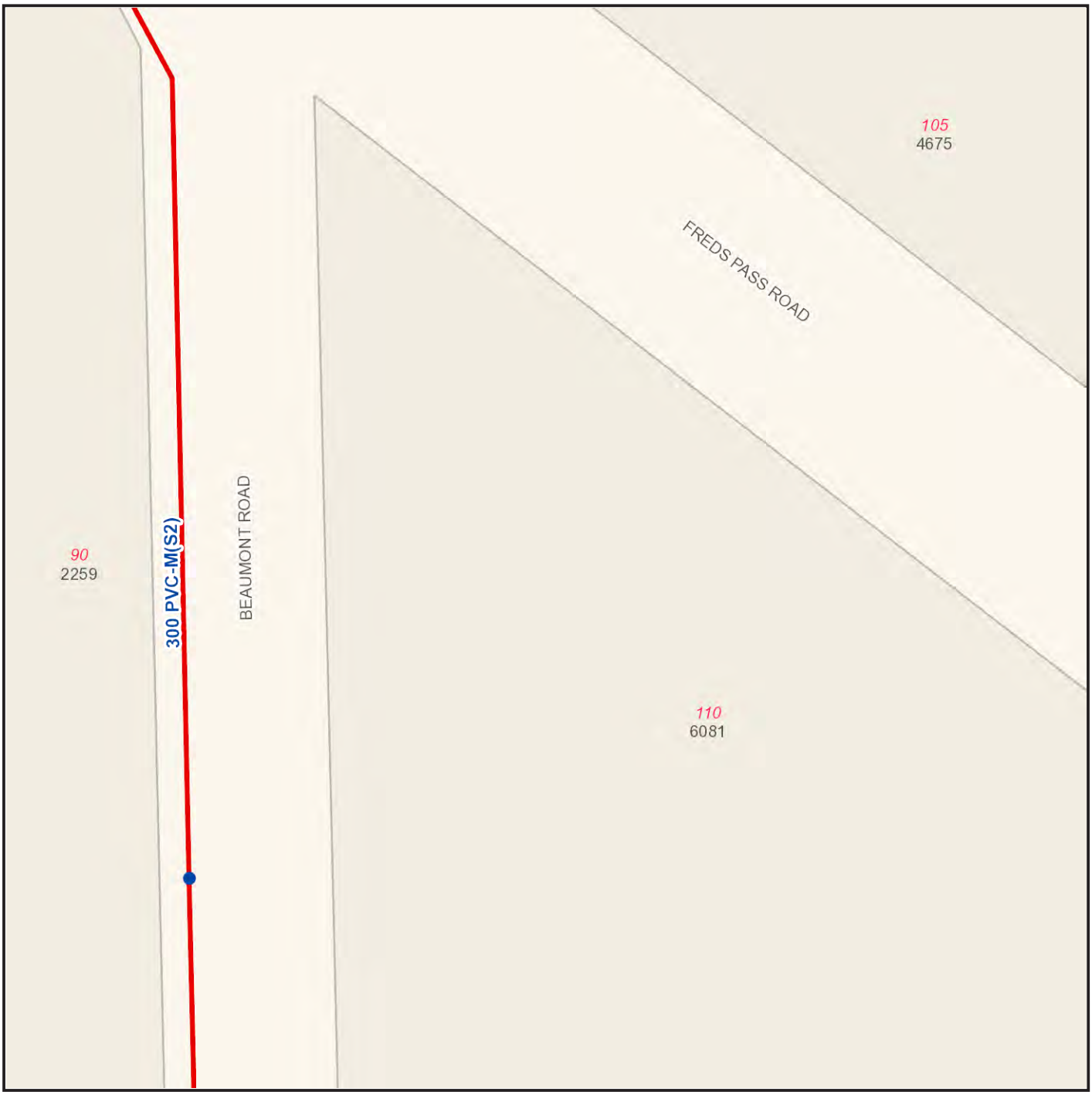
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Water - Tile No: 7

Not to scale



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Not to scale

Water - Tile No: 8



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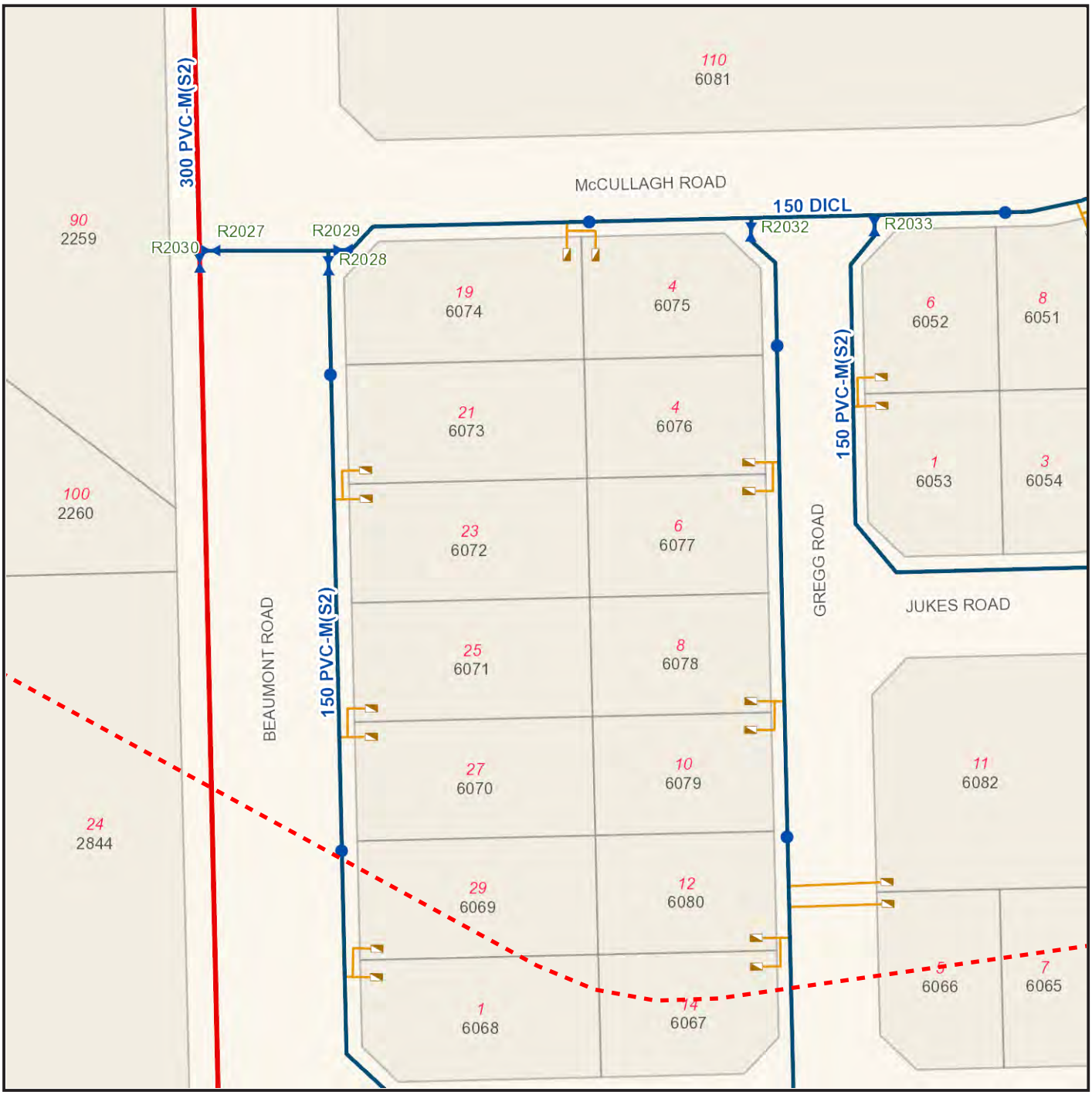
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Water - Tile No: 9

Not to scale



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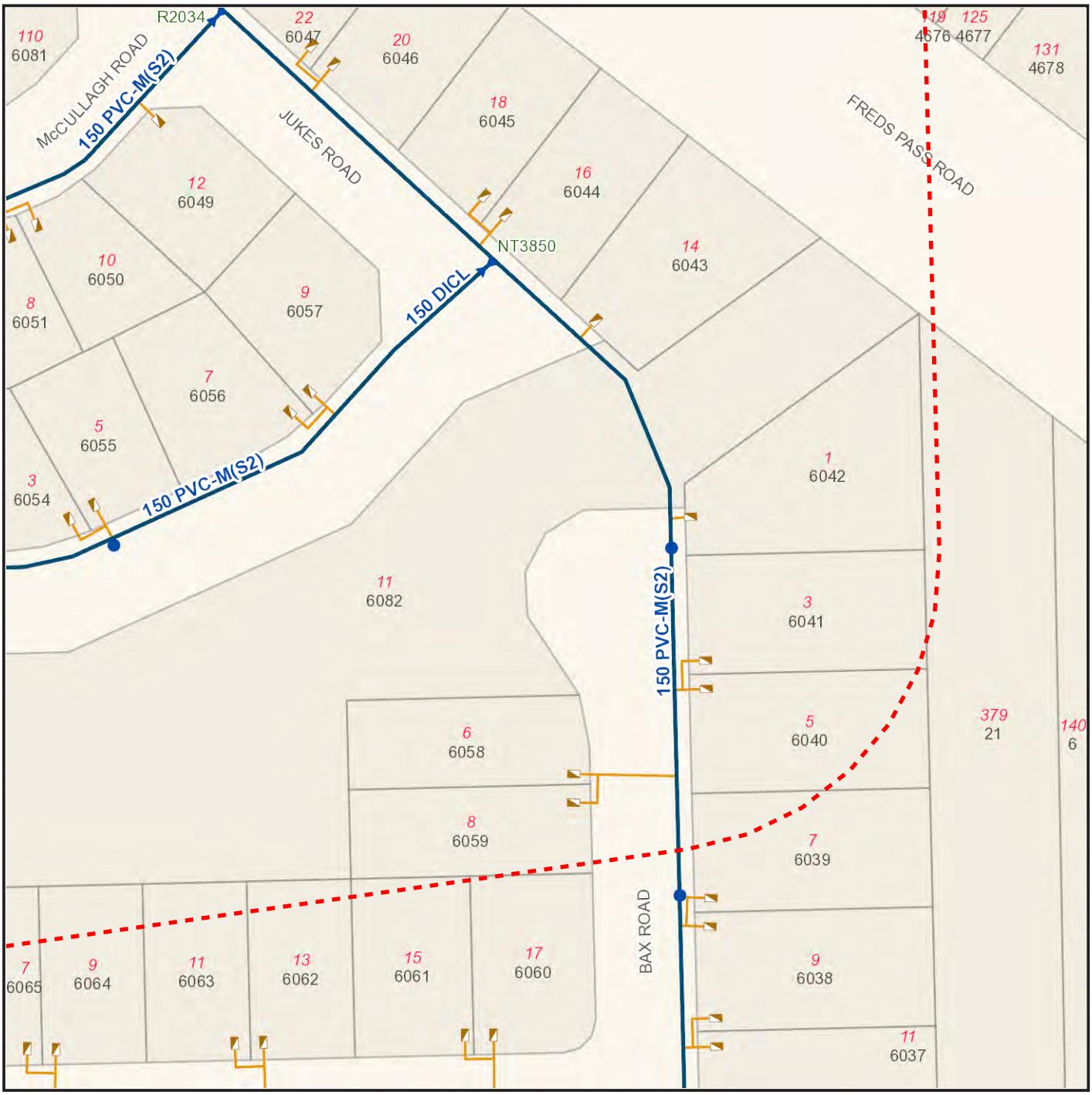
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Water - Tile No: 10

Not to scale



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Date: 27 February 2026

To:
Jonathan Lanyon
38 Cavenagh Street
Darwin City NT 0800

Based on your Before You Dig enquiry, we have been requested to provide information regarding our infrastructure and instructions on working safely around it. Please review all documents provided with this response:

Sequence No:	**268953204**
Job No:	**52493331**
Location:	**120 Challoner Circuit Humpty Doo NT 0836**

If you require further information, please contact Litchfield Council on 08 8983 0600 or council@litchfield.nt.gov.au

Please ensure that you read all information contained in this document and please review all documents, including plans, provided with this response.

This enquiry is valid for 30 days from the enquiry date.

Important Notice: This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within your BYDA enquiry**. Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.**

When working in the vicinity of Litchfield Council assets you have a Duty of Care that must be observed.

Please note, if you are planning to conduct works on the road verge, and you are not working under the Electricity Act 1996 or the Water Industry Act 2012, you need to obtain approval from Litchfield Council prior to commencing any works. Under Section 221 of the Local Government Act 1999 a person (other than the council or a person acting under some other statutory authority) must not make an alteration to a public road unless authorised to do so by the council. The Act describes a public road as extending from property boundary to property boundary and includes the carriageway, footpaths and verges.

A maximum penalty of $5000 can be imposed on a person who makes alterations to a public road without Council approval. These approvals are required to ensure the safety of yourselves and the community.

To obtain approval, please complete and return the Works Permit application located on the Council website* www.*litchfield.nt.gov.au

Duty of Care & Important Information

- All Litchfield Council assets, including underground network, must be validated (physically sighted and identified), prior to commencing any excavation in the vicinity
- It is recommended that a skilled locator be engaged for the locating of assets
- All Litchfield Council assets once validated, must be protected from damage
- Litchfield Council infrastructure is not to be altered by any third party without prior approval
- All trench and pothole reinstatements are to occur no later than 5 days after work occurring
- If your project is dependent on the position of the Litchfield Council assets, then it is recommended that you validate the position of the network prior to finalising your design
- Plans are valid for 30 days after issue and a new enquiry must be lodged if plans expire
- Incorrect Plans - please advise if there are any errors or incorrect locations shown on the plans by contacting Litchfield Council on 08 8983 0600 or council@litchfield.nt.gov.au
- **Any damage to Litchfield Council owned infrastructure or property must be reported immediately to Litchfield Council on 08 8983 0600 or council@litchfield.nt.gov.au**

Important Information

In particular Litchfield Council wishes to advise –

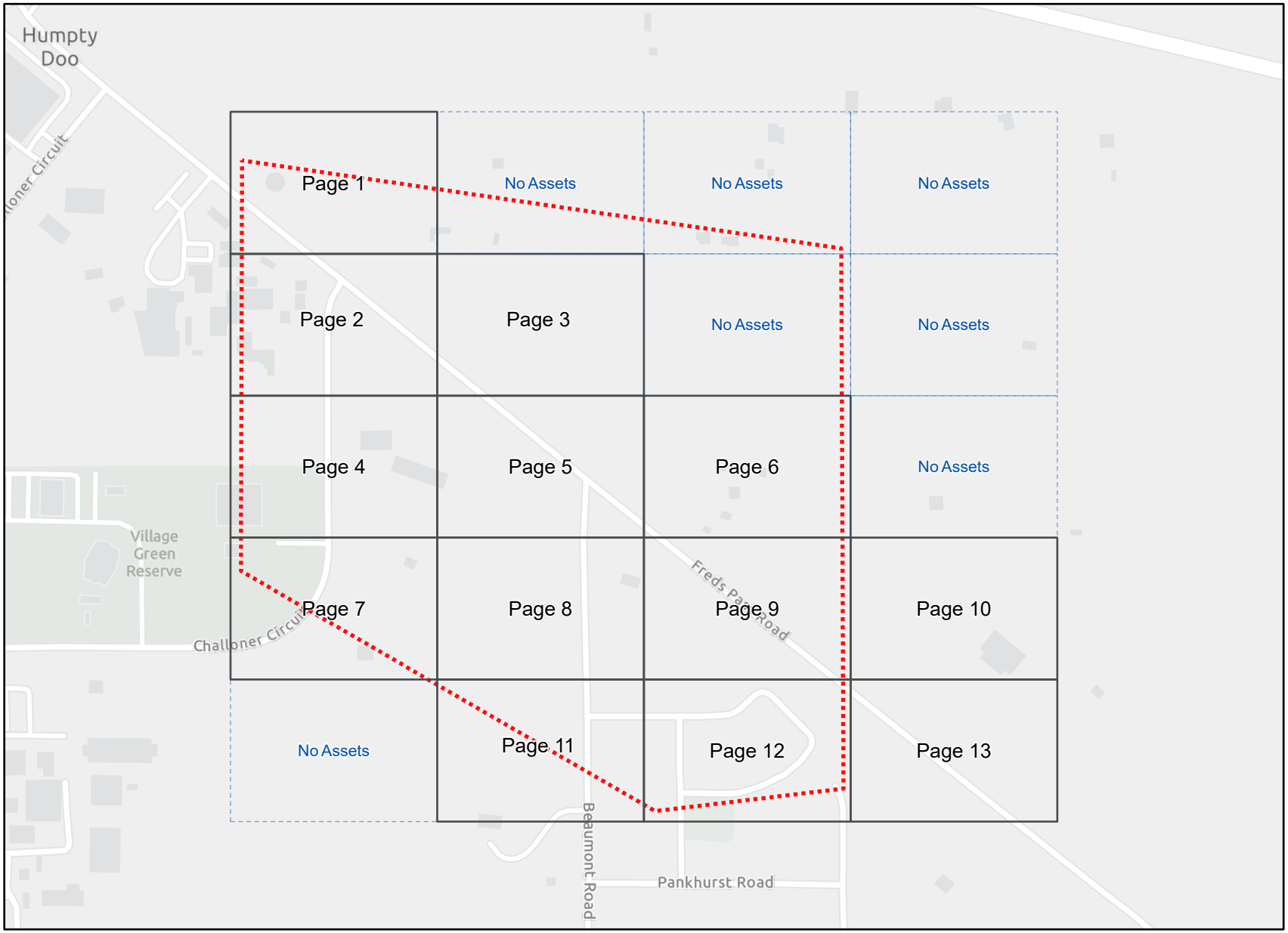
- The actual location of any Litchfield Council assets may differ from the position shown on the attached plans
- Asset location plans are intended to be indicative only - completeness and accuracy of the information provided cannot be guaranteed
- Asset plans, as per Australian Standard AS 5488, are Quality Level D
- Litchfield Council reserves the right to recover compensation for loss or damage to infrastructure or any property

Further Information

- http://www.dbydlocator.com/certified-locators/
- Before You Dig Best Practices
- PDF Map Files - free viewing software is available from the internet e.g. Adobe Acrobat Reader (http://get.adobe.com/reader/), or

If you require any further assistance, please contact the Litchfield Council on 08 8983 0600 or council@litchfield.nt.gov.au

Job # 52493331
Seq # 268953204
Job site: 120 Challoner Circuit Humpty Doo NT 0836
Provided by Litchfield Council



Legend

- BYDA Enquiry
- Detailed map page
- No dig site assets

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In an emergency contact Litchfield Council on 08 8983 0600

Index Sheet

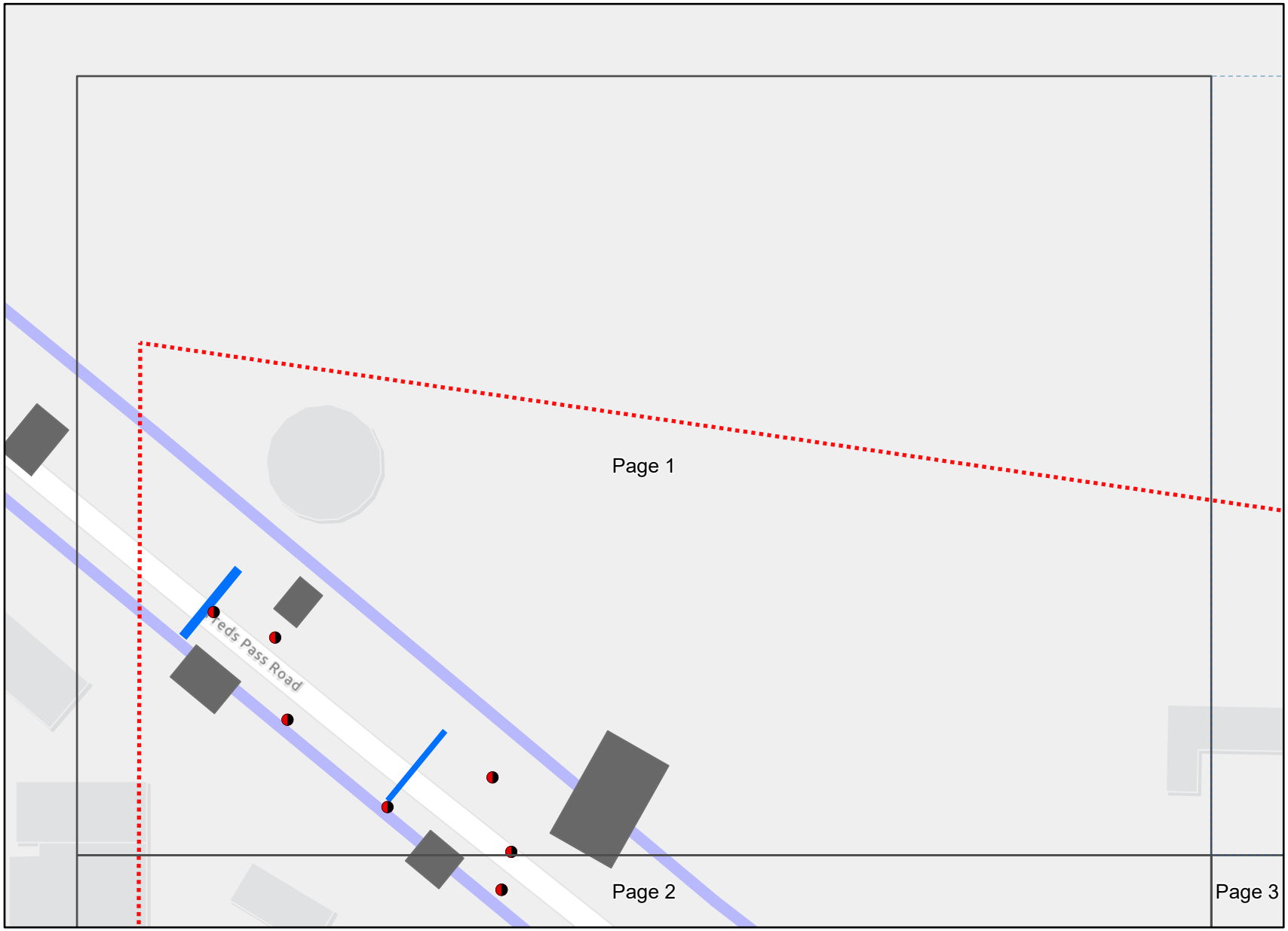
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Scale 1:5,500

Job # 52493331
Seq # 268953204
Job site: 120 Challoner Circuit Humpty Doo NT 0836
Provided by Litchfield Council



Legend

- BYDA Enquiry
- Street Light
- Road Sign
- Table Drain
- Cross Road Culvert
- Driveway Surface

