DEVELOPMENT CONSENT AUTHORITY
ALICE SPRINGS DIVISION

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: 2 **MEETING DATE:** 10/06/2026 **FILE:** PA2026/0136

APPLICATION PURPOSE:	Subdivision to create two lots
SUBJECT SITE:	Lot 3131 (56 Milner Road, Gillen) Town of Alice Springs
ZONE:	CP (Community Purpose)
SITE AREA:	11,6200m^2
APPLICANT	Tatam Planning Co. Director – Catriona Tatam
PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE	Department of Infrastructure and Logistics. Department of People, Sport and Culture.
LANDOWNER	Northern Territory of Australia Controlling agency – Department of Education and Training.
ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND	None.

1. PROPOSAL

The application seeks consent to subdivide Lot 3131 (56 Milner Road, Gillen) Town of Alice Springs into two lots. The propose lots comprise of the following:

- Lot A – 5.39ha (New development for the purpose of sport and recreation).
- Lot B – 6.19ha (Existing education establishment, Centralian Middle School).

Lot A access point is anticipated to be between Flynn Drive and Adamson Avenue on Memorial Avenue. However, this will subject to Alice Spring Town Council requirements and approval.

Lot B currently has three access points on Milner Road and another cross on Memorial Avenue for the approved passenger terminal (DP160293) issued on 21 June 2016.

Locality plans are at **Bookmark A** and the application documents are at **Bookmark B.**

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

An application for subdivision requires a planning consent as subdivision is *Impact Assessable*, pursuant to Clause 1.8(1)(c)(ii) (When development is required) under Northern Territory Planning Scheme (NTPS) 2020.

Zoning and Level of Assessment on Assessment Table	Part 3 Overlay	Consent required by virtue of Overlay Requirement	Part 5 – General and Specific Development Requirements	Level of Assessment
Zone CP (Community Purpose)	Does not apply	Nil	Alice Springs Regional Land Use Plan	Impact assessable

The exercise of discretion by the consent authority that applies is clause 1.10(4) of NTPS 2020.

Clause 1.10(4) states: *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) any 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;
(c) the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and
(d) any component of the Strategic Framework relevant to the land as set out in Part 2.

3. ASSESSMENT SYNOPSIS

This report concludes that the Authority should defer the application subject to the reasons as detailed in this report.

4. BACKGROUND

Previous DP16/0293 was issued through resolution 40/16 on the 21 June 2016 for the purpose of a passenger terminal (school bus interchange facility) (**Bookmark C.1)**.

DP16/0292 was issued through the same resolution 40/16 for the purpose of subdivision to create two lots. The approval designated the passenger terminal as its own lot. This resulted the remnant parcel for the school. However, this permit was never acted on and has since lapsed (**Bookmark C.2)**.

5. PUBLIC EXHIBITION

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

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

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

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

Section 51 of the Planning Act 1999 provides that in considering a development application the Authority must take into account a range of matter including compliance with the planning scheme.

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) any 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;
(c) the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and
(d) any component of the Strategic Framework relevant to the land as set out in Part 2.

The Technical Assessment can be found at **Bookmark D**.

Part 6 'Subdivision and Consolidation Requirements within the NTPS2020 includes an editor's note that states *zones not mentioned in this Part do not have minimum subdivision requirements and should respond to the relevant zone purpose and outcomes and the Strategic Framework.*

The assessment has determined that the measurable aspect of this proposal is within Part 2 and 4 of the NTPS2020.
The assessment has determined that the following applies to the subdivision proposal.

- Clause 4.22 Zone CP (Community Purpose).
- Alice Springs Regional Land Use Plan 2016.

<u>Clause 4.22 Zone CP Community Purpose</u>

The purpose of Clause 4.22 *is to provide for community services and facilities, whether publicly or privately owned or operated, in locations that are accessible to the community that it serves*.

Sub clause 2 of Clause 4.22 notes that *all development, including public infrastructure and outbuildings, is located, designed, operated and maintained to:*

(a) make a positive contribution to the locality by incorporating a high quality of built form and landscape design;
(b) minimise unreasonable impacts to the amenity of surrounding premises and any residential land;
(c) mitigate the potential for land use conflict with existing and intended surrounding development;
(d) avoid adverse impacts on the local road network;
(e) provides safe and convenient pedestrian and bicycle access within the development and strong connections to external transport networks;
(f) avoid any adverse impacts on ecologically important areas; and
(g) allow passive surveillance of public spaces.

Development, as defined within the *Planning Act 1999*, involves the subdivision or consolidation of land. Therefore, it is considered that the above applies to this proposal. The built form associated with this project is not subject to this proposal. The proposal for subdivision does not warrant the need to consider car parking clauses within Part 5 of the NTPS 2020. The previous discussions between Development Assessment Services and the applicant concluded that the planning scheme does not prevent the use or development of land for the purpose of sport and recreation. However, it is recommended that clarification is sought regarding access and parking arrangements with Alice Springs Town Council to avoid any potential impact with the local road network.

Sub clause 3 of Clause 4.22 (Zone CP – Community Purpose) states that *subdivision provides the appropriate level of services and infrastructure including roads, pedestrian and cycle paths, reticulated electricity, water, and sewerage (where available), stormwater drainage and telecommunication infrastructure*.

The land is connected to reticulated services, and it is evidence from the proposed plan of subdivision that no new roads or transport infrastructure is proposed as a part of the development. This proposed subdivision is considered a form of infill development.

Alice Springs Regional Land Use Plan (ASRLUP) 2016

The relevant strategic framework provides no specific discussion or guidance regarding subdivision. However, some of the key objectives identify the need for additional facilities that meet the recreational and education needs of the municipality.

The proposed Lot A is anticipated to accommodate a multi-purpose sporting fields for the local area and remaining Lot B will continue to have the educational establishment and passenger terminal (school bus interchange). Therefore, the proposal is considered to comply with ASRLUP 2016.

(b) any proposed amendments to such a planning scheme:

(i) that have been or are on exhibition under Part 2, Division 3;

(ii) in respect of which a decision has not been made under Part 2, Division 5; and

(iii) that are relevant to the development proposed in the development application

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

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

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

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

There are no environmental protection objectives relevant to the land.

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

No submissions have been received in accordance with section 49 of the *Planning Act 1999*.

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

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

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

The applicant submits that the proposed development has the following merits:

- *The site is considered suitable for the intended purpose and is consistent with the established use of the for Gillen Oval.*
- *The intended use of proposed Lot A is compatible with the surrounding area*
- *The nature and scale of the proposed subdivision is suitable to the local context.*
- *The subdivision will not introduce negative impacts on the surrounding area.*
- *The subdivision is not detrimental to the public interest.*
- *The proposed subdivision is in line with intended strategic operations for the Gillen Oval site (through Department of People, Sport and Culture) and Centralian Middle School.*

- *The proposed subdivision provides for a new lot that encompasses all existing facilities, improvements, and associated access for the Gillen Oval.*

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

The land use has operated as a school since the 1960s and the parcel proposed as Lot A is predominantly vacant and underutilised by the school. Proposed Lot A is inclusive of mature native trees which extend along the boundary adjoining Memorial Avenue. Although this assessment does not direct subdivision to retain existing trees, the project is implored to retain as much canopy as possible or incorporate into the future design of the site.

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

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

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

The survey plan (as exhibited) indicates that the sewerage easement extends across Lot A via Flynn Drive which services the main school building. The easement is not shown on the original survey plan and would need to be registered on title. Comment provided by the Power & Water Corporation note that existing substations would also need to be registered on the newly created title.

The proposal was circulated to the following authorities for comment:

Local Authority:

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

Council has noted that although the application is for subdivision, the application does not demonstrate that sufficient car parking will be provided for anticipated use of Lot A. The primary concerns raised by Council is the ultimate use of Lot A and the potential for overflow of parking on council road and verges creating adverse impact on the local road network.

Council has requested a Traffic Impact Assessment which summarises peak use scenarios, demonstration that onsite parking is sufficient to accommodate demand. Council has also requested standard conditions upon approval in relation to stormwater, permit to work in a road reserve, sightlines and reinstatement of works.

Council's requested conditions state;

- *The developer must provide sufficient on-site car parking to cater for the intended use of the subdivided lot, to the satisfaction of Council.*
- *Prior to the issue of titles, the applicant is to demonstrate that parking demand associated with Lot A (Gillen Oval) can be accommodated on-site.*
- *Where parking is proposed to be shared between resultant lots, a legally binding*

agreement is to be provided and registered on title to the satisfaction of the consent authority.
- *If it is identified that on-site parking provision is insufficient, a Parking Management Plan must be submitted to the satisfaction of Council demonstrating how overflow parking onto adjacent roads and verges will be managed.*

DAS/DLPE Comment

The observations and requests provided from Council are noted. It is understood that the shared access arrangements and subdivision plan (as exhibited) clearly show the intention to utilise the passenger terminal as overflow car parking when sport and recreation activities are being undertaken on proposed Lot A.

DAS has requested an amended plan of subdivision. The plan of subdivision should reflect the preliminary civil plans which show a newly created access via Memorial Avenue for Lot A. The plan should also reflect the approved layout of the passenger terminal in accordance with DP16/0293 or clarify the projects intentions for this component of the subdivision.

Council requested a Traffic Impact Assessment; it is recommended that this is provided to council as part of their application for a "Permit to Work in a Road Reserve". Prior to any approvals because a TIA is not ideally conditioned on a permit issued for subdivision. The amended plan of subdivision can be circulated to the local authority to confirm in principle support for proposed access point for Lot A.

Support in principle from council is required regarding access arrangement for the proposed Lot A and traffic concerns are to be addressed to the satisfaction of controlling road authority.

The applicant is provided with a copy of Council's comments and noted the issues raised. Furthermore, the applicant acknowledged the future use of proposed Lot A may not require a planning permit and therefore, relevant parties are working on a Memorandum of Understanding to secure overflow car parking spaces for use(s) on proposed Lot A.

Service Authority:

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

Power Distribution Development raised the following comments for consideration:
- Existing servicing arrangements for the remanent parcel will remain unchanged.
- Separate servicing arrangements will be arranged for the newly created lot A.
- The existing easements/ substations exist on site is noted which have not been registered on title.

DAS/DLPE Comment

The comments raised by Power Distribution Development are noted and can be addressed by condition on the subsequent permit.

Power and Water Corporation (Water and Sewerage services) – **Bookmark E.3**

Water and Sewerage services raised the following comments for consideration:
- Servicing upgrades may be required to support the proposed subdivision.
- Internal firefighting arrangements would be required.

DAS/DLPE Comment

The comments raised by Water and Sewerage services are noted which usually take the form of standard condition.

Land Resource Division (Department of Lands, Planning and Environment) – **Bookmark E.4**

- An Erosion and sediment control plan has been requested.
- No recorded heritage places are located on site.

The comments raised by Land Resource Division could be addressed by notation upon approval.

Aboriginal Areas Protection Authority – **Bookmark E.5**

- The Department of Infrastructure and Logistics holds an Authority Certificate (C2016/001).
- The applicant is advised to contact AAPA for any matters related to this Authority Certificate or the *NT Aboriginal Scared Sites Act 1989*.

The comments raised by AAPA could be addressed by notation upon approval.

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

Subdivision in Zone CP is not subject to minimum lot sizes. The key considerations of this proposal are the Alice Springs Regional Land Use Plan 2016 and the zone purpose and outcomes outlined within Clause 4.22 (Zone CP – Community Purpose). No adverse impacts are anticipated by the creation of two lots (new Lot A (future recreational area) and Lot B (existing school and bus interchange).

However, amended plan of subdivision is requested to ensure access arrangement for the proposed Lot A and traffic concerns on the local roads are addressed to the satisfaction of Alice Spring Town Council requirements.

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

(i) community safety through crime prevention principles in design;
Consideration of the Community Safety Design Guide is not considered relevant with regards to this infill form of subdivision.

(ii) water safety;
No pool or spa is located on site.

(iii) access for persons with disabilities
NCC requirements may apply

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

This subdivision is not located within a Restricted Water Extraction Area.

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

A statement from a building certifier confirming the extent of compliance is located at **Bookmark B.4**.

(r) any potential impact on natural, social, cultural or heritage values, including, for example, the heritage significance of a heritage place or object under the Heritage Act 2011

There are no known natural, social, cultural or heritage values on the site or in the immediate surrounds. The Aboriginal Areas Protection Authority have stated that an Authority Certificate still applies to the subject site.

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

There is no declared beneficial use relevant to the subject site.

It is the responsibility of the developer and land owner to ensure that land use does not result in a contravention of the *Water Act 1992*.

(t) other matters it thinks fit

The proposed subdivision plan includes an unapproved car parking layout over a site approved for passenger terminal on proposed Lot B. However, the car parking layout cannot be part of the subdivision plan for endorsement. DAS requested for amended plans without reference to the car parking layout prior to submission of the DAS report to the DCA. The applicant provided a respond on 4 June 2026, stating that the applicant prefers to keep the car parking layout on the proposed plans because they are anticipating that the area will be used as an overflow car parking area for the future use of the proposed Lot A.

DAS is aware that proposal for car parking use in Zone CP (Community Purpose) is prohibited according to Assessment Table of Clause 4.22 Zone CP – Community Purpose. Therefore, the proposed subdivision plans with unapproved car parking layout is not appropriate for endorsement.

The subject site currently includes mature native trees; however, the site does not have CNV Clearing of Native Vegetation overlay under NTPS 2020. As such, the project is implored to retain trees were possible and incorporate them into the development.

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

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

The Northern Territory Environment Protection Authority has determined that an environmental impact assessment is not required under Environment Protection Act 2019 otherwise permits the making of the decision.

7. RECOMMENDATION

That, pursuant to section 46(4)(b) of the Planning Act 1999, the Development Consent Authority defer consideration of the application to develop Lot 3131 (56 Milner Road, Gillen) Town of Alice Springs for the purpose of subdivision to create two lots to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

(a) Amended drawing that clearly show the boundary of Lot A and Lot B.
(b) Removal of reference to car parking layout on the land approved for passenger terminal under DP16/0293.
(c) Demonstrate an access point for proposed Lot A to the satisfaction of Alice Spring Town Council.
(d) Removal of reference to future use of proposed Lot A in the statement of effect.

8. REASONS FOR THE RECOMMENDATION

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

   The application seeks consent to subdivide Lot 3131 (56 Milner Road, Gillen) Town of Alice Springs to create two lots. The propose lots comprise of the following:

   - Lot A – 5.39ha (to facilitate future development for the purpose of multipurpose sports fields and recreation).
   - Lot B – 6.19ha (Existing education establishment, Centralian Middle School and Passenger terminal for school bus interchange).
   - The proposed plan includes an unapproved car parking layout over the passenger terminal site on Lot B.

   The NT Planning Scheme 2020 applies to the land, and the subdivision requires consent under Clause 1.8 (When development consent is required). It is identified as I*mpact Assessable* under Clause 1.8(1)(c)(ii), therefore, the strategic framework (Part 2 of the Scheme and zone purpose and outcomes of Clause 4.22, need to be considered.

   These clauses have been considered, and it is found that the proposal complies with the relevant requirements of the NT Planning Scheme 2020.

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

   The land use has operated as a school since the 1960s and the parcel proposed as Lot A is predominantly vacant and underutilised by the school. Proposed Lot A is inclusive of mature native trees which extend along the boundary adjoining Memorial Avenue. Although this assessment does not direct subdivision to retain existing trees, the project is implored to retain as much canopy as possible or incorporate into the design.

   The land is capable of supporting subdivision; however, concerns are related to the access arrangements and the provision of parking for the future use(s) of proposed Lot A are raised

by Alice Spring Town Council. As such, an amended plan of subdivision is requested to ensure access arrangement for the proposed Lot A and traffic concerns on the local roads are addressed to the satisfaction of Alice Spring Town Council prior to any issuing of consent.

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

   The subdivision is in Zone CP and is not subject to any minimum lot sizes or overlays. The key considerations of this proposal are the Alice Springs Regional Land Use Plan 2016 and the zone purpose and outcomes outlined within Clause 4.22 (CP Community Purpose).

   No adverse impacts are anticipated due to the subdivision to create two lots (Lot A (future recreational area) and Lot B (existing school and bus interchange). As under reason number 2, access arrangement for the proposed Lot A and traffic concerns on the local roads are to be addressed to the satisfaction of Alice Spring Town Council prior to endorsement of plans.

4. Pursuant to section 51(1)*(t)* of the *Planning Act 1999*, the consent authority may take into consideration other matters it thinks fit.

   The proposed subdivision plan includes a car parking layout on Lot B over an existing paved area that is currently approved for passenger terminal (school bus interchange) as per DP16/0293. Development Assessment Service (DAS) sought further information from the applicant and requested for amended plans that does not include a car parking layout.

   The applicant confirmed on 4 June 2026, that the client wants to progress to the Development Consent Authority meeting with the proposed plans unchanged. Additionally, the applicant acknowledged that there is a Memorandum of Understanding (MOU) being prepared by relevant parties to secure overflow car parking over the passenger terminal site to ensure that it can accommodate car parking demand for future use(s) on proposed Lot A. Additionally, the applicant noted that there is intention to subdivide the passenger terminal site to create a separate lot title in the near future.

   However, car parking that is not associated to a lawful use in Zone CP (Community Purpose) is prohibited according to Assessment Table of Clause 4.22 (Zone CP – Community Purpose) of the NTPS 2020. Therefore, the proposed subdivision plans with unapproved car parking layout is not appropriate for endorsement.

   Inclusion of unapproved car parking layout on a subdivision plan cannot be part of this subdivision application. As such, DAS recommends that the Development Consent Authority defer consideration of the application until further information is provided to satisfy the Authority that the proposed subdivision plans are appropriate for endorsement.

   The subject site currently includes mature native trees; however, the site does not have CNV Clearing of Native Vegetation overlay under NTPS 2020. As such, the project is implored to retain trees were possible and incorporate them into the development.

AUTHORISED: *Kieran Marsh*
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PLANNER – ALICE SPRINGS
DEVELOPMENT ASSESSMENT SERVICES

PA2026/0136 - Subdivision to create two lots

LOT 3131 56 MILNER ROAD, GILLEN

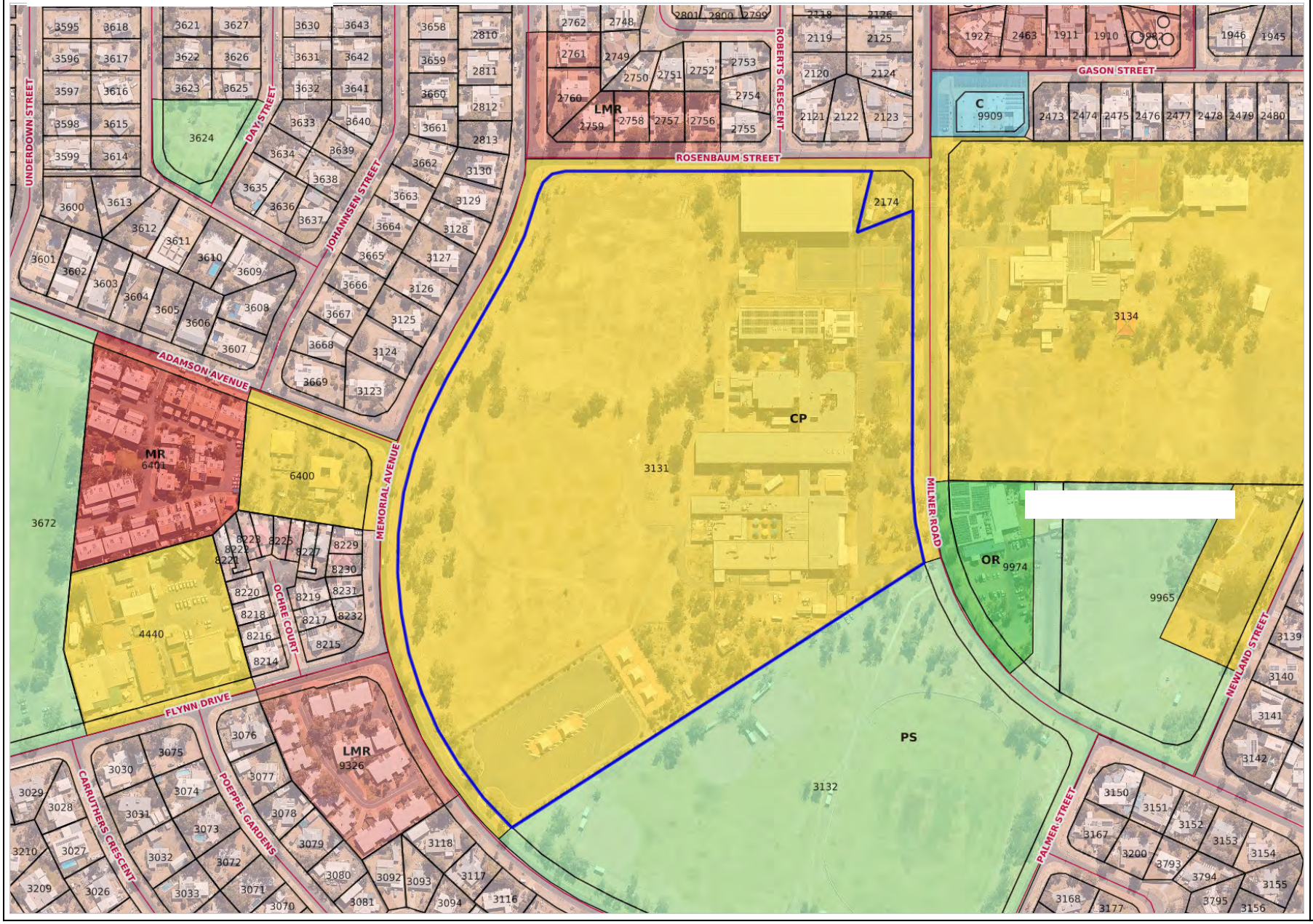


NORTHERN TERRITORY GOVERNMENT

BOOKMARK A.2

ATTACHMENT C - SITE ZONING

LOT 3131 TOWN OF ALICE SPRINGS (56 MILNER ROAD, GILLEN)



Legend

TOWN_PLANNING_ZONES

- CP - Community Purpose
- MR - Medium Density Residential
- LMR - Low-Meduim Density Residential
- LR - Low Density Residential
- OR - Organised Recreation
- PS - Public Open Space
- C - Commercial

tatam planning co.

N

Metres 50 100 150

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Geospatial Services Unit

Department of Lands, Planning and Environment

© Northern Territory Government

BOOKMARK A.3

Centralian Middle School

STAFF PARKING ONLY

STUDENT DROP OFF

Centralian Middle School

WALKING YOUR DOG?

Please look after our students and community by taking your dog's waste with you.

Penalty $2000

HUB NO PARKING

NOTICE OF PROPOSED DEVELOPMENT

Alice Springs Language Centre


8231


NOTICE OF PROPOSED DEVELOPMENT

BOOKMARK B.1

tatam planning co.

STATEMENT OF EFFECT.

APRIL 2026

SUBDIVISION TO CREATE ONE (1) LOT

GILLEN OVAL

LOT 3131 TOWN OF ALICE SPRINGS
(56 MILNER ROAD, GILLEN)

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SUMMARY.

DEVELOPMENT APPLICATION DETAILS.	
Proposed Development.	Subdivision to create One (1) Lot
Category of Assessment.	Consent is required as per Part 6 of the NT Planning Scheme.
Consent Authority.	Alice Springs Development Consent Authority or delegation.
Site Address.	Lot 3131 Town of Alice Springs (56 Milner Road, Gillen)
Site Area.	Existing Lot 3131 – 116,200m² (11.6ha) Proposed Lot A – 53,952.37m² (5.39ha) Balance of Lot 3131 – 61,982.01m² (6.19ha)
Easements.	None Identified
Owner Details.	Northern Territory Government
Beneficiaries.	Department of Logistics and Infrastructure Department of People, Sport and Culture Department of Education and Training (for Centralian Middle School)
Applicant.	Department of Logistics and Infrastructure
Agent for Applicant	Tatam Planning Co.
Contact Address.	PO Box 2224 Darwin NT 0801.
Contact Person.	Catriona Tatam, Tatam Planning Co.
Contact Email.	cat@tatamplanningco.com.au.
Job Reference.	J0179

PLANNING SCHEME DETAILS.	
Planning Scheme.	Northern Territory Planning Scheme 2020.
Defined Use(s).	Subdivision
Current Zoning.	CP (Community Purpose)
Overlays.	CNV (Clearing of Native Vegetation)
Regional Land Use Plan.	Alice Springs Regional Land Use Plan.
Sub Regional Land Use Plan.	N/A
Area Plan.	N/A

1. INTRODUCTION.

1.1 SUBDIVISION APPLICATION.

Tatam Planning Co. has been engaged by the Department of Logistics and Infrastructure (DLI) on behalf of the Department of People, Sport and Culture to prepare a Statement of Effect for a subdivision of Lot 3131 Town of Alice Springs create one (1) lot.

Lot 3131 contains the existing Gillen Oval facilities, as well as the Centralian Middle School. The proposed subdivision is intended to facilitate the creation of a new lot (Lot A) that will contain the existing Gillen Oval Facilities only. Lot 3131 will retain all Centralian Middle School facilities, including the existing bus interchange off Memorial Avenue.

The proposed development is defined as a 'Subdivision' under the NT Planning Scheme 2020 and the *NT Planning Act 1999*, as it is proposed to subdivide off a portion of Lot 3131 to create a new lot (Lot A) for Gillen Oval.

In accordance with Section 44(b) of the *Northern Territory Planning Act 1999* (NTPA) and Part 6 of the NTPS, a Development Permit is required for any subdivision. In order to demonstrate that the proposal complies with all relevant subdivision requirements set out in the Act and Part 6 of the NT Planning Scheme, the following Statement of Effect is provided.

The assessment below demonstrates that the proposal is in compliance with all requirements under Part 6 (Subdivision and Consolidation Requirements) of the NT Planning Scheme 2020.

1.2 CONTENTS OF THIS STATEMENT OF EFFECT.

This Statement of Effect has been prepared to support the required subdivision application. Included within this Statement of Effect are the following attachments:

- → **Attachment A.** Survey Plans.
- → **Attachment B.** Site Aerial.
- → **Attachment C.** Current Site Zoning.
- → **Attachment D.** Proposed Subdivision Plan
- → **Attachment E.** Statement of Building Compliance.
- → **Attachment F.** Preliminary Civil & Servicing Plans.

In preparing this Statement of Effect, Tatam Planning Co. has conducted a desktop site inspection and locality inspection, examined the development and site history, discussed the intent of the proposed subdivision with the client, and considered the relevant provisions of the NTPS 2020.

1.3 OWNERSHIP OF THE SITE AND BENEFICIARIES.

Lot 3131 Town of Alice Springs is identified as crown land, managed by the Northern Territory Government. The Certificate of Title is unavailable for this site.

This application is lodged by Tatam Planning Co on behalf of the Department of Logistics and Infrastructure,

acting on behalf of Department of People, Sport and Culture. The Department of Logistics and Infrastructure has provided Landowner Authorisation.

The Department of Education and Training is identified as a beneficiary of the site, in regards to the management of the existing lease of the site for Centralian Middle School.

It is our understanding that no other persons in a beneficiary to this specific application other than those identified above.

1.4 PLANNING HISTORY OF THE SITE.

The following previous planning approvals have been issued for the site:

- → DP16/0293 – Passenger Terminal (School Bus Interchange facility)
- → DP16/0292 – Subdivision to create Two Lots

The abovementioned permit DP16/0292 was not acted on and is lapsed

2. SITE AND LOCALITY.

2.1 DESCRIPTION OF LOCALITY.

Gillen is an established residential suburb located approximately 2 kilometres west of the Alice Springs Town Centre. The suburb is bounded generally by Larapinta Drive to the north, the West MacDonnell Ranges to the south, and adjacent residential areas including Araluen and Flynn.

Gillen is characterised by predominantly low-density residential development, interspersed with local community facilities, open space areas and pedestrian and cycle networks. The suburb has direct access to major transport routes, including Larapinta Drive, which provides an east–west connection to the town centre and surrounding suburbs.

Gillen has access to several sporting facilities, including Gillen Oval and Jim McConnville Ovals. Proximity to the West MacDonnell National Park contributes to the area's landscape setting, with views to surrounding ranges and a strong connection to natural open space.

2.2 DESCRIPTION OF THE SITE.

The subject site is identified as Lot 3131 Town of Alice Springs (56 Milner Road, Gillen). The subject site measures 11.62 ha and is zoned CP (Community Purpose).

The site has frontage to Milner Road, Memorial Road and Rosenbaum Street. The lot contains the existing Centralian Middle School to the Milner road (eastern) side of the site, including buildings, sports facilities, parking areas and the bus interchange off Memorial Avenue.

The site also contains the Gillen Oval facilities to the western portion of the site, including existing ovals, landscaping and incidental infrastructure like lighting and paths.

There are no existing easements on site. The site is affected by the CNV (Clearing of Native Vegetation) overlay.

Survey Plan A.621 is provided at **Attachment A**. A site aerial is provided at **Attachment B**. A zoning plan is provided at **Attachment C**.

3. PROPOSED DEVELOPMENT.

3.1 PROPOSED SUBDIVISION

The proposal is to subdivide Lot 3131 Town of Alice Springs to create a new lot (Lot A), for the Gillen Oval facilities. The new lot will measure 5.39ha (53,952.37m^2).

The existing Centralian Middle School and the bus interchange to Memorial Avenue will remain in Lot 3131. The lot area of Lot 3131 will be reduced from 11.62ha to 6.19ha.

