

**DEVELOPMENT CONSENT AUTHORITY
ALICE SPRINGS DIVISION**

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: 1 **MEETING DATE: 11 June 2025** **FILE: PA2025/0075**

APPLICATION PURPOSE: Rooming Accommodation (workers accommodation) with 100 rooms in 25 buildings and ancillary dwelling-care takers

SUBJECT SITE: Lot 10875 and 10876 (11 and 5) Palm Cct, Ross, Town of Alice Springs

ZONE: TC (Tourist Commercial)

SITE AREA: 11,350m²

APPLICANT Tatam Planning Co. - Cat Tatam

PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE Mr Julin Lee

LANDOWNER Treehouse Developments Pty Ltd as trustee for The Treehouse Property Trust - Mr Julin Lee (Director)

ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND Mr Julin Lee and Mr Paul Graham

1. PROPOSAL

The proposal is for the purpose of Rooming Accommodation (workers accommodation) and ancillary dwelling-care taker at Lot 10875 and 10876 (11 and 5) Palm Circuit, Ross, Town of Alice Springs comprising of 100 semi elevated accommodation units in twenty-five (25) blocks of four (4) ensuite rooms. The proposal includes associated landscaping, laundry, communal pool and BBQ area, and carpark (36 standard car bays and 9 truck / trailer bays).

The subject site is within TC (Tourist Commercial) on a land comprising of 11,350m².

The application was lodged by Cat Tatam of Tatam Planning Co. on behalf of Treehouse Developments Pty Ltd.

A copy of the application is at **Bookmark B1 – B10**.

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

An application is required for planning permission as the proposal is impact assessable under Clause 1.8(1)(c)(v) of Northern Territory Planning Scheme (NTPS) 2020 states: *a provision of the Planning Scheme expressly requires assessment as Impact Assessment.*

A summarised of the applicable Clauses are listed the table below.

Zone TC (Tourist Commercial)		
Use	Assessment Category	Development Requirements
Rooming Accommodation (workers accommodation) with 100 rooms in 25 buildings and ancillary dwelling-care takers	Impact Assessment Consent required by virtue of Overlay Requirement	Overlays: <ul style="list-style-type: none"> - 3.6 LSF – Land Subject to Flooding Zone: <ul style="list-style-type: none"> - 4.13 Zone TC – Tourist Commercial General Development Requirements: <ul style="list-style-type: none"> - 5.2.1 General Height Control - 5.2.4 Car Parking - 5.2.4.4 Layout of car parking areas - 5.2.5 Loading Bays - 5.2.6 Landscaping Specific Development Requirements: <ul style="list-style-type: none"> - 5.2.2 Building Heights in Alice Springs - 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures - 5.4.7 Communal Open Space - 5.4.8 Residential Building Design - 5.4.19 Residential Plot Ratio - 5.5.3 General Building and Site Design - 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC - 5.4.17 Building Articulation

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

In considering an application for a use or development identified as Impact Assessable the consent authority must take into account all of the following:

- any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;*
- any Overlays and associated requirements in Part 3 that apply to the land;*
- the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and*
- 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 approve and consent the application subject to conditions on the development permit as detailed in section 9 of this report.

4. BACKGROUND

The subject sites appear to be utilised for horticultural purpose and referred to as the 'Date Farm'. There is no relevant planning history or approval over the site.

The subject site is located to the southern end of Alice Springs (southern side of Heavitree Gap). The Todd River runs through the Gap, as well as the Stuart Highway and the Ghan railway alignment. The Todd River flows sporadically in heavy wet seasons, and flooding overlays affect a portion of the sites to the southern boundary.

The surrounding area consists of land zoned TC (Tourist Commercial) which includes caravan parks and tourist accommodation such as Discovery Parks Alice Springs and G'day mate Park Alice Springs. Land zoned CN (Conservation) lies to the west and south-west of the site. The Ross Highway zoned M (Main Road) lays to the south of the site and continues in the south-easterly direction.

A locality plan is at **Bookmark A**.

5. PUBLIC EXHIBITION

The application was placed on public exhibition for a period of two weeks between 14 March to 28 March 2025. No public submissions were received under section 49(1) of the *Planning Act 1999*. Photos of public exhibition signs are at **Bookmark C1**.

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 matters including compliance with the planning scheme.

The NT Planning Scheme 2020 (NTPS 2020) applies to the land which is zoned TC (Tourist Commercial). A Technical Assessment of the development application is at Bookmark C, the technical assessment provides a detailed analysis of compliance against each requirement of the applicable clauses and should be read in conjunction with this section of the report.

The proposal is Impact Assessable under Clause 1.8(1)(c)(v) of NTPS 2020, therefore Strategic Framework: Alice Springs Regional Land Use Plan, zone: purpose and outcomes of Clause 4.13 Zone TC (Tourist Commercial), overlays: Clause 3.6 LSF (Land Subject to Flooding) and the following development requirements Clauses need to be considered:

General Development Requirements:

- 5.2.1 General Height Control
- 5.2.4 Car Parking
- 5.2.4.4 Layout of car parking areas
- 5.2.5 Loading Bays
- 5.2.6 Landscaping

Specific Development Requirements:

- 5.2.2 Building Heights in Alice Springs
- 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures
- 5.4.7 Communal Open Space
- 5.4.8 Residential Building Design
- 5.4.19 Residential Plot Ratio
- 5.5.3 General Building and Site Design
- 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
- 5.4.17 Building Articulation

The proposal has been assessed against the NTPS 2020 and the abovementioned requirements at **Bookmark C** and complies with all relevant clauses.

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

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

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

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

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

There are no environmental protection objectives relevant to the land.

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

No public submissions were received during the exhibition period under Section 49 of the Planning Act 1999 with respect to the proposal.

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

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

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

The application submits that the proposal has the following merits:

- The site is considered suitable for the intended land use proposed, noting the purpose of the tourist commercial zone and the intent of the proposal to provide additional accommodation.
- The proposed development is considered compatible with the surrounding area in terms of built form and density, noting similar typologies at the neighbouring caravan park developments of Discovery Parks and G'Day Mate parks.
- The nature and scale of the proposed development is suitable to the local context. The development does not contravene any height, setback or plot ratio provisions.
- The development will not introduce negative impacts on the surrounding area. The proposed Rooming Accommodation use and ancillary Dwelling - Caretaker is not expected to impact

on the amenity of the area in regard to noise, dust, light, emissions or the like that would be unreasonable in a Tourist Commercial zone.

- *The development is not detrimental to the public interest, noting that the development represents significant investment in the town of Alice Springs, as well as local construction and employment opportunities.*
- *The proposed development is compliant with all relevant provisions of the Scheme.*

(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 subject site is zoned TC (Tourist Commercial) and the proposal for Rooming Accommodation (workers accommodation) is merits assessable under the zone however, the site is also affected by a 1% AEP Flood from Todd River however, the proposed buildings are generally on unconstrained land and finish floor level is to be clear of defined flood event. Notwithstanding this, the proposal is consistent with the purpose of the land in that it shall *facilitate commercial and residential development that caters for the needs of visitors, supports tourism activities, and is of a scale and character compatible with surrounding development.*

Additionally, comments received from Rangeland Division of Department of Lands, Planning and Environment can be addressed by way of condition on subsequent development permit.

(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*

There is no requirement for the provision of public facilities or open space as part of the proposed application. The subject site is within walking distance to established open space (Todd River) and pedestrian networks.

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

The proposal was circulated to the following authorities for comment:

Local Authority:

Alice Springs Town Council – Bookmark D1

Council raised the following comments for consideration:

- Acknowledged the ongoing development in the locality road and recommended a review of the Stormwater Management Plan.
- The Council recommends that the applicants explore the possibility for construction of a separate slip lane for vehicular access and egress to and from the property and the plans be submitted for Alice Springs Town Council approval at no cost to Council.
- Council also recommended conditions to be added to subsequent permit.
- Council is concerned with the increase of development and activities in the vicinity regarding potential carparking overflow.
- Council requires the following information prior to the commencement of use:
 - o *A comprehensive survey and analysis of likely vehicle ownership and usage patterns by residents, specifically considering personal vehicle use.*
 - o *A detailed assessment of whether the proposed 36 standard parking bays are truly adequate for the anticipated peak demand, backed by the analysis from the survey.*

- *A robust and enforceable plan for managing any potential parking overflow. This needs to include clear strategies for onsite parking management and definite measures to prevent any parking on Palm Circuit. Please include details on shuttle services, bicycle parking, public transport access, and most importantly, how you'll proactively ensure residents and visitors avoid parking off-site.*
- *A clear demonstration of how workers will get into town and other locations, also considering individual travel needs beyond organised work transport.*

Development Assessment Services (DAS) acknowledged the car parking concern by Council, however, the proposal has provided 45 car parking spaces so the proposal exceeds the minimum 23 car parking spaces required by NTPS 2020. The consent authority has the discretion to include the condition on the subsequent permit or deemed the development compliance with NTPS 2020 and omit the recommended condition by Council. Additionally, the applicant provided additional information on the 22 May 2025 stating that proposed plans can be amended to include 10 bicycle parking spaces, 5 motorcycle parking spaces to address Council's concerns. The applicant also noted that the intended operation of the site is to ensure that bookings are tied to car parking spaces. Where group bookings are received for more than 15 people, shuttle bus services will be required by the site operator to reduce/manage any potential car parking overflow.

Service Authority:

Transport and Civil Division (TCSD), Department of Logistic and Infrastructure (DLI) – **Bookmark D2**

TCSD does not object to the development subject to the following comments for consideration:

- Traffic Impact Report in accordance with the *Austroroads Guide to Traffic Management Part 12: integrated Assessment for Developments* is recommended. This has been addressed by way of condition.
- The applicant must obtain a "Permit to Work within the NTG Road Reserve." This has been addressed by way of a Note.
- The access to the site shall be located as far as possible from the Ross Highway / Palm Circuit / Ragonesi Road roundabout. This can be addressed by way of condition.
- A Construction Traffic Management Plan (CTMP) is required. This has been addressed by way of a Condition Precedent.
- No access temporary access or parking shall be permitted to the lots from Ross Highway Road reserve. All proposed access are off Council roads. No further action has been taken.
- Construction vehicles must not drop material on the roads when existing and entering the site. This has been addressed by way of General Condition.
- Stormwater drainage must be contained within the site and appropriately discharged to the underground stormwater system of the relevant authority. This has been addressed by way of Condition
- Works within any new road reserve to be to the standards of the relevant Council and this has been addressed by way of condition.
- Ross Highway frontage is to be appropriately fenced in accordance with the DLI standards and requirements and this can be addressed by way of notes on the permit.
- The developer shall consider the Department's Policy "Road Traffic Noise on NTG controlled roads" and have carried out, in accordance with AS3671 Road Traffic Noise Intrusion - Building Siting and Construction, an assessment by a suitably qualified person of the development's present and predicted future exposure to road traffic noise levels. This can be addressed by way of general condition.
- The finish of any Prime Identification sign, if erected, shall be such that, if illuminated, day and night readability is the same and is of constant display (i.e. not flashing or of variable message). This can be addressed by way of condition.

- Any works within or impacting upon the Ross Highway Road reserve shall be rehabilitated to the standards and requirements of DLI. This has been addressed by way of condition.

Power and Water Corporation (PWC) - Power Services – Bookmark D3

Power services raised the following comments for consideration:

- PWC note that there are no power services to the subject sites and recommended the consolidation of the Lot 10875 and 10876 to satisfy the power servicing requirements. This can be addressed by way of condition.
- Other standard comments for consideration and at Bookmark D3 and these matters can be addressed by way of general condition, with associated notes.

Rangeland Division of Department of Lands, Planning and Environment - Bookmark D4

Power services raised the following comments for consideration:

- The Rangelands Division requested that any development permit include a Condition Precedent for the provision of a Type 2 Erosion and Sediment Control Plan (ESCP) for each stage, along with subsequent General Conditions to undertake works in accordance with the endorsed ESCP and apply reasonable and practicable measures “to prevent erosion occurring onsite, sediment leaving the site, and runoff from the site causing erosion offsite.” In addition, standard notes have been included. These conditions have been incorporated into the recommended conditions for any subsequent development permit.
- Other standard comments for consideration and at Bookmark D4 and these matters can be addressed by way of general condition, with associated notes.
- NT Heritage Branch advised that there are no nominated, provisionally declared or declared heritage places or objects within the subject area. If archaeological places are discovered over the course of the work, establish an exclusion zone around the site and contact the Heritage Branch immediately. This can be addressed as a note on the subsequent permit.
- Environmental regulation division advised that all persons are required to comply with the General Environmental Duty under section 12 of the *Waste Management and Pollution Control Act 1998 (NT) (WMPC Act)*. Activities that require authorisation are listed in Schedule 2 of the WMPC Act and non-exhaustive list at Bookmark D4 inclusive of Site Contamination. The proponent is responsible for ensuring their activities comply with the WMPC Act. A standard note regarding the statutory obligations under the WMPC Act has been included within the recommended conditions.

Northern Territory Fire and Rescue Services - Bookmark D5

Northern Territory Fire and Rescue Services have no objection provided that the development adhere to the National Construction Code requirements and Fire and Emergency Regulations. The applicant has a copy of the comments from NT Fire and Rescue Services, no further action.

Aboriginal Areas Protection Authority (AAPA) - Bookmark D6

AAPA advised that there is a restricted work area which intersects with the subject land. As such, applicant is advised to apply for AAPA authority certificate. The applicant has a copy of the letter from AAPA, and an advisory note will be added to the subsequent development permit.

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

The site is currently undeveloped land and appears to be used as a date farm. Therefore, this development may have an impact on the current amenity of the area during the delivery and upon commencement of the use. Nevertheless, the proposed Rooming Accommodation is consistent with the land use purpose under the NTPS 2020.

The development will add more accommodation options and support tourism. The development is anticipated to fit with the established uses in the locality. As such, the proposal is unlikely to cause any undue impact on the area or alter community expectations for the site. Any subsequent development permit should include conditions to address potential amenity impact during the construction.

Conditions and notes on any subsequent development permit address the matters identified by service authorities (erosion and sediment control, stormwater, construction noise, vehicle access, reticulated services etc.)

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

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

The development and use is expected to be of benefit to the community in terms of provision of additional accommodation options for tourists, residents and workforce.

The proposed development provides measures to maintain safety of the community. Sufficient fencing is provided for the property and buildings are designed to allow for casual surveillance of the private open space and streetscape.

Impacts on water safety are unlikely to occur as the development is connect to urban reticulated services. The proposal includes a swimming pool on the site and pool safety and fence will be the responsibility of the landowner.

The proposal includes ramp / pathway up the finish floor level and appears to be designed for people with mobility impairments and to improve a safe path of travel (gradient, dimensions etc). Furthermore, the building certification process will ensure the design and construction of the buildings will comply with contemporary building standards for persons with disabilities, relevant to the National Construction Code classification.

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

Not applicable to this application.

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

Not applicable to this application.

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

The application included a Sacred Site Issues Report prepared by Geoff Miers Garden Solutions Pty Ltd at **Bookmark B7**. The report concludes that there no examples of *Eucalyptus camaldulensis*, *Corymbia aparrerinja* or *Hakea eyreana* (trees of significance) found within the

boundaries of the subject lots and no trees outside the property that have their Tree Protection Zones within close proximity of the property boundaries.

However, there is an Ironwood, *Acacia estrophilolata* (tree of significance) located along the southern boundary of the property being 16 metres west of the south-eastern corner of the property. The report recommended that any proposed immediate works around the tree must conform with the instructions provided within the report and allow for works to occur immediately outside the Structural Root Zone but within the Tree Protection Zone.

In accordance with the advice received from NT Heritage division, there are no known natural, social, cultural or heritage values on the site or in the immediate surrounding area.

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

The subject site is within the Alice Springs Water Control District. 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

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

Section 51(2) of the Planning Act 1999

If a development proposal is required to be referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019, the consent authority must not make a decision under this Division in relation to a development application for the proposal unless:

- (a) the NT EPA has determined that an environmental impact assessment is not required under that Act for that proposal; or***
- (b) if the NT EPA has determined that an environmental impact assessment is required – an environmental approval has been granted under that Act for the proposal and the decision is consistent with that approval; or***
- (c) the Environment Protection Act 2019 otherwise permits the making of the decision.***

The application materials and comments received from service authorities did not indicate that the proposed development require the preparation of any environmental reports or impact statements under the *Environment Protection Act 2019*. However, DAS considered the Environmental regulation division and advised the applicant that they are required to comply with the General Environmental Duty under section 12 of the *Waste Management and Pollution Control Act 1998 (NT) (WMPC Act)*. It is noted that activities that require authorisation are inclusive of Site Contamination (Bookmark D4) are notes to be included in any subsequent development permit. NT Contaminated Land Guide identify 'orchard' (historical/existing Date Palms plantation on the site) in the list of potential contaminating activities. DAS acknowledge that the proponent is responsible for ensuring that their activities comply with the WMPC Act.

Given that the application was not referred to the EPA by Rangeland Division, DAS recommends a standard note regarding the statutory obligations under the WMPC Act to be included in the subsequent development permit. The applicant is aware of the notation and verbally advised that they will under the environmental duty under the Act and shall work on contaminated land assessment in accordance with the National Environment Protection (Assessment for Site Contamination) to confirm whether there is/no potential or actual site contamination as recommended by DAS.

7. RECOMMENDATION

That, pursuant to section 53(a) of the *Planning Act 1999*, the Development Consent Authority consent to the application to develop Lot 10875 and 10876 (11 and 5) Palm Cct, Ross, Town of Alice Springs for the purpose of Rooming Accommodation (workers accommodation) with 100 rooms in 25 buildings and ancillary dwelling-caretakers, subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the Alice Springs Town Council stormwater drainage system shall be submitted to and approved by Alice Springs Town Council, to the satisfaction of the consent authority. The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system or an alternate approved connection.
2. Prior to the endorsement of plans and prior the commencement of use, a **traffic and parking management plan** must be submitted to and approved by the Alice Springs Town Council and submitted to the consent authority addressing the use of the property for the purpose of Rooming Accommodation (workers accommodation). When approved, the plan will be endorsed and will form part of the permit. Traffic and parking operations on and adjacent to the site must conform to this endorsed plan. The plan must be developed involving consultation with Alice Springs Town Council and include specific measures to manage any potential overflow of car parking associated with the Rooming Accommodation from utilising the abutting Alice Springs Town Council roads reserve for the purpose of parking vehicles, loading and unloading of passengers or goods, to the satisfaction of the consent authority. The traffic and parking management plans shall be informed by:
 - (a) *A comprehensive survey and analysis of anticipated vehicle ownership and usage patterns by residents of the proposed rooming accommodation. This analysis must consider the potential for residents to own and utilise personal vehicles.*
 - (b) *A detailed assessment must demonstrate that the adequacy of the proposed 36 standard parking bays to accommodate the anticipated peak parking demand. This assessment must provide justification for the sufficiency of the provided parking, based on the survey and analysis required in point (a).*
 - (c) *A plan for managing potential parking overflow, including strategies for on-site parking management and alternative transportation options. This should include information on potential shuttle services, bicycle parking, and public transport access.*
 - (d) *A demonstration of how larger group of people (workers) will be transported into town and other locations for group bookings.*
3. Prior to the endorsement of plans and prior to the commencement of works, a **traffic impact assessment** report accordance with the *Austroads Guide to Traffic Management Part 12: integrated Assessment for Development* is to be prepared by a suitably qualified traffic engineer with attention to the modelling of the adjacent intersections, development's traffic generation, trip distribution, traffic operation impact, the nature and timing of impacts, and recommended measures required to accommodate and/or mitigate the traffic impacts of the development, including construction traffic and identifying any necessary upgrades to the surrounding street network to the requirements of the Alice Springs Town Council and Transport and Civil Services Division of the Department of Logistics and Infrastructure, to the satisfaction of the consent authority.

4. Prior to the commencement of works, a Construction Traffic Management Plan (CTMP) for the management and operation of the use must be prepared to the requirements of an independent suitably qualified professional and submitted to the consent authority upon the advice of the Transport and Civil Services Division of the Department of Logistics and Infrastructure (TCSD, DLI). When approved, the CTMP will then form part of the permit. The use must at all times be conducted in accordance with the endorsed plan. The CTMP must include:
 - (a) Detail of all appropriate site management measures, including construction access, proposed haulage routes, vehicle types, protection of existing assets, protection of public access and a risk assessment) and/or an Operational Traffic Management Plan (detailing access routes, vehicle types and other relevant matters, including a risk assessment) shall be submitted to the TCSD, DLI for consideration prior to commencement of any works, to the satisfaction of the consent authority.
5. Prior to the commencement of works, a Type 2 Erosion and Sediment Control Plan (ESCP) must be developed in accordance with the Department of Lands, Planning and Environment (DLPE) Erosion and Sediment Control Plan (ESCP) Procedures (see notations).

The ESCP must be certified by a suitably qualified and experienced professional (see notations) and must be submitted to Development Assessment Services (via email: das.ntg@nt.gov.au).

GENERAL CONDITIONS

6. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
7. All works recommended by the traffic impact assessment are to be completed to the requirements of the Alice Springs Town Council and Transport and Civil Services Division of the Department of Logistics and Infrastructure, to the satisfaction of the consent authority.
8. Before the *use or occupation of the development* starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather-seal coat;
 - (d) drained;
 - (e) line marked to indicate each car space and all access lanes; and
 - (f) clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the consent authority.Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.
9. All works relating to this permit must be undertaken in accordance with the certified Type 2 ESCP. Should the certified Type 2 ESCP require amendment, the revised ESCP must be certified by a suitably qualified and experienced professional and submitted to Development Assessment Services (via email: das.ntg@nt.gov.au).

At completion of works, certification must be provided by a suitably qualified and experienced professional regarding satisfactory implementation of permanent erosion and sediment control measures and site stabilisation. This certification must be submitted to Development Assessment Services (via email: das.ntg@nt.gov.au).

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10. Any security boom, barrier or similar device controlling vehicular access to the premises must be located a minimum of six metres inside the property to allow vehicles to stand clear of Palm Circuit pavement and footpath.
11. "No entry/no exit" signs and arrows directing the internal traffic movement on site shall be provided at completion of building to the requirements and satisfaction of the consent authority.
12. 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.
13. The landscaping shown on the endorsed drawings must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
14. 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.
15. 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.
16. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, electricity services to each stage of the development shown on the endorsed drawings in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notation 1 for further information.
17. 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.
18. The kerb crossovers and driveways to the site shown on the drawings endorsed as part of this permit are to meet the technical standards of Alice Springs Town Council, to the satisfaction of the consent authority.
19. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street, in accordance with the requirements of Alice Springs Town Council, to the satisfaction of the consent authority.
20. All proposed works impacting on Palm Circuit (including the provision or connection of services) 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 Alice Springs Town Council, for approval and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".
21. The finish of any Prime Identification sign, if erected, shall be such that, if illuminated, day and night readability is the same and is of constant display (i.e. not flashing or variable message). The sign shall be positioned:
 - (a) so as not to create sun or headlight reflection to motorists; and
 - (b) be located entirely (including foundations and aerially) within the subject lot.Notwithstanding the approved plans, all signage is subject Alice Springs Town Council approval, at no cost to Council.