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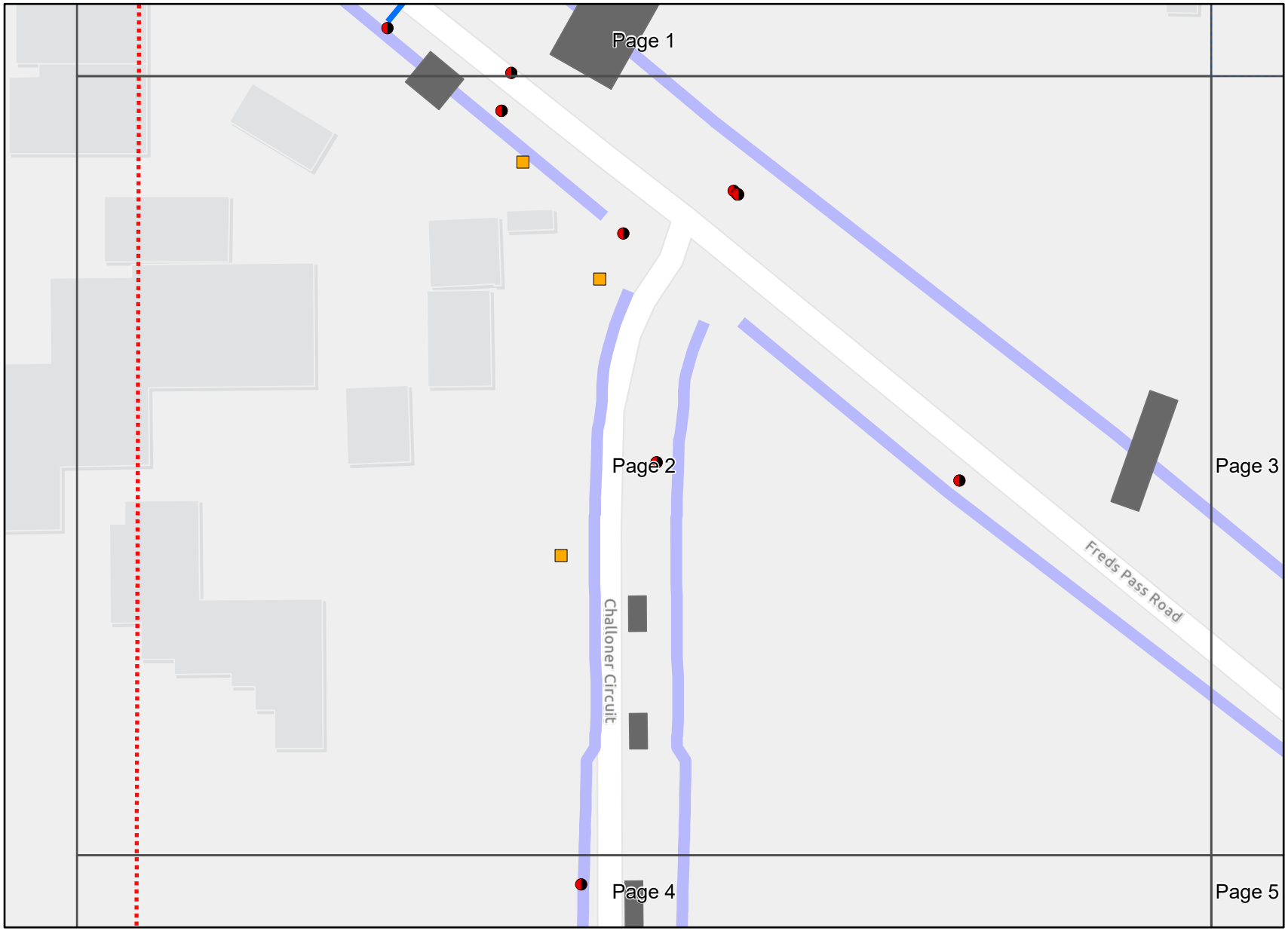
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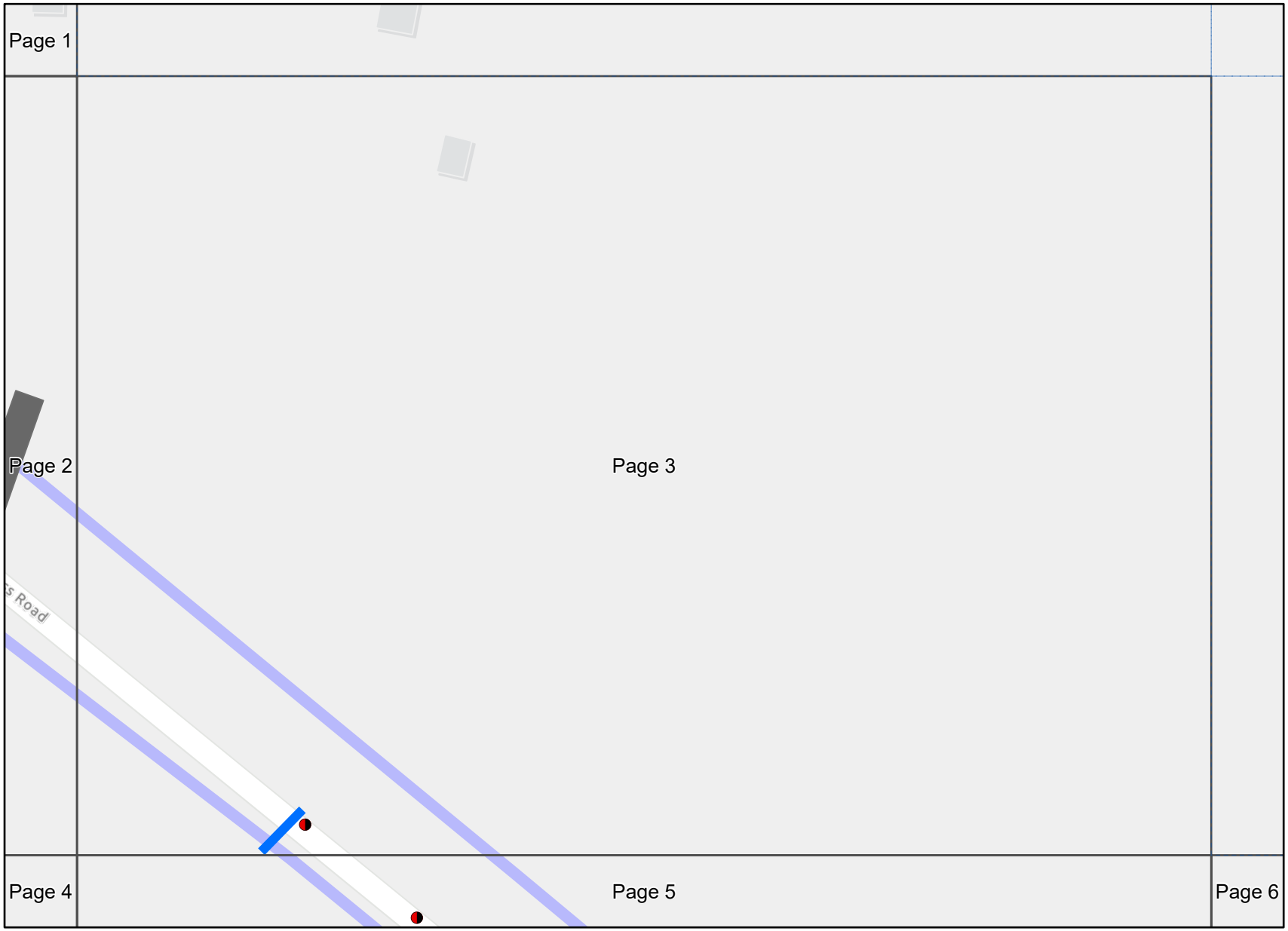
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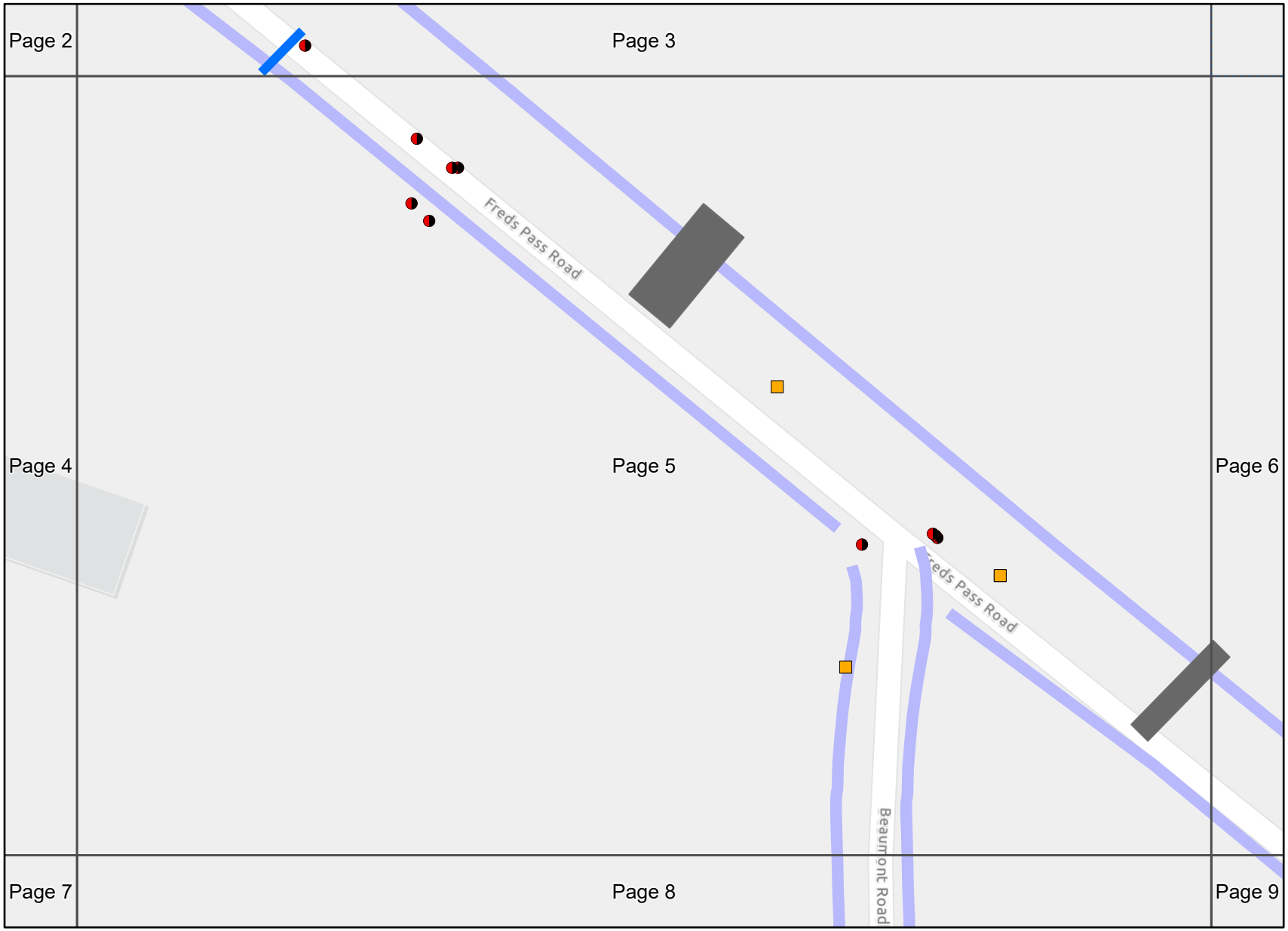
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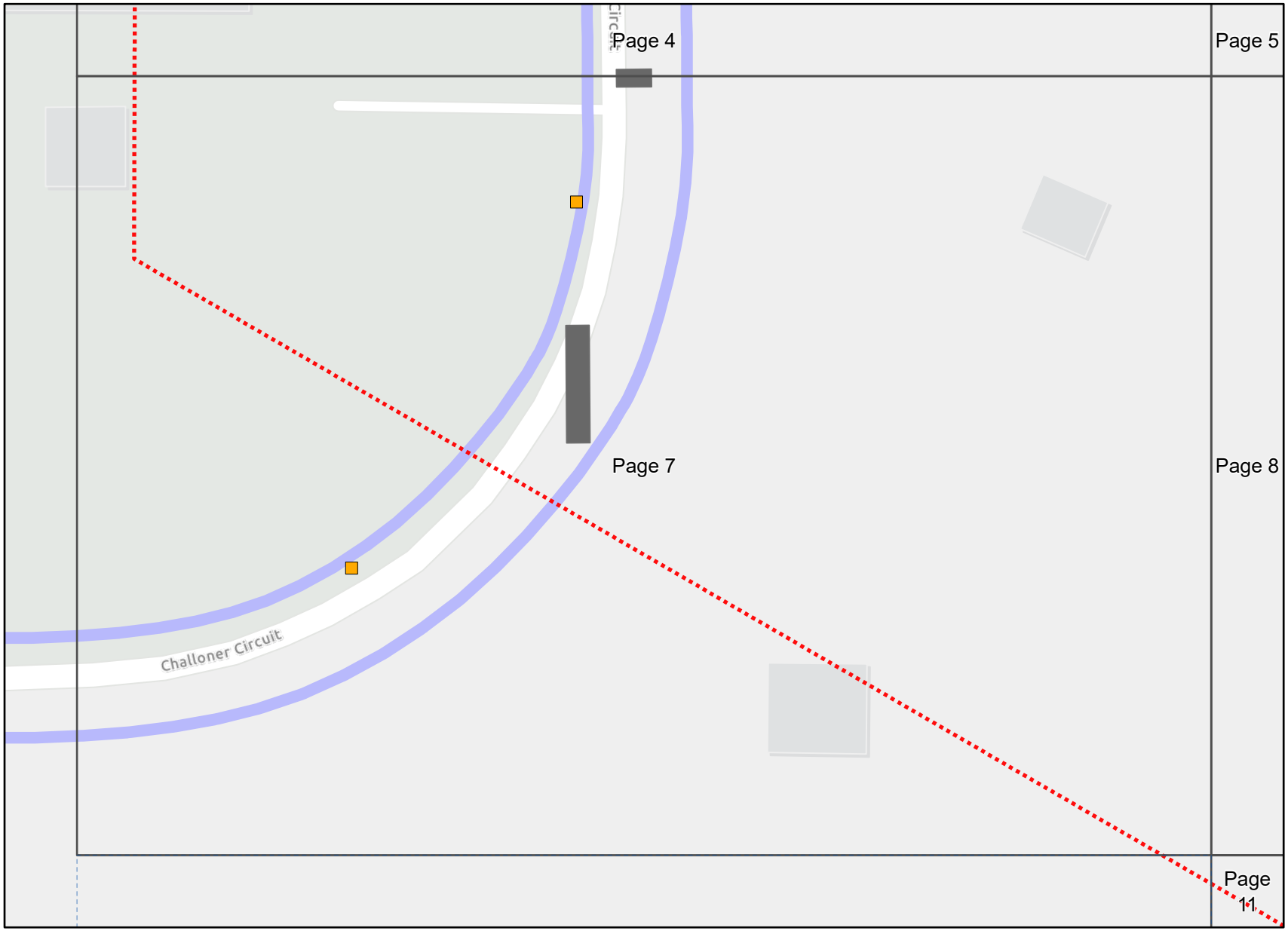
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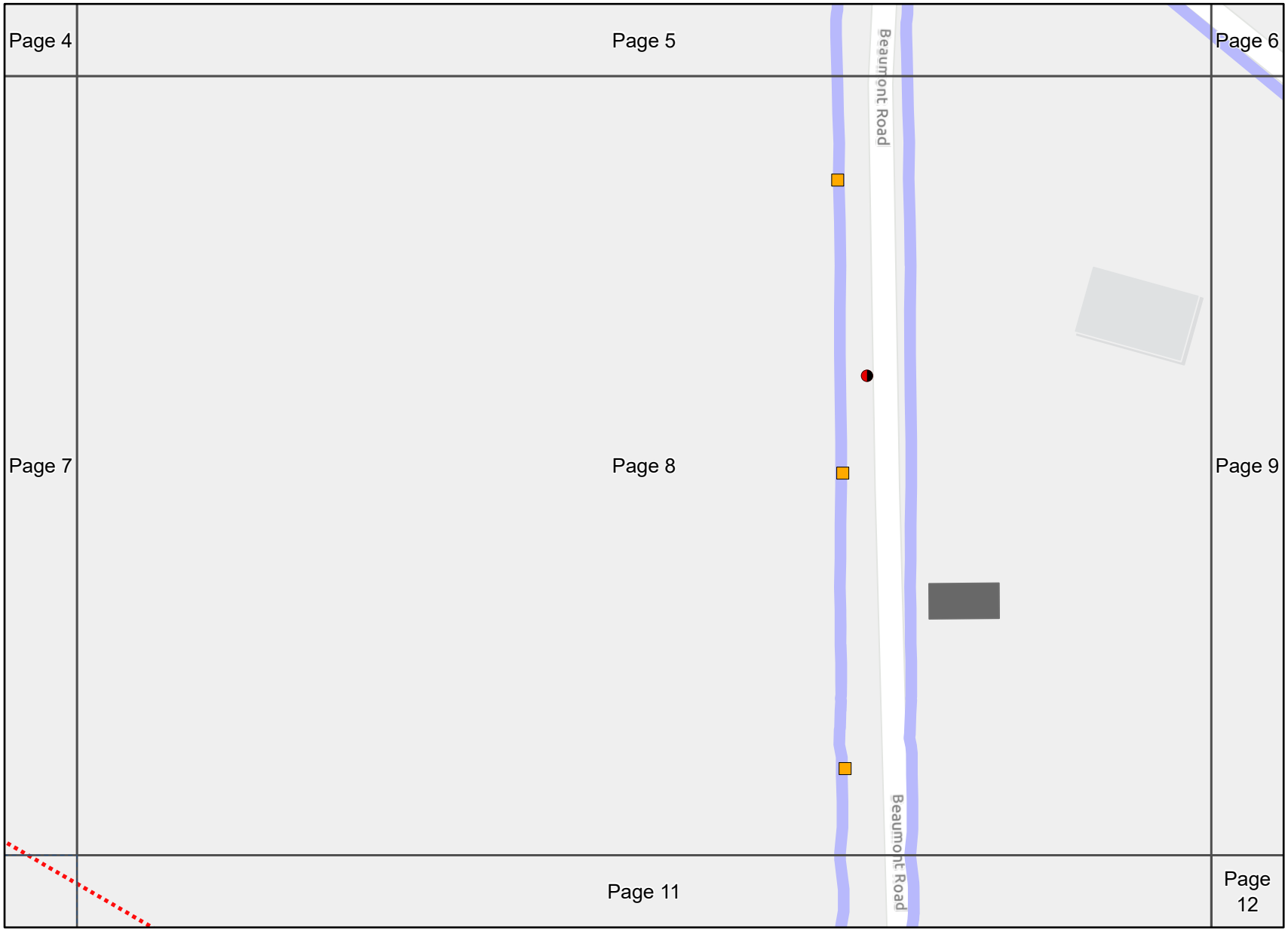
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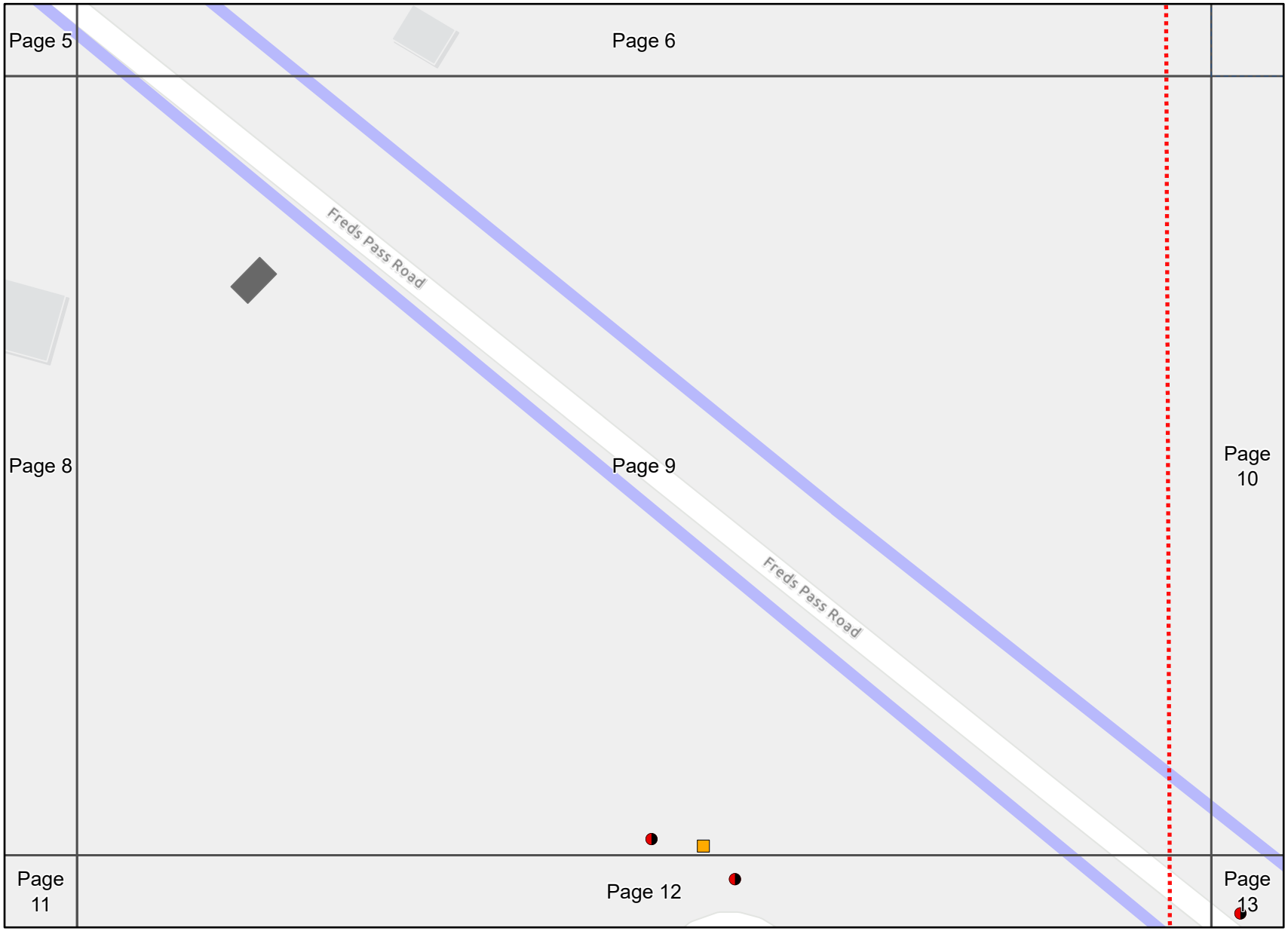
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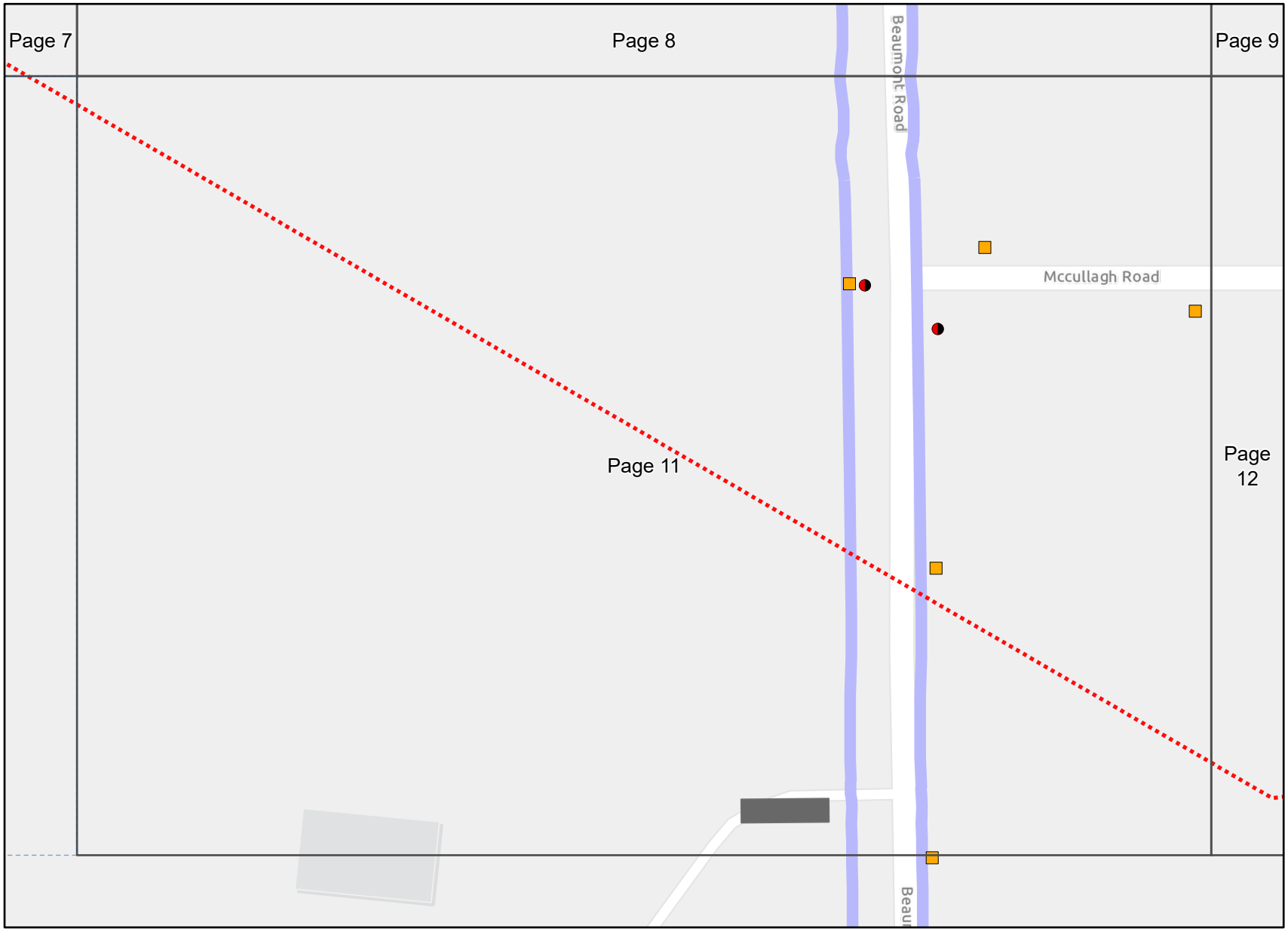
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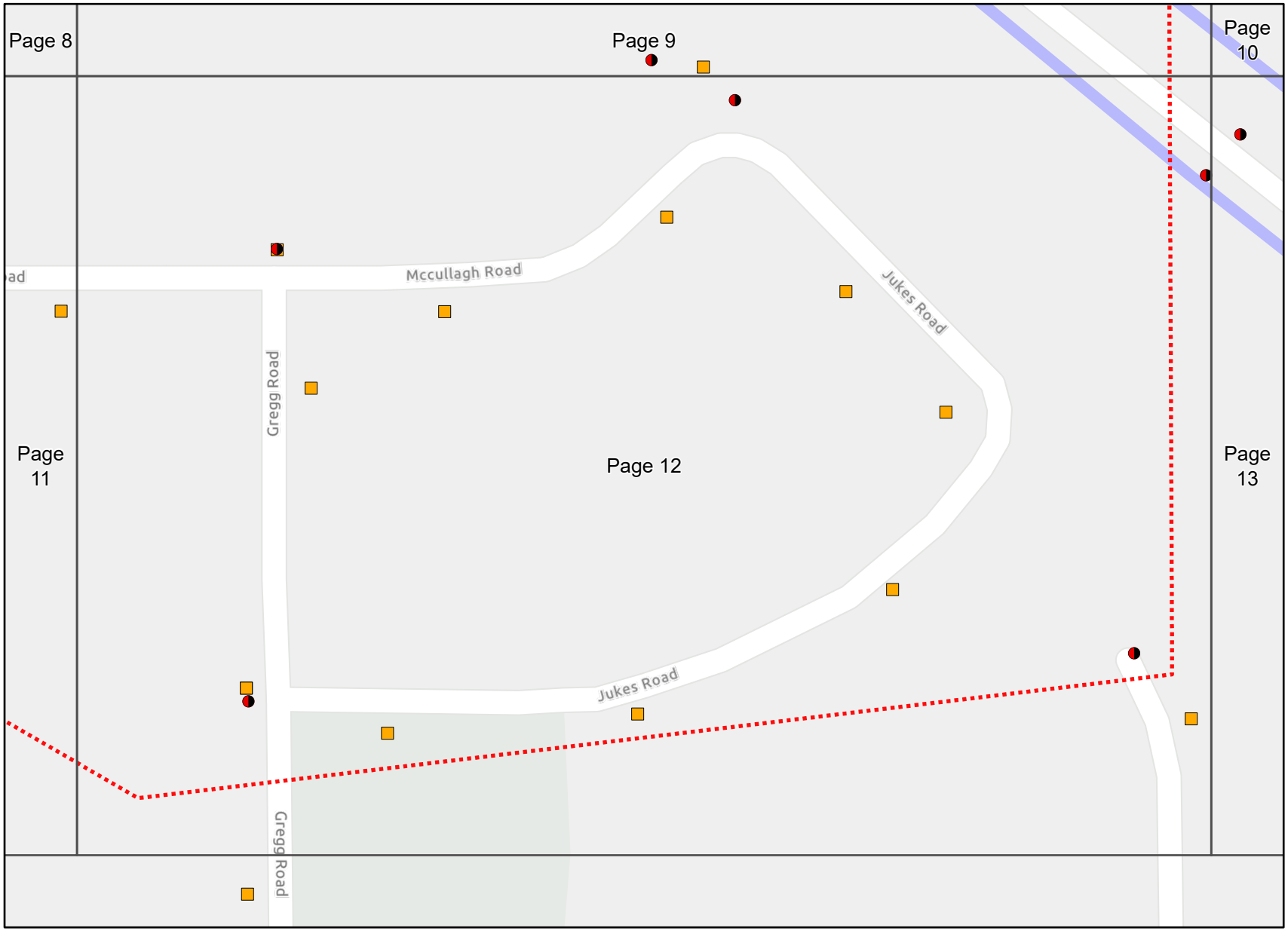
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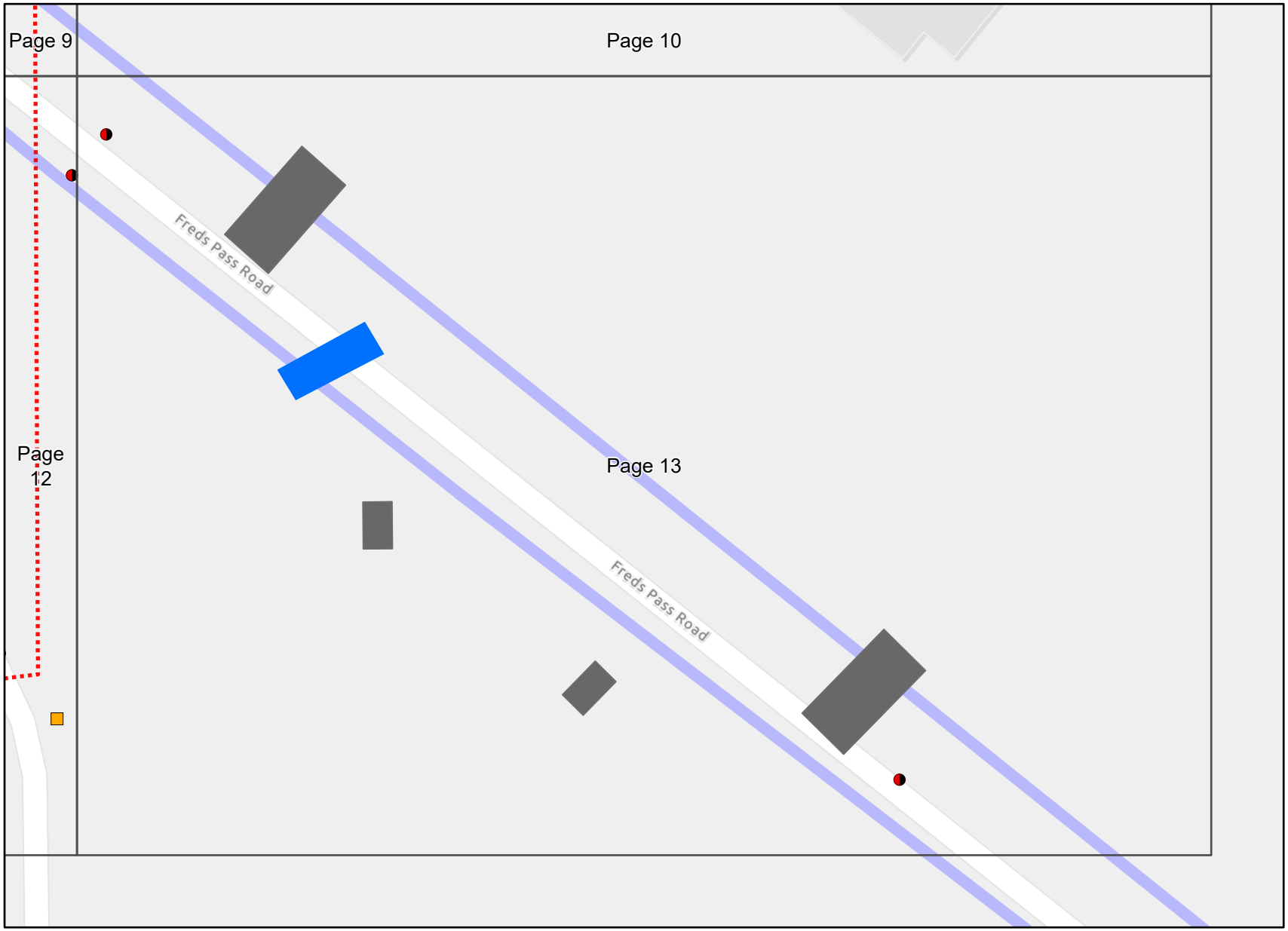
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ARCCOS
PO Box 40775
Casuarina NT 0811
Info@arccos.com.au
www.arccos.com.au

2026012
27/02/2026
Rosse Pty Ltd

HUMPTY DOO LIFESTYLE VILLAGE
TRAFFIC IMPACT STATEMENT

It is proposed to develop a rural retirement village at Section 5111 Hundred of Strangways (79 Freds Pass Road), Humpty Doo.

The site is currently zoned rural living and is currently vacant.

This Traffic Impact Statement outlines the identified traffic at the site, proposed access arrangements and likely traffic impacts from the development.



Figure 1 Site Location

Proposed Development

It is proposed to develop a retirement village comprising of a total 60 residential dwellings along with a reception area and multi-purpose rooms intended for use by residents and community groups. The site also includes facilities for use by residents including landscaped gardens, a pool and storage sheds.



Figure 2 Site Layout Plan

Site Traffic Generation

Based on the NSW Government document “Guide to Transport Impact Assessment”, housing for seniors (regional based sites), the traffic generation rates for self contained seniors accommodation are identified in the below table.

Table 1 Traffic Generation Rates

Weekday Trips (vehicle trips/dwelling)	Generation Rate	Site Generation
Site peak hour	0.44	27 vehicle trips/hour
PM peak hour	0.23	14 vehicle trips/hour
Daily	2.39	144 vehicle trips/day

It is noted that the site peak observed from surveys did not coincide with the morning peak hour on the network.

Site Parking

Based on the requirements of the NT Planning Scheme, the site would be considered as a 'dwelling-group'.

The Community Centre area has adopted the full building area (350m^2) as identified as 'reception' within the plans which is anticipated to be a conservative assumption as the building includes areas that would be excluded from the NFA.

Table 2 Parking Generation Rates

Parking Component	Rate	Required Spaces
Dwelling Group	2/dwelling	120 spaces
Community Centre	5/100m2 NFA	18 spaces

A total of 138 parking spaces would be required as part of the development.

The proposed layout provides:

- Total 120 spaces provided within the dwelling area.
- 37 parking spaces (including 2 disability access spaces) for public use.
- 9 storage shed spaces.
- 1 loading bay.
- 1 refuse collection bay.

The proposed parking exceeds the minimum requirements of the NTPS.

The parking layouts provided comply with the dimensional requirements of the NTPS and of AS2890.1. It is identified that the parking area at the SW corner of the site is a blind aisle and would require one of the parking spaces to be converted to a turn around bay.



Figure 3 Public Parking Layout

The garbage vehicle has been reviewed to confirm that access to/from the collection area is possible.

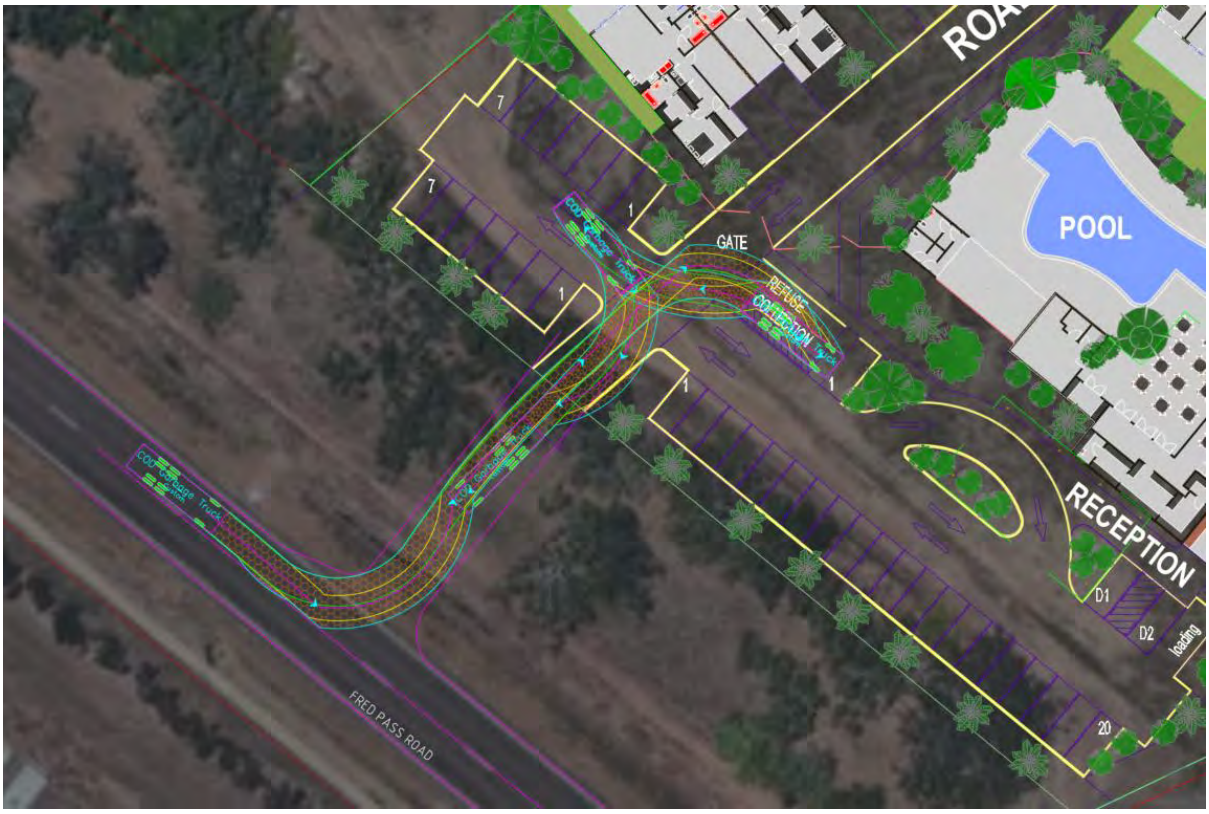


Figure 4 Refuse Vehicle Swept Path

Internal Road Network

The proposed internal road network has one way circulation proposed with a width of approximately 3.6m. The two way section of internal road, including the proposed access to Freds Pass Road has a width of 6m. This width will allow two way travel.

By maintaining narrow road widths, slow speeds will be encouraged and allow for the roads to be shared with pedestrians.

External Road Network

The site has frontage only onto Freds Pass Road, a rural cross section road with a single lane in each direction.

Based on traffic counts provided by Litchfield Council (August 2025), the existing traffic volume on Freds Pass Road between Challoner Circuit and Beaumont Road is approximately 2,815 vehicles per day.

The identified additional 144 vehicles per day on the network is not likely to impact traffic movements along Freds Pass Road given the significant available capacity of the existing road.

In addition, it is understood that there is a potential for a new (north-south) road connection to be provided between Arnhem Highway and Challoner Circuit. If this connection were to be

provided, any impacts from the development on the existing road network would be further limited as there will be additional options available to motorists.

The existing pedestrian network external to the site is provided primarily through a footpath on the southern side of Freds Pass Road. Consideration should be given to widening of the site driveway to accommodate pedestrian movements to and from the site crossing the open drain on the northern side of Freds Pass Road.

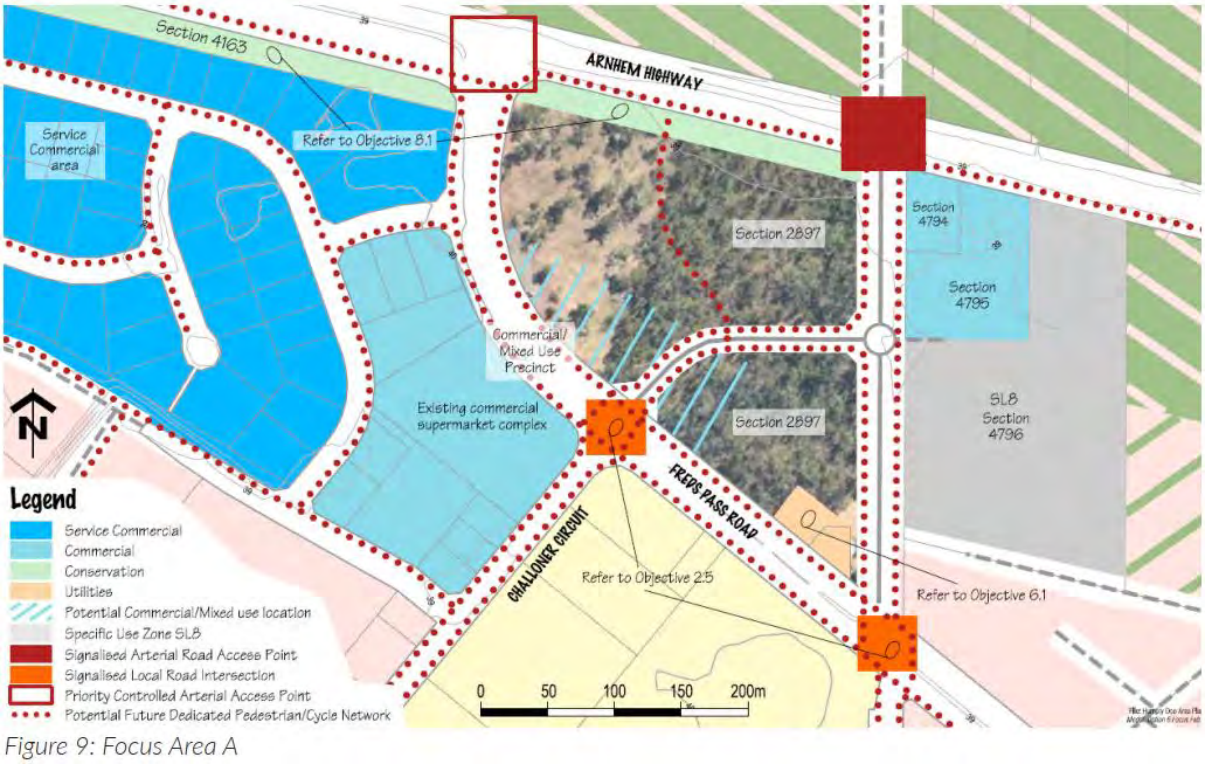


Figure 9: Focus Area A

Figure 5 Humpty Doo Rural Activity Centre Area Plan

Site Access

There is an existing access driveway used by the adjacent 65 and 85 Freds Pass Road. This driveway would be retained for the use of the adjacent 85 Freds Pass Road only.

A new site driveway is proposed to be provided. It is understood that this driveway would be developed in line with the requirements of the NT Subdivision Development Guidelines (6.0m wide non-residential, single driveway, Type 2).

Summary

The site traffic generation is limited and will be able to be accommodated by the existing road network.

The proposed internal road network is sized appropriately to accommodate one-way traffic through the site.

The proposed parking provisions exceed the minimum requirements of the NTPS, it is recommended that turn around bays are provided at either end of the parking to ensure drivers can turn around if there is not available spaces within the public parking area.

The proposed access can be developed to meet the requirements of the NT Subdivision Development Guidelines.

It is recommended that a pedestrian pathway is provided to facilitate crossing of Freds Pass Road to access the local footpath network (which provides connections to the nearby shopping centre). This may also be achieved by widening the driveway to 8m.

Sincerely,



Bryden Smith
Director – Senior Engineer
Arccos Consulting

Concurrent Application

RECORD OF MEETING - Pre-application meeting

30B Meeting with planning adviser required before making concurrent application

30B(4) The purpose of the meeting is to enable the planning adviser to give the person information and guidance relevant to the concurrent application.

This document will be completed by the planning adviser(s) and a copy retained on TRM **LUPD2016/0010-102.**

Copy of the completed checklist/ record of meeting document will be provided to applicant at conclusion or shortly after the meeting.

	Preliminary details		
1	**Appointment date & time**	Date: 24/02/2026 Time: 1pm - 2.15pm	
2	**Attendees** (including DLPE staff in attendance)	Gerard Rosse (Cunnington Rosse Town Planning and Consulting) George Maly (DLPE Development Assessment Services) Anita Gajski (DLPE Lands Planning) Fletcher Willis (DLPE Lands Planning)	
3	**Meeting start / end time**	**Start:** 1pm	**End:** 2.15pm
4	**Land details** Parcel details (lot # / street address)	Section 5111 Hundred of Strangways (79 Freds Pass Road, Humpty Doo)	
5	**Land area subject of application**	24,600m^2 (2.46ha)	
6	**Current zone**	RL (Rural Living)	
7	**Current land use**	Mostly cleared block with no dwellings/ structures.	