The proposal to subdivide off the Gillen Oval facilities is part of a broader redevelopment proposal for the site. The redevelopment works include:

- Construction of Amenities Building with verandah and breezeways, including:
  - 4 x changerooms;
  - 6 x stores;
  - 1x non-commercial canteen;
  - 1 x first aid room;
  - 1 x office; and
  - Male, Female and UAT amenities.
- Addition of 22 Car parks, loading bay and bike racks, with access off Memorial Avenue.
- Landscaping, pedestrian pathways and ancillary low-level lighting.
- 6x small shelter structures to multi use sports fields.
- Re-painted linemarking to existing car parking area (approved as a Passenger Terminal (school bus interchange facility) under DP16/0293).

A Compliance Check for the above physical works was submitted to Development Assessment Services within the Department of Lands, Planning & Environment, but was later withdrawn as a result of confirmed land use. The Gillen Oval facilities are classified as a 'Sport and Recreation' use, and are therefore exempt from requiring planning approval under the NT Planning Scheme 2020, per Schedule 3.

4. SECTION 46(3)(A) OF THE NTPA – NT PLANNING SCHEME.

Section 46(3)(a) of the NT Planning Act 1999 (NTPA) states that:

3. *A development application is to contain the following:*
   a) *an assessment demonstrating how the proposed development will comply with any planning scheme that applies to the land.*

An assessment against the relevant sections of the NT Planning Scheme (NTPS) is provided below.

4.1 PART 1 – GUIDANCE.

Part 1 of the NTPS provides guidance for the interpretation and administration of the document.

4.1.1 *Clause 1.8 - When Development Consent is Required.*

Pursuant to subclause c(ii) of Clause 1.8 of the NTPS, the use and development of land requires consent and is 'Impact Assessable' when it is for the subdivision of land; other than that included at Clause 1.8(1)(b)(iii) (being the UTS subdivision of an application already approved).

The proposal is considered Impact Assessable.

4.1.2 *Clause 1.10 – Exercise of Discretion.*

Pursuant to subclause 4 of Clause 1.10 of the NTPS, when considering an application for consent for a use or development identified as 'Impact Assessable', the Consent Authority must take into account all of the following:

a) *any 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;*
c) *the guidance provided by the relevant zone purpose and outcomes in Part 4; and*
d) *any component of the Strategic Framework relevant to the land as set out in Part 2.*

This application therefore seeks consent for the proposed development pursuant to the abovementioned NTPS sections.

4.2 PART 2 – STRATEGIC FRAMEWORK.

Part 2 of the NTPS provides the strategic framework, comprising Regional Land Use Plans, Subregional Land Use Plans and Area Plans.

4.2.1 *Clause 2.2 – Components and Operation of the Strategic Framework.*

Pursuant to subclause 4 of Clause 2.2, the strategic framework guides the interpretation of all parts of the NTPS. Subregional Land Use Plans, Regional Land Use Plans and Strategic Planning Policies will guide interpretation of the Planning Scheme when:

1. *there is no applicable Area Plan;*
2. *the Area Plan does not provide guidance on a particular issue;*
3. *a use or development does not accord with an Area Plan; or*
4. *a new Area Plan is being created, or a change is proposed to an existing Area Plan.*

The Alice Springs Regional Land Use Plan is applicable to the site. There is no applicable Subregional Land Use Plan or Area Plan. An assessment against the Strategic Framework is provided below.

4.2.2 *Clause 2.4 – Alice Springs Regional Land Use Plan.*

Under the Alice Springs Regional Land Use Plan (ASRLUP) the subject site is included in the general area shown as 'Urban'.

This designation is consistent with the existing zoning of CP (Community Purpose) and permissible and exempt uses under the NT Planning Scheme. The ongoing use of the site for 'Sport and Recreation' and the subdivision to facilitate one separate lot for the Gillen Oval facilities is considered to be consistent with the Land Use Plan.

4.3 PART 3 – OVERLAYS.

Part 3 of the NTPS details the overlays which identify areas of land that have specific development requirements. Overlays identify areas of land that have specific development requirements. Overlays can affect the land use permissibility of certain land uses under the NT Planning Scheme.

The site is affected by the CNV (Clearing of Native Vegetation) Overlay. The purpose of this overlay is to identify areas with limits to the clearing of native vegetation and ensure that clearing in these areas does not:

(a) impact on the conservation values of land within Zone CN; or
(b) unreasonably contribute to environmental degradation of the locality.

This Overlay does **not** apply to land within Zone CP (Community Purpose), and no further assessment against this clause has been undertaken.

4.4 PART 4 – ZONES & ASSESSMENT TABLES.

Part 4 of the NTPS details the zones, zone objectives, and assessment tables.

Lot 3131 Town of Alice Springs subject to this subdivision application to create one (1) lot is located within Zone CP (Community Purpose).

An assessment of the proposed subdivision has been undertaken against the provisions of the the existing zoning under Clause 4.22 - Zone CP (Community Purpose).

4.4.1 *Clause 4.22 – Zone CP (Community Purpose).*

The subject site is zoned CP (Community Purpose) The objective for Zone CP is as follows:

> *Provide for community services and facilities, whether publicly or privately owned or operated, in locations that are accessible to the community that it serves.*

An assessment against the Zone Outcomes is provided below:

1. *Community services and facilities such as Residential Care Facility, place of worship, education establishment, emergency services facility, exhibition centre, residential care facility, community centre and childcare centre are established to meet the social, educational, spiritual, cultural or health needs of the community.*

The proposal is for a subdivision, as part of broader works to facilitate Alterations and Additions to a Sport and Recreation use. The proposal is considered to be a community facility, meeting the social and health needs of the community.

2. *Development such as hospital, passenger terminal, place of assembly and recycling depot servicing the broader regional population may be established where they do not compromise the reasonable amenity of residential land in the locality.*

Not Applicable - The proposal is for a subdivision to create one lot for the purposes of an existing Sport and Recreation use.

3. *All development, including public infrastructure and outbuildings, is located, designed, operated and maintained to:*
   - *(a) make a positive contribution to the locality by incorporating a high quality of built form and landscape design;*
   - *(b) minimise unreasonable impacts to the amenity of surrounding premises and any residential land;*
   - *(c) mitigate the potential for land use conflict with existing and intended surrounding development;*
   - *(d) avoid adverse impacts on the local road network;*
   - *(e) provides safe and convenient pedestrian and bicycle access within the development and strong connections to external transport networks;*
   - *(f) avoid any adverse impacts on ecologically important areas; and*
   - *(g) allow passive surveillance of public spaces.*

Noting that the proposal is for a subdivision to create one (1) lot only, it is considered that the proposal is compliant with the above objectives of the CP (Community Purpose) zone, as follows:

- → The proposed subdivision of Gillen Oval is partn of a broader works package for the redevelopment/upgrade of existing facilities and has been designed to make a positive contribution to the locality, through the incorporation of high quality built form and landscape design.
- → No unreasonable impacts to the amenity of surrounding premises is anticipated. The function and operation of the proposed subdivision of Gillen Oval is unlikely to unreasonably impact on the amenity of any surrounding development.
- → The proposed subdivision and associated alterations and additions to the Sport and Recreation use (Gillen Oval) are not anticipated to occasion any land use conflicts. The use itself is existing, and is considered to be exempt under Schedule 3.
- → The proposed subdivision, as well as the scale of the proposed alterations and additions is unlikely to impact on the local network.
- → Within the development, adequate footpaths and connections have been provided for pedestrian and bicycle access as part of the physical works.

- → The proposed subdivision does not impact on any known areas of ecological importance.
- → The proposed subdivision and existing layout of the site is considered to allow for ample surveillance of public spaces (being the adjacent streets and public realm).

4. *Subdivision provides the appropriate level of services and infrastructure including roads, pedestrian and cycle paths, reticulated electricity, water, and sewerage (where available), stormwater drainage and telecommunication infrastructure.*

The proposal is for subdivision of Lot 3131 to create one (1) new lot. No new roads are required, as the site is serviced by existing road infrastructure. New pedestrian paths throughout the site and connections to external pedestrian path networks are proposed as part of the exempt physical works package.

The site has existing access to reticulated power, water and sewerage, noting that an existing sewer pipe alignment through the site is to be formalised through the creation of an easement. No stormwater impacts are anticipated as a result of the proposed subdivision.

Preliminary civil and servicing plans are provided at **Attachment F**.

5. *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.*

Not Applicable.

4.5 PART 6 – SUBDIVISION AND CONSOLIDATION REQUIREMENTS.

Part 6 of the NTPS details the requirements associated with any subdivision or consolidation.

4.5.1 *Clause 6.1 – Preliminary.*

Pursuant to Clause 6.1.1, the subdivision of land requires consent. This report herein constitutes an application for consent.

Zones not mentioned in this Part do not have minimum subdivision requirements, and should respond to the relevant zone purpose and outcomes and the Strategic Framework.

No specific subdivision requirements are applicable to Zone CP (Community Purpose) and therefore an assessment against the relevant zone purposes, outcomes and the Strategic Framework has been undertaken above.

5. SECTION 46(3) OF THE ACT – REMAINING REQUIREMENTS.

5.1 46(3)(B) – INTERIM DEVELOPMENT CONTROL ORDER.

There are no Interim Development Control Orders currently applying on the site.

5.2 46(3)(C) – REFERRAL TO THE NT EPA.

The development does not require referral to the NT EPA under Part 4, Division 3 of the *Environmental Protection Act 2019*.

5.3 46(3)(D) – MERITS OF PROPOSED DEVELOPMENT.

The assessed merits of the proposed development are:

- The site is considered suitable for the intended purpose and is consistent with the established use of the site for Gillen Oval.
- The intended continued use of proposed Lot A (Gillen Oval) is compatible with the surrounding area.
- The nature and scale of the proposed subdivision is suitable to the local context.
- The subdivision will not introduce negative impacts on the surrounding area.
- The subdivision is not detrimental to the public interest.
- The proposed subdivision is in line with intended strategic operations for the Gillen Oval site (through Department of People, Sport and Culture) and Centralian Middle School (through the Department of Education and Training).
- The proposed subdivision provides for a new lot that encompasses all existing facilities, improvements, and associated access for the Gillen Oval.

5.4 46(3)(E) – SUITABILITY OF LAND FOR DEVELOPMENT AND IMPACTS OF DEVELOPMENT.

A description of the site is provided in Section 2 of this report. The proposal to subdivide Lot 3131 Town of Alice Springs to create one (1) new lot for the Gillen Oval facilities is considered suitable. There are no land constraints identified that would render the land unsuitable for the subdivision as proposed.

5.5 46(3)(F) – AVAILABLE PUBLIC FACILITIES AND OPEN SPACE.

Not applicable – the site contains existing public facilities and open space (being Gillen Oval).

5.6 46(3)(G) – AVAILABLE PUBLIC UTILITIES/INFRASTRUCTURE.

It is understood that reticulated power, water, and sewer are provided on site, with any new or rationalised connections required on the advice of Power and Water Corporation.

5.7 46(3)(H) – IMPACT ON AMENITY.

The proposal is not expected to have any negative impact on the amenity of the area considering:

- The proposed subdivision to create one (1) new lot is considered appropriate in the area, noting that the proposed subdivision will rationalise all Gillen Oval infrastructure in a single lot, separate to that of Centralian Middle School; and
- The proposal is compliant with all subdivision requirements of the Scheme.

5.8 46(3)(J) – BENEFITS OR DETRIMENTS TO THE PUBLIC INTEREST.

The proposal will not cause detriment to the public interest and will provide benefit for the reasons outlined above in this report.

5.9 46(3)(K) – COMPLIANCE WITH THE *BUILDING ACT 1993*.

The proposal is not for a Unit Title Scheme subdivision and does not impact upon compliance with the *Building Act 1993*. A statement of Building Compliance in relation to the existing Gillen Oval Facilities and Centralian Middle School is provided at Attachment E.

5.10 46(3)(L) – SCHEME LAND

The proposal does not propose development of land within proposed or existing scheme land.

CONCLUSION.

Tatam Planning Co. has been engaged by the Department of Logistics and Infrastructure (DLI) to prepare a Statement of Effect for a subdivision of Lot 3131 Town of Alice Springs create one (1) lot.

Lot 3131 contains the existing Gillen Oval facilities, as well as the Centralian Middle School. The proposed subdivision is intended to facilitate the creation of a new lot (Lot A) that will contain the existing Gillen Oval Facilities only. Lot 3131 will retain all Centralian Middle School facilities, including the existing bus interchange off Memorial Avenue.

The proposed development is defined as a 'Subdivision' under the NT Planning Scheme 2020 and the *NT Planning Act 1999*, as it is proposed to subdivide off a portion of Lot 3131 to create a new lot (Lot A) for Gillen Oval.

In accordance with Section 44(b) of the *Northern Territory Planning Act 1999* (NTPA) and Part 6 of the NTPS, a Development Permit is required for any subdivision. In order to demonstrate that the proposal complies with all relevant subdivision requirements set out in the Act and Part 6 of the NT Planning Scheme, this Statement of Effect has been provided.

Adequate justification has been provided to allow for consideration of the proposal. The assessment has demonstrated that the proposal is in compliance with all requirements under Parts 3 (Overlays), 4 (Zones and Land Uses) and 6 (Subdivision and Consolidation Requirements) of the NT Planning Scheme 2020 and is a suitable development in this location.

The proposed development responds positively to requirements as set out in the NTPA in that:

- The site is considered suitable for the intended purpose and is consistent with the established use of the site for Gillen Oval.
- The intended continued use of proposed Lot A (Gillen Oval) is compatible with the surrounding area.
- The nature and scale of the proposed subdivision is suitable to the local context.
- The subdivision will not introduce negative impacts on the surrounding area.
- The subdivision is not detrimental to the public interest.
- The proposed subdivision is in line with intended strategic operations for the Gillen Oval site (through Department of People, Sport and Culture) and Centralian Middle School (through the Department of Education and Training).
- The proposed subdivision provides for a new lot that encompasses all existing facilities, improvements, and associated access for the Gillen Oval.

In consideration of the requirements of all relevant statutory planning tests of the NTPA, including the provisions of the NTPS, there are considered to be reasonable grounds for the Consent Authority to approve the subdivision application subject to reasonable and relevant conditions.

NORTHERN TERRITORY GOVERNMENT

ATTACHMENT B - SITE AERIAL

LOT 3131 TOWN OF ALICE SPRINGS (56 MILNER ROAD, GILLEN)



LEGEND

SUBJECT SITE

tatam planning co.

N

Metres 50 100 150

nrmaps.nt.gov.au

Geospatial Services Unit

Department of Lands, Planning and Environment

© Northern Territory Government

BOOKMARK B.2

DAS/DLPE confirmed land use is exceptii



Note: Car parking as shown is not part of this subdivision and have not been approved by previous permits.

The subject site is for a passenger terminal (school bus interchange as issued by DP16/0293.

PROPOSED SUBDIVISION SITE PLAN

N.T.S.

ISSUED FOR INFORMATION ONLY

Preliminary

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY

PRINT IN COLOUR

ANDREA RICE ARCHITECTS
ARCHITECTURE INTERIORS HOSPITALITY
0409 260 743
andrea@andrearicearchitects.com.au

Drawn: JBC — Date: FEB 2026	Checked: BT — Date: FEB 2026
Designed: AR/BT — Date: FEB 2026	Approved: AR — Date: FEB 2026
Design Project Leader: - — Date:	NTG Project Manager: - — Date:

Northern Territory Government

ALICE SPRINGS
LOT 3131, 56 MILNER ROAD, GILLEN, ALICE SPRINGS, N.T.
GILLEN OVAL MULTI SPORT PRECINCT

PROPOSED SUBDIVISION SITE PLAN

NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT
IFA01592	N/A	A005 OF		A1

Version: March 2021

Plotted: 13/03/2026 11:03:49 AM
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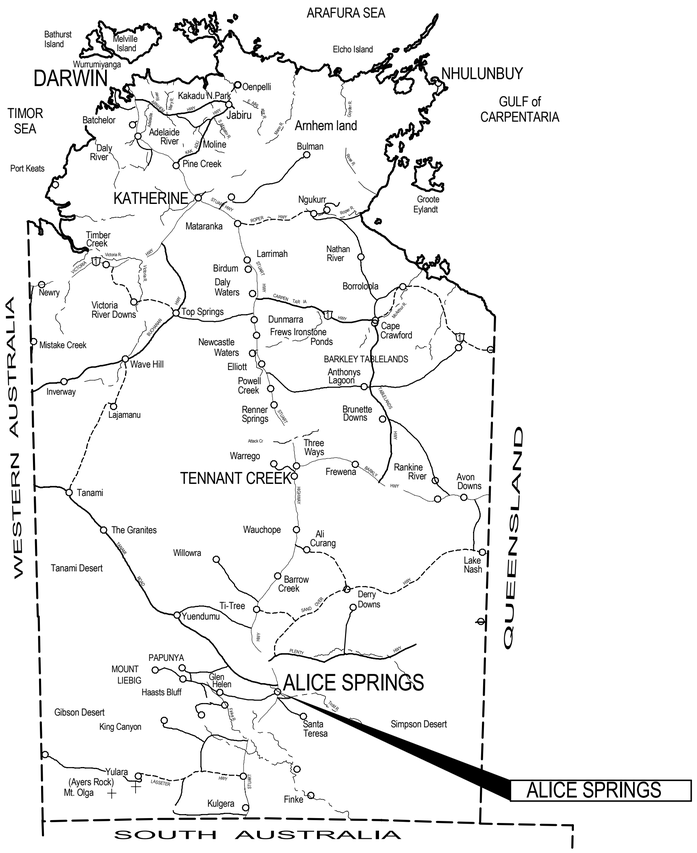
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GILLEN OVAL MULTI SPORT PRECINCT

HYDRAULIC SERVICES

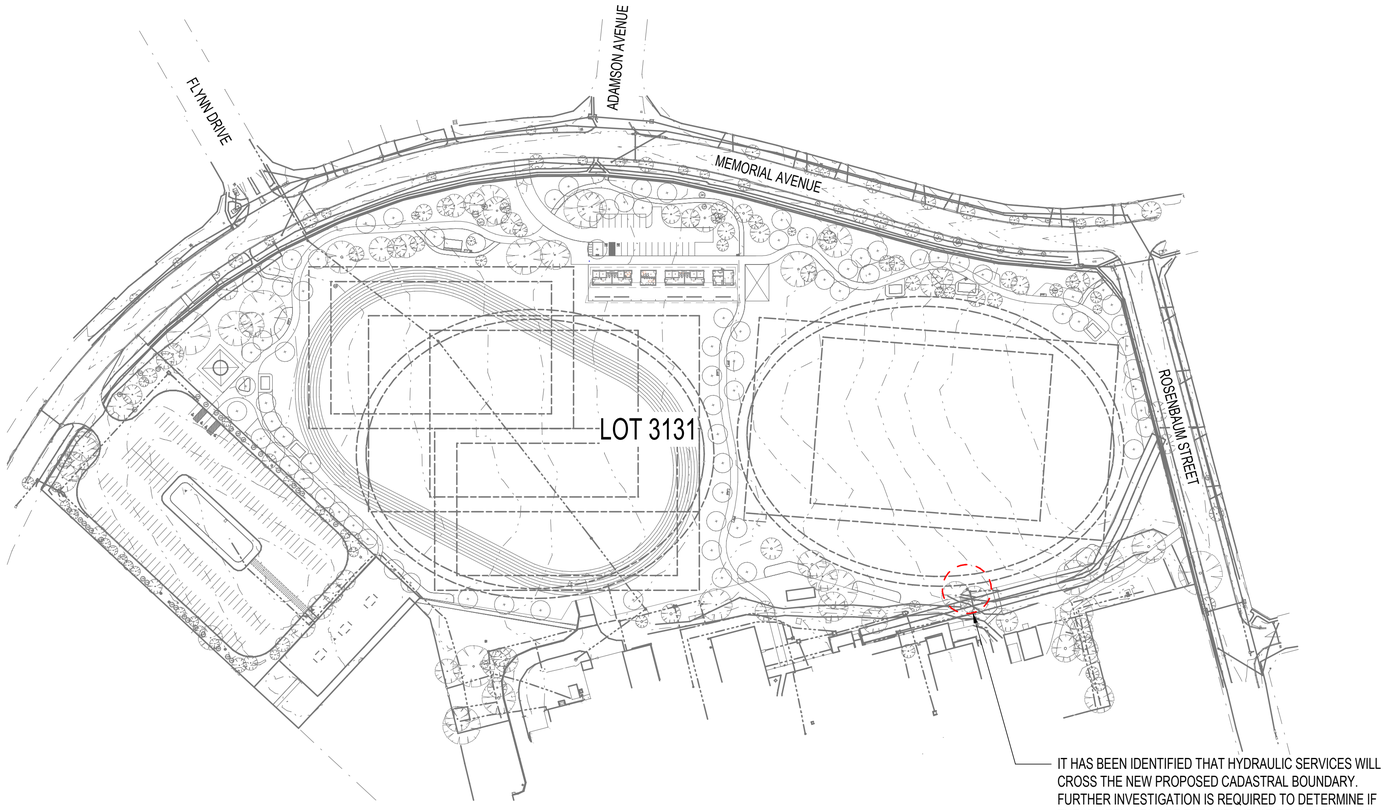
BOOKMARK B.3

HYDRAULIC DRAWING INDEX		
NTG DRAWING NUMBER	SHEET NUMBER	SHEET TITLE
B26-XXXX	H01	COVER SHEET, DRAWING INDEX, SITE AND LOCALITY PLANS
B26-XXXX	H02	LEGEND OF SYMBOLS AND GENERAL NOTES
B26-XXXX	H03	TYPICAL DETAILS - SHEET 1
B26-XXXX	H04	TYPICAL DETAILS - SHEET 2
B26-XXXX	H05	TYPICAL DETAILS - SHEET 3
B26-XXXX	H06	SITE - SANITARY DRAINAGE PLAN
B26-XXXX	H07	AMENITIES - SANITARY DRAINAGE - PART PLAN 1
B26-XXXX	H08	AMENITIES - SANITARY DRAINAGE - PART PLAN 2
B26-XXXX	H09	SITE - WATER SERVICES PLAN
B26-XXXX	H10	SITE - WATER SERVICES PLAN 2
B26-XXXX	H11	AMENITIES - WATER SERVICES - PART PLAN 1
B26-XXXX	H12	AMENITIES - WATER SERVICES - PART PLAN 2



N

LOCALITY PLAN
N.T.S.



N

SITE PLAN
1 : 1250

Plotted: 30/01/2026 3:24:01 PM

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
A	CONCEPT DESIGN REVIEW (30% DESIGN)	30/01/26	MDM	WSP

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wsp
Level 5, 37 Woods Street, Darwin, NT 0800
(08) 8980 5900
http://www.wsp.com
WSP PROJECT No: PS230398

Drawn: MDM, Date: JAN 2026	Checked: MM, Date:
Designed: MM, Date: JAN 2026	Approved: SW, Date: JAN 2026
Design Project Leader: AR, Date:	NTG Project Manager, Date:

Northern Territory Government

ALICE SPRINGS
LOT 3131, 56 MILNER ROAD, GILLEN, ALICE SPRINGS, N.T.
GILLEN OVAL MULTI SPORT PRECINCT

HYDRAULIC SERVICES
COVER SHEET, DRAWING INDEX, SITE AND LOCALITY PLANS

NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT	
		H01 OF	B26-XXXX	A	A1

Version: January 2022

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LEGEND OF SYMBOLS

SCHEMATIC PIPEWORK

SD	SANITARY PLUMBING/DRAINAGE
SWD	STORMWATER DRAINAGE
SV	SANITARY VENT
CHV	CHAMBER VENT
OF	OVERFLOW
PO	PUMP OUT
DCW	COLD WATER
NDCW	NON POTABLE COLD WATER
DHWF	HOT WATER FLOW
DHWR	HOT WATER RETURN
DWW	WARM WATER
FH	HYDRANT SUPPLY

SYMBOLS

15 10	REDUCTION OF PIPE SIZE
AAV	AIR ADMITTANCE VALVE
	CAPPED END
	BACKFLOW PREVENTION DEVICE
	ISOLATING VALVE
	ISOLATION VALVE IN VALVE BOX
	CHECK VALVE
	PIPE RISER
	PIPE DROPPER
RPZD	REDUCED PRESSURE ZONE DEVICE
	PIPE BREAK

SYMBOLS (CTD.)

FW	FLOOR WASTE
TD	TUNDISH
TD-T	TUNDISH - TRAPPED
TD-I	TUNDISH - IN WALL
CP	CONTROL PANEL
HT/VB	HOSE TAP WITH VACUUM BREAKER
HWU OR HWU	HOT WATER UNIT
	PUMP
TMV	THERMOSTATIC MIXING VALVE
TV	TEMPERING VALVE
COLD HOT	TAPWARE
	GRATED TRENCH DRAIN
IO(S)	INSPECTION OPENING (TO SURFACE)
OFG/DG	OVERFLOW RELIEF GULLY/DISCONNECTOR GULLY
SAC	SEWER ACCESS CHAMBER
A P	ACCESS PANEL BY CEILING CONTRACTOR
	FLOW DIRECTION ARROW
	PENETRATION THROUGH STRUCTURE
	FLOOR REMOVAL/RE-INSTATEMENT
	PENETRATION ABOVE
SS Diameter	SERVICE IDENTIFICATION
	SIZE
	PENETRATION BELOW
IL 0.00	PIPE INVERT LEVEL
	DUAL HEAD FIRE HYDRANT

MATERIALS

SERVICES TO BE CONSTRUCTED FROM MATERIAL AS LISTED BELOW UNLESS NOTED OTHERWISE SHOWN ON DRAWINGS.