Notes

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. All developers, including owner-builders, are required to comply with Commonwealth telecommunications requirements. Under Commonwealth law, developers are generally required to provide fibre-ready pit and pipe in their developments at their expense. Developers may be able to access an exemption from these arrangements in some circumstances. For more information visit www.infrastructure.gov.au/tind
3. If you choose nbn to service your development, you will need to enter into a development agreement with nbn. The first step is to register the development via <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html> once registered nbn will be in contact to discuss the specific requirements for the development. Nbn requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to nbn guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/buildersdesigners.html>
4. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the Northern Territory Building Act 1993 before commencing any demolition or construction works.
5. Notwithstanding the approved plans, all signage is subject to Alice Springs Town Council approval, at no cost to Council.
6. A "Permit to Work Within a Road Reserve" may be required from Alice Springs Town Council before commencement of any work within the road reserves.
7. Any intersection and / or road upgrade works required to accommodate the proposed development and within NTG controlled road reserves shall be carried out by the developer, at the developer's cost, to the standards and requirements of the TCSD, DLI.
8. Any on-site wastewater management system is to be installed or upgraded in accordance with the NT Code of Practice for Wastewater Management. https://nt.gov.au/_data/assets/pdf_file/0011/998048/note-109-wastewatermanagement-system-design-installation.pdf
9. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under the Northern Territory Aboriginal Sacred Sites Act 1989. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.
10. The permit holder is advised that it is an offence to disturb or destroy prescribed archaeological places without consent under the *Heritage Act 2011*. Should any heritage or archaeological material be discovered during the clearing operation, cease operation and please phone Heritage Branch of the Department of Lands, Planning and Environment.

11. The development and use hereby permitted must be in accordance with Northern Territory legislation including (but not limited to) the Building Act 1993, the Public and Environmental Health Act 2011 and the Food Act 2004.
12. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act 2005 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.
13. There are statutory obligations under the Waste Management and Pollution Control Act 1998 (the Act), that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is required to comply at all times with the Act, including the General Environmental Duty under Section 12 of the Act. There is also a requirement to obtain an authorisation prior to conducting any of the activities listed in Schedule 2 of the Act. Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority website at: <http://ntepa.ntg.gov.au/waste-pollution/guidelines/guidelines>

The Act, administered by the Northern Territory Environment Protection Authority, is separate to and not reduced or affected in any way by other legislation administered by other Departments or Authorities. The Environment Operations Branch of the Environment Division may take enforcement action or issue statutory instruments should there be non-compliance with the Act.

14. Lot 10876 and 10875 Town of Alice Springs is located within the Alice Springs Erosion Hazard Area as declared under the Soil Conservation and Land Utilisation Act 1969. The landholder must not undertake activities that will cause or exacerbate erosion associated with wind or water and must manage groundcover to ensure effective dust control. For further information, contact the Development Coordination Branch: (08) 8999 4446. The DLPE ESCP Procedures factsheet is available at: <https://environment.nt.gov.au/rangelands/technical-notes-and-fact-sheets/land-management-technical-notes-and-fact-sheets>.
15. A suitably qualified and experienced professional in erosion and sediment control is defined by the International Erosion Control Association (IECA) Australasia at <https://www.austieca.com.au/rsp-esc/suitably-qualified-professional>
16. Information regarding erosion and sediment control can be obtained from the IECA Best Practice Erosion and Sediment Control 2008 books available at www.austieca.com.au and Land Management Factsheets available at <https://nt.gov.au/environment/soil-land-vegetation>. For further advice, contact the Development Coordination Branch: (08) 8999 4446.

8. REASONS FOR THE RECOMMENDATION

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

The NT Planning Scheme 2020 applies to the land and Rooming Accommodation (workers accommodation) with 100 rooms in 25 buildings and ancillary dwelling-care takers requires consent under Clause 1.8 (When development consent is required). It is identified as Impact Assessable under Clause 1.8(1)(c)(v) of NTPS 2020, therefore Part 2: Strategic Framework – Alice Springs Regional Land Use Plan, zone purpose and outcomes of Clause 4.13 Zone TC (Tourist Commercial), overlays Clause 3.6 LSF (Land Subject to Flooding) and the following Clauses need to be considered:

General Development Requirements:

- 5.2.1 General Height Control
- 5.2.4 Car Parking
- 5.2.4.4 Layout of car parking areas
- 5.2.5 Loading Bays
- 5.2.6 Landscaping

Specific Development Requirements:

- 5.2.2 Building Heights in Alice Springs
- 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures
- 5.4.7 Communal Open Space
- 5.4.8 Residential Building Design
- 5.4.19 Residential Plot Ratio
- 5.5.3 General Building and Site Design
- 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
- 5.4.17 Building Articulation

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

Development Assessment Services and Alice Springs Town Council acknowledged that the proposal complies with Clause 5.2.4 (Car Parking) in that 45 car parking spaces are provided which exceeds the minimum 23 car parking spaces required by NTPS 2020 for Rooming Accommodation development consisting of 100 rooms. However, Alice Springs Town Council is concerned about the potential overflow of car parking given the number of rooms proposed and potential for car ownership of future occupants. Therefore, a condition precedent is included in the development permit requesting for amended plans to include 10 bicycle parking spaces, 5 motorcycle parking spaces to address Council's concerns. Additionally, an operation management plan will form part of the permit to ensure room bookings are tied to car parking spaces available. Where group bookings are received for more than 15 people, shuttle bus services will be required by the site operator to reduce/manage any potential car parking overflow.

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 subject site is zoned TC (Tourist Commercial) and the proposal for Rooming Accommodation (workers accommodation) is merits assessable under the zone however, the site is also affected by a 1% AEP Flood from Todd River however, the proposed

buildings are generally on unconstrained land and finish floor level is to be clear of defined flood event. Notwithstanding this, the proposal is consistent with the purpose of the land in that it shall *facilitate commercial and residential development that caters for the needs of visitors, supports tourism activities, and is of a scale and character compatible with surrounding development.*

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 site currently appears to be a Date Palm plantation. Therefore, this development may have an impact on the current amenity of the area during the delivery and upon commencement of the use. Nevertheless, the proposed Rooming Accommodation is consistent with the land use purpose under the NTPS 2020 and plans show retention of majority of the existing palm trees to form the landscaping.

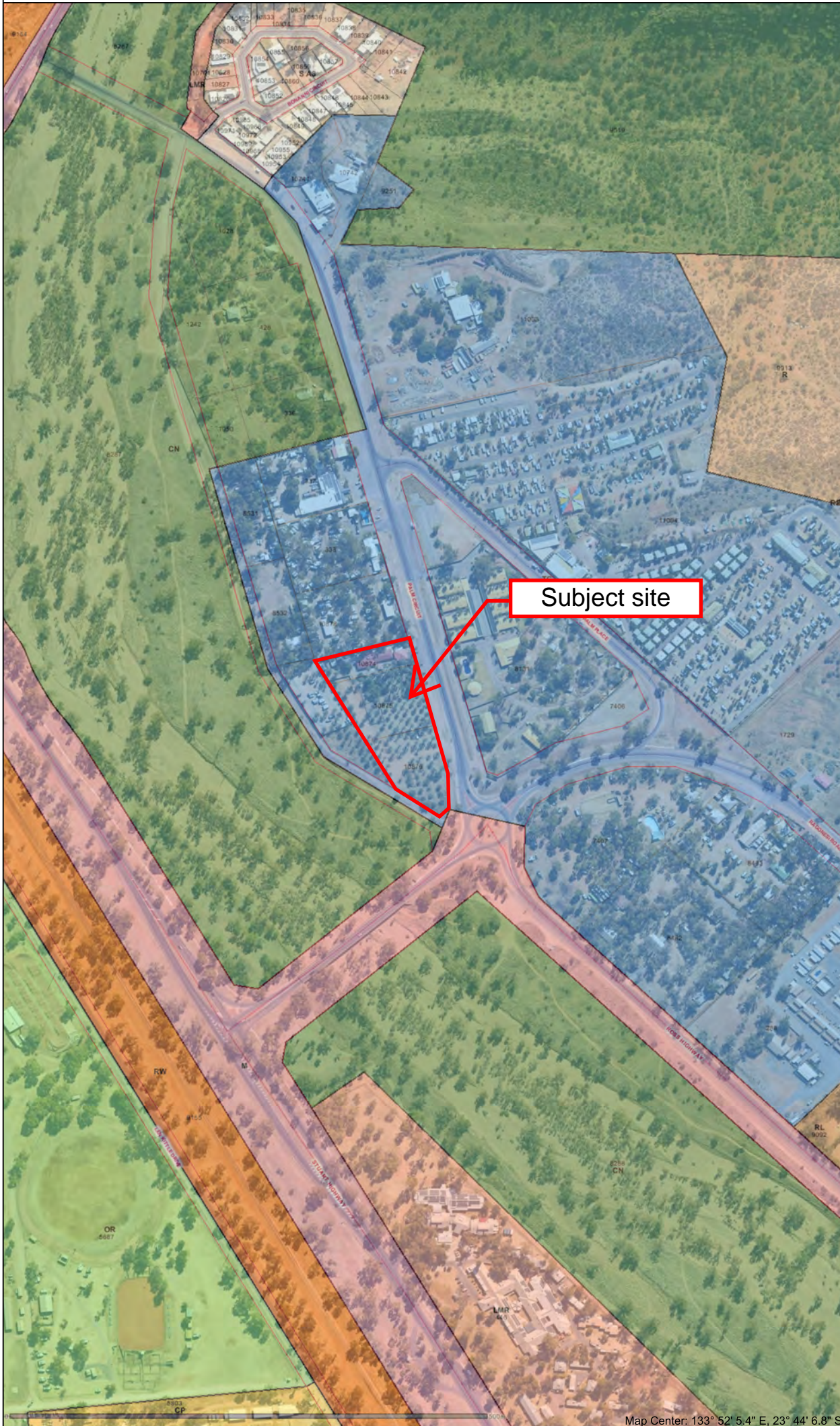
The development will add more accommodation options and support the tourism. The development is anticipated to fit with the established uses in the locality. As such, the proposal is unlikely to cause any undue impact on the area or alter community expectations for the site.

Conditions and notes on any subsequent development permit address the matters identified by service authorities (erosion and sediment control, stormwater, construction noise, vehicle access, reticulated services etc.)

AUTHORISED:


.....
SEBIT RAMBANG
SENIOR PLANNER

DEVELOPMENT ASSESSMENT SERVICES



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

Created by SRAMB

Bottom Left: 133° 51' 49", -23° 44' 15"

Top Right: 133° 52' 21", -23° 43' 58"

Approximate Scale: 1:4,100

Datum: GDA 1994

Data for information purposes only

- accuracy not guaranteed

N.T. Land Information System

Copyright Northern Territory of Australia

Map Center: 133° 52' 5.4" E, 23° 44' 6.8" S

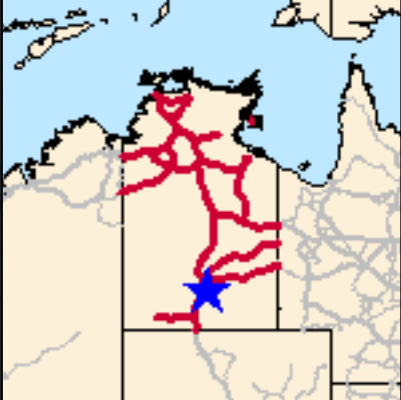
Flood overlay Map

Legend



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

Subject Site



Created by SRAMB


Bottom Left: 133° 51' 37", -23° 44' 23"
Top Right: 133° 52' 28", -23° 43' 55"
Approximate Scale: 1:6,700
Datum: GDA 1994
Data for information purposes only
- accuracy not guaranteed
N.T. Land Information System
Copyright Northern Territory of Australia

Map Center: 133° 52' 3.2" E, 23° 44' 9.3" S

Land owner/s authorisation to lodge a development application under the Planning Act 1999

****signatures from ALL landowners registered on the land title must be provided****

The owners and/or persons duly authorised as signatory on behalf of the landowner**, hereby authorise:		
NAME OF CONSULTANT OR ACTING AGENT ON BEHALF OF LANDOWNER (please print)	 Catriona Tatam, Tatam Planning Co. cat@tatamplanningco.com.au	
Contact number:	Ph: 0415 933 635	Mob:
to lodge a development application under the Planning Act 1999 over the property described as:		
LOT/ NT PORTION:	Lot 10875 & Lot 10876	
LOCATION/TOWN	Town of Alice Springs	
STREET ADDRESS:	11 & 5 Palm Circuit, Ross NT	
PROPOSED DEVELOPMENT:	Rooming Accommodation (Worker's Accommodation) - Old Date Farm	

OWNER'S SIGNATURE:		
FULL NAME: (please print)	JULIAN LEE	
TITLE: (ie. company director/secretary)	DIRECTOR	
COMPANY NAME:	Treehouse Developments Pty Ltd (ACN 620 055 718) as trustee for The Treehouse Property Trust	
Contact number:	Ph:	Mob: 04321 72362
DATE:	13/01/2025	

OWNER'S SIGNATURE:		
FULL NAME: (please print)		
TITLE: (ie. company director/secretary)		
COMPANY NAME:		
Contact number:	Ph:	Mob:
DATE:		



STATEMENT OF EFFECT.

FEBRUARY 2025

**PROPOSED
'ROOMING
ACCOMMODATION'
(WORKER
ACCOMMODATION)
& ANCILLARY
DWELLING –
CARETAKER.**

**DATE FARM –
ALICE SPRINGS**

5 & 11 PALM PLACE, ROSS.
[LOTS 10875 & 10876
TOWN OF ALICE SPRINGS]



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ATTACHMENT B. SITE SURVEY PLANS

ATTACHMENT C. SITE AERIAL.

ATTACHMENT D. SITE ZONING PLAN.

ATTACHMENT E. PROPOSED DEVELOPMENT PLANS

ATTACHMENT F. STORMWATER MANAGEMENT PLAN.

ATTACHMENT G. SACRED SITE TREE PRESERVATION REPORT

ATTACHMENT H. SITE SERVICES PLAN.

SUMMARY.

DEVELOPMENT APPLICATION DETAILS.	
Proposed Development.	Proposed 'Rooming Accommodation' (Worker Accommodation) & ancillary Dwelling – Caretaker use.
Site Address.	5 & 11 Palm Place, Ross NT (Lot 10876 & 10875 Town of Alice Springs).
Site Area.	Lot 10876: 5,340m ² Lot 10875: 6,010m ²
Easements.	None Identified.
Owner Details.	Treehouse Developments Pty Ltd (ACN 620 055 718) as trustee for The Treehouse Property Trust
Beneficiaries.	None Identified.
Applicant.	Tatam Planning Co.
Contact Address.	PO Box 2224 Darwin NT 0801.
Contact Person.	Catriona Tatam.
Contact Email.	cat@tatamplanningco.com.au.
Job Reference.	J0119

PLANNING SCHEME DETAILS.	
Planning Scheme.	Northern Territory Planning Scheme 2020.
Existing Defined Use(s).	Horticulture (Date Farm)
Proposed Defined Use(s).	Rooming Accommodation (Worker Accommodation)
Zone.	TC (Tourist Commercial).
Category of Assessment.	Merit Assessable, but changed to Impact Assessable by virtue of an overlay which requires consent.
Consent Authority.	Alice Springs Division of the Development Consent Authority or delegate.
Overlays.	LSF – Land Subject to Flooding.
Regional Land Use Plan.	Alice Springs Regional Land Use Plan.
Sub Regional Land Use Plan.	None Identified.
Area Plan.	None Identified.
Identified Variations.	None Identified.

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1. INTRODUCTION.

1.1 DEVELOPMENT APPLICATION.

Tatam Planning Co. has been engaged by AsBuild NT on behalf of the landowners to prepare a Development Application for the proposed *Rooming Accommodation* (Worker's Accommodation) and ancillary Dwelling – Caretaker's use at 5 & 11 Palm Place, Ross (Lot 10876 & 10875 Town of Alice Springs). The site is colloquially referred to as the 'Date Farm', on account of the existing horticultural operations involving the cultivation of dates on site.

The sites are located within Zone TC (Tourist Commercial) of the Northern Territory Planning Scheme 2020 (NTPS). The proposed development is defined under the NTPS as *Rooming Accommodation*, which is a Merit Assessable use in Zone TC. However, it is noted that the subject site is affected by the LSF (Land Subject to Flooding) overlay, which requires consent. The land use permissibility is therefore designated as Impact Assessable. The proposed Caretaker's Dwelling is considered to be ancillary to the primary use of Rooming Accommodation.

The proposal includes the following development to the Date Farm:

- 100 semi elevated accommodation units in twenty-five (25) blocks of four (4) units, defined as 'Rooming Accommodation';
- Caretaker's residence (Dwelling – Caretaker);
- Laundry;
- Communal pool and BBQ area;
- Carpark, including 36 standard car bays and nine (9) truck / trailer bays; and
- Associated landscaping and tree retention.

In accordance with Section 44(a) of the *Northern Territory Planning Act 1999* (NTPA) and Section 1.8(c) of the NTPS, consent is required for the proposed Impact Assessable use. Pursuant to Section 44 of the NTPA, Tatam Planning Co. seeks consent on behalf of our client for the proposed use of the land.

1.2 CONTENTS OF THIS STATEMENT OF EFFECT.

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

- **Attachment A.** Certificates of Title Documents.
- **Attachment B.** Survey Plan.
- **Attachment C.** Site Plan.
- **Attachment D.** Zoning Plan.
- **Attachment E.** Proposed Development Plans.
- **Attachment F.** Stormwater Management Plan.
- **Attachment G.** Sacred Site Tree Preservation Report.
- **Attachment H.** Site Services Plans.

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

STATEMENT OF EFFECT.
ROOMING ACCOMMODATION (WORKERS ACCOMMODATION)
& ANCILLARY DWELLING - CARETAKERS
DATE FARM – ALICE SPRINGS (5 & 11 PALM PLACE, ROSS NT)



1.3 OWNERSHIP OF THE SITE AND BENEFICIARIES.

The Certificate of Title identifies Treehouse Developments Pty Ltd (ACN 620 055 718) as trustee for The Treehouse Property Trust as the landowners of the subject site.

No other parties are identified as a beneficiary to the application. Title documents for the site are provided in **Attachment A**.

1.4 PLANNING HISTORY OF THE SITE.

The Certificates of Title typically lists the previous building and development approvals issued over the sites. There are no previous approvals listed on the Certificates of Title for either site.

2. SITE AND LOCALITY.

2.1 DESCRIPTION OF LOCALITY.

The subject site is located to the southern end of Alice Springs adjacent to the southern side of Heavitree Gap. The Gap is a water gap in the McDonnell Ranges, and is considered the southern entrance to the main Alice Springs township area. The Todd River runs through the Gap, as well as the Stuart Highway and the Ghan railway alignment. The Todd River flows sporadically in heavy wet seasons, and flooding overlays affect a portion of the sites to the southern boundary.

The surrounding area consists of primarily of land zoned TC (Tourist Commercial), which includes caravan parks and tourist accommodation such as Discovery Parks Alice Springs and G'day mate Park Alice Springs. Land zoned R CN (Conservation) lies to the rear (west and south-west) of the site. The Stuart Highway alignment (zoned M – Main Road) and the Ghan alignment (zoned RW) run to the west of the site and run in a general north-south alignment. The Ross Highway alignment (zoned M – Main Road) lays to the south of the site and runs in a south-easterly direction.

2.2 DESCRIPTION OF THE SITE.

The subject sites are located at 5 & 11 Palm Place, Ross (Lots 10876 & 10875 Town of Alice Springs). The sites are currently utilised for a horticultural purpose and are referred to as the 'Date Farm' or 'Date Gardens'. The subject sites contain approximately 99 date trees.

Primary access to the site is gained through the neighbouring Lot 10874 (not subject to this application) and secondary access from Palm Place into Lot 10876. Palm Place is a two-way road from Palm Circuit, but becomes a one-way road after the nearby Discovery Parks entry point to Ragesoni Road.

The subject site is zoned TC (Tourist Commercial). The sites form a combined triangular shape, with a triple street frontage to Palm Place to the west, south and east.

Survey Plan L.T.O.2017/039 is provided at **Attachment B**. A site aerial is provided at **Attachment C**. A Site Zoning plan is provided at **Attachment D**.

It is noted that the site is affected by flooding to the southernmost boundary of the site. This is addressed further in Section 4.3 of this report. A Stormwater Management Plan and associated Flood Mapping is provided at **Attachment F**.

As noted above, the site contains approximately 99 date trees. It is noted that these is significant vegetation in close proximity to the site, or within the site. Refer **Attachment G** for the Sacred Sites Tree Preservation Report.

3. PROPOSED DEVELOPMENT.

3.1 APPLICATION BACKGROUND.

The proposal is for a 'Rooming Accommodation' use, including ancillary 'Dwelling - Caretaker' use on Lots 10875 & 10876 Town of Alice Springs.

Rooming Accommodation and Dwelling – Caretaker are defined under the NT Planning Scheme 2020 (NTPS) as follows:

Rooming Accommodation means premises such as hostels, guest houses, student and worker accommodation used for the accommodation of unrelated persons which may include:

- (a) the provision of food or other services and facilities, and/or
- (b) on-site management or staff and associated accommodation,

and where each guest/resident:

- (c) has a right to occupy one or more rooms; and
- (d) does not have a right to occupy the whole of the premises in which the rooms are situated; and
- (e) may have separate facilities for private use or share communal facilities or communal space with other residents

The use can include where ancillary, bar-small, food premises-café/take away, office, and shop;

Dwelling-Caretakers means a dwelling which is ancillary to the non-residential use of the land on which it is erected and which is occupied by the bona fide caretaker of the land;

The proposal includes the following development to the Old Date Farm:

- 100 semi-elevated accommodation units in twenty-five (25) pods of four (4) units;
- Ancillary Caretaker's residence;
- Reception area (included within the Rooming Accommodation land use, per the definition);
- Communal Laundry area;
- Communal pool and BBQ area;
- Carpark, including 36 bays and nine (9) truck / trailer bays; and
- Associated landscaping and tree retention of 36 date trees on site.

The units are prefabricated and will be completely self-contained. Each unit consists of private access, front deck area, one bedroom, kitchenette facilities, shower, and toilet amenities. A total of 100 units are proposed, with 36 standard vehicle bays and nine (9) truck / trailer parks proposed in a separate parking area. A copy of the Development Plans is provided at **Attachment E**.

All units are raised by 500mm to ensure that the units remain above flood levels. Based on the estimated 1 in 100 year flood height of 565.5 AHD, it is proposed that a minimum floor height of 565.8 AHD is adopted to provide a floor height 300 mm above the estimated maximum flood level. It is noted that actual constructed floor heights may exceed the minimum floor height. Refer **Attachment F – Stormwater Management Plan**.

STATEMENT OF EFFECT.
ROOMING ACCOMMODATION (WORKERS ACCOMMODATION)
& ANCILLARY DWELLING - CARETAKERS
DATE FARM – ALICE SPRINGS (5 & 11 PALM PLACE, ROSS NT)



A Sacred Site Tree Preservation report has also been provided at **Attachment G**. This report concludes that:

- The Aboriginal Areas Protection Authority (AAPA) provided a letter dated 28th June 2022 including an abstract of records pursuant to the Northern Territory Aboriginal Sacred Sites Act (NT) relating to the properties, noting that:
 - there are currently no registered sacred sites located on the parcel of land;
 - there are recorded sacred sites on the parcel of land (however none are shown on mapping);
 - there are restricted work areas in the parcel of land which are provided for in a previously issues Authority Certificate.
- The Recorded Sacred Sites and Restricted work areas on the property relate to a strip of land along the front boundary of the property to Palm Circuit (refer **Attachment G**). With reference to this previously identified Restricted Work Zone identified on the north-eastern boundary of the property none of the identified tree species immediately above are located within this zone, the only trees planted are introduced species.
- There are a number of AAPA Authority Certificates that have referenced significant trees on or around the site.
- The only tree species along the immediate boundary fence line and within the property are *Callistemon viminalis* (Red-flowering Drooping Bottlebrush), *Schinus terebinthifolia* (Brazilian Peppercorn) and the *Cascabela thevetia* (Yellow Oleander). These are not identified as being of significance.
- Outside the boundary on the verge of Palm Circuit are three *Corymbia aparrerinja*, commonly referred to as Ghost Gums. These are recommended to be retained and a tree protection zone implemented (noting that the three trees are outside the proposed works area).
- The proposed development within the boundaries of Lot 10876 (5 Palm Circuit, Ross) & Lot 10875 Alice Springs (11 Palm Circuit, Ross) will have zero impact on these trees as identified.