8	**Proposal summary** *(This summary may evolve through the course of discussions)*	**Rezoning:** - Proposed Zone LMR (Low to Medium Density Residential) to facilitate a Retirement Lifestyle Village (dwelling-group with ancillary community centre for over 55's) - Zone LMR (Low to Medium Density Residential) is proposed to improve capital value of site. An EDP was explored by applicant however banks are unwilling to lend to this and want the certainty provided by Zone LMR. - A specific use zone was suggested and is preferred by the Department as it would better accommodate ancillary aspect of the proposal and provide the Department with certainty on the future use of the site (if DP expires). The applicant noted that this had not been explored with the banks and argued that SU zones are confusing for most operators including banks. The Department expressed that financial matters were not a planning consideration. - Applicant questioned whether there is the possibility of applying conditions of any DP to ensure the ongoing use and development is for a retirement village. This was not supported by the Department as it would not be possible to effectively enforce such conditions. - The applicable strategic framework, Humpty Doo Rural Activity Centre Area Plan (Area Plan) restricts LMR zone locations to being allowed only within 400m walking distance of Zone C (Commercial) land (Objective 4.1). However, the area plan also allows development for 'retirement living/ village' to have a residential density consistent with Zone LMR (Objective 4.3), and for such a site to be preferably located within 400m walking distance of Zone C and community facilities within the core area of the Rural Activity Centre. Department noted that if these aspects of the Area Plan are to be utilised to support Zone LMR development in the subject location, then the other applicable aspects to Zone LMR of the Area Plan will also need to be applied. It was noted that the Area Plan established a maximum dwelling density of 20 dwellings per hectare in Zone LMR, which the current proposal exceeds (does not comply with), but does not go above standard NTPS 2020 dwelling density requirements for Zone LMR. - Most recent proposal for Pearl Retirement Village in Fannie Bay was for a dwelling group addition to an existing care facility in Zone CP (Community Purpose). This proposal was considered as an example, however that proposal was in a different zone to that proposed and an approval was granted via an Exceptional Development Permit Pathway (EDP). **Development as proposed by the applicant at the meeting:** - Development is intended for a 'retirement lifestyle village' for over 55's. It includes 60 dwellings (dwelling-group), ancillary storage sheds and an ancillary community centre. The community centre will primarily be used by residents for a range of activities however would also be accessible (including the pool area) to the public for use/hire. - There is no definition under the NTPS 2020 for a 'retirement living/village', and the Department considers the proposal to be

		best defined as a Dwelling-group (60 dwellings) and a community centre, as the applicant had not demonstrated that the community centre is ancillary to the dwelling group. This will be checked with the DAS team. The definition of 'Residential care facility' was explored however the proposal does not propose assisted or higher order care. The proposal is described as being in-between fully self-sufficient housing and assisted living, and for those looking to downsize from larger rural lots but stay within the rural community. The property/ development as a whole is intended to be managed by an aged care provider/ organisation with site maintenance and cleaning to be provided. Discussions currently happening with potential providers/ managers. Storage sheds are proposed to accommodate those with caravans, boats, or trailers where more storage space is required to suit the Territory lifestyle. - Department has concerns that development under Zone LMR will not need to refer to the strategic framework for Merit Assessable development, now or in the future. Applicant considers the current development component will be considered against the strategic framework through the concurrent process. - Department has concerns with vehicle manoeuvrability space near the storage units at the rear of the parcel and the lack of internal footpaths connecting the front gate to the rear of the property and from the front gate to the public footpath network. Concerns were also raised with the interconnectivity of the site with the surrounding area. The Department notes that as the proposal is not for subdivision, the provision of an interconnected local road network cannot be considered. Applicant explained that the internal road network is a shared space and that the proposal is modelled on other successful/ high end retirement village products. Outside of the site there is a public footpath along and on the opposite side of Freds Pass Road and the Department questioned how is access and any road crossing likely to be managed The applicant has advised that they already prepared a Traffic Impact Assessment and will discuss this and other road corridor arrangements with the Council. The proposal allows for future internal road connections (parallel to the front boundary) to adjacent east and west sites, should similar development want to be expanded into these areas. - Discussion on possibly locating the storage sheds at the entry to the development to have less larger vehicle traffic movement through the site on shared footpaths. - Department is concerned with the lack of vehicle turning space at the visitor car parking area at the entry to the development, particularly for the elderly. Applicant maintained that there is sufficient turning room. A TIA has been provided to support access into and within the site. - Department noted there were potential risks to consider, if the land was rezoned and the development didn't eventuate.

		- Applicant has also been advised to explore/ address aspect of how public transport is to be integrated with the development.

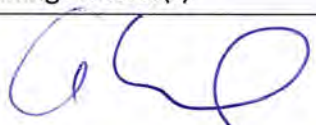
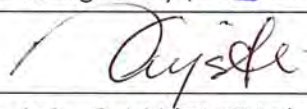
9	**Record of discussion – key points, issues discussed**	
	Issues or items that: • need to be considered by applicant and addressed in the proposal • have potential to guide, constrain or prevent the proposal • are likely to generate public comment or comment/requirements from service authorities	
	Amendment aspects discussed:	
	• Established policy / planning direction for locality (including published policy documents)	☒
	• Compatibility with existing land uses on site and surrounding area	☒
	• Significant Development Report – likely to be required?	☐
	• Land capability	☒
	• Public/community facilities & open space	☒
	• Utilities, facilities and infrastructure	☒
	• Impact on existing and future amenity of the area	☒
	• Public interest	☐
	• Natural, social, cultural or heritage values	☐
	NOTES: - Application needs to address the relevant sections of the Humpty Doo Rural Activity Centre Area Plan to support the proposed zoning and to clearly demonstrate that the proposal is for 'retirement living' for the proposed Zone LMR to be supported.	
	Development aspects:	
	• Compliance with requirements of proposed zone (preliminary advice only)	☒
	• Environmental assessment	☐
	• Utilities, facilities and infrastructure	☒
	• Existing buildings on-site	☐
	NOTES: - There is a need to correctly identify the proposed use. This will trigger the pathways for the relevant development requirements/ considerations. - Applicant is to address whatever relevant requirements are applicable to the identified defined use. - Department and Applicant discussed the development could be considered as an undefined use. Further discussion with the Development Assessment Services team proposed to help determine the use (see outcome of meeting at 13)	

10	**Concurrent application process**	
	Concurrent application process (including next steps and decision points) have been discussed	☒
	NOTES - Applicant explained that the proposal has been packaged up for transparency. - Applicant understands the concurrent application process.	
11	**General notes – any other items or issues to be considered**	
	NOTES - A Technical Assessment (once the application is lodged) might find additional issues to what has been discussed today.	

12	**Advice to applicant**			
	Recommendation to consult with other agencies prior to application lodgement			
	Aboriginal Areas Protection Authority	☐	Department of Lands, Planning and Environment – Crown Land Estate	☐
	Civil Aviation Safety Authority	☐	Department of Lands, Planning and Environment – Survey Land Records	☐
	Council	☒	Department of Agriculture and Fisheries	☐
	Darwin International Airport	☐	Department of Logistics and Infrastructure - Public Transport	☒
	Darwin Port Corporation	☐	Department of Logistics and Infrastructure - Transport Assets	☐
	Department of Defence	☐	Department of Logistics and Infrastructure - Transport Planning	☐
	Department of Health – Environmental Health	☐	NBN Co	☐
	Department of Health – Medical Entomology	☐	Northern Territory Police	☐
	Department of Justice	☐	NT Fire and Rescue Service	☐
	Department of Lands, Planning and Environment – Development Co-ordination, Rangelands Division:- -Heritage Water Resources - NTEPA Vegetation Assessment Unit	☒	NT Work Safe	☐
	Power and Water Corporation - Water	☒	Power and Water Corporation - Power	☒
	Other: - Department of Health (aged care) - Other relevant industry - Neighbouring land owners			

	The final decision on the amendment proposal contained within a concurrent application rests with the Minister for Infrastructure, Planning and Logistics. The final decision on the development proposal contained within a concurrent application rests with the Dvelopment Consent Authority. The advice and opinions expressed during a pre-application meeting in no way pre-empts the Minister or consent authority's decision(s) on the proposal. The advice provided above is preliminary only, made on the basis of information immediately available at the time of meeting and the professional opinion of the Planning Adviser. Full assessment of the application will occur after lodgement of the application and may result in a different outcome.

	Post meeting action
13	**DLPE follow up action (if any):** - Discuss with the Development Assessment Services team, the most appropriate defined use (or undefined use) to proceed with in the application. **outcome of DAS discussion is the proposed development is considered: - **Dwelling-group (3+)** (Merit Assessable in Zone LMR); and - **Community Centre (not ancillary)** (Impact Assessable in Zone LMR)**
14	**DLPE Contact name and details** George Maly (DAS) 8999 6223 Fletcher Willis (LP) 8924 7341

15	**This is a true record of discussions (please sign):**	
	Applicant(s)	**Planning Adviser(s)**
		
	Name: Gerard Rosse	**Name:** George Maly (DLPE DAS)
		
		Name: Anita Gajski (DLPE LP)
		
		Name: Fletcher Willis (DLPE LP)

PRIVACY NOTE:
The Department of Lands, Planning and Environment, is authorised under the *Planning Act 1999* to collect the information on this form, or otherwise provided by you, to consider a concurrent application.

Some of the personal information provided by you on this form may be publicly available, as part of a public exhibition process. The information may also be provided to other NT 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 contained within the *Information Act 2002 (NT)*. For more information please refer to the Department of Lands, Planning and Environment privacy statement located at https://environment.nt.gov.au/.

Any personal information provided can be subsequently accessed by you on request.

Response to Concurrent Application PA2026/0080

This application by Rosse Pty Ltd asks the Minister

- **to rezone Section 5111, Hundred of Strangways (79 Freds Pass Road, Humpty Doo) from RL (Rural Living) to LMR (Low – Medium Density Residential) and for the DCA to approve**
- **the development of a Dwelling-group and Community Centre on the site.**

I would like to make the following comments.

<u>History.</u>

For many years many older people and the previous local member for Nelson pushed for the need for suitable accommodation for people who wanted to stay living in the rural area but for whatever reason found it difficult to maintain their rural blocks.

The subdivision at Nightjar St, Howard Springs, was looked at for a retirement village but the owners did not agree, and it is now a rural residential subdivision. Retirees can buy into this subdivision if a block becomes available but so can anyone else.

The government also looked at land near Coolalinga along the Stuart Highway but that didn't go anywhere as there was no interest by developers.

It was therefore good to see this application before the DCA but after studying the detail, I cannot support it. The reasons are stated in my submission.

<u>Proposal</u>

Rousse Pty Ltd call it a Humpty Doo Lifestyle Estate- whatever that means- then Retirement Village – then over 55's *rural* retirement village and lastly a dwelling group and community centre. There seems some uncertainty as to what this is, but I'll say it is rural retirement village.

<u>Consultation</u>

So, looking at the introductory statement (1.0) it states

- The project has emerged from extensive engagement with members of the rural community, which has highlighted a significant and growing demand for age-appropriate, lower-maintenance living options that enable long-term rural residents to downsize while remaining connected to their established community, social networks and support systems, particularly in the rural locality of greater Darwin.

I would be interested to know the exact *extensive engagement with members of the rural community* that is used as a basis of support. Who were these people, groups, etc and how many people attended. Were there any public meetings? Was there a public survey? Was it advertised? I first I heard about it when I read an article in the NT News which printed what was proposed. There was no discussion on the pros and cons of this application in the newspaper. The author of the article certainly did not do any independent research on this project. My wife and I are in our late 70's and we would be interested, naturally.

I am sure there is support for a retirement village based on previous public consultation and comments.

<u>Reasons for the proposal</u>

The developer says the following:

- The proposed development at Section 5111 (the site) will be for residents aged 55 years and over and will bridge the gap between traditional rural living and higher-care aged care facilities. It will provide an intermediate, comfortable housing option that supports ageing in place within the rural area, while complementing existing home care, community care and residential aged care services across Greater Darwin. The proposal is not intended to replace higher-care facilities; rather, it will form part of an integrated continuum of housing and support options for independent retirement living in close proximity to the Humpty Doo town centre and the broader rural locality.

<u>Details</u>

<u>Proposed number of houses</u>

The developer has called this a *rural* 55's retirement village. One would expect therefore this development would not be a copy of the tiny block subdivisions found at Holtze and Norcrest. But this is what it looks like!

- The retirement village is intended to house residents aged 55 years and over. The specific components of the proposed retirement village are as follows: • 32 x 2-

bedroom dwellings and 28 x 3-bedroom dwellings, each with individual garden areas for private open space; • 9 x residents storage sheds (outbuildings) associated with the dwellings for residents to store large equipment such as caravans and boats;

A copy of the development plans are provided at **Attachment A**, with an extract provided at **Figure 3** below.



Figure 3: *Development site plan extract*

One would have hoped that by calling this a *rural* retirement village that people leaving their rural homes to live here would have expected a village that reflected where these people had come from and that this retirement village would be designed with that in mind. It would also reflect the fact that Humpty Doo is in the rural area and that too, should be reflected in the design of this retirement village. This is a sardine suburb. These are small blocks. This is in Humpty Doo Village not Norcrest where people are jammed in on 300 and 400 sqm blocks and this developer was involved in that development.

The developer will argue that the lots sizes are consistent with the zone LMR which he is asking the Minister to approve and the Humpty Doo Plan. The LMR zone has been selected because it will give maximum financial return to the developer but is that the only thing to be considered? The word rural is important, the rural clientele who will live there are important and their mental and physical health should be a priority and these little blocks with little space around them is not the

right approach. Yes, a community centre, a pool and a community garden will help but people still like to breathe and live and work at home.

This proposal needs to be remodelled to reflect a model that fits in with the Humpty Doo Plan but at the same time reflects the rural area as is mentioned in the name - rural retirement village.

It should have space where, if you desire, you can grow a few vegies and keep some chooks, have a shade tree, give the dog some room to roll around outside, mow the lawn, have a tool shed, park two cars in a garage (not one car left outside), store the caravan or boat/caravan on site (9 storage sheds won't fit the bill), allow housing options that can be tropical and low energy* not just airconditioned, all which can be achieved by having larger blocks which would also allow a little more privacy which rural people value. If you don't allow for this, you have a retirement village that you might as well build in Palmerston. You certainly do not have a rural retirement village.

*Ensure that residential buildings mitigate the perception of building mass and bulking when viewed from adjoining properties and the street and provide opportunities for cross-ventilation within building design.

This table below shows that the back yards will be 3m wide and there will be 3m setback on the boundaries except for the duplexes which will have separation on one boundary. Where do you fit the shade tree? If the storage shed is full, where do you park the caravan or boat? Looking at the plans, only one car can be garaged so where will the second car be parked- out in the open?

Proposed building setbacks are described in **Table 2** below which demonstrates compliance with the requirements of this subclause.

Boundary	Minimum setback requirement	Setback proposed
Front	6m	Approx 23m
Side (north)	1.5m	3m
Side (south)	1.5m	3m
Rear	1.5m	3m (dwellings) and 1.5m (Storage Sheds)

Instead of the LMR zone, how about a Low-Density zone or a Community Living Zone or a Specific Use Zone like the Nightjar St housing development in Howard Springs. Those zones would still fit in with the Humpty Doo plan but allow for a better outcome.

I prefer the Specific Use Zone where block sizes could be required to be 600-800sqm so that a proper rural retirement village can be established.

Specific Use Zones shown on the zone maps for certain areas provide for particular development outcomes which are not consistent with the available zones or Development Requirements within the Planning Scheme. (PART 1 - GUIDANCE 1.1 Citation 1. The Northern Territory Planning Scheme 2020 may be cited as the Planning Scheme.)

4.4 Zone MR – Medium Density Residential

Zone Purpose

Provide for a range of mid-rise housing options close to community facilities, commercial uses, public transport or open space, where reticulated services can support medium density residential development.

Zone Outcomes

1. Predominantly medium density residential developments generally not exceeding four ***storeys***.

2. **Home based businesses** and **dwellings-community residence** are operated in a manner consistent with residential ***amenity***.

3. **Residential care facilities** are of a scale and operated in a way that is compatible with the character and ***amenity*** associated with medium density residential development.

4. Non-residential activities, such as **child care centre** and **community centre**:
   (a) support the needs of the immediate residential community;
   (b) are of a scale and intensity compatible with the residential character and ***amenity*** of the area;
   (c) wherever possible, are co-located with other non-residential activities in the locality;
   (d) avoid adverse impacts on the surrounding road network; and
   (e) are managed to minimise unreasonable impacts on the ***amenity*** of surrounding residents.

5. Building design, ***site*** layout and ***landscaping*** provide a sympathetic interface to the adjoining public spaces and to adjoining lots, and provides privacy and attractive outdoor spaces.

6. 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.

4.9 Zone CL – Community Living

Zone Purpose

Provide for community living that provides, temporary and permanent accommodation, and non-residential facilities for the social, cultural and recreational needs of residents.

Zone Outcomes

1. A mix of accommodation options such as **dwelling-single, dwelling-group**, **dwelling-community residence**, **residential care facility**.

2. A variety of non-residential development appropriately located to provide for the needs of residents and visitors, including **community centre, education establishment**, **medical clinic**, **place of worship** and **shop**.

3. Other development, including **rooming accommodation, leisure and recreation** and **office,** are of a scale and intensity compatible with the character and ***amenity*** of the locality, and wherever possible, are co-located with other non-residential activities in the locality.

4. Buildings are low rise and generally do not exceed two ***storeys*** or a height of 8.5 metres.

5. The design, operation and layout of development:
   (a) makes a positive contribution to the locality by incorporating a high quality of built form and landscape design;
   (b) is sympathetic to the existing streetscape, scale and character of surrounding development;
   (c) ensures that there is no unreasonable loss of ***amenity*** for surrounding premises;
   (d) provides safe and convenient pedestrian and bicycle ***access*** within the development and strong connections to external transport networks; and
   (e) mitigates the potential for land use conflict with existing and intended surrounding development.

6. Development avoids or minimises adverse impacts on ecologically important areas through location, design, operation and management of the use and associated infrastructure.

7. Subdivision and development is integrated as far as possible with services including public transport, roads, pedestrian and cycle paths, reticulated electricity, water and sewerage (where available), stormwater drainage and telecommunication infrastructure. If reticulated sewerage is unavailable, lots are suitable for the on-site disposal of effluent in a manner that does not pollute ground or surface waters.

Questions need to be asked how this retirement village will work if approved

- **Will it be controlled by a corporate body or shareholders or what? There will need to be clear rules.**
- **The developer says that this retirement village is based on the idea that it will give people living on rural blocks, a chance to stay**

retiring in the rural area, when maintaining a rural block becomes too much. The question is - who controls who lives here? How do you stop someone from Darwin or Palmerston or elsewhere buying a house here? Could you legally stop them? What if someone comes from Marrakai or Dundee? What stops an existing owner selling to a non-rural resident? What about sub renting?

- **The age for entry age has been set at 55 years and older. Who polices this? What happens if one spouse is 45? What about children especially young children? If parents die or leave, can they leave the residence to their children? If so, how will the idea of this being a village for retired rural residents not be eroded?**

- **Will the village be gated so it is secure and if so, who will be responsible for security.**

- **Will the blocks be fenced especially at the rear?**

- **Will the pool be for public use? Entry fee!!**

- **Does the developer know there is a community garden opposite Taminmin College on Challoner circuit and would using that instead of having one in the village be a better way to integrate new residents into the Humpty Doo community?**

- **There could be at least 120 or more older people and living here. Should there be a permanent nurse on site?**

- **Parking is shown near the community centre but as this village is aimed for older people where will older visitors park without having to walk? Note, there seem to be no internal footpaths. Are residents or visitors expected to walk on the road?**

- **Is the internal road a public road owned by the Litchfield Council and if so, does it come up to their normal road width standards? Is it a private road and who therefore will be responsible for its**

upkeep. Will the road be wide enough for emergency vehicles and garbage collection? Can cars park on the road?

- **Will residents be able to access the local transfer station for their domestic rubbish or will they have to use a rubbish contractor.**

- **Will there be a safe formal crossing for residents to cross Freds Pass Road to access the footpath on the other side?**

- **Are the blocks sold as freehold and therefore rated accordingly or will the village be rated as a whole facility and residents will pay a rate to the management company if there is one?**

- **Will there be a detailed landscaping plan which shows the plants species. Lots of palms, as on the architect plans, doesn't mean lots of shade just lots of leaves to pick up!!**

5.2.6.1 Landscaping in Zones other than Zone CB Purpose Encourage landscaping that enhances local amenity by:

(a) contributing to safe and attractive public spaces and places;

(b) responding to the local climate and soil characteristics;

(c) supporting cooler internal and outdoor areas; and

(d) recognising the value of retaining existing plants and trees

Summary

- **A rural retirement village is a good idea - it is needed**
- **But there are too many tiny lots – reduce the number of blocks by increasing the size to 600-800sqm**
- **Details on operation and management of the village need to be made public and discussed before any approvals granted.**
- **It must retain a rural character - not a copy of Holtze or Norcrest – because it is for rural people and that must clearly be seen in the design and Humpty Doo Village Centre is an intrinsic part of the rural area.**

Gerry Wood
Box 4
Howard Springs

Submission in response to Concurrent Proposal PA2026/0080

Submitted by Viki Kane of 329H Goode Road Humpty Doo NT 0836

Summary

Rezoning proposal

I oppose the application to change zoning of Section 5111 Hundred of Strangways, (79 Freds Pass Road, Humpty Doo) from zone RL (Rural Living) to Zone LMR (Low-Medium Density Residential. The proposal to change to a low-medium zone conflicts with designation of Rural Living for that area. Allowing a zone change in this area poses a threat to all RL zoning should this proposal be allowed.

Summary of objections to rezoning -

- The ability of local sewage and road systems to support the increased demand that 60 dwellings would place on services.
- Future financial impost on rate payers for local council and government agencies asked to provide safe access and transport routes and sewage upgrades for the future private enterprise development.
- The ensuing disruption of road and sewage works on a busy road system.
- The clash of land use with a low-medium density placed in the middle of rural blocks running agricultural, horticultural and small rural enterprises.

Development Proposal –

I oppose the application to current proposal for developing a Humpty Doo Lifestyle Estate as the proposal suggests an intention to which there is no need to commit.

The placement of this development outside the infrastructure of walkways, on the wrong side of a busy road suggests the current proposal does not have elderly retired people in mind and is focussed on profit.

The current plan as set out for 'over 55 rural retirement village' is not fit for its *suggested* purpose.

- The plan proposes crowding 60 fenced duplex style dwellings with miniscule gardens and green spaces.
- These dwellings lack sustainable design. Residents will be forced to rely on air conditioning.
- The duplex nature of the dwellings also means there are few windows and residents will be relying on artificial lighting and ventilation in many rooms.
- The proposal appears dependent on council /local government redesigning the road and installing a pathway system to link residents safely with the local community.

This proposal ignores the rural 'character' and the design is not sympathetic nor bound to its suggested purpose. The real focus appears to be squeezing in as many units as possible to make a profit.

Thank- you Viki Kane

Submission in response to Concurrent Proposal PA2026/0080

Submitted by Viki Kane of 329H Goode Road Humpty Doo NT 0836

Summary

Rezoning proposal

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Thank- you Viki Kane

Christine Simpson
Unit 21, 13 Lloyd Rd
Humpty Doo NT 0836
PO Box 95 Coolalinga NT 0839

Development Consent Authority, Litchfield Division,
das.dlpe@nt.gov.au

RE: Section 5111 Hundred of Strangways / 79 Freds Pass Road Humpty Doo

Dear Madam Chair and Members of the Litchfield Division of the DCA,

I was very excited to learn of the Proposal to develop a Retirement Village within the Humpty Doo Rural Activity Centre (HDRAC), having been involved in the community discussions since the first gathering at Taminmin College in 2018.

The Humpty Doo Village Centre, by its very location geographically is supportive of a viable retail, business, commercial, residential community as well as, importantly, it also provides for recreational visitors as a gateway to Kakadu and Arnhem land. The HDRAC Area Plan states that it will provide, into the future for a place that will not compromise the rural values of the established locality members and that it will offer various forms of accommodation options. Though not copied from the "Towards an Area Plan for Humpty Doo 2018", the preceding words are closely aligned with the same document. Yes, a Retirement Village is a great idea but the more I match it to the HDRAC I feel it might not be the best option as currently envisaged, for this space at 79 Freds Pass Road.

I have a few questions and observations to share with you .

1. The Site is an odd shaped block with neighbours on 3 sides of the irregular quadrilateral shaped parcel of land. The Humpty Doo Rural Activity Centre Area Plan (HDRACAP) is strongly advocating to maintain as much as is possible, a rural feeling with all densification planning in accordance with it, in the designated area of the village concept. So I question how could the northern boundary allow 6.9 x 2 person dwellings to sit against 2.6 neighbours' boundaries to the north, 14 neighbours against the East boundary and 13 neighbours against the West boundary. This is not appropriate.

This is not the Transition plan as worked through in the years of developing this Activity Centre plan nor in the finalized Area Plan,

Page 25. Acceptable Land Use and Development Response. 4.1.ii Average net residential densities of 10 to 20 dwellings per hectare. This may generally align with dwelling densities expected in ……..Low-Medium Density Residential. Good reason not to approve the Concurrent rezoning of this block of land.

Transition expectations apply : 2H lots abut 1H lots, which abut .4H lots, which abut 800sq.m. lots. 800sq.m being the smallest lots size permissible in the core area. Adverse neighbourly congestion along borders is to be avoided. This also applies to the east and west boundaries of the Retirement Village proposal. It misses completely the spirit of keeping the rural feeling uppermost as residential lots transition to smaller lots.

It is worth noting that the Lloyd Creek Development (previously called Noonamah Ridge) has been approved ONLY IF the current rural residents can be protected from close living subdivision by transitional development around the outside boundaries, in stages which are as per the Planning Principles mentioned above. Larger parcels of land are protected with no negative impacts on existing rural residents.

I believe that applying for the rezoning at the same time as the development application would be opening a loophole which would allow the Retirement Village development to bypass this densification community plan expectation, to give the go ahead to something unsuitable under the principles of the area plan and ultimately demonstrate no commitment towards the end purchaser.

2. A major source of consideration for many of us who might be interested in the concept of a Retirement Village but without much information, is that it is difficult to say we support this plan, until we know how this Retirement Village is to be managed financially and operationally. Will it be a Body Corporate arrangement, freehold, independently leased homes, or some other arrangement involving contracts? The Community Hall will be used by the community or only by the village? The gardens, use and cleaning of the community hall, the waste removal contractors, repairs and maintenance to the dwellings, the repainting of the units are all important considerations for retirees looking to downsize. Lastly, how does one leave the Retirement Village when the time comes?

Basically who pays for what?

3. The internal road at 3m wide could be a non-workable decision. One way only is a very limiting expectation for residents. Speaking from experience, I live in a small community in Humpty Doo of 36 two and 3 bedroom units with an internal road which isn't wide enough to allow two 4WD to pass each other on the road. When workmen/tradies park on our roadway, they inhibit all wider than usual vehicles such as waste refuse collectors, gardening contractors, supermarket and furniture delivery vans and most importantly, ambulances. Given the expected demographic of the residents in this Retirement Village, an ambulance will be necessary at times, no doubts at all about that.

Narrow roads, 3m wide, will not slow cars and so pedestrians on this village road will be at risk. Hearing loss is the norm experienced by many people over 55 and that's not easy to mix with traffic. The very principle of a walkable village centre as in the HDRACAP is being over looked with residents being encouraged to access the Humpty Doo retail centre and services by playing Russian Roulette each time they leave their homes without the car. Visitors to the village will be required to park in the car park at the front of the Retirement Village and walk to the residents' homes. Children will no doubt be part of the mix, another dangerous situation.

Where I live, the internal road width is 5.014m. We often experience friction between road users and residents, even with House Rules stipulating that there's to be no parking at all on the internal roadway and the complex has at least 22 designated car park spaces in four separate locations near the feeder units. Has any thought been given at all to the prospect of residents and visitors who need to move about on walking frames, mobile scooters and self propelled or pushed wheelchairs? People of limited mobility should not be discriminated against by provision of an unsafe environment.

All references to 'walking' in the HDRACAP give the expectation of safe walking environments. Why not? You don't normally plan a place to walk without consideration of the users being safe. That would include, in my book, any development with an internal road. It will be important that the developer has included in his plan, a designated pedestrian crossing across Freds Pass Road from the Retirement Village, not from the inlet /outlet road of same but from a footpath which gives the immediate sense of "LOOK OUT PEOPLE MIGHT CROSS HERE". to passing traffic on Freds Pass Road. Without this,

elderly people will be taking enormous risks moving (slowly?) to beat the cars going both ways as they cross to the foot path on the south side in front of the Retirement Village.

4. Car park spaces are, I believe, going to be an issue even though a formula has been used to come up with a number suitable for a development like this. Are there no reports available for NT situations such as Pearl, Tiwi Village and similar? The people of the NT have always considered themselves 'different' to other places in Australia. That's how we ended up with a shopping centre, Coolalinga Central, which provided car park spacing suitable for 4WDs. We are a very car-centric community, our weather isn't always conducive to walking. It has, in one of the reports, been mentioned that a car park space has to be allowed for a turning zone, so that reduces to 35 the number of available car parks at the front of the Retirement Village. It is not mentioned how many metres are allowed for the vehicles to reverse into when backing out of their space to proceed to the property exit. Area Plan expectations are that a vehicle would have a 6m reversing space, before exiting forwards. There is no mention of at least 2 disability parking spaces in the front car park which I would expect to be sound planning if the community is going to be invited to use the Community Hall facility.

5. The waste collection area also concerns me, as, in my experience where I live, we have 5 waste collection points providing 2 and 3 bins at each collection point. That's at least 12 bins being emptied twice a week. It's difficult to judge if the planned arrangement for the Retirement Village will be able to service what may be needed. For our 36 units, often there is no space in some of the bins, so an occasional resident will leave their waste beside the bin which will never be picked up by the waste contractor. Then the dogs come during the night and help themselves and the complex residents, through the Body Corporate, must pay for a contractor to come and remove the spread-about mess. How would this be handled in the Retirement Village? How big will the waste bin area be? Will there be an on-site caretaker? We also have a service of a huge green waste bag emptied twice a month. The Retirement Village's 60 properties will be managing their own gardens I assume, and as there is no room on their properties for green waste (we have 5 green waste bins strategically placed around our complex) or wet waste, it all has to be out the front near the community centre. That will be a long way for some older folk to walk, particularly for the units along the north boundary, carrying their palm fronds, prunings, dead vegetation, weeds and house waste. Has any thought been given to recycling cans

glass, cardboard and metal items. There's nowhere on each dwelling block for such collections to be stored until residents can take them themselves to the Waste Transfer Station on Spencely Road.

Then there's the turning space for the waste collectors and their trailers to negotiate in the only entry / exit road for the village. They don't just pop in and pop out. They take a particular amount of time to move into place, upend all the bins into their trailer or vehicle and move out. What will be the hold up for residents' and visitors' vehicles and pedestrians wanting to move around them.

6. I cannot fathom why anyone considering a new build in this day and age, would not plan for the inclusion of solar power and a battery or at the bare minimum, a solar hot water service. The mostly non employed folk living in a Retirement Village will be probably on a fixed income and not in a position to fund increased cost of living expenses easily, unless this Retirement Village is going to be a place only for the well-to-do. (A thought I had after reading it was to be a gated community). Will there be an underground power supply if not solar?

7. Traffic on Freds Pass Road is primarily from the Redcliff Road and Lloyd Road areas but with the Lloyd Creek Development previously known as the Noonamah Ridge Development, approved, with some restrictions, and the expanding Jakira Development on Beaumont Road, there will be substantially more traffic than that reported in Litchfield Council's data of 2025. The finalized Humpty Doo Area Plan details the future management of the expected traffic flow along Freds Pass Road and I hope Mr Rosse will have considered this, along with Challoner Circuit being made into a major cross road at the intersection of Freds Pass Road. Pedestrian traffic from the Retirement Village to the shops will be impacted and need management. There's a strong possibility also that increased options for public transport may be available as the densification of the Village Centre spreads.

8. A possible concern for the development, is that a future bus service might be appropriate to enable a bus stop on Freds Pass Road in the vicinity of the entrance / exit to the Retirement Village. There's currently no room for one unless the verge is utilized. There is already a sound need for a more frequent bus service around the Humpty Doo area than currently available. Worth noting is the current white bus storage compound

which is accessed from Challoner Road and zoned Rural Residential may one day, decide to relocate if a suitable developer offer comes to its attention. More people means more vehicles.

9. It is stated in the Retirement Village proposal that there would need to be detailed plans submitted to the relevant Service Providers for Power, Water and Sewerage management. To read that it will be revealed to the service providers only when the shovel is to go into the ground, seems rather late to me, All three anticipate a site somewhere in? on? out front on the verge? Or somewhere else? which has not been identified. I feel it needs to be understood right at the beginning of the application process where any infrastructure might be installed. And for each dwelling where are the aircon motors to be housed?

I'd like to know if the intention is to place all power lines underground, Will each dwelling be independently metered for water use? Will there be one meter for the entire Village; the gardens, the pool and the community hall? What size is the Pump required for the residents' sewer works? How will the gardens, particularly the planting of trees impact on any underground infrastructure? Will there be a need for stronger internet connection to be made available? Humpty Doo already has only 2 bars coverage for many of its users.

Summing up: For a rural Retirement Village, a community-planned umbrella area plan with strong concerns about maintaining a Ruralness vibe, I believe this current plan does not plan for a complimentary dwelling style of climate-conscious living, (boundary fencing being constructed of wind-blocking Colorbond, no louvres anywhere) nor would it encourage a "modest amount of urban residential development'' applying the Transition principles expected in the current Area Plan. I would love to see a rural Retirement Village but not at this address or, if at this, address, as a much smaller development concept appropriate for our climate, the space and Humpty Doo Rural Activity Centre.

Thank you for the opportunity to comment.

Yours sincerely,

Christine Simpson April 15 2026

ANDREW **MACKAY** MLA

Member for **Goyder**

23 April 2026

Planning Commission/Development Assessment Services

E: das.ntg@nt.gov.au

To whom it may concern,

RE: PA2026/0080

I write to you today to provide a late submission to PA2026/0080 in support of the proposed Humpty Doo Lifestyle Village, a retirement-focused development that will provide much-needed alternative housing diversity within the rural area.

The rural region surrounding Humpty Doo has experienced steady growth over many years, with families establishing long-term roots in communities across the rural area. As these residents age, there is an increasingly clear gap in appropriate housing options that allow them to remain within their community while transitioning to a more manageable lifestyle.

At present, many older rural residents face a difficult choice: remain on large, maintenance-heavy blocks that may no longer suit their needs, or leave the rural area entirely to access smaller, more appropriate accommodation in urban centres. This often results in people being disconnected from their established social networks, support systems, and the lifestyle they have built over decades.

The Humpty Doo Lifestyle Village directly responds to this growing need by providing an opportunity for long-term rural residents to downsize without leaving the rural area. Any development that occurs in the rural area should be in line with the community expectations which I believe this submission does align with.

The proposal also aligns with broader planning objectives of the Humpty Doo Area Plan, increasing housing diversity and ensuring that communities cater to residents at all stages of life.

Please do not hesitate to contact me for any additional information.

Yours sincerely,



Andrew Mackay MLA

Member for Goyder

Electorate.goyder@nt.gov.au

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www.cotant.org.au

Mr Gerard Rosse

21st April 2026

RE Proposed Humpty Doo lifestyle and Retirement village

I write on behalf of COTA NT to support the proposed development at Humpty Doo, which will incorporate a lifestyle and retirement village.

It is imperative that the Northern Territory retain our seniors as they are the very fabric that completes our community, and developments like this will offer choices for our seniors. The added bonus is when seniors sell their property and downgrade, it frees up housing stock for the next generation.

We would also encourage the Territory government to either purchase or obtain long term leases on some of these properties and offer these as long-term low-cost rental accommodation for seniors. As we know, there are over 350 seniors in Batchelor who will need to move closed to health facilities and this development could offer an alternative. Many seniors ae in the private rental market and paying over $900 a fortnight, while only receiving $1,200 in their pension.

The Territory definitely needs these types of developments and should be encouraged to develop and also a speedy process for all development permits should be offered.

Yours sincerely

Sue Shearer
CEO – COTA NT

22nd April 2026

17 April 2026

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

RE: Letter of Comment Concurrent Application

PA2026/0080
Hun: 695 P: 05111 79 Freds Pass Road HUMPTY DOO, Hundred of Strangways
A proposed Concurrent Application to From Zone RL (Rural Living) to Zone LMR (Low-Medium Density Residential)

Thank you for the Concurrent Application referred to this office on 20/03/2026, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following submission is provided for consideration by the Authority under Section 30M(1) of the *NT Planning Act*:

As 'Retirement Living' is not a defined use within the NT Planning Scheme, Council has assessed the application firstly on the basis of zoning and secondly the proposed development as dwelling-group and community centre. Additional comments in relation to the proposed use can be found further down.