SERVICE	MATERIAL	REMARKS
SEWER DRAINAGE	uPVC	SOLVENT WELDED JOINTS
SEWER PLUMBING	uPVC (CONCEALED)	SOLVENT WELDED JOINTS
SEWER PUMP LINE	PN12 uPVC	SOLVENT WELDED JOINTS
GREASY WASTE DRAINAGE	HDPE	ELECTRO FUSION JOINTS
GREASY WASTE PLUMBING	HDPE	ELECTRO FUSION JOINTS
EXPOSED WASTES	70/30 BRASS	CHROME PLATED, EXCEPT FOR HIGH TEMP.
COLD WATER (IN GROUND)	HDPE PE100 PN16	ELECTRO FUSION JOINTS
COLD WATER (INTERNAL)	TYPE B COPPER TUBE (>20mm)	COMPRESSION FITTINGS
HOT / WARM WATER (INTERNAL)	TYPE B COPPER TUBE (>20mm)	COMPRESSION FITTINGS LAGGED WITH 25mm CLOSED CELL FOAM
HOT WATER FLOW & RETURN	TYPE B COPPER TUBE	COMPRESSION FITTINGS LAGGED WITH 25mm CLOSED CELL FOAM
SOLAR FLOW & RETURN	TYPE B COPPER TUBE	SILVER SOLDERED JOINTS LAGGED WITH 25mm CLOSED CELL FOAM
FIRE SERVICE (IN GROUND)	HDPE PE100 PN16	ELECTRO FUSION JOINTS
FIRE SERVICE (ABOVE GROUND)	GALVANISED STEEL TUBE	
NATURAL GAS	TYPE B COPPER TUBE	COMPRESSION FITTINGS
NATURAL GAS (IN GROUND)	TYPE B COPPER PN16 HDPE PE100 XLPE - REHAU	COLOURED IDENTIFICATION OF SERVICE

NOTE: PIPEWORK SIZES INDICATED ON PROJECT DRAWINGS ARE NOMINAL INTERNAL DIAMETER. POLYETHYLENE PIPEWORK SHALL BE PROVIDED WITH EQUIVALENT ID

NOMENCLATURE

GENERAL

Ø / DIA.	NOMINAL DIAMETER
DWG NO.	DRAWING NUMBER
e	EXISTING
C/S	CEILING SPACE
F/A	FROM ABOVE
F/B	FROM BELOW
H/L	HIGH LEVEL
L/L	LOW LEVEL
T/A	TO ABOVE
T/B	TO BELOW
U/S	UNDERSIDE

FIXTURES, FITTINGS & EQUIPMENT

B	BASIN
BWU	BOILING WATER UNIT
Bth	BATH
CM	COFFEE MACHINE
CS	CLEANER'S SINK
CT	COOK TOP
CWM	CLOTHES WASHING MACHINE
DF	DRINKING FOUNTAIN
DWC	DISABLED WATER CLOSET
DWM	DISHWASHING MACHINE
EW	EYE WASH
GW	GLASS WASHER
HWU	HOT WATER UNIT
HT	HOSE TAP
IM	ICE MACHINE
S	SINK
Shr	SHOWER
SShr	SAFETY SHOWER
Tr	TROUGH
TD	TUNDISH
TD-T	TRAPPED TUNDISH
TD-I	IN WALL TUNDISH
Ur	URINAL
VB	VACUUM BREAKER
VSD	VARIABLE SPEED DRIVE
WC	WATER CLOSET

LEVELS

AHD	AUSTRALIAN HEIGHT DATUM
FFL	FINISHED FLOOR LEVEL
IL	INVERT LEVEL
SFL	STRUCTURAL FLOOR LEVEL
RL	REDUCED / RELATIVE LEVEL

MATERIALS

CI	CAST IRON
CICL	CAST IRON CEMENT LINED
CP	CHROME PLATED
DICL	DUCTILE IRON CEMENT LINED
FRC	FIBRE REINFORCED CEMENT
GMS	GALVANISED MILD STEEL
HDPE	HIGH DENSITY POLYETHYLENE
PP	POLYPROPYLENE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
S/S	STAINLESS STEEL
VC	VITRIFIED CLAY

METERING

BMS	BUILDING MANAGEMENT SYSTEM
GM	GAS METER
HWM	HOT WATER METER
MF	MAG FLOW METER

PITS, OUTLETS AND COVERS

A/P	ACCESS PANEL
BD	BALCONY DRAIN
BT	BOUNDARY TRAP
BFW	BASKET FLOOR WASTE / BUCKET TRAP
CO	CLEAR OUT
DFH	DOUBLE HEADED PILLAR FIRE HYDRANT
FW	FLOOR WASTE
GTD	GRATED TRENCH DRAIN
HD	HEAVY DUTY
IO(S)	INSPECTION OPENING (TO SURFACE)
JU	JUMP UP
LD	LIGHT DUTY
MD	MEDIUM DUTY
O/F	OVERFLOW
ORG	OVERFLOW RELIEF GULLY
PD	PLANTER DRAIN
RWO	RAINWATER OUTLET
SAC	SEWER ACCESS CHAMBER
SDO	SPOON DRAIN OUTLET
SOO	SIPHONIC OVERFLOW OUTLET
SPS	SEWER PUMP STATION
SRO	SIPHONIC RAINWATER OUTLET
SWGP	STORMWATER GRATED PIT

SERVICE

DCW	DRINKING COLD WATER
DP	DOWNPIPE
FH	FIRE HYDRANT
FS	FIRE SPRINKLER
FHR	FIRE HOSE REEL
DHW	DOMESTIC HOT WATER
DHWF	DOMESTIC HOT WATER FLOW
DHWR	DOMESTIC HOT WATER RETURN
NG	NATURAL GAS
OF	OVERFLOW
RO	REVERSE OSMOSIS
RCW	RECYCLED COLD WATER
RV	RELIEF VENT
SD	SEWER DRAIN/ SANITARY PLUMBING
SDP	SIPHONIC DOWNPIPE
SS	SOIL STACK
SW	STORMWATER
TW	TRADE WASTE
V	VENT
DWW	DOMESTIC WARM (TEMPERED) WATER

UNITS

FU	FIXTURE UNIT
kPa	KILOPASCALS
kW	KILOWATTS
L	LITRES
L/s	LITRES PER SECOND
LU	LOADING UNIT
MJ/h	MEGA JOULES PER HOUR
m	METRES
m/s	METRES PER SECOND
mm	MILLIMETRES

VALVES

AAV	AIR ADMITTANCE VALVE
BV	BALANCING VALVE
DCV	DOUBLE CHECK VALVE
GV	GATE VALVE
LS	LINE STRAINER
PLV	PRESSURE LIMITING VALVE
PRV	PRESSURE REDUCTION VALVE
RPZD	REDUCED PRESSURE ZONE DEVICE
SCV	SINGLE CHECK VALVE
SV	SLUICE VALVE
RV	REFLUX VALVE
TMV	THERMOSTATIC MIXING VALVE
TV	TEMPERING VALVE
TPRV	TEMPERATURE & PRESSURE RELIEF VALVE

GENERAL NOTES:

1. COMPLY WITH THE GENERAL CONDITIONS AND ALL CONTRACTUAL REQUIREMENTS.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, ARCHITECTS AND ASSOCIATED ENGINEERS DRAWINGS AND SPECIFICATIONS, FIRE ENGINEERS REPORTS AND BUILDING SURVEYOR'S CONDITIONS OF APPROVAL.
3. INSTALL SERVICES TO COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND REQUIREMENTS OF THE LOCAL AUTHORITY.
4. THE INSTALLATION IS TO BE UNDERTAKEN BY SUITABLY QUALIFIED, LICENSED AND EXPERIENCED TRADESPERSONS.
5. INSPECT THE SITE PRIOR TO TENDER SUBMISSION AND BE FAMILIAR WITH THE SITE CONDITIONS. ALL SITE SPECIFIC CONSIDERATIONS TO BE INCLUDED IN THE TENDER SUBMISSION.
6. IF THE INSTALLER CONSIDERS THAT A COMPONENT OF DESIGN IS NON COMPLIANT, THEN THE INSTALLER MUST NOTIFY THE ENGINEER IN WRITING.
7. THE INSTALLER IS TO MAKE APPLICATIONS TO THE APPROPRIATE AUTHORITIES AND PROCURE ALL NECESSARY APPROVALS.
8. THE INSTALLER IS TO PAY ALL REQUIRED FEES INCLUDING ALL APPLICATION, CONNECTION, METER, INSPECTION, ROAD OPENING, ETC. AS NECESSARY TO COMPLETE AND COMMISSION THE INSTALLATION.
9. ANY AUTHORITY CONTRIBUTION FEES TO BE THE PRINCIPAL'S RESPONSIBILITY.
10. ALLOW TO ENGAGE THE SERVICES OF APPROPRIATELY RECOGNISED AND QUALIFIED INDEPENDENT CERTIFIERS OR LOCAL AUTHORITY TO CERTIFY COMPLIANCE OF THE INSTALLATION. PAY ALL CERTIFIER'S FEES.
11. PROVIDE A 'CERTIFICATE OF COMPLIANCE' AND/OR INDEPENDENT CERTIFIER'S REPORT PRIOR TO PRACTICAL COMPLETION.
12. PROVIDE 3 SETS 'AS BUILT' HARD COPIES, DIGITAL COPIES AND OPERATIONAL AND MAINTENANCE MANUALS PRIOR TO PRACTICAL COMPLETION.
13. ALL DEFECTS TO BE RECTIFIED. WARRANT THE INSTALLATION FOR WORKMANSHIP AND MATERIALS AS REQUIRED BY THE PLUMBING INDUSTRY COMMISSION.

DRAWING NOTES:

1. DRAWINGS ARE INDICATIVE OF INSTALLATION. ALLOW FOR ALL NECESSARY EXCAVATION, TRENCH PLANKING & STRUTTING, BEDDING, BACKFILL, PLANT HIRE, SCAFFOLDING MATERIALS, LABOUR, FITTINGS, TESTING, ETC. TO COMPLETE AND COMMISSION AND WARRANT THE INSTALLATION.
2. COMPLY WITH ALL OH&S, WORK COVER AND SITE SPECIFIC SAFETY REQUIREMENTS. COORDINATE THE INSTALLATION WITH THE BUILDING STRUCTURE AND SERVICES. PROVIDE SHOP DRAWINGS AND PENETRATION DRAWINGS FOR REVIEW BY THE ARCHITECT AND ENGINEER.
3. PRIOR TO START OF WORKS, CONFIRM THE LOCATION OF AUTHORITY SERVICES. CONFIRM THAT CONNECTION TO SERVICES CAN BE ACHIEVED AT THE REQUIRED LEVEL AND COVER & ALLOW FOR ALL ASSOCIATED COSTS.
4. CONTRACTOR SHALL BEFORE COMMENCING EXCAVATION WORKS OBTAIN BY SITE MEASUREMENT THE INVERT LEVELS OF ALL PIPEWORK TO WHICH CONNECTIONS ARE TO BE MADE. EXISTING BELOW GROUND INVERT LEVELS ARE NOT KNOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO ESTABLISH THE ACTUAL INVERT LEVEL OF THE POINT OF CONNECTION TO EXISTING PIPEWORK, DETERMINE OBSTRUCTIONS EXISTING OR PROPOSED & ASSESS THAT THE PIPE ROUTE AS SHOWN ON THE DRAWINGS CAN BE CONSTRUCTED TO CORRECT FALLS & LEVELS PRIOR TO ORDERING MATERIALS OR CARRYING OUT ANY ON SITE CONSTRUCTION WORKS.
5. PRIOR TO START OF WORKS, UNDERTAKE ALL NECESSARY PROBING, EXCAVATION, DETECTION, ETC. AS REQUIRED TO LOCATE EXISTING SERVICES.
6. CONTRACTOR SHALL ALLOW TO CO-ORDINATE WITH BUILDING MANAGEMENT & BUILDER PRIOR TO SERVICE SHUTDOWN.
7. ALLOW TO SET OUT AND INSTALL SLEEVES OR CORING FOR PIPE PENETRATIONS THROUGH FOOTINGS, FLOORS, WALLS, BEAMS, ETC.
8. ALLOW TO INSTALL FIRE COLLARS TO PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS AND CEILINGS, ETC., OF THE APPROPRIATE FIRE RESISTANT RATINGS.
9. DURING CONSTRUCTION PROVIDE REMOVABLE CAPS TO TEMPORARY PIPE ENDS TO PREVENT ENTRY OF DEBRIS, ETC.
10. LOCATE EXCAVATIONS AWAY FROM FOOTINGS SO AS NOT TO CAUSE UNDERMINING, TO THE SATISFACTION OF THE STRUCTURAL ENGINEER.
11. PROVIDE ALL NECESSARY BARRIERS, HOARDINGS, LIGHTS AND WARNINGS, TRAFFIC MANAGEMENT, ETC., AROUND ALL EXCAVATIONS, STOCK PILES, WORKS, ETC. PROVIDE TEMPORARY ACCESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC IF REQUIRED.
12. PROVIDE SHORING TO EXCAVATIONS TO OH&S AND AUTHORITY REQUIREMENTS. WITHDRAW SHORING PRIOR TO BACKFILL.
13. COVER PIPE COLLARS TO A MINIMUM OF 80MM WITH COMPACTED BEDDING MATERIAL PRIOR TO BACKFILLING. BACKFILL WITH SELECTED BACKFILL MATERIAL FREE OF CLAY, VEGETATION & RUBBISH, ETC.
14. BACKFILL UNDER ROADS, CAR PARKS, PAVING AND CONCRETE FLOOR SLABS TO BE ROAD BASE MATERIAL COMPACTED IN LAYERS TO THE SATISFACTION OF THE STRUCTURAL/CIVIL ENGINEER.
15. ALLOW TO REINSTATE ALL ROADS, FOOT PATHS, PAVING, ETC. TO THE SATISFACTION OF THE BUILDING MANAGEMENT.
16. ALLOW FOR ALL NECESSARY EXPANSION JOINTS AND INSPECTION OPENINGS AS REQUIRED BY AS 3500 AND THE LOCAL INSPECTOR.
17. CONTRACTOR SHALL ALLOW TO LOCATE, CUT & SEAL & FOR THE REMOVAL OF ANY ABOLISHED EXISTING SERVICES FROM BUILDINGS TO BE DEMOLISHED & MAKE GOOD GROUND SURFACE TO MATCH EXISTING.
18. EXTEND I.O.S TO SURFACE LEVEL AND TERMINATE FLUSH WITH THE FINISHED SURROUNDING SURFACE AS BELOW:
    a) LANDSCAPE AREAS - PRECAST CONCRETE SURROUND AND COVER
    b) CONCRETE AREAS - BRASS I.O. COVER SET.
    c) TILED AND OTHER FLOOR FINISHES - STAINLESS STEEL I.O. COVER SET.
19. PROVIDE NOGGINS, BRACKETS, HANGERS, FIXINGS, ETC. NECESSARY TO COMPLETE THE INSTALLATION. EXPLOSIVE FIXINGS ARE NOT PERMITTED.
20. BRACKETS TO BE UNISTRUT GALVANISED MILD STEEL. PROVIDE 3MM NEOPRENE SPACERS BETWEEN DISSIMILAR METALS.
21. SPACING OF BRACKETS TO COMPLY WITH AS 3500. ENSURE PIPES AND JOINTS ARE NOT STRESSED, ARE SECURED, HAVE ADEQUATE MEANS OF EXPANSION AND ARE FREE OF VIBRATION AND WATER HAMMER.
22. PROVIDE WATERTIGHT/WEATHER PROOF 'DECKTITE' FLASHINGS TO PIPE PENETRATIONS THROUGH ROOFS AND ROOF DECKS.
23. ALL EXPOSED WASTE PIPEWORK EXCEPT IN BASEMENT AREAS AND PLANT ROOMS ARE TO BE CHROME PLATED BRASS OR STAINLESS STEEL.
24. ALLOW FOR THE INSTALLATION OF SELF ADHESIVE STICKERS TO IDENTIFY SERVICES AT ACCESS PANEL LOCATIONS IN DUCTS AND AT NOT MORE THAN 3 METRE CENTRES. ALL PAINTED OR ADHESIVE LABELLING ON PIPEWORK SHALL BE IN ACCORDANCE WITH AS1345.
25. INSTALL PUNCH BRASS LABELS TO IDENTIFY EACH ISOLATION VALVE.
26. PROVIDE CHROME PLATED WALL FLANGES AT ALL WALL, FLOOR AND CEILING SERVICES PENETRATIONS.
27. WHERE THERE IS NO ASSIGNED PIPE DIAMETER DOCUMENTED FOR SANITARY / SEWER DRAINAGE ASSIGN DN 100Ø AT A MINIMUM GRADE OF 1 : 60.

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
A	CONCEPT DESIGN REVIEW (30% DESIGN)	30/01/26	MDM	WSP

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WSP PROJECT No: PS230398

Drawn: MDM	Date:	Checked: MM	Date:
Designed: MM	Date:	Approved: SW	Date: JAN 2026
Design Project Leader: AR	Date:	NTG Project Manager	Date:

Northern Territory Government

ALICE SPRINGS
LOT 3131, 56 MILNER ROAD, GILLEN, ALICE SPRINGS, N.T.
GILLEN OVAL MULTI SPORT PRECINCT

HYDRAULIC SERVICES
LEGEND OF SYMBOLS AND GENERAL NOTES

NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT	
		H02 OF	B26-XXXX	A	A1

Plotted: 30/01/2026 3:14:01 PM

Version: January 2022

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THE CONTRACTOR SHALL CONSTRUCT A NEW TYPE 1 SEWER CONNECTION DIRECTLY CONNECTED TO ACCESS CHAMBER G27/1. THE EXISTING BENCHING IS TO BE MODIFIED TO SUIT NEW CONNECTION. ALL WORKS ARE TO BE UNDERTAKEN BY AN APPROVED PWC ACCREDITTED CONTRACTOR.

EX.AC G27/1
APPROX. IL 571.648
(CALCULATED)
EX. COVER RL 574.450

IOS — IO(S) — IO(S) — SD.100.uPVC@1:60 — IO(S) — IO(S) — IO(S)

APPROXIMATE INVERT LEVEL
RL:573.750

ORG
FINISHED FLOOR LEVEL RL:575.550

MODIFY EXISTING SEWER ACCESS CHAMBER. CONTRACTOR TO ALLOW FOR NEW LID AND PRECAST SURROUND. HEAVILY GREASE BETWEEN LID AND FRAME BEFORE COVERING ENTIRELY WITH STRENGTH CLASS B GEOTEXTILE FABRIC AND CONCEALING 200mm BELOW FINISHED SURFACE LEVEL.
NEW COVER LEVEL TO SIT 200mm BELOW FINISHED SURFACE LEVEL. REFER CIVIL DRAWINGS FOR DETAILS

SITE - SANITARY DRAINAGE PLAN

1 : 250

THIS DRAWING IS DIAGRAMMATIC ONLY AND OUTLINES THE DESIGN INTENT FOR A 30% DESIGN AND DOCUMENTATION CONTRACT ONLY.

N

0 10 m 20 m
SCALE 1:250

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
A	CONCEPT DESIGN REVIEW (30% DESIGN)	30/01/26	MDM	WSP

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Design Project Leader: AR Date:	NTG Project Manager: Date:

Northern Territory Government

ALICE SPRINGS
LOT 3131, 56 MILNER ROAD, GILLEN, ALICE SPRINGS, N.T.
GILLEN OVAL MULTI SPORT PRECINCT

HYDRAULIC SERVICES
SITE - SANITARY DRAINAGE PLAN

NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT	
		H06 OF	B26-XXXX	A	A1

Plotted: 30/01/2026 3:16:37 PM

Version: January 2022

PRINT IN COLOUR

CONTRACTOR TO CONSTRUCT NEW DN150 SERVICE CONNECTION IN ACCORDANCE WITH PWC REQUIREMENTS.
THE CONTRACTOR SHALL ALLOW TO REMOVE TWO LENGTHS OF DN200 AC MAIN AND INSTALL DN200 PVC-M MAKE UP PIECE IN NEW CONNECTION.

CONTRACTOR TO POT HOLE AND CONFIRM LOCATION, DEPTH, SIZE AND MATERIAL OF EXISTING WATER MAIN PRIOR TO COMMENCING WORKS

EX.200 AC WATER MAIN

THE CONTRACOR SHALL ALLOW TO OPEN TRENCH EXCAVATE AND INSTALL A NEW DN150 DICL WATER SERVICE TO THE NEW ALLOTMENT IN ACCORDANCE WITH PWC REQUIREMENTS, ALL WORKS SHALL BE UNDERTAKEN BY AN APPROVED PWC CONTRACTOR.

REINSTATEMENT OF ROAD TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS.

NEW DUAL METER WATER ASSEMBLY DN150 FIRE / DN50 DOMESTIC IN ACCORDANCE WITH PWC REQUIREMENTS.
THE METERED FIRE SUPPLY TO INCLUDE A FIRE BOOSTER ASSEMBLY AS PER PWC STANDARD DRAWING W1-1-17B.

NEW DUAL HEAD FIRE HYDRANT (FEED / ATTACK) INSTALLED IN ACCORDANCE WITH A.S. 2419.1

FH.150

FH.150

DCW.50

DCW.50

DCW.32

DCW.32

DN32 STAINLESS STEEL ISOLATION VALVE. LOCATED WITHIN HEAVY DUTY CAST IRON IN-GROUND VALVE BOX

DN32 STAINLESS STEEL ISOLATION VALVES. LOCATED WITHIN HEAVY DUTY CAST IRON IN-GROUND VALVE BOXES

DN25 STAINLESS STEEL ISOLATION VALVE. LOCATED WITHIN HEAVY DUTY CAST IRON IN-GROUND VALVE BOX

CONTRACTOR SHALL SEPARATE DOMESTIC AND FIRE AND PROVIDE IN GROUND STAINLESS STEEL BALL VALVE (LOCKABLE) IN CAST IRON VALVE BOXES WITH CONCRETE SURROUND.
FIRE SERVICE TO BE PAD LOCKED IN OPEN POSITION WITH IDENTIFICATION SIGNAGE.

FHR

FHR

FOR CONTINUATION. REFER WATER SERVICES LAYOUT PLANS

FOR CONTINUATION. REFER WATER SERVICES LAYOUT PLANS

FOR CONTINUATION. REFER WATER SERVICES LAYOUT PLANS

SITE - WATER SERVICES PLAN

1 : 200

THIS DRAWING IS DIAGRAMMATIC ONLY AND OUTLINES THE DESIGN INTENT FOR A 30% DESIGN AND DOCUMENTATION CONTRACT ONLY.

N

0 10 m 20 m

SCALE 1:200

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
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GILLEN OVAL MULTI SPORT PRECINCT

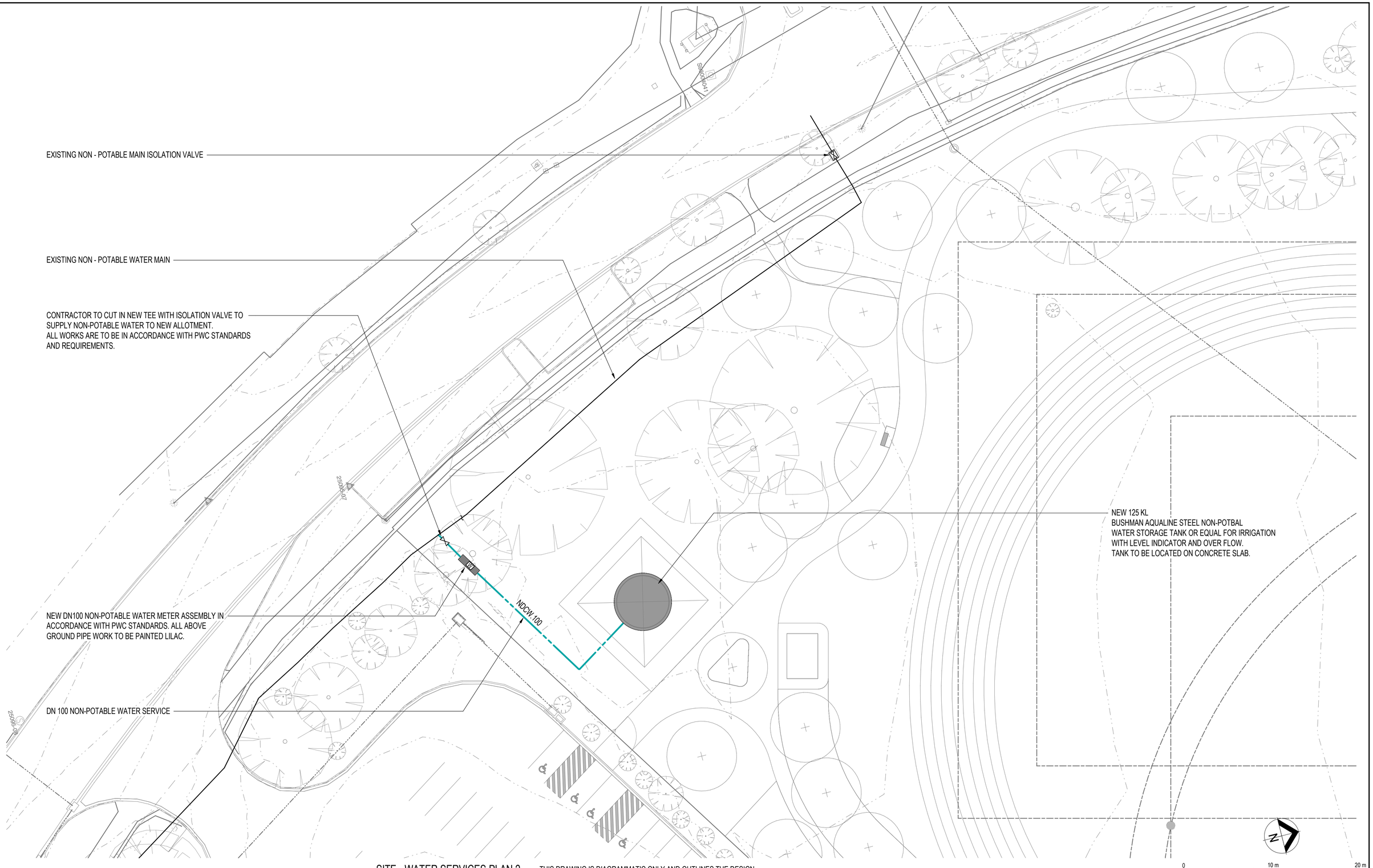
HYDRAULIC SERVICES
SITE - WATER SERVICES PLAN

NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT	
		H09 OF	B26-XXXX	A	A1

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SITE - WATER SERVICES PLAN 2

1 : 200

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GILLEN OVAL MULTI SPORT PRECINCT

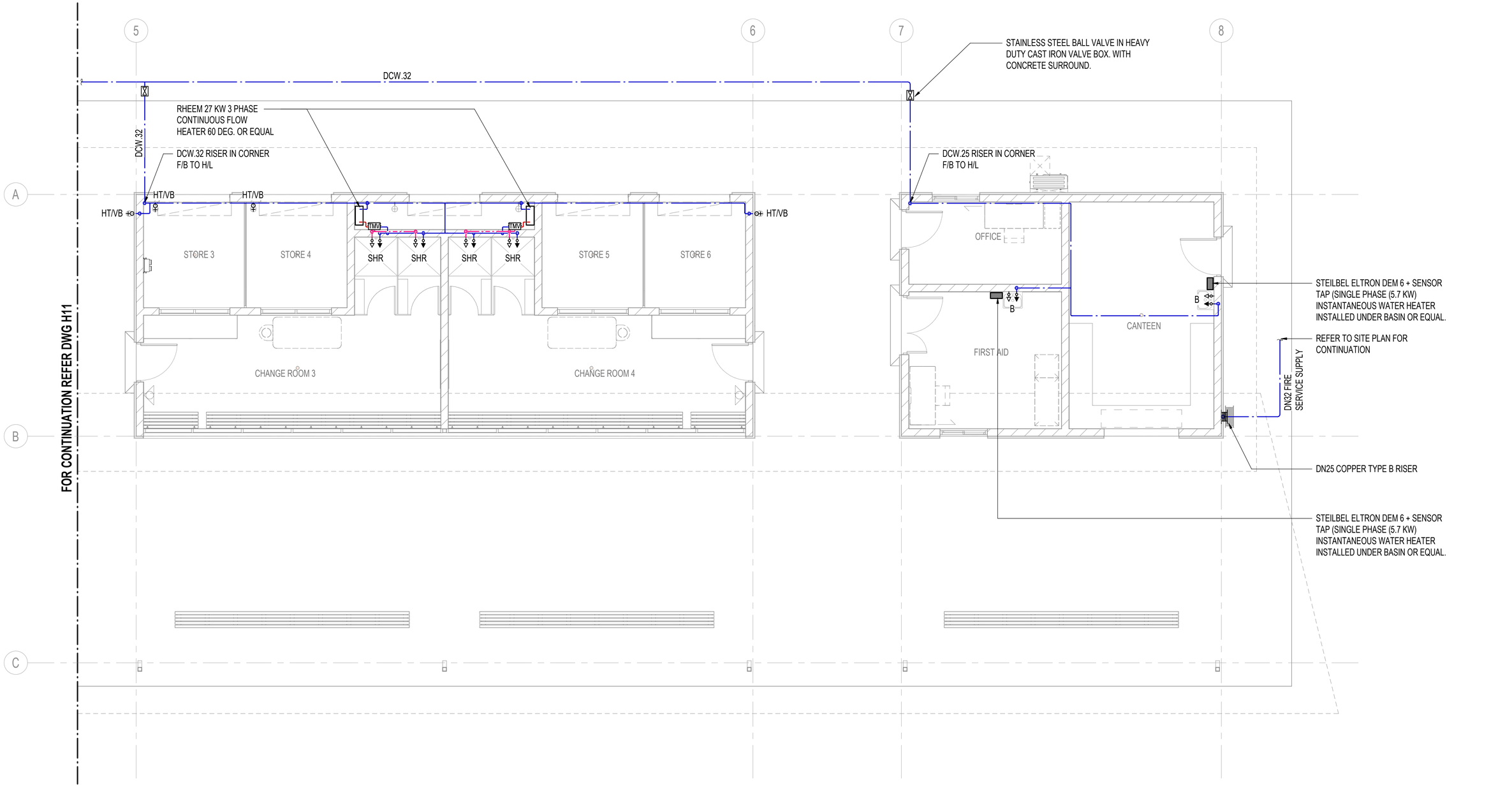
HYDRAULIC SERVICES
SITE - WATER SERVICES PLAN 2

NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT	
		H10 OF	B26-XXXX	A	A1

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FOR CONTINUATION REFER DWG H11

AMENITIES - WATER SERVICES - PART PLAN 2

1 : 50

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N

0 2.5 m 5.0 m

SCALE 1:50

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Designed: MM Date:	Approved: SW Date: JAN 2026
Design Project Leader: AR Date:	NTG Project Manager Date:

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ALICE SPRINGS
LOT 3131, 56 MILNER ROAD, GILLEN, ALICE SPRINGS, N.T.
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HYDRAULIC SERVICES
AMENITIES - WATER SERVICES - PART PLAN 2

NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT	
		H12 OF	B26-XXXX	A	A1

Version: January 2022

ELECTRICAL SERVICES DRAWING-ALICE SPRINGS- GILLEN OVAL MULTI SPORT PRECINCT



KEY PLAN

NTS

ELECTRICAL SERVICES SCHEDULE OF DRAWINGS

DRAWING No.	SHEET REF.	DESCRIPTION
B26-xxxxx	E01	LOCALITY PLAN, LEGEND OF SYMBOLS AND SCHEDULES
B26-xxxxx	E02	SINGLE LINE DIAGRAM
B26-xxxxx	E03	SITE PLAN
B26-xxxxx	E04	SITE LIGHTING LAYOUT
B26-xxxxx	E05	AMENETIES BUILDING- POWER AND COMMUNICATIONS LAYOUT
B26-xxxxx	E06	AMENETIES BUILDING- LIGHTING AND EMERGENCY LIGHTING LAYOUT

ABBREVIATIONS

AB	DENOTES ABOVE BENCH
CM	DENOTES CEILING MOUNTED
EX	DENOTES EXISTING
WP	WEATHERPROOF

LINETYPES

- OH/LV — NEW OVER HEAD LOW VOLTAGE CABLE
- LV — LV — NEW BELOW GROUND LOW VOLTAGE CONDUIT
- - - - - - - - - - - SWITCHWIRE
- —·—·—·—·— SWITCHBOARD OUTLINE

LEGEND OF SYMBOLS

- MSB- — ELECTRICAL MAIN SWITCH BOARD
- EX — EXISTING PWC POLE
- N RCP — NEW ROAD CROSSING POLE
- N SP — NEW SERVICE POLE
- A — ISOLATING SWITCH
- A — CIRCUIT BREAKER
- SINGLE PHASE
- THREE PHASE
- SURGE PROTECTION UNIT, RATING AS SHOWN
- M — NEW THREE PHASE SUPPLY AUTHORITY DIRECT METER
- EP — ELECTRICAL CABLE PIT
- CP — COMMUNICATIONS CABLE PIT
- SINGLE SOCKET OUTLET "CLIPSAL PRO SERIES" OR EQUAL AND APPROVED
- DOUBLE SOCKET OUTLET "CLIPSAL PRO SERIES" OR EQUAL AND APPROVED
- 15A — SINGLE PHASE 15A POWER OUTLET
- SINGLE PHASE AND NEUTRAL ISOLATOR, RATING AS SHOWN
- 2 — CAT 6A U/FTP RJ45 DATA OUTLET, NUMBER DENOTES QUANTITY
- CC — COMMUNICATIONS CABINET
- WAP — WIRELESS ACCESS POINT, PROVIDE SINGLE DATA OUTLET IN CEILING SPACE
- 5W LED EMERGENCY ESCAPE LUMINAIRE C/W 2HOUR BATTERY PACK AND INTERCHANGEABLE DECALS 'CLEVERTRONICS LCFPRO-HV L10 CLEVERFIT PRO EXIT' OR EQUAL APPROVED
- SL1 — 80W LED STREET LIGHT, 604mm x 309mm x 129mm, IP67, IK08, 4000K, 100,000hrs @ L90, CRI >70, MOUNTED AT 8m AFFL C/W NEMA CONTROLLER GE LIGHTING LED ROADWAY LIGHTING ECO R250 GEN2 C/W TELENSA COMPATIBILITY
- A — 38W SURFACE MOUNTED BATTEN LUMINAIRE, 103x1232mm, 4200LUMENS, 4000K, 50,000HRS IP65 THORN JULIE 1200 LED IP65 4200 840 OR EQUAL AND APPROVED
- A/e — AS PER 'A' C/W BATTERY BACK-UP
- B — 19W SURFACE MOUNTED BATTEN LUMINAIRE, 103x632mm, 3200LUMENS, 4000K, 50,000HRS IP65 THORN ECO JULIE 600 LED IP65 2200 840 OR EQUAL AND APPROVED
- TPZ — EXISTING TREE PROTECTION ZONE (TPZ) REFER TO GENERAL NOTES 18
- LV — XXX — DENOTES CONDUIT DIAMETER; 1 — DENOTES NUMBER OF CONDUITS