The site is connected to reticulated services, including power, water and sewer. Site Services Plans are provided at **Attachment H**.

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

Section 46(3)(a) of the 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 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.*

The primary use of the proposed development, as defined in Schedule 2 of the NTPS, is for 'Rooming Accommodation'. 'Rooming Accommodation' is a Merit Assessable use in Zone TC (Tourist Commercial) and requires consent pursuant to Clause 1.8(1)(b).

However, the subject site is also affected by the Land Subject to Flooding (LSF) Overlay, which requires consent. Per Clause 3.1(4)(b) of the NTPS, where an Overlay requires consent, any Merit Assessable use is considered to be Impact Assessable. Therefore, the proposed use is considered Impact Assessable per Clause 1.8(c)(v).

The proposed use of 'Dwelling- Caretaker' is considered to be ancillary to that of the Rooming Accommodation.

4.1.2 *Clause 1.10 – Exercise of Discretion.*

Pursuant to subclause 4, 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) *the relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;*
- (b) *any Overlays and associated requirements in Part 3 that apply to the land;*
- (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.*

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

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.

STATEMENT OF EFFECT.
ROOMING ACCOMMODATION (WORKERS ACCOMMODATION)
& ANCILLARY DWELLING - CARETAKERS
DATE FARM – ALICE SPRINGS (5 & 11 PALM PLACE, ROSS NT)



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

Pursuant to subclause 4, 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:

- (a) *there is no applicable Area Plan;*
- (b) *the Area Plan does not provide guidance on a particular issue;*
- (c) *a use or development does not accord with an Area Plan; or*
- (d) *a new Area Plan is being created or a change is proposed to an existing Area Plan.*

The Certificate of Title identifies the strategic framework that may apply to the land as the Alice Springs Regional Land Use Plan (ASRLUP). There is no applicable Area Plan over the site.

4.2.2 *Alice Springs Regional Land Use Plan.*

The Land Use Structure Plan of the ASRLUP identifies the site within the boundary of the Tourist land use structure. The existing zoning of TC (Tourist Commercial) and the proposed use of *Rooming Accommodation* and *ancillary Dwelling – Caretaker* are consistent with the land use structure under the ASRLUP.

It is noted that there are no specific principles or objectives associated with the Tourist land use structure under the ASRLUP.

4.3 **PART 3 – OVERLAYS.**

Part 3 of the NTPS details the overlays which identify areas of land that have specific development requirements.

4.3.1 *Clause 3.6 - LSF – Land Subject to Flooding Overlay*

The Title identifies that the Land Subject to Flooding (LSF) overlay is applicable to the site. The purpose of this overlay is to identify areas with a known risk of inundation from riverine flooding and ensure that development in these areas demonstrates adequate measure to minimise the associated risk to people, damage to property and costs to the general community.

An assessment against the LSF overlay has been provided below:

1. *Land subject to this Overlay is to be used or developed only with consent.*

Noted. The requirement for consent changes the land use permissibility of the Rooming Accommodation Use from Merit Assessable to Impact Assessable.

2. *This Overlay does not apply to:*
 - (a) *outbuildings and extensions to existing dwellings; and*
 - (b) *extensions to existing commercial or industrial buildings;*
 - (c) *any use that complies with Clause 5.5.1 (Interchangeable Use and Development in Specific Zones); which, but for this Overlay, would not require consent; or*
 - (d) *unzoned land.*

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Noted. The proposed development is not listed as exempt from the overlay.

3. *This overlay does not apply to the use and development of land for dwellings-group or dwellings-multiple when the land is subject to Overlay 3.11 RCFR (Rapid Creek Flood Response).*

Not applicable.

4. *In this Overlay:*
- (a) *"flood level" means the water level associated with a 1.0% AEP flood event or where that level cannot be determined, the level determined by the Controller of Water Resources within the meaning of the Water Act 1992;*
 - (b) *"AEP" means Annual Exceedance Probability, which is the likelihood, in percentage terms, of a flood of a given size occurring in a specified area in any one year;*
 - (c) *"DFE" means Defined Flood Event, which:*
 - i. *in an area subject to a floodplain management plan that defines a flood event, is as specified in that plan; or*
 - ii. *if there is no floodplain management plan that defines a flood event for an area, is the 1% AEP flood event;*
 - (d) *"DFA" means Defined Flood Area, which is the area that is inundated by the DFE as defined on mapping produced by the NT Government.*

Noted. The Alice Springs Flood Mapping Rural Area West – Sheet 2 shows that the western boundary of Lot 10875 and Lot 10876 may be subject to flooding from the Todd River based on the computer 1% (1 in 100 year – Q100) flood extent. Lot 10875 may subject to Q100 flood levels of approximately 565.5 AHD to 564.5 AHD as shown in the Stormwater Management Plan provided at **Attachment F**.

5. *The consent authority may consent to a use or development that is not in accordance with sub-clause 6 only if it is satisfied that the application demonstrates that there is no increased risk to people and property including adjoining property, or increased cost to the community.*

Noted. The proposal is for a Rooming Accommodation use and is considered to meet the requirements of subclause 6.

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

While the subject site is designated as being affected by the DFA to the Western/ south-western boundary of the site; However the majority of the development is not located within a DFA. Further, it is noted that:

- The proposed development does not include the storage or disposal of environmentally hazardous industrial material, and is not a fuel depot;
- Based on the estimated 1 in 100 year flood height of 5.65 AHD, it is proposed that a minimum floor height of 5.68 AHD is adopted to provide a floor height 300 mm above the estimated maximum flood level. It is noted that actual constructed floor heights may exceed the minimum floor height, as Rooming Accommodation units are proposed to be

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raised 500mm above ground level; and

- It is not proposed to use fill to achieve proposed floor levels.

Refer **Attachment F – Stormwater Management Plan** for further details.

4.4 PART 4 – ZONES AND ASSESSMENT TABLES.

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

4.4.1 Clause 4.13 – Zone TC (Tourist Commercial)

The purpose of the Tourist Commercial zone is to facilitate commercial and residential development that caters for the needs of visitors, supports tourism activities, and is of a scale and character compatible with surrounding development.

The proposed use of *Rooming Accommodation* and ancillary *Dwelling – Caretaker* on site is consistent with the purpose of the Tourist Commercial zone, as it is intended to cater for the increased accommodation needs of workers in the region. The proposed use is considered to be of a scale and character compatible with surrounding development in the zone.

The zone outcomes are detailed below:

1. *A mix of uses focused on providing services to tourism comprising:*
 - (a) *bar-small, bar-public, food premises (all), hotel/motel, serviced apartments, shop, rooming accommodation, Rooming Accommodation, resort complexes and short-term accommodation;*
 - (b) *entertainment and personal services for guests, residents and visitors, including leisure and recreation facilities; and*
 - (c) *a mix of other business activities including club, passenger terminal, exhibition centre and leisure and recreation.*

The proposed *Rooming Accommodation* use is considered to meet the intended zone outcome of providing additional accommodation services for required workforces. The proposed *Rooming Accommodation* will allow for an expanded range of accommodation options and availability for workers within Alice Springs.

2. *Limited residential, commercial and community uses, such as dwellings-multiple, child care centre and community centre, where the nature of the activity does not compromise the primary use of the locality for tourist commercial activities.*

Not applicable.

3. *The design, operation and layout of development:*
 - (a) *makes a positive contribution to the locality by incorporating a high quality of built form and landscape design;*
 - (b) *minimises unreasonable impacts to the amenity of surrounding premises;*
 - (c) *mitigates the potential for land use conflict with existing and intended surrounding development;*
 - (d) *avoids 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; and*

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- (f) *allows passive surveillance of public spaces.*

The proposed development of *Rooming Accommodation* will provide for high quality built form and region-appropriate landscaping. The development adheres to all required setbacks under the NTPS, and seeks to ensure that there are no unreasonable impacts to the amenity of surrounding premises. It is noted that there are no anticipated land use conflicts, noting the Tourist Commercial zoning of the site.

The proposed *Rooming Accommodation* is not likely to have any significant impact on the surrounding local road network. The proposed development includes internal footpath connections and vehicle access within the development.

The layout of the proposed *Rooming Accommodation* ensures that there is surveillance of internal open space areas within the site.

4. *Development avoids or minimises adverse impacts on ecologically important areas through location, design, operation and management.*

The proposed *Rooming Accommodation* use is unlikely to have any adverse impacts on ecologically important areas, noting that the proposed development is low-intensity, and provides extensive areas of landscaping and open space within the site. It is noted that the site is zoned for Tourist Commercial purposes, and is understood to have been historically cleared of most remnant native vegetation.

A Sacred Sites Tree Preservation report has been provided at **Attachment G**, noting that the proposed development is understood to have no impact on significant vegetation.

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

The proposed development is highly unlikely to impose unsustainable demands on surface water and groundwater. The proposed development will include retention of existing and well-established date trees on site, and infill landscaping of species endemic to the Alice Springs region, and will be a water-wise development. Where proposed, grassed areas will be of a drought-tolerant species, and will be irrigated with reticulated water.

6. *Subdivision primarily provides for lot sizes capable of accommodating the uses expected in the zone.*

Not applicable.

7. *Subdivision and development is integrated as far as possible with reticulated electricity, water and sewerage (where available), stormwater drainage, and telecommunication infrastructure. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.*

Not applicable.

8. *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.*

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Not applicable.

4.5 PART 5 – DEVELOPMENT REQUIREMENTS.

Part 5 of the NTPS outlines the specific development requirements.

4.5.1 Clause 5.2.1 - General Height Control.

The purpose of this clause is to ensure that the heights of buildings and structures are appropriate to the strategic and local context of the location and meet community expectations for development in the zone.

Per subclause 5, the building height of a development in the Municipality of Alice Springs is not to exceed 3 storeys to a maximum height of 14.0m in zone TC (Tourist Commercial). This is applicable to all uses.

The proposed Rooming Accommodation development is proposed as single storey, with a maximum building height of 4.186m (including the 500mm above ground level). The proposal is compliant with this clause.

4.5.2 Clause 5.2.4 - Parking Requirements.

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

Based on the car parking requirements of this clause, the below table has been provided to demonstrate the car parking calculations.

PARKING REQUIREMENTS – PROPOSED ROOMING ACCOMMODATION			
USE OR DEVELOPMENT.	MINIMUM NUMBER OF CAR PARKING SPACES REQUIRED.	NO.	TOTAL.
Rooming Accommodation	1 for every 5 persons Plus 1 for every staff member Plus 1	100 persons 1 staff 1	22 bays required
Ancillary Dwelling Caretaker	1	1	1 Bay required
TOTAL.			23 bays
PROVIDED ON SITE.			36 standard bays plus 9 trailer/ truck bays.
SHORTFALL:			Nil

It is considered that the proposed provision of 36 standard car parking bays and nine (9) truck / trailer bays on site is suitable for the proposed units, and the proposal is considered to be compliant.

4.53 Clause 5.2.4.4 – Parking Layout.

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

6. *A car parking area is to:*
- (a) *be not less than 3m from any lot boundary abutting a road; and*
 - (b) *provide landscaping to the setback area to a minimum depth of 3m immediately adjacent to any lot boundary abutting a road, using species designed to lessen the visual impact of the car parking area when viewed from the road.*

The proposed car parking areas are not located within 3m of any lot boundary, and landscaping is provided where adjacent to a road. The proposal is compliant with this subclause.

7. *A car parking area is to be constructed and maintained to be:*
- (a) *of a suitable gradient for safe and convenient parking; and*
 - (b) *sealed and well drained in urban areas, or dust suppressed in non-urban areas.*

The proposed car parking areas are considered to be of a suitable gradient for safe and convenient parking, noting that the site is predominantly flat and cleared. The car parking areas are intended to be bitumen, which will not generate any dust, and is considered appropriate for the Rooming Accommodation use on site.

8. *The layout of a car parking area is to:*
- (a) *be functional and provide separate access to every car parking space;*
 - (b) *allow a vehicle to enter from and exit to a road in a forward gear;*
 - (c) *be in accordance with the dimensions set out in the diagram to this clause; and*
 - (d) *ensure parking spaces at the end of and perpendicular to a driveway are 3.5m wide or so that the driveway projects 1m beyond the last parking space.*

The proposed car parking areas are functional, with separate access to each space. The bays have been designed so as to allow all vehicles to enter the site from and exit the site to a road in a forward gear. The proposed car parking bays meet the minimum dimensions set out in the NTPS.

9. *The number of access points to the road is to be limited, and access points to car parking areas are to:*
- (a) *have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow; and*
 - (b) *maximise sight lines for drivers entering or exiting the car parking area.*

The access point to the car parking area has an internal road width of 9.0m (two way). All sight lines for drivers entering and exiting the parking area are maximised.

The proposed parking layout is provided in the development plans at **Attachment E**.

4.54 Clause 5.2.5 - Loading Bays.

The use of Rooming Accommodation does not generate the need for the provision of a loading bay per Clause 5.2.5. No further assessment against this clause has been undertaken.

4.5.6 Clause 5.2.6.1 – Landscaping in Zones other than Zone CB.

The purpose of this clause is to ensure appropriate landscaping that is attractive, water efficient and contributes to a safe environment, is provided to development to enhance the streetscape and overall amenity of the locality.

Per the administrative directions of this clause, it is noted that landscaping may include provision of paved areas and areas for entertainment and recreational activities.

There is no minimum provision of site landscaping in zone TC (Tourist Commercial). However, landscaping plans have been provided, which demonstrate adequate complementary landscaping on site. The proposed landscaping equates to 57% of the site (6,093m²).

Refer **Attachment E**.

4.5.7 Clause 5.2.7 – Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR

The purpose of this clause is to protect the visual and acoustic amenity of residential buildings where they are adjacent to non-residential development.

The site is not located adjacent to any land zoned LR, LMR, MR or HR. No further assessment has been undertaken against this clause.

4.5.8 Clause 5.3.7 – End of Trip Facilities in Zone TC.

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

The proposal does not include any new commercial buildings or high density residential buildings, however it is noted that the site provides on-site amenities for visitors (as all units are self-contained).

4.5.9 Clause 5.4.3 – Building Setbacks of Residential Buildings and Ancillary Structures

This clause seeks to ensure that residential buildings and ancillary structures are located in a manner that:

- a) *is compatible with the streetscape and surrounding development including residential buildings on the same site;*
- b) *minimises adverse effects of building massing when viewed from adjoining land and the street;*
- c) *avoids undue overlooking of adjoining properties; and*
- d) *facilitates breeze penetration through and between buildings.*

The site setbacks are assessed as follows:

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MINIMUM BUILDING SETBACKS FOR RESIDENTIAL BUILDINGS AND ANCILLARY STRUCTURES IN ZONES OTHER THAN RR, RL, R, H AND A		
LOT BOUNDARY	MINIMUM SETBACKS	PROPOSED SETBACKS
Primary street frontage – Palm Circuit (eastern Boundary)	6m for residential buildings, and ancillary structures with external walls; and 4.5m for ancillary structures without external walls; or 3m for shade sails, to a maximum height of 2.5m at the minimum setback.	The proposed rooming accommodation units are setback 6.4m from the primary street. The proposed Dwelling – Caretakers is setback 6.3m. Compliant.
Secondary Street frontage – Palm Circuit (Southern Boundary to roundabout)	2.5m for residential buildings; and 1.5m for ancillary structures; or 0.9m for shade sails, to a maximum height of 2.5m at the minimum setback.	The proposed units are setback approximately 7.5m from the secondary street. Compliant.
Side and rear lot boundaries - Palm Circuit (to west/ south western boundaries)	1.5m for residential buildings and ancillary structures; or 1m, provided that the subject wall: <ul style="list-style-type: none"> only includes openings that are either glazed in an opaque material and cannot be opened or have a sill height of 1.6m or greater; does not extend beyond a maximum height of 3.5m; and does not extend beyond a maximum length of 9m. except shade sails which may be setback 0.9m to a maximum height of 2.5m at minimum setback.	The proposed units are setback a minimum of 6.065m from all side and rear boundaries. Compliant.

The proposal is considered to comply with all setbacks.

4.5.10 Clause 5.4.7 – Communal Open Space

The purpose of this clause is to ensure that suitable areas for communal open space are provided for dwellings-multiple, residential care facilities and rooming accommodation.

5. *A minimum of 15% of the site, being not less than 6m wide at any point, is to be communal open space.*

The proposed development provides 6,093m² (or 57% of the site) as communal landscaped space. This includes a communal pool area, and communal sheltered BBQ area.

6. *Communal open space is to be designed to:*
- be clearly delineated from private and public open space;*
 - maintain reasonable privacy of nearby dwellings;*
 - provide recreational facilities for occupants; address the projected needs of children;*
 - include landscaping and shade where located outdoors;*

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- (e) *minimise safety issues, including through lighting and passive surveillance;*
- (f) *minimise the effects of any on-site traffic circulation and car parking areas; and*
- (g) *be capable of efficient maintenance and management.*

The proposal is considered to meet the requirements as follows:

- As the proposed development is for rooming accommodation, there is no private or public open space. Instead, all areas of the site not occupied by dwellings is provided as communal open space.
- There is reasonable privacy for each rooming accommodation unit, which are in a typical worker accommodation layout for four (4) pods.
- A pool and BBQ shelter are provided for recreational use, noting that as this is a worker's camp, there will be no families or children present.
- Landscaping and shade has been proposed as part of the development.
- Lighting will be provided, and passive surveillance maximised where possible to do so.
- Traffic and traffic circulation has been kept separate from the accommodation area to minimise safety concerns and traffic impacts.
- The proposed communal space is capable of efficient maintenance and management.

4.5.11 Clause 5.4.8 - Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility

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

The requirements under this clause are as follows:

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

The dwellings are primarily oriented north-south, to enable best use of the site and dwelling configuration.

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

Noting that this proposal is for worker's accommodation, the building setbacks, facades and rooflines of each pod are not varied. However, it is noted that eave overhang is provided to shade exposed walls where possible. Further, it is noted that the development proposes setbacks in excess of requirements, setbacks between rooming accommodation units, and vegetation to minimise expanses of walls of each unit.

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

Air conditioners will be located for easy access for servicing.

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

No service ducts, pipes or air conditioners etc will be visible from the public realm, noting that air con units external to the units will be screened. .

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

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and adjacent sites.

No overlooking of private open spaces or habitable rooms will be possible, given the single storey nature of the development, absence of private open space and the configuration of the pods (which put habitable spaces abutting each other internally with minimal opportunities for overlooking).

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

No significant noise sources are anticipated.

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

No significant noise sources are anticipated, however construction of the pods will include an internal dividing wall separating each individual unit.

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

Not applicable.

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

It is considered that visual and acoustic privacy has been achieved whilst still allowing for passive climate control measures such as shade, orientation, breeze penetration, eaves etc.

12. *Allow breeze penetration and circulation.*

There is sufficient separation between buildings to allow breeze penetration and circulation within the site.

13. *Minimise use of reflective surfaces.*

No reflective surfaces are proposed.

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

Not applicable.

4.5.12 Clause 5.4.12 – Dwelling - Caretakers

The purpose of this clause is to ensure that a dwellings-caretakers is only established where necessary to support the primary use of non-residential land, in a manner that does not prejudice the use of the site or adjoining land in accordance with its zoning.

3. *The floor area of the dwelling-caretakers does not or will not exceed 50m².*

The proposed floor area of the Caretakers Dwelling measures 28.5m².

4. *There is or will be only one dwelling-caretakers on the site.*

The proposed Caretaker's Dwelling is the only such residence on site.

4.5.13 Clause 5.4.19- Residential Plot Ratio

The purpose of this clause is to encourage varied built form outcomes in higher density zones that are consistent with the anticipated character of the area.

4. *The maximum residential plot ratio for development consisting of dwellings-multiple and/or rooming accommodation in Zones MR, HR and C is to be determined in accordance with Table A.*

Not applicable.

5. *The maximum residential plot ratio for development consisting of rooming accommodation in Zone TC is to be determined in accordance with Table B.*

Noted. The maximum plot ratio for Rooming Accommodation in Zone TC within the Municipality of the Town of Alice Springs per Table B is 0.9: 1. As the site area is 10,630.2m², this would allow 9,567.18m² of residential floor area. The approximate floor area of the residential component is 1,602m², based on an average of 64.2m² for each pos of 4 units (25 pods).

The proposal is compliant with the residential plot ratio.

4.5.14 Clause 5.5.3 – General Building and Site design

The purpose of this clause is to promote site-responsive designs of commercial, civic, community, recreational, tourist and mixed use developments which are attractive and pleasant and contribute to a safe environment.

The proposal is considered to meet the purpose of this clause as follows:

- There are no anticipated impacts on vistas or existing site character.
- There are no blank walls proposed.
- The proposal does not use reflective surfaces.
- Noise intrusion will be minimised by way of operation of the premises as a Rooming Accommodation for FIFO workers in the area.
- The proposed development does not impact upon the safe and convenient movement of vehicles and pedestrians within the site.
- The proposed development is considered to contribute positively to the availability of accommodation in the area, reducing the demand on tourist-oriented development.

4.5.15 Clause 5.5.4 – Expansion of Existing Development in Zones CB, C, SC and TC.

The purpose of this clause is to provide for the minor expansion of an existing use or development in Zones CB, C, SC and TC.

The proposal is for a Rooming Accommodation use. This clause is not considered applicable to the proposal, and no further assessment has been undertaken.

4.5.16 Clause 5.4.17 – Building Articulation

This clause seeks to ensure that residential buildings mitigate the perception of building mass and bulking when viewed from adjoining properties and the street, and provide opportunities for cross-

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ventilation within building design.

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

This clause is applicable to buildings with a length greater than 15m. None of the proposed buildings have an overall length of greater than 15m. Notwithstanding, articulation has been provided through recesses created by verandah components. The proposal is considered to be compliant.

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 land use proposed, noting the purpose of the tourist commercial zone and the intent of the proposal to provide additional accommodation.
- The proposed development is considered compatible with the surrounding area in terms of built form and density, noting similar typologies at the neighbouring caravan park developments of Discovery Parks and G'Day Mate parks.
- The nature and scale of the proposed development is suitable to the local context. The development does not contravene any height, setback or plot ratio provisions.
- The development will not introduce negative impacts on the surrounding area. The proposed Rooming Accommodation use and ancillary Dwelling - Caretaker is not expected to impact on the amenity of the area in regard to noise, dust, light, emissions or the like that would be unreasonable in a Tourist Commercial zone.
- The development is not detrimental to the public interest, noting that the development represents significant investment in the town of Alice Springs, as well as local construction and employment opportunities.
- The proposed development is considered to be compliant with all relevant provisions of the Scheme.

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 is for a Rooming Accommodation use within a Tourist Commercial area, and thus the land is considered suitable.

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

The provision of public open space is not a requirement for the development.

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

Reticulated power, water and sewer are provided on site as well as appropriate telecommunication services.

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 Rooming Accommodation a use is considered appropriate in the Tourist Commercial

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area, noting that the use is existing and expected within the zone.

- The proposed development meets the scheme requirements in relation to setbacks, height, plot ratio, fencing, landscaping and the like, which will ensure any impacts on amenity are minimised.
- The proposed Rooming Accommodation use on site will have a positive impact on overall amenity of the site and surrounding area.