Council objects to the granting of a Planning Scheme Amendment and Development Permit for the following reasons:

Council does not believe that the proposed zoning is consistent with the Humpty Doo Activity Centre Area Plan.

a) Proposed Zoning – Unsuitable

The proposed Low-Medium density (LMR) zoning aligns with the Humpty Doo Rural Activity Centre Plan's (area plan) core area for Urban Residential land but is unsuitable overall. It fails Planning Principle 4.2 which requires gradual density transition (LMR → LR → RR), intensifying interfaces with adjacent/future Rural Residential (RR) zones without buffers or transition lots (e.g., 800m^2+ LR lots along RR boundaries). Proposing the full 2.46 ha parcel as uniform LMR creates a hard urban-rural edge. Further, while within 400m of Zone C (Commercial) as a single lot, subdivision places northern/rear dwellings over 600m walking distance, breaching locational intent and rural amenity protection.
Zone CL (Community Living) is more appropriate for this proposal, as it supports grouped housing while explicitly mandating design, operation and layout to mitigate land use

conflicts with rural surroundings, unlike LMR's conventional lot-based subdivision standards.

b) Exceeds Net Density Limits (Objective 4.1(ii))

Objective 4.1(ii) of the area plan caps net residential densities in the 'Urban Residential' area at 10-20 dwellings per hectare, irrespective of zoning. For this 2.46 ha site, this equates to a gross maximum of 49 dwellings, realistically likely fewer dwellings after deducting internal roads (approx.15-20%), footpaths, landscaping, and communal areas—consistent with prior yield calculations.

c) Constrains Adjoining Development Potential

The proposed internal road layout restricts future access and circulation to adjacent Lots 5110 (east) and Lot 5112 (west), limiting their development in accordance with the Activity Centre Plan's road network objectives and constraining overall precinct connectivity.

d) Deficient Traffic Impact Assessment

The provided Traffic Impact Statement (TIS) evaluates the proposed use rather than LMR zoning standards and overlooks Planning Principle 2 requirements for pedestrian/cyclist prioritisation, footpath networks, wayfinding, and traffic calming at conflict points. As a key feeder road to three schools, two churches, and a daycare centre, the TIS omits current speed limits, peak hour analysis, or targeted mitigation. Its pedestrian crossing recommendation (path across Freds Pass Road or driveway widening) is inadequate for multi-modal safety.

The Statement of Effect's suggestion for the community centre to host community groups and visiting pop-up health clinics potentially introduces unassessed traffic risks requiring full TIA consideration.

Council requires a comprehensive Traffic Impact Assessment by a qualified traffic engineer per *Austroads Guide to Traffic Management Part 12: Traffic Impacts of Developments*. This must include swept path analysis for Austroads Class TB2 (two-axle bus/truck, 5.5-14.5m) or larger vehicles entering/exiting the site. The TIA shall identify all necessary upgrades to the surrounding road network to Litchfield Council standards, funded entirely by the developer at no cost to Council. Any footpath/road upgrades must comply with *NT Subdivision and Development Guidelines* and undergo Stage 3 Road Safety Audit (design stage).

e) Non-Compliant Essential Infrastructure Sequencing (Planning Principle 6)

Planning Principle 6 mandates prior infrastructure sequencing to enable land use change per the Area Plan, requiring a locality-wide infrastructure plan and coordination mechanism for design, development, and funding of upgrades before higher density. Principle 6.3 specifically requires engineering designs to incorporate roads, utilities, and trunk services while demonstrating consideration for sequential development of adjoining lots.

The submitted servicing report adequately supports this site's stormwater, water, and sewer needs (via new connections and onsite pump station) but provides no evidence of broader sequencing, reserve capacity, or coordination for adjoining lots. No Humpty Doo locality infrastructure plan exists. Council understands NT Government intends to implement developer contribution plans for rural activity centres covering roads/utilities. It

is suggested that Department of Lands, Planning and Environment (DLPE) and Department of Logistics and Infrastructure (DLI) in consideration of pre-contribution proposals register covenants on any developments to future-proof Area Plan land uses.

f) Dwelling-Group and Community Centre

Given the proposed density, Council considers breeze penetration and circulation inadequate for this tropical location. While the private open space meets *NT Planning Scheme* minimum requirements for the proposed dwelling types, there are 21 northern/western boundary dwellings that are constrained by the preliminary swale drain design leaving very little usable private open space and also causing concern for stormwater drainage functions.

Dwelling designs achieve minimum standards, but carparking provides only one covered space per two vehicles, limiting passive climate control opportunities. Solar power consideration is noted in building orientation but not confirmed in the servicing provisions.

The community centre definition permits ancillary office, food/drink preparation, or café uses, but plans lack clarity on operations, staffing levels, or public access.

g) Proposed 'Retirement Living' Use

Council strongly supports diverse housing for our ageing population but observes many over 55s remain active or employed. Australian Bureau of Statistics (ABS) data records average retirement age is at 63.8 years (2024–25 retirees) with current workers expecting to retire at average age of 65.6 years. This proposal's fully urban design offers no rural transition (beyond token garden/open space), staged downsizing pathway, or demographic specific features such as secure storage beyond basic household needs, undercover parking for two vehicles, larger kitchens, enhanced private open space, or walkable communal areas supporting visitation and mobility. Labelling as 'over-55s retirement living' alone fails to demonstrate genuine product suitability, risking operation as a conventional residential development in Humpty Doo's rural context.

Planning Principle 4.3(ii) requires retirement living within 400m walking distance of Zone C (Commercial) and community facilities. All exceed this threshold; the bus depot is 750m away. The cited "community purpose zone" (170m) relates to undeveloped land offering no near-term amenity.

In the absence of detailed design requirements for retirement villages in the *NT Planning Scheme* consideration should be given to nationally recognised best-practice design guidance for seniors-living communities, including the *Best Practice Principles for Seniors Community Design* (Property Council / ThomsonAdsett)[1] which emphasise accessible, legible pedestrian circulation, safe and connected outdoor spaces, and meaningful communal facilities.

In summary, Council appreciates the initiative to establish a Retirement Living facility for the Humpty Doo area to serve our rural community, however based on the current proposal Council does not support the proposed re-zoning to LMR and development as it is currently designed. The rezoning does not align with the planning principles of the Humpty Doo Rural Activity Centre Area Plan, and the proposed development cannot be considered until the zoning is reconsidered.

[1] Best practice principles for seniors living launched - Property Council Australia

Council would like to see a retirement living product that caters to all stages of downsizing whilst considering the rural location and tropical weather allowing ventilation and air circulation between dwellings, covered walkways and adequate covered driveways. A tropical living environment that integrates with the surrounding environment where density is compatible with the neighbouring properties.

Further information is necessary to understand the proposed operation and management of the development in order to fully understand the implications on the surrounding essential infrastructure. Additionally, Council has concerns regarding aspects such as animal ownership, ongoing maintenance of stormwater drains, refuse and rubbish storage and collection, fire and emergency services access and impacts to their current operations.

Updated and additional required documentation should include:

- A Traffic Impact Assessment (TIA) and technical engineering report addressing road upgrades and comprehensive traffic modelling considering existing uses of the core area.
- Updated design concept that considers the maximum dwelling density permitted under the area plan and subsequent updated stormwater plan
- Essential Infrastructure servicing plan to align with the area plan planning principles
- Operational plan advising the use of the 'community centre' and potential ancillary uses (discussing whether aspects are available for the broader community) and general plan for the management of the retirement living complex.
- Details of the public consultation and feedback as described in the Statement of Effect

Litchfield Council supports development within our municipality; however development must consider the impacts to the wider community and the broader intended land use structure of the Litchfield Subregional Land Use Plan and the Humpty Doo Rural Activity Centre area plan.

If you require any further discussion in relation to this application, please contact Litchfield Council on 08 8983 0600.

Kind Regards,



Jaimie O'Connor
Planning and Development Program Leader

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Container No: LD695/5111

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Eve-Marie,

RE: REVISED PA2026/0080 – Section 5111 Hundred of Bagot – 79 Freds Pass Road, Humpty Doo – Dwelling-group (32 x 2 bedroom and 28 x 3 bedroom) in 60 single storey buildings (Retirement Living) and Community Centre

Power and Water Corporation (PWC) advises that the proposed development is currently constrained by significant limitations in the existing water and sewer infrastructure servicing the Humpty Doo locality.

Under existing network and treatment conditions, there is insufficient capacity to service the proposed development. Infrastructure augmentation or alternative servicing solutions will be required to enable servicing.

Notwithstanding the above, PWC does not object to the proposed development proceeding, subject to the developer satisfying the following Conditions Precedent to the satisfaction of PWC.

Development Constraints

PWC advises that:

- The downstream sewer network, including infrastructure associated with Pankhurst Sewer Pump Station (SPS), does not have sufficient capacity to service the proposed development.

- Upgrades to approximately 1.32 km of sewer rising main between Pankhurst SPS and Humpty Doo Central SPS will be required to accommodate the proposed flows.

- The Humpty Doo wastewater treatment ponds are currently operating at capacity, with no available capacity to accommodate additional load under existing system conditions.

- Upgrades to wastewater treatment infrastructure will be required to support the proposed development.

PWC further notes that there is currently no committed program or defined timeframe for delivery of these infrastructure upgrades. Accordingly, the proposed development cannot be serviced under existing conditions without augmentation or an alternative approved servicing solution.

Conditions Precedent

Prior to the commencement of works, the developer must satisfy the following requirements to the satisfaction of PWC:

1. Sewer Servicing and Network Augmentation

The developer must demonstrate and implement an approved sewer servicing solution capable of accommodating the proposed development.

This must include either:

- Upgrades to the downstream sewer network, including the rising main between Pankhurst SPS and Humpty Doo Central SPS; or
- An alternative servicing solution, supported by detailed hydraulic modelling and accepted by PWC.

All works are to be undertaken at no cost to PWC.

2. Wastewater Treatment Capacity

The developer must demonstrate that sufficient wastewater treatment capacity can be made available to service the proposed development.

Where capacity is not available, the developer must:

- Deliver, infrastructure upgrades required to enable treatment capacity; and
- Demonstrate that the development can be accommodated within the broader wastewater servicing strategy for the Humpty Doo catchment, to the satisfaction of PWC.

3. Hydraulic Modelling and Servicing Strategy

A detailed servicing report must be prepared by a suitably qualified hydraulic consultant and submitted to PWC for approval.

The report must:

- Confirm the proposed method of sewer connection;
- Demonstrate how sufficient capacity will be achieved within the downstream network and treatment system; and
- Identify all infrastructure upgrades and works required to service the development and mitigate existing constraints.

General Advice

The developer is advised of the following:

- Water servicing will be from the existing DN300 water main in Freds Pass Road.

- PWC requires separate water meters where there are residential and non-residential body corporate arrangements. Sewer charges differ between residential and non-residential uses and are billed to the appropriate body corporate. The developer must advise PWC of the proposed body corporate arrangements as early as possible to ensure appropriate billing arrangements are established.

- All water and/or sewer easements must be identified at the appropriate levels on the Unit Title subdivision survey plans.

- The developer must liaise with PWC regarding metering arrangements, including requirements for multi-metering where applicable.

  If construction water is required, please contact the Customer Services Centre on 1800 245 092 or apply for access to a filling station via: https://www.powerwater.com.au/customers/water-and-wastewater/water-filling-stations

- PWC encourages water-efficient design and practices. Further information is available at: https://www.livingwatersmart.com.au/

- The developer must ensure that:
  - Backflow prevention is installed at the water service in accordance with AS/NZS 3500.1 – Plumbing and Drainage (Water Services); and
  - Where applicable, devices are tested annually in accordance with AS/NZS 2845.3.

- Further information is available at: https://www.powerwater.com.au/developers/water-development/backflow-prevention or via email: BackflowPrevention.PWC@powerwater.com.au

- Full Lot fire coverage cannot be achieved from existing hydrants. Internal firefighting arrangements must be designed to the satisfaction of NT Fire and Rescue Service. PWC recommends that the developer's hydraulic consultant confirm firefighting requirements with PWC prior to design finalisation to ensure adequate flow capability.

- The developer must ensure that:
  - Trade Waste approval or exclusion is obtained prior to construction; and
  - A Licence to Discharge Trade Waste is obtained prior to seeking clearance, where required.

  Enquiries and applications can be made via: TradeWasteDept.PWC@powerwater.com.au
  https://www.powerwater.com.au/developers/water-development/trade-waste

- PWC has essential infrastructure within the adjacent road reserve. The developer must take all necessary precautions to ensure PWC assets are not damaged or undermined during construction. The developer will be liable for any damage to PWC infrastructure.

- All works must comply with PWC's Connection Code and will be undertaken at the developer's expense. Charges are valid for six (6) months from the date of issue and may be reassessed thereafter.

- The developer must contact Development Services (Developer.concierge@powerwater.com.au) a minimum of one (1) month prior to the commencement of construction works.

If you have any further queries, please contact the undersigned on (08) 9463 2089 or via email Developer.concierge@powerwater.com.au

Yours sincerely

Craig Thomas

Craig Thomas
Development Services

20 May 2026

cc: Gerard Rosse
email: : gerard@crtpc.com.au

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Container No: LD695/5111

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Eve-Marie Davie

RE: PA2026/0080 - Section 05111 Hundred of Strangways - 79 Freds Pass Road, Humpty Doo - Dwelling-group (32 x 2 bedroom and 28 x 3 bedroom) in 60 single storey buildings (Retirement Living) and Community Centre

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:

Power and Water are **unable to support** the proposed above mentioned development application at this time, however Power and Water will reconsider the development application subsequent to the developer addressing Power and Water's concerns detailed below.

1. It is noted that Sec. 5111 falls within the 'Core Area' noted in the Humpty Doo Rural Activity Centre; during the development of the Area Plan, Power and Water noted that the 'Core Area' would trigger upgrades and augmentations to both water and sewer infrastructure if densifying.

    a) The Area Plan acknowledges the water and sewer network limitations and identifies that network expansion will be required in due course to support the planned growth; however,
    b) The rate of development and occupation in recently connected subdivisions in Humpty Doo has not yet prioritised planning work for upgrades to the water and sewer networks.
    c) Power and Water have no formal commitment or timeframe for augmenting the Humpty Doo supply zone or delivering the required upgrades.
    d) The proposed development is not sustainable under current water and sewer network conditions and significant network upgrades and augmentations will be required to service the development.

2. For the proposed development to proceed:

    a) It is Power and Water's preference for the proposed development to connect to the DN300 main in Freds Pass Rd.
    b) Street hydrants cannot provide full lot coverage. Any firefighting requirements are to be met internally.

3. It is noted that the proponent intends to discharge to the Freds Pass Subdivision with an on-site private pump station due to the existing levels; however, the network has insufficient capacity to cater the proposed development. The Pankhurst SPS has limited spare capacity and augmentations to the rising main are triggered.

    The Pankhurst SPS was originally designed to service only the Freds Pass subdivision; Power and Water have no plans to expand the sewer catchment beyond this area.

3. Humpty Doo WWTP is at capacity and upgrades are required in order to support developments within the catchment area. Power and Water have no formal commitment and timeline for WWTP upgrades.

4. Full lot fire coverage cannot be achieved from existing hydrants. Internal firefighting arrangements must be made to the satisfaction of NT Fire and Rescue Service. Given the subject lot has a considerable depth, high frictional losses may be present under high fire flow rates as a result of internal pipework. The proponent shall engage a hydraulic designer to confirm internal firefighting requirements, if internal storage and pumps are required to improve internal firefighting capability, any internal pumping > 1L/s will require a break tank with slow open/close valve.

If you have any further queries, please contact the undersigned on 08 9463 2089, or email waterdevelopment@powerwater.com.au

Yours sincerely

Craig Thomas

Craig Thomas
Services Development

30 April 2026

cc: Gerard Rosse
email: gerard@crtpc.com.au

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Record No: D2026/86856
Container No: NE695/5111

Your Ref: PA2026/0080

Anita Gajski / Eve-Marie Davie
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Anita / Eve-Marie

Re: Section 5111 (79) Freds Pass Road Humpty Doo Hundred of Strangways

In response to your letter of the above proposal for the purpose of Concurrent Application:

- Rezone Zone RL (Rural Living) to Zone LMR (Low-Medium Density Residential); and
- Development of Dwelling-group (32 x 2 bedroom and 28 x 3 bedroom) in 60 single storey buildings (Retirement Living) and Community Centre.

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

1. PWC has no objection to the proposed Humpty Doo Lifestyle Estate Retirement Village (HDLERV) development.

2. Section 5111 is a vacant lot and does not have a power service. Underground 22kV cable extension and establishment of a suitable package substation for HDLERV development shall be complied by the Proponent (Rosse P/L).

3. Rosse shall engage an accredited electrical consultant (from the attached accreditation list) to:
   - Apply for a Negotiated Connection application under the Australian Energy Regulator (AER) compliance process.
   - Submit details of AS-3000 maximum demand calculation of the requested load.
   - Submit detailed power servicing design drawings in consultation with PWC.

4. PWC shall check and approve power servicing design drawings for construction by Rosse's engaged accredited electrical contractor and carry out final connection works at applicable cost under the AER assessment process.

5. Rosse shall engage a licensed electrician to design and install customer's internal electricity reticulation for HDLERV development in accordance with the PWC's current NP018-Service Rules and Installation Rules 2024 and NP010-Meter Manual.

If you have any further queries, please contact the undersigned on 8924 5729 or email:
PowerDevelopment@powerwater.com.au

Yours sincerely

Thanh Tang
Manager Distribution Development
25 March 2026

PowerWater

POWER AND WATER CORPORATION (NT) - POWER SERVICES

DEVELOPER WORKS - GIFTED ASSETS

LIST OF OVERHEAD ACCREDITED ELECTRICAL CONTRACTORS

	Company Name	Contact Person	Contact Phone No.	Contact Email
1	AA ELECTRICAL SERVICES (NT)	SHELLEY GRAY	0448 298 158	accounts@aaelectrical.com.au
2	COPLINK (NT)	GRAHAM COPLEY	0409 842 598	coplink@bigpond.net.au
3	COWELL ELECTRIC SUPPLY (SA)	AARON JONES	(08) 8629 2136	admin@cowellelectric.com.au
4	DEC INSTALLATIONS (NT)	ROBERT GRAHL	(08) 8947 7650	robert.grahl@dec.net.au
5	ENERVEN (SA) - COMPANY OF SA POWER NETWORKS	ROD MITCHELL	0427 580 219	rod.mitchell@enerven.com.au
6	ENFRA (NT)	BRAYDEN PAYNE	0408 474 390	brayden.payne@enfra.com.au
7	ESPEC (NT)	PETER BADKIN	0491 148 543	info@espec.com.au
8	DUITS ELECTRICAL (NT)	DENHAM HUSSIES	0447 187 032	duits.electrical@outlook.com
9	MECNT ELECTRICAL CONTRACTORS (NT)	SAM MOLLOY	0427 055 165	sam@mecnt.com.au
10	MG ELECTRICAL SERVICES (NT)	EUAN BUNTINE	0427 271 424	euan.buntine@mgelectrical.com.au
11	NIGHTCLIFF ELECTRICAL (NT)	RICHARD JOHNSTON	0457 733 456	admin@nightcliffelectrical.com.au
12	NORGROUP (NT)	DAMIEN RIDLEY	0427 040 078	damian@norgroup.com.au
13	NORTHERN POWER SERVICES (NT)	GORDON JABOUR	(08) 8983 3388	admin@nps1.com.au
14	NT ELECTRICAL GROUP (NT)	BRAD FULLWOOD	(08) 8947 5500	admin@nteg.com.au
15	NT POWER LINES AND ELECTRICAL (NT)	ROBERT TIMMS	0429 780 388	manager@ntpowerlines.com.au
16	AUS PROJECTS (NT) - previous Power Project	ANDREW HARVEY	(08) 8972 2211	andrew@auspnt.com.au

LIST OF UNDERGROUND ACCREDITED ELECTRICAL CONTRACTORS

	Company Name	Contact Person	Contact Phone No.	Contact Email
1	AA ELECTRICAL SERVICES (NT)	SHELLEY GRAY	0448 298 158	accounts@aaelectrical.com.au
2	ABR GROUP (NT)	ADAM RYKERS	0414 863 874	adam.rykers@abrgroupnt.com.au
3	ALENCO (NT)	NATHAN DRUMMOND	0423 681 753	nathan@alencont.com.au
4	AMPCONTROL NT	GARETH KRUGER	08 8947 5702	NTadmin@ampcontrolgroup.com
5	CENTRE ELECTRICAL SERVICES (NT)	STEVE BASKERVILLE	0427 976 952	centreelectrical@bigpond.com
6	CoMATE (NT)	MARK DUFFY	0439 217 084	mark.duffy@comate.com.au
7	COMBINED ELECTRICAL (NT)	JEFF REES	(08) 8924 9700	administration@combinedelectricalnt.com.au
8	COPLINK (NT)	GRAHAM COPLEY	0409 842 598	coplink@bigpond.net.au
9	COWELL ELECTRIC SUPPLY (SA)	AARON JONES	(08) 8629 2136	admin@cowellelectric.com.au
10	DEC INSTALLATIONS (NT)	ROBERT GRAHL	(08) 8947 7650	robert.grahl@dec.net.au
11	DELTA ELECTRICS (NT)	ANDREW BOLLER	(08) 8984 4033	reception@deltaelectrics.com.au
12	DICE (AUST) NT	TERRY DENT	(08) 8932 1109	info@diceaust.com.au
13	DUITS ELECTRICAL (NT)	DENHAM HUSSIES	0447 187 032	duits.electrical@outlook.com
14	ENERVEN (SA) - COMPANY OF SA POWER NETWORKS	ROD MITCHELL	0427 580 219	rod.mitchell@enerven.com.au
15	ENFRA (NT)	BRAYDEN PAYNE	0408 474 390	brayden.payne@enfra.com.au
16	ESPEC (NT)	PETER BADKIN	0491 148 543	info@espec.com.au
17	KELLYCO ELECTRICAL SERVICES (NT)	DON KELLY	0429 897 630	don@kellyco.net.au
18	KENNELLY CONSTRUCTIONS (NT)	SHANE KENNELLY	0409 411 658	shane.kennelly@kennelly.com.au
19	MECNT ELECTRICAL CONTRACTORS (NT)	SAM MOLLOY	0427 055 165	sam@mecnt.com.au
20	MG ELECTRICAL SERVICES (NT)	EUAN BUNTINE	0427 271 424	euan.buntine@mgelectrical.com.au
21	NIGHTCLIFF ELECTRICAL (NT)	RICHARD JOHNSTON	0457 733 456	admin@nightcliffelectrical.com.au
22	NILSEN (NT)	RUSSELL CAHILL	(08) 8947 1134	nedarwin@nilsen.com.au
23	NORGROUP (NT)	DAMIEN RIDLEY	0427 040 078	damian@norgroup.com.au
24	NORTHERN POWER SERVICES (NT)	GORDON JABOUR	(08) 8983 3388	admin@nps1.com.au
25	NRG SERVICES (QLD)	TIM O'NEILL	0498 989 048	tim.oneill@nrgservicesqld.com.au
26	NT ELECTRICAL GROUP (NT)	BRAD FULLWOOD	(08) 8947 5500	admin@nteg.com.au
27	NT POWER LINES AND ELECTRICAL (NT)	ROBERT TIMMS	0429 780 388	manager@ntpowerlines.com.au
28	AUS PROJECTS (NT) - previous Power Project	ANDREW HARVEY	(08) 8972 2211	andrew@auspnt.com.au
29	THE ELECTRICAL MOB (NT)	LEONARD EICHMANN	0402 519 851	admin@theelectricalmob.com.au
30	TOP END RACE (NT)	JASON KLEEFSMAN	(08) 8946 5400	admin@topendrace.com.au

DISCLAIMER:

Power and Water disclaims all liability for any damage or financial loss arising from the use or reliance upon the above consultant and contractor credentials.

The Developer must carry out actual project checks from contractors' competency claims of specific fields of expertise prior to making appropriate decision for engagements.

Specific fields of construction expertise are: Overhead Reticulation Construction (up to 22kV), Underground Reticulation Construction (up to 22kV), 11kV/22kV Indoor Ground Level Substation Construction, 11kV/22kV Indoor Upper Level Substation Construction, Street Lighting Construction.

PowerWater

POWER AND WATER CORPORATION (NT) - POWER SERVICES

DEVELOPER WORKS - GIFTED ASSETS

LIST OF ACCREDITED ELECTRICAL DESIGN CONSULTANTS

	Company Name	Contact Person	Contact Phone No.	Contact Email
1	AECOM AUSTRALIA (NT)	JAMES JENTZ	0409 665 088	james.jentz@aecom.com
2	AGA CONSULTING ENGINEERS (NT)	ALEK GANGUR	0411 262 714	alekg@agaeng.com.au
3	APD ENGINEERING (NT)	DUMINDA BOWATA	(08) 8995 5805	admin.nt@apdeng.com.au
4	ASHBURNER FRANCIS (NT)	GRAHAM HEASLIP	(08) 8942 0585	GrahamH@ashburnerfrancis.com.au
5	AURECON AUSTRALIA (NT)	CLINT TEVLIN	0408 653 469	clint.tevlin@aurecongroup.com
6	BCA ENGINEERS (NT)	KELVIN LOI	(08) 8132 1700	kelvinloi@bcaengineers.com
7	BESTEC (SA)	CLAIRE BARBER	(08) 8629 2136	cbarber@bestec.com.au
8	CELL ENGINEERING (NT)	NATHAN TING	0428 110 999	nathan.ting@celleng.com.au
9	CLARENCE CONSULTANTS (NSW)	MATTHEW KARPIK	(02) 6642 7239	matt@clarenceconsultants.com.au
10	ENERVEN (SA) (PART OF SA POWER NETWORKS)	ROD MITCHELL	0427 580 219	rod.mitchell@enerven.com.au
11	ERDS (QLD)	SHAY QUINN	(07) 3518 3100	admin@erds.com.au
12	GHD (NT)	ANDREW SAXELBY	(08) 8982 0150	andrew.saxelby@ghd.com
13	GPA Engineering (NT)	HANNAH FARROW	(08) 8299 8300	Hannah.Farrow@gpaeng.com.au
14	HK SOLUTIONS (NT)	ALBERT FERNADO	0404 834 987	albert.fernado@hksolutions.com.au
15	JACOBS GROUP AUSTRALIA (NT)	RYAN KRATE	(08) 8982 4800	ryan.krate@jacobs.com
16	JDSi CONSULTING ENGINEERS (WA)	NORMAN McKENDRY	0438 638 222	norman.mckendry@jdsi.com.au
17	PERACON GROUP (QLD) - previously LECTEL	CHARLIE VELLA	0412 021 651	cvella@peracon.com.au
18	LUCID (NT)	CIARAN FARRELL	(08) 8947 6824	ciaran.farrell@lucidconsulting.com.au
19	MDA CONSULTING (QLD)	MAURICE DUFFILL	(07) 3252 9560	info@mdaengineers.com.au
20	NTBS CONSULTING ENGINEERS (NT)	WILL PURTILL	(08) 8981 9888	will@ntbsconsulting.com
21	PCE (POWER CONROL ENGINEERS) (NSW)	BYRCE PARKER	0448 281 754	byrce.parker@pceng.com.au
22	PROMANT (NT)	KARL FORAN	0456 782 795	karl@promant.com.au
23	SMEC (QLD)	TERRY McCAULEY	0457 821 034	Terry.McCauley@smec.com
24	SPRINGCITY (WA)	EMRAN MALHI	(08) 9460 3795	emranmalhi@springcity.com.au
25	TRINAMIC CONSULTANTS (SA)	DAVID WILSON	(08) 8232 3737	davidw@trinamic.com.au
26	Wallbridge Gilbert Aztec, WGA (NT)	ANDREW McLEOD	(08) 8941 1678	AMcLeod@wga.com.au
27	WSP (NT)	FIROUZEH AMANPOOR	(08) 8980 5900	Firouzeh.Amanpoor@wsp.com

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Power and Water disclaims all liability for any damage or financial loss arising from the use or reliance upon the above consultant credentials.

The Developer must carry out actual project checks from consultants' competency claims of specific fields of expertise prior to making appropriate decision for engagements.

Specific fields of expertise are: Overhead 11kV/22kV Subdivision Design, Underground 11kV/22kV Subdivision Design, Overhead 11kV/22kV Servicing Development Design, Underground 11kV/22kV Servicing Development Design, 11kV/22kV Indoor Groung Level Substation Design, 11kV/22kV Indoor Upper Level Substation Design, Overhead 66kV and above Transmission Lines Design, Underground 66kV and above Transmission Lines Design.

From: Planning NTG
To: Anita Gajski; Eve-Marie Davie
Subject: FW: ROSSE Pty Ltd - 79 Freds Pass Road - New Application Submitted
Date: Friday, 27 March 2026 3:28:11 PM
Attachments: image001.png
image002.png

See below for your action please.

This has NOT been uploaded to ILIS or TRM yet.

Thanks and have a great weekend

Karen

Karen McGuigan
Manager Project Coordination
Lands Planning
Department of Lands, Planning and Environment
Northern Territory Government

Please note I work remotely on Tuesdays and Fridays

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

P: **+61 8 8924 7940**
E: karen.mcguigan@nt.gov.au



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Please consider the environment before printing this email

From: DevRoads NTG <DevRoads.NTG@nt.gov.au>
Sent: Friday, 27 March 2026 3:23 PM
To: Planning NTG <Planning.NTG@nt.gov.au>
Cc: DevRoads NTG <DevRoads.NTG@nt.gov.au>
Subject: RE: ROSSE Pty Ltd - 79 Freds Pass Road - New Application Submitted

Good afternoon,

I refer to the Development Assessment Services correspondence of 20/03/2026 regarding Lot 79 Freds Pass Road, Section 05111 Hundred of Strangways. Proposed work: Dwelling-group (32 x 2 bedroom and 28 x 3 bedroom) in 60 single storey buildings (Retirement Living) and Community Centre.

I am pleased to advise that Transport and Civil Infrastructure (TCI), Department of Logistics and Infrastructure (DLI) has no objection/ comments in principle to the above-mentioned development, as the development does not impact the Northern Territory Government (NTG) controlled road.

Kind regards,

Emily Horrocks
Senior Technical Assessment Officer
Corridor Management and Design, Transport Planning
Department of Logistics and Infrastructure

Level 3 Highway House, 14 Palmerston Circuit, Palmerston
PO Box 61, Palmerston, NT 0831

t. 08 8999 4550
e. Emily.Horrocks@nt.gov.au

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The NT Government acknowledges the Aboriginal people and cultures of the land and country on which we work and live. We acknowledge the ongoing connection to culture, land, sea and community and pay our respects to Elders past and present and to emerging leaders.

From: Planning NTG <Planning.NTG@nt.gov.au>
Sent: Friday, 20 March 2026 7:36 AM
To: DevRoads NTG <DevRoads.NTG@nt.gov.au>
Subject: ROSSE Pty Ltd - 79 Freds Pass Road - New Application Submitted

Dear Chandan Kalase,

A proposed Concurrent Application to From Zone RL (Rural Living) to Zone LMR (Low-Medium Density Residential) at SECTION 05111 Hundred of Strangways is to be subject to a 28 day public exhibition period, commencing 20/03/2026 and closing on 17/04/2026.

This application can be viewed through Planning Notices Online and comments can be made through ILIS until 17/04/2026.

If you have any enquiries, please feel free to contact Lands Planning Darwin, 8999 8963.

Kind Regards,
Lands Planning

NORTHERN TERRITORY GOVERNMENT
Department of **LANDS, PLANNING AND ENVIRONMENT**

Level 1
Goyder Centre
25 Chung Wah Terrace

Postal address
PO Box 496
Palmerston NT 0831

E DevelopmentAssessment.DLPE@nt.gov.au

T 08 8999 4446

23 April 2026

Ms Eve-Marie Davie
Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801

Our Ref: DLPE2026/0092
Your Ref: PA2026/0080

Dear Ms Davie

Re: PA2026/0080 Rezone and Develop Retirement Village

The information provided for the above application has been assessed by the relevant divisions within the department, and the following comments are provided:

Lands and Planning Division

Building Advisory Services

The proposed works are to comply with the *Building Act 1993* and the Building Regulations 1993. Prior to the commencement of building works on the site, a building permit must be granted by a building certifier.

Land Resources Division

Land Management Unit

Based on a desktop assessment, the Land Management Unit provides the following advice.

Due to the low surface gradients and the small area of impact, the Land Management Unit does not require an Erosion and Sediment Control Plan (ESCP) condition on the Development Permit. However, it is important that erosion and sediment control measures are employed throughout the development stage in accordance with the recommended Permit Note below.

Permit Notes:

1. For the purposes of best practice land management and environmental protection, it is recommended that:
   (a) prior to the commencement of works an Erosion and Sediment Control Plan (ESCP) is developed;
   (b) the ESCP is implemented throughout the construction phase including clearing and early works; and
   (c) all disturbed soil surfaces are stabilised against erosion at completion of works.

2. Resources regarding erosion and sediment control is available on the International Erosion Control Association (IECA) website https://austieca.com.au/home and Land Management Factsheets available at https://nt.gov.au/environment/soil-land-vegetation. For further advice, contact the Development Coordination Branch: (08) 8999 4446.

Land Assessment Branch

After a review of aerial imagery and existing land resource data, the proposed rezoning and development is located on a flat to gently undulating plain that previously comprised *Eucalyptus miniata* and *E. tetrodonta* woodland and has since been mostly cleared. These communities are indictive of well drained soils and are capable supporting the intended use.

Weed Management Branch

A desktop assessment of the Northern Territory (NT) Weeds Database for the application area, surrounding parcels and roads has revealed current and or previous data records of the following:

Common Name	Botanical Name	Declared
Gamba grass	*Andropogon gayanus*	Class B
Perennial mission grass	*Cenchrus polystachios*	Class B
Hyptis	*Mesosphaerum suaveolens*	Class B

All land in the NT is subject to the *Weeds Management Act 2001* (WM Act). The WM Act describes the legal requirements and responsibilities that apply to all persons, owners and occupiers of land regarding declared and potential weeds. General duties described in Division 1 of the WM Act include the requirement for owners or occupiers of land to take all reasonable measures to prevent land being infested with a declared weed and to prevent a declared weed from spreading.

Gamba grass is subject to a statutory weed management plan. Management obligations outlined in this plan are legally binding on all owners and occupiers. Management requirements and copies of the statutory weed management plans are available online[1].

Gamba grass and perennial mission grass are declared weeds, Class B and are listed in the Darwin Regional Weeds Strategy 2021-2026 as a Category 2 – priority weeds for strategic control.

Guidelines for the prevention of weed spread are outlined in '*Preventing Weed Spread is Everybody's Business*[2]', which highlights the areas of risk for all activities associated with weed spread. The document details the pathways through which weeds are spread and provides actions to reduce weed spread. Proponents seeking to develop land for any purpose should address these actions.

Further information regarding weed management requirements is available online[3], or alternatively contact the Weed Management Branch for further advice on (08) 8999 4567.