GENERAL NOTES

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTS DRAWINGS INCLUDING DEMOLITION PLANS. REFER ANY CONFLICTING INFORMATION, OMISSIONS OR ERRORS TO THE PROJECT SUPERINTENDENT FOR RESOLUTION
2. COORDINATE WITH ALL OTHER TRADES ON SITE,
3. DO NOT SETOUT OR SCALE FROM THESE DRAWINGS. CONFIRM ALL MEASUREMENTS ON SITE
4. ALL WORKS ARE TO COMPLY WITH THE RELEVANT CODES AND STANDARDS INCLUDING BUT NOT LIMITED TO AUSTRALIAN STANDARDS (AS), THE BUILDING CODE OF AUSTRALIA (BCA), ELECTRICITY SAFETY ACT, AS/NZS 3000 (WIRING RULES), AS/NZS3008, AS2293, AS/NZS1680, AS/NZS1670 THE REQUIREMENTS OF LOCAL AUTHORITIES AND GENERAL BEST PRACTICE
5. UTILISE EXISTING SLAB OPENINGS AND CABLE DUCTS WHERE PRACTICAL, CONCEAL CABLING WHERE POSSIBLE, WHERE CABLING MUST BE VISIBLE INSTALL WITHIN HORIZONTAL AND VERTICAL RUNS OF SURFACE MOUNTED CONDUIT
6. THE CONTRACTOR SHALL SUBMIT ALL NECESSARY SHOP DRAWINGS AND EQUIPMENT TECHNICAL DATA SHEETS FOR ALL EQUIPMENT FOR ASSESSMENT BY THE CONSULTANT PRIOR TO PROCUREMENT
7. THE CONTRACTOR SHALL SUBMIT TO THE PROJECT SUPERINTENDENT A FULL SET OF BUILDERS WORKS DRAWINGS FOR COORDINATION PURPOSES
8. ALL SERVICES SHALL BE FULLY LABELLED FOR EASE OF IDENTIFICATION
9. UNLESS OTHERWISE NOTED ALL OUTLETS SHALL BE FLUSH MOUNTED AT 300mm ABOVE FINISHED FLOOR LEVEL AND ALL LIGHT SWITCHES SHALL BE MOUNTED AT 1000mm ABOVE FINISHED FLOOR LEVEL
10. THE CONTRACTOR SHALL ALLOW FOR INVESTIGATION OF CONCEALED SERVICES PRIOR TO COMMENCING WORK
11. CONTRACTOR SHALL SUPPLY AND INSTALL NEW CATENARY CABLE SUPPORT SYSTEMS AS REQUIRED. ENSURE ALL CABLES ARE SUSPENDED AT MINIMUM 300mm ABOVE CEILING TILES.
12. CONTRACTOR SHALL ENSURE ALL CABLES ARE ADEQUATELY SUPPORTED ACROSS THEIR ENTIRE LENGTH, PROVIDE 100mm SEGREGATION BETWEEN LV AND ELV CABLING RUN IN PARALLEL AND 50mm AT CROSSOVERS AS PER DIPL DESIGN REQUIREMENTS.
13. DEMONSTRATE TO THE CLIENTS REPRESENTATIVE AT COMMISSIONING STAGE THAT ALL SYSTEMS OPERATE AS INTENDED AND IN ACCORDANCE WITH THE RELEVANT STANDARDS
14. PROVIDE LUMINAIRE SAMPLES TO THE PROJECT SUPERINTENDENT FOR APPROVAL PRIOR TO PROCUREMENT IF REQUESTED.
15. REFER TO OTHER NOTES ON ELECTRICAL DRAWINGS
16. ALL LIGHT SWITCHES AND GPO's MUST BE MORE THAN 500mm FROM INTERNAL CORNERS. LIGHT AND FAN SWITCHES MUST BE BETWEEN 900mm AND 1100mm AFFL.
17. CONTRACTOR SHALL DESIGN AND CONSTRUCT NON-STRUCTURAL BUILDING PARTS AND COMPONENTS SUCH AS ELECTRICAL EQUIPMENT, SWITCHBOARDS, LIGHTS AND CABLE TRAYS IN ACCORDANCE WITH SECTION 8 OF AS1170.4. CONTRACTOR SHALL INCLUDE SEISMIC RESTRAINT SYSTEMS IN ELECTRICAL SHOP DRAWINGS.
18. THERE ARE EXISTING TREES ON SITE THAT ARE TO BE RETAINED & PROTECTED. MANDATORY REQUIREMENTS APPLY TO ANY WORKS WITHIN THE TREE PROTECTION ZONE (TPZ). REFER TO SPECIFICATION & LANDSCAPOE DRAWINGS

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT/COMPANY
A	CONCEPT DESIGN REVIEW (30% Design) Rev A	30.01.25	KL	NTBS

NTBS CONSULTING ENGINEERS PTY LTD
ACN 169 951 571 | ABN 74 169 951 517
Tenancy 2 Level 1 Highway Arcade 47 Stuart Highway, Stuart Park NT 0820
GPO BOX 35838 Winnellie NT 0820 Tel: 08 8981 9888
Email: ntbsadmin@ntbsconsulting.com | Web: www.ntbsconsulting.com

D1425

Drawn	KL	Date: 30.01.2026
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Designed	WP	Date: 30.01.2026
Checked	WP	Date: 30.01.2026
Design Project Leader	DIPL	Date: 23.01.2026
NTG Project Manager	DIPL	Date: 23.01.2026

Northern Territory Government

ALICE SPRINGS REGION
GILLEN
GILLEN OVAL MULTI SPORT PRECINCT
ELECTRICAL SERVICES
LOCALITY PLAN, LEGEND OF SYMBOLS AND SCHEDULES

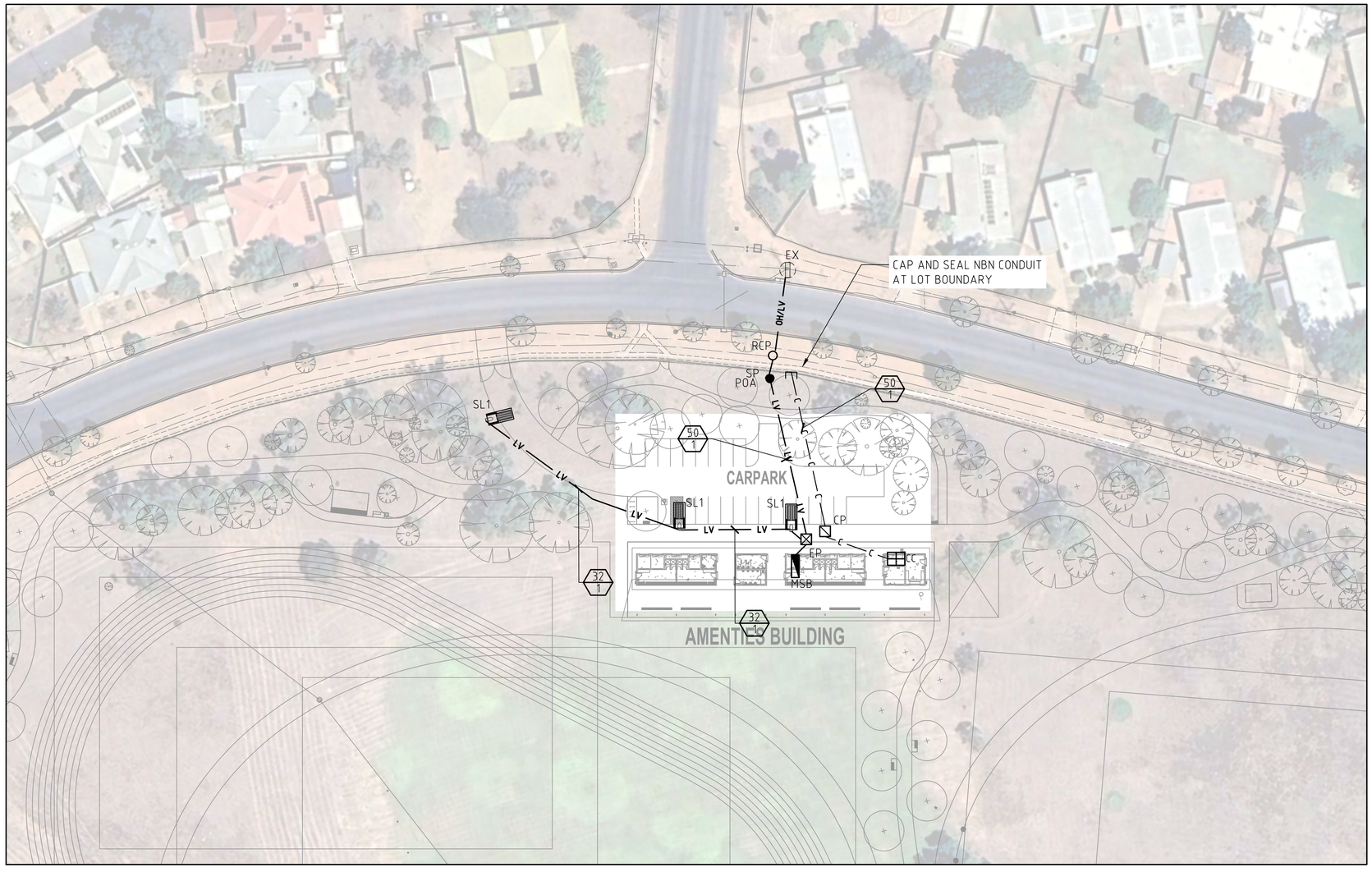
NTG Project No.	NTG Asset No.	Sheet Reference	NTG Drawing No.	Amendment	
VDM00250	N/A	E01 OF 18	B26-XXXXX	A	A1

Version: January 2022

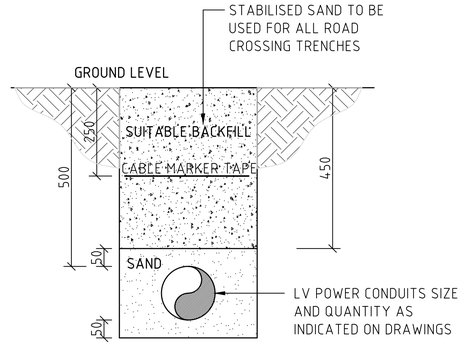
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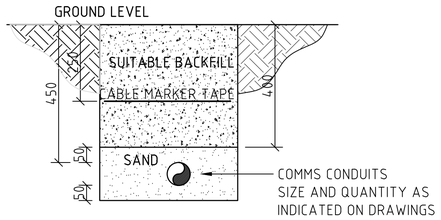
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SITE PLAN
SCALE 1:500@A1



TYPICAL LV CABLE TRENCH DETAIL
NOT TO SCALE



TYPICAL COMMUNICATIONS TRENCH DETAIL
NOT TO SCALE

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT/COMPANY
A	CONCEPT DESIGN REVIEW (30% Design) Rev A	30.01.25	KL	NTBS

NTBS CONSULTING ENGINEERS PTY LTD
ACN 169 951 571 | ABN 74 169 951 517
Tenancy 2 Level 1 Highway Arcade 47 Stuart Highway, Stuart Park NT 0820
GPO BOX 35838 Winnellie NT 0820 Tel: 08 8981 9888
Email: ntbsadmin@ntbsconsulting.com | Web: www.ntbsconsulting.com

D1425

Drawn	KL	Date: 30.01.2026	
Checked	WP	Date: 30.01.2026	
Designed	WP	Date: 30.01.2026	
Checked	WP	Date: 30.01.2026	
Design Project Leader	DIPL	Date: 23.01.2026	
NTG Project Manager	DIPL	Date: 23.01.2026	

Northern Territory Government

ALICE SPRINGS REGION
GILLEN
GILLEN OVAL MULTI SPORT PRECINCT
ELECTRICAL SERVICES SITE PLAN

NTG Project No.	NTG Asset No.	Sheet Reference	NTG Drawing No.	Amendment	
VDM00250	N/A	E03 OF 18	B26-XXXXX	A	A1

Version: January 2022

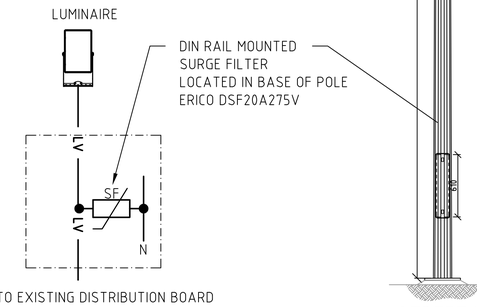
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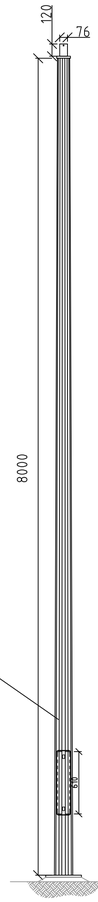


SITE LIGHTING LAYOUT
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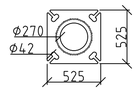
NOTE
1. CONTRACTOR SHALL ENSURE ALL ELECTRICAL AND COMMUNICATION EQUIPMENT, CONDUITS ARE NOT INSTALLED OR PASS THROUGH THE EXISTING TREE PROTECTION ZONE.



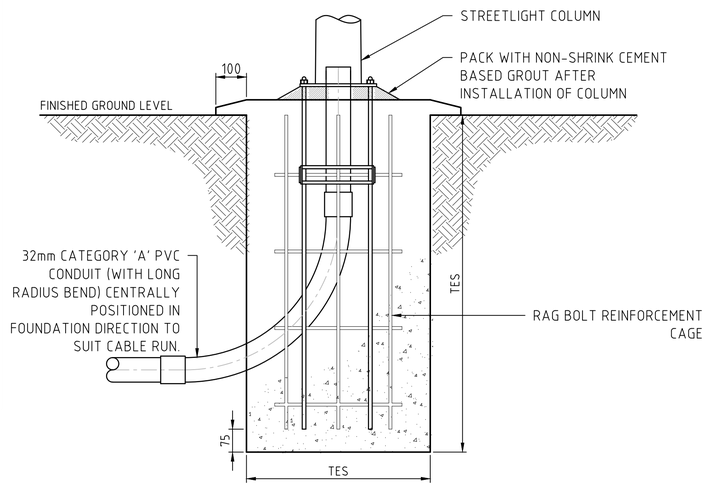
STREETLIGHT SURGE PROTECTION DETAIL
NOT TO SCALE



STREET LIGHTING POLE DETAIL
NOT TO SCALE



STREET LIGHTING POLE BASE PLATE TYPICAL DETAIL
NOT TO SCALE



FOUNDATION ARRANGEMENT (RAG BOLT REINFORCEMENT)
NOT TO SCALE

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT/COMPANY
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NTBS CONSULTING ENGINEERS PTY LTD
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GPO BOX 35838 Winnellie NT 0820 Tel: 08 8981 9888
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D1425

Drawn	KL	Checked	WP
Date:	30.01.2026	Date:	30.01.2026
Designed	WP	Checked	WP
Date:	30.01.2026	Date:	30.01.2026
Design Project Leader	DIPL	NTG Project Manager	DIPL
Date:	23.01.2026	Date:	23.01.2026

Northern Territory Government

ALICE SPRINGS REGION
GILLEN
GILLEN OVAL MULTI SPORT PRECINCT
ELECTRICAL SERVICES
SITE LIGHTING PLAN

NTG Project No.	NTG Asset No.	Sheet Reference	NTG Drawing No.	Amendment	
VDM00250	N/A	E04 OF 18	B26-XXXXX	A	A1

Version: January 2022

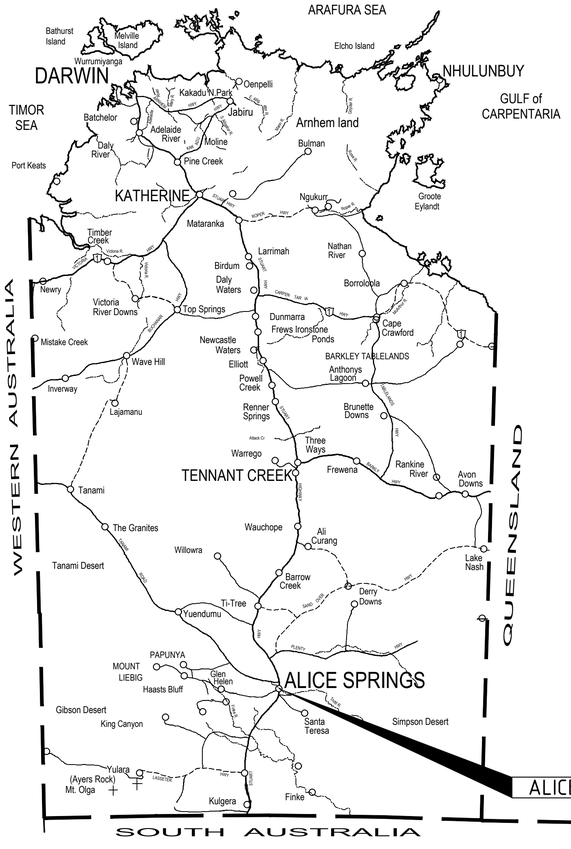
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GILLEN OVAL MULTI SPORT PRECINCT

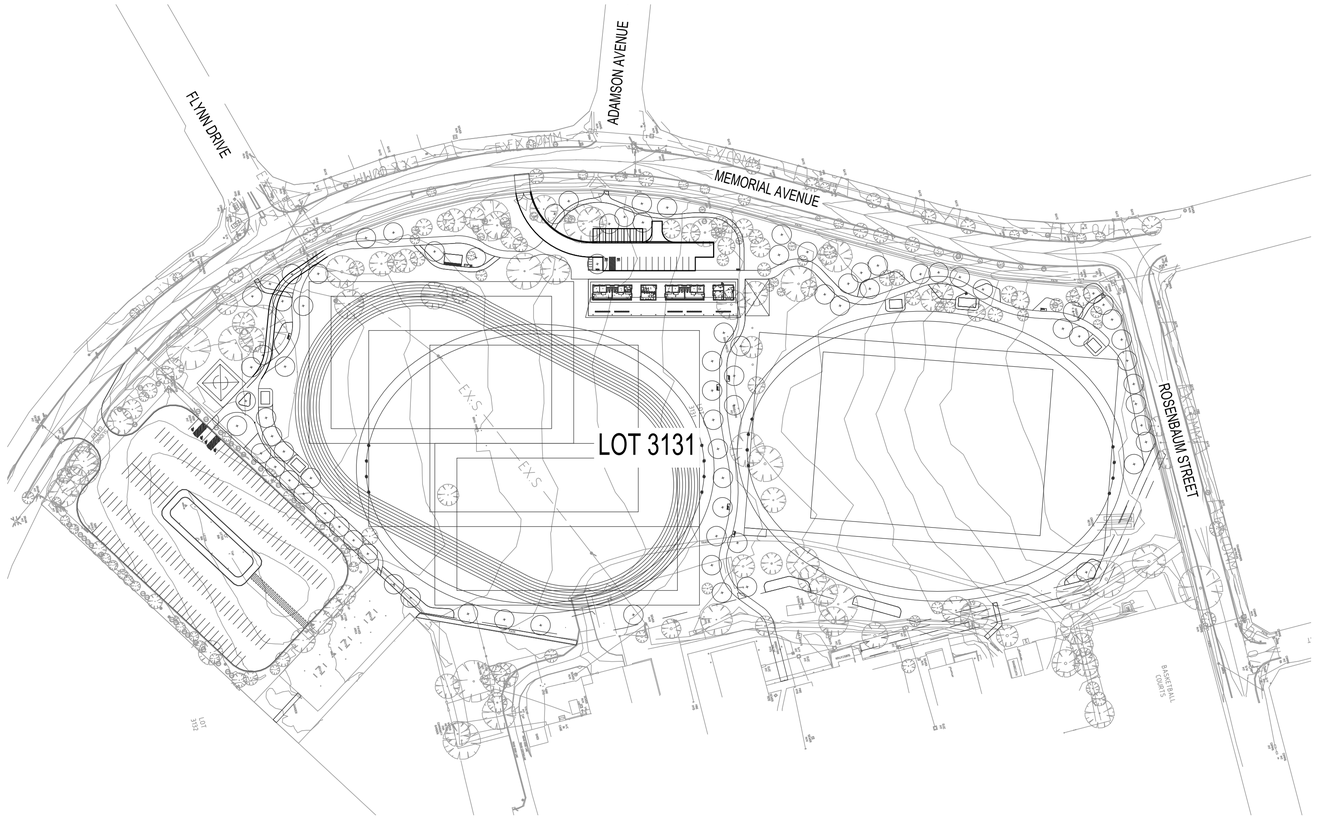
CIVIL DRAWINGS

SCHEDULE OF ASSOCIATED DRAWINGS		
PROJECT DRAWINGS		
NTG DRAWING NUMBER	SHEET NUMBER	TITLE
B25-XXXX	C01	COVER SHEET, DRAWING INDEX AND LOCALITY PLAN
B25-XXXX	C02	GENERAL NOTES
B25-XXXX	C04	EXISTING CONDITIONS PLAN
B25-XXXX	C05	SITE GENERAL ARRANGEMENT PLAN
B25-XXXX	C06	PAVEMENT PART PLAN - SHEET 1 OF 6
B25-XXXX	C07	PAVEMENT PART PLAN - SHEET 2 OF 6
B25-XXXX	C08	PAVEMENT PART PLAN - SHEET 3 OF 6
B25-XXXX	C09	PAVEMENT PART PLAN - SHEET 4 OF 6
B25-XXXX	C10	PAVEMENT PART PLAN - SHEET 5 OF 6
B25-XXXX	C11	PAVEMENT PART PLAN - SHEET 6 OF 6
B25-XXXX	C19	CIVIL DETAILS



N

LOCALITY PLAN
N.T.S



N

SITE PLAN
N.T.S

NOTE
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No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT/COMPANY
A	CONCEPT DESIGN REVIEW (30% DESIGN)	30/01/2026	MDM	WSP

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Level 5, 37 Woods Street, Darwin, NT 0800
(08) 8980 5900
http://www.wsp.com
WSP PROJECT No. PS230398

Drawn	Checked
MM	BH
Date: JAN 2026	Date: JAN 2026
Designed	**Checked**
BH	MM
Date: JAN 2026	Date: JAN 2026
Design Project Leader	**NTG Project Manager**
AR	--
Date: JAN 2026	Date: JAN 2026

Northern Territory Government

ALICE SPRINGS
LOT 3131, 56 MILNER ROAD, GILLEN, ALICE SPRINGS, N.T.
GILLEN OVAL MULTI SPORT PRECINCT

COVER SHEET, DRAWING INDEX AND LOCALITY PLAN

NTG Project No.	NTG Asset No.	Sheet Reference	NTG Drawing No.	Amendment
		C01 OF 11		A A1

Version: January 2022

PLOTTED ON: 1/Feb/2026 10:00 PM
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GENERAL NOTES

GENERAL NOTES

1. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS.
2. ALL CONSTRUCTION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CIVIL SPECIFICATION, APPROVED PLANS AND TO THE SATISFACTION OF THE SUPERINTENDENT.
3. ALL WORKS IN THE PUBLIC ROAD RESERVE ARE TO BE CARRIED OUT TO THE SATISFACTION OF AND IN ACCORDANCE WITH THE SPECIFICATION AND STANDARDS OF ALICE SPRINGS TOWN COUNCIL.
4. SURVEY BACKGROUND INFORMATION SUPPLIED BY: BRYAN BLAKEMAN SURVEYS. REFER TO C03 FOR FURTHER INFORMATION RELATING TO SURVEY.
5. EXISTING CONTOURS SHOWN REFLECT SITE CONDITIONS AT TIME OF SURVEY.
6. THE CONTRACTOR IS TO REVIEW THE GEOTECHNICAL REPORT AND CIVIL SPECIFICATION FOR SUBGRADE PREPARATION, SOIL PARAMETERS AND CONSTRUCTION METHODOLOGY TO SUIT THE CONDITIONS ON SITE.
7. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
8. LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (m AHD).
9. ALL DIMENSIONS RELEVANT TO SETTING OUT SHALL BE CONFIRMED AND VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION IS COMMENCED. THE CONTRACTOR SHALL REPORT ANY IDENTIFIED DISCREPANCIES TO THE SUPERINTENDENT FOR CLARIFICATION.
10. THE CONTRACTOR MUST ARRANGE THE REQUISITE INSPECTIONS OF THE WORKS WITH THE SUPERINTENDENT OR THEIR REPRESENTATIVE AS PER THE SPECIFICATIONS.
11. ALL REDUNDANT ASSETS AND THEIR ASSOCIATED INFRASTRUCTURE (I.E PIPE WORK/MANHOLE ETC) ARE TO BE REMOVED AND DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.
12. ALL TRENCHING WORKS TO BE IN ACCORDANCE WITH THE RELEVANT ACT AND REGULATIONS.
13. CONTRACTOR IS TO ALLOW FOR BACK FILLING ASSOCIATED TRENCHES IN ACCORDANCE WITH THE CIVIL SPECIFICATION / RELEVANT DRAWINGS.
14. ALL EXISTING ASSETS AFFECTED BY THE WORKS; e.g. SIGNS, VEHICLE CROSSINGS, FOOTPATHS, KERB AND LINEMARKING, SHALL BE REINSTATED BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE WORKS TO THE SATISFACTION OF THE SUPERINTENDENT OR THEIR REPRESENTATIVE.
15. AT THE COMPLETION OF ALL WORKS, ALL RUBBISH, DEBRIS AND SURPLUS SPOIL SHALL BE REMOVED AND THE SITE SHALL BE CLEARED TO THE SATISFACTION OF THE SUPERINTENDENT OR THEIR REPRESENTATIVE.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE AS-BUILT DRAWINGS (INCLUDING DIGITAL FORMAT) TO THE SUPERINTENDENT AT THE COMPLETION OF THE CONSTRUCTION WORKS. ANY UNAPPROVED DISCREPANCIES MUST BE RECTIFIED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE SUPERINTENDENT.

EXISTING SERVICES

17. WSP ACCEPTS NO RESPONSIBILITIES IN RELATION TO EXTENT AND LOCATION OF EXISTING SERVICES IN THE VICINITY OF THE SITE.
18. CONTRACTORS MUST ASCERTAIN THE PRECISE LOCATION AND DEPTH OF ALL EXISTING SERVICES WHICH COULD BE AFFECTED BY THE WORKS. WHERE EXISTING SERVICES ARE FOUND TO BE IN CLASH OF THE WORKS, THE CONTRACTOR SHOULD NOTIFY THE SUPERINTENDENT ACCORDINGLY.
19. THE CONTRACTOR SHALL LIAISE WITH ALL RELEVANT SERVICE AUTHORITIES WITH RESPECT TO ANY SERVICE ALTERATIONS OR FOR WORKS IN VICINITY OR CLOSE PROXIMITY TO EXISTING SERVICES. THE CONTRACTOR SHALL BE REQUIRED TO SEEK CLEARANCE, PROGRAM AND COORDINATE THESE WORKS WITH THE RELEVANT SERVICE AUTHORITY AND THEIR CONTRACTORS AT THEIR OWN EXPENSE.
20. ANY INFRASTRUCTURE DAMAGE DURING THE DEFECTS LIABILITY PERIOD IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REINSTATED TO THE SATISFACTION OF THE SUPERINTENDENT OR THEIR REPRESENTATIVE.
21. REINSTATE TO SUBGRADE LEVEL TRENCHES CUT THROUGH PAVEMENTS AND OTHER CONSTRUCTION BY BACKFILLING THE TRENCH WITH STABILISED SELECT FILL COMPACTED TO 95% RELATIVE COMPACTION IN ACCORDANCE TO NTG ROADWORKS SPECIFICATION.

OCCUPATIONAL HEALTH AND SAFETY

22. PRIOR TO COMMENCEMENT OF WORKS ON SITE, THE CONTRACTOR MUST ENSURE THAT ALL MATTERS RELATING TO THE OCCUPATIONAL HEALTH AND SAFETY ACT 2004, HAVE BEEN AND WILL BE COMPLIED WITH.
23. CONTRACTOR TO INTRODUCE MANUAL HANDLING PROCEDURES PRIOR TO CONSTRUCTION AND MAINTENANCE WORKS.
24. CONTRACTOR TO INTRODUCE SAFE MAINTENANCE PROCEDURES PRIOR TO UNDERTAKING MAINTENANCE WORKS ON THESE ASSETS.