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

The proposal will not detriment the public interest and will provide benefit for the reasons outlined above in this report. With consideration to Section 51(1)(p) of the Act, the proposal is consistent with community safety through crime prevention principles in design in regard to the following:

- Lighting
- Minimisation of entrapment areas
- Visual surveillance of common areas.

Further, the proposal does not jeopardise water safety and provides general site access for persons with disabilities.

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

The proposal is not for the subdivision of land.

5.10 46(3)(L) – SCHEME LAND.

The proposal is not for the development of scheme land.

CONCLUSION.

Tatam Planning Co. has been engaged by AsBuild NT on behalf of the landowners to prepare a Development Application for the proposed *Rooming Accommodation* (Worker's Accommodation) and ancillary Dwelling – Caretaker's use at 5 & 11 Palm Place, Ross (Lot 10876 & 10875 Town of Alice Springs). The site is colloquially referred to as the 'Date Farm', on account of the existing horticultural operations involving the cultivation of dates on site.

The sites are located within Zone TC (Tourist Commercial) of the Northern Territory Planning Scheme 2020 (NTPS). The proposed development is defined under the NTPS as *Rooming Accommodation*, which is a Merit Assessable use in Zone TC. However, it is noted that the subject site is affected by the LSF (Land Subject to Flooding) overlay, which requires consent. The land use permissibility is therefore designated as Impact Assessable. The proposed Caretaker's Dwelling is considered to be ancillary to the primary use of Rooming Accommodation.

In accordance with Section 44(a) of the *Northern Territory Planning Act 1999* (NTPA) and Section 1.8(c) of the NTPS, consent is required for the proposed Impact Assessable use. Pursuant to Section 44 of the NTPA, Tatam Planning Co. seeks consent on behalf of our client for the proposed use of the land.

This Statement of Effect has been prepared to support the development application for the required development permit and has demonstrated that the proposed development is consistent with the intent of the NTPS and is a suitable development in this location.

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

- The site is considered suitable for the intended land use proposed, noting the purpose of the tourist commercial zone and the intent of the proposal to provide additional accommodation.
- The proposed development is considered compatible with the surrounding area in terms of built form and density, noting similar typologies at the neighbouring caravan park developments of Discovery Parks and G'Day Mate parks.
- The nature and scale of the proposed development is suitable to the local context. The development does not contravene any height, setback or plot ratio provisions.
- The development will not introduce negative impacts on the surrounding area. The proposed Rooming Accommodation use and ancillary Dwelling - Caretaker is not expected to impact on the amenity of the area in regard to noise, dust, light, emissions or the like that would be unreasonable in a Tourist Commercial zone.
- The development is not detrimental to the public interest, noting that the development represents significant investment in the town of Alice Springs, as well as local construction and employment opportunities.
- The proposed development is considered to be compliant with all relevant provisions of the Scheme.

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

STATEMENT OF EFFECT.
ROOMING ACCOMMODATION (WORKERS ACCOMMODATION)
& ANCILLARY DWELLING - CARETAKERS
DATE FARM – ALICE SPRINGS (5 & 11 PALM PLACE, ROSS NT)



ATTACHMENT A.

CERTIFICATES OF TITLE.

Date Registered: 23/06/2023

Volume 872 Folio 813

Duplicate Certificate as to Title issued? No

SEARCH CERTIFICATE

Lot 10876 Town of Alice Springs from plan(s) LTO2017/039
Area under title is 5340 square metres

Owner:

Treehouse Developments Pty Ltd (ACN 620 055 718) as trustee for The Treehouse Property Trust
of PO Box 4825, Alice Springs NT 0871

Registered Date	Dealing Number	Description
12/12/2017	897293	Previous title is Volume 841 Folio 869 Caution Notice This allotment is subject to inundation in a projected 1% Annual Exceedance Probability flood event
End of Dealings		



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

Record of Administrative Interests and Information

The information contained in this record of Administrative Interests only relates to the below parcel reference.

Parcel Reference: Lot 10876 Town of Alice Springs plan(s) LTO2017/039

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

Government Land Register

(none found)

Custodian - Registrar General (+61 8 8999 6252)

Current Title

CUFT 872 813 (order 1)

Tenure Type

ESTATE IN FEE SIMPLE

Tenure Status

Current

Area Under Title

5340 square metres

Owners

Treehouse Developments Pty Ltd (ACN 620 055 718) as trustee for The Treehouse Property Trust
PO Box 4825, Alice Springs NT 0871

Easements

(none found)

Scheme Name

(none found)

Scheme Body Corporate Name

(none found)

Reserved Name(s)

(none found)

Unit Entitlements

(none found)



Transfers

23/06/2023 for \$500,000 (Nil GST)

Tenure Comments

(none found)

Historic Titles

CUFT 841 869 (order 1)

CUFT 825 468 (order 1)

Visit the website http://www.nt.gov.au/justice/bdm/land_title_office/

Custodian - Surveyor General (+61 8 8995 5354)**Address**

5 PALM CCT, ROSS

Survey Plan

LTO2017/039

Survey Status

Approved

Parcel Status

CURRENT

Parcel Area

5340 square metres

Map Reference

(none found)

Parent Parcels

Lot 00340 Town of Alice Springs plan(s) OP 001140

Parcel Comments

(none found)

Survey Comments

LOTS 10876 AND 10877, SUBDIVISION OF LOT 7404, TOWN OF ALICE SPRINGS

Proposed Easements

(none found)

Local Government Area

ALICE SPRINGS MUNICIPALITY

Region

ALICE SPRINGS

Custodian - Valuer General (+61 8 8995 5375)**Owner's Last Known Address**

Treehouse Developments Pty Ltd (ACN 620 055 718) as trustee for The Treehouse Property Trust, PO BOX 4825, ALICE SPRINGS NT 0871

Parcels in Valuation

Lot 10876 Town of Alice Springs



Unimproved Capital Value

\$225,000 on 01/07/2024
\$225,000 on 01/07/2021
\$215,000 on 01/07/2018
\$225,000 on 01/07/2015

Custodian - Property Purchasing (+61 8 8999 6886)**Acquisitions**

(none found)

Custodian - Building Advisory Service (+61 8 8999 8965)**Building Control Areas**

BBASP001 - Building Control Area

ALICE SPRINGS BUILDING AREA

Building Permits

(none found)

Visit the website <http://www.nt.gov.au/building/>

Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)**Planning Scheme Zone**

TC (Tourist Commercial)

Overlays: The following overlays may apply to your land

- LSF - Land Subject to Flooding

Refer to the NT Planning Scheme 2020 for more information.

Strategic Frameworks: The following strategic frameworks may apply to your land

Regional Plans:

- Alice Springs Regional Land Use Plan

Sub Regional Plans:

- None

Area Plans:

- None

Interim Development Control Orders

(none found)

Planning Notes

(none found)

Planning Applications

(none found)

Custodian - Pastoral Estate - Vegetation Assessment Unit (+61 8 8999 4454)

(none found)

Visit the website for information on Pastoral land permits.

Custodian - Power and Water Corporation (1800 245 092)**Meters on Parcel**

Power Water - Electricity (none found)
Power Water - Water (none found)

For Account balances, contact the Power and Water Corporation.

Custodian - Pool Fencing Unit (+61 8 8924 3641)**Swimming Pool/Spa Status**

(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

Custodian - Department of Industry, Tourism and Trade (+61 8 8999 5263)**Mineral Titles**

Title ID	Status	Title Type	Expiry Date	Legislation
RL328	Granted	Reserve Land		Mineral Titles Act 2010

For additional information contact the Mineral Titles Team on +61 8 8999 5322

Energy Titles

Title ID	Status	Title Type	Expiry Date	Legislation
GRO4	Granted	Geothermal Reserved from Occupation		Geothermal Energy Act 2009
RB6	Granted	Reservation of Blocks		Petroleum Act 1984
RB71	Granted	Reservation of Blocks		Petroleum Act 1984
RB248	Granted	Reservation of Blocks		Petroleum Act 1984

For additional information contact the Petroleum Tenure Team on +61 8 8999 5263

Land Access Agreements

(none found)

For additional information contact the Land Access Team on +61 8 8999 6442

For further information contact as above or visit the website <https://strike.nt.gov.au>

Custodian - NT Environment Protection Authority (+61 8 8924 4218)**Results of site contamination assessment**

(none found)

For further information contact Environment Protection Authority or visit the website <https://ntepa.nt.gov.au/your-business/public-registers/contaminated-land-audits>

Custodian - Heritage Branch (+61 8 8999 5039)

Heritage Listing:
(none found)

For further information on heritage places contact Heritage Branch or visit the website
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

Other Interests

For Account balances, contact Alice Springs Town Council

Locality Diagram



Date Registered: 23/06/2023

Volume 872 Folio 812

Duplicate Certificate as to Title issued? No

SEARCH CERTIFICATE

Lot 10875 Town of Alice Springs from plan(s) LTO2017/038

Area under title is 6010 square metres

Owner:

Treehouse Developments Pty Ltd (ACN 620 055 718) as trustee for The Treehouse Property Trust
of PO Box 4825, Alice Springs NT 0871

Registered Date	Dealing Number	Description
		Previous title is Volume 867 Folio 326
11/10/2023	1003205	Mortgage Westpac Banking Corporation
09/02/2018	899893	Caution Notice This allotment is subject to inundation in a projected 1% Annual Exceedance Probability flood event.
End of Dealings		



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

Record of Administrative Interests and Information

The information contained in this record of Administrative Interests only relates to the below parcel reference.

Parcel Reference: Lot 10875 Town of Alice Springs plan(s) LTO2017/038

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

Government Land Register

(none found)

Custodian - Registrar General (+61 8 8999 6252)

Current Title

CUFT 872 812 (order 1)

Tenure Type

ESTATE IN FEE SIMPLE

Tenure Status

Current

Area Under Title

6010 square metres

Owners

Treehouse Developments Pty Ltd (ACN 620 055 718) as trustee for The Treehouse Property Trust
PO Box 4825, Alice Springs NT 0871

Easements

(none found)

Scheme Name

(none found)

Scheme Body Corporate Name

(none found)

Reserved Name(s)

(none found)

Unit Entitlements

(none found)



Transfers

23/06/2023 for \$400,000 (Nil GST)
15/12/2022 for Binding Financial Ag

Tenure Comments

(none found)

Historic Titles

CUFT 867 326 (order 1)
CUFT 853 507 (order 1)
CUFT 825 472 (order 1)

Visit the website http://www.nt.gov.au/justice/bdm/land_title_office/

Custodian - Surveyor General (+61 8 8995 5354)**Address**

11 PALM CCT, ROSS

Survey Plan

LTO2017/038

Survey Status

Approved

Parcel Status

CURRENT

Parcel Area

6010 square metres

Map Reference

(none found)

Parent Parcels

Lot 00340 Town of Alice Springs plan(s) OP 001140

Parcel Comments

(none found)

Survey Comments

LOTS 10873 TO 10875, SUBDIVISION OF LOT 340, TOWN OF ALICE SPRINGS

Proposed Easements

(none found)

Local Government Area

ALICE SPRINGS MUNICIPALITY

Region

ALICE SPRINGS

Custodian - Valuer General (+61 8 8995 5375)**Owner's Last Known Address**

Treehouse Developments Pty Ltd (ACN 620 055 718) as trustee for The Treehouse Property Trust, PO BOX 4825,
ALICE SPRINGS NT 0871

Parcels in Valuation

Lot 10875 Town of Alice Springs



Unimproved Capital Value

\$240,000 on 01/07/2024
\$240,000 on 01/07/2021
\$230,000 on 01/07/2018
\$240,000 on 01/07/2015

Custodian - Property Purchasing (+61 8 8999 6886)**Acquisitions**

(none found)

Custodian - Building Advisory Service (+61 8 8999 8965)**Building Control Areas**

BBASP001 - Building Control Area

ALICE SPRINGS BUILDING AREA

Building Permits

(none found)

Visit the website <http://www.nt.gov.au/building/>

Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)**Planning Scheme Zone**

TC (Tourist Commercial)

Overlays: The following overlays may apply to your land

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Strategic Frameworks: The following strategic frameworks may apply to your land

Regional Plans:

- Alice Springs Regional Land Use Plan

Sub Regional Plans:

- None

Area Plans:

- None

Interim Development Control Orders

(none found)

Planning Notes

(none found)

Planning Applications

(none found)

Custodian - Pastoral Estate - Vegetation Assessment Unit (+61 8 8999 4454)

(none found)

Visit the website for information on Pastoral land permits.

Custodian - Power and Water Corporation (1800 245 092)**Meters on Parcel**

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Power Water - Water (none found)

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Custodian - Pool Fencing Unit (+61 8 8924 3641)**Swimming Pool/Spa Status**

(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

Custodian - Department of Industry, Tourism and Trade (+61 8 8999 5263)**Mineral Titles**

Title ID	Status	Title Type	Expiry Date	Legislation
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RB6	Granted	Reservation of Blocks		Petroleum Act 1984
RB71	Granted	Reservation of Blocks		Petroleum Act 1984
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For additional information contact the Petroleum Tenure Team on +61 8 8999 5263

Land Access Agreements

(none found)

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Custodian - NT Environment Protection Authority (+61 8 8924 4218)**Results of site contamination assessment**

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For further information contact Environment Protection Authority or visit the website <https://ntepa.nt.gov.au/your-business/public-registers/contaminated-land-audits>

Custodian - Heritage Branch (+61 8 8999 5039)

Heritage Listing:
(none found)

For further information on heritage places contact Heritage Branch or visit the website
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

Other Interests

For Account balances, contact Alice Springs Town Council

Locality Diagram

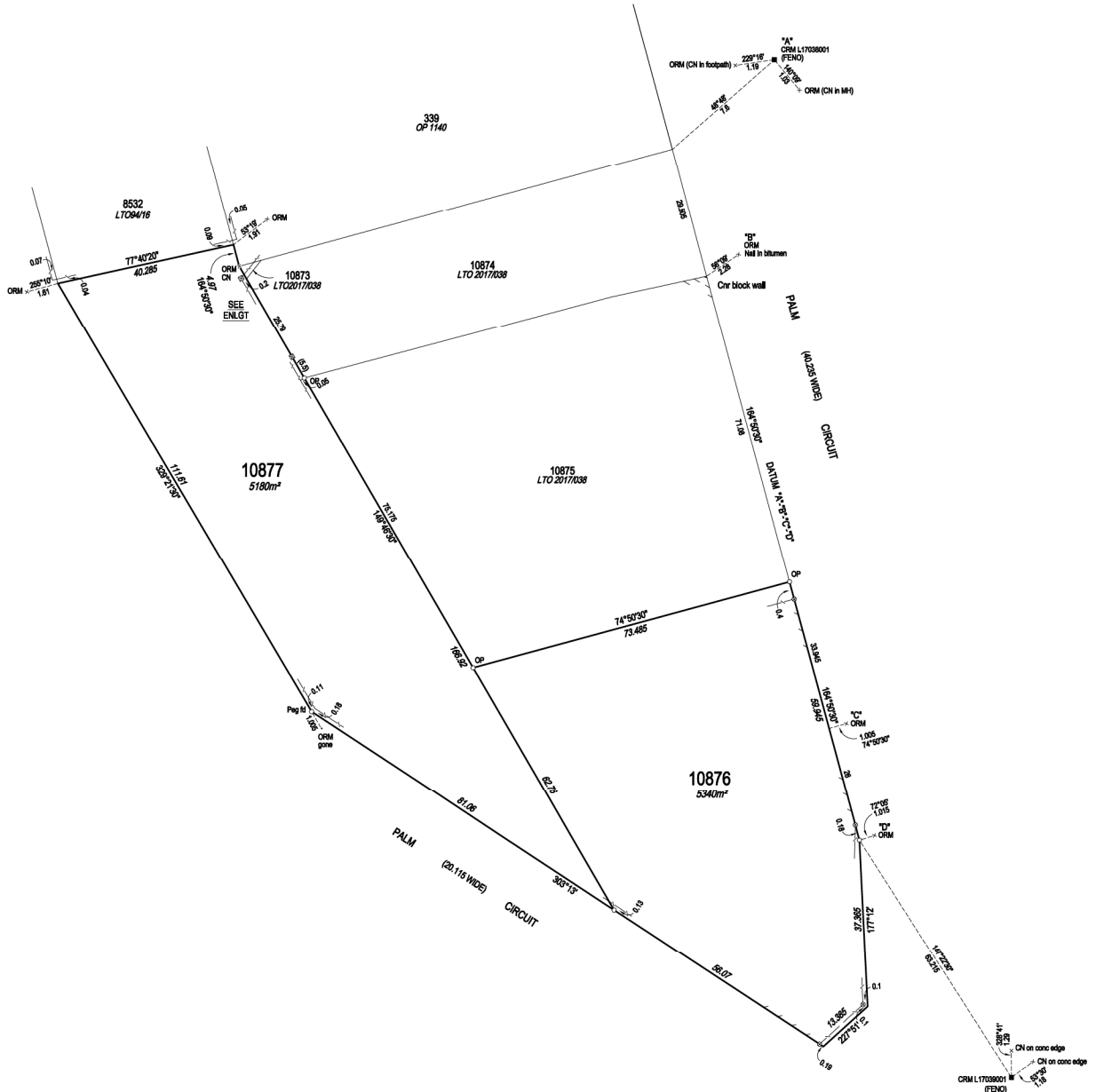
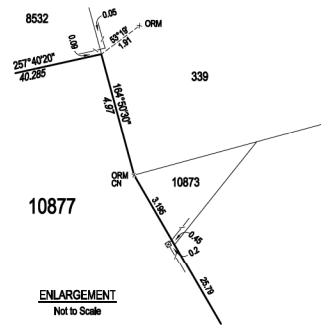


STATEMENT OF EFFECT.
ROOMING ACCOMMODATION (WORKERS ACCOMMODATION)
& ANCILLARY DWELLING - CARETAKERS
DATE FARM – ALICE SPRINGS (5 & 11 PALM PLACE, ROSS NT)



ATTACHMENT B.

SURVEY PLAN.

**SURVEYOR'S CERTIFICATE**

I, **Philip Arthur Verrall**
being duly sworn, certify that the survey represented on this plan was carried out by me or under my immediate supervision and was completed on **14/08/2017** and that the survey has been executed in accordance with the Licensed Surveyor's Act and the directions thereunder.

Philip Arthur Verrall
Licensed Surveyor

L.T.O. REGISTRATION

Lodged on
Instrument Number
Registered on
by me
Registrar-General

Note

Offsets are at 90° to the boundaries unless otherwise shown
Dimensions of unmarked boundaries are original unless otherwise shown
CN denotes Concrete Nail
SQ denotes Square Fence Post
B denotes Block Wall

Version 1.1 - survey plan as lodged

SURVEY APPROVAL

I, **Robert Ian Serib**
being duly sworn, approve the survey under section 66 of the Licensing Act, 1996, and I acknowledge, on behalf of the Service Authorities designated, the vesting of the Service Elements shown hereon, and I agree on behalf of the Service Authorities designated, the land designated as roads or reserved for use (paved or unpaved) pursuant to section 66 of the Licensing Act and section 7 of the Council of Roads Act.

Robert Ian Serib
Asking Surveyor-General
6/4/2018
Date

LOTS 10876 AND 10877

SUBDIVISION OF LOT 7404

TOWN OF ALICE SPRINGS

Created by
Earl James & Associates
(1927)

Drawn by
BBS

Map Reference
ASINLUTN
LTO 2017/038

Assessed by
BBS

Observed at

SCALE 1:500 (A1)

LTO 2017/039

STATEMENT OF EFFECT.
ROOMING ACCOMMODATION (WORKERS ACCOMMODATION)
& ANCILLARY DWELLING - CARETAKERS
DATE FARM – ALICE SPRINGS (5 & 11 PALM PLACE, ROSS NT)

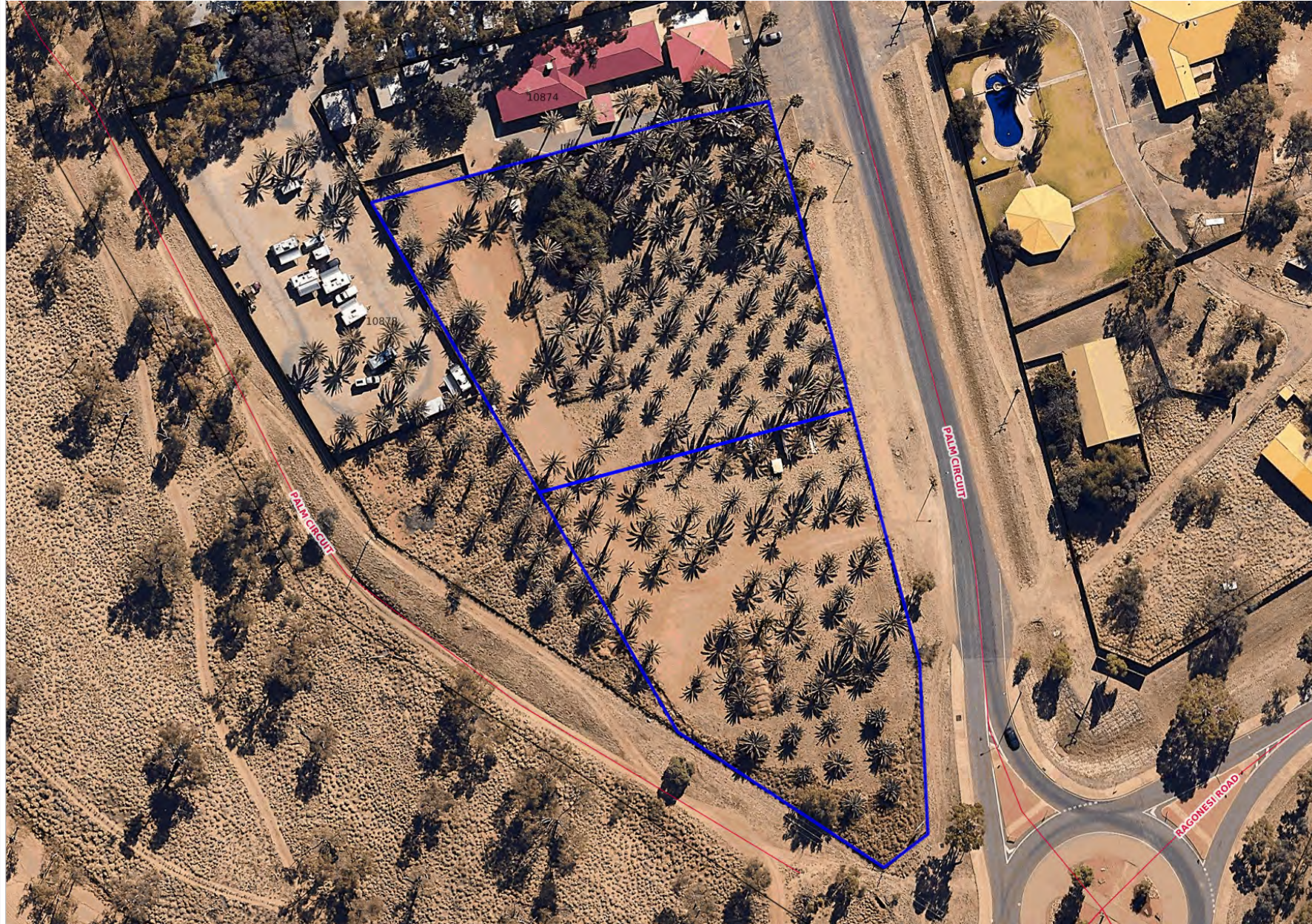


ATTACHMENT C.

SITE AERIAL.