[1] https://nt.gov.au/environment/weeds/weed-management-planning
[2] https://denr.nt.gov.au/__data/assets/pdf_file/0011/257987/preventing-weed-spread.pdf
[3] http://www.nt.gov.au/environment/weeds

Should this application be approved, the Weed Management Branch recommend the following note be included on the development permit:

Permit note:

All land in the Northern Territory is subject to the *Weeds Management Act 2001* (WM Act). The WM Act describes the legal requirements and responsibilities that apply to owners and occupiers of land regarding declared weeds. Division 1 general duties include the requirement to take all reasonable measures to prevent land being infested with a declared weed and to prevent a declared weed from spreading. There are additional duties including a prohibition on buying, selling, cultivating, moving or propagating any declared weed and the requirement to notify the Weed Management Branch of a declared weed not previously present on the land within 14 days of detection.

Gamba grass is subject to a statutory weed management plan. Management obligations outlined in this plan are legally binding on all owners and occupiers. Management requirements and copies of the statutory weed management plans are available online https://nt.gov.au/environment/weeds/weed-management-planning.

Information regarding weed management is available on the Department of Lands, Planning and Environment (DLPE) website: https://nt.gov.au/environment/weeds, or alternatively contact the Weed Management Branch for further advice on (08) 8999 4567.

Environment and Heritage Division

Heritage Branch

A search of the NT Heritage Register shows there are no nominated, provisionally declared or declared heritage places or objects within NT Section 5111 (79 Freds Pass Road, Humpty Doo).

A search of the Aboriginal and Macassan archaeological database maintained by the Heritage Branch indicates that there are no recorded Aboriginal archaeological places or objects within the application area.

The likelihood of unrecorded Aboriginal archaeological places or objects has been assessed as unlikely. No further work is required. If archaeological places are discovered over the course of the work, establish an exclusion zone around the site and contact the Heritage Branch immediately.

Context of Heritage Branch Advice

The NT Government's Heritage Branch administers the *Heritage Act 2011* and provides authoritative advice about obligations under the *Heritage Act 2011*, including steps to take to manage the impact of proposed work on Aboriginal and Macassan archaeological places and objects.

It is important that advice given by the Heritage Branch is followed. A failure to follow advice received from the Heritage Branch may be considered as evidence in an investigation if damage occurs to a declared heritage place, an Aboriginal or Macassan archaeological place or object.

Relevant parts of the NT's *Heritage Act 2011*

1. All provisionally declared and declared heritage places and objects are protected under the *Heritage Act 2011*;
2. All Aboriginal or Macassan archaeological places and objects are automatically protected - this includes places and objects not previously recorded;
3. Places and objects include an artefact or thing given shape by a person - examples include stone tools, stone arrangements, fish traps, rock art, modified trees, and shell middens;
4. Ancestral remains are also protected;
5. Underwater Cultural Heritage is protected, up to three nautical miles from the coast; and
6. There is an obligation to notify of the discovery of Aboriginal or Macassan archaeological places or objects.

Conditions of advice

This advice is based on the description of the works provided to the Heritage Branch. If the work expands or changes significantly seek further advice.

In preparing this advice, the Heritage Branch has referred to the NT Heritage Register and the Heritage Branch archaeological database which includes information about Aboriginal and Macassan archaeological places and objects in the NT. However, the database only includes information about known archaeological places. The fact that there are no known archaeological places recorded may be because no archaeological surveys have been conducted in that particular area and is not necessarily an indication they do not exist.

Environmental Regulation Division

Based on the information provided, the proposal does not appear to trigger the licensing requirements of an Environment Protection Approval (EPA) under the *Waste Management and Pollution Control Act 1998* (WMPC Act). Activities requiring authorisation are listed in Schedule 2 of the WMPC Act.

Under the WMPC Act, all persons have statutory obligations to take all reasonable and practicable measures to prevent or minimise pollution and environmental harm, and to reduce the amount of waste generated. This is known as the General Environmental Duty, set out in section 12 of the WMPC Act. The proponent is responsible for ensuring that their activities comply with these obligations.

Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority (NT EPA) website.[4]

The proponent is advised to take notice of this non-exhaustive list of environmental issues that should be considered to help satisfy General Environmental Duty:

1. **Dust**: The proponent must ensure that nuisance dust and/or nuisance airborne particles are not discharged or emitted beyond the boundaries of the premises.

[4] https://ntepa.nt.gov.au/publications-and-advice/environmental-management

2. **Noise:** The proponent must ensure that noise levels from the premises comply with the latest version of the NT EPA Northern Territory Noise Management Framework Guideline[5].

   If the proposal is situated where there are existing activities nearby that may already generate noise, please see the NT EPA advice on Recommended Land Use Separation Distances[6].

3. **Erosion and Sediment Control (ESC):** The proponent must ensure that pollution and/or environmental harm do not result from soil erosion.

   ESC measures must be employed prior to and throughout the construction stage of the development. Larger projects should plan, install and maintain ESC measures in accordance with the current International Erosion Control Association (IECA) Australasia guidelines[7].

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

   Basic advice for small development projects is provided by the NT EPA document: Guidelines to Prevent Pollution from Building Sites[8] and Keeping Our Stormwater Clean[9].

4. **Storage:** Where an Environmental Protection Approval or Environmental Protection Licence is required, the proponent must act in accordance with that authorisation.

   If an Environment Protection Approval or Environment Protection Licence is not required, the proponent must store liquids only in secure bunded areas in accordance with VIC EPA Publication 1698: Liquid storage and handling guidelines[10]. Where these guidelines are not relevant, the storage must be at least 110% of the total capacity of the largest vessel in the area.

5. **Site Contamination**: If the proposal relates to a change of land use or if the site is known to be contaminated, a contaminated land assessment may be required in accordance with the National Environment Protection (Assessment for Site Contamination) Measure (ASC NEPM). The proponent is encouraged to refer to the information provided on the NT EPA website[11], and the NT Contaminated Land Guidelines[12].

6. **Waste Management - Import and Export of Fill**: The proponent must ensure all fill imported or exported as part of the activity must be certified virgin excavated natural material (VENM) in accordance with the NSW EPA guidelines[13].

   All imported fill material must be accompanied by details of its nature, origin, volume, testing and transportation details. All records must be retained and made available to authorised

[5] https://ntepa.nt.gov.au/__data/assets/pdf_file/0004/566356/noise_management_framework_guideline.pdf
[6] https://ntepa.nt.gov.au/__data/assets/pdf_file/0006/453192/guideline_recommended_land_separation_distances_oct.pdf
[7] https://www.austieca.com.au/publications/best-practice-erosion-and-sediment-control-bpesc-document
[8] https://ntepa.nt.gov.au/__data/assets/pdf_file/0010/284680/guideline_prevent_pollution_building_sites.pdf
[9] https://ntepa.nt.gov.au/__data/assets/pdf_file/0006/284676/guideline_keeping_stormwater_clean_builders_guide.pdf
[10] https://www.epa.vic.gov.au/about-epa/publications/1698
[11] https://ntepa.nt.gov.au/your-environment/contaminated-land
[12] https://ntepa.nt.gov.au/__data/assets/pdf_file/0020/434540/guideline_contaminated_land.pdf
[13] https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/virgin-excavated-natural-material

officers upon request. The proponent should also consider the following NT EPA fact sheet: Illegal Dumping - What You Need to Know[14].

7. **Odour or Smoke**: The proponent must ensure that nuisance odours or smoke are not emitted beyond the boundaries of the premises.

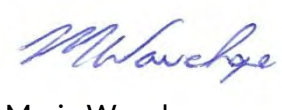
   If the proposal is situated where there are existing activities nearby that may already generate odour or smoke, please see the NT EPA advice on Recommended Land Use Separation Distances[15].

8. **Water:** The proponent must ensure stormwater is not polluted, refer to water management in the NT EPA guidelines to Prevent Pollution from Building Sites[16].

   If this activity requires the discharge of waste to water or could cause water to be polluted, then a waste discharge licence under the *Water Act* 1992 (NT) may be required. Please refer to the Guidelines[17]**.**

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

Yours sincerely



Maria Wauchope
Executive Director Land Resources

[14] https://ntepa.nt.gov.au/__data/assets/pdf_file/0008/285740/factsheet_illegal_dumping_what_you_need_know.pdf
[15] https://ntepa.nt.gov.au/__data/assets/pdf_file/0006/453192/guideline_recommended_land_separation_distances_oct.pdf
[16] https://ntepa.nt.gov.au/_media/waste-and-pollution/pdf/guidelines/guideline_prevent_pollution_building_sites.pdf
[17] https://ntepa.nt.gov.au/__data/assets/pdf_file/0005/950603/guidelines-waste-discharge-licensing.pdf

NT FIRE & EMERGENCY SERVICES

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Our reference 04-D26-43191

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

Dear Lands Planning

Re: ROSSE Pty Ltd - 79 Freds Pass Road - New Application Submitted

The Northern Territory Fire and Emergency Services has assessed the information contained in the Concurrent application for ROSSE Pty Ltd - 79 Freds Pass Road and advises that there are no objections to the application.

If you have any questions or require further information, 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

8 April 2026

Technical Assessment PA2026/0080

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

Application No: PA2026/0080

Lot number: 05111

Town/Hundred: Hundred of Strangways

Zone: LMR (Low-Medium Density Residential)

Site Area: 2.46Ha

Proposal: Dwelling group (32 x2 bedroom and 28 x3 bedroom) in 60 single storey buildings (Retirement Living) and Community Centre

Plans used for assessment: Humpty Doo Lifestyle Estate- Retirement village Location Plan CD.000, Site Plan CD.002, CD.003 Site Roof Plan, Carpark CD.100, Reception CD.101, Building Types CD.102 -103, Storage ShedsV1 CD.104, Street Elevation CD.110, Perspectives CD.120-122.

Date assessment finalised: 26 April 2026

The proposed development requires consent under the Northern Territory Planning Scheme 2020 as described in the below table:

Zone LMR (Low-Medium Density Residential)				
Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Specific Development Requirements**
Dwelling Group	Merit assessable	3.8 LADR-Land Adjacent to a Designated Road 3.2 CNV-Clearance of Native Vegetation	5.2.1 General Height Control 5.2.4 Car Parking 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 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group 5.4.6.1 Private Open Space for Dwellings-Group 5.4.7 Communal Open Space 5.4.8.1 Building Design for Dwelling-group 5.4.17 Building Articulation
Community Centre	Impact assessable	3.8 LADR-Land Adjacent to a Designated Road 3.2 CNV-Clearance of	5.2.1 General Height Control 5.2.4 Car Parking 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent	

		Native Vegetation	to Land in Zones LR, LMR, MR or HR 5.2.4.4 Layout of Car Parking Areas	
Outbuilding (Ancillary)			5.2.4.4 Layout of Car Parking Areas	

Retirement Living is not a recognised use in the NT Planning Scheme 2020. The proposal is being assessed as a **Group dwelling** with **ancillary Outbuilding** and a **Community Centre**.

Pursuant to Clause 1.8(1)(b) of the Scheme, dwelling-group (3+) is a *Merit Assessable* type of development in Zone LMR and pursuant to Clause 1.8(1)(c) a Community Centre is *Impact Assessable* type of development. Therefore the Development is considered to be Impact Assessable type of development. In accordance with Clause 1.10(4), in considering an application for a use or development identified as Impact 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.
d) any component of the Strategic Framework relevant to the land as set out in Part 2.

Clause 1.8(1)(b)(ii)(2)

(b) *Merit Assessable* – 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.
Use and development of land requires ***consent*** and is *Merit Assessable* when any of the following apply: i. it is shown as *Merit Assessable* on the relevant assessment table in Part 4;

Clause 1.8(1)(c)(ii)(2)

(c) Impact Assessable – use and development that requires the exercise of discretion by the consent authority to determine if it is appropriate given the location of the site and the potential impacts on surrounding uses, and if it accords with the Strategic Framework.

Use and development of land requires consent and is Impact Assessable when any of the following apply:

I. it is shown as Impact Assessable on the relevant assessment table in Part 4;
II. it is for the subdivision of land other than that included at Clause 1.8(1)(b)(iii); or
III. it is identified as Impact Assessable in Clause 1.9; or
IV. it is a Prohibited development which relates to a heritage place as set out in Clause 1.10(7)(b); or
V. a provision of this Planning Scheme expressly requires assessment as Impact Assessable.

Clause 1.10 Exercise of Discretion by the Consent Authority

2. 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.

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.

2.0 Strategic Framework

The following is relevant to the subject site.

In accordance with subclause 2.2 (4) of NTPS 2020, the Strategic Framework guides the interpretation of all Parts of the NTPS 2020:
Where there is inconsistency between the components of the Strategic Framework, Area Plans, providing the most detailed level of guidance, prevail over higher-order Land Use Plans and Strategic Planning Policies to the extent of any inconsistencies.

Subregional Land Use Plans, Regional Land Use Plans and Strategic Planning Policies will guide interpretation of the Planning Scheme when:
(a) there is no applicable Area Plan;
(b) the Area Plan does not provide guidance on a particular issue;
(c) a use or development does not accord with an Area Plan; or
(d) a new Area Plan is being created or a change is proposed to an existing Area Plan.

The Darwin Regional Land Use Plan, the Litchfield Subregional Land Use Plan (LSRLUP) and the Humpty Doo Rural Activity Centre Area Plan are applicable to the subject site.

Darwin Regional Land Use Plan & the Litchfield Subregional Land Use Plan

The Darwin Regional Land Use Plan identifies the land for 'Rural Lifestyle' and 'Rural Area' development respectively. The LSRLUP which provides the most detailed level of guidance, in this instance, outlines the following objectives for such identification. Below are the objectives (black) and an assessment of the proposal against the objectives (blue):

2. Provide a coordinated, efficient and interconnected subregional, local, and active transport network

The proposal does not support subregional and local active transport for the following reasons:

1. Connections with the lots on either side of 80 Freds Pass Road and to the rear are not proposed.
2. A proposed single carriage one-way loop servicing more than 60 lots and at least 120 + residents will not support efficient and coordinated access and egress onto and within the site. Traffic jams and impacts within the site and onto the wider road network would occur. This has potential to be a very unsafe scenario, particularly in peak hours, with emergency vehicle access onto the site, school runs and drop off and pick up in the local area.
3. No separate pedestrian pathways are proposed within the Residential group dwelling area of the site to the park and the Community Centre. The proposal assumes pedestrian access along the single lane loop road which is also the only access to a storage/boat shed.
4. The residential area does not have a separate access outside onto Freds Pass Road but uses the same access as the community centre and the storage/boat shed. This one-way mostly single lane loop proposal would cause a significant slow in traffic at peak times exactly when traffic is already slowed from drop off and pick up for the local school and the usual peak hour traffic times.
5. A pedestrian pathway to the commercial centre is located on the other side of Freds Pass Road, no proposed connectivity is proposed.

Storage/Boat Shed

The shed is located at the back of the site and access and egress would require boats and trailers to use the same single lane loop used by residents in the group dwellings. A safer and more efficient outcome would be a separate access that allows for a bypass of the residential area.

Community Centre

The Community Centre is not just for residents but would also be used by the public. The parking area has a number of issues:

- no internal pedestrian pathways to support safe and efficient pedestrian movement
- Access to outside the site is a single combined access with the Residential area access which would not work in peak times as there would be the public as well as residents using the one access.
- No turnaround area at the end of the carpark so egress is not efficient or safe. A better manoeuvring space at the far end of the carpark that is demonstrated using a vehicle manoeuvring template.

Further clarification was requested from the applicant as to the amenity impact of the proposal on the wider road network. A TIS was provided but a full TIA is required to effectively considers this. The Community Centre use may increase vehicle trips significantly and TIA would need to fully analyse this traffic impact.

The above discussion highlights the access, traffic and carpark design issues that would impact the wider design of the proposal and would need to be resolved as early as possible because they would require significant design changes. It is also noted that the Freds Pass local road network is already compromised by existing issues highlighted by LoC in their submission response.

5. Support social infrastructure that meets the needs and aspirations of the community

Group Dwellings (single, duplex and townhouses) and Central Open Space area

The group dwellings would support retirees, couples and families.

Whilst some community needs would be met the design does not address the following:

- No single bedroom units were provided so single people would not be supported unless they entered into a share house situation.
- Internal bathroom spaces are reduced and so this would not achieve the requirements for turnaround space for the mobility impaired.
- The proposed park/ open space is well located being central to the residential area but it does not have any external or internal pedestrian access and cannot be reached from two sides of the development because of dwelling locations. The overly dense nature of the development locates some units and duplexes backing onto the park. This fragments the open space, prevents equity of access and creates CPTED concerns.

Community Centre

The proposal provides a Community Centre for the residents and the general public. The Community Centre Complex proposes the following:

- Reception Area
- Flexible multi-purpose rooms for use by residents, community groups, and visiting or pop-up health clinics
- Swimming Pool
- Vegetable Garden
- Carparking with 37 spaces

4. Provide for growth and housing choice compatible with the future character and rural identity of Humpty Doo:

4.1 Provide for a variety of residential lot sizes to support a variety of housing choices and lifestyles. Residential development is located in 'Urban Residential' areas as shown in this Area Plan with Zone LMR (Low-Medium Density Residential) being the highest permitted urban residential density. Zone LMR is restricted to within 400m walking distance of Zone C (Commercial) land.

Residential

The site is located just on the edge of the 400m. However, the northern/rear dwellings are over 600m walking distance and so do not comply with the LMR Residential Density. The number of dwellings for residential development on land identified as 'Urban Residential' within the Rural Activity Centre core area is 60 which is above the 49 dwellings which would be expected (average net residential densities of 10 to 20 dwellings per hectare- bearing in mind roads access etc).

Within the site there is some diversity proposed with single storey, 32 x 2 bedroom and 28 x 3 bedroom dwellings in a combination of duplexes, townhouses and separate dwellings.

The proposal is for a single ownership, a retirement living / lifestyle community outcome and in this regard offers housing choice.

However as indicated above 'Retirement Living' is not a recognised use in the NT Planning Scheme 2020. The proposal is being assessed as a Group dwelling and Community Centre.

4.3 Facilitate retirement living. Subdivision and development for the purpose of retirement living is encouraged within the 'Urban Residential' and 'Community' areas identified by the Land Use Structure Plan at Figure 5.

ii. Retirement living is *preferably* located within 400m walking distance of Zone C (Commercial) and community facilities within the core area of the Rural Activity Centre.

iii. Subdivision and development for the purpose of a retirement village may have a residential density consistent with Zone LMR (Low-Medium Density Residential).

Residential

The proposal is located on a main road and located with some portion just within 400m walkable catchment but with other parts of the site, importantly the residential area up to 600m away. The connectivity is poor and the single lane access is proposed to also support pedestrians as well as cars and cars towing boats. No separate pedestrian walkways are proposed around the residential area through the open space and to the Community Centre. Freds Pass Road has an existing pedestrian pathway to the Commercial Centre but there is no safe proposal to reach this. This is not a walkable design.

The development proposes a higher density than the 10-20 dwellings per Ha required in LMR.

As indicated previously 'Retirement Living' is not a recognised use in the NT Planning Scheme 2020. The proposal is being assessed as a Group dwelling and Community Centre.

5.2 Provide for formal and informal active recreation (i.e. organised sport and non-prescriptive open space).(Urban residential subdivision is consistent with the requirements of the NT Planning Scheme and NT Subdivision Development Guidelines for the provision of useable public open space, footpaths and bicycle paths.)

This is not a subdivision however it is a residential development and so should align with development guidelines and residential requirements. The applicant argues that the land is private land under one ownership and so this does not apply however there is a proposed residential development, and this requires useable open space, footpaths and bicycle paths and it would need to respond to CPTED requirements. This has not been achieved.

Specifically in regards to CPTED the NT Planning Scheme 2020 refers to the ***DLP Community Safety Design Guide 2010***, Section 3.0 Urban Contexts. The Objectives are as follows:

- To reduce the opportunity for criminal and anti-social behaviour within residential areas.

- To design and develop safe, connected, legible and vibrant spaces and places.
- To promote a sense of community and improve the quality of life within residential areas.
- To encourage small business operations from home as these provide additional passive surveillance and promote street activity during various hours of the day.

The Guidelines and response to the guidelines are tabled below:

Community Safety Design Guideline	Response
Streets should be designed to ensure there are clear and legible movement paths for pedestrian, cycle and vehicular traffic. Long sightlines are encouraged to increase surveillance and 'way finding' abilities.	An internal access loop road is provided with dual carriage reducing down to a single carriage. Vehicle movement is shown. No legible pedestrian or cycle traffic path or separate pathway is provided for to the whole of the site. Long sightlines are not achieved with a hairpin bend located precisely at the point of an access to the Storage/Boat shed with a dwelling located to prevent safe sightlines.
Culs-de-sac and pedestrian walkways narrower than the adjoining street width should be avoided, as these create isolated areas and movement predictors.	The loop road narrows to a single carriageway. No pedestrian walkways for the residential component. A narrow walkway surrounds the Community Centre complex this varies in width so some areas are acceptable others too narrow.
Ensure residential building facades that face the public realm include habitable rooms and openings for passive surveillance.	Achieved
Buildings should be orientated to face parks and open spaces to ensure passive surveillance.	The group dwellings located in the central – open space portion are not orientated to face the park/ open space. Very poor passive surveillance could occur in this location.
Public open spaces should be designed to include street access around the perimeter to maximise passive surveillance. Where street access is not possible, the fencing between residential allotments and the adjoining open space must be visually permeable.	Street access should be possible but is not achieved because of the design. Dwellings prevent equitable and safe access to the POS and surveillance is not achieved.
Avoid the use of multiple enclaves in building facades as these provide hiding places.	The positioning of units to maximise density around the POS creates multiple enclaves that would provide hiding places.
Avoid the use of landscape treatments that impede clear sightlines or create barriers.	The Landscaping response is limited in the residential area and it is not possible to determine if sightlines are impeded or barriers created. We can assume that Landscape plan could be provided that could achieve this.

6.2 Developers contribute to the funding of local road connections, utilities and trunk infrastructure.
Developer Contributions are required. This is achievable.

6.4 Manage stormwater in the Rural Activity Centre (see also Objective 1.4)
A SWMP was provided but this would need to be amended with an amendment to any TIA provided.

7.1 Mitigate against mosquito breeding to reduce impacts on residential and sensitive land uses' - Subdivision and development addresses existing mosquito breeding sites and does not contribute to further breeding sites to the satisfaction of the government agency responsible for medical entomology Achievable.

The Humpty Doo Rural Activity Centre Area Plan

Objectives

2.3 Enhance the local road network to facilitate safe and convenient movement through the rural activity centre. Subdivision and development provides for an interconnected local road and accessway network that (1-6 listed) Of relevance are:

2 a) prioritises the safety of pedestrians and cyclists;

b) supports efficient vehicle access and multiple route choices;

c) interconnects with neighbouring lots to facilitate neighbourhood permeability and the future subdivision of adjacent lots;

The proposal does not achieve any of these. It does not:

1. Prioritise the safety of pedestrians and cyclists

   Residential- vehicle traffic is provided for but with a single carriage way and a hairpin bend

   Community Centre- some pedestrian access but no pedestrian pathways within the carpark. The carpark does not have a turnaround for efficient movement.

   With no provisions for pedestrian and cyclists, and a single vehicle access and egress point for both the Community Centre (Public and Private use) and the Residential area the safety of pedestrians and cyclists may be compromised and there may be far reaching local traffic implications.

   Storage/Boat Shed – The rear location of the shed requires that all cars with trailers and boats must take the single shared loop road to reach their destination. The road is proposed to be a slow speed road. However, the hairpin bend at the point of access to the shed is further confounded by poor sightlines with views obstructed by a proposed dwelling located on the bend.

   The Traffic Assessment provided at lodgement proposes a pedestrian crossing recommendation (path across Freds Pass Road or driveway widening) but this may not be adequate for multi-modal safety.

2. Support efficient vehicle access and multiple route choices

   With a single access from Freds Pass Road for all uses, no alternative routes proposed and a loop road that goes down to 1 carriageway with one direction this is an inefficient access proposal with no route choice.

3. Interconnect with neighbouring lots to facilitate neighbourhood to facilitate neighbourhood permeability and the future subdivision of adjacent lots

The proposed internal road layout restricts future access and circulation to adjacent Lots 5110 (east) and Lot 5112 (west), limiting their development in accordance with the Activity Centre Plan's road network objectives and constraining overall precinct connectivity.

The internal road within the Community Centre Carpark suggests a connection could be made to lots on either side at the front of the site but the proposed site layout would prevent connections elsewhere. The practicality and safety of future connections directly through the carpark would need to be further explored.

There is no pedestrian or cycling connections proposed to the neighbouring sites on either side or behind. Refer to the HDRACP Plan 4 below (Fig. 1) which shows that 3 connections are proposed going through the site to the land to the southeast and the northeast.



Figure 1 Movement & Transport Taken from Figure 4 of the HDRACAP

2.4 The provision of local roads driveways and accessways manage stormwater flow

A SWMP is provided and this can probably be achieved. A development design change and TIA update would require the changes to feed into the SWMP response.

2.5 Provide for convenient and accessible public transport

Public Transport is not easily accessed. The TIS recommends that pedestrians would cross Freds Pass Road to the existing pathway. It also proposes consideration be given to widening of the site driveway to accommodate pedestrian movements to and from the site crossing the open drain on the northern side of Freds Pass Road. It recommends that a pedestrian pathway is provided to facilitate crossing of Freds Pass Road to access the local footpath network (which provides connections to the nearby shopping centre) and proposes that this could be achieved by widening the driveway to 8m. The HDRACAP requires pathways on both sides of Freds Pass Road. Pedestrian use of the access road combined with potential scooter and bicycle use would be inadequate for safety reasons.

2.6 Provide a safe, appealing and convenient active transport network.

i) Development complies with the applicable requirements of the NT Planning Scheme for the provision of pedestrian and cycle paths, and **must** consider key pedestrian movements and links, protection from the elements, and landscaping for shade and amenity.
ii. Pedestrian and cycle paths are provided on **both sides** of Freds Pass Road and Challoner Circuit within the core area of the rural activity centre as identified at Figure 4.
A pedestrian pathway along Freds Pass Road on the side of the site and so this does not comply.

3.1 Protect and enhance rural amenity.

Residential
The development setbacks from the neighbouring sites on either side and to the rear are minimal. The density proposed is greater than that indicated in the LMR and the proposal is not a graduated density response, but a high density residential proposal with minimal boundary setbacks, located around the edges of the site and therefore does not protect rural amenity.

Storage/Boat shed
The 9 berth shed is located close to the rear boundary of 380 Arnhem Highway (North). The use will generate some noise from traffic. Amenity impacts such as noise and dust would require mitigation but could be achieved.

Community Centre
The Community Centre is well located and sited to the front of the site with good setbacks from the road and from the neighbouring properties. Landscaping I also shown. Car parking is provided with more than the required spaces for a Community Centre.

General
The single access into and out of the site for all proposed uses- Residential, Community Centre for public could have traffic impacts within the site and on the local road network.

For these reasons the rural amenity is potentially impacted and not enhanced.

3.1 Support local business.

Local business would be supported through the development and servicing of the residential area. The community Centre would support local businesses.

The creation of new residential development generally does support working from home and small business. There are no visitor car spaces proposed within the residential group dwelling area and this could create internal overspill parking, obstructive parking and parking saturation.

The potential traffic impacts caused by bottle necking from the single access point into and out of the site could have a detrimental effect on local businesses and local residents in the wider local area.

3.3 Activate public spaces. i. Development complies with the Crime Prevention through Environmental Design (CPTED) principles identified within the NT Community Safety Design Guide (2010).

The development does not comply with CPTED Principles. Please refer to the LSRLUP Objective 5.2 above. Dwellings within the loop- central open space area have a very poor configuration. This creates spaces that do not achieve CPTED. A reduction in the number of units particularly within this central area and shifting the units to *face* the public realm could make the space useable, accessible and much safer. Connected pathways are required. These issues were raised with the applicant and requested as further information. The applicant has decided not to amend the design layout at this stage.

4.0 Provide for growth and housing choice compatible with the future character and rural identity of Humpty Doo

A range of housing choices are sought to cater to different life stages. The proposal provides a limited choice of 2- and 3-bedroom dwellings all with minimal private open space and restricted undercover parking and storage. These are offered as retirement living- over 55s with the idea that they are low maintenance and within walkable distances to the RAC. However, the site is located at the edge of the RAC and accessibility via pedestrian pathways is not indicated. A wider range of housing choice with some 1-bedroom units would be better as it would cater to the wider demographic likely to be interested in the group dwelling arrangements.

Summary Response

An updated Design Concept Plan with a reduction in dwellings consistent with the zone, responsive landscaping, road connectivity, pedestrian & cycling paths both internally and to surrounding areas, CPTED responsive open space and greater housing choice to address the true demographic was requested from the applicant. The applicant has decided not to amend the design layout. The proposal remains highly inconsistent with the objectives of the LSRLUP and the HDRACP.

HIGHLY INCONSISTENT

3.2 CNV – Clearing of Native Vegetation

Purpose

Ensure that **clearing of native vegetation** does not unreasonably contribute to environmental degradation of the locality.

Administration

1. This Overlay applies to land within Zones RR, RL, R, H, A, CN, RD, WM and Unzoned land.

2. On land subject to this Overlay:
   (a) on land parcels less than 100ha, the **clearing of native vegetation** of more than one hectare in aggregate of land (including any area already cleared of ***native vegetation***) requires ***consent***; or
   (b) on land parcels of 100ha and over, the **clearing of native vegetation** of more than 10ha in aggregate of land (including any area already cleared of ***native vegetation***) requires ***consent***.

3. Notwithstanding sub-clause 2:
   (a) all **clearing of native vegetation** in Zone CN requires ***consent***, other than as provided for by sub-clause 5; and
   (b) on land parcels 100ha and over, the **clearing of native vegetation** of more than one hectare that includes ***significant vegetation*** requires ***consent***, other than as provided for by sub-clause 5.

4. The consent authority many ***consent*** to the **clearing of native vegetation** that is not in accordance with sub-clause 6 only if it is satisfied that it is appropriate in the context of the ***site*** and the locality having regard to such matters as:
   (a) the suitability of the ***site*** for the proposed use;
   (b) the values associated with the environmental characteristics (as applicable);
   (c) the significance, extent and likelihood of any potential environmental impacts; and
   (d) the measures the application proposes will be implemented to mitigate any potential impacts.

5. This Overlay does not apply to the **clearing of native vegetation** that:
   (a) is required or controlled under any Act in force in the Territory, including but not limited to:
      i. *Environment Protection Act 2019;*
      ii. *Environment Protection and Biodiversity Conservation Act 1999* (Cth);
      iii. *Pastoral Land Act 1992;*
      iv. *Petroleum (Environment) Regulations 2016;*
      v. *Territory Parks and Wildlife Conservation Act 1976;* or
   (b) is for the following purposes:

i. a firebreak as specified by the *Bushfires Management Act 2016* or the *Fire and Emergency Act 1996*, up to 5m wide along a boundary of a lot having an area of 8ha or less, or up to 10m wide on a lot having an area greater than 8ha, unless otherwise specified by a Regional Fire Control Committee;
ii. an internal fence line up to 10m wide on a lot having an area greater than 8ha;
iii. an internal vehicle access track up to 10m wide and at least 100m away from any cleared land used for a vehicle access track within the same site;
iv. construction of a telecommunications facility, where the area of clearing does not exceed 250m^2;
v. a geotechnical survey if the area cleared is:
    i. for an area in which a survey is conducted – a maximum area of 100m^2; and
    ii. for an area necessary for reasonable ***access*** to an area in which a survey is conducted – a maximum of 10m wide;
vi. a road to ***access*** the land or other land; or
vii. the maintenance and repair of public infrastructure.

Requirements

6. The **clearing of native vegetation** is to:
    (a) avoid impacts on ***significant vegetation***;
    (b) be based on land capability and suitability for the intended use;
    (c) avoid impacts on drainage areas, wetlands and waterways;
    (d) avoid habitat fragmentation and impacts on native wildlife corridors; and
    (e) avoid impacts on highly erodible soils.

7. An application for the **clearing of native vegetation** is to demonstrate consideration of the following:
    (a) the *Land Clearing Guidelines*;
    (b) the presence of threatened wildlife as declared under the *Territory Parks and Wildlife Conservation Act 1976*;
    (c) the presence of ***significant vegetation***;
    (d) the presence of essential habitats, within the meaning of the *Territory Parks and Wildlife Conservation Act 1976*;
    (e) the impact of the clearing on regional biodiversity;
    (f) whether the clearing is necessary for the intended use;
    (g) whether there is sufficient water for the intended use;
    (h) whether the soils are suitable for the intended use;
    (i) whether the slope is suitable for the intended use;
    (j) the presence of permanent and seasonal water features such as billabongs and swamps;
    (k) the retention of ***native vegetation*** adjacent to waterways, wetlands and rainforests;
    (l) the retention of ***native vegetation*** buffers along boundaries;
    (m) the retention of ***native vegetation*** corridors between remnant ***native vegetation***;

(n) the presence of declared ***heritage places*** or archaeological ***sites*** within the meaning of the *Heritage Act 2011*; and
(o) the presence of any sacred ***sites*** within the meaning of the *Northern Territory Aboriginal Sacred Sites Act 1989*.

Response:
The site has already been cleared of native vegetation, and no additional clearing of native vegetation will be required to support the development proposal.

NOT APPLICABLE

3.8 LADR – Land Adjacent to a Designated Road

Purpose
Ensure that ***access*** to a designated road from adjacent land does not prejudice traffic safety or the integrity and operation of the infrastructure.

Administration
1. ***Access*** to a use or development or proposed use or development from a designated road identified on this Overlay requires ***consent***.

2. Despite sub-clause 1, this Overlay does not apply where the agency responsible for the management of the designated road has provided written approval for the ***access***.

3. The consent authority may only ***consent*** to an ***access*** to a use or development where the ***access*** complies with sub-clause 4.

Requirements
4. Any ***access*** from a designated road corridor must be in accordance with the requirements of the agency responsible for the management of the designated road, to the satisfaction of that agency.

Requirements	Response
Any access from a designated road corridor must be in accordance with the requirements of the agency responsible for the management of the designated road, to the satisfaction of that agency.	**Litchfield Council**

A referral to the agency responsible for the management of the designated road has been made. Litchfield Council manage the road and have provided comment in a submission:

'The provided Traffic Impact Statement (TIS) evaluates the proposed use rather than LMR zoning standards and overlooks Planning Principle 2 requirements for pedestrian/cyclist prioritisation, footpath networks, wayfinding, and traffic calming at conflict points. As a key feeder road to three schools, two churches, and a daycare centre, *the TIS omits current speed limits, peak hour analysis, or targeted mitigation. Its pedestrian crossing recommendation (path across Freds Pass Road or driveway widening) is inadequate for multi-modal safety.'*

Litchfield Council have requested in their submission:
• A Traffic Impact Assessment (TIA) and technical engineering report addressing road upgrades and comprehensive traffic modelling considering existing uses of the core area.

A TIA that adequately addresses the potential traffic generated by the Community Centre uses, pedestrian/cyclist prioritisation, footpath networks and the local traffic context was requested as further information but was not received.

Access would need to be approved by Litchfield Council.