SEDIMENT CONTROL

25. ON COMMENCEMENT OF CONSTRUCTION WORKS, THE CONTRACTOR MUST COMPLY WITH THE RECOMMENDATIONS OF THE ENVIRONMENT PROTECTION AUTHORITY PUBLICATION "CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL." APPROPRIATE SILTATION CONTROL IS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIOD OF THE WORKS.

SITE CLEARING

26. TOP SOIL TO BE STRIPPED ACROSS THE DEVELOPMENT SITE AS REQUIRED.
27. STRIPPED TOPSOIL SHALL BE STOCKPILED ON SITE FOR FUTURE LANDSCAPING USE. THE LOCATION OF TOPSOIL STOCKPILE SHALL BE AS APPROVED OR DIRECTED BY THE SUPERINTENDENT. SUBJECT TO THE SUPERINTENDENTS APPROVAL TOPSOIL IN EXCESS TO SITE REQUIREMENTS SHALL BE DISPOSED OFF SITE.

EARTHWORKS

28. A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER (NATA REGISTERED) SHALL BE ENGAGED AT CONTRACTOR'S EXPENSE TO WITNESS AND APPROVE THE SUBGRADE PREPARATION WORKS AND FINAL PROOF ROLLING AS ADEQUATE FOR CONSTRUCTION.
29. DESIGN LEVELS PROVIDED IN THE DRAWINGS ARE FINISHED SURFACE LEVELS. EARTHWORKS SHOULD THEREFORE BE FINISHED AT THE APPROPRIATE LEVELS TO ALLOW FOR THE CONSTRUCTION OF PAVEMENTS AND SHOULDERS AS DOCUMENTED.
30. EARTHWORK SPOIL IN EXCESS OF SITE FILL REQUIREMENTS SHALL BE DISPOSED OFF SITE.
31. PRIOR TO EARTH FILLING WORKS THE EXPOSED EMBANKMENT FOUNDATION SHALL BE MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM OF 98% MODIFIED COMPACTION PRIOR TO FILLING OR PAVEMENT CONSTRUCTION.
32. ANY SOFT, WET OR UNSUITABLE SUBGRADE MATERIALS, AS DEFINED IN THE SPECIFICATION, SHALL BE REMOVED AND REPLACED WITH AN APPROVED MATERIAL.
33. EXCAVATED MATERIAL THAT COMPLIES WITH THE SPECIFICATION REQUIREMENTS FOR FILL MAY BE USED AS BACKFILL.
34. ALL COMPACTION TO BE CARRIED OUT IN ACCORDANCE WITH COMPACTION TEST PROCEDURES DEFINED IN NTG ROADWORKS SPECIFICATION. CERTIFICATION IS TO BE BY AN INDEPENDENT GEOTECHNICAL ENGINEER (AT CONTRACTOR'S EXPENSE).
35. ALL UNPAVED AREAS ARE TO BE COMPACTED TO 95% MMDD, THEN A TOP SOIL AND GRASSING CAN BE APPLIED IN ACCORDANCE WITH NTG ROADWORKS SPECIFICATION.

PAVEMENTS

36. WHERE NEW ASPHALT, CONCRETE KERB & GUTTERS, PATHS AND DRIVEWAYS MATCH INTO EXISTING, THE EXISTING SURFACE IS TO BE SAW CUT AND MATCHED NEATLY. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH NTG STANDARD DRAWING CS-3301, ROADWORKS SPECIFICATION AND PAVEMENT CONNECTION DETAILS.
37. ANY PAVEMENT SOFT SPOTS IDENTIFIED SHALL BE EXCAVATED TO A PROOF ROLLED BASE AND BACKFILLED WITH APPROVED MATERIAL COMPACTED IN 150mm LAYERS TO ACHIEVE THE REQUIRED DRY DENSITY VALUE.
38. CRUSHED CONCRETE COMPLYING WITH NTG ROADWORKS SPECIFICATION MAY BE USED IN LIEU OF VIRGIN CRUSHED ROCK SUBJECT TO APPROVAL BY THE SUPERINTENDENT.

KERBING AND THE ANCILLARY WORKS

39. SET OUT DIMENSIONS GIVEN TO KERBING ARE TO THE INVERT OF KERB AS DEFINED ON THE STANDARD DRAWINGS.
40. PEDESTRIAN CROSSING TO CONFORM TO AS 1428.1 AND RELEVANT AUTHORITIES STANDARD DETAILS WHERE APPLICABLE.

STORMWATER DRAINAGE

41. ALL STORMWATER PIPE TO BE MINIMUM 375mm CLASS 4 PRECAST REINFORCED CONCRETE PIPES WITH FLUSH JOINT AND EXTERNAL RUBBER BAND COMPLYING WITH REQUIREMENTS OF NTG STANDARD DRAWINGS AND ROADWORKS SPECIFICATION UNLESS NOTED OTHERWISE.
42. DRAINAGE TRENCHING WORKS TO BE IN ACCORDANCE WITH THE RELEVANT NTG STANDARD DRAWINGS AND ROADWORKS SPECIFICATION.
43. PIT COVER LEVELS (CL'S) TO EXISTING OR PROPOSED FINISHED LEVELS AS APPROPRIATE. ACCORDINGLY THE CONTRACTOR IS TO VERIFY DOCUMENTED CL'S PRIOR TO DRAINAGE INSTALLATION AND NOTIFY THE SUPERINTENDENT OF ANY ANOMALIES WITH CL'S AND FINISHED LEVELS FOR CLARIFICATION.
44. EXISTING STORM WATER PIPE TO BE ABANDONED IS TO BE CUT AND SEALED WITH CONCRETE AT BOTH ENDS.
45. PIT SETOUT COORDINATES ARE TO THE CENTRE OF THE PIT.
46. ALL TABLE DRAINS AND VERGES ARE TO BE REINSTATED UPON COMPLETION OF WORKS TO THE SATISFACTION OF THE SUPERINTENDENT/OR THEIR REPRESENTATIVE.
47. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING A TEMPORARY SITE DRAINAGE SYSTEM AND TO MAINTAIN THE SITE IN A DRY AND STABLE CONDITION. DETAILS OF THE DRAINAGE SYSTEM SHALL BE SUBMITTED FOR THE APPROVAL OF THE SUPERINTENDENT.

PAVEMENT MARKING AND SIGNAGE

48. ALL REDUNDANT PAVEMENT MARKING SHALL BE PERMANENTLY REMOVED IN ACCORDANCE WITH NTG ROADWORKS SPECIFICATION.
49. ALL PAVEMENT MARKING TO BE IN ACCORDANCE WITH NTG STANDARD DRAWINGS, ROADWORKS SPECIFICATION AND AS1742-2001.
50. ALL TRAFFIC CONTROL MEASURES, PROPOSED SIGNS AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH NTG ROADWORKS SPECIFICATION AND AS1742 PARTS 1, 2 & 3.
51. ALL SIGNS TO BE CLASS 1 HIGH INTENSITY TYPE AND TO COMPLY WITH THE REQUIREMENTS OF NTG STANDARD DRAWINGS, ROADWORKS SPECIFICATION AND AS1742-2001.
52. ALL PAVEMENT MARKING TO BE WATER BASED WHITE PAVEMENT MARKING PAINT CONFORMING TO APAS AP-S0041/5 AND SUITABLE FOR APPLICATION BY SPRAY EQUIPMENT IN ACCORDANCE WITH TEST METHOD AS/NZS 1580.205.4 TO ASPHALT AND BITUMINOUS SEAL ROAD SURFACES AND FOR USE WITH TYPE B HR AND/OR TYPE D HR DROP-ON SPHERICAL GLASS BEADS.
53. ROAD PAVEMENT MARKINGS TO BE MARKED OUT WITH 100mm WIDE WHITE LINES UNLESS DENOTED OTHERWISE IN ACCORDANCE TO STANDARD DRAWING CS-3400.
54. CAR PARKING BAY MARKINGS ARE TO BE 80mm WIDE WHITE LINES UNLESS DENOTED OTHERWISE.
55. REFER DETAIL FOR DELINEATION OF SPACE FOR ACCESSIBLE CARPARKING AND SHARED ZONE.

NOTE
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No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT/COMPANY
A	CONCEPT DESIGN REVIEW (30% DESIGN)	30/10/2026	MDM	WSP

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Level 5, 37 Woods Street, Darwin, NT 0800
(08) 8980 5900
http://www.wsp.com
WSP PROJECT No. PS230398

Drawn: MM, Date: JAN 2026	Checked: BH, Date: JAN 2026
Designed: BH, Date: JAN 2026	Checked: MM, Date: JAN 2026
Design Project Leader: AR, Date: JAN 2026	NTG Project Manager: --, Date: JAN 2026

Northern Territory Government

ALICE SPRINGS
LOT 3131, 56 MILNER ROAD, GILLEN, ALICE SPRINGS, N.T.
GILLEN OVAL MULTI SPORT PRECINCT

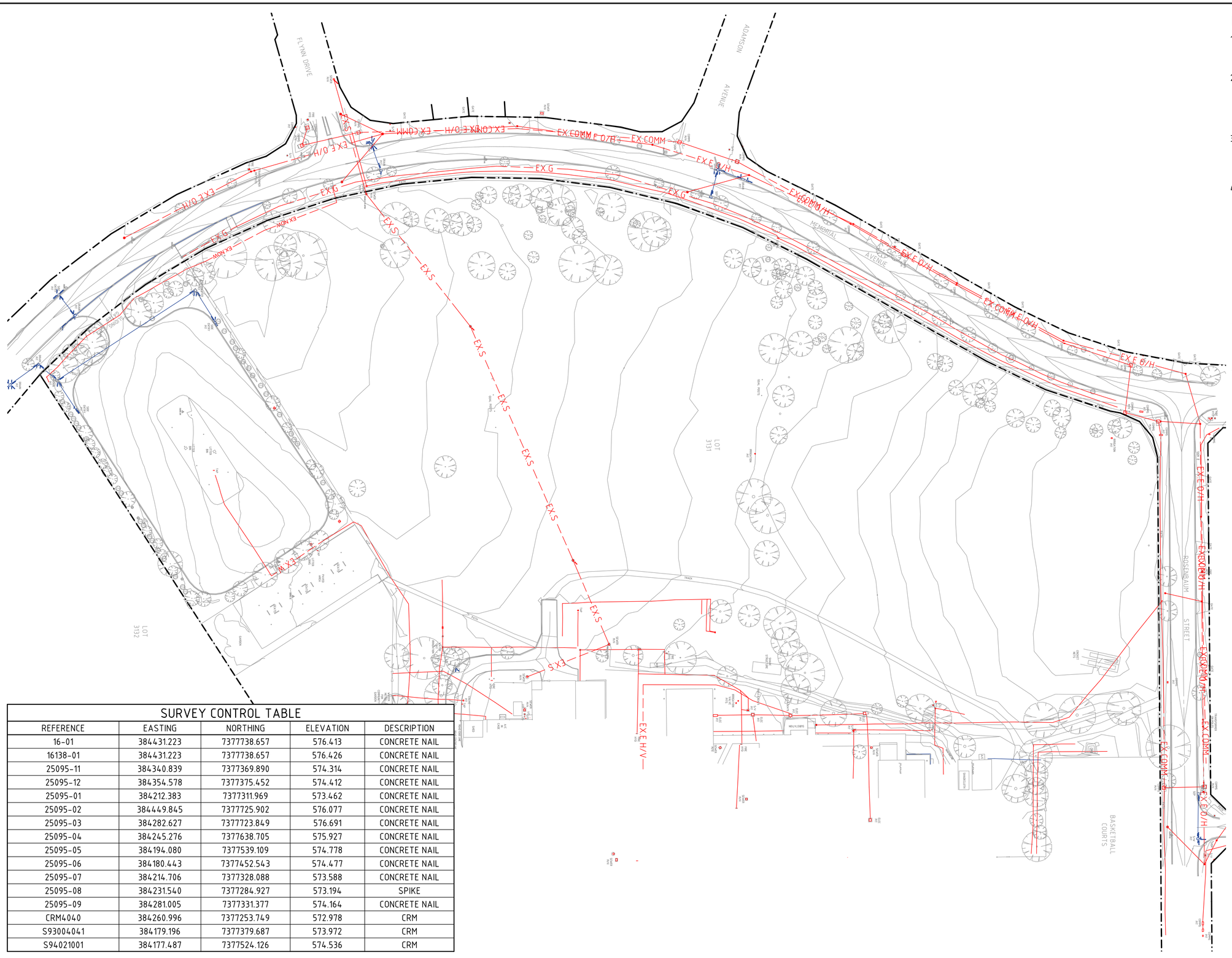
GENERAL NOTES

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		C02 OF 11		A	A1

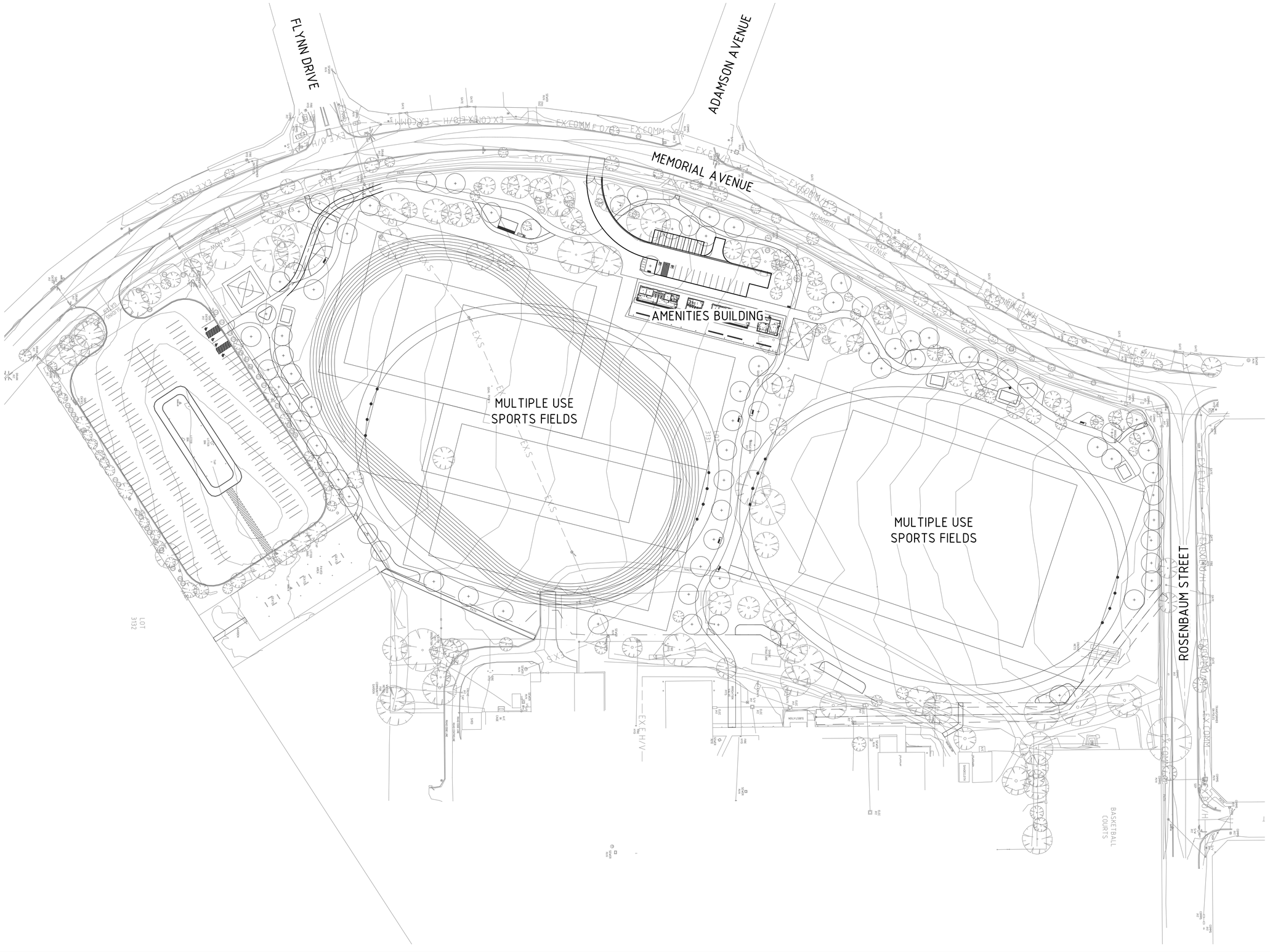
Version: January 2022

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FLYNN DRIVE
ADAMSON AVENUE
MEMORIAL AVENUE
ROSSBAUN STREET
BASKETBALL COURTS
LOT 3131
LOT 3132
TRACK
EX.S
EX.G
EX.E O/H
EX.COMM
EX.E H/V
EX.COMM E O/H
EX.E O/H
EX.COMM E O/H
EX.E O/H
EX.COMM E O/H
EX.E O/H

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15 7.5 0 15 30 45m
1:750 @ A1

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT/COMPANY
A	CONCEPT DESIGN REVIEW (30% DESIGN)	30/04/2026	MDM	WSP

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WSP PROJECT No. PS230398

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Northern Territory Government

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GILLEN OVAL MULTI SPORT PRECINCT

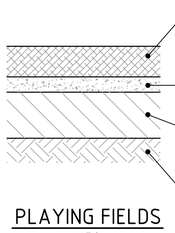
SITE GENERAL ARRANGEMENT PLAN

NTG Project No.	NTG Asset No.	Sheet Reference	NTG Drawing No.	Amendment	
		C04 OF 11		A	A1

Version: January 2022

PLOTTED ON: 1/Feb/2026 10:01 PM
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PLAYING FIELDS
N.T.S

MEMORIAL AVENUE

DN375 RCP WITH A MINIMUM CLASS 2 LOAD BEARING CAPACITY AS PER NTG STANDARDS

EX. 2 BAY SEP
IL 573.263
TOP 574.40

375Ø

JP
600 x 600

LETTER BOX PIT
REFER NTG STD DRG CS3120
IL 573.50
MIN. COVER 0.4
RL 573.90

LETTER BOX PIT
REFER NTG STD DRG CS3120
IL 573.45
MIN. COVER 0.6
RL 574.05
EX. LEVEL 574.40

FS 574.20

OPEN GRASS SWALE
WITH 300 WIDE CONCRETE
INVERT

IL 574.15

FALL

1:120 FALL

RAISE AND RESHAPE TO
ENSURE AREA IS FREE
DRAINING

FS 574.20

FALL

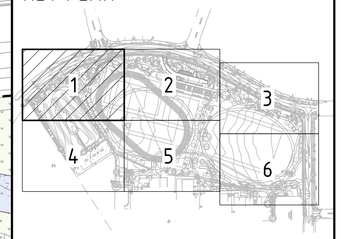
FS 574.30

PROVIDE LINE MARKING ON EXISTING PAVEMENT FOR 150 NO. CAR SPACES. ALLOW ALSO FOR SPACE DELINEATION OF ACCESSIBLE CAR SPACES PLUS NEW BOLLARDS AND ASSOCIATED FOOTINGS WHERE SHOWN

REFER SHEET C08 FOR CONTINUATION

REFER SHEET C06 FOR CONTINUATION

KEY PLAN



NOTES

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3. PAVEMENTS TO FALL AWAY FROM BUILDING AT A MIN GRADE OF 1:40.

LEGEND

- PROPERTY BOUNDARY
- 18.00 EXISTING CONTOURS
- 18.10 PROPOSED CONTOURS
- GRATED PIT
- JUNCTION PIT
- TRENCH GRATE
- PROPOSED SWALE
- 1:6 PROPOSED FALL
- × P20.00 PROPOSED PAVEMENT LEVEL
- × FS20.00 PROPOSED FINISHED SURFACE LEVEL
- TREE TO BE REMOVED

PAVEMENT LEGEND

- VEHICULAR ASPHALT PAVEMENT
  REFER DRG CXX - FOR DETAILS
- PEDESTRIAN CONCRETE PAVEMENT
  REFER NTG STD DRG CS3006 FOR DETAILS
- LANDSCAPED AREA
  REFER LANDSCAPE DRGS FOR DETAILS
- PLANTED AREA
  REFER LANDSCAPE DRGS FOR DETAILS

NOTE
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5 2.5 0 5 10 15m
1:250 @ A1

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT/COMPANY
A	CONCEPT DESIGN REVIEW (30% DESIGN)	30/01/2029	MDM	WSP

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WSP PROJECT No. PS230398

Drawn: MM Date: JAN 2026	Checked: BH Date: JAN 2026		
Designed: BH Date: JAN 2026	Checked: MM Date: JAN 2026		
Design Project Leader: AR Date: JAN 2026	NTG Project Manager: -- Date: JAN 2026		

Northern Territory Government

ALICE SPRINGS
LOT 3131, 56 MILNER ROAD, GILLEN, ALICE SPRINGS, N.T.
GILLEN OVAL MULTI SPORT PRECINCT

PAVEMENT PART PLAN - SHEET 1 OF 6

NTG Project No.	NTG Asset No.	Sheet Reference	NTG Drawing No.	Amendment	
		C05 OF 11		A	A1

Version: January 2022

PLOTTED ON: 1/Feb/2026 9:55 PM
FILE LOCATION: U:\Projects\AU\230xxx\230398_25DA0454_Gillen_Oval\06_Technical\Civil\Drawings\PS230398-C05-C10.dwg

PRINT IN COLOUR

CONSTRUCT NEW VEHICLE CROSS OVER IN ACCORDANCE WITH NTG STD DRG CS3301

MEMORIAL AVENUE

DN375 RCP WITH A MINIMUM CLASS 2 LOAD BEARING CAPACITY AS PER NTG STANDARDS

EX. 2 BAY SEP
IL 573.745

600x600 GIP
IL 574.28
MIN COVER 0.8m
RL 575.20
EX. LEVEL 575.60

ASPHALT TYPE 5 (A15E)
AS PER APPROVED NTG ASHALT MIX DESIGN
REQUIREMENT MIN 40mm THICK ,
150mm DEPTH OF SUB GRADE WITH 95 % MMDD COMPACTION

2 BAY SEP
IL 573.92
MIN. COVER 0.8m
TOP 574.75
EX. LEVEL 574.80

AMENITIES BUILDING
FFL = 575.55

REFER SHEET C05 FOR CONTINUATION

REFER SHEET C07 FOR CONTINUATION

REMOVED EXISTING GOAL POSTS AND ASSOCIATED FOOTINGS. FILL FOOTING VOIDS WITH COMPACTED BACK FILL

1:120 FALL

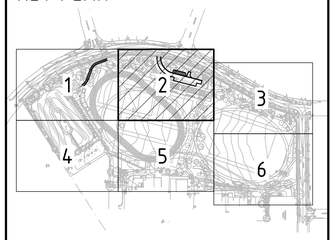
MULTIPLE USE SPORTS FIELDS

CENTRE OF OVAL
FS 574.80

GIP 600 x 600
IL 574.61
RL 575.22
EX. LEVEL 575.40

REFER SHEET C09 FOR CONTINUATION

KEY PLAN



NOTES

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- GRATED PIT
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- TRENCH GRATE
- PROPOSED SWALE
- 1:6 PROPOSED FALL
- × P20.00 PROPOSED PAVEMENT LEVEL
- × FS20.00 PROPOSED FINISHED SURFACE LEVEL
- TREE TO BE REMOVED

PAVEMENT LEGEND

- VEHICULAR ASPHALT PAVEMENT REFER DRG CXX – FOR DETAILS
- PEDESTRIAN CONCRETE PAVEMENT REFER NTG STD DRG CS3006 FOR DETAILS
- LANDSCAPED AREA REFER LANDSCAPE DRGS FOR DETAILS
- PLANTED AREA REFER LANDSCAPE DRGS FOR DETAILS

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1:250 @ A1

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT/COMPANY
A	CONCEPT DESIGN REVIEW (30% DESIGN)	30/10/2025	MDM	WSP

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Level 5, 37 Woods Street, Darwin, NT 0800
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WSP PROJECT No. PS230398

Drawn: MM, Date: JAN 2026	Checked: BH, Date: JAN 2026
Designed: BH, Date: JAN 2026	Checked: MM, Date: JAN 2026
Design Project Leader: AR, Date: JAN 2026	NTG Project Manager: --, Date: JAN 2026

Northern Territory Government

ALICE SPRINGS
LOT 3131, 56 MILNER ROAD, GILLEN, ALICE SPRINGS, N.T.
GILLEN OVAL MULTI SPORT PRECINCT

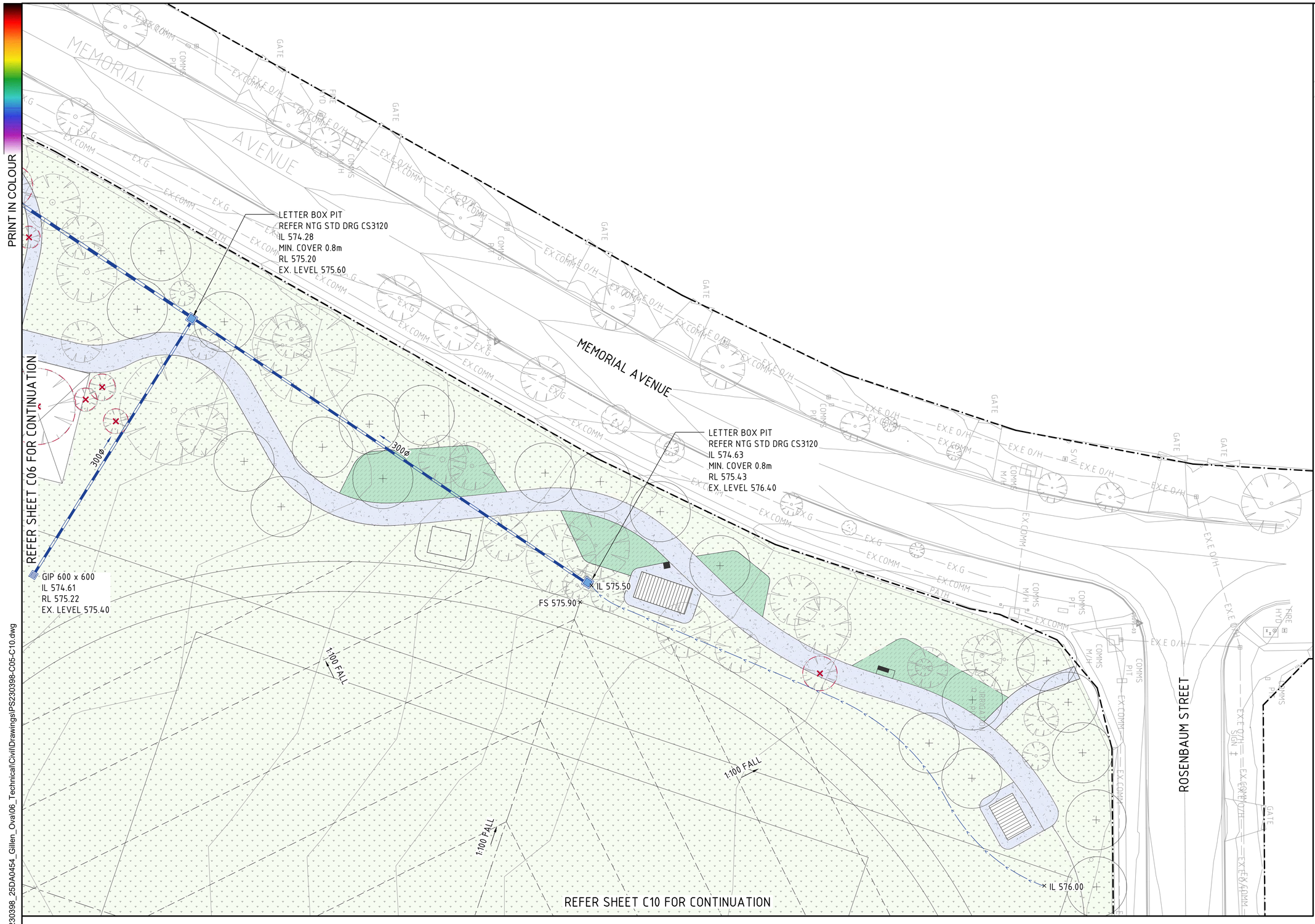
PAVEMENT PART PLAN - SHEET 2 OF 6

NTG Project No.	NTG Asset No.	Sheet Reference	NTG Drawing No.	Amendment	
		C06 OF 11		A	A1

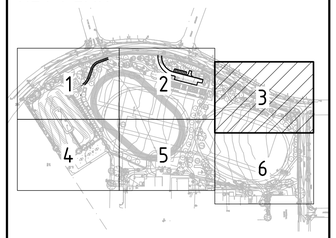
PLOTTED ON: 1/Feb/2026 9:55 PM
FILE LOCATION: U:\Projects\AU230xxx\230398_25DA0454_Gillen_Oval\06_TechnicalCivil\Drawings\PS230398-C05-C10.dwg

Version: January 2022

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KEY PLAN



NOTES

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3. PAVEMENTS TO FALL AWAY FROM BUILDING AT A MIN GRADE OF 1:40.