ATTACHMENT C - SITE AERIAL

5 & 11 PALM CIRCUIT, ROSS (LOTS 10876 & 10875 TOWN OF ALICE SPRINGS)



LEGEND

 SUBJECT SITES



Metres 20 40

nrmaps.nt.gov.au

Geospatial Services Unit

Department of Lands,
Planning and Environment
© Northern Territory Government

STATEMENT OF EFFECT.
ROOMING ACCOMMODATION (WORKERS ACCOMMODATION)
& ANCILLARY DWELLING - CARETAKERS
DATE FARM – ALICE SPRINGS (5 & 11 PALM PLACE, ROSS NT)

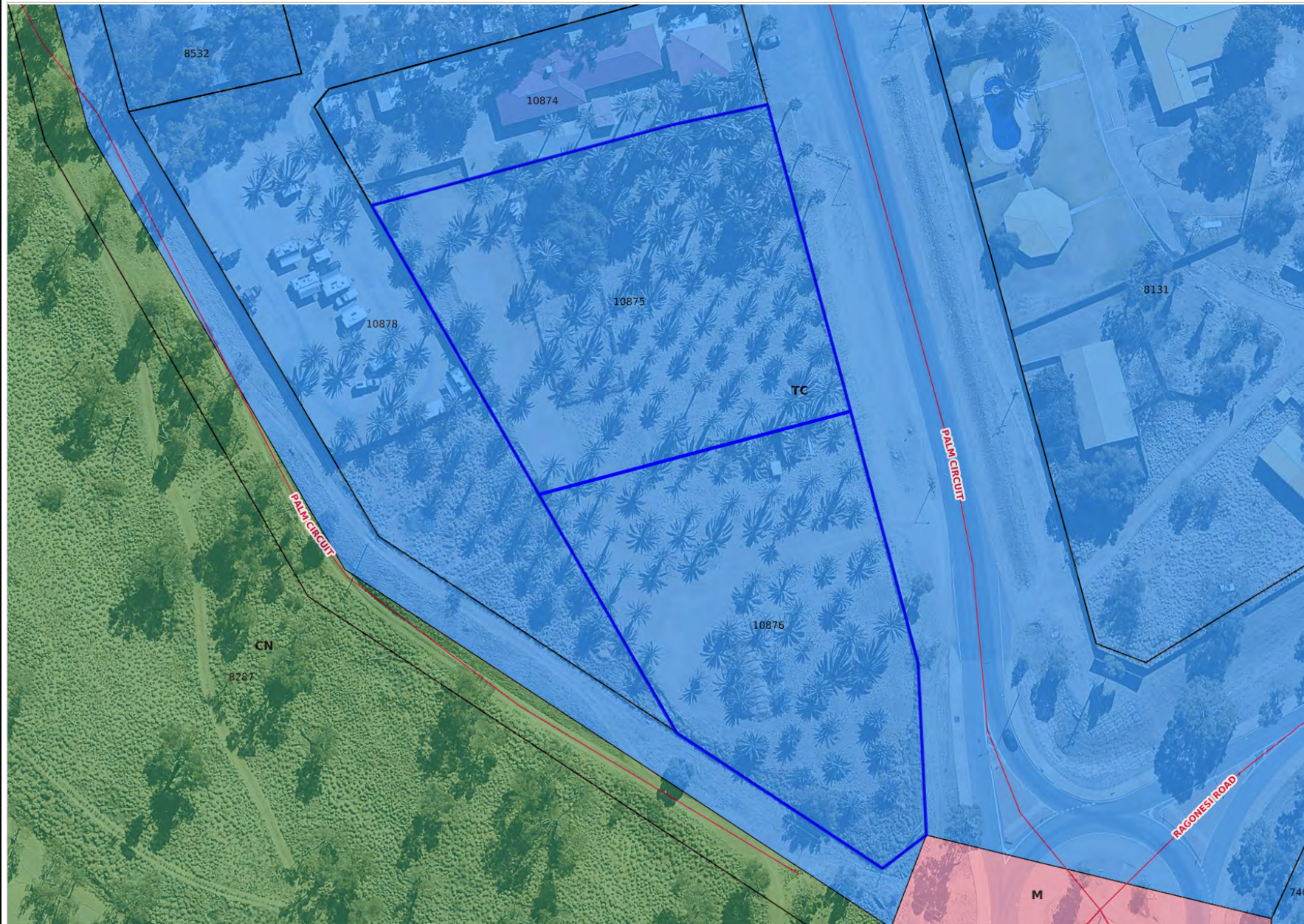


ATTACHMENT D.

SITE ZONING.

ATTACHMENT D - SITE ZONING

5 & 11 PALM CIRCUIT, ROSS (LOTS 10876 & 10875 TOWN OF ALICE SPRINGS)



LEGEND

TOWN PLANNING ZONES

- CN - Conservation
- M - Main Road
- TC - Tourist Commercial

SUBJECT SITES



Metres 20 40

nrmaps.nt.gov.au

Geospatial Services Unit

Department of Lands,
Planning and Environment
© Northern Territory Government

STATEMENT OF EFFECT.
ROOMING ACCOMMODATION (WORKERS ACCOMMODATION)
& ANCILLARY DWELLING - CARETAKERS
DATE FARM – ALICE SPRINGS (5 & 11 PALM PLACE, ROSS NT)



ATTACHMENT G.

SACRED SITE TREE PRESERVATION REPORT.

ACTION REPORT

SACRED SITE ISSUES REPORT

**Lot 10876 (5 Palm Circuit) & Lot 10875 Alice Springs (11 Palm
Circuit, Ross)**



Report by

Geoff Miers

Geoff Miers Garden Solutions Pty Ltd

09/1/25

ACTION REPORT

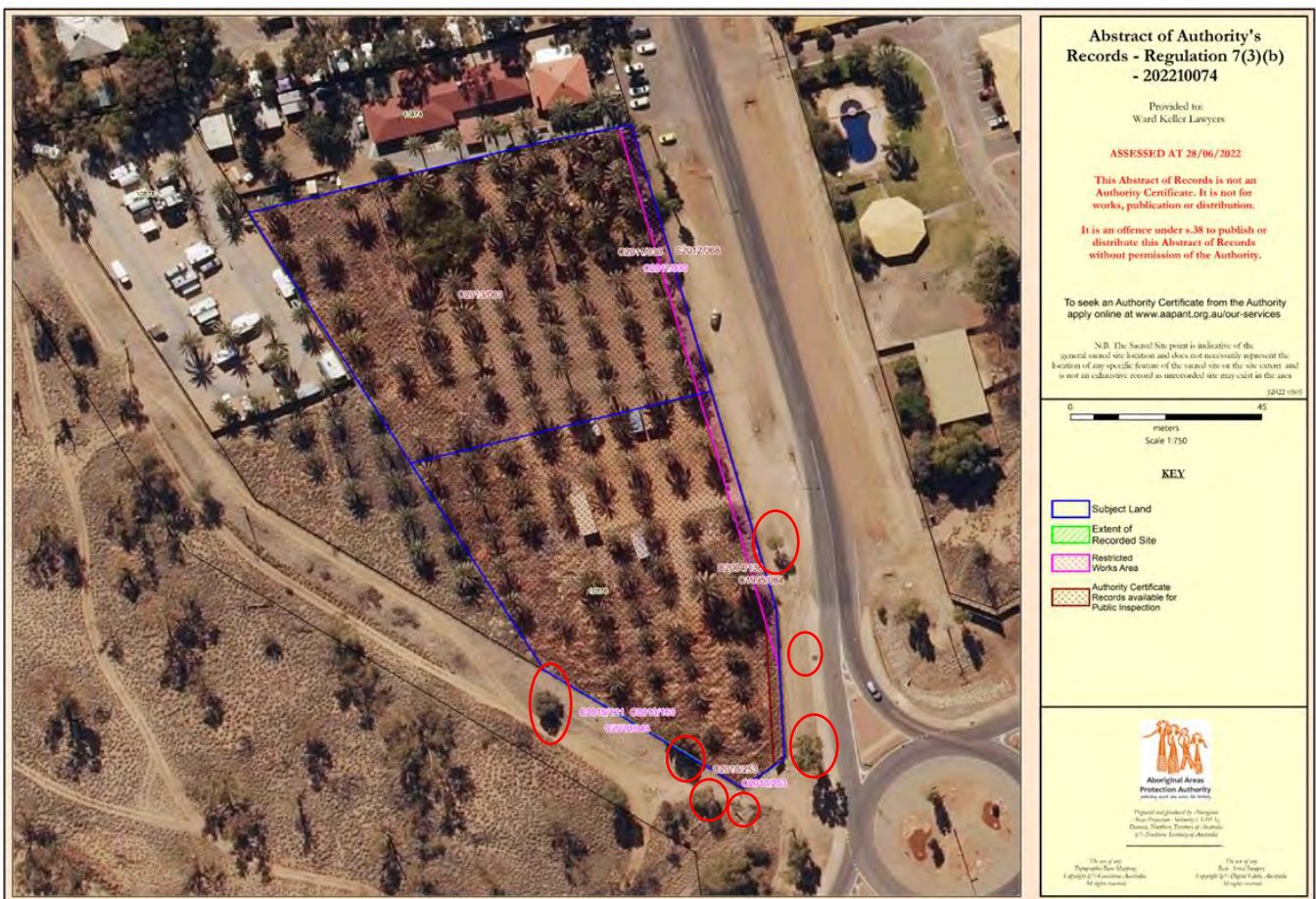
Introduction:

The purpose of this report is to report on the sacred sites issues with particular reference to trees identified in relation to Lot 10876 Town of Alice Springs (5 Palm Circuit, Alice Springs) and Lot 10875 Town of Alice Springs (11 Palm Circuit, Alice Springs) being the property of Treehouse Developments Pty Ltd.

In a letter from the Aboriginal Areas Protection Authority (AAPA) dated 28th June 2022 including an abstract of records pursuant to the *Northern Territory Aboriginal Sacred Sites Act* (NT) relating to the properties it is noted that as follows:-

- i) there are currently no registered sacred sites located on the parcel of land;
- ii) there are recorded sacred sites on the parcel of land;
- iii) there are restricted work areas in the parcel of land which are provided for in a previously issued Authority Certificate;

With reference to the map attached to the AAPA letter the whole of the properties have previously been covered by previously issued Authority Certificates and a strip of land along the north-eastern boundary was classified as a Restricted Work Area in a previously issued Authority Certificate.



Map provided by AAPA covering the two properties being 5 Palm Circuit & 11 Palm Circuit Alice Springs. The properties are covered by brown diagonal lines denoting the properties have been covered by past Authority Certificates and the strip of land covered by pink diagonal lines was once classified as a Restricted Work Area. Trees circled in red denotes trees identified and discussed within this report.

In total there previously have been issued 15 Authority Certificates that may have impacted on the two properties. Within these Authority Certificates several references are made with regard to trees within the region. Selected examples are reproduced immediately below.

C2020/043 “no works or no damage to any ghost gum”... “no works or damage to any mature river red gum”... “No works or damage to occur to any mature river red gum tree, or ghost gum tree or ironwood tree or corkwood tree or bean tree..”

C2012/253 “No damage to mature native trees”....

C2012/119 “No damage to any mature river red gum.”

C2012/068 “RWA # associated with sacred site 5650-164 “no damage to river red gum. No works within 3 m from trunk except for maintenance of existing infrastructure.”

C2011/030 “RWA 1 associated with sacred sites 5650-107A, 5650-107B, 5650-107C, 5650-107D, 5650-107E, 5650-161, 5650-184, 5650-325A, 5650-325B, 5650-417E, 5650-417F, 5650-94A and 5650-399: no works or damage within 5m radius of any mature river red gum or mature corkwood tree.”

With reference to the 15 Authority Certificates issued that may impact on the two properties in question in summary the following trees within the identified region have been identified as being possible trees of significance. These trees are as follows:-

<i>Acacia estrophilolata</i>	Ironwood,
<i>Corymbia aparrerinja</i>	Ghost Gum
<i>Erythrina vespertilio</i>	Bean Tree
<i>Eucalyptus camaldulensis</i>	River Red Gums,
<i>Eucalyptus opaca</i>	Bloodwood,
<i>Hakea eyreana</i>	Corkwood

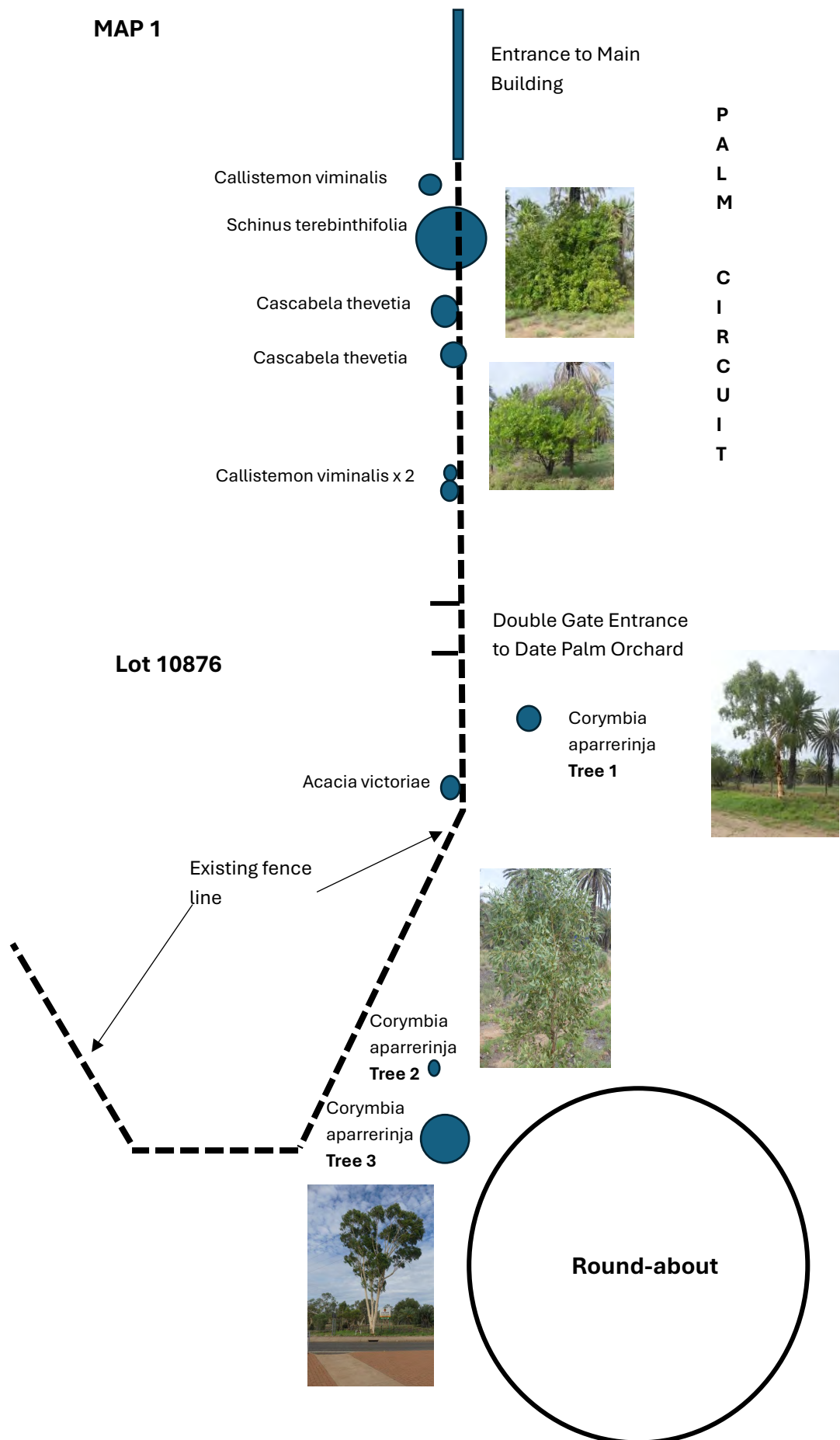
Comments:

With reference to the previously identified Restricted Work Zone identified on the north-eastern boundary of the property none of the identified tree species immediately above are located within this zone, the only trees planted are introduced species.

The only tree species along the immediate boundary fence line and **within the property** are *Callistemon viminalis* (Red-flowering Drooping Bottlebrush), *Schinus terebinthifolia* (Brazilian Peppercorn) and the *Cascabela thevetia* (Yellow Oleander).

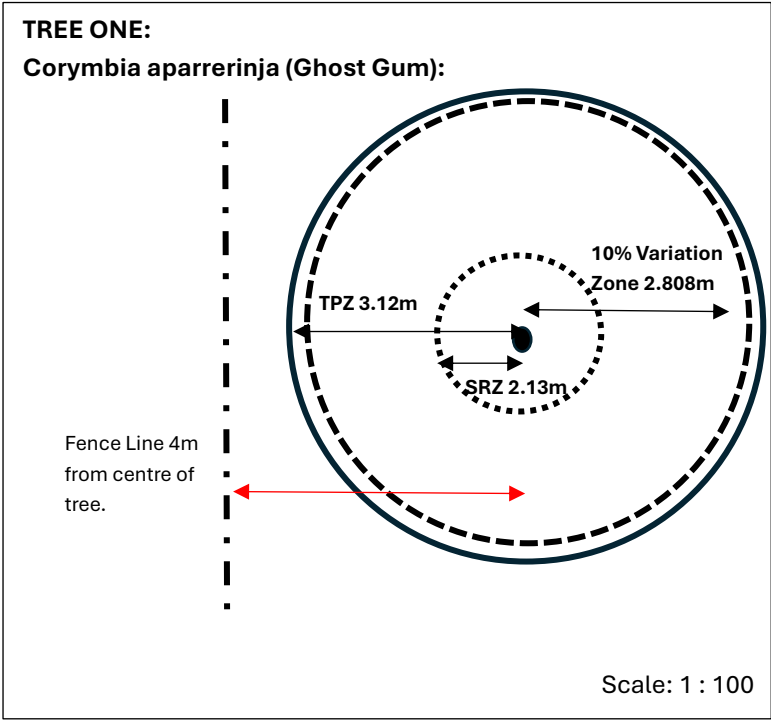
Outside the boundary on the verge of Palm Circuit are however three *Corymbia aparrerinja* commonly referred to as Ghost Gums. See page 5 for more information.

MAP 1



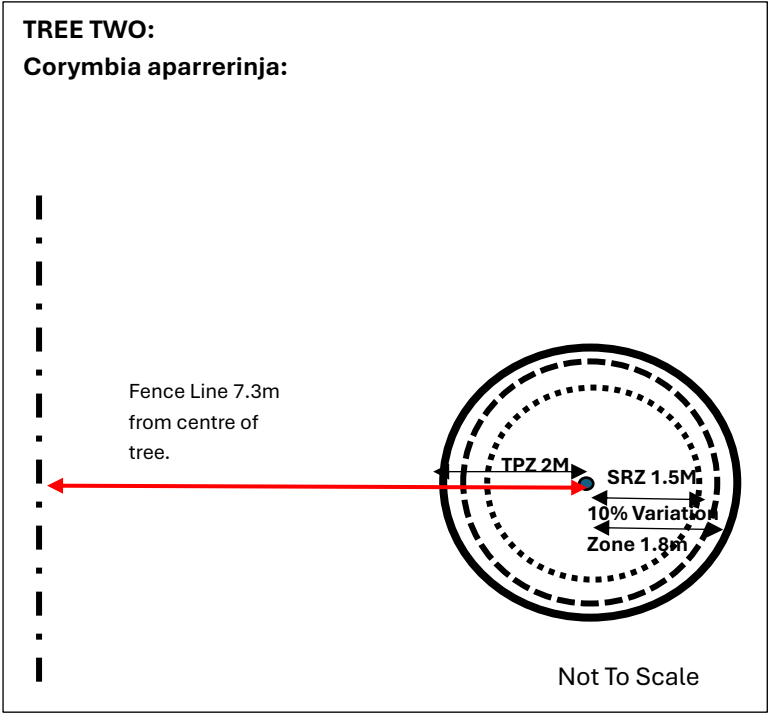
There are three Ghost Gums (*Corymbia aparrerinja*) located outside the boundary of the two properties on the north eastern corner of Lot 10876, reasonably close to the Ross Highway/Palm Circuit/Ragonesi Road round-about. Locations with reference to the fence-line are detailed below.

TREE ONE

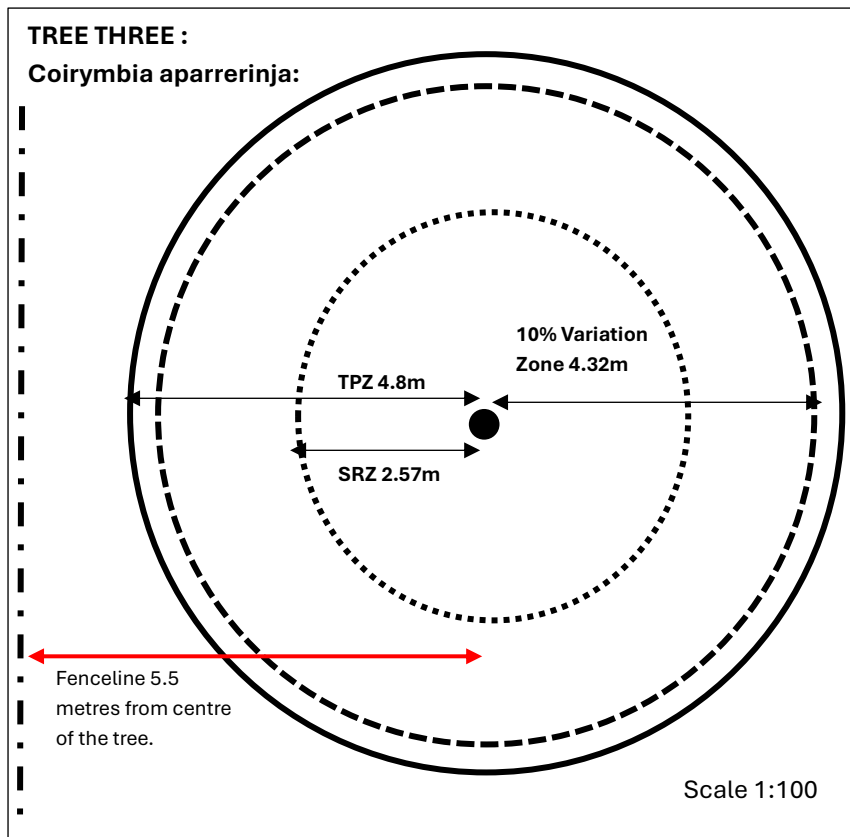


Tree ID No.	Botanical Name	DBH (Diametre)	TPZ (Radius)	SRZ (Radius)	10% Variation Zone (Radius)	Distance From Fenceline
1	Corymbia aparrerinja	0.26m	3.12m	2.13m	2.808m	4 metres

TREE TWO:



Tree ID No.	Botanical Name	DBH (Diametre)	TPZ (Radius)	SRZ (Radius)	10% Variation Zone (Radius)	Distance From Fenceline
2	Corymbia aparrerinja	0.04m	2m	1.5m	1.8m	7.3 metres

TREE THREE:

Tree ID No.	Botanical Name	DBH (Diameter)	TPZ (Radius)	SRZ (Radius)	10% Variation Zone (Radius)	Distance From Fenceline
3	Corymbia aparrerinja	0.4m	4.8m	2.57m	4.32m	5.50 metres

Tree Protection Zone (TPZ) & Structural Root Zone (SRZ):

The Australian Standard for the Protection of Trees on Development Sites (AS4970-2009) has been referred to and used as the guiding document in establishing the Tree Protection Zones and Structural Root Zones around the trees as documented.

For reference the DBH is the Diameter at Breast Height taken at 1.4 metres from ground level of the tree. The TPZ is short for Tree Protection Zone and the formulae used was $TPZ = 12 \times DBH$.