DOES NOT COMPLY

4.3 Zone LMR – Low-Medium Density Residential

Zone Purpose
Provide a range of low rise housing options that contribute to the streetscape and residential ***amenity*** in locations supported by community services and facilities, and where full reticulated services are available.

Zone Outcomes

1. A blend of **dwellings-single,** associated **dwellings-independent**, **dwellings-group** and **dwellings-multiple** predominantly of two ***storeys*** or less, on a range of lot sizes that respond to changing community needs.

2. **Home based businesses** and **dwellings-community residence** are conducted in a manner consistent with residential ***amenity***.

3. **Residential care facilities** are of a scale and conducted in a way that maintains the residential character and ***amenity*** of the zone.

4. Non-residential activities such as **community centres**:
   (a) support the needs of the immediate residential community;
   (b) are of a scale and intensity compatible with the residential character and ***amenity*** of the area;
   (c) wherever possible, are co-located with other non-residential activities in the locality;
   (d) avoid adverse impacts on the local road network; and
   (e) are managed to minimise unreasonable impacts to the ***amenity*** of surrounding residents.

5. Building design, ***site*** layout and ***landscaping*** provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.

6. An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with reasonable ***access*** to open space and community facilities.

Outcome	Response- Community Centre & Dwelling Group
A blend of dwellings-single, associated dwellings-independent, dwellings-group and dwellings-multiple predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs	The group dwellings are arranged as single units, duplex and townhouses. Lot sizes are limited. (The proposal indicates an over 55's Residential Lifestyle Village but even so this should cater to the demographic needs for the second half of life which could be up to 45 years.)
Home based businesses and dwellings-community residence are conducted in a manner consistent with residential amenity.	n/a
Residential care facilities are of a scale and conducted in a way that maintains the residential character and amenity of the zone.	n/a
Non-residential activities such as community centres: (a) support the needs of the immediate residential community; (b) are of a scale and intensity compatible with the residential character and amenity of the area; (c) wherever possible, are co-located with other non-residential activities in the locality; (d) avoid adverse impacts on the local road network; and (e) are managed to minimise unreasonable impacts to the amenity of surrounding residents.	The Community Centre uses are proposed to be small scale and are unlikely to create an amenity impact to neighbouring sites. It is proposed that theCommunity Centre would have multi-purpose rooms for use by residents, community groups, as well as visiting pop-up health clinics. There may be potential impacts on the local road network as there is a single access for the Community Centre (Public and Private uses proposed), the 60 group dwellings and the storage/boat shed and bottlenecks could occur at peak times both entering and exiting the site and within the site. The Community Centre is set apart from the residential area to the front of the site. It is well landscaped and has good setbacks to the neighbouring sites on either side. Amenity impact from uses on surrounding residents are not envisaged.
Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.	The site layout provides only minimal Private Open Space to units, however an open space area has been provided central to the site. The building design is somewhat uniform. Landscaping has not been shown between neighbouring units and so it is not possible to ascertain if this can provide the required privacy. Fencing is proposed. The central dwellings do not interface with the park open space. They also prevent equitable access to the park from residents that live on the other side of the loop road. Density is somewhat high so the landscaping needs to be effective in creating privacy between neighbours, but it is not shown. Rear setbacks to neighbouring sites are minimal and do not reflect the zoning of neighbouring properties or provide adequate amenity through landscaping.
An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with reasonable access to open space and community facilities.	Achievable

An amendment to the site layout and landscape concept plans was requested highlighting the issues above. This was not provided by the applicant.
Further information was requested from the applicant on the uses of the Community Centre. The applicant has indicated that the uses proposed are small scale.

It is considered that compliance could be achieved through amendments to dwelling density, diversity, building design, POS size, landscaping and ensuring that the setbacks to neighbouring sites that reflect the zoning of neighbouring properties and provide a meaningful transition.

DOES NOT COMPLY

5.2.1 General Height Control

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.

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.

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.

The proposed dwellings and Community Centre and Storage/Boat Shed are all less than 8.5m.

COMPLIES

5.2.4.1 Car Parking Spaces

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***.

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 use or development that is not in accordance with sub-clause 5 if it is satisfied a reduction in 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;
   (d) the potential impact on the surrounding road network and the ***amenity*** of the locality and adjoining property; and
   (e) 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 relevant table to this clause.

4. For the purposes of this clause:
   (a) the reductions in Table B only apply to uses specifically referenced within Table A and apply to the base car parking rates established in Table A;
   (b) only one reduction percentage is permitted per category when applying Table B; and
   (c) the reductions in Table B do not apply to one bedroom ***dwellings***.

Requirements

5. Use and development is to include the minimum number of ***car parking spaces*** within the development ***site***, as specified in the relevant table to this clause (rounded up to the next whole number).

Dwelling-group	1 per one bedroom ***dwelling*** 2 per ***dwelling*** with two or more bedrooms Plus Any reductions in accordance with Table B (if the developmer meets the criteria)
Community centre	5 for every 100m^2 of ***net floor area***

Dwelling group
2- and 3-bedroom units each with 2 car spaces- achieved

Ancillary Storage/Boat Shed
9 storage shed spaces

Community Centre
Less than 350m^2 net floor area requires 18 car spaces. 37 are provided – achieved. The TIS identified that the parking area at the SW corner of the site is a blind aisle and would require one of the parking spaces to be converted to a turn around bay.
The excess car spaces support potential small scale uses within the Community Centre

The ancillary uses within the Community Centre are proposed to be multi-purpose rooms for use by residents, community groups, and visiting or pop-up health clinics. These uses could generate more car parking than 5 per 100sqm but more car spaces have been provided. Further information was sought around what these uses entailed and the applicant indicated small scale gatherings and pop up health services. The excess carparking of 9 additional spaces is considered supportive of small-scale activity.

COMPLIES

5.2.2.4 Layout of Car Parking Spaces

Purpose
Ensure that a ***car parking area*** is appropriately designed, constructed and maintained for its intended purpose.

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.

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.

Requirements	Community Centre	Ancillary Outbuilding
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 nonurban areas.	The proposed car parking areas and driveways will be flat, sealed, and well drained. A pedestrian access within the carpark would be required for safety. However, the parking area requires a turn around at the end so that residents and public can manoeuvre and exit the car parking area in a forward direction.	9 x residents storage sheds associated with the dwellings for residents to store large equipment such as caravans and boats; No information has been provided in regards to the gradient, sealed or dust suppression of surface.
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.	The carparking area should have a separate internal access from the residential area to the carpark. A separate access from Freds Pass Road to the Community Centre and its Carparking area would be significantly more functional than the proposed single combined use entry and exit.	A turnaround area should be located at the end of the carpark. Noting that a swept path analysis for Austroads Class TB2 (two-axle bus/truck, 5.5-14.5m) or larger vehicles entering/exiting the site would be required to demonstrate that turnaround is possible.
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.	One point off access to Freds Pass Road is proposed. However, in this instance the Community Centre should have a separate access onto Freds Pass Road. Access should not be shared with residents living in the 60 unit group dwelling area to the rear. All driveway areas are a minimum of 3.5m where one-way traffic is identified, and a minimum of 6m where two-way traffic is proposed.	Access to the Storage shed is to the rear of the site off the loop road and also services 3 dwellings. This access should not be shared. Sightlines are poor as the access is onto a hairpin bend.

Community Centre Carparking

The TIS identified that the parking area at the SW corner of the site is a blind aisle and would require one of the parking spaces to be converted to a turn around bay.

There are issues with the functionality and safety of the proposal, in particular the following:

- A turnaround area is should be located at the end of the carpark. Noting that a swept path analysis for Austroads Class TB2 (two-axle bus/truck, 5.5-14.5m) or larger vehicles entering/exiting the site would be required to demonstrate that turnaround is possible.
- A pedestrian access/pathway within the carpark is required.
- The Community Centre should have a separate access onto Freds Pass Road. Access should not be shared with residents living in the 60 unit group dwelling area to the rear.

Storage/Boat Shed Carparking

- There are concerns around the design of the shared access to the boat shed and the poor sightlines. The storage area needs to demonstrate turnaround with a swept path analysis for Austroads Class TB2 (two-axle bus/truck, 5.5-14.5m) or larger vehicles.
- The storage area needs to indicate a flat gradient and sealed or dust suppressed surface -this could be conditioned.

DOES NOT COMPLY

5.2.6.1 Landscaping in Zones other than Zone CB

5.2.6.1 Landscaping in Zones other than Zone CB

Purpose

Encourage ***landscaping*** that enhances local ***amenity*** by:
(a) contributing to safe and attractive public spaces and places;
(b) responding to the local climate and soil characteristics;
(c) supporting cooler internal and outdoor areas; and
(d) recognising the value of retaining existing plants and trees.

Administration

1. ***Landscaping*** may include, where subordinate to areas for the planting and growing of plants, impervious and unplanted areas for;
   (a) pedestrian access,
   (b) outdoor recreation, or
   (c) natural or ornamental features and the like.

2. The consent authority may ***consent*** to ***landscaping*** that is not in accordance with sub-clauses 5, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the ***site*** having regard to the ***amenity*** of the streetscape, and the potential impact on the ***amenity*** of the locality and adjoining property.

Requirements

3. Where ***landscaping*** is required by this Scheme it should be designed so that:
   (a) planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered ***car parking areas***;
   (b) it maximises efficient use of water and is appropriate to the local climate;
   (c) it takes into account the existing streetscape, or any landscape strategy in relation to the area;
   (d) significant trees and vegetation that contribute to the character and ***amenity*** of the ***site*** and the streetscape are retained;
   (e) energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;
   (f) the layout and choice of plants permits surveillance of public and communal areas; and
   (g) it facilitates on-site infiltration of stormwater run-off.

4. The quality and extent of the ***landscaping*** consented to must be maintained for the life of the development.

Further information was requested in relation to:

- 'Planting is focussed on the area within street frontage setbacks, **side setbacks**, communal open space and uncovered car parking areas'-The access road does not have tree planting that provides

shade – coconut palms do not provide shade or support cooling. Landscaping in the side setbacks to dwellings.

- 'Energy Conservation of a building having regard to the need for shade and sunlight at varying times of the year' - The POS for each dwelling is minimal and may not support shade trees and the energy conservation needs to be demonstrated with landscaping.

The applicant has indicated that Landscaping would be addressed at a later stage and did not provide an amended Concept Plan responding to Clause 5.2.6.1.

Group Dwellings
The majority of the site is for residential group dwellings. However the landscaping to the front of the residential units is sparse. Landscaping along the side and rear is non-existent and setbacks are poor. The purpose is not well achieved. The individual dwelling landscaping does not propose shade trees so the energy conservation of dwellings would not be assisted by landscaping.
The central park area has access from only one side and is broken up so its accessibility and its useability are significantly reduced and residents in the back half of the site are disadvantaged.

Storage/Boat Shed
Located at the rear of the site. The applicant has indicated that this would be fenced.

Community Centre
A landscaping response has been provided around the Community Centre.

DOES NOT COMPLY

5.4.1 Residential Density

Purpose
Ensure that the development of ***residential buildings***:
(a) is of a density compatible with adjoining or nearby existing development or development reasonably anticipated;
(b) is of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and
(c) is consistent with land capability having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations.

Administration
1. The consent authority may ***consent*** to a development that is not in accordance with sub-clause 2 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 adjoining and nearby property.

Requirements
2. The maximum number of ***dwellings*** that may be constructed on a ***site*** is to be determined in accordance with Table A, B, C or D (as the case requires) to this clause.

Table A to Clause 5.4.1: Dwelling Density in Certain Zones	
Zone	**Dwelling Density**
LR, RR, RL, R and CV	1 **dwelling-single** per lot and may include a **dwelling-independent**
LMR	1 **dwelling-single** per lot and may include a **dwelling-independent** or 1 ***dwelling*** per 150m² for a 1 bedroom ***dwelling*** as part of a **dwelling-group** or **dwelling-multiple** or 1 ***dwelling*** per 300m² for a 2+ bedroom ***dwelling*** as part of a **dwelling-group** or **dwelling-multiple**

Zone LMR (1 dwelling per 300m^2) 24600(Total Site Area) would equate to 80 dwellings.
However, the whole of the site is not being given over to dwellings it is a proposed Community centre, car park, and storage sheds. The true area being given over to dwellings is calculated at approximately 18950m^2 which equates to approximately 60 dwellings. Sixty dwellings are proposed. However, the surrounding sites are not RL and so the impact of the higher density needs to be considered through providing setbacks and transition and reducing density.

GENERALLY COMPLIES

5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures

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***;
(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.

Administration

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 **dwellings-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 15m^2 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.

Requirements

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.

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 and 4.5m for ***ancillary*** structures and balconies without external walls or 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 and 4.5m for ***ancillary*** structures without external walls
Secondary street frontage	2.5m for ***residential buildings*** and 1.5m for ***ancillary*** structures and balconies without external walls. or 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 and 1.5m for ***ancillary*** **structures** without external walls

Building	Setback	Response
Community Centre	3.0 to carparking area 25m to Building	Not a residential building
Shed	Setback from front and sides. Rear 1.5m	Amenity impacts to rear property will need to be considered as the building is very long with no step in.
Dwellings	Well setback from front boundary. Internal road setbacks are 3.4-3.7m, garages approx. 6.0m	The proposal is like a large subdivision and should respond to the internal road with better front setbacks.

COMPLIES

5.4.3.2 Distance Between Residential Buildings on one Site

Purpose

Ensure ***residential buildings*** provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining ***residential buildings*** and private open space.

Administration

1. The consent authority may ***consent*** to a development that is not in accordance with sub-clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and that the design of the development adequately mitigates the adverse effects of building massing and privacy and overlooking impacts that may arise from non-conformity with sub-clauses 2 and 3.

Requirements

2. Where more than one building comprising one or two ***storey residential buildings*** is located on a ***site*** the distance between the buildings is to be calculated in accordance with Table A to Clause 5.4.3 as if there was a lot boundary between the buildings.

3. Where more than one building comprising ***residential buildings*** that exceeds two ***storeys*** in height is located on a ***site***, the distance between buildings is to be a minimum of:
   (a) 3m for walls to non-habitable rooms and ***habitable rooms*** *without* windows or doors; and
   (b) 4.5m for walls *with* windows or doors to ***habitable rooms*** or to a verandah or balcony.

4. For each ***storey*** over four ***storeys***, the distance between buildings referred to in sub-clause 3 is measured from a straight line that is half the average distance between the walls of the buildings.

The proposed residential buildings are single storey and set back a minimum 3m from one another, in accordance with the requirements of this clause.

COMPLIES

5.4.6.1 Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group

Purpose

Extend the function of a ***dwelling*** and enhance the residential environment by ensuring that each ***dwelling*** has private open space that is:

(a) of an adequate size to provide for domestic purposes;
(b) appropriately sited to provide outlook for the ***dwelling***;
(c) open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the ***site***; and
(d) inclusive of areas for ***landscaping*** and tree planting.

Administration

1. The consent authority may ***consent*** to private open space that is not in accordance with sub-clauses 2 and 3 only if 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 adjoining and nearby property.

Requirements

2. Private open space should:
   (a) satisfy the minimum area, dimensions and open to the sky requirements contained in the table to this clause;
   (b) be directly accessible from the ***dwelling*** and enable an extension of the function of the ***dwelling***; and
   (c) be located to provide views from the ***dwelling*** to open space and natural features of the ***site*** or locality, and to reduce overlooking from neighbouring open space and ***dwellings***;
   (d) ensure that at least half of the private open space is permeable to allow stormwater infiltration and lessen stormwater runoff from the ***site***;
   (e) include at least one area of at least $5m^2$, with no dimension less than 1.5m, for the deep soil planting of trees and vegetation for shade or screening; and
   (f) allow for ***landscaping*** at the property frontage to complement the visual ***amenity*** of the streetscape.

3. Where the private open space for a **dwelling-group** is at ***ground level***, it should be:
   (a) screen fenced to a height of at least 1.8m providing a visual barrier to adjoining residences and public areas; or
   (b) fenced to a height of at least 1.8m and planted with dense vegetation which will provide a visual barrier at maturity.

Table to Clause 5.4.6.1: Minimum Areas of Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group

For clarity, in this table:

Area A is the minimum area, for each ***dwelling***, that must be open vertically to the sky and have no dimension less than 1.5m.

A least half of Area A must be permeable, and may include the 5m² required for deep soil planting.

Area B is the minimum dimensioned space that extends the function of the ***dwelling*** and may be covered or open to the sky.

Any part of **Area B** that is open to the sky may form part of **Area A**.

Type of Dwelling	Private Open Space Area
Dwelling-group	**A.** 45m², open vertically to the sky, with no dimension less than 1.5m; and **B.** 24m², all or partly covered, with no dimension less than 4m.
Dwelling-single on a lot less than 450m²	
Dwelling-independent in addition to the private open space requirement for the **dwelling - single**	
Dwelling-single on a lot not less than 450m²	**A.** 50m², open vertically to the sky, with no dimension less than 1.5m; and **B.** 36m², all or any part covered, with no dimension less than 6m.

Requirement	Response
Private open space should: a. satisfy the minimum area, dimensions and open to the sky requirements contained in the table to this clause; b. be directly accessible from the dwelling and enable an extension of the function of the dwelling; and c. be located to provide views from the dwelling to open space and natural features of the site or locality, and to reduce overlooking from neighbouring open space and dwellings; d. ensure that at least half of the private open space is permeable to allow stormwater infiltration and lessen stormwater runoff from the site; e. include at least one area of at least 5m2, with no dimension less than 1.5m, for the deep soil planting of trees and vegetation for shade or screening; and f. allow for landscaping at the property frontage to complement the visual amenity of the streetscape.	Could be achieved with an be achieved but would require responses on the following: e. The Location of deep planting 5m² is not provided. f. Landscaping at front of the dwellings to the internal road.
Area A. has 45m², open vertically to the sky, with no dimension less than 1.5m; and Area B has 24m², all or partly covered, with no dimension less than 4m. POS Screening and dense planting	Dimensions Generally Achieved. Required: details provided around screening landscaping which is not evident on the plans, fence type and the height.

Response Summary

Mostly minimal dimensions are achieved. The POS for Type 01c units on either end- may not be achieved and needs to be fully demonstrated.

Further information was requested for deep planting, landscaping in frontage of dwellings, POS screening and fence heights to determine compliance. The applicant did not provide updated plans but did respond by saying that refinement of the plans would occur at a later stage.

DOES NOT COMPLY

5.4.8.1 Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility

Purpose

Promote site-responsive designs for **dwelling-group**, **rooming accommodation** and **residential care facility**, which provide a pleasant living environment for the occupants and a sympathetic interface with adjoining lots, to minimise unreasonable impacts on the privacy and ***amenity*** of surrounding residents.

Administration

1. This clause does not apply when only two ***dwellings*** form the **dwellings-group**.

2. The consent authority should take into account how the building design has addressed sub-clauses 3-14.

Requirements

3. Locate development on the ***site*** for correct solar orientation.

4. Minimise expanses of walls by varying ***building heights***, ***building setbacks*** and façades.

5. Locate air conditioners where they are accessible for servicing.

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

7. Avoid overlooking of private open spaces and ***habitable rooms*** of adjacent residences on the same and adjacent ***sites***.

8. Locate bedrooms and private open spaces away from noise sources.

9. Control its own noise sources and minimise the transmission of noise between ***dwellings***.

10. Where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction.

11. Balance the achievement of visual and acoustic privacy with passive climate control features.

12. Allow breeze penetration and circulation.

13. Minimise use of reflective surfaces.

14. Provide internal drainage of balconies and coving on the edge of balconies.

Requirement	Response
Locate development on the site for correct solar orientation.	Many of the dwellings are oriented N-S. The optimum orientation in NT is E-W. The Lot configuration makes achieving this difficult.
Minimise expanses of walls by varying building heights, building setbacks and façades.	Some variation provided
Locate air conditioners where they are accessible for servicing.	Can be conditioned
Conceal service ducts, pipes, air conditioners, air conditioning plants etc.	Service ducts, pipes, air conditioners, air conditioning plants will be screened and/or concealed. Can be conditioned.
Avoid overlooking of private open spaces and habitable rooms of adjacent residences on the same and adjacent sites.	Screen fencing to be provided but not shown on the plans
Locate bedrooms and private open spaces away from noise sources.	Dwellings have been designed to ensure bedrooms and private open space areas are located away from noise sources.
Control its own noise sources and minimise the transmission of noise between dwellings	Dwellings will be able to control noise
Where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction.	N/A
Balance the achievement of visual and acoustic privacy with passive climate control features.	Poor response. No landscaping, a swale drain restricts the useable pos for some dwellings, acoustic privacy may not be achievable. Higher density and house design limits passive climate control.
Allow breeze penetration and circulation.	There is reduced separation between dwellings to allow for good airflow and minimal POS for appropriate landscaping.
Minimise use of reflective surfaces.	Minimised
Provide internal drainage of balconies and coving on the edge of balconies.	N/A

The proposal does not comply. The internal design, siting and density of dwellings as well as the minimal POS and lack of landscaping combine to provide a very poor response where noise management, good

airflow are not well achieved and amenity of residents would be compromised as dwellings would rely on artificial light and air conditioning. The external environment would also be compromised as the POS would not provide opportunities for air flow and shade.

DOES NOT COMPLY

5.4.17 Building Articulation

Purpose

Ensure that ***residential buildings*** mitigate the perception of building mass and bulking when viewed from adjoining properties and the street, and provide opportunities for cross-ventilation within building design.

Administration

1. This clause applies to all sides of ***residential buildings*** that are longer than 15m, except the ground floor of buildings in Zone CB.
2. The consent authority may ***consent*** to a development that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause.
3. The length of the building excludes verandahs, balconies, porches and carports integrated into the ***residential building*** design.

Requirements

4. A step or recess to the building line of no less than 1m by 1m is required for every 15m of building length, or part thereof.

Editor's Note: Refer to *Design Guidance: Articulation* for guidance on interpreting sub-clause 4.

Generally Achieved. Some variations are sought:

- The Boat Storage shed has a length of 35.5m and is not stepped however this is to the rear of the site and would be mostly screened by fencing. The rear setback is a minimal 1.5m.
- Part of the proposed community centre building on the northeastern side is a length of 16.3m

GENERALLY COMPLIES

Technical Assessment PA2026/0080

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

Application No: PA2026/0080

Lot number: 05111

Town/Hundred: Hundred of Strangways

Zone: LMR (Low-Medium Density Residential)

Site Area: 2.46Ha

Proposal: Dwelling group (32 x2 bedroom and 28 x3 bedroom) in 60 single storey buildings (Retirement Living) and Community Centre

Plans used for assessment: Humpty Doo Lifestyle Estate- Retirement village Location Plan CD.000, Site Plan CD.002, CD.003 Site Roof Plan, Carpark CD.100, Reception CD.101, Building Types CD.102 -103, Storage ShedsV1 CD.104, Street Elevation CD.110, Perspectives CD.120-122.

Date assessment finalised: 26 April 2026

The proposed development requires consent under the Northern Territory Planning Scheme 2020 as described in the below table:

Zone LMR (Low-Medium Density Residential)				
Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Specific Development Requirements**
Dwelling Group	Merit assessable	3.8 LADR-Land Adjacent to a Designated Road 3.2 CNV-Clearance of Native Vegetation	5.2.1 General Height Control 5.2.4 Car Parking 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 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group 5.4.6.1 Private Open Space for Dwellings-Group 5.4.7 Communal Open Space 5.4.8.1 Building Design for Dwelling-group 5.4.17 Building Articulation
Community Centre	Impact assessable	3.8 LADR-Land Adjacent to a Designated Road 3.2 CNV-Clearance of	5.2.1 General Height Control 5.2.4 Car Parking 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent	

		Native Vegetation	to Land in Zones LR, LMR, MR or HR 5.2.4.4 Layout of Car Parking Areas	
Outbuilding (Ancillary)			5.2.4.4 Layout of Car Parking Areas	

Retirement Living is not a recognised use in the NT Planning Scheme 2020. The proposal is being assessed as a **Group dwelling** with **ancillary Outbuilding** and a **Community Centre**.

Pursuant to Clause 1.8(1)(b) of the Scheme, dwelling-group (3+) is a *Merit Assessable* type of development in Zone LMR and pursuant to Clause 1.8(1)(c) a Community Centre is *Impact Assessable* type of development. Therefore the Development is considered to be Impact Assessable type of development. In accordance with Clause 1.10(4), in considering an application for a use or development identified as Impact 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.
d) any component of the Strategic Framework relevant to the land as set out in Part 2.

Clause 1.8(1)(b)(ii)(2)

(b) *Merit Assessable* – 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.
Use and development of land requires ***consent*** and is *Merit Assessable* when any of the following apply: i. it is shown as *Merit Assessable* on the relevant assessment table in Part 4;

Clause 1.8(1)(c)(ii)(2)

(c) Impact Assessable – use and development that requires the exercise of discretion by the consent authority to determine if it is appropriate given the location of the site and the potential impacts on surrounding uses, and if it accords with the Strategic Framework.

Use and development of land requires consent and is Impact Assessable when any of the following apply:

I. it is shown as Impact Assessable on the relevant assessment table in Part 4;
II. it is for the subdivision of land other than that included at Clause 1.8(1)(b)(iii); or
III. it is identified as Impact Assessable in Clause 1.9; or
IV. it is a Prohibited development which relates to a heritage place as set out in Clause 1.10(7)(b); or
V. a provision of this Planning Scheme expressly requires assessment as Impact Assessable.

Clause 1.10 Exercise of Discretion by the Consent Authority

2. 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.

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.

2.0 Strategic Framework

The following is relevant to the subject site.

In accordance with subclause 2.2 (4) of NTPS 2020, the Strategic Framework guides the interpretation of all Parts of the NTPS 2020:
Where there is inconsistency between the components of the Strategic Framework, Area Plans, providing the most detailed level of guidance, prevail over higher-order Land Use Plans and Strategic Planning Policies to the extent of any inconsistencies.

Subregional Land Use Plans, Regional Land Use Plans and Strategic Planning Policies will guide interpretation of the Planning Scheme when:
(a) there is no applicable Area Plan;
(b) the Area Plan does not provide guidance on a particular issue;
(c) a use or development does not accord with an Area Plan; or
(d) a new Area Plan is being created or a change is proposed to an existing Area Plan.

The Darwin Regional Land Use Plan, the Litchfield Subregional Land Use Plan (LSRLUP) and the Humpty Doo Rural Activity Centre Area Plan are applicable to the subject site.

Darwin Regional Land Use Plan & the Litchfield Subregional Land Use Plan

The Darwin Regional Land Use Plan identifies the land for 'Rural Lifestyle' and 'Rural Area' development respectively. The LSRLUP which provides the most detailed level of guidance, in this instance, outlines the following objectives for such identification. Below are the objectives (black) and an assessment of the proposal against the objectives (blue):

2. Provide a coordinated, efficient and interconnected subregional, local, and active transport network

The proposal does not support subregional and local active transport for the following reasons:

1. Connections with the lots on either side of 80 Freds Pass Road and to the rear are not proposed.
2. A proposed single carriage one-way loop servicing more than 60 lots and at least 120 + residents will not support efficient and coordinated access and egress onto and within the site. Traffic jams and impacts within the site and onto the wider road network would occur. This has potential to be a very unsafe scenario, particularly in peak hours, with emergency vehicle access onto the site, school runs and drop off and pick up in the local area.
3. No separate pedestrian pathways are proposed within the Residential group dwelling area of the site to the park and the Community Centre. The proposal assumes pedestrian access along the single lane loop road which is also the only access to a storage/boat shed.
4. The residential area does not have a separate access outside onto Freds Pass Road but uses the same access as the community centre and the storage/boat shed. This one-way mostly single lane loop proposal would cause a significant slow in traffic at peak times exactly when traffic is already slowed from drop off and pick up for the local school and the usual peak hour traffic times.
5. A pedestrian pathway to the commercial centre is located on the other side of Freds Pass Road, no proposed connectivity is proposed.

Storage/Boat Shed

The shed is located at the back of the site and access and egress would require boats and trailers to use the same single lane loop used by residents in the group dwellings. A safer and more efficient outcome would be a separate access that allows for a bypass of the residential area.

Community Centre

The Community Centre is not just for residents but would also be used by the public. The parking area has a number of issues:

- no internal pedestrian pathways to support safe and efficient pedestrian movement
- Access to outside the site is a single combined access with the Residential area access which would not work in peak times as there would be the public as well as residents using the one access.
- No turnaround area at the end of the carpark so egress is not efficient or safe. A better manoeuvring space at the far end of the carpark that is demonstrated using a vehicle manoeuvring template.

Further clarification was requested from the applicant as to the amenity impact of the proposal on the wider road network. A TIS was provided but a full TIA is required to effectively considers this. The Community Centre use may increase vehicle trips significantly and TIA would need to fully analyse this traffic impact.

The above discussion highlights the access, traffic and carpark design issues that would impact the wider design of the proposal and would need to be resolved as early as possible because they would require significant design changes. It is also noted that the Freds Pass local road network is already compromised by existing issues highlighted by LoC in their submission response.

5. Support social infrastructure that meets the needs and aspirations of the community

Group Dwellings (single, duplex and townhouses) and Central Open Space area

The group dwellings would support retirees, couples and families.

Whilst some community needs would be met the design does not address the following:

- No single bedroom units were provided so single people would not be supported unless they entered into a share house situation.
- Internal bathroom spaces are reduced and so this would not achieve the requirements for turnaround space for the mobility impaired.
- The proposed park/ open space is well located being central to the residential area but it does not have any external or internal pedestrian access and cannot be reached from two sides of the development because of dwelling locations. The overly dense nature of the development locates some units and duplexes backing onto the park. This fragments the open space, prevents equity of access and creates CPTED concerns.

Community Centre

The proposal provides a Community Centre for the residents and the general public. The Community Centre Complex proposes the following:

- Reception Area
- Flexible multi-purpose rooms for use by residents, community groups, and visiting or pop-up health clinics
- Swimming Pool
- Vegetable Garden
- Carparking with 37 spaces

4. Provide for growth and housing choice compatible with the future character and rural identity of Humpty Doo:

4.1 Provide for a variety of residential lot sizes to support a variety of housing choices and lifestyles. Residential development is located in 'Urban Residential' areas as shown in this Area Plan with Zone LMR (Low-Medium Density Residential) being the highest permitted urban residential density. Zone LMR is restricted to within 400m walking distance of Zone C (Commercial) land.

Residential

The site is located just on the edge of the 400m. However, the northern/rear dwellings are over 600m walking distance and so do not comply with the LMR Residential Density. The number of dwellings for residential development on land identified as 'Urban Residential' within the Rural Activity Centre core area is 60 which is above the 49 dwellings which would be expected (average net residential densities of 10 to 20 dwellings per hectare- bearing in mind roads access etc).

Within the site there is some diversity proposed with single storey, 32 x 2 bedroom and 28 x 3 bedroom dwellings in a combination of duplexes, townhouses and separate dwellings.

The proposal is for a single ownership, a retirement living / lifestyle community outcome and in this regard offers housing choice.

However as indicated above 'Retirement Living' is not a recognised use in the NT Planning Scheme 2020. The proposal is being assessed as a Group dwelling and Community Centre.

4.3 Facilitate retirement living. Subdivision and development for the purpose of retirement living is encouraged within the 'Urban Residential' and 'Community' areas identified by the Land Use Structure Plan at Figure 5.

ii. Retirement living is *preferably* located within 400m walking distance of Zone C (Commercial) and community facilities within the core area of the Rural Activity Centre.

iii. Subdivision and development for the purpose of a retirement village may have a residential density consistent with Zone LMR (Low-Medium Density Residential).

Residential

The proposal is located on a main road and located with some portion just within 400m walkable catchment but with other parts of the site, importantly the residential area up to 600m away. The connectivity is poor and the single lane access is proposed to also support pedestrians as well as cars and cars towing boats. No separate pedestrian walkways are proposed around the residential area through the open space and to the Community Centre. Freds Pass Road has an existing pedestrian pathway to the Commercial Centre but there is no safe proposal to reach this. This is not a walkable design.

The development proposes a higher density than the 10-20 dwellings per Ha required in LMR.

As indicated previously 'Retirement Living' is not a recognised use in the NT Planning Scheme 2020. The proposal is being assessed as a Group dwelling and Community Centre.

5.2 Provide for formal and informal active recreation (i.e. organised sport and non-prescriptive open space).(Urban residential subdivision is consistent with the requirements of the NT Planning Scheme and NT Subdivision Development Guidelines for the provision of useable public open space, footpaths and bicycle paths.)

This is not a subdivision however it is a residential development and so should align with development guidelines and residential requirements. The applicant argues that the land is private land under one ownership and so this does not apply however there is a proposed residential development, and this requires useable open space, footpaths and bicycle paths and it would need to respond to CPTED requirements. This has not been achieved.

Specifically in regards to CPTED the NT Planning Scheme 2020 refers to the ***DLP Community Safety Design Guide 2010***, Section 3.0 Urban Contexts. The Objectives are as follows:

- To reduce the opportunity for criminal and anti-social behaviour within residential areas.

- To design and develop safe, connected, legible and vibrant spaces and places.
- To promote a sense of community and improve the quality of life within residential areas.
- To encourage small business operations from home as these provide additional passive surveillance and promote street activity during various hours of the day.

The Guidelines and response to the guidelines are tabled below:

Community Safety Design Guideline	Response
Streets should be designed to ensure there are clear and legible movement paths for pedestrian, cycle and vehicular traffic. Long sightlines are encouraged to increase surveillance and 'way finding' abilities.	An internal access loop road is provided with dual carriage reducing down to a single carriage. Vehicle movement is shown. No legible pedestrian or cycle traffic path or separate pathway is provided for to the whole of the site. Long sightlines are not achieved with a hairpin bend located precisely at the point of an access to the Storage/Boat shed with a dwelling located to prevent safe sightlines.
Culs-de-sac and pedestrian walkways narrower than the adjoining street width should be avoided, as these create isolated areas and movement predictors.	The loop road narrows to a single carriageway. No pedestrian walkways for the residential component. A narrow walkway surrounds the Community Centre complex this varies in width so some areas are acceptable others too narrow.
Ensure residential building facades that face the public realm include habitable rooms and openings for passive surveillance.	Achieved
Buildings should be orientated to face parks and open spaces to ensure passive surveillance.	The group dwellings located in the central – open space portion are not orientated to face the park/ open space. Very poor passive surveillance could occur in this location.
Public open spaces should be designed to include street access around the perimeter to maximise passive surveillance. Where street access is not possible, the fencing between residential allotments and the adjoining open space must be visually permeable.	Street access should be possible but is not achieved because of the design. Dwellings prevent equitable and safe access to the POS and surveillance is not achieved.
Avoid the use of multiple enclaves in building facades as these provide hiding places.	The positioning of units to maximise density around the POS creates multiple enclaves that would provide hiding places.
Avoid the use of landscape treatments that impede clear sightlines or create barriers.	The Landscaping response is limited in the residential area and it is not possible to determine if sightlines are impeded or barriers created. We can assume that Landscape plan could be provided that could achieve this.

6.2 Developers contribute to the funding of local road connections, utilities and trunk infrastructure.
Developer Contributions are required. This is achievable.

6.4 Manage stormwater in the Rural Activity Centre (see also Objective 1.4)
A SWMP was provided but this would need to be amended with an amendment to any TIA provided.