LEGEND

- PROPERTY BOUNDARY
- 18.00 — EXISTING CONTOURS
- 18.10 — PROPOSED CONTOURS
- GRATED PIT
- JUNCTION PIT
- TRENCH GRATE
- PROPOSED SWALE
- 1:6 — PROPOSED FALL
- × P20.00 — PROPOSED PAVEMENT LEVEL
- × FS20.00 — PROPOSED FINISHED SURFACE LEVEL
- TREE TO BE REMOVED

PAVEMENT LEGEND

- VEHICULAR ASPHALT PAVEMENT
  REFER DRG CXX - FOR DETAILS
- PEDESTRIAN CONCRETE PAVEMENT
  REFER NTG STD DRG CS3006 FOR DETAILS
- LANDSCAPED AREA
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  REFER LANDSCAPE DRGS FOR DETAILS

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5 2.5 0 5 10 15m
1:250 @ A1

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT/COMPANY
A	CONCEPT DESIGN REVIEW (30% DESIGN)	30/07/2030	MDM	WSP

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Drawn: MM, Date: JAN 2026	Checked: BH, Date: JAN 2026
Designed: BH, Date: JAN 2026	Checked: MM, Date: JAN 2026
Design Project Leader: AR, Date: JAN 2026	NTG Project Manager: --, Date: JAN 2026

Northern Territory Government

ALICE SPRINGS
LOT 3131, 56 MILNER ROAD, GILLEN, ALICE SPRINGS, N.T.
GILLEN OVAL MULTI SPORT PRECINCT

PAVEMENT PART PLAN - SHEET 3 OF 6

NTG Project No.	NTG Asset No.	Sheet Reference	NTG Drawing No.	Amendment	
		C07 OF 11		A	A1

Version: January 2022

PLOTTED ON: 1/Feb/2026 9:56 PM
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REFER SHEET C05 FOR CONTINUATION

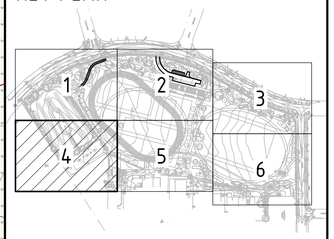
PROVIDE LINE MARKING ON EXISTING PAVEMENT FOR 150 NUMBER OF CAR SPACES. ALLOW ALSO FOR SPACE DELINEATION OF ACCESSIBLE CAR SPACES PLUS NEW BOLLARDS AND ASSOCIATED FOOTINGS WHERE SHOWN

REFER SHEET C09 FOR CONTINUATION

LOT 3132

LITTER BIN
LITTER BIN
TAP
MX3
SEATS
LITTER BINS
PAVED AREA
TAP
FS 574.80
EX.W
IRRIGATION
WATER METER
COMMUNITY GARDEN
GARDEN

KEY PLAN



NOTES

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PAVEMENT LEGEND

- VEHICULAR ASPHALT PAVEMENT REFER DRG CXX – FOR DETAILS
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5 2.5 0 5 10 15m
1:250 @ A1

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT/COMPANY
A	CONCEPT DESIGN REVIEW (30% DESIGN)	30/04/2031	MDM	WSP

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WSP PROJECT No. PS230398

Drawn: MM, Date: JAN 2026	Checked: BH, Date: JAN 2026
Designed: BH, Date: JAN 2026	Checked: MM, Date: JAN 2026
Design Project Leader: AR, Date: JAN 2026	NTG Project Manager: --, Date: JAN 2026

Northern Territory Government

ALICE SPRINGS
LOT 3131, 56 MILNER ROAD, GILLEN, ALICE SPRINGS, N.T.
GILLEN OVAL MULTI SPORT PRECINCT

PAVEMENT PART PLAN - SHEET 4 OF 6

NTG Project No.	NTG Asset No.	Sheet Reference	NTG Drawing No.	Amendment	
		C08 OF 11		A	A1

Version: January 2022

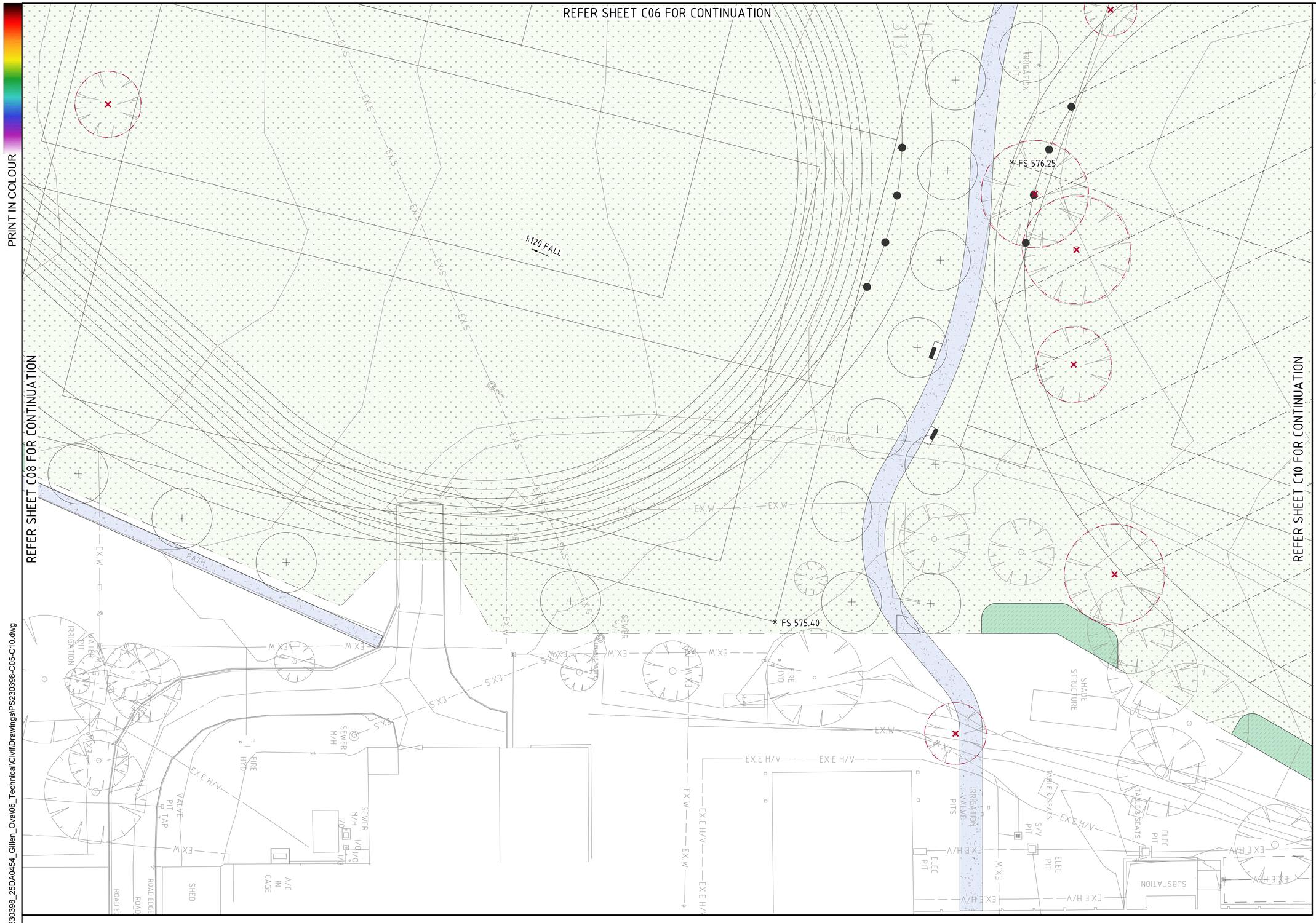
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PRINT IN COLOUR

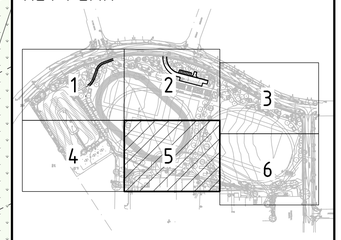
REFER SHEET C06 FOR CONTINUATION

REFER SHEET C08 FOR CONTINUATION

REFER SHEET C10 FOR CONTINUATION



KEY PLAN



NOTES

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LEGEND

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- TRENCH GRATE
- PROPOSED SWALE
- 1:6 PROPOSED FALL
- × P20.00 PROPOSED PAVEMENT LEVEL
- × FS20.00 PROPOSED FINISHED SURFACE LEVEL
- TREE TO BE REMOVED

PAVEMENT LEGEND

- VEHICULAR ASPHALT PAVEMENT
  REFER DRG CXX – FOR DETAILS
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  REFER NTG STD DRG CS3006 FOR DETAILS
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  REFER LANDSCAPE DRGS FOR DETAILS
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5 2.5 0 5 10 15m
1:250 @ A1

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT/COMPANY
A	CONCEPT DESIGN REVIEW (30% DESIGN)	30/01/2032	MDM	WSP

PRINT IN COLOUR

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WSP PROJECT No. PS230398

Drawn: MM Date: JAN 2026	Checked: BH Date: JAN 2026
Designed: BH Date: JAN 2026	Checked: MM Date: JAN 2026
Design Project Leader: AR Date: JAN 2026	NTG Project Manager: -- Date: JAN 2026

Northern Territory Government

ALICE SPRINGS
LOT 3131, 56 MILNER ROAD, GILLEN, ALICE SPRINGS, N.T.
GILLEN OVAL MULTI SPORT PRECINCT

PAVEMENT PART PLAN - SHEET 5 OF 6

NTG Project No.	NTG Asset No.	Sheet Reference	NTG Drawing No.	Amendment	
		C09 OF 11		A	A1

PLOTTED ON: 1/Feb/2026 9:56 PM
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Version: January 2022

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REFER SHEET C09 FOR CONTINUATION

REFER SHEET C07 FOR CONTINUATION

MULTIPLE USE
SPORTS FIELDS

CENTRE OF OVAL
FS 576.40

1:100 FALL

1:100 FALL

1:100 FALL

× IL 576.00

STRIP 200mm FROM THE
DESIGN LEVEL

× FS 576.25

1:6 BATTER

× FS 577.00

ROSENBAUM STREET

EXE O/H

EXE 600mm

EXE COMM

GATE

FIRE HYD

COMMS PIT

TRANSFORMER ON POLES

COMMS M/H

ELEC PIT

SUBST

EXE H/V

S/W PIT

SEWER M/H

EXE S

EXE W

ROAD EDGE LINE

EXE D

A/C

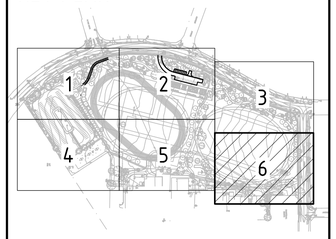
FFL575.217

FFL576.024

SHADECLOTH

CRICKET NETS

KEY PLAN



NOTES

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1:250 @ A1

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT/COMPANY
A	CONCEPT DESIGN REVIEW (30% DESIGN)	30/10/2032	MDM	WSP

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WSP PROJECT No. PS230398

Drawn: MM Date: JAN 2026	Checked: BH Date: JAN 2026		
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Design Project Leader: AR Date: JAN 2026	NTG Project Manager: -- Date: JAN 2026		

Northern Territory Government

ALICE SPRINGS
LOT 3131, 56 MILNER ROAD, GILLEN, ALICE SPRINGS, N.T.
GILLEN OVAL MULTI SPORT PRECINCT

PAVEMENT PART PLAN - SHEET 6 OF 6

NTG Project No.	NTG Asset No.	Sheet Reference	NTG Drawing No.	Amendment	
		C10 OF 11		A	A1

Version: January 2022

PLOTTED ON: 1/Feb/2026 9:56 PM
FILE LOCATION: U:\Projects\AU\230xxx\230398_25DA0454_Gillen_Oval\06_Technical\Civil\Drawings\PS230398-C05-C10.dwg

Our ref: 200398-20260408-Gillen Oval Subdivision

By email
bede@andrearicearchitects.com.au

8 April 2026

Bede Taylor
Andrea Rice Architects

Dear Sir

Lot 3131 (56) Milner Road, Gillen

This statement has been prepared to support the lodgement of a subdivision application to the Development Consent Authority.

The proposal is to subdivide Lot 3131 Town of Alice Springs, into 2 allotments, as per attached subdivision plan prepared by Andrea Rice Architects.

A review of the proposed subdivision plan has been undertaken by a Building Certifier of WSP Australia Pty Ltd to verify what impact, if any, the proposed subdivision will have in respect to compliance with the *Building Act 1993*.

We advise that as a result of the subdivision, and in consideration of sections 46(k) and 46(l) of the *Planning Act 1999*, the existing buildings on Lot 3131 Town of Alice Springs, will not cease to comply with the *Building Act 1993*.

Should you have any queries please do not hesitate to contact our office on 8980 5900.

Yours faithfully



Dehne Tynan
Associate Director & Senior Building Certifier

Level 5, 37 Woods Street
Darwin NT 0800
GPO Box 4421
Darwin NT 0801

Tel: +61 8 8980 5900
www.wsp.com

BOOKMARK B.4



ISSUED FOR INFORMATION ONLY

Preliminary

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY

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ANDREA RICE ARCHITECTS
ARCHITECTURE INTERIORS HOSPITALITY
0409 260 743
andrea@andrearicearchitects.com.au

Drawn: JBC — Date: FEB 2026	Checked: BT — Date: FEB 2026
Designed: AR/BT — Date: FEB 2026	Approved: AR — Date: FEB 2026
Design Project Leader: - — Date:	NTG Project Manager: - — Date:

Northern Territory Government

ALICE SPRINGS
LOT 3131, 56 MILNER ROAD, GILLEN, ALICE SPRINGS, N.T.
GILLEN OVAL MULTI SPORT PRECINCT

PROPOSED SUBDIVISION AJACENT BUILDING LOCATION

NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT
IFA01592	N/A	A005.1 OF		A1

Plotted: 13/03/2026 11:24:19 AM
Autodesk Docs://1030-Gillen Oval/1030-Gillen Oval Amenities.rvt

Version: March 2021

NORTHERN TERRITORY OF AUSTRALIA

BOOKMARK C.1

Planning Act - sections 54 and 55

DEVELOPMENT PERMIT

DP16/0293

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 03131
Town of Alice Springs
56 MILNER RD, GILLEN

APPROVED PURPOSE

To use and develop part of the land for the purpose of a passenger terminal (school bus interchange facility), in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clause 6.5.1 (Parking Requirements) of the Northern Territory Planning Scheme.

BASE PERIOD OF THE PERMIT

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

Peter Somerville
2016.06.21
13:05:45 +09'30'

PETER SOMERVILLE
Delegate
Development Consent Authority

DEVELOPMENT PERMIT

DP16/0293

SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings numbered PA16/0280/1, PA16/0280/2, PA16/0280/3, PA16/0280/4, PA16/0280/5, PA16/0280/6, PA16/0280/7 and PA16/0280/8 and endorsed as forming part of this permit.

2. Before the use of the development starts, the areas 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/bus 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/bus spaces, access lanes and driveways must be kept available for these purposes at all times

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

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

5. No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.

6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage and electricity facilities, to the development shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time.

7. 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.

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

9. All proposed works impacting on Memorial Avenue are to be designed, supervised and certified on completion by a practicing and registered civil engineer, and shall be in accordance with the standards and specifications of the Alice Springs Town Council. Drawings must be submitted to the Council for approval and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".

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

11. The owner shall:
    (a) Remove disused vehicle and/or pedestrian crossovers; and

(b) Undertake reinstatement works.
All to the technical requirements of and at no cost to the Alice Springs Town Council, to the satisfaction of the consent authority.

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

13. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street. This condition is to the satisfaction of the consent authority on advice from the Alice Springs Town Council.

NOTES:

1. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under the Aboriginal Sacred Sites Act. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.

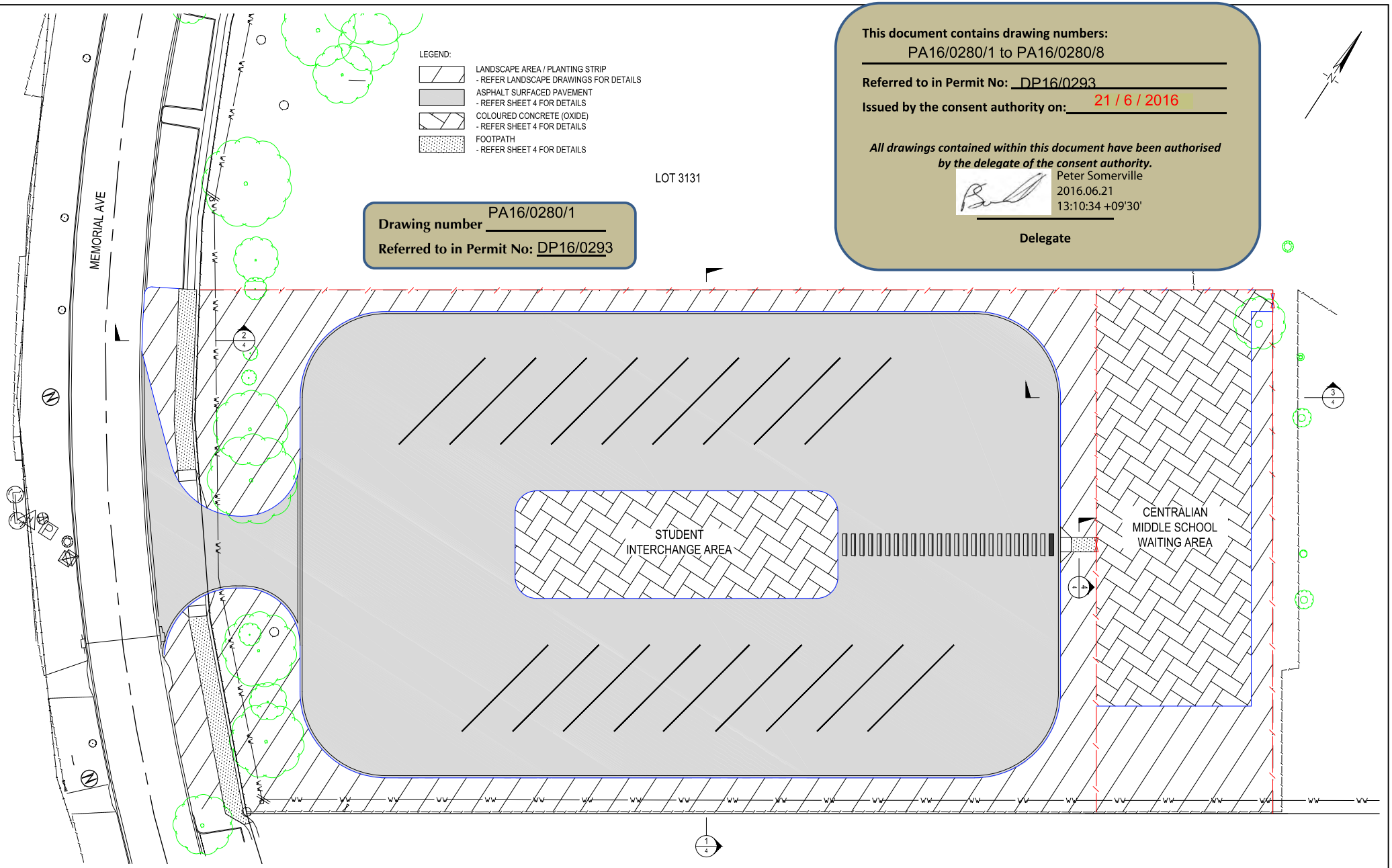
2. This development permit does not grant "building approval" for the proposed structure. The National Construction Code requires that certain structures within 900mm of a boundary meets minimum fire resistance level requirements and you are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing demolition or construction works.

3. Professional advice regarding implementation of soil erosion control and dust control measures that could be employed throughout the construction phase of the development are available from Department of Land Resource Management.

4. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerconnections@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.

5. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites in the Northern Territory. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

6. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.



Drawing number PA16/0280/1

Referred to in Permit No: DP16/0293

This document contains drawing numbers:
PA16/0280/1 to PA16/0280/8

Referred to in Permit No: DP16/0293

Issued by the consent authority on: 21 / 6 / 2016

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

Peter Somerville
2016.06.21
13:10:34 +09'30'

Delegate

No.	DESCRIPTION	DATE	INIT.	DEPT/COMPANY.
0	ISSUED FOR CONSTRUCTION	9/06/2016	CT	W&G

AMENDMENTS

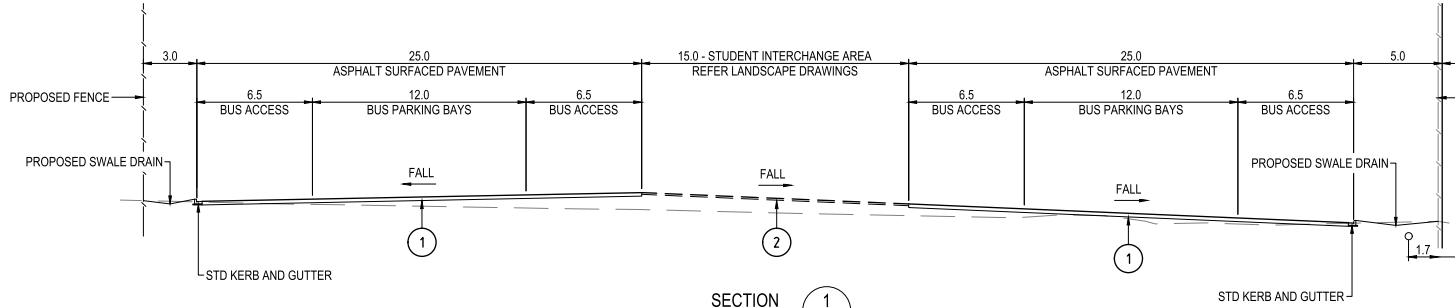
WALLBRIDGE & GILBERT RFP
Consulting Engineers
7/9 Keith Lane, Fannie Bay
GPO Box 563 Darwin NT 0801
Tel : 08 8941 1678
Fax : 08 8941 5060
Email: rfp @ rfpeng.com
Rodeghiero Fong & Partners Pty Ltd trading as Wallbridge & Gilbert RFP
W&G PROJECT No. 151242

DRAWN CT DATE 9/06/2016	CHECKED GV DATE 9/06/2016		
DESIGNED CT DATE 9/06/2016	CHECKED WO DATE 9/06/2016		
DESIGN PROJECT LEADER RH DATE 9/06/2016	DoI PROJECT MANAGER NS DATE 9/06/2016		

Northern Territory Government
Department of Infrastructure

ALICE SPRINGS
LOT 3131 - CENTRALIAN MIDDLE SCHOOL
BUS INTERCHANGE
PAVEMENT PLAN

FILE No.	ASSET No.	SHEET No.	DRAWING No.	AMEND.	SHEET SIZE
ZPA00200	00379	3 OF 15	B16-5092	0	A1

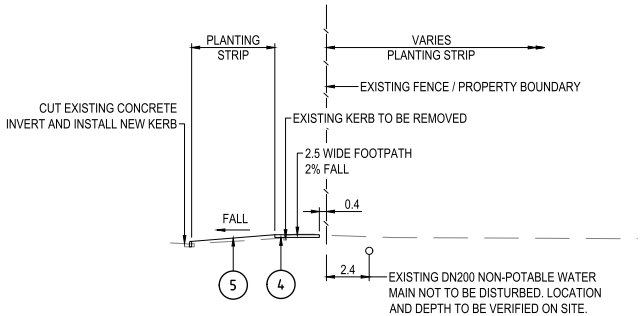


SECTION 1/3
SCALE: N.T.S.

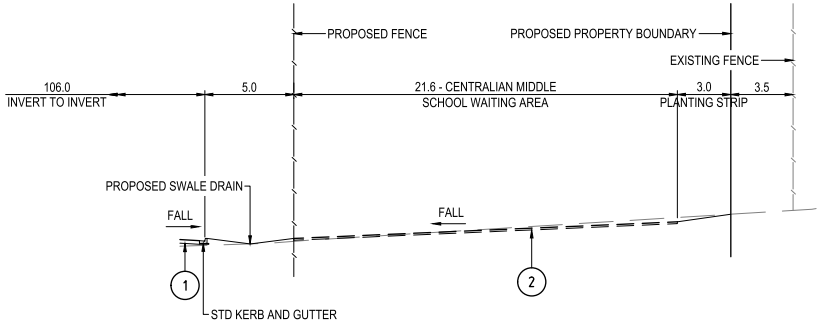
Drawing number PA16/0280/2

Referred to in Permit No: DP16/0293

EARTHWORKS
PAVED AREAS, SUBGRADE TO BE COMPACTED TO 95% M.M.D.D.
UNPAVED AREAS, SUBGRADE TO BE COMPACTED TO 90% M.M.D.D.



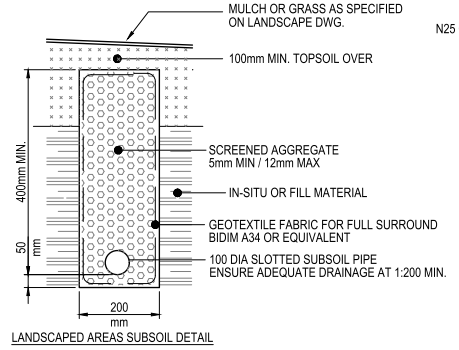
SECTION 2/3
SCALE: N.T.S.



SECTION 3/3
SCALE: N.T.S.

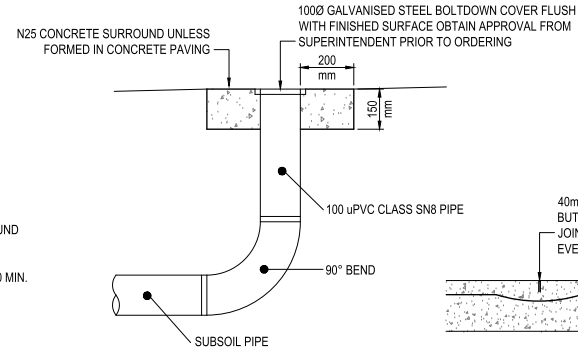
LEGEND:

1. 40mm ASPHALT TYPE 3 (A15E BINDER) OVER PRIME COAT
   150mm COMPACTED DEPTH OF F.C.R. BASE COMPACTED TO 100% M.M.D.D.
   SUBGRADE COMPACTED TO 95% M.M.D.D. FOR A MIN DEPTH OF 150mm
2. 100mm THICK COLOURED CONCRETE N32 WITH SL72 MESH 35mm TOP COVER
   50mm SAND BEDDING
   SUBGRADE COMPACTED TO 95% M.M.D.D. FOR A MIN DEPTH OF 150mm
   REFER LANDSCAPE DRAWINGS FOR FINISH AND COLOUR ADDITIVE.
3. 100mm THICK CONCRETE PAVEMENT N25 WITH SL62 MESH 35mm TOP COVER
   50mm SAND BEDDING
   SUBGRADE COMPACTED TO 95% M.M.D.D. FOR A MIN DEPTH OF 150mm
   REFER LANDSCAPE DRAWINGS FOR FINISH AND COLOUR ADDITIVE.
4. 125mm THICK CONCRETE N25 WITH SL62 MESH 35mm TOP COVER SHARED PATH
   50mm SAND BEDDING
   SUBGRADE COMPACTED TO 95% M.M.D.D. FOR A MIN DEPTH OF 150mm
   REFER STD DWG ASTC-104 FOR DETAILS.
5. EXISTING PAVEMENT TO BE REMOVED / SCARIFIED.
   AREA TO BE MODIFIED TO BE A PLANTING STRIP.
   REFER LANDSCAPE DRAWINGS FOR DETAILS.



LANDSCAPED AREAS SUBSOIL DETAIL

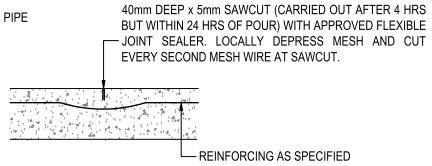
SUBSOIL DRAINAGE TYPICAL DETAIL
N.T.S.



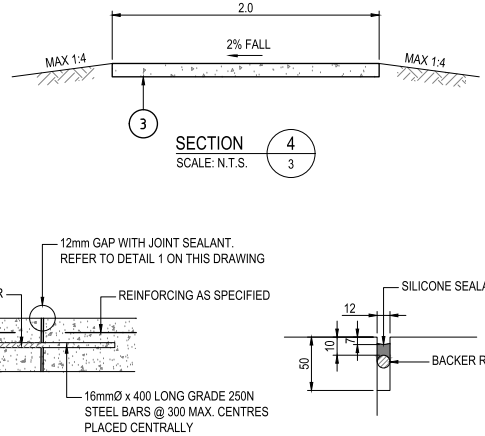
SUBSOIL FLUSH POINT (FP)
N.T.S.



SWALE DRAIN TYPICAL DETAIL
N.T.S.



SAWCUT JOINT
N.T.S.



DOWELLED CONTRACTION JOINT
N.T.S.

DETAIL 1/-
SCALE: N.T.S.