The SRZ is short for the Structural Root Zone and the SRZ radius was calculated using the following formulae:- $(D \times 50) 0.42 \times 0.64$ (D = Trunk diameter in metres immediately above the root buttress.)

AS-4970: Protection of Trees on Development Sites allows for encroachments of up to 10% into the calculated TPZ.

Tree protection zones need to be established as an immediate priority around all trees prior to any works being commenced.

The TPZ is a designated area around a tree that is protected when nearby works are being undertaken to preserve the soil and tree.

The area is usually calculated by multiplying the DBH (trunk diameter at a given height) by 12, e.g. if the DBH is 50cm then the TPZ will usually be 6m radius measured from the centre of the trunk.

As a general rule the 10% variation line to the Tree Protection Zone should be your guide, restricting works to outside this line. If in an instance works have to be undertaken within the 10% variation line a formulae can be used to establish how far these undertaken works can move into this zone.

“The Structural Root Zone (SRZ) is an area (radius) around a tree trunk that must be protected to ensure stability of the tree in the ground. If larger roots within this area are damaged it is highly likely the tree's structure will be compromised, possibly causing whole tree failure. The SRZ primarily relates to structure as opposed to tree health, to protect tree health The TPZ should be adhered to.

Concluding Comments on Three *Corymbia aparrerinja* Outside Properties:

As illustrated above all three Ghost Gums (*Corymbia aparrerinja*) are outside the property line of Lot 10876 and outside the identified “Restricted Work Zone”.

Consistent with Australian Standards Guidelines AS 4970-2009 any proposed development along or within the boundary of Lot 10876 is both outside the calculated Tree Protection Zones and the Structural Root Zones of the three trees under discussion, as illustrated immediately below.

Tree ID No.	Botanical Name	DBH (Diameter)	TPZ (Radius)	SRZ (Radius)	10% Variation Zone (Radius)	Distance of Tree from Fenceline	Distance of fence from TPZ
1	<i>Corymbia aparrerinja</i>	0.26m	3.12m	2.13m	2.808m	4 metres	0.88 metres
2	<i>Corymbia aparrerinja</i>	0.04m	2m	1.5m	1.8m	7.3 metres	5.3 metres
3	<i>Corymbia aparrerinja</i>	0.4	4.8m	2.57m	4.32m	5.5metres	0.70 metres

Any proposed works along the fence line or within the property as illustrated is outside the Tree Protection Zone and is well outside the Structural Root Zones. With reference to the perimeter of the SRZs Tree 1 is 1.78metres, Tree 2 is 5.8 metres and Tree 3 is 2.93 metres outside the restricted work zone as identified.

Eastern Property Line:

With reference to the eastern boundary line there are no trees growing within close proximity.

The semi-mature *Corymbia aparrerinja*, Ghost Gum, on the right hand side of the photo, as detailed immediately above has a Tree Protection Zone perimeter of 4.8 metres, the fence line thus being 0.70 metres away from this protected zone.



Southern Boundary Fence Line:

Commencing from the south-eastern corner a Small *Acacia victoriae* is located 5 metres from the fence line, another almost dead *Acacia victoriae* is located a similar distance directly south from the corner of the property.

Acacia victoriae commonly referred to as Acacia Bush or Victoria Wattle are short lived trees that are not recorded as being considered as trees of significance.

They are quick growing large shrubs or small trees, have attractive lemon-yellow blooms in early Spring and produce large quantities of seed that when cleaned and ground can be used as a flour substitute to make damper or bread. There are one of the shortest lived local acacia or wattles. These are not identified as being significant trees.



7.5 metres from the corner of the property and 7.6 metres south of the fence-line is located a multi-trunked relatively young *Eucalyptus camaldulensis*, commonly referred to as a River Red Gum.

This tree has a Tree Protection Zone of 2.28 metres and a Structural Root Zone of 2.53 metres. With the tree being 7.6 metres from the existing fence line the tree is well away from the property and not likely to be affected by any future proposed works.



On the southern boundary close to the eastern corner is growing an *Acacia estrophilolata* commonly referred to as an Ironwood.

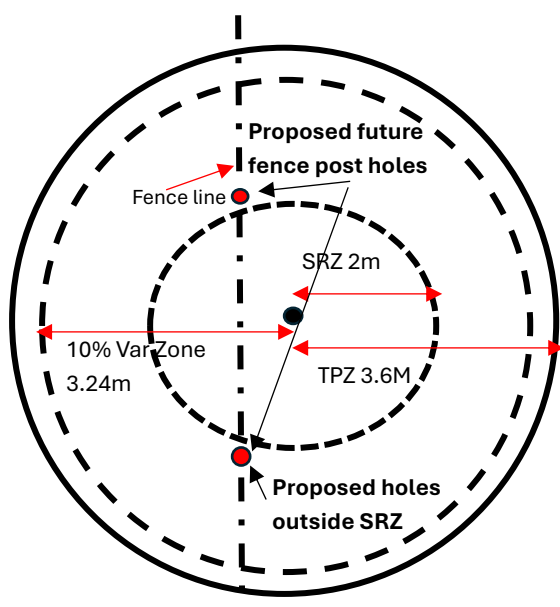
This tree is growing close to the southern boundary fence line. It is a relatively healthy reasonably mature tree located 16 metres along the southern boundary from the south-eastern corner of the property, noting that its stability has previously been undermined.

The tree has a definite northerly lean, the tree having previously been destabilised at some time. The tree has a minor dead branch stub at the base and nearby is a juvenile Ironwood tree seedling.



TREE FOUR:

Acacia estrophilolata (Ironwood):

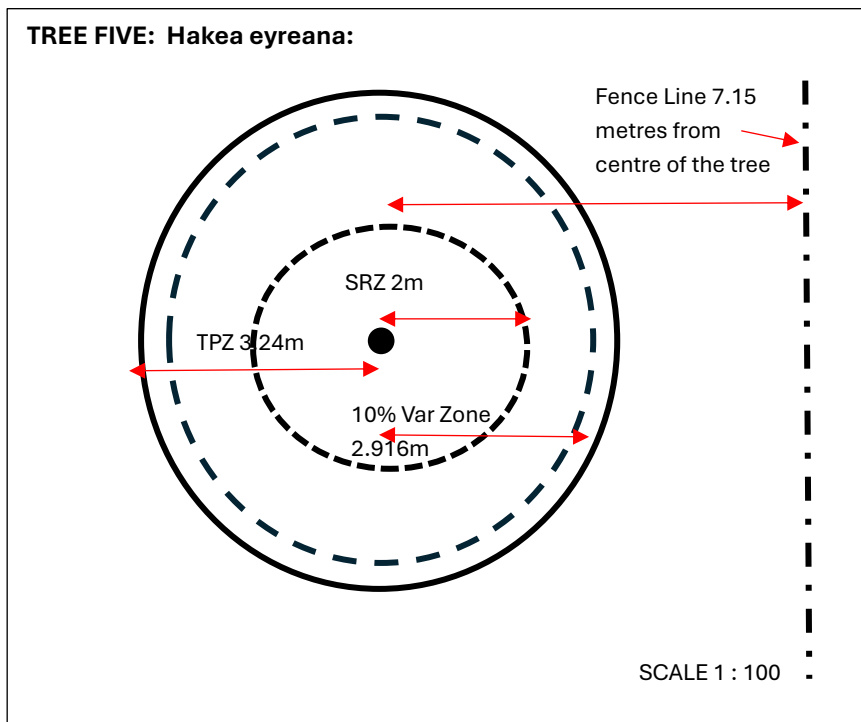


Scale: 1 : 100



Tree ID No.	Botanical Name	DBH (Diameter)	TPZ (Radius)	SRZ (Radius)	10% Variation Zone (Radius)	Distance From Fenceline
4	<i>Acacia estrophilolata</i>	0.3m	3.6m	2m	3.24m	0.75 metres

If a new rear fence is to be constructed it is recommended that the juvenile Ironwood tree be removed and that where fence poles are to be constructed that a vac-truck be used to drill the holes to prevent any damage to the root structure or alternatively the two fence post holes could be dug manually by hand reducing the risk of root damage in the process. The dead branch stub should be removed. It is not visibly connected to the main tree although sub-surface works were not undertaken to verify this fact.



Tree ID No.	Botanical Name	DBH (Diameter)	TPZ (Radius)	SRZ (Radius)	10% Variation Zone (Radius)	Distance From Fenceline
5	<i>Hakea eyreana</i>	0.27m	3.24m	2m	2.916m	7.15 metres

The *Hakea eyreana*, commonly referred to as a Fork-leafed Corkwood is located 7.15 metres from the existing fence line and is located 42.6 metres from the south-eastern fence line corner.

This Fork-leafed Corkwood is a mature, healthy quite well-rounded tree that is well away from the existing boundary line of the property and most unlikely to be impacted on by any proposed development on the property.

This tree is recognised as being a significant tree.

Concluding Comments:

As previously identified the tree species within the boundary of the two Lots in question, Lot 10876 (5 Palm Circuit) & Lot 10875 Alice Springs (11 Palm Circuit, Ross) or are in close proximity of the properties include:-

- | | |
|----------------------------|------------------------------------|
| - Eucalyptus camaldulensis | River Red Gum |
| - Corymbia aparrerinja | Ghost Gum |
| - Hakea eyreana | Fork-leafed Corkwood |
| - Acacia estrophilolata | Ironwood |
| - Acacia victoriae | Acacia Bush or Victoria Wattle |
| - Callistemon viminalis | Red-flowering Drooping Bottlebrush |
| - Schinus terebinthifolia | Brazilian Peppercorn |
| - Cascabela thevetia | Yellow Oleander |
| - Phoenix dactylifera | Date Palm |

There are found no examples of *Eucalyptus camaldulensis*, *Corymbia aparrerinja* or *Hakea eyreana* found within the boundaries of the two Lots and no trees outside the property that have their Tree Protection Zones within close proximity of the property boundaries.

These three tree species are considered to be trees of significance however any proposed developments within the boundaries of Lot 10876 (5 Palm Circuit) & Lot 10875 Alice Springs (11 Palm Circuit, Ross) will have zero impact on these trees as identified.

Calculations have been made using the formulae as identified in *The Australian Standard for the Protection of Trees on Development Sites (AS4970-2009)*. This has been referred to and used as the guiding document in establishing the Tree Protection Zones and Structural Root Zones around the trees as documented.

There is only one tree of significance found on the property. This is an Ironwood, *Acacia estrophilolata*, this being located along the southern boundary of the property being 16 metres west of the south-eastern corner of the property.

To construct a new boundary fence work would need to be conducted within the Tree Protection Zone however it is proposed that by either hand digging or using a Vac-truck specific and limited excavation works are possible without causing damage to the root structure of the tree while still conforming to the Australian Standards Guidelines. Encroachment into the TPZ of 38.5 square metres would be approximately 0.7 – 0.9% and provided disturbance and damage to existing roots is avoided the



positioning of two fence posts within the TPZ will have zero or very little detrimental impact on the health of the tree.

While the old fence is removed and a new boundary fence is installed a temporary fence should be installed around the perimeter of the Tree Protection Zone to limit activity within the TPZ and to restrict vehicles and other equipment transgressing into this zone.

Signage needs to be placed on the temporary fencing declaring the zone as a “No Go Zone” and the name of the supervising manager and or arborist and phone contacts should also be displayed.

No machinery, vehicles or other equipment is to enter this zone or to be stored behind the temporary fencing and no materials including soil is to stored within this “No Go Zone.”

Further it is recommended that temporary fencing also be placed around the *Hakea eyreana*, commonly referred to as Fork-leafed Corkwood to limit any possible damage to this significant tree.

There are three examples of *Acacia victoriae* commonly referred to as Acacia Bush or Victoria Wattle found on the two properties or within close proximity of the two allotments.

One tree is located just within the northern boundary while the other two are located outside the property on the south-eastern corner.

Acacia victoriae is however not believed to be a tree of significance within this district. The photo to the immediate right is the only mature Victoria Wattle located within the boundaries of the two allotments. This plant could be removed if development on the boundary is proposed.



The property is dominated by *Phoenix dactylifera* commonly referred to as a Date Palm. These palms are all introduced.

Aside from the palms several *Callistemon viminalis*, a large *Schinus terebinthifolia* and several Native Yellow Oleander, *Cascabela thevetia*, front the property and all are introduced species that could remain or be removed at the discretion of the property owner(s) .

These last three species while needing to be identified are of little concern with regard to the important elements of contents of this report report.



With regard to any vegetation on the two properties or to any vegetation along the property's boundaries or to any vegetation within close proximity of the two properties (with the exception of the *Acacia estrophiolata* on the southern boundary) it has been demonstrated with reference to "*The Australian Standard for the Protection of Trees on Development Sites (AS4970-2009)*" any proposed boundary development will have no impact on any trees of significance growing within the immediate proximity of the two properties Lot 10876 (5 Palm Circuit) & Lot 10875 Alice Springs (11 Palm Circuit, Ross) as the proposed developments are well outside the Tree Protection Zones and Structural Root Zones of the identified trees within the immediate region.

With reference to the *Acacia estrophiolata* any proposed immediate works must conform with the instructions provided within this report allowing for works to occur immediately outside the Structural Root Zone but within the Tree Protection Zone.

Report Presented by:

Geoff Miers

Geoff Miers Garden Solutions Pty Ltd

09/01/25

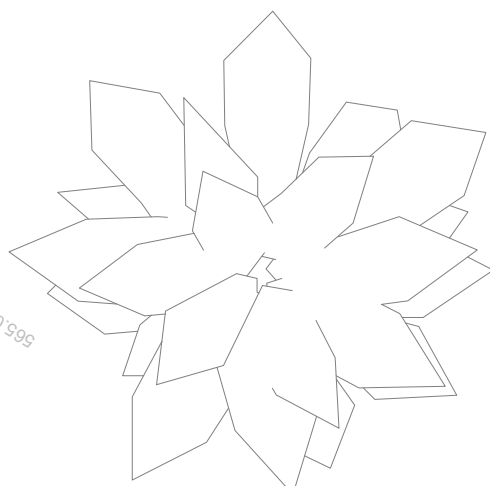
STATEMENT OF EFFECT.
ROOMING ACCOMMODATION (WORKERS ACCOMMODATION)
& ANCILLARY DWELLING - CARETAKERS
DATE FARM – ALICE SPRINGS (5 & 11 PALM PLACE, ROSS NT)



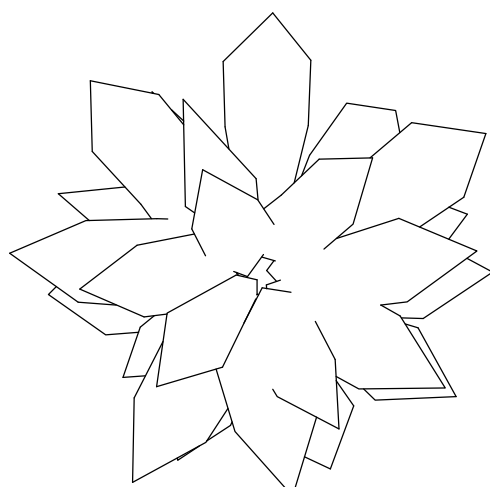
ATTACHMENT E.

PROPOSED DEVELOPMENT PLANS.

LEGEND



EXISTING DATE PALM



EXISTING DATE PALM RELOCATED



LOT BOUNDARY

GENERAL NOTES

1. ACCOMMODATION, CARETAKER AND LAUNDRY MODULES TO BE DEMOUNTABLE STRUCTURES CONSTRUDED OFF SITE. RAMPS, DECKS FOOTPATHS AND SHADE STRUCTURES TO BE CONSTRUCTED INSITU.
2. ALL CAR PARKING TO COMPLY WITH AS2890.1 FOR OFF-STREET CAR PARKING. CONCRETE WHEEL STOPS PROVIDED TO EACH CAR PARKING SPACE.
3. ALL FOOTPATHS TO COMPLY WITH AS1428.1.
4. CONTRACTOR TO CONFIRM ALL UNDERGROUND SERVICES ON SITE PRIOR TO CONSTRUCTION.
5. ALL NEW FOOTPATHS TO BE CONCRETE.
6. ADOPT MINIMUM HABITABLE FLOOR HEIGHT OF 565.8 AHD.

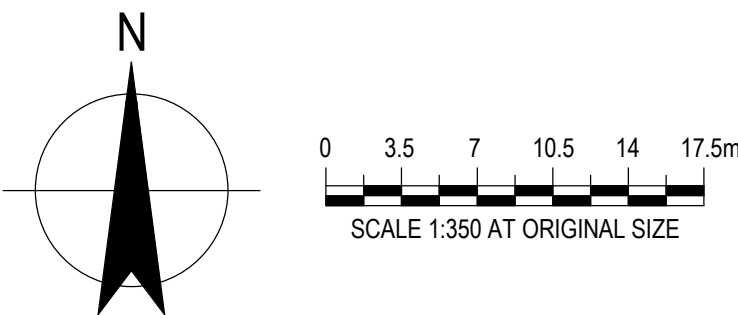
SITE PLANTING

- EXISTING PALM TREES - 99
- PALM TREES RE-LOCATED - 36

DEVELOPMENT SUMMARY

- CARETAKER + CHECK-IN BUILDING
- LAUNDRY AND CLEANERS STORE
- 25 x 4 ROOM DWELLINGS (100 ROOMS)

- 36 no. VEHICLE PARKS
- 9 no. TRUCK / TRAILER PARKS
- TOTAL SITE AREA=10,630.2m²
- AREA OF LANDSCAPING = 6093m² (57%)



PALM CIRCUIT DATE FARM
CENTRECORP

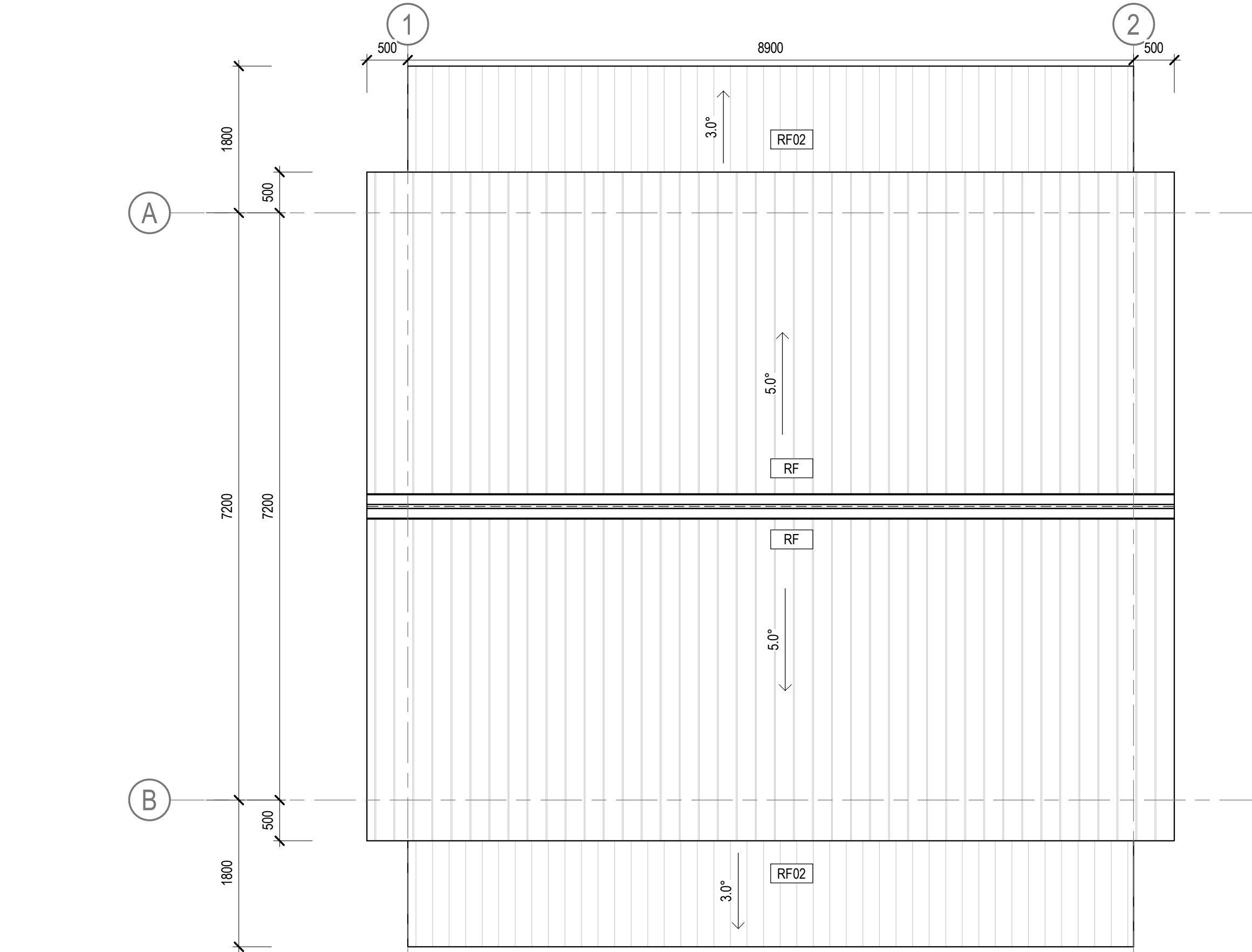
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Gavin Adams QLD 3707, Jenny Culgan QLD 5938

Project no. 12643603
Date 21/02/2025
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Status FOR APPROVAL
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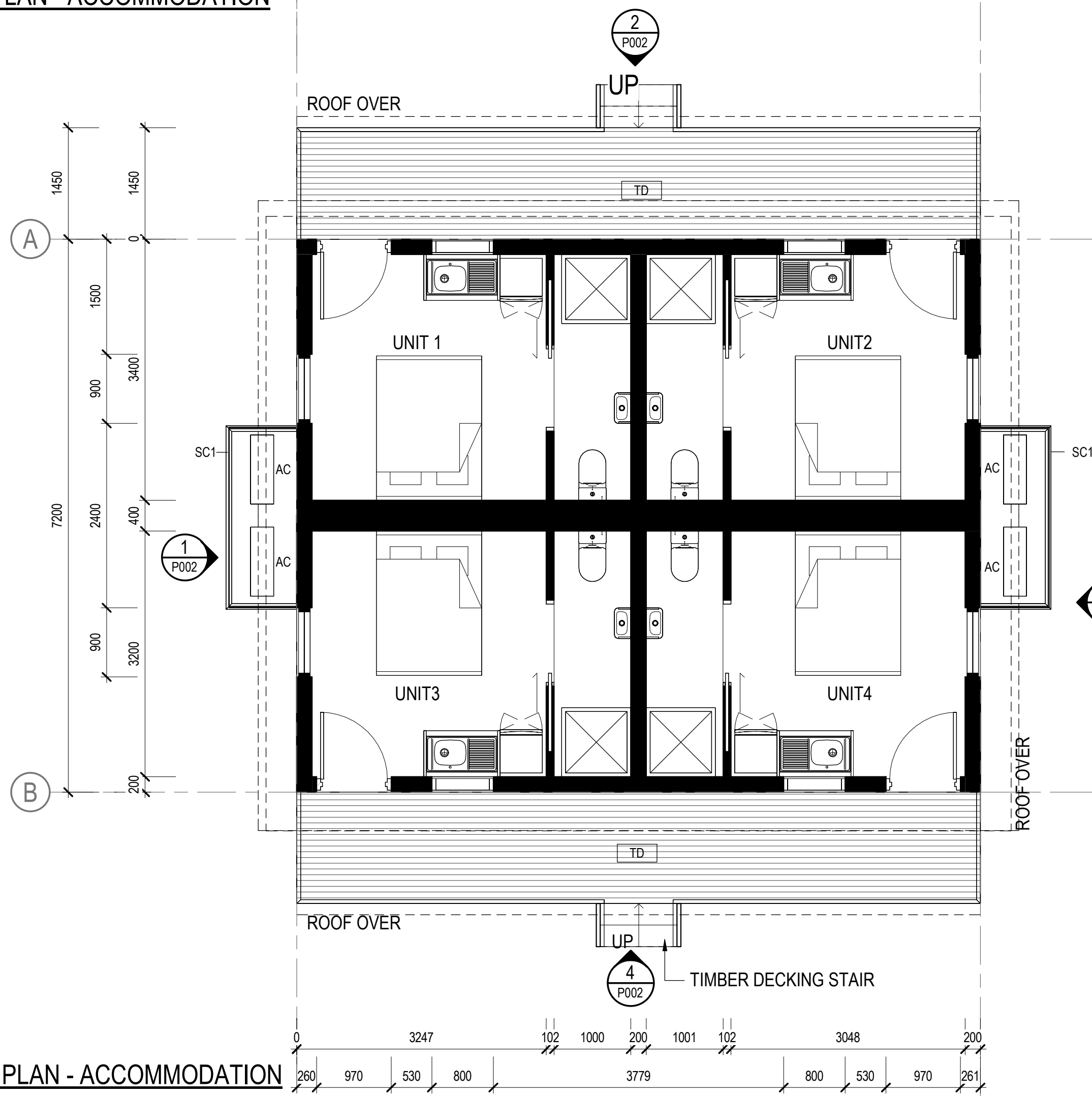
PROPOSED SITE PLAN