7.1 Mitigate against mosquito breeding to reduce impacts on residential and sensitive land uses' - Subdivision and development addresses existing mosquito breeding sites and does not contribute to further breeding sites to the satisfaction of the government agency responsible for medical entomology Achievable.

The Humpty Doo Rural Activity Centre Area Plan

Objectives

2.3 Enhance the local road network to facilitate safe and convenient movement through the rural activity centre. Subdivision and development provides for an interconnected local road and accessway network that (1-6 listed) Of relevance are:

2 a) prioritises the safety of pedestrians and cyclists;

b) supports efficient vehicle access and multiple route choices;

c) interconnects with neighbouring lots to facilitate neighbourhood permeability and the future subdivision of adjacent lots;

The proposal does not achieve any of these. It does not:

1. Prioritise the safety of pedestrians and cyclists

   Residential- vehicle traffic is provided for but with a single carriage way and a hairpin bend

   Community Centre- some pedestrian access but no pedestrian pathways within the carpark. The carpark does not have a turnaround for efficient movement.

   With no provisions for pedestrian and cyclists, and a single vehicle access and egress point for both the Community Centre (Public and Private use) and the Residential area the safety of pedestrians and cyclists may be compromised and there may be far reaching local traffic implications.

   Storage/Boat Shed – The rear location of the shed requires that all cars with trailers and boats must take the single shared loop road to reach their destination. The road is proposed to be a slow speed road. However, the hairpin bend at the point of access to the shed is further confounded by poor sightlines with views obstructed by a proposed dwelling located on the bend.

   The Traffic Assessment provided at lodgement proposes a pedestrian crossing recommendation (path across Freds Pass Road or driveway widening) but this may not be adequate for multi-modal safety.

2. Support efficient vehicle access and multiple route choices

   With a single access from Freds Pass Road for all uses, no alternative routes proposed and a loop road that goes down to 1 carriageway with one direction this is an inefficient access proposal with no route choice.

3. Interconnect with neighbouring lots to facilitate neighbourhood to facilitate neighbourhood permeability and the future subdivision of adjacent lots

The proposed internal road layout restricts future access and circulation to adjacent Lots 5110 (east) and Lot 5112 (west), limiting their development in accordance with the Activity Centre Plan's road network objectives and constraining overall precinct connectivity.

The internal road within the Community Centre Carpark suggests a connection could be made to lots on either side at the front of the site but the proposed site layout would prevent connections elsewhere. The practicality and safety of future connections directly through the carpark would need to be further explored.

There is no pedestrian or cycling connections proposed to the neighbouring sites on either side or behind. Refer to the HDRACP Plan 4 below (Fig. 1) which shows that 3 connections are proposed going through the site to the land to the southeast and the northeast.



Figure 1 Movement & Transport Taken from Figure 4 of the HDRACAP

2.4 The provision of local roads driveways and accessways manage stormwater flow

A SWMP is provided and this can probably be achieved. A development design change and TIA update would require the changes to feed into the SWMP response.

2.5 Provide for convenient and accessible public transport

Public Transport is not easily accessed. The TIS recommends that pedestrians would cross Freds Pass Road to the existing pathway. It also proposes consideration be given to widening of the site driveway to accommodate pedestrian movements to and from the site crossing the open drain on the northern side of Freds Pass Road. It recommends that a pedestrian pathway is provided to facilitate crossing of Freds Pass Road to access the local footpath network (which provides connections to the nearby shopping centre) and proposes that this could be achieved by widening the driveway to 8m. The HDRACAP requires pathways on both sides of Freds Pass Road. Pedestrian use of the access road combined with potential scooter and bicycle use would be inadequate for safety reasons.

2.6 Provide a safe, appealing and convenient active transport network.

i) Development complies with the applicable requirements of the NT Planning Scheme for the provision of pedestrian and cycle paths, and **must** consider key pedestrian movements and links, protection from the elements, and landscaping for shade and amenity.
ii. Pedestrian and cycle paths are provided on **both sides** of Freds Pass Road and Challoner Circuit within the core area of the rural activity centre as identified at Figure 4.
A pedestrian pathway along Freds Pass Road on the side of the site and so this does not comply.

3.1 Protect and enhance rural amenity.

Residential
The development setbacks from the neighbouring sites on either side and to the rear are minimal. The density proposed is greater than that indicated in the LMR and the proposal is not a graduated density response, but a high density residential proposal with minimal boundary setbacks, located around the edges of the site and therefore does not protect rural amenity.

Storage/Boat shed
The 9 berth shed is located close to the rear boundary of 380 Arnhem Highway (North). The use will generate some noise from traffic. Amenity impacts such as noise and dust would require mitigation but could be achieved.

Community Centre
The Community Centre is well located and sited to the front of the site with good setbacks from the road and from the neighbouring properties. Landscaping I also shown. Car parking is provided with more than the required spaces for a Community Centre.

General
The single access into and out of the site for all proposed uses- Residential, Community Centre for public could have traffic impacts within the site and on the local road network.

For these reasons the rural amenity is potentially impacted and not enhanced.

3.1 Support local business.

Local business would be supported through the development and servicing of the residential area. The community Centre would support local businesses.

The creation of new residential development generally does support working from home and small business. There are no visitor car spaces proposed within the residential group dwelling area and this could create internal overspill parking, obstructive parking and parking saturation.

The potential traffic impacts caused by bottle necking from the single access point into and out of the site could have a detrimental effect on local businesses and local residents in the wider local area.

3.3 Activate public spaces. i. Development complies with the Crime Prevention through Environmental Design (CPTED) principles identified within the NT Community Safety Design Guide (2010).

The development does not comply with CPTED Principles. Please refer to the LSRLUP Objective 5.2 above. Dwellings within the loop- central open space area have a very poor configuration. This creates spaces that do not achieve CPTED. A reduction in the number of units particularly within this central area and shifting the units to *face* the public realm could make the space useable, accessible and much safer. Connected pathways are required. These issues were raised with the applicant and requested as further information. The applicant has decided not to amend the design layout at this stage.

4.0 Provide for growth and housing choice compatible with the future character and rural identity of Humpty Doo

A range of housing choices are sought to cater to different life stages. The proposal provides a limited choice of 2- and 3-bedroom dwellings all with minimal private open space and restricted undercover parking and storage. These are offered as retirement living- over 55s with the idea that they are low maintenance and within walkable distances to the RAC. However, the site is located at the edge of the RAC and accessibility via pedestrian pathways is not indicated. A wider range of housing choice with some 1-bedroom units would be better as it would cater to the wider demographic likely to be interested in the group dwelling arrangements.

Summary Response

An updated Design Concept Plan with a reduction in dwellings consistent with the zone, responsive landscaping, road connectivity, pedestrian & cycling paths both internally and to surrounding areas, CPTED responsive open space and greater housing choice to address the true demographic was requested from the applicant. The applicant has decided not to amend the design layout. The proposal remains highly inconsistent with the objectives of the LSRLUP and the HDRACP.

HIGHLY INCONSISTENT

3.2 CNV – Clearing of Native Vegetation

Purpose

Ensure that **clearing of native vegetation** does not unreasonably contribute to environmental degradation of the locality.

Administration

1. This Overlay applies to land within Zones RR, RL, R, H, A, CN, RD, WM and Unzoned land.

2. On land subject to this Overlay:
   (a) on land parcels less than 100ha, the **clearing of native vegetation** of more than one hectare in aggregate of land (including any area already cleared of ***native vegetation***) requires ***consent***; or
   (b) on land parcels of 100ha and over, the **clearing of native vegetation** of more than 10ha in aggregate of land (including any area already cleared of ***native vegetation***) requires ***consent***.

3. Notwithstanding sub-clause 2:
   (a) all **clearing of native vegetation** in Zone CN requires ***consent***, other than as provided for by sub-clause 5; and
   (b) on land parcels 100ha and over, the **clearing of native vegetation** of more than one hectare that includes ***significant vegetation*** requires ***consent***, other than as provided for by sub-clause 5.

4. The consent authority many ***consent*** to the **clearing of native vegetation** that is not in accordance with sub-clause 6 only if it is satisfied that it is appropriate in the context of the ***site*** and the locality having regard to such matters as:
   (a) the suitability of the ***site*** for the proposed use;
   (b) the values associated with the environmental characteristics (as applicable);
   (c) the significance, extent and likelihood of any potential environmental impacts; and
   (d) the measures the application proposes will be implemented to mitigate any potential impacts.

5. This Overlay does not apply to the **clearing of native vegetation** that:
   (a) is required or controlled under any Act in force in the Territory, including but not limited to:
      i. *Environment Protection Act 2019;*
      ii. *Environment Protection and Biodiversity Conservation Act 1999* (Cth);
      iii. *Pastoral Land Act 1992;*
      iv. *Petroleum (Environment) Regulations 2016;*
      v. *Territory Parks and Wildlife Conservation Act 1976;* or
   (b) is for the following purposes:

i. a firebreak as specified by the *Bushfires Management Act 2016* or the *Fire and Emergency Act 1996*, up to 5m wide along a boundary of a lot having an area of 8ha or less, or up to 10m wide on a lot having an area greater than 8ha, unless otherwise specified by a Regional Fire Control Committee;
ii. an internal fence line up to 10m wide on a lot having an area greater than 8ha;
iii. an internal vehicle access track up to 10m wide and at least 100m away from any cleared land used for a vehicle access track within the same site;
iv. construction of a telecommunications facility, where the area of clearing does not exceed 250m^2;
v. a geotechnical survey if the area cleared is:
    i. for an area in which a survey is conducted – a maximum area of 100m^2; and
    ii. for an area necessary for reasonable ***access*** to an area in which a survey is conducted – a maximum of 10m wide;
vi. a road to ***access*** the land or other land; or
vii. the maintenance and repair of public infrastructure.

Requirements

6. The **clearing of native vegetation** is to:
    (a) avoid impacts on ***significant vegetation***;
    (b) be based on land capability and suitability for the intended use;
    (c) avoid impacts on drainage areas, wetlands and waterways;
    (d) avoid habitat fragmentation and impacts on native wildlife corridors; and
    (e) avoid impacts on highly erodible soils.

7. An application for the **clearing of native vegetation** is to demonstrate consideration of the following:
    (a) the *Land Clearing Guidelines*;
    (b) the presence of threatened wildlife as declared under the *Territory Parks and Wildlife Conservation Act 1976*;
    (c) the presence of ***significant vegetation***;
    (d) the presence of essential habitats, within the meaning of the *Territory Parks and Wildlife Conservation Act 1976*;
    (e) the impact of the clearing on regional biodiversity;
    (f) whether the clearing is necessary for the intended use;
    (g) whether there is sufficient water for the intended use;
    (h) whether the soils are suitable for the intended use;
    (i) whether the slope is suitable for the intended use;
    (j) the presence of permanent and seasonal water features such as billabongs and swamps;
    (k) the retention of ***native vegetation*** adjacent to waterways, wetlands and rainforests;
    (l) the retention of ***native vegetation*** buffers along boundaries;
    (m) the retention of ***native vegetation*** corridors between remnant ***native vegetation***;

(n) the presence of declared ***heritage places*** or archaeological ***sites*** within the meaning of the *Heritage Act 2011*; and
(o) the presence of any sacred ***sites*** within the meaning of the *Northern Territory Aboriginal Sacred Sites Act 1989*.

Response:
The site has already been cleared of native vegetation, and no additional clearing of native vegetation will be required to support the development proposal.

NOT APPLICABLE

3.8 LADR – Land Adjacent to a Designated Road

Purpose
Ensure that ***access*** to a designated road from adjacent land does not prejudice traffic safety or the integrity and operation of the infrastructure.

Administration
1. ***Access*** to a use or development or proposed use or development from a designated road identified on this Overlay requires ***consent***.

2. Despite sub-clause 1, this Overlay does not apply where the agency responsible for the management of the designated road has provided written approval for the ***access***.

3. The consent authority may only ***consent*** to an ***access*** to a use or development where the ***access*** complies with sub-clause 4.

Requirements
4. Any ***access*** from a designated road corridor must be in accordance with the requirements of the agency responsible for the management of the designated road, to the satisfaction of that agency.

Requirements	Response
Any access from a designated road corridor must be in accordance with the requirements of the agency responsible for the management of the designated road, to the satisfaction of that agency.	**Litchfield Council**

A referral to the agency responsible for the management of the designated road has been made. Litchfield Council manage the road and have provided comment in a submission:

'The provided Traffic Impact Statement (TIS) evaluates the proposed use rather than LMR zoning standards and overlooks Planning Principle 2 requirements for pedestrian/cyclist prioritisation, footpath networks, wayfinding, and traffic calming at conflict points. As a key feeder road to three schools, two churches, and a daycare centre, *the TIS omits current speed limits, peak hour analysis, or targeted mitigation. Its pedestrian crossing recommendation (path across Freds Pass Road or driveway widening) is inadequate for multi-modal safety.'*

Litchfield Council have requested in their submission:
• A Traffic Impact Assessment (TIA) and technical engineering report addressing road upgrades and comprehensive traffic modelling considering existing uses of the core area.

A TIA that adequately addresses the potential traffic generated by the Community Centre uses, pedestrian/cyclist prioritisation, footpath networks and the local traffic context was requested as further information but was not received.

Access would need to be approved by Litchfield Council.

DOES NOT COMPLY

4.3 Zone LMR – Low-Medium Density Residential

Zone Purpose
Provide a range of low rise housing options that contribute to the streetscape and residential ***amenity*** in locations supported by community services and facilities, and where full reticulated services are available.

Zone Outcomes

1. A blend of **dwellings-single,** associated **dwellings-independent**, **dwellings-group** and **dwellings-multiple** predominantly of two ***storeys*** or less, on a range of lot sizes that respond to changing community needs.

2. **Home based businesses** and **dwellings-community residence** are conducted in a manner consistent with residential ***amenity***.

3. **Residential care facilities** are of a scale and conducted in a way that maintains the residential character and ***amenity*** of the zone.

4. Non-residential activities such as **community centres**:
   (a) support the needs of the immediate residential community;
   (b) are of a scale and intensity compatible with the residential character and ***amenity*** of the area;
   (c) wherever possible, are co-located with other non-residential activities in the locality;
   (d) avoid adverse impacts on the local road network; and
   (e) are managed to minimise unreasonable impacts to the ***amenity*** of surrounding residents.

5. Building design, ***site*** layout and ***landscaping*** provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.

6. An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with reasonable ***access*** to open space and community facilities.

Outcome	Response- Community Centre & Dwelling Group
A blend of dwellings-single, associated dwellings-independent, dwellings-group and dwellings-multiple predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs	The group dwellings are arranged as single units, duplex and townhouses. Lot sizes are limited. (The proposal indicates an over 55's Residential Lifestyle Village but even so this should cater to the demographic needs for the second half of life which could be up to 45 years.)
Home based businesses and dwellings-community residence are conducted in a manner consistent with residential amenity.	n/a
Residential care facilities are of a scale and conducted in a way that maintains the residential character and amenity of the zone.	n/a
Non-residential activities such as community centres: (a) support the needs of the immediate residential community; (b) are of a scale and intensity compatible with the residential character and amenity of the area; (c) wherever possible, are co-located with other non-residential activities in the locality; (d) avoid adverse impacts on the local road network; and (e) are managed to minimise unreasonable impacts to the amenity of surrounding residents.	The Community Centre uses are proposed to be small scale and are unlikely to create an amenity impact to neighbouring sites. It is proposed that theCommunity Centre would have multi-purpose rooms for use by residents, community groups, as well as visiting pop-up health clinics. There may be potential impacts on the local road network as there is a single access for the Community Centre (Public and Private uses proposed), the 60 group dwellings and the storage/boat shed and bottlenecks could occur at peak times both entering and exiting the site and within the site. The Community Centre is set apart from the residential area to the front of the site. It is well landscaped and has good setbacks to the neighbouring sites on either side. Amenity impact from uses on surrounding residents are not envisaged.
Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.	The site layout provides only minimal Private Open Space to units, however an open space area has been provided central to the site. The building design is somewhat uniform. Landscaping has not been shown between neighbouring units and so it is not possible to ascertain if this can provide the required privacy. Fencing is proposed. The central dwellings do not interface with the park open space. They also prevent equitable access to the park from residents that live on the other side of the loop road. Density is somewhat high so the landscaping needs to be effective in creating privacy between neighbours, but it is not shown. Rear setbacks to neighbouring sites are minimal and do not reflect the zoning of neighbouring properties or provide adequate amenity through landscaping.
An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with reasonable access to open space and community facilities.	Achievable

An amendment to the site layout and landscape concept plans was requested highlighting the issues above. This was not provided by the applicant.
Further information was requested from the applicant on the uses of the Community Centre. The applicant has indicated that the uses proposed are small scale.

It is considered that compliance could be achieved through amendments to dwelling density, diversity, building design, POS size, landscaping and ensuring that the setbacks to neighbouring sites that reflect the zoning of neighbouring properties and provide a meaningful transition.

DOES NOT COMPLY

5.2.1 General Height Control

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.

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.

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.

The proposed dwellings and Community Centre and Storage/Boat Shed are all less than 8.5m.

COMPLIES

5.2.4.1 Car Parking Spaces

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***.

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 use or development that is not in accordance with sub-clause 5 if it is satisfied a reduction in 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;
   (d) the potential impact on the surrounding road network and the ***amenity*** of the locality and adjoining property; and
   (e) 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 relevant table to this clause.

4. For the purposes of this clause:
   (a) the reductions in Table B only apply to uses specifically referenced within Table A and apply to the base car parking rates established in Table A;
   (b) only one reduction percentage is permitted per category when applying Table B; and
   (c) the reductions in Table B do not apply to one bedroom ***dwellings***.

Requirements

5. Use and development is to include the minimum number of ***car parking spaces*** within the development ***site***, as specified in the relevant table to this clause (rounded up to the next whole number).

Dwelling-group	1 per one bedroom ***dwelling*** 2 per ***dwelling*** with two or more bedrooms Plus Any reductions in accordance with Table B (if the developmer meets the criteria)
Community centre	5 for every 100m^2 of ***net floor area***

Dwelling group
2- and 3-bedroom units each with 2 car spaces- achieved

Ancillary Storage/Boat Shed
9 storage shed spaces

Community Centre
Less than 350m^2 net floor area requires 18 car spaces. 37 are provided – achieved. The TIS identified that the parking area at the SW corner of the site is a blind aisle and would require one of the parking spaces to be converted to a turn around bay.
The excess car spaces support potential small scale uses within the Community Centre

The ancillary uses within the Community Centre are proposed to be multi-purpose rooms for use by residents, community groups, and visiting or pop-up health clinics. These uses could generate more car parking than 5 per 100sqm but more car spaces have been provided. Further information was sought around what these uses entailed and the applicant indicated small scale gatherings and pop up health services. The excess carparking of 9 additional spaces is considered supportive of small-scale activity.

COMPLIES

5.2.2.4 Layout of Car Parking Spaces

Purpose
Ensure that a ***car parking area*** is appropriately designed, constructed and maintained for its intended purpose.

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.

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.

Requirements	Community Centre	Ancillary Outbuilding
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 nonurban areas.	The proposed car parking areas and driveways will be flat, sealed, and well drained. A pedestrian access within the carpark would be required for safety. However, the parking area requires a turn around at the end so that residents and public can manoeuvre and exit the car parking area in a forward direction.	9 x residents storage sheds associated with the dwellings for residents to store large equipment such as caravans and boats; No information has been provided in regards to the gradient, sealed or dust suppression of surface.
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.	The carparking area should have a separate internal access from the residential area to the carpark. A separate access from Freds Pass Road to the Community Centre and its Carparking area would be significantly more functional than the proposed single combined use entry and exit.	A turnaround area should be located at the end of the carpark. Noting that a swept path analysis for Austroads Class TB2 (two-axle bus/truck, 5.5-14.5m) or larger vehicles entering/exiting the site would be required to demonstrate that turnaround is possible.
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.	One point off access to Freds Pass Road is proposed. However, in this instance the Community Centre should have a separate access onto Freds Pass Road. Access should not be shared with residents living in the 60 unit group dwelling area to the rear. All driveway areas are a minimum of 3.5m where one-way traffic is identified, and a minimum of 6m where two-way traffic is proposed.	Access to the Storage shed is to the rear of the site off the loop road and also services 3 dwellings. This access should not be shared. Sightlines are poor as the access is onto a hairpin bend.

Community Centre Carparking

The TIS identified that the parking area at the SW corner of the site is a blind aisle and would require one of the parking spaces to be converted to a turn around bay.

There are issues with the functionality and safety of the proposal, in particular the following:

- A turnaround area is should be located at the end of the carpark. Noting that a swept path analysis for Austroads Class TB2 (two-axle bus/truck, 5.5-14.5m) or larger vehicles entering/exiting the site would be required to demonstrate that turnaround is possible.
- A pedestrian access/pathway within the carpark is required.
- The Community Centre should have a separate access onto Freds Pass Road. Access should not be shared with residents living in the 60 unit group dwelling area to the rear.

Storage/Boat Shed Carparking

- There are concerns around the design of the shared access to the boat shed and the poor sightlines. The storage area needs to demonstrate turnaround with a swept path analysis for Austroads Class TB2 (two-axle bus/truck, 5.5-14.5m) or larger vehicles.
- The storage area needs to indicate a flat gradient and sealed or dust suppressed surface -this could be conditioned.

DOES NOT COMPLY

5.2.6.1 Landscaping in Zones other than Zone CB

5.2.6.1 Landscaping in Zones other than Zone CB

Purpose

Encourage ***landscaping*** that enhances local ***amenity*** by:
(a) contributing to safe and attractive public spaces and places;
(b) responding to the local climate and soil characteristics;
(c) supporting cooler internal and outdoor areas; and
(d) recognising the value of retaining existing plants and trees.

Administration

1. ***Landscaping*** may include, where subordinate to areas for the planting and growing of plants, impervious and unplanted areas for;
   (a) pedestrian access,
   (b) outdoor recreation, or
   (c) natural or ornamental features and the like.

2. The consent authority may ***consent*** to ***landscaping*** that is not in accordance with sub-clauses 5, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the ***site*** having regard to the ***amenity*** of the streetscape, and the potential impact on the ***amenity*** of the locality and adjoining property.

Requirements

3. Where ***landscaping*** is required by this Scheme it should be designed so that:
   (a) planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered ***car parking areas***;
   (b) it maximises efficient use of water and is appropriate to the local climate;
   (c) it takes into account the existing streetscape, or any landscape strategy in relation to the area;
   (d) significant trees and vegetation that contribute to the character and ***amenity*** of the ***site*** and the streetscape are retained;
   (e) energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;
   (f) the layout and choice of plants permits surveillance of public and communal areas; and
   (g) it facilitates on-site infiltration of stormwater run-off.

4. The quality and extent of the ***landscaping*** consented to must be maintained for the life of the development.

Further information was requested in relation to:

- 'Planting is focussed on the area within street frontage setbacks, **side setbacks**, communal open space and uncovered car parking areas'-The access road does not have tree planting that provides

shade – coconut palms do not provide shade or support cooling. Landscaping in the side setbacks to dwellings.

- 'Energy Conservation of a building having regard to the need for shade and sunlight at varying times of the year' - The POS for each dwelling is minimal and may not support shade trees and the energy conservation needs to be demonstrated with landscaping.

The applicant has indicated that Landscaping would be addressed at a later stage and did not provide an amended Concept Plan responding to Clause 5.2.6.1.

Group Dwellings
The majority of the site is for residential group dwellings. However the landscaping to the front of the residential units is sparse. Landscaping along the side and rear is non-existent and setbacks are poor. The purpose is not well achieved. The individual dwelling landscaping does not propose shade trees so the energy conservation of dwellings would not be assisted by landscaping.
The central park area has access from only one side and is broken up so its accessibility and its useability are significantly reduced and residents in the back half of the site are disadvantaged.

Storage/Boat Shed
Located at the rear of the site. The applicant has indicated that this would be fenced.

Community Centre
A landscaping response has been provided around the Community Centre.

DOES NOT COMPLY

5.4.1 Residential Density

Purpose
Ensure that the development of ***residential buildings***:
(a) is of a density compatible with adjoining or nearby existing development or development reasonably anticipated;
(b) is of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and
(c) is consistent with land capability having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations.

Administration
1. The consent authority may ***consent*** to a development that is not in accordance with sub-clause 2 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 adjoining and nearby property.

Requirements
2. The maximum number of ***dwellings*** that may be constructed on a ***site*** is to be determined in accordance with Table A, B, C or D (as the case requires) to this clause.

Table A to Clause 5.4.1: Dwelling Density in Certain Zones	
Zone	**Dwelling Density**
LR, RR, RL, R and CV	1 **dwelling-single** per lot and may include a **dwelling-independent**
LMR	1 **dwelling-single** per lot and may include a **dwelling-independent** or 1 ***dwelling*** per 150m² for a 1 bedroom ***dwelling*** as part of a **dwelling-group** or **dwelling-multiple** or 1 ***dwelling*** per 300m² for a 2+ bedroom ***dwelling*** as part of a **dwelling-group** or **dwelling-multiple**

Zone LMR (1 dwelling per 300m^2) 24600(Total Site Area) would equate to 80 dwellings.
However, the whole of the site is not being given over to dwellings it is a proposed Community centre, car park, and storage sheds. The true area being given over to dwellings is calculated at approximately 18950m^2 which equates to approximately 60 dwellings. Sixty dwellings are proposed. However, the surrounding sites are not RL and so the impact of the higher density needs to be considered through providing setbacks and transition and reducing density.

GENERALLY COMPLIES

5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures

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***;
(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.

Administration

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 **dwellings-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 15m^2 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.

Requirements

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.

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 and 4.5m for ***ancillary*** structures and balconies without external walls or 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 and 4.5m for ***ancillary*** structures without external walls
Secondary street frontage	2.5m for ***residential buildings*** and 1.5m for ***ancillary*** structures and balconies without external walls. or 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 and 1.5m for ***ancillary*** **structures** without external walls

Building	Setback	Response
Community Centre	3.0 to carparking area 25m to Building	Not a residential building
Shed	Setback from front and sides. Rear 1.5m	Amenity impacts to rear property will need to be considered as the building is very long with no step in.
Dwellings	Well setback from front boundary. Internal road setbacks are 3.4-3.7m, garages approx. 6.0m	The proposal is like a large subdivision and should respond to the internal road with better front setbacks.

COMPLIES

5.4.3.2 Distance Between Residential Buildings on one Site

Purpose

Ensure ***residential buildings*** provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining ***residential buildings*** and private open space.

Administration

1. The consent authority may ***consent*** to a development that is not in accordance with sub-clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and that the design of the development adequately mitigates the adverse effects of building massing and privacy and overlooking impacts that may arise from non-conformity with sub-clauses 2 and 3.

Requirements

2. Where more than one building comprising one or two ***storey residential buildings*** is located on a ***site*** the distance between the buildings is to be calculated in accordance with Table A to Clause 5.4.3 as if there was a lot boundary between the buildings.

3. Where more than one building comprising ***residential buildings*** that exceeds two ***storeys*** in height is located on a ***site***, the distance between buildings is to be a minimum of:
   (a) 3m for walls to non-habitable rooms and ***habitable rooms*** *without* windows or doors; and
   (b) 4.5m for walls *with* windows or doors to ***habitable rooms*** or to a verandah or balcony.

4. For each ***storey*** over four ***storeys***, the distance between buildings referred to in sub-clause 3 is measured from a straight line that is half the average distance between the walls of the buildings.

The proposed residential buildings are single storey and set back a minimum 3m from one another, in accordance with the requirements of this clause.

COMPLIES

5.4.6.1 Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group

Purpose

Extend the function of a ***dwelling*** and enhance the residential environment by ensuring that each ***dwelling*** has private open space that is:

(a) of an adequate size to provide for domestic purposes;
(b) appropriately sited to provide outlook for the ***dwelling***;
(c) open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the ***site***; and
(d) inclusive of areas for ***landscaping*** and tree planting.

Administration

1. The consent authority may ***consent*** to private open space that is not in accordance with sub-clauses 2 and 3 only if 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 adjoining and nearby property.

Requirements

2. Private open space should:
   (a) satisfy the minimum area, dimensions and open to the sky requirements contained in the table to this clause;
   (b) be directly accessible from the ***dwelling*** and enable an extension of the function of the ***dwelling***; and
   (c) be located to provide views from the ***dwelling*** to open space and natural features of the ***site*** or locality, and to reduce overlooking from neighbouring open space and ***dwellings***;
   (d) ensure that at least half of the private open space is permeable to allow stormwater infiltration and lessen stormwater runoff from the ***site***;
   (e) include at least one area of at least $5m^2$, with no dimension less than 1.5m, for the deep soil planting of trees and vegetation for shade or screening; and
   (f) allow for ***landscaping*** at the property frontage to complement the visual ***amenity*** of the streetscape.

3. Where the private open space for a **dwelling-group** is at ***ground level***, it should be:
   (a) screen fenced to a height of at least 1.8m providing a visual barrier to adjoining residences and public areas; or
   (b) fenced to a height of at least 1.8m and planted with dense vegetation which will provide a visual barrier at maturity.

Table to Clause 5.4.6.1: Minimum Areas of Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group

For clarity, in this table:

Area A is the minimum area, for each ***dwelling***, that must be open vertically to the sky and have no dimension less than 1.5m.

A least half of Area A must be permeable, and may include the 5m² required for deep soil planting.

Area B is the minimum dimensioned space that extends the function of the ***dwelling*** and may be covered or open to the sky.

Any part of **Area B** that is open to the sky may form part of **Area A**.

Type of Dwelling	Private Open Space Area
Dwelling-group	**A.** 45m², open vertically to the sky, with no dimension less than 1.5m; and **B.** 24m², all or partly covered, with no dimension less than 4m.
Dwelling-single on a lot less than 450m²	
Dwelling-independent in addition to the private open space requirement for the **dwelling - single**	
Dwelling-single on a lot not less than 450m²	**A.** 50m², open vertically to the sky, with no dimension less than 1.5m; and **B.** 36m², all or any part covered, with no dimension less than 6m.

Requirement	Response
Private open space should: a. satisfy the minimum area, dimensions and open to the sky requirements contained in the table to this clause; b. be directly accessible from the dwelling and enable an extension of the function of the dwelling; and c. be located to provide views from the dwelling to open space and natural features of the site or locality, and to reduce overlooking from neighbouring open space and dwellings; d. ensure that at least half of the private open space is permeable to allow stormwater infiltration and lessen stormwater runoff from the site; e. include at least one area of at least 5m2, with no dimension less than 1.5m, for the deep soil planting of trees and vegetation for shade or screening; and f. allow for landscaping at the property frontage to complement the visual amenity of the streetscape.	Could be achieved with an be achieved but would require responses on the following: e. The Location of deep planting 5m² is not provided. f. Landscaping at front of the dwellings to the internal road.
Area A. has 45m², open vertically to the sky, with no dimension less than 1.5m; and Area B has 24m², all or partly covered, with no dimension less than 4m. POS Screening and dense planting	Dimensions Generally Achieved. Required: details provided around screening landscaping which is not evident on the plans, fence type and the height.

Response Summary

Mostly minimal dimensions are achieved. The POS for Type 01c units on either end- may not be achieved and needs to be fully demonstrated.

Further information was requested for deep planting, landscaping in frontage of dwellings, POS screening and fence heights to determine compliance. The applicant did not provide updated plans but did respond by saying that refinement of the plans would occur at a later stage.

DOES NOT COMPLY

5.4.8.1 Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility

Purpose

Promote site-responsive designs for **dwelling-group**, **rooming accommodation** and **residential care facility**, which provide a pleasant living environment for the occupants and a sympathetic interface with adjoining lots, to minimise unreasonable impacts on the privacy and ***amenity*** of surrounding residents.

Administration

1. This clause does not apply when only two ***dwellings*** form the **dwellings-group**.

2. The consent authority should take into account how the building design has addressed sub-clauses 3-14.

Requirements

3. Locate development on the ***site*** for correct solar orientation.

4. Minimise expanses of walls by varying ***building heights***, ***building setbacks*** and façades.

5. Locate air conditioners where they are accessible for servicing.

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

7. Avoid overlooking of private open spaces and ***habitable rooms*** of adjacent residences on the same and adjacent ***sites***.

8. Locate bedrooms and private open spaces away from noise sources.

9. Control its own noise sources and minimise the transmission of noise between ***dwellings***.

10. Where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction.

11. Balance the achievement of visual and acoustic privacy with passive climate control features.

12. Allow breeze penetration and circulation.

13. Minimise use of reflective surfaces.

14. Provide internal drainage of balconies and coving on the edge of balconies.

Requirement	Response
Locate development on the site for correct solar orientation.	Many of the dwellings are oriented N-S. The optimum orientation in NT is E-W. The Lot configuration makes achieving this difficult.
Minimise expanses of walls by varying building heights, building setbacks and façades.	Some variation provided
Locate air conditioners where they are accessible for servicing.	Can be conditioned
Conceal service ducts, pipes, air conditioners, air conditioning plants etc.	Service ducts, pipes, air conditioners, air conditioning plants will be screened and/or concealed. Can be conditioned.
Avoid overlooking of private open spaces and habitable rooms of adjacent residences on the same and adjacent sites.	Screen fencing to be provided but not shown on the plans
Locate bedrooms and private open spaces away from noise sources.	Dwellings have been designed to ensure bedrooms and private open space areas are located away from noise sources.
Control its own noise sources and minimise the transmission of noise between dwellings	Dwellings will be able to control noise
Where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction.	N/A
Balance the achievement of visual and acoustic privacy with passive climate control features.	Poor response. No landscaping, a swale drain restricts the useable pos for some dwellings, acoustic privacy may not be achievable. Higher density and house design limits passive climate control.
Allow breeze penetration and circulation.	There is reduced separation between dwellings to allow for good airflow and minimal POS for appropriate landscaping.
Minimise use of reflective surfaces.	Minimised
Provide internal drainage of balconies and coving on the edge of balconies.	N/A

The proposal does not comply. The internal design, siting and density of dwellings as well as the minimal POS and lack of landscaping combine to provide a very poor response where noise management, good

airflow are not well achieved and amenity of residents would be compromised as dwellings would rely on artificial light and air conditioning. The external environment would also be compromised as the POS would not provide opportunities for air flow and shade.

DOES NOT COMPLY

5.4.17 Building Articulation

Purpose

Ensure that ***residential buildings*** mitigate the perception of building mass and bulking when viewed from adjoining properties and the street, and provide opportunities for cross-ventilation within building design.

Administration

1. This clause applies to all sides of ***residential buildings*** that are longer than 15m, except the ground floor of buildings in Zone CB.
2. The consent authority may ***consent*** to a development that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause.
3. The length of the building excludes verandahs, balconies, porches and carports integrated into the ***residential building*** design.

Requirements

4. A step or recess to the building line of no less than 1m by 1m is required for every 15m of building length, or part thereof.

Editor's Note: Refer to *Design Guidance: Articulation* for guidance on interpreting sub-clause 4.