No.	DESCRIPTION	DATE	INIT.	DEPT/COMPANY.
0	ISSUED FOR CONSTRUCTION	9/06/2016	CT	W&G

AMENDMENTS

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Consulting Engineers
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GPO Box 563 Darwin NT 0801
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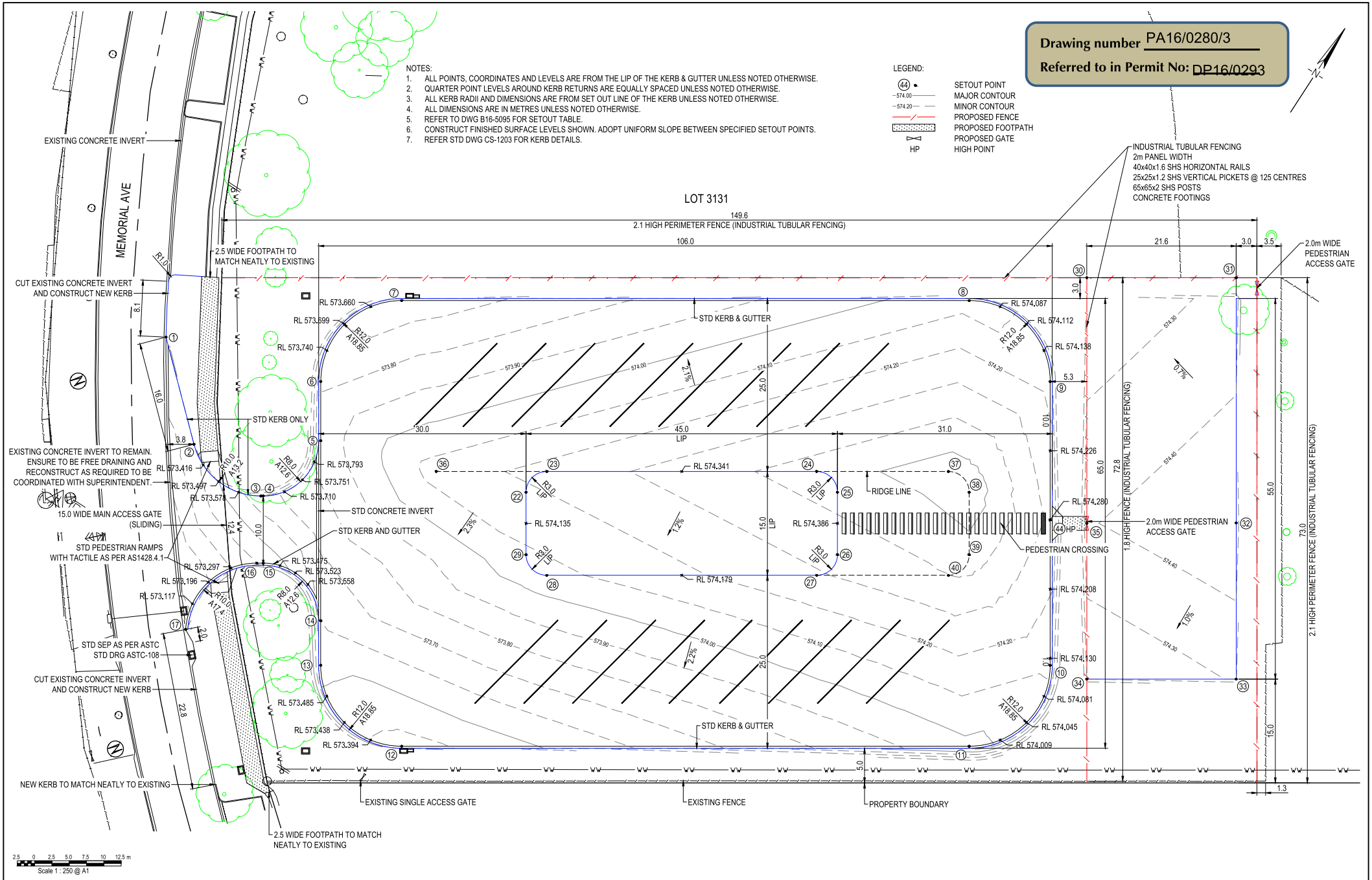
W&G PROJECT No. 151242

DRAWN CT DATE 9/06/2016	CHECKED GV DATE 9/06/2016		
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Northern Territory Government
Department of Infrastructure

ALICE SPRINGS
LOT 3131 - CENTRALIAN MIDDLE SCHOOL
BUS INTERCHANGE
TYPICAL SECTIONS AND DETAILS

FILE No.	ASSET No.	SHEET No.	DRAWING No.	AMEND.	SHEET SIZE
ZPA00200	00379	4 OF 15	B16-5093	0	A1



No.	DESCRIPTION	DATE	INIT.	DEPT/COMPANY.
0	ISSUED FOR CONSTRUCTION	9/06/2016	CT	W&G

AMENDMENTS

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Northern Territory Government
Department of Infrastructure

ALICE SPRINGS
LOT 3131 - CENTRALIAN MIDDLE SCHOOL
BUS INTERCHANGE
DETAILED PLAN

FILE No.	ASSET No.	SHEET No.	DRAWING No.	AMEND.	SHEET SIZE
ZPA00200	00379	5 OF 15	B16-5094	0	A1

BOOKMARK D

Technical Assessment PA2026/0136

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

Application No:	PA2026/0136
Lot number:	3131
Town/Hundred:	Town of Alice Springs
Address:	56 Milner Road, Gillen
Zone:	CP (Community Purpose)
Site Area:	11,6200m^2
Proposal:	Subdivision to create two lots
Plans used for assessment:	Propose Subdivision Plan prepared by Andrea Rice Architects (Received on 17/04/2026)
Date assessment finalised:	May 2026

The proposed development requires consent under the Northern Territory Planning Scheme 2020 as described in the below table:

Zone CP (Community Purpose)				
Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Specific Development Requirements**
Subdivision	Impact assessable	Nil	Nil	Alice Springs Regional Land Use Plan 2016 Clause 4.22 Zone CP – Community Purpose

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.

NORTHERN TERRITORY GOVERNMENT

4.22 Zone CP – Community Purpose

Zone Purpose

Provide for community services and facilities, whether publicly or privately owned or operated, in locations that are accessible to the community that it serves.

Zone outcomes	DAS/DLPE Comment
1. *Community services and facilities such as medical clinic, place of worship, education establishment, emergency services facility, exhibition centre, residential care facility, community centre and childcare centre are established to meet the social, educational, spiritual, cultural or health needs of the community.*	Proposed Lot B is an existing land use is an Education Establishment, and the proposed Lot A is anticipated to be a sport and recreational consisting of multiple play fields and amenities.
1. *Development such as hospital, passenger terminal, place of assembly and recycling depot servicing the broader regional population may be established where they do not compromise the reasonable amenity of residential land in the locality.*	Not applicable.
2. *All development, including public infrastructure and outbuildings, is located, designed, operated and maintained to:* *(a) make a positive contribution to the locality by incorporating a high quality of built form and landscape design;* *(b) minimise unreasonable impacts to the amenity of surrounding premises and any residential land;* *(c) mitigate the potential for land use conflict with existing and intended surrounding development;* *(d) avoid adverse impacts on the local road network;* *(e) provides safe and convenient pedestrian and bicycle access within the development and strong connections to external transport networks;* *(f) avoid any adverse impacts on ecologically important areas; and* *(g) allow passive surveillance of public spaces.*	This application is for the purpose of subdivision. It is understood that ancillary structures for the purpose pf sport and recreation are being developed for Lot A. The use of Lot A may be understood as public infrastructure. The Gillen area is predominately LR and LMR zoning, but the site does not immediately adjoin residential development.
3. *Subdivision provides the appropriate level of services and infrastructure including roads, pedestrian and cycle paths, reticulated electricity, water, and sewerage (where available), stormwater drainage and telecommunication infrastructure.*	The land is connected to reticulated services.
4. *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.*	Not applicable. The application is for subdivision.

Strategic Framework – Alice Springs Regional Land Use Plan 2016

The following is relevant to the subject site.

P,41 Community Facilities and Services

Ensure appropriate levels of community services and facilities based on future population growth
- *Recognise the regional role of Alice Springs as a regional centre and continue to support remote communities with adequate provisions of services and facilities, especially in the health sector*
- *Maintain a high quality standard of community service provision through:*
  - *appropriate provision and management of regional recreation facilities to encourage involvement of residents in sport, and to provide for healthy living and premier sporting activities*
  - *encouraging the co-location of recreation facilities with other community uses particularly schools to maximise potential for multi-use*
  - *recognising the role of parks and reserves in meeting the recreation needs of the community*
- *Provide appropriate levels of services and a range of facilities in indigenous living areas*

P,41 Education Facilities

The ongoing provision of adequate and affordable land to accommodate a range of educational facilities is a key imperative in this plan. Specific requirements and sites for new school infrastructure will be determined by a number of factors including:
- the location of greenfield and infill development
- the contribution of government and non-government sectors
- convenience with respect to public transport services

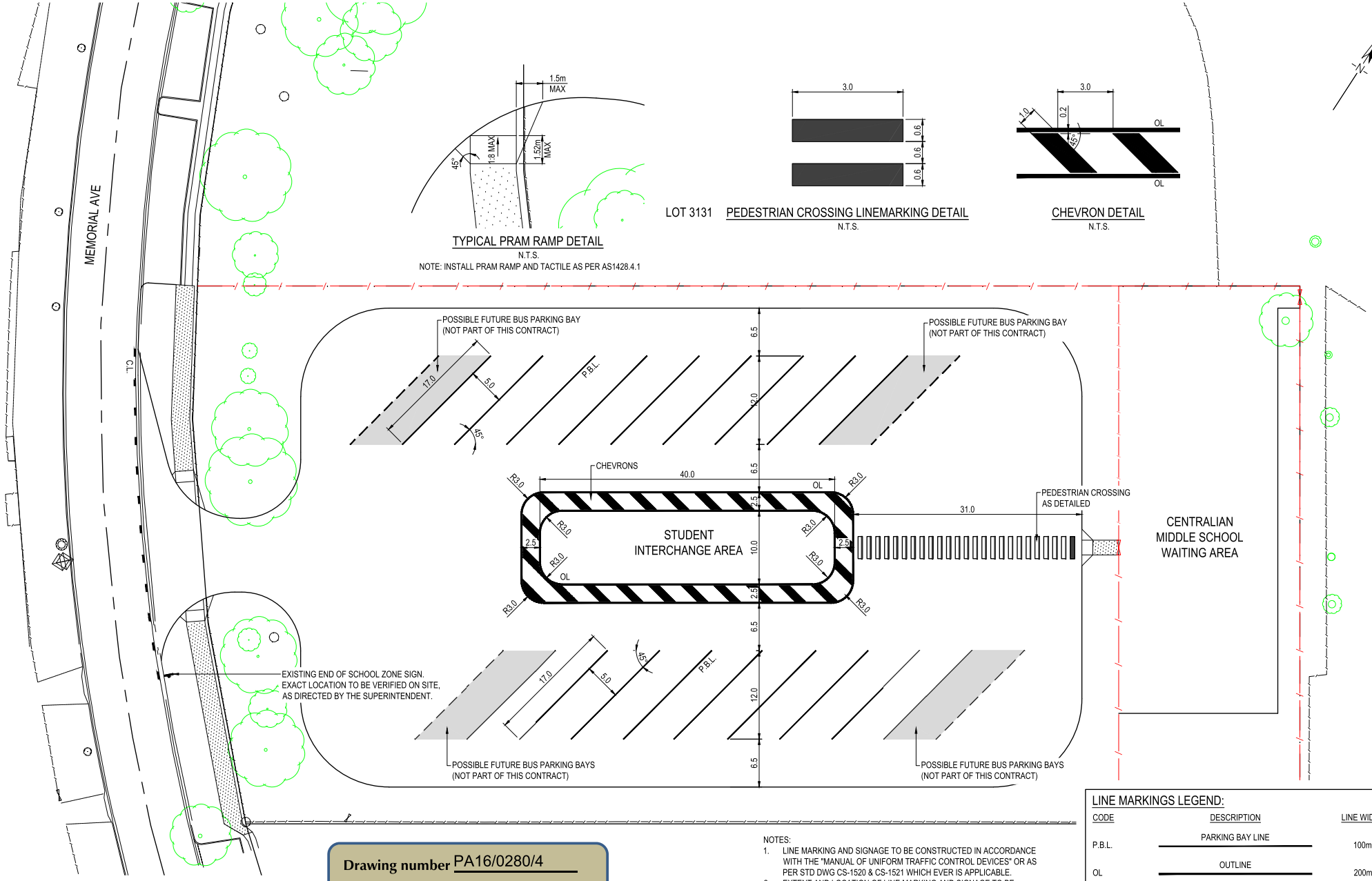
The need for additional educational establishments will be influenced by future population growth of Alice Springs. Population movements emanating from remote communities may also impact on the need for additional schools especially for indigenous children.

P,42 Active Recreation

As the population continues to grow, there will be an increased demand for additional facilities. It is anticipated that over time there will be a need for new playing fields and courts supporting a range of sports including soccer, tennis and netball. Playgrounds are also likely to be required to support new residential areas.
Consideration should be given to the planning of a new multi-purpose sports space (minimum 3.5ha). Such a multi-purpose space could be considered south of Heavitree Gap.
Detailed planning for urban areas will focus on opportunities to co-locate local sporting facilities with other community facilities, particularly schools. This approach encourages multi-use and increased activation of local areas.

DAS/DLPE Comment

The regional land use plan is predominantly silent regarding subdivision. The purpose of the subdivision to create parcel for sport and recreation and retained the balance lot for the existing educational establishment. The proposed generally considered to be beneficial for the community based on the sub headings.



Drawing number PA16/0280/4

Referred to in Permit No: ~~DP16/0293~~

NOTES:
1. LINE MARKING AND SIGNAGE TO BE CONSTRUCTED IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" OR AS PER STD DWG CS-1520 & CS-1521 WHICH EVER IS APPLICABLE.
2. EXTENT AND LOCATION OF LINE MARKING AND SIGNAGE TO BE VERIFIED ON SITE WITH SUPERINTENDENT PRIOR TO INSTALLATION.
3. RRPMs NOT REQUIRED TO CHEVRONS.

LINE MARKINGS LEGEND:

CODE	DESCRIPTION	LINE WIDTH
P.B.L.	PARKING BAY LINE	100mm
OL	OUTLINE	200mm
C.L.	CONTINUITY LINE LINE = 1m SPACING=3m	200mm

No.	DESCRIPTION	DATE	INIT.	DEPT/COMPANY.
0	ISSUED FOR CONSTRUCTION	9/06/2016	CT	W&G

AMENDMENTS

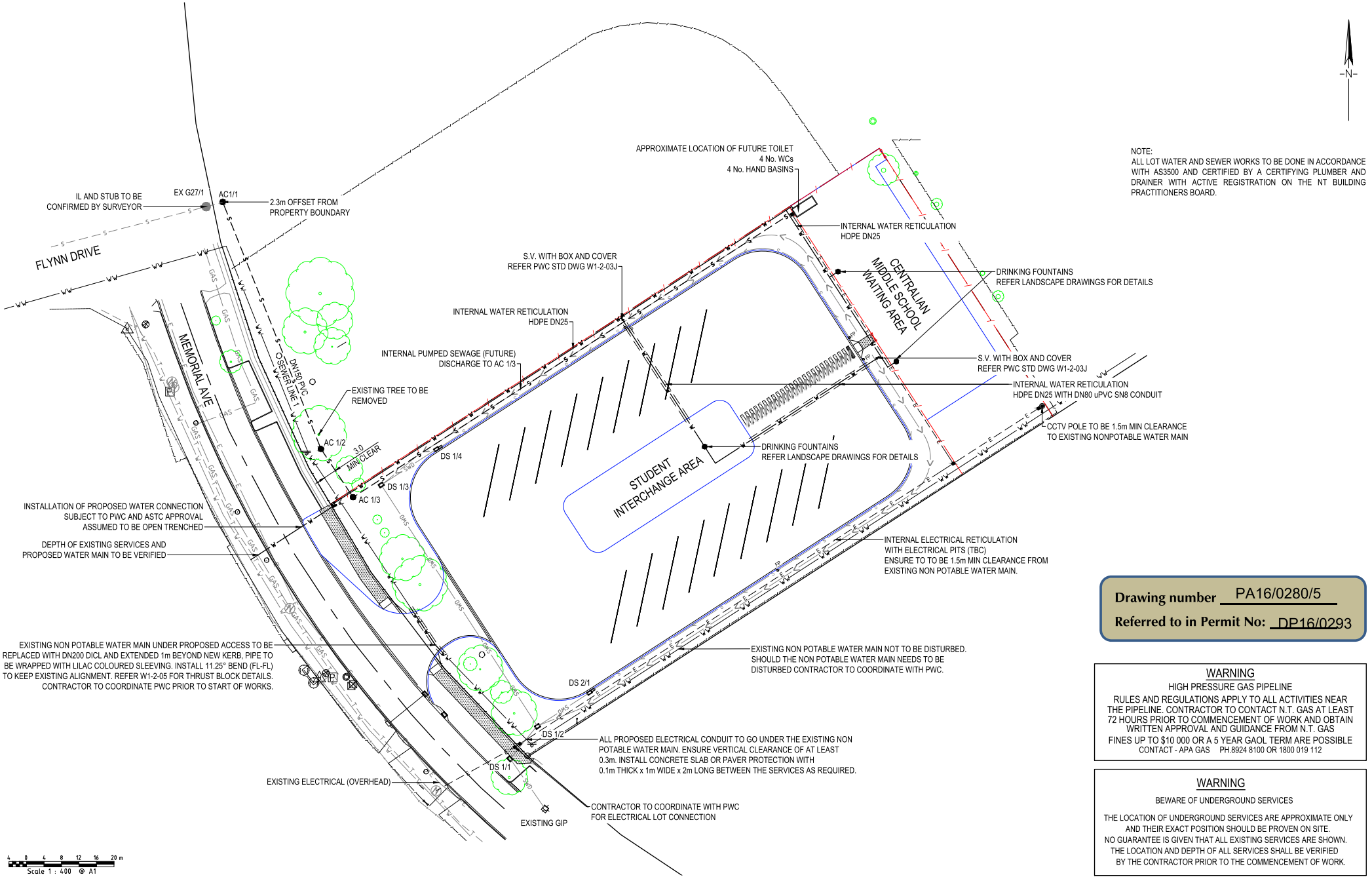
WALLBRIDGE & GILBERT RFP
Consulting Engineers
7/9 Keith Lane, Fannie Bay
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W&G PROJECT No. 151242

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Northern Territory Government
Department of Infrastructure

ALICE SPRINGS
LOT 3131 - CENTRALIAN MIDDLE SCHOOL
BUS INTERCHANGE
LINE MARKING AND SIGNAGE PLAN

FILE No.	ASSET No.	SHEET No.	DRAWING No.	AMEND.	SHEET SIZE
ZPA00200	00379	7 OF 15	B16-5096	0	A1



NOTE:
ALL LOT WATER AND SEWER WORKS TO BE DONE IN ACCORDANCE WITH AS3500 AND CERTIFIED BY A CERTIFYING PLUMBER AND DRAINER WITH ACTIVE REGISTRATION ON THE NT BUILDING PRACTITIONERS BOARD.

Drawing number PA16/0280/5

Referred to in Permit No: DP16/0293

WARNING

HIGH PRESSURE GAS PIPELINE

RULES AND REGULATIONS APPLY TO ALL ACTIVITIES NEAR THE PIPELINE. CONTRACTOR TO CONTACT N.T. GAS AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK AND OBTAIN WRITTEN APPROVAL AND GUIDANCE FROM N.T. GAS

FINES UP TO $10 000 OR A 5 YEAR GAOL TERM ARE POSSIBLE

CONTACT - APA GAS PH.8924 8100 OR 1800 019 112

WARNING

BEWARE OF UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE.
NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
THE LOCATION AND DEPTH OF ALL SERVICES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.

No.	DESCRIPTION	DATE	INIT.	DEPT/COMPANY.
0	ISSUED FOR CONSTRUCTION	9/06/2016	CT	W&G

AMENDMENTS

W&G
WALLBRIDGE & GILBERT RFP
Consulting Engineers

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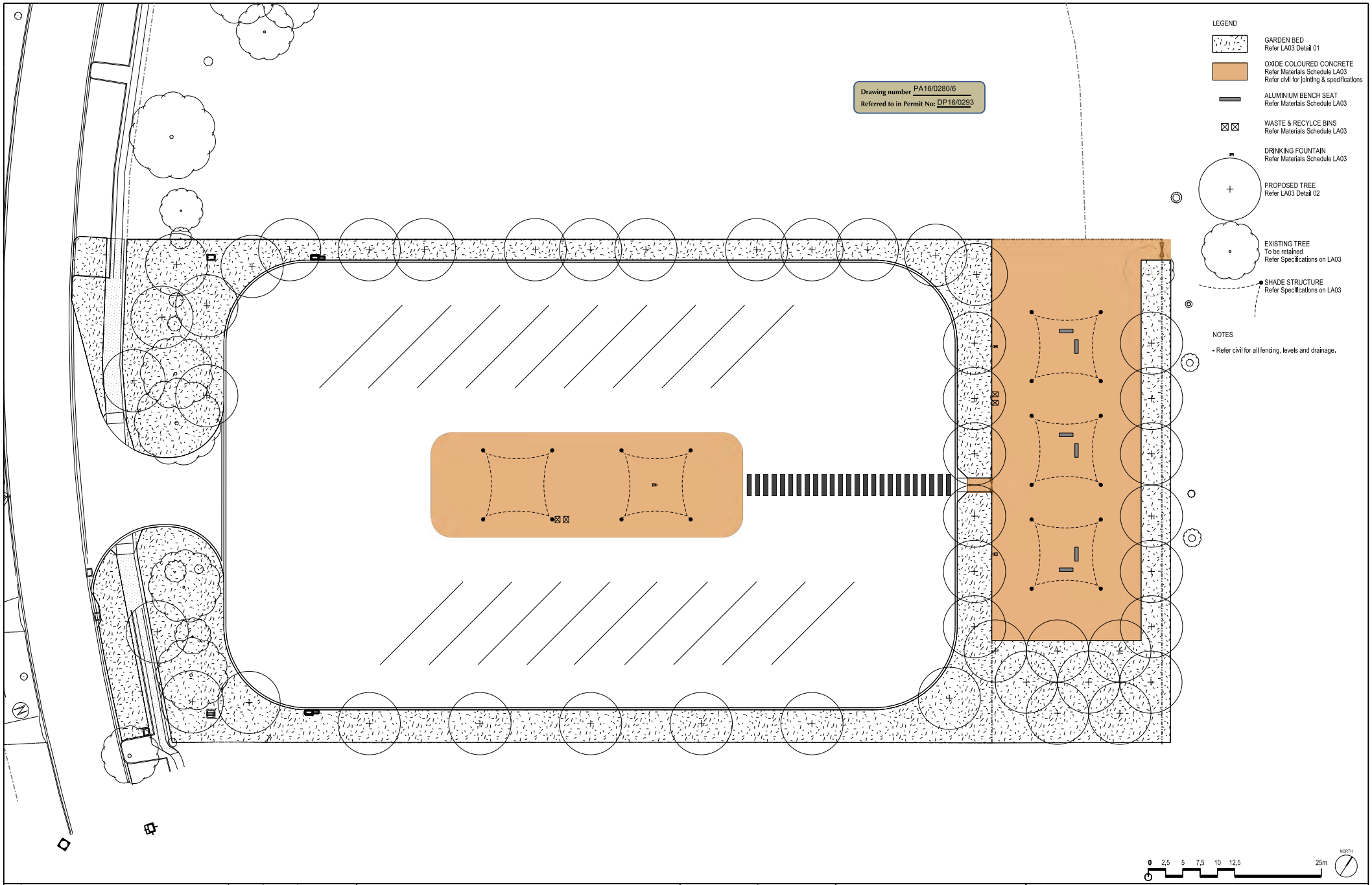
Northern Territory Government

Department of Infrastructure

ALICE SPRINGS
LOT 3131 - CENTRALIAN MIDDLE SCHOOL
BUS INTERCHANGE

MASTER SERVICES PLAN

FILE No.	ASSET No.	SHEET No.	DRAWING No.	AMEND.	SHEET SIZE
ZPA00200	00379	15 OF 15	B16-5104	0	A1



No.	DESCRIPTION	DATE	INIT.	DEPT/COMPANY
0	CONSTRUCTION ISSUE	15/06/16	SH	CLOUSTON

AMENDMENTS

LEAD CONSULTANT
CLOUSTON Associates
LANDSCAPE ARCHITECTS
LEVEL 1, 1 BRIGGS STREET
DARWIN NT 0801
EMAIL darwin@clouston.com.au
TELEPHONE (08) 8941 2450
CLOUSTON associates
JOB NO. D16-0001

DRAWN	SH	CHECKED	TC
DATE	04/03/16	DATE	11/04/16
DESIGNED	TC	CHECKED	TC
DATE	04/03/16	DATE	18/03/16
DESIGN PROJECT LEADER	W&G	DoI PROJECT MANAGER	NS
DATE	-	DATE	-

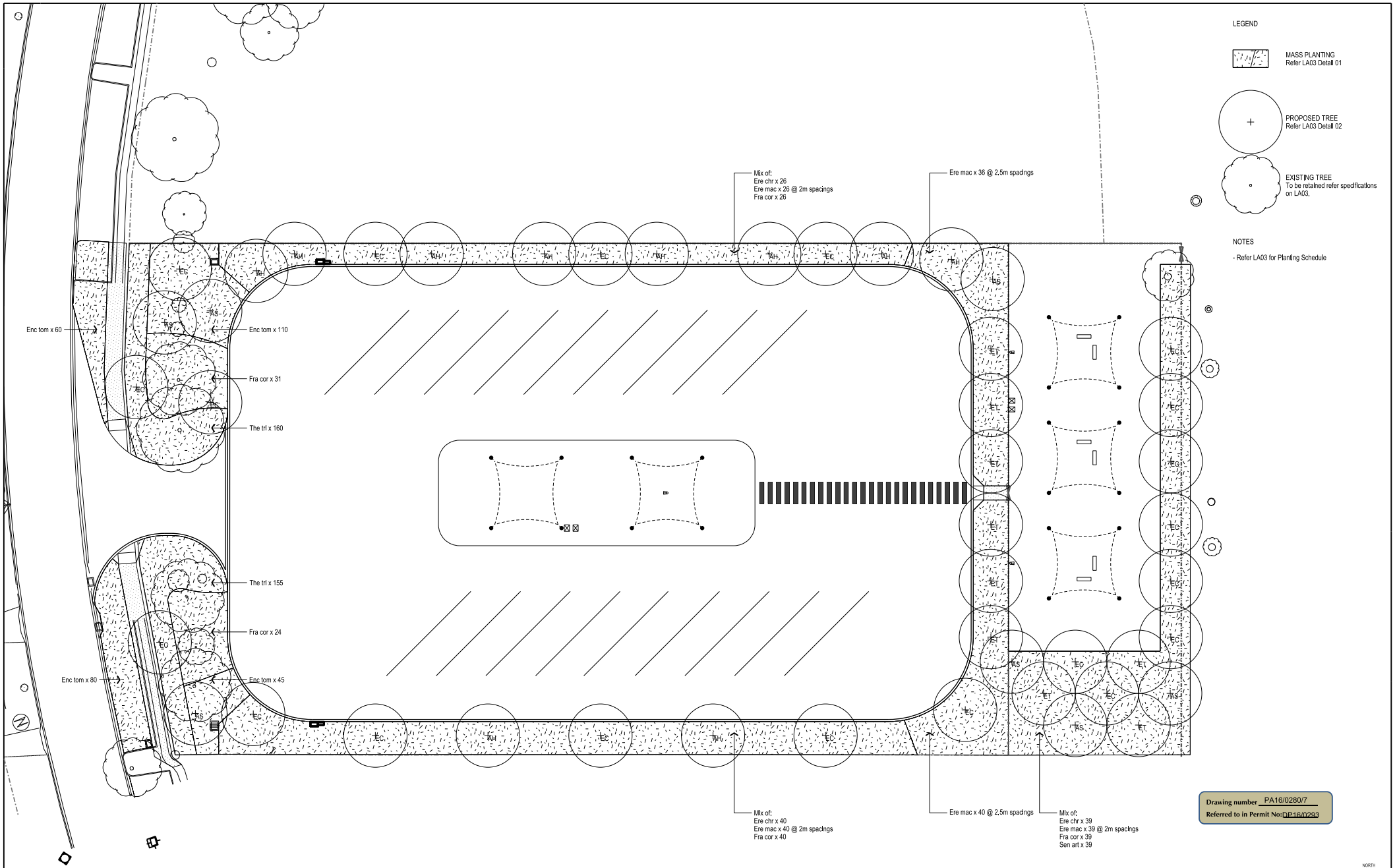
Northern Territory Government

Department of Infrastructure

ALICE SPRINGS
LOT 3131 - CENTRALIAN MIDDLE SCHOOL
BUS INTERCHANGE

LANDSCAPE WORKS DRAWING SET
MATERIALS & FINISHES PLAN

FILE No.	ASSET No.	SHEET No.	DRAWING No.	AMEND.	SHEET SIZE
ZPA00200	00379	LA01 OF LA03	B16-5110	0	A1



No.	DESCRIPTION	DATE	INIT.	DEPT/COMPANY
0	CONSTRUCTION ISSUE	15/06/16	SH	CLOUSTON

AMENDMENTS

LEAD CONSULTANT
CLOUSTON Associates
LANDSCAPE ARCHITECTS
LEVEL 1, 1 BRIGGS STREET
DARWIN NT 0801
EMAIL darwin@clouston.com.au
TELEPHONE (08) 8941 2450
CLOUSTON associates
JOB NO. D16-0001

DRAWN	SH	CHECKED	TC
DATE	04/03/16	DATE	11/04/16
DESIGNED	TC	CHECKED	TC
DATE	04/03/16	DATE	18/03/16
DESIGN PROJECT LEADER	W&G	DoI PROJECT MANAGER	NS
DATE	-	DATE	-

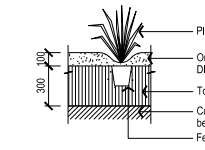
Northern Territory Government

Department of Infrastructure

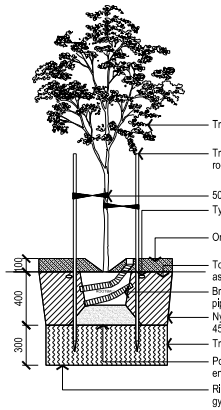
ALICE SPRINGS
LOT 3131 - CENTRALIAN MIDDLE SCHOOL
BUS INTERCHANGE

LANDSCAPE WORKS DRAWING SET
PLANTING PLAN

FILE No.	ASSET No.	SHEET No.	DRAWING No.	AMEND.	SHEET SIZE
ZPA00200	00379	LA02 OF LA03	B16-5111	0	A1



01 GARDEN BED
1:20@A1



02 TYPICAL TREE
1:20@A1

TECHNICAL NOTES

SOILS

TOPSOIL
We are using site topsoil.

Placing Topsoil:
Spread the topsoil mixes on the prepared subsoil and compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surfacegrade and make the necessary allowances to permit the following:
- Finished to design levels with allowance for mulch layer as shown on details.
- Smooth and free from stones or lumps of soil in excess of 100mm diameter.
- Graded to drain freely, without ponding, to catchment points.
- Graded evenly into adjoining ground surfaces.
- Ready for planting.
- Required finished levels and contours may be achieved after light compaction

Topsoil depths
Spread topsoil mix to depths as shown on details.
Soil Mix Schedule below.

EXISTING TREES

RETAIN AND PROTECT EXISTING TREES
Where possible, existing trees shall be retained and protected as shown on plans.
Tree Protection Zones
Tree protection zones (TPZ's) are exclusion zones designed to protect all trees identified for retention in a development. No works are to be undertaken within tree protection zones. Boring for the provision of services/utilities will only be acceptable by hand methods only within the protection zone.
Calculating Tree Protection Zones
Tree protection zones are defined by a circle, whose centre point is the centre point of the tree at ground level and whose radius is equal to half the height of the tree or half the crown width (whichever is the greatest) plus the tree canopy plus one metre.
Tree Protection Zone Fending
Temporary tree protection fencing is to be erected around the perimeter of all tree protection zones prior to any buildings, works or demolition commencing on site.

SHADE STRUCTURES

The contractor is to supply, install and certify five identical shade structures as shown on the drawings. The requirements are for 60m² shade areas in accordance with the NT Building Regulations. Posts are to be hot dipped galvanised steel installed in concrete footings. Fixing heights for the shade should be 3.0m on the western and 3.4m on the eastern side.
Shade cloth to be HDPE Monofilament Yarn equivalent to Monotec 370 Series. Stitching to be PTFE sewing thread equivalent to SolarFix. All fixing elements, turnbuckles, shackles and the like are to be 316 stainless steel.

FERTILIZER

FERTILIZER
General
Provide proprietary materials, delivered to site in sealed bags marked to show manufacturer or vendor, weight, fertilizer type, N:P:K ratio, recommended uses and application rates.
Fertilizer schedule
Note: No fertilisers should be given to members of the Proteaceae family or Cycads unless specified.
Initial fertilizer at planting or sowing:

Location	N:P:K Ratio	Application Rate	Product or Equivalent
Trees & Shrubs	-	As scheduled	As scheduled

PLANTING

EXCAVATION AND PLANTING
Mass Planting In Garden Beds:
For massed planting of garden beds, excavate a hole in prepared garden beds as detailed of sufficient size to accept the plants.
Spoil:
Remove all material, not approved for use in backfilling, from the site.
Plants:
Use plants with the following characteristics:
- Large healthy root systems, with no evidence of root curl, restriction or damage.

Tap root of tree species to be vigorous.
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.

Storage
Deliver plant material to the site on a day to day basis, and plant immediately after delivery.
Locations:
Do not vary the plant locations from those shown on the drawings. If it appears necessary to vary the locations and spacings to avoid service lines, or to cover the area uniformly, or for other reasons, apply for directions.
Planting conditions:
Do not plant in unsuitable weather conditions such as extreme heat, wind or rain. In other than sandy soils, suspend excavation when the soil is wet.
Watering:
Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.
Placing
Remove the plant from the container with minimum disturbance to the root ball, ensure that the root ball is moist and place it in its final position, in the centre of the hole and plumb, and with the top soil level of the plant root ball level with the finished surface of the surrounding soil.
Fertilizing:
As detailed.
Backfilling:
Backfill with topsoil mixture. Consolidate backfill in layers of 150mm maximum. Lightly tamp and water to eliminate air pockets. Ensure that topsoil is not placed over the top of the root ball, so that the plant stem remains the same height above ground as it was in the container.
No mulching to plants required so planting areas are to be left tidy and presentable.

IRRIGATION

Irrigation for establishment methods will be temporary and/or hand watering.

ESTABLISHMENT

ESTABLISHMENT PERIOD
Plant establishment period is the period between the date of practical completion and the end of the defects liability period. The plant establishment period is 13 weeks. Give notice so that inspection of landscape contracted works can be made at Practical Completion, monthly during the Establishment Period and Final Handover.

GENERAL MAINTENANCE
Planting
Ensure the general appearance and presentation of the landscape and the quality of plant material at date of practical completion is maintained for the full planting establishment period.
Pruning
Prune: To AS 4373.
Plant Fertilising
Take samples from both planting beds and lawn areas and conduct tests throughout the Establishment Period,Base the fertilisation program on the soil testing results. Generally apply an all-purpose fertiliser of N:P:K (Nitrogen:Phosphorus:Potassium) 10:4:6 at recommended rates. Alternatively apply 12 month slow release fertiliser at the manufacturer's recommended rate. Apply all- purpose fertiliser to shrubs annually in two bands and cultivated into the soil 100 mm deep. Fertilise shrubs and trees to their seasonal growth requirement.
Insect and disease control
Continue to treat any Insects or disease Until the problem has been eliminated. Apply chemical sprays outside of normal working hours.
Stakes and ties
If plants are unable to be self supported or if stakes are damaged, stake or restake the plants as follows:
- Drive three hardwood stakes placed obliquely with the first stake on the opposite side to the prevailing winds.
- Do not single stake large plants. If plants are robust with well developed systems and are strong enough to no longer require support, remove stakes and ties.

Weeding
Remove weeds from garden beds to the following program:
- Trees and shrubs: As required for planted, paved and mulched areas to be weed free when observed at monthly intervals.

Method: Clear and keep clear vigorous ground covers 200 mm from the base of any shrub or tree:
- Small areas: By hand.
- Large areas: Proprietary herbicides.

Herbicide application: Avoid windy days or if rain is likely to follow within 12 hours.
Apply:
- To the manufacturer's Instructions and material data and safety sheets.
- When the weather is humid with moderate temperatures and maximum sunlight.
- When the ground has recommended soil moisture.

Mulched surfaces
Apply mulch monthly to determine mulch requirements.
Depth: Maintain a minimum depth of:
- 100 mm for organic mulch.
- 75mm for gravel mulch

Maintain the original ground levels around the base of plants.
COMPLIANCE
Criteria
Plant establishment shall be deemed complete, subject to the following:
- Repairs to planting media completed.
- Ground surfaces are covered with the specified treatment to the specified depths.
- Pests, disease, or nutrient deficiencies or toxicities are not evident.
- Organic mulch surfaces have been maintained in a weed free and tidy condition and to the specified depth.
- Vegetation is established and well formed.
- Plants have healthy root systems that have penetrated into the surrounding, undisturbed ground and not able to be lifted out of its planting hole.
- Vegetation is not restricting essential sight lines and signage.
- All hard landscape works have been installed and are operating as specified.
- Removal of mulch from drainage and access areas.
- All non-conformance reports and defects notifications have been closed out.

Drawing number PA16/0280/8
Referred to in Permit No: DP16/0293

TREES PLANTING SCHEDULE

Key	Species	Pot Size	Spacing	Fertilizer	Quantity
AH	Alstonia hemiglauca	300mm	As shown	A	10
AS	Acacia salicina	300mm	As shown	A	7
EC	Eucalyptus coolabah subsp. Arida	300mm	As shown	A	20
ET	Eucalyptus trozeliana	300mm	As shown	A	9

SHRUBS, GRASSES & GROUNDCOVERS PLANTING SCHEDULE

Key	Species	Pot Size	Spacing	Fertilizer	Quantity
Enc tom	Enchylaena tomentosa	100mm	1200mm	B	195
Ere chr	Eremophila chrisotphori	100mm	2000mm	B	105
Ere mac	Eremophila macdonnellii	100mm	as shown	B	181
Fra cor	Frankenia cordata	100mm	2000mm	B	121
Sen art	Senna artemisioides	100mm	2000mm	B	39
The tri	Themeda triandra	100mm	1000mm	B	316

TOPSOIL SCHEDULE

Type	Soil Mix	Additives	Location
Topsoil Mix A	95:5 Approved site topsoil : Fully composted organics	5kg/gypsum/m³ mixed through	As shown on drawings
Topsoil Mix B	90:10 Approved screened site topsoil : River sand	5kg/gypsum/m³ mixed through	As shown on drawings

FERTILIZER SCHEDULE

Type	Fertilizers
A	3 x 50 gm Typhoon Tablets 150gms Osmocote Exact 8-9 mnths
B	100gms Blood & Bone 50gms Osmocote Exact 8-9 mnths

FURNITURE & FIXTURES SCHEDULE

Item	Supplier	Product number	Mounting/Install	Material/Finish/Colour
Bench Seat	Kokoda http://fpa.net.au/contact/	Parkland Bench 2.0m	As per manufacturers recommendations	Aluminium
Drinking fountain	Terrain Group www.terraingroup.com.au/content-details	Barron Fountain	As per manufacturers recommendations	Commercial Bronze
Waste Bin	Terrain Group www.terraingroup.com.au/content-details	Ripple Bin Fountain with curved roof	As per manufacturers recommendations	Commercial Bronze
Recycle Bins	Terrain Group www.terraingroup.com.au/content-details	Ripple Bin Fountain with curved roof & yellow infill panels between roof and top of bin.	As per manufacturers recommendations	Commercial Bronze

MATERIALS & FINISHES SCHEDULE

Item	Material	Size/Dimensions	Manufacturer / Supplier	Finish / Fixing / Install	Colour
Oxide Coloured Concrete	Insitu concrete	Refer to drawings	—	Broom Finish	CCS Prairie
Organic mulch	Hardwood chip	100mm depth	—	—	—

No.	DESCRIPTION	DATE	INIT.	DEPT/COMPANY.
0	CONSTRUCTION ISSUE	15/06/16	SH	CLOUSTON

AMENDMENTS

LEAD CONSULTANT
CLOUSTON Associates
LANDSCAPE ARCHITECTS
LEVEL 1, 1 BRIGGS STREET
DARWIN NT 0801
EMAIL darwin@clouston.com.au
TELEPHONE (08) 8941 2450
CLOUSTON associates
JOB NO. D16-0001

DRAWN	CHECKED
SH	TC
DATE 04/03/16	DATE 11/04/16
DESIGNED	CHECKED
TC	TC
DATE 04/03/16	DATE 18/03/16
DESIGN PROJECT LEADER	DoI PROJECT MANAGER
W&G	NS
DATE -	DATE -

Northern Territory Government
Department of Infrastructure

ALICE SPRINGS
LOT 3131 - CENTRALIAN MIDDLE SCHOOL
BUS INTERCHANGE

LANDSCAPE WORKS DRAWING SET
DETAILS, SCHEDULES & SPECIFICATION NOTES

FILE No.	ASSET No.	SHEET No.	DRAWING No.	AMEND.	SHEET SIZE
ZPA00200	00379	LA03 OF LA03	B16-5112	0	A1

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 54 and 55

BOOKMARK C.2

DEVELOPMENT PERMIT

DP16/0292

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 03131
Town of Alice Springs
56 MILNER RD, GILLEN

APPROVED PURPOSE

To use and develop the land for the purpose of subdivision to create two lots, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Nil.

BASE PERIOD OF THE PERMIT

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

Peter Somerville
2016.06.21
11:19:36 +09'30'

PETER SOMERVILLE
Delegate
Development Consent Authority

DEVELOPMENT PERMIT

DP16/0292

SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawing numbered PA16/0280/S1 endorsed as forming part of this permit.

2. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.

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

4. Engineering design and specifications for the proposed stormwater drainage, vehicular access and associated works within the road reserve are to be to the technical requirements of Alice Springs Town Council to the satisfaction of the consent authority and all approved works constructed at the owner's expense.

NOTES

1. A "Permit to Work Within a Road Reserve" may be required from the Department of Transport and the Alice Springs Town Council before commencement of any work within the road reserves.

2. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under the Aboriginal Sacred Sites Act. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.

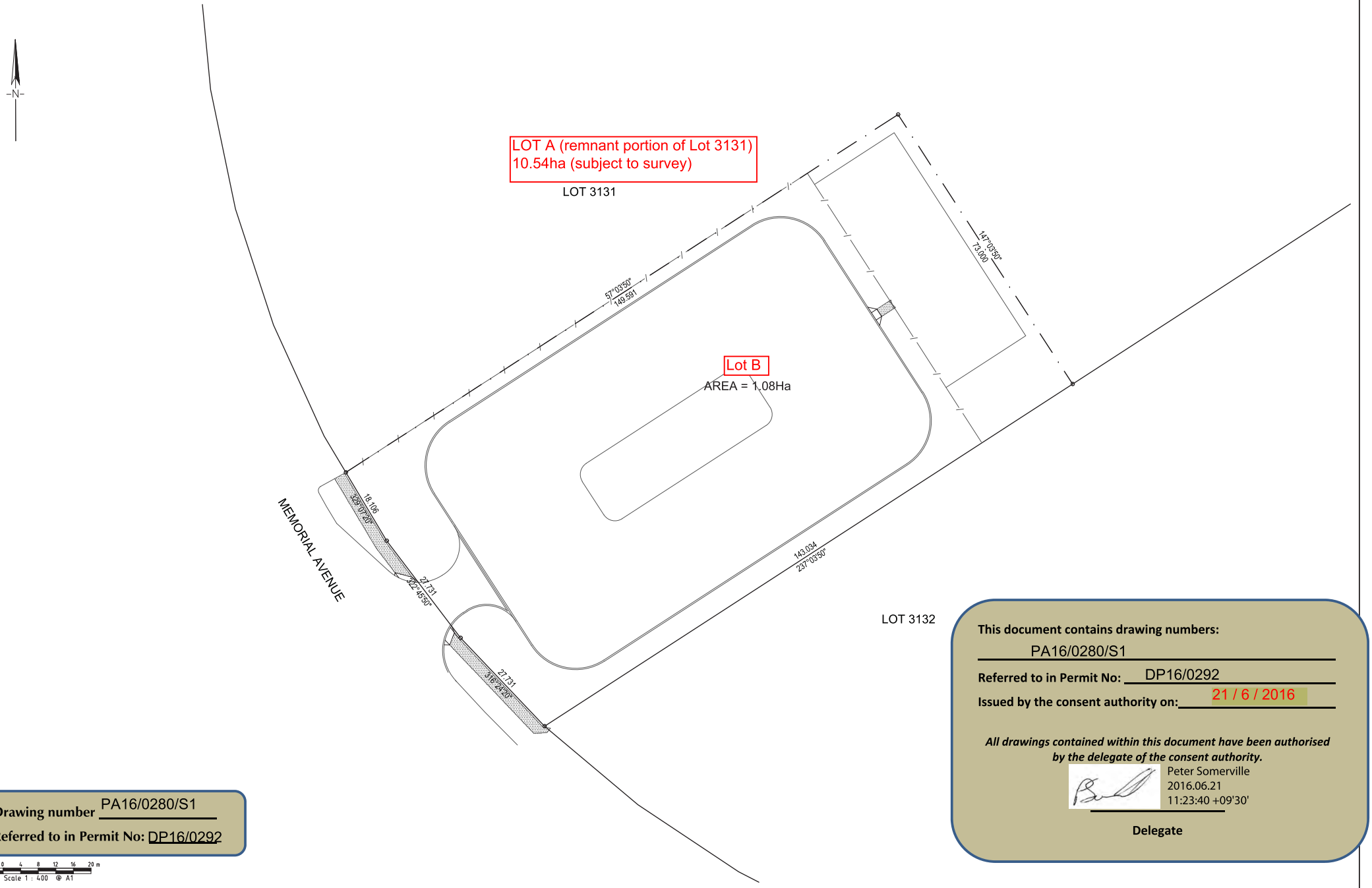
3. Professional advice regarding implementation of soil erosion control and dust control measures that could be employed throughout the construction phase of the subdivision is available from Department of Land Resource Management.

4. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterservices@powerwater.com.au) and Power Network Engineering Section (powerconnections@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.

5. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites in the Northern Territory. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

6. As part of any subdivision, the parcel numbers for addressing should comply with the Australian Standard (AS/NZS 4819:2011). For more information contact Survey and Land Records surveylandrecords@nt.gov.au 08 8995 5354. The numbers shown on the plans endorsed as forming part of this permit are indicative only and are not for addressing purposes.

7. The applicant is advised to engage a building certifier, within the meaning of the Building Act, as to whether the building/s comply with the Building Act and associated Regulations.



Drawing number PA16/0280/S1

Referred to in Permit No: DP16/0292

Scale 1 : 400 @ A1

This document contains drawing numbers:

PA16/0280/S1

Referred to in Permit No: DP16/0292

Issued by the consent authority on: 21 / 6 / 2016

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

Peter Somerville
2016.06.21
11:23:40 +09'30'

Delegate

No.	DESCRIPTION	DATE	INIT.	DEPT/COMPANY.
-	ISSUED FOR INFORMATION	14/03/2016	CT	W&G

AMENDMENTS

WALLBRIDGE & GILBERT RFP
Consulting Engineers

W&G PROJECT No. 151242

7/9 Keith Lane, Fannie Bay
GPO Box 563 Darwin NT 0801
Tel : 08 8941 1678
Fax : 08 8941 5060
Email: rfp @ rfpeng.com
Rodeghiero Feng & Partners Pty Ltd trading as Wallbridge & Gilbert RFP

DRAWN	CHECKED
CT	WO
DATE 8/02/2016	DATE 8/02/2016
DESIGNED	CHECKED
CT	WO
DATE 8/02/2016	DATE 8/02/2016
DESIGN PROJECT LEADER	Dol PROJECT MANAGER
RH	-
DATE 8/02/2016	DATE -

Northern Territory Government

Department of Infrastructure

ALICE SPRINGS
LOT 3131 - CENTRALIAN MIDDLE SCHOOL
BUS INTERCHANGE

PROPOSED LOT BOUNDARY

FILE No.	ASSET No.	SHEET No.	DRAWING No.	AMEND.	SHEET SIZE
-	-	- OF -	151242-01	-	A1

Ref: Lot 3131
TRIM Ref: PA2026/0136

Enquiries: Mr. Matthew Raymond

28 May 2026

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

Attention: Mr. Sebit Rambang

Dear Madam Chair, BOOKMARK E.1

PROPOSED DEVELOPMENT APPLICATION – LOT 3131, 56 MILNER ROAD (PA2026/0136)

I refer to the correspondence from the Development Assessment Services team dated 05/05/2026 (PA2026/0136) regarding an Exceptional development permit application for ***Subdivision to create two lots.***

Local authority matters

This application has been assessed on the technical requirements in regard to access, potential impact to Council infrastructure and drainage only. Further broader comments may be provided as a result of Council's assessment of the application or by Council's representative at the Consent Authority meeting.

Service authority matters

The present application has been reviewed against Council's technical requirements for developments and the premise that all building construction should comply with Building Code of Australia.

Observations:

1. *The application proposes subdivision of a site containing both Centralian Middle School and Gillen Oval. While 22 additional car parking spaces are proposed, it is not demonstrated that sufficient parking will be provided for the Gillen Oval as a standalone lot.*
   The application indicates the existing bus interchange will remain with the school lot; however, it does not clarify whether existing parking areas or the interchange will be available to service the Gillen Oval, nor whether any formal shared use arrangement is proposed.
   Council cannot determine from the information provided whether on-site parking will be sufficient or whether overflow parking onto Council roads may occur.

2. *The application relies on existing access and road infrastructure and does not include a Traffic Impact Assessment or parking demand assessment.*
   No assessment is provided to demonstrate the impact of traffic generated by the site, including peak use scenarios, or whether on-site parking is sufficient to accommodate demand.
   Council cannot determine from the information provided whether the development will result in increased traffic or overflow parking onto adjoining Council-controlled roads.

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

1. *All stormwater runoff from impervious areas is to be contained within the site or discharged to the Council stormwater drainage system. If the developer discharges stormwater into Council's drainage system a permit to work within the road reserve must be obtained from Council before commencement of the work.*

2. *A "Permit to work within the Alice Springs Town Council Road Reserve" must be obtained prior to the construction of anything along the verge, such as pipework, kerb crossovers, driveways and traffic management approvals. Any kerb crossovers not required to service the development shall be reinstated to the satisfaction of the Director of Infrastructure Services, Alice Springs Town Council, at no cost to the Council.*

3. *The developer must provide sufficient on-site car parking to cater for the intended use of the subdivided lot, to the satisfaction of Council.*

    - *Prior to the issue of titles, the applicant is to demonstrate that parking demand associated with Lot A (Gillen Oval) can be accommodated on-site.*
    - *Where parking is proposed to be shared between resultant lots, a legally binding agreement is to be provided and registered on title to the satisfaction of the consent authority.*
    - *If it is identified that on-site parking provision is insufficient, a Parking Management Plan must be submitted to the satisfaction of Council demonstrating how overflow parking onto adjacent roads and verges will be managed.*

3. *The applicant is to provide a Traffic Impact Assessment prepared by a suitably qualified traffic engineer for review and approval by the Director Infrastructure Services, Alice Springs Town Council.*
    - *The assessment must address traffic generation associated with peak use of the site and impacts on surrounding Council-controlled roads, including parking demand.*
    - *Any recommended mitigation measures are to be implemented at the developer's cost.*

4. *Sight lines shall be provided at the junction between the means of ingress and egress to the site from the public road to the satisfaction of the Director Infrastructure Services, Alice Springs Town Council. No fence, hedge or tree exceeding 0.6 metres in height shall be planted in between the sight lines.*

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

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

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

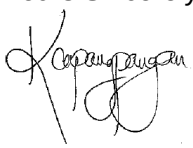
Note: *The fee must only be paid once a Development Permit is released by the authority based on a condition requiring clearance from Council.*

I confirm that Council's fee for assessment of this development application is a Development Assessment Fee – Community Facilities fee of $267.00 (GST exempt) plus 0.85% of the value of infrastructure being handed over to council, as set out in the current Alice Springs Town Council Municipal Plan.

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

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

Yours Sincerely,



Kristine Capangpangan
A/ MANAGER FACILITIES AND DEVELOPMENTS

Cc: Tatam Planning Co. c/ Miss Cat Tatam
PO BOX 2224
DARWIN
NT 0801

Email: cat@tatamplanningco.com.au

BOOKMARK E.2

Phone 1800 245 092
Web powerwater.com.au

Record number: D2026/136207
Container number: NE010/3131

Your Ref: PA2026/0136

Nellie Reinhard
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Nellie

Re: Lot 3131 (56) Milner Road Gillen Town of Alice Springs

In response to your letter of the above proposal for the purpose of subdivision to create 2 lots:

- Lot 3131 (existing Central Middle School facilities and existing bus interchange) and
- Lot A (Gillen Oval Multi Sport Precinct).

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

1. Current power services with existing Substations 8481 and 8651 remain unchanged for Lot 3131.

2. Specific power service to new Lot A shall be established by Department of Logistics and Infrastructure (DLI) and the engaged NTBS Consulting:
   - Submit a Negotiated Connection application under the Australian Energy Regulator (AER) compliance process for PWC's assessment on the requested load.
   - Submit AS-3000 maximum demand calculation for anticipated load.
   - Carry out detailed power servicing design drawings in consultation with PWC.
   - Design and install suitable customer' internal electrical reticulation in accordance with PWC NP018 Service and Installation Rules and NP010 Meter Manual.

3. PWC shall check and approve design drawings for construction and carry out final connections at applicable cost under current AER assessment process.

4. There are missing electricity easements for the existing Substations 8481 and 8651 and associated high voltage underground cables routes on Lot 3131 (Central Middle School). DLI shall need to provide the survey plan showing appropriate electricity easements and carry out registration to Land Titles Office at no cost to PWC.

If you have any further queries, please contact the undersigned (8924 5729) on power servicing compliance or Ben Symonds (8951 7308) on customer's internal electrical installation compliance.

Yours sincerely

Thanh Tang
Manager Distribution Development
13 May 2026

BOOKMARK E.3

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Container No: LD010/3131

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Nellie Reinhard

RE: PA2026/0136 - Lot 03131 Town of Alice Springs - 56 Milner Rd, Gillen NT - Subdivision to create two lots

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

1. Only a single water and sewer service is permitted for each proposed individual lot. Cross connections are not permitted. All new services are constructed by the developer, at no cost to Power and Water.

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

3. The developer must ensure that;

    a) Backflow prevention is installed at the water service in accordance with AS/NZS 3500.1 – Plumbing and Drainage - Water Services

    b) Where applicable, the device is tested annually in accordance with AS/NZS 2845.3 field testing and maintenance of testable devices.

    Our database shows a device **is** installed **and was last tested on 27/07/2025**.

    Visit https://www.powerwater.com.au/developers/water-development/backflow-prevention or contact BackflowPrevention.PWC@powerwater.com.au for all backflow prevention enquires.

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.
   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.

5. Power and Water advises that the Water and Sewer Services Development Section (developer.concierge@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) must be contacted via email a minimum of 1 month prior to construction works commencing.

If you have any further queries, please contact the undersigned on 08 9463 2089, or email developer.concierge@powerwater.com.au

Yours sincerely

Craig Thomas

Craig Thomas
Services Development

22 May 2026

cc: Cat Tatam
email: cat@tatamplanningco.com.au

BOOKMARK E.4

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

28 May 2026

Ms Nellie Reinhard
Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801

Our Ref: DLPE2026/0152
Your Ref: PA2026/0136

Dear Ms Reinhard

Re: PA2026/0136 Subdivision to create two lots

The information provided for the above application has been assessed by the relevant divisions within the department, and the following comments are provided:

Land Resources Division

Land Management Unit

Based on a desktop assessment, the Land Management Unit provides the following advice.

Due to the application being for subdivision only, the Land Management Unit does not require an Erosion and Sediment Control Plan (ESCP) condition on the Development Permit.

Despite not requiring an ESCP, it is important that erosion and sediment control measures are employed throughout the development stage in accordance with the recommended Permit Notes 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 are available at https://nt.gov.au/environment/soil-land-vegetation. For further advice, contact the Development Coordination Branch: (08) 8999 4446.

Environment and Heritage Division

Heritage Branch

Advice for Aboriginal or Macassan archaeological places and objects

A search has found that there are no recorded Aboriginal or Macassan archaeological places and objects within the subject site, and the likelihood of unrecorded Aboriginal or Macassan archaeological places existing has been assessed as unlikely. No physical survey work is required for this proposed impact.

If archaeological places are discovered over the course of the work, establish an exclusion zone around the site and contact the Heritage Branch immediately.

Advice for declared or Provisionally Declared heritage places and objects

The search has found that there are no nominated, provisionally declared or declared heritage places or objects within the subject site.

Context of Heritage Branch Advice

The Heritage Branch administers the *Heritage Act 2011* and provides authoritative advice about obligations under this legislation, 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 may be considered as evidence in an investigation if damage occurs to an Aboriginal or Macassan archaeological place or object.

Relevant parts of the Northern Territory (NT) *Heritage Act 2011*

1. All provisionally declared and declared heritage places and objects are protected;
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;
6. There is an obligation to notify of the discovery of Aboriginal or Macassan archaeological places or objects; and
7. Work carried out to a heritage place or object must comply with the requirements of the *Heritage Act 2011*.

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 an archaeological database which includes information about Aboriginal and Macassan archaeological places and objects in the NT. The database only includes information about recorded archaeological places and objects. The fact that there are no archaeological places or objects recorded may be because there have been

no archaeological surveys conducted in that particular area and is not necessarily an indication that archaeology does not exist.

Actions

The following actions have been taken in relation to the enquiry:

- A search of the NT Heritage Register;
- A search of the archaeological database for recorded archaeological places within the subject site;
- A search of the archaeological database for recorded archaeological places located within the proximity of the subject site;
- The extent of pre-existing ground disturbance;
- The scale and nature of the work proposed (major, moderate or minor);
- Areas identified as being excluded from the work footprint e.g. riparian buffers; and
- An assessment of the likelihood of unrecorded archaeological places existing within the subject site, based on landscape features, recorded archaeological places in the vicinity, and other predictive tools.

Further information can also be found on the Department of Lands, Planning and Environment (DLPE) website[1,2].

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

[1] https://nt.gov.au/property/building/heritage-properties/heritage-properties-building-works-and-development

[2] https://nt.gov.au/leisure/arts-culture-heritage/visit-a-cultural-or-heritage-site/aboriginal-heritage-information

BOOKMARK E.5

Aboriginal Areas Protection Authority
protecting sacred sites across the territory

Development Assessment Services
DAS.NTG@nt.gov.au

Dear Development Assessment Services

PA2026/0136 - Lot 03131 Town of Alice Springs – Subdivision to create two lots

We refer to the above application for a development permit.
The Aboriginal Areas Protection Authority (AAPA) notes that The Department of Logistics and Infrastructure hold an Authority Certificate over Lot 03131 Town of Alice Springs (C2016/001).

An Authority Certificate is based on consultation with custodians and provides clear conditions about what can and cannot be done in and around sacred sites. An Authority Certificate issued under the Sacred Sites Act will ensure the protection of sacred sites located on the land, providing both certainty and legal protection when conducting any development activity.

Background Information
AAPA is a statutory body responsible for overseeing the protection of Aboriginal sacred sites on land and sea across the Northern Territory.

The protection of sacred sites is recognised by the Northern Territory Government and the broader Territory community as an important element in the preservation of the Territory's cultural heritage, for the benefit of all Territorians. AAPA seeks to strike a balance between the protection of sacred sites and development in the Northern Territory.

Yours sincerely,

Jayde Manning
Ministerial and Policy Officer
11 May 2026

Darwin
P: +61 (08) 8999 4365
F: +61 (08) 8999 4334
www.aapant.org.au
enquiries.aapa@aapant.org.au
4th Floor, R.C.G Centre
47 Mitchell Street DARWIN NT
GPO Box 1890, DARWIN NT 0801

Alice Springs
P: +61 (08) 8951 5023
F: +61 (08) 8951 7398
www.aapant.org.au
enquiries.aapa@aapant.org.au
1st Floor, NT House
44 Bath Street ALICE SPRINGS NT
All mail to Darwin GPO