12643603-P001

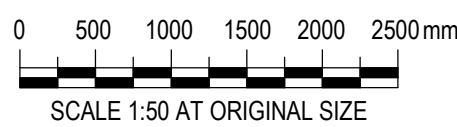
REV
P03



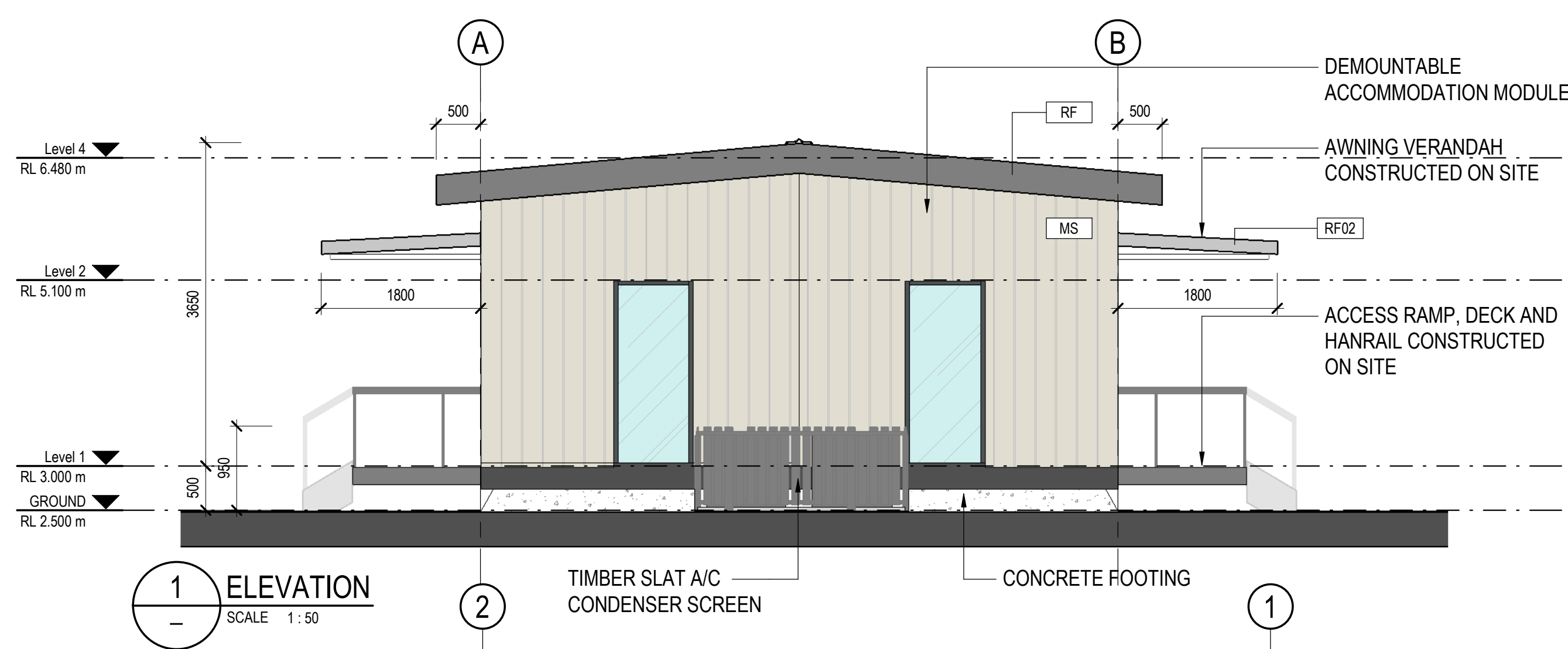
ROOF PLAN - ACCOMMODATION
SCALE 1:50



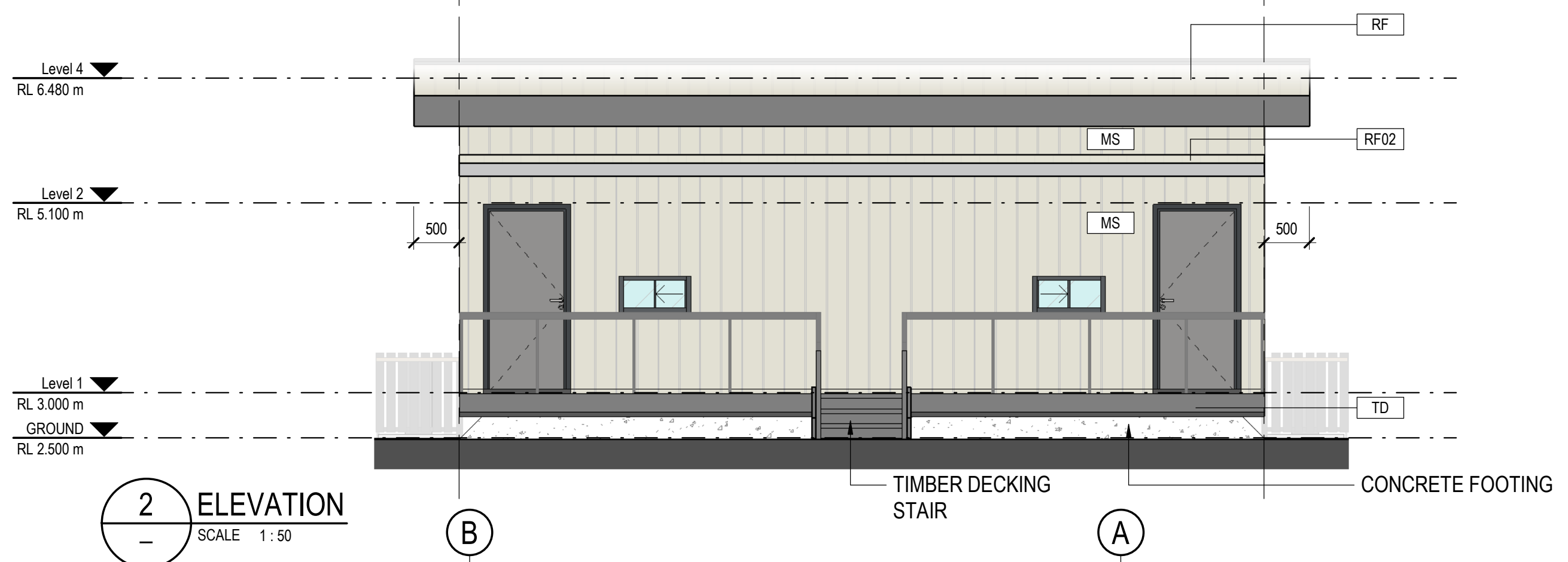
FLOOR PLAN - ACCOMMODATION
SCALE 1:50



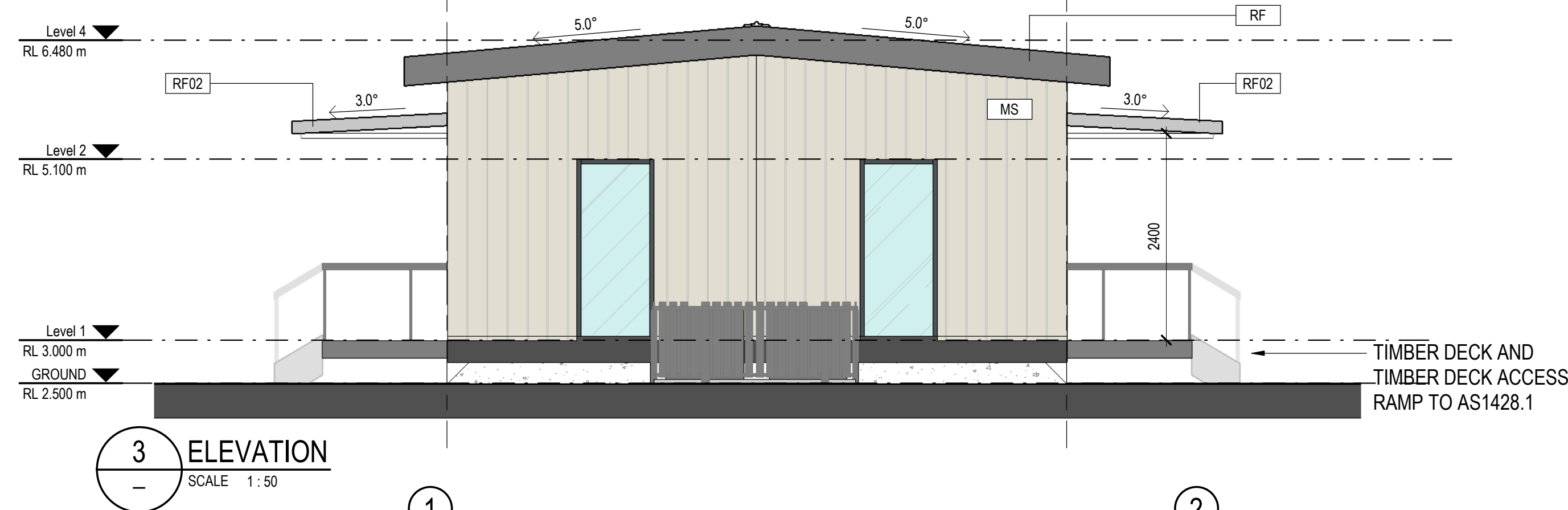
PALM CIRCUIT DATE FARM CENTRECORP



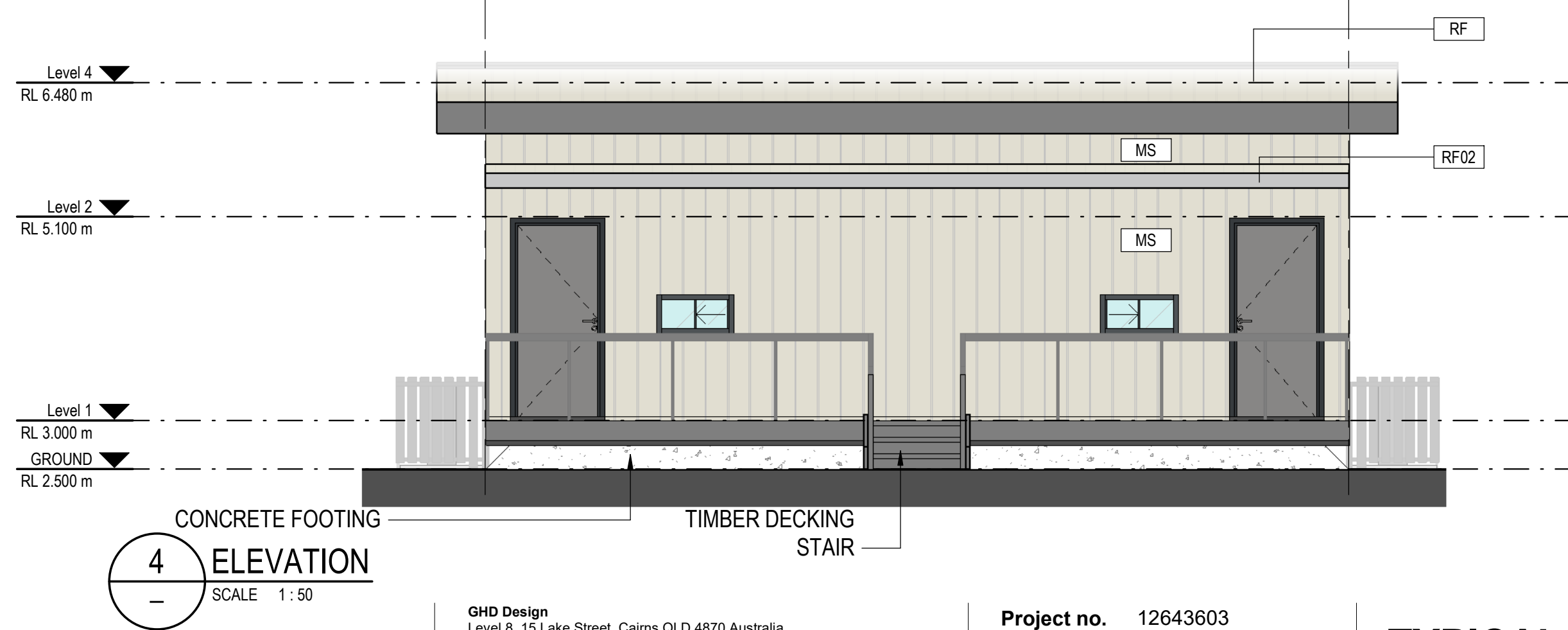
1 ELEVATION
SCALE 1:50



2 ELEVATION
SCALE 1:50



3 ELEVATION
SCALE 1:50



4 ELEVATION
SCALE 1:50

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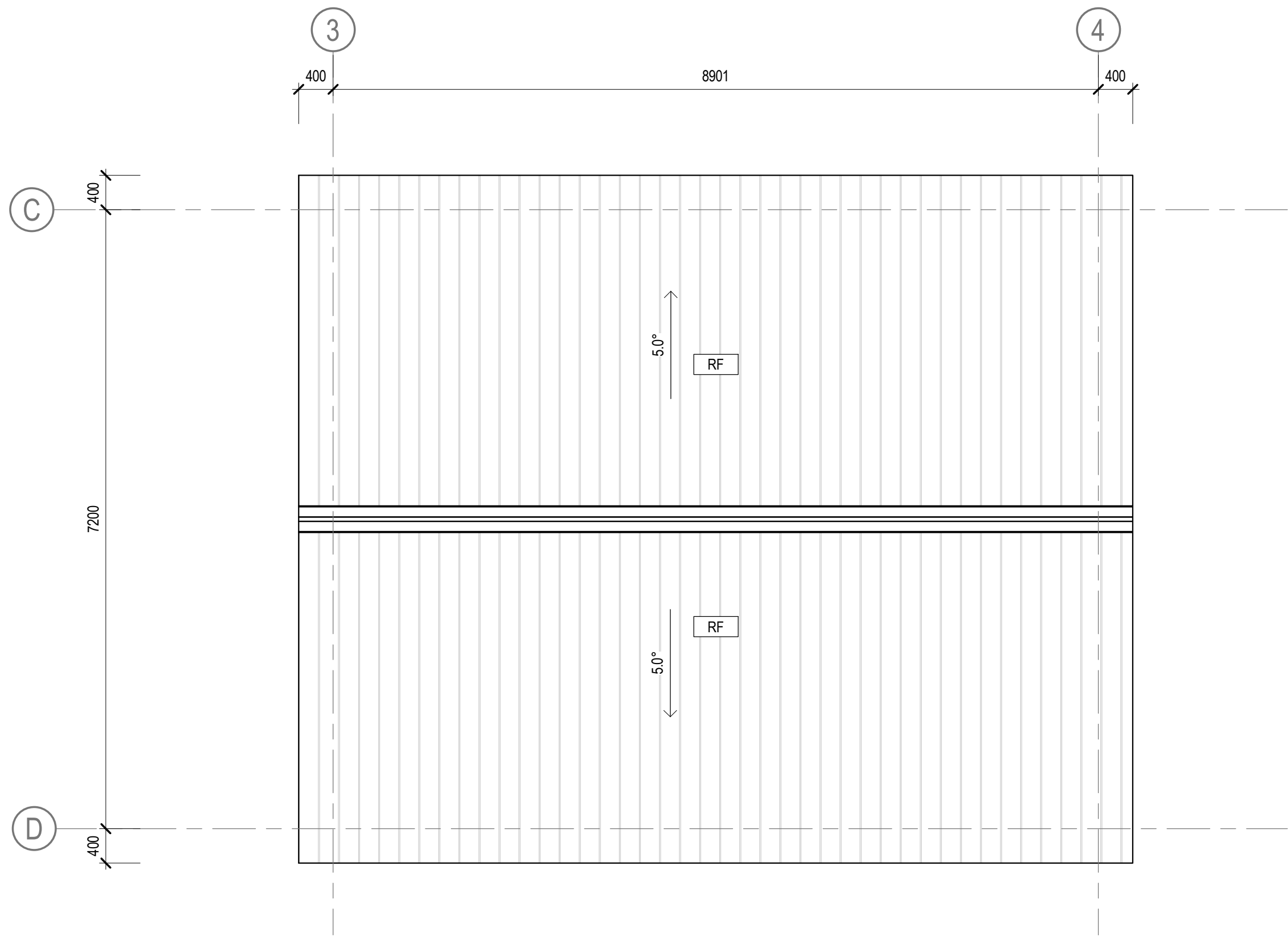
TYPICAL ACCOMMODATION MODULE REV P03

12643603-P002

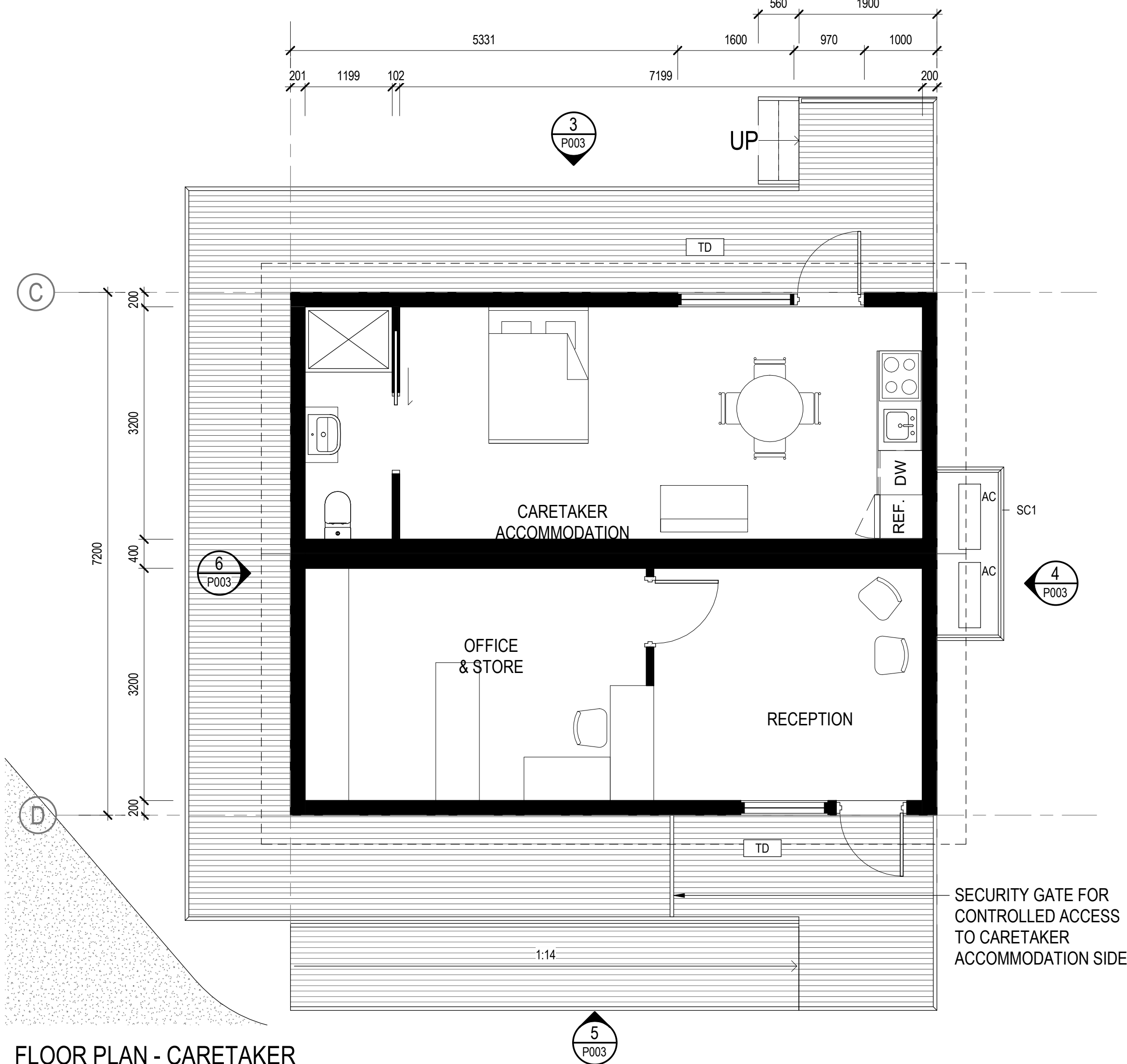
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Key Value	Keynote Text
AC	AIR CONDITIONING CONDENSER UNIT
MS	METAL SHEET CLADDING, COLORBOND SURFMIST
RF	METAL SHEET ROOF, COLORBOND SURFMIST
RF02	AWNING ROOF, METAL SHEET WITH STEEL SUBFRAMING, COLORBOND SURFMIST
SC1	VERTICAL TIMBER BATTEN SCREEN
TD	TIMBER DECKING BOARD

NOTES

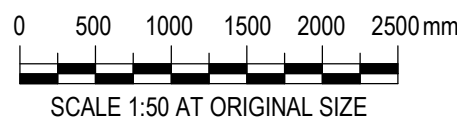
1. TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS
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3. ALL LEVELS SHOWN INDICATIVELY ONLY. DO NOT USE FOR CONSTRUCTION
4. ADOPT MINIMUM HABITABLE FLOOR HEIGHT OF 565.8 AHD.



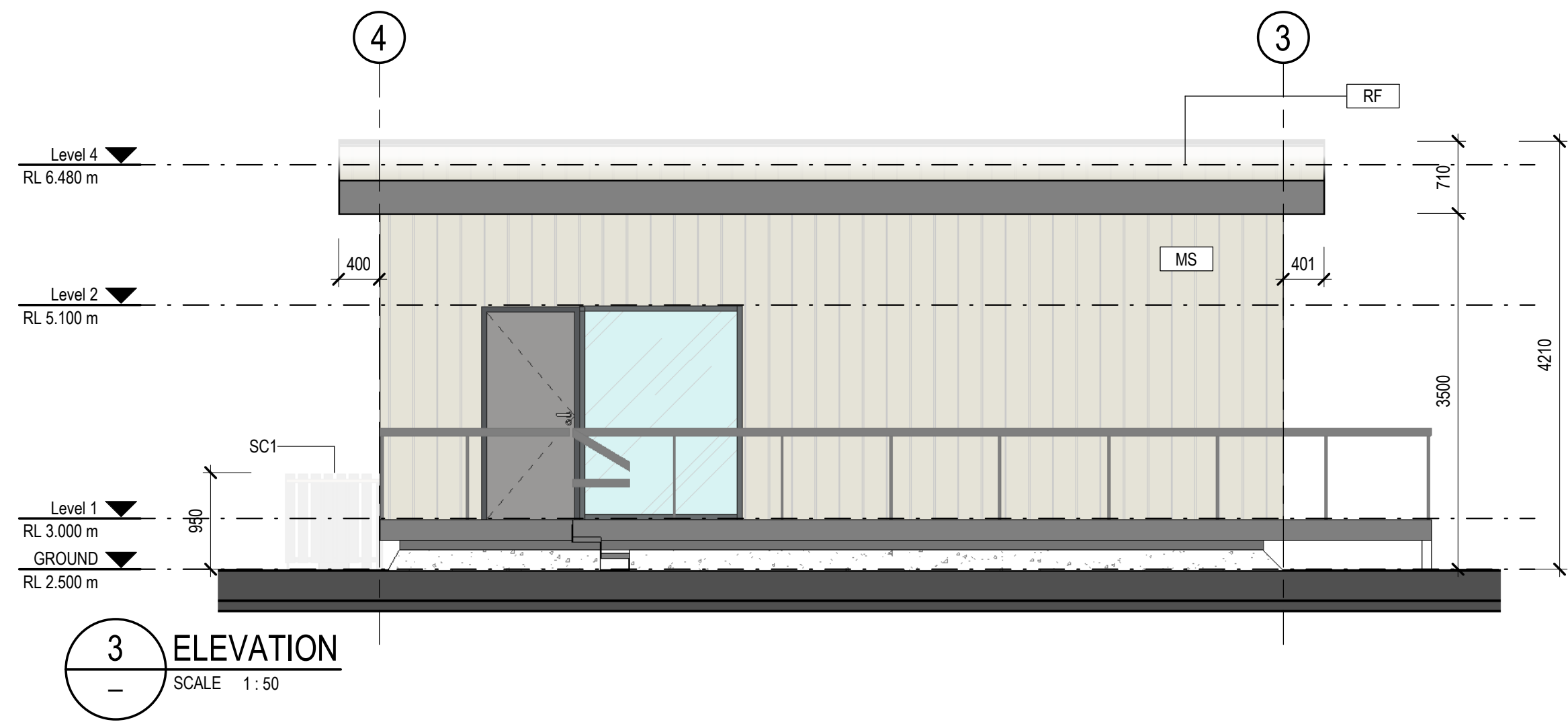
ROOF PLAN - CARETAKER
SCALE 1:50



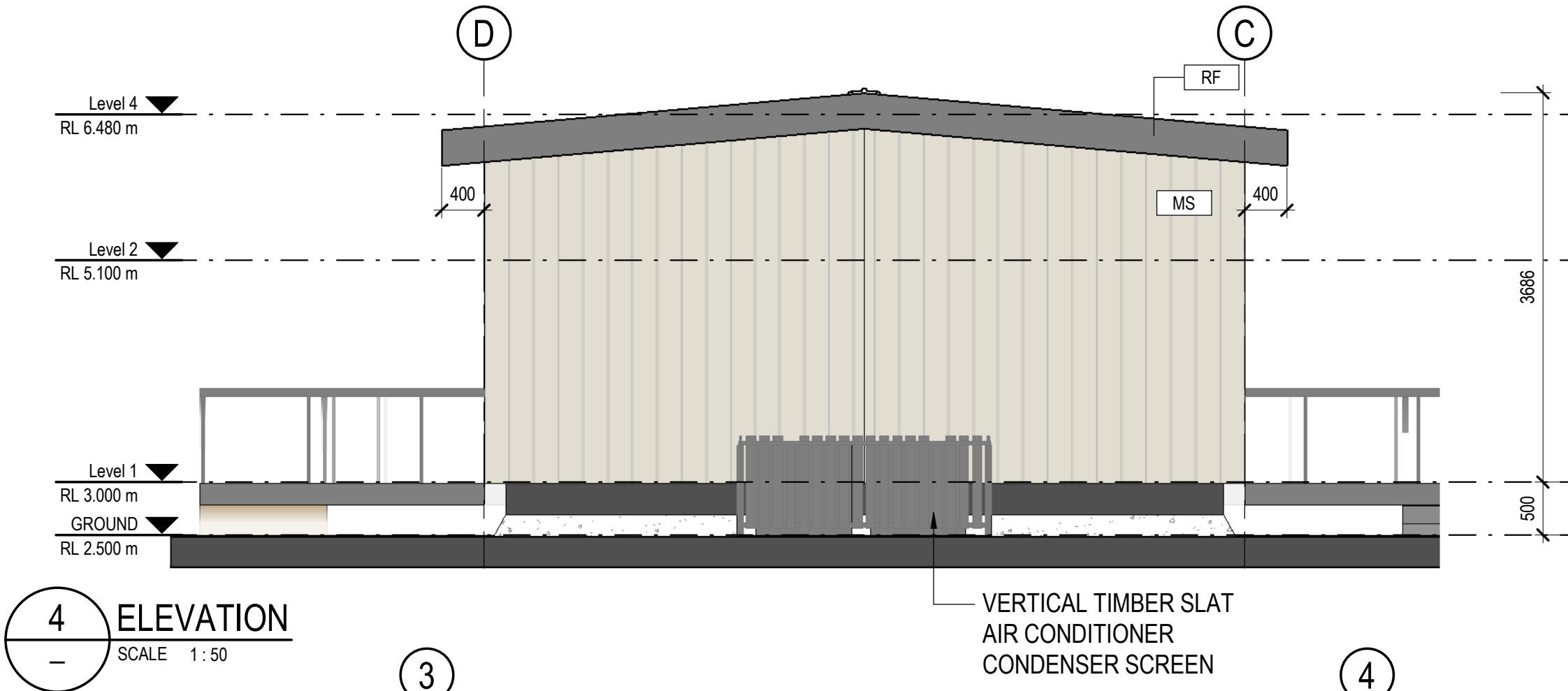
FLOOR PLAN - CARETAKER
SCALE 1:50



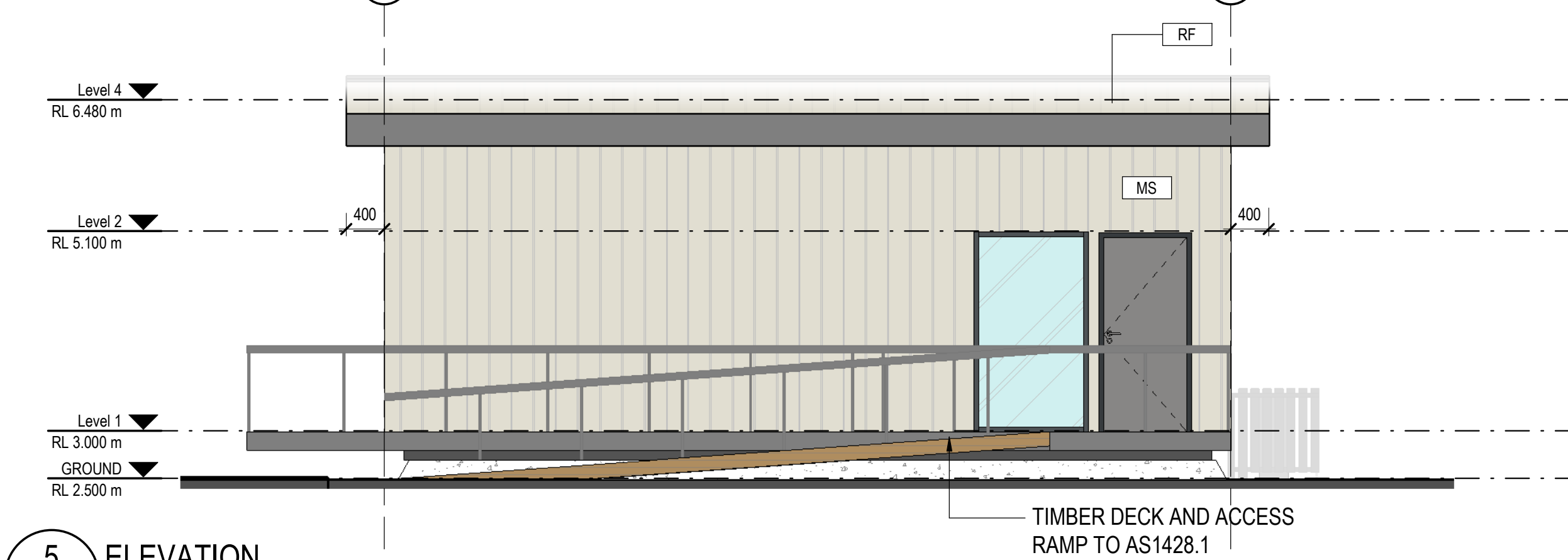
**PALM CIRCUIT DATE FARM
CENTRECORP**



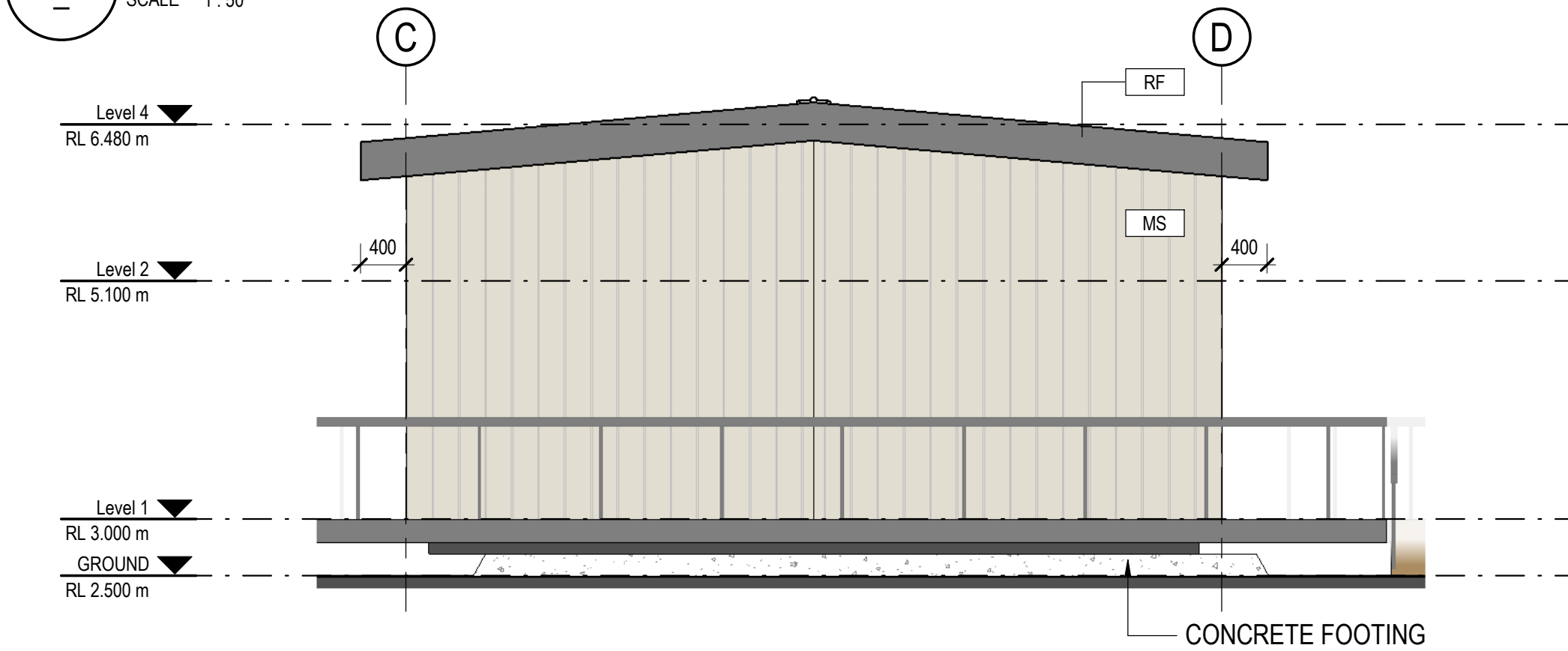
3 ELEVATION
SCALE 1:50



4 ELEVATION
SCALE 1:50



5 ELEVATION
SCALE 1:50



6 ELEVATION
SCALE 1:50

KEYNOTE SCHEDULE	
Key Value	Keynote Text
AC	AIR CONDITIONING CONDENSER UNIT
MS	METAL SHEET CLADDING, COLORBOND SURFMIST
RF	METAL SHEET ROOF, COLORBOND SURFMIST
SC1	VERTICAL TIMBER BATTEN SCREEN
TD	TIMBER DECKING BOARD

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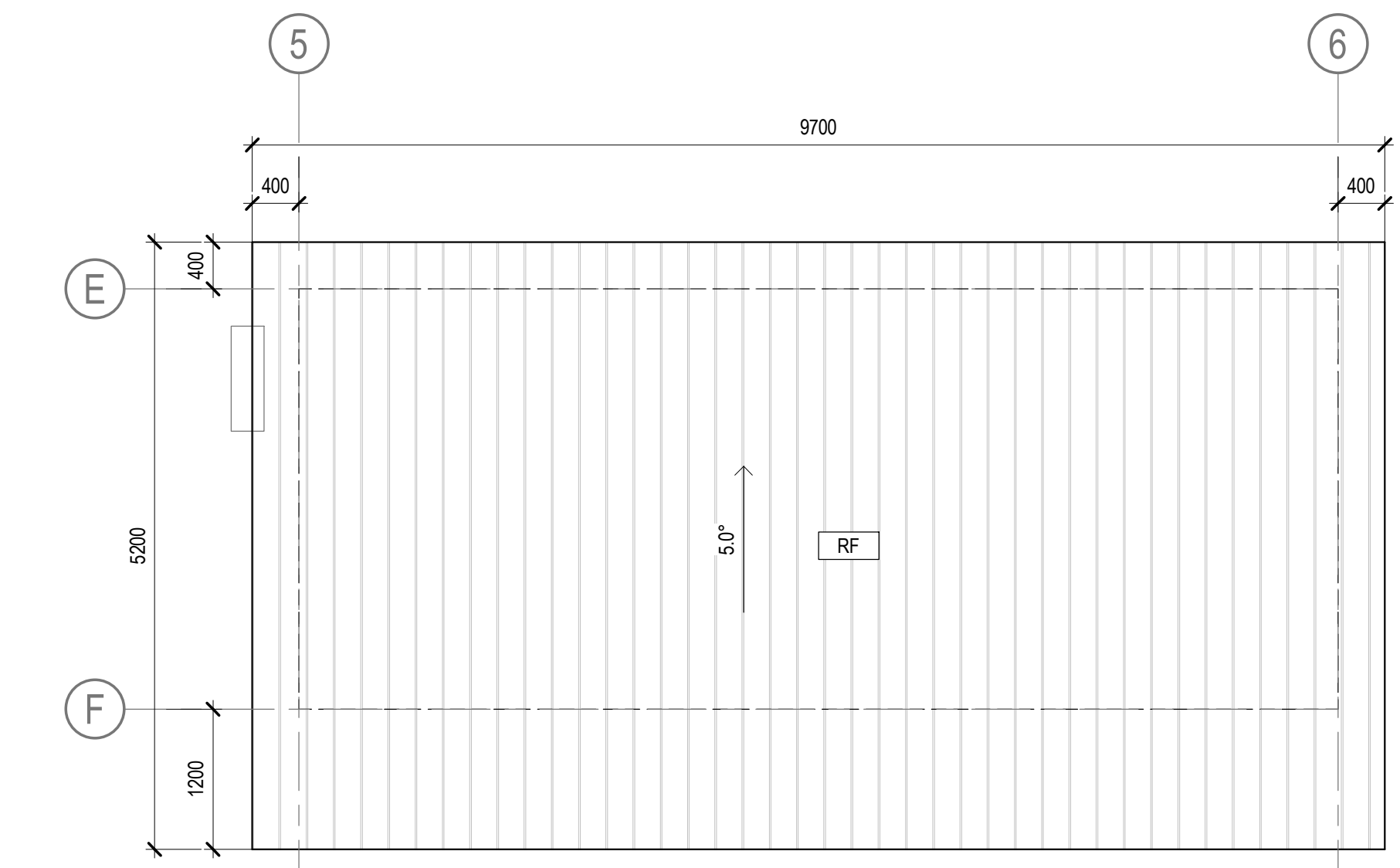
Project no. 12643603
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CARETAKER MODULE

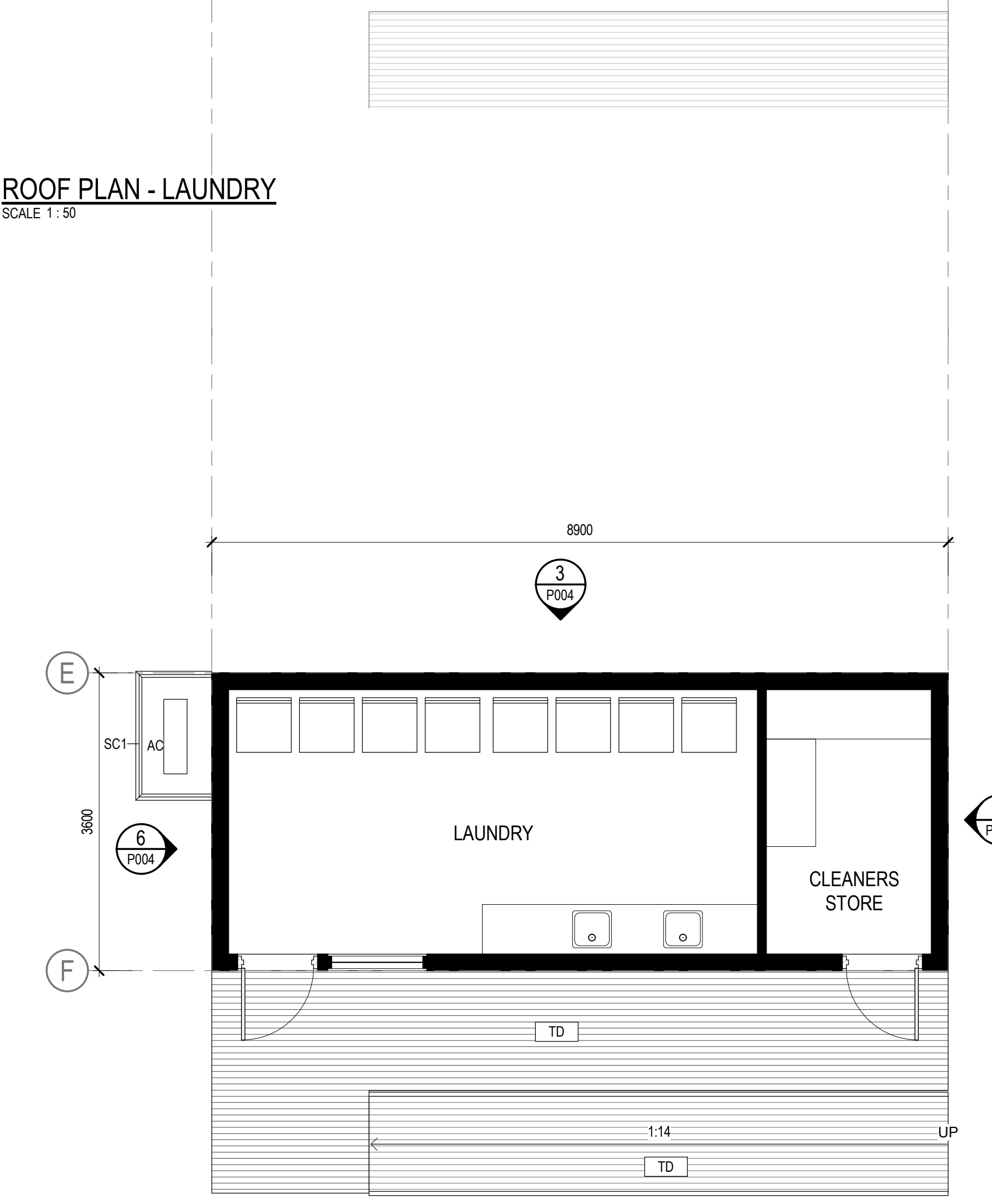
12643603-P003

REV

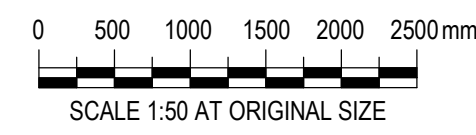
P03



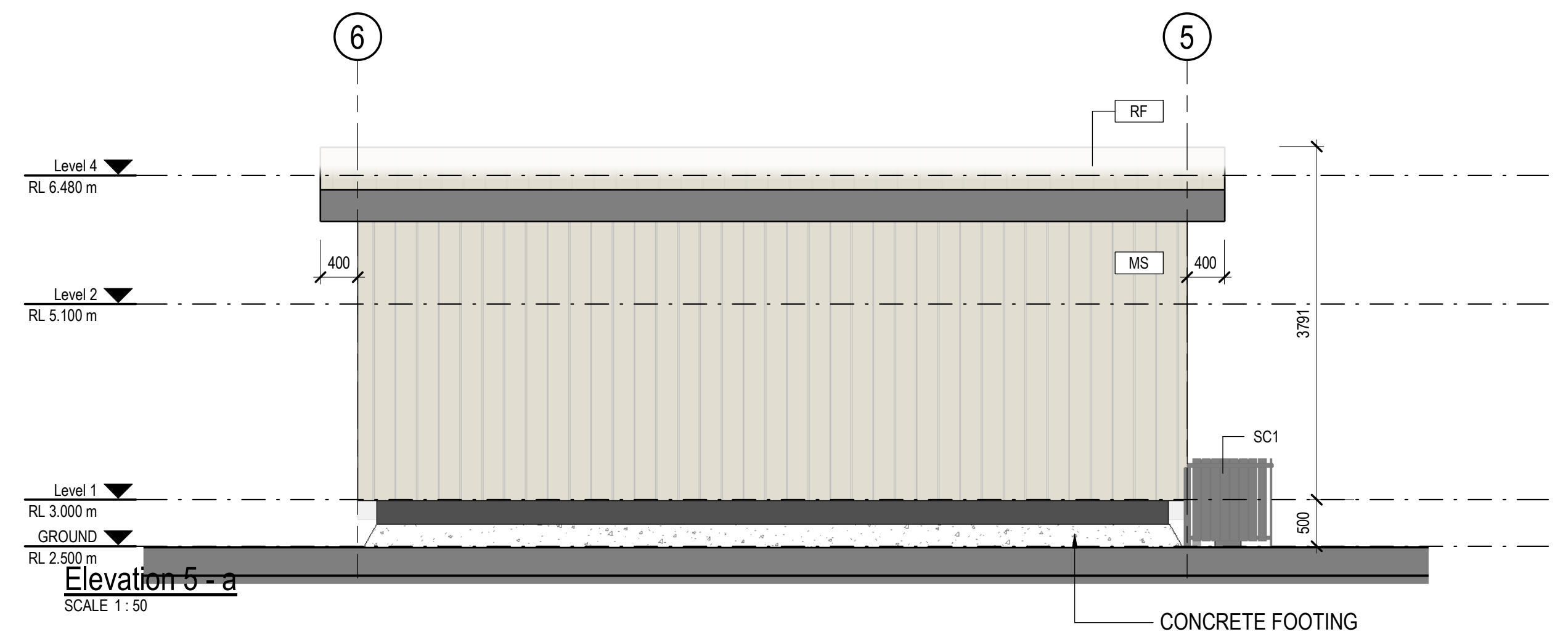
ROOF PLAN - LAUNDRY
SCALE 1:50