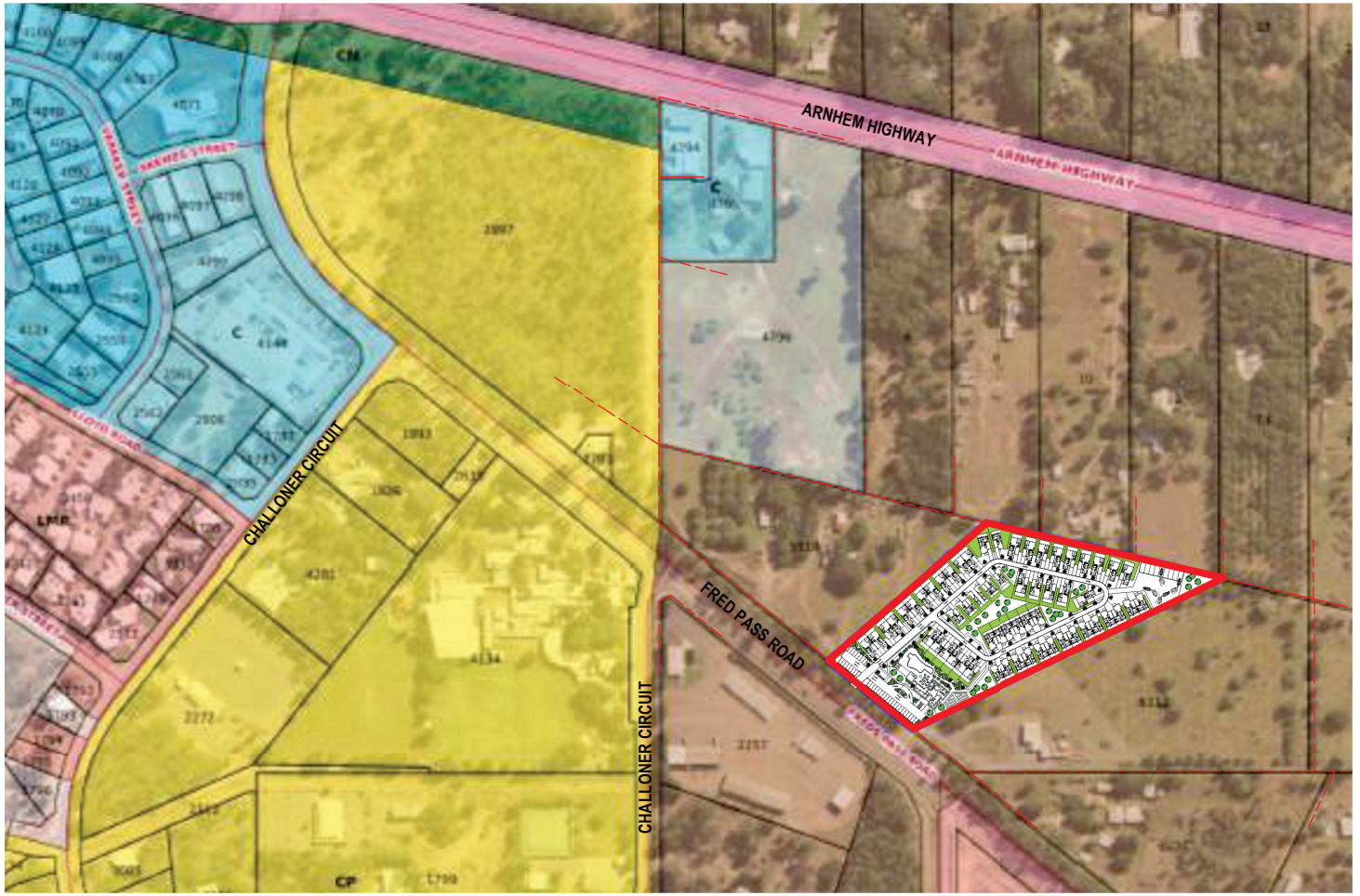
Generally Achieved. Some variations are sought:

- The Boat Storage shed has a length of 35.5m and is not stepped however this is to the rear of the site and would be mostly screened by fencing. The rear setback is a minimal 1.5m.
- Part of the proposed community centre building on the northeastern side is a length of 16.3m

GENERALLY COMPLIES

PROPOSED HUMPTY DOO LIFESTYLE ESTATE RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.

DRAWING LIST			
Sheet Number	Sheet Name	Revision Description	Revsion Date
CD.000	HUMPTY DOO LIFESTYLE ESTATE - RETIREMENT VILLAGE		
CD.002	SITE PLAN		
CD.003	SITE ROOF PLAN		
CD.004	SITE PLAN OPEN AREAS		
CD.100	CARPARK		
CD.101	RECEPTION		
CD.102	BUILDING TYPES		
CD.103	BUILDING TYPES		
CD.104	STORAGE SHEDS		
CD.110	STREET ELEVATION		
CD.120	PERSPECTIVES		
CD.121	PERSPECTIVES		
CD.122	PERSPECTIVES		



LOCATION PLAN

FOR INFORMATION

No.	DESCRIPTION	DATE	DRAWN	CHECKED
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AMENDMENTS

ASHFORD LAMAYA ARCHITECTS

LANDSCAPE: NAME	INTERIORS: NAME
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PROPOSED HUMPTY DOO RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.
HUMPTY DOO LIFESTYLE ESTATE - RETIREMENT VILLAGE

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Detailed landscaping plan to be presented and landscaping to align with Guideline "Species Guide for Landscaping in the Northern Territory Planning Scheme" Dept Lands, Planning and Environment - Top End

Dwelling -Group Side fencing where a shared POS boundary – A screen fence provided to a height of at least 1.8m providing a visual barrier to adjoining residences to comply with 5.4.6 (3) (a) – This approach is consistent to the similar development of this nature.

Dwelling Rear Fencing where adjoining internal Open Space areas - Fenced to a height of at least 1.8m and planted with dense vegetation which will provide a visual barrier at maturity. Detailed via landscaping plan (Condition Precedent) – in accordance with Guideline "Species Guide for Landscaping in the Northern Territory Planning Scheme" Dept Lands, Planning and Environment - Top End



1 SITE PLAN
1 : 400

CARPARKING	QTY
2500x5500	35
PWD	2
LOADING	1

TYPE	LAYOUT	QTY	GFA
TYPE 01a	TYPE 01	TYPE 01 - 14 Dwellings	118m2 x 14 = 1652m2
TYPE 01b	TYPE 01 duplex	TYPE 01 - 12 Dwellings	118m2 x 12 = 1416m2
TYPE 01c	TYPE 01 attached	TYPE 01 - 6 Dwellings	118m2 x 6 = 708m2
TYPE 02a	TYPE 02	TYPE 02 - 4 Dwellings	105m2 x 4 = 420m2
TYPE 02b	TYPE 02 duplex	TYPE 02 - 18 Dwellings	105m2 x 18 = 1890m2
TYPE 02c	TYPE 02 attached	TYPE 02 - 6 Dwellings	105m2 x 6 = 630m2
TOTAL RESIDENTIAL		60 Dwellings	6715m2
RECEPTION			350m2
STORAGE SHEDS		9 Units	319m2
TOTAL GFA			7385m2

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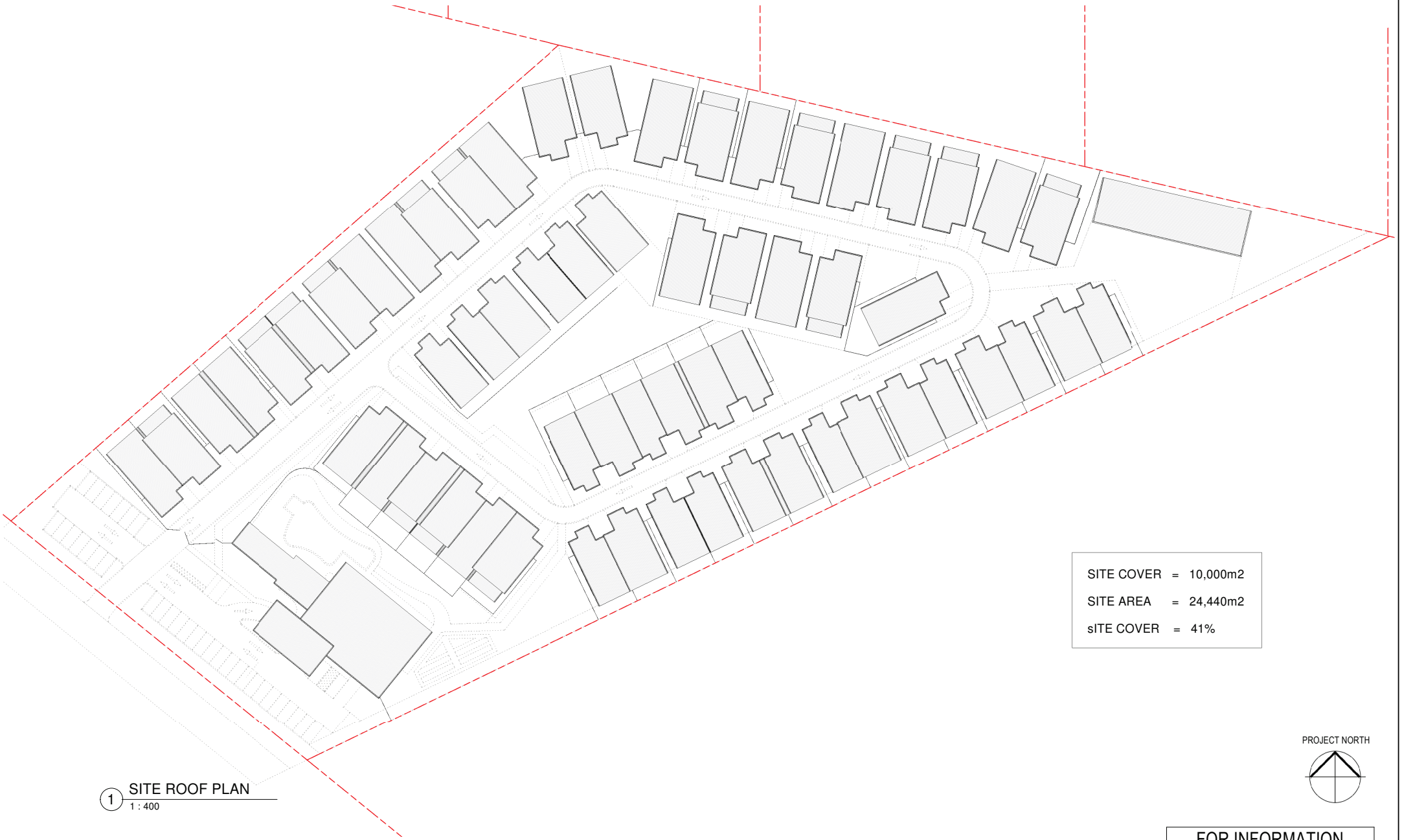
PROPOSED HUMPTY DOO RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.

SITE PLAN

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SITE COVER = 10,000m2

SITE AREA = 24,440m2

sITE COVER = 41%

PROJECT NORTH

1 SITE ROOF PLAN
1 : 400

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PROPOSED HUMPTY DOO RETIREMENT VILLAGE
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SITE ROOF PLAN

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SITE PLAN OPEN SPACE

1 — 1 : 400

OPEN SPACE CALC	m2
OPEN SPACE/ LANDSCAPING	10360
SITE AREA	24 416
PERCENTAGE	42%

PROJECT NORTH

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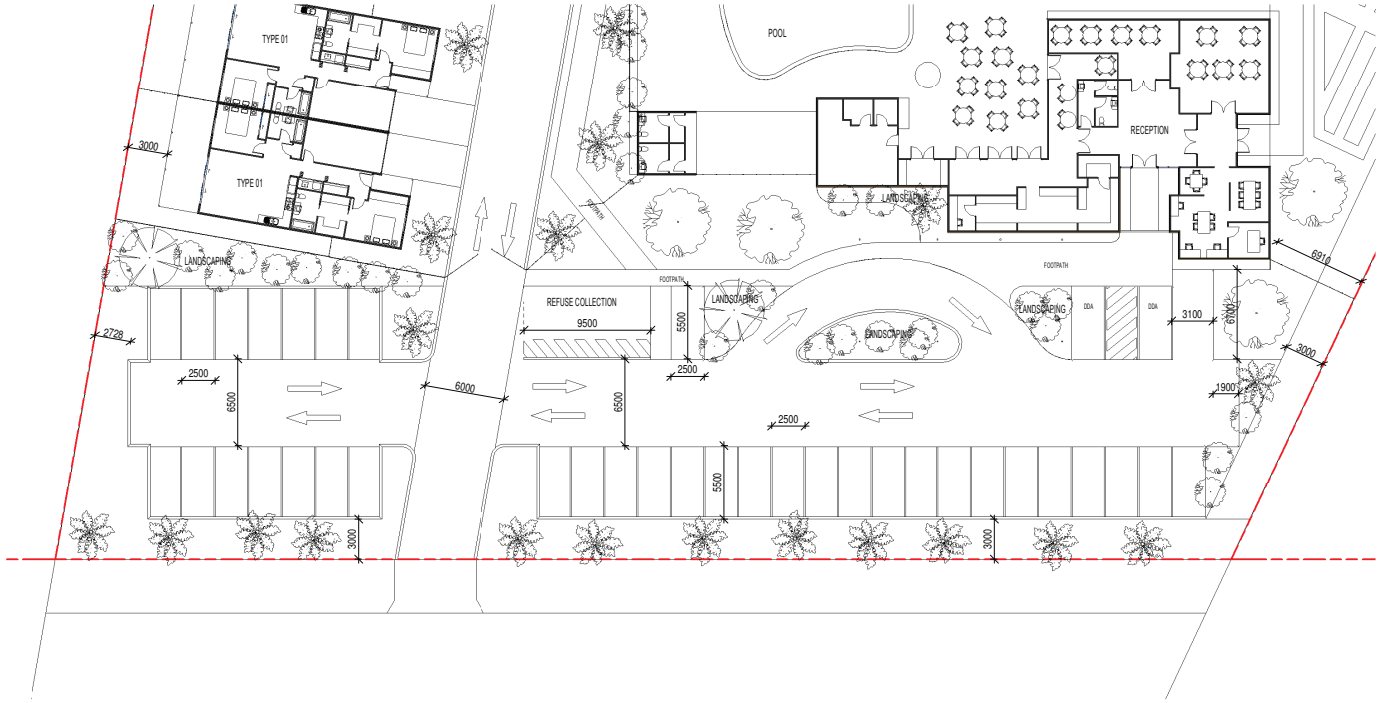
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SITE PLAN OPEN AREAS

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1 CARPARK
1 : 200

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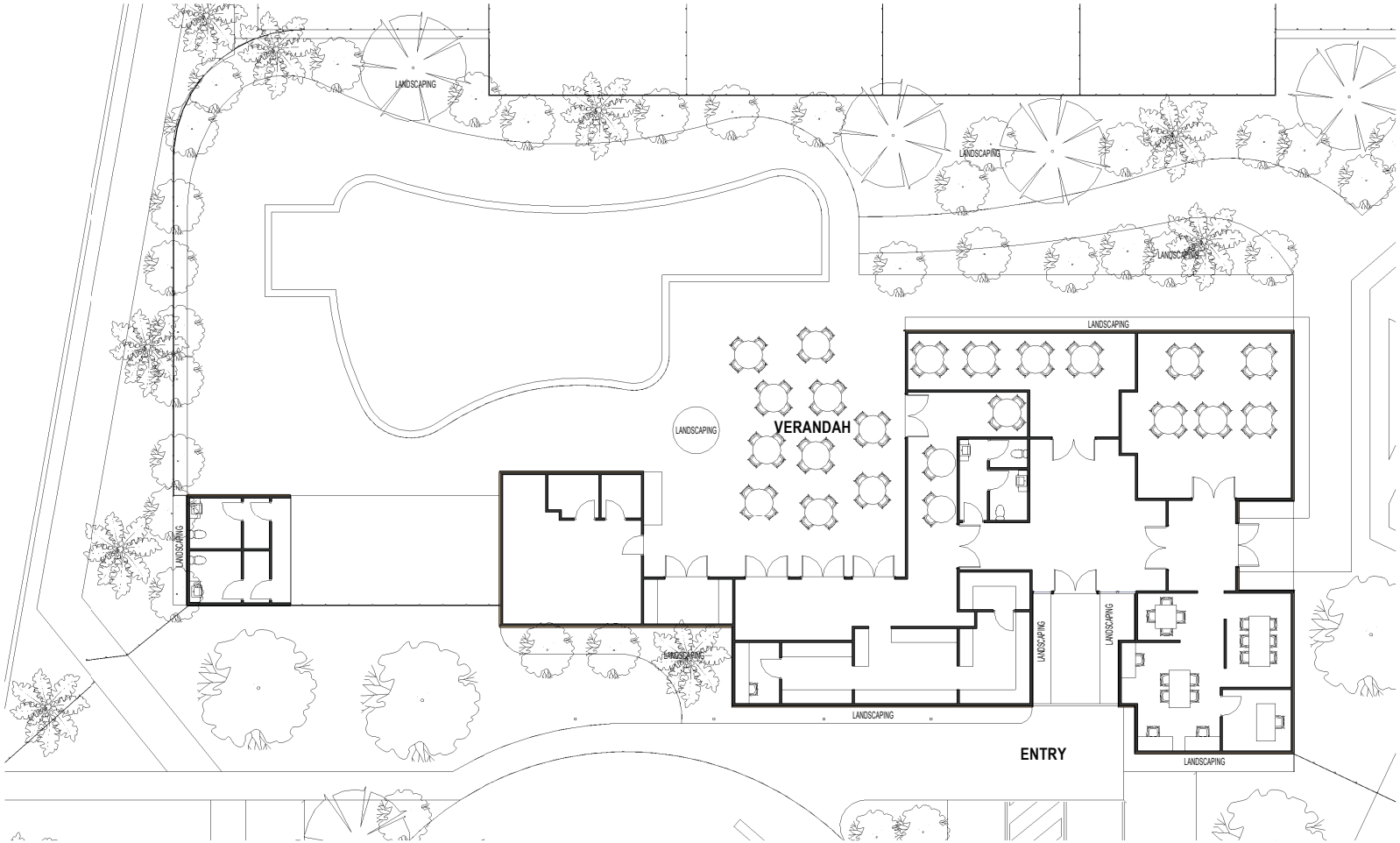
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CARPARK

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1 RECEPTION
1 : 100

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HYDRAULIC: NAME	

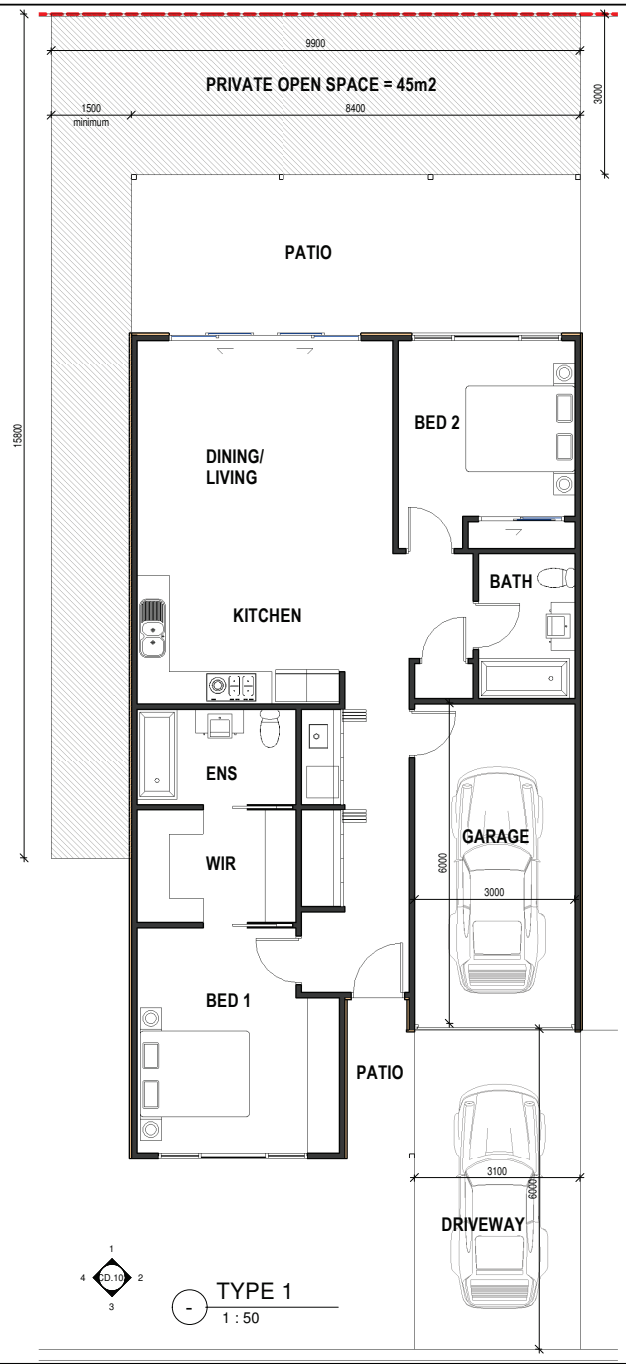
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RECEPTION

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JOB No.	SHEET No.	AMENDMENT	SHEET SIZE
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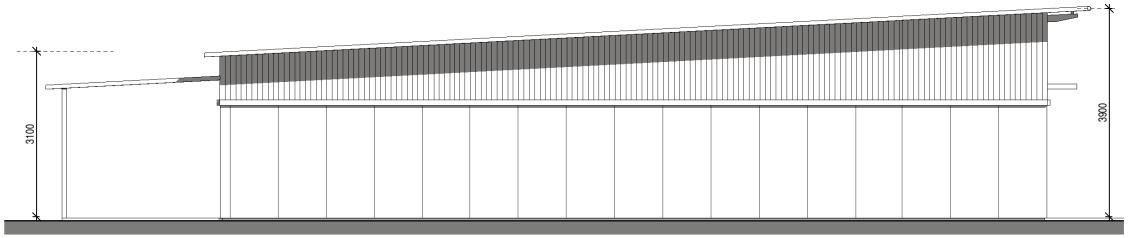
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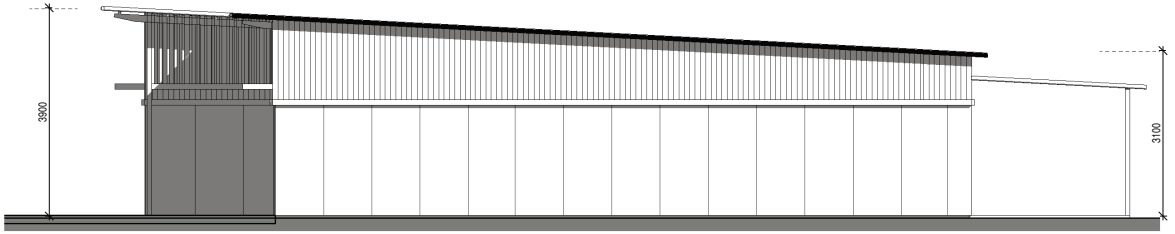
1 TYPE 01 VIEW 01
1 : 50



3 TYPE 01 VIEW 03
1 : 50



2 TYPE 01 VIEW 02
1 : 50



4 TYPE 01 VIEW 04
1 : 50

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No.	DESCRIPTION	DATE	DRAWN	CHECKED
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STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME
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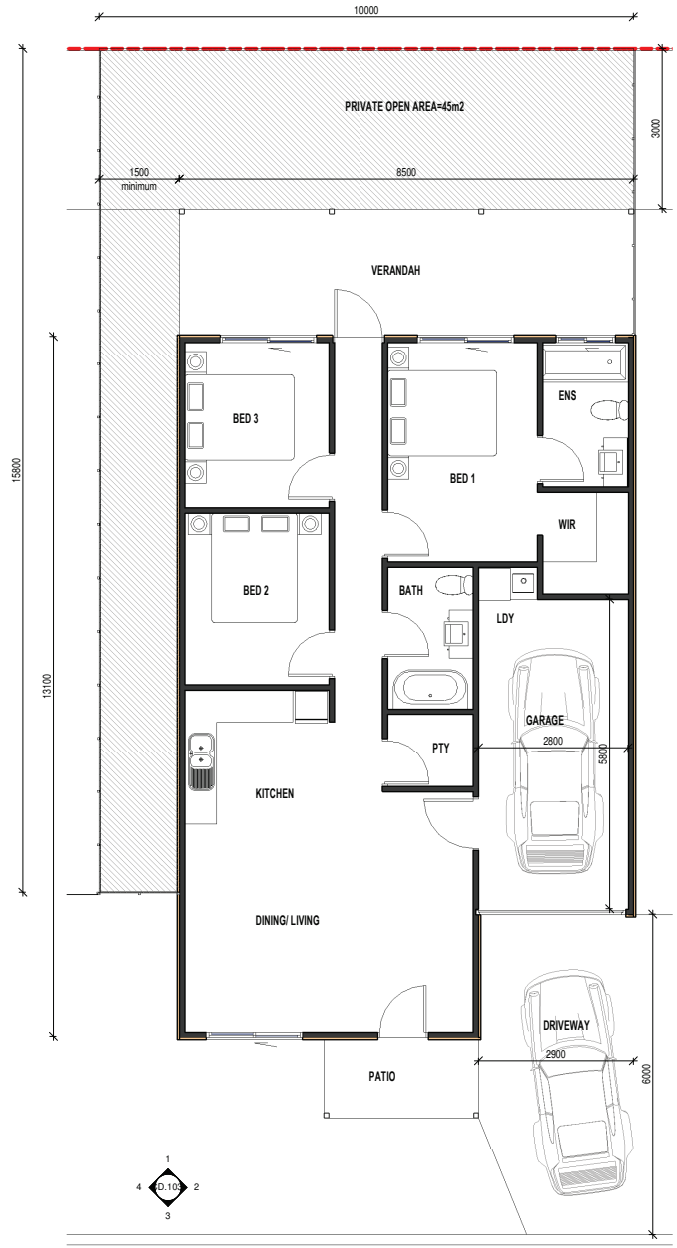
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BUILDING TYPES

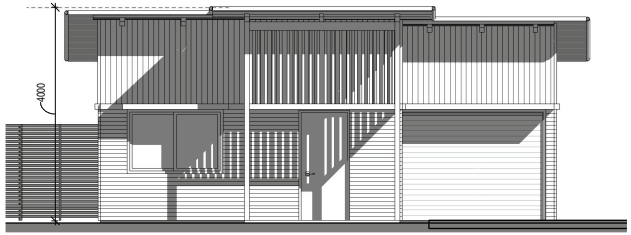
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JOB No.	SHEET No.		AMENDMENT	SHEET SIZE
AL2559	CD.102	-	A	A1

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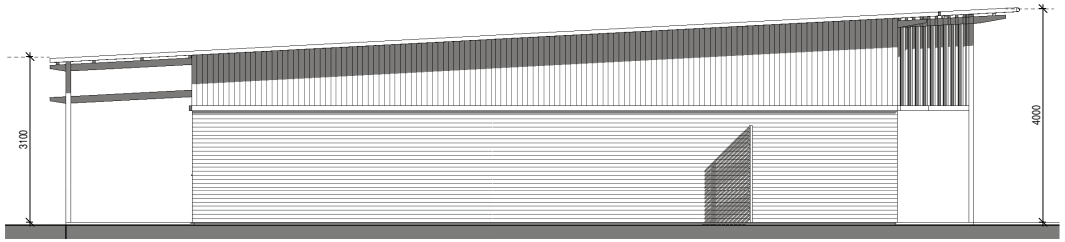
1 TYPE 2
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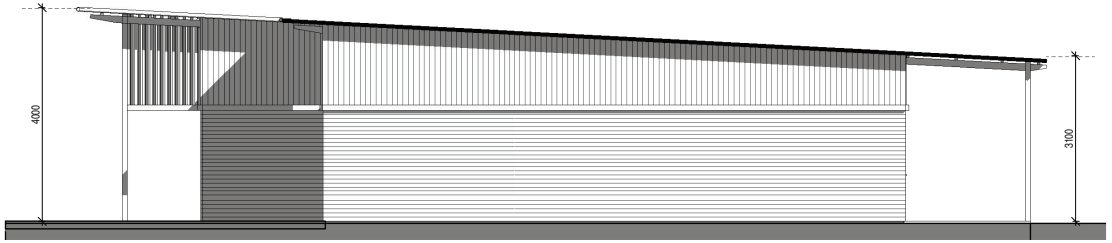
1 TYPE 02 VIEW 01
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3 TYPE 02 VIEW 03
1 : 50



2 TYPE 02 VIEW 02
1 : 50



4 TYPE 02 VIEW 04
1 : 50

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AMENDMENTS

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CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

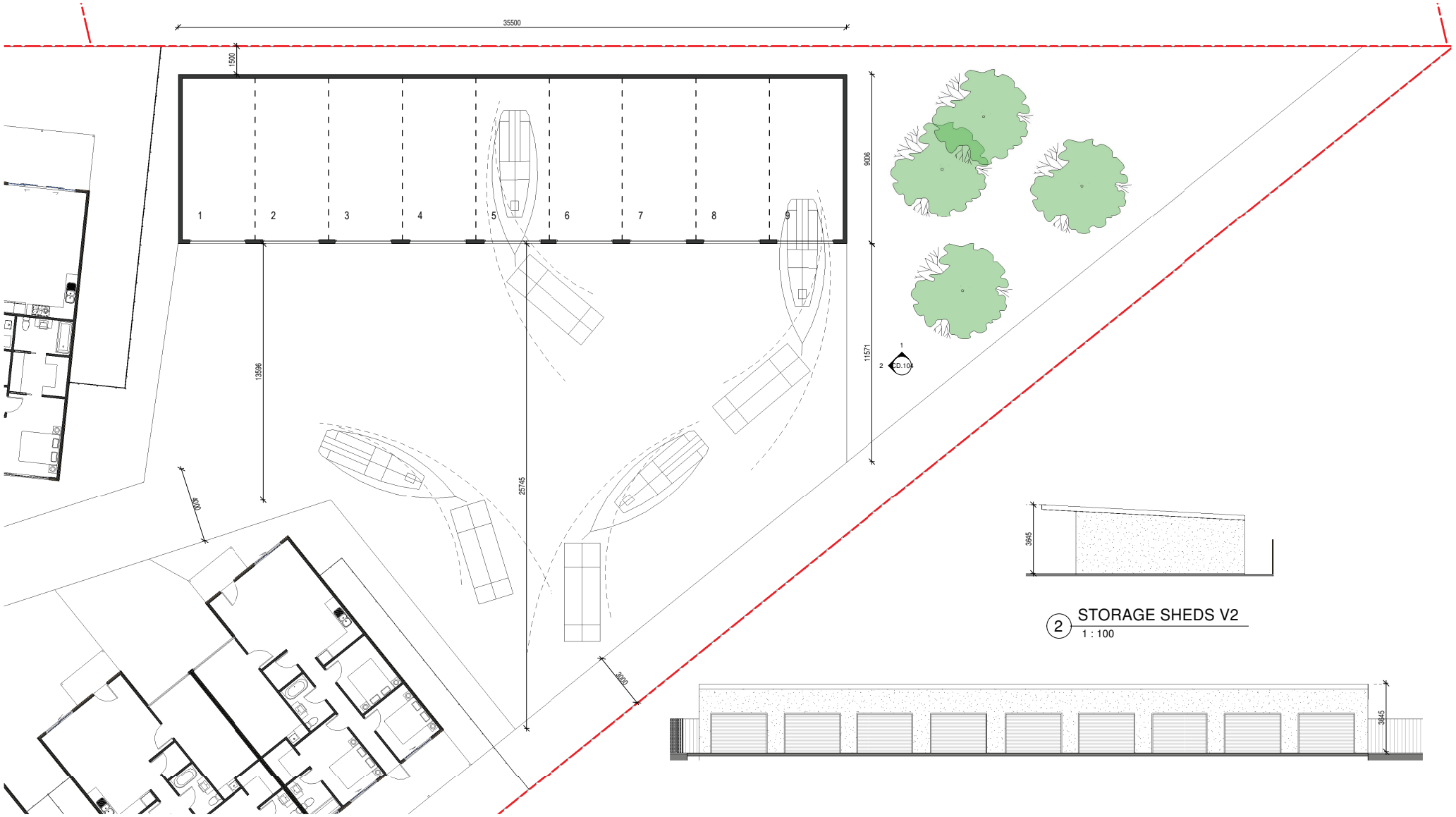
PROPOSED HUMPTY DOO RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.

BUILDING TYPES

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STORAGE SHEDS PLAN
1 : 100

1 STORAGE SHEDS V1
1 : 100

2 STORAGE SHEDS V2
1 : 100

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AMENDMENTS

ASHFORD LAMAYA ARCHITECTS

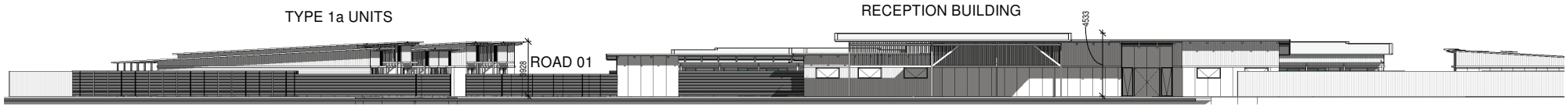
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STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HUMPTY DOO RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.
STORAGE SHEDS

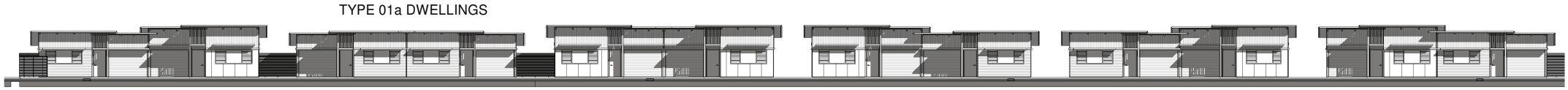
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S STREET ELEVATION
1 : 150



1 ELEVATION - ROAD 01
1 : 150



2 ELEVATION - ROAD 02
1 : 150



3 ELEVATION - ROAD 03
1 : 150

FOR INFORMATION

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AMENDMENTS

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LANDSCAPE: NAME	INTERIORS: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
HYDRAULIC: NAME	

PROPOSED HUMPTY DOO RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.

STREET ELEVATION

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STRUCTURAL: **NAME**	BUILDING CERTIFICATION: **NAME**
CIVIL: **NAME**	SURVEYOR: **NAME**
MECHANICAL: **NAME**	GEOTECHNICAL: **NAME**
ELECTRICAL: **NAME**	ACOUSTICS: **NAME**
HYDRAULIC: **NAME**	

PROPOSED HUMPTY DOO RETIREMENT VILLAGE
79 FREDS PASS ROAD - HUMPTY DOO - N.T.

PERSPECTIVES

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RECEPTION



ROAD 01



ROAD 02

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AMENDMENTS

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LANDSCAPE: NAME	INTERIORS: NAME
STRUCTURAL: NAME	BUILDING CERTIFICATION: NAME
CIVIL: NAME	SURVEYOR: NAME
MECHANICAL: NAME	GEOTECHNICAL: NAME
ELECTRICAL: NAME	ACOUSTICS: NAME
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PROPOSED HUMPTY DOO RETIREMENT VILLAGE
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STRUCTURAL: **NAME**	BUILDING CERTIFICATION: **NAME**
CIVIL: **NAME**	SURVEYOR: **NAME**
MECHANICAL: **NAME**	GEOTECHNICAL: **NAME**
ELECTRICAL: **NAME**	ACOUSTICS: **NAME**
HYDRAULIC: **NAME**	

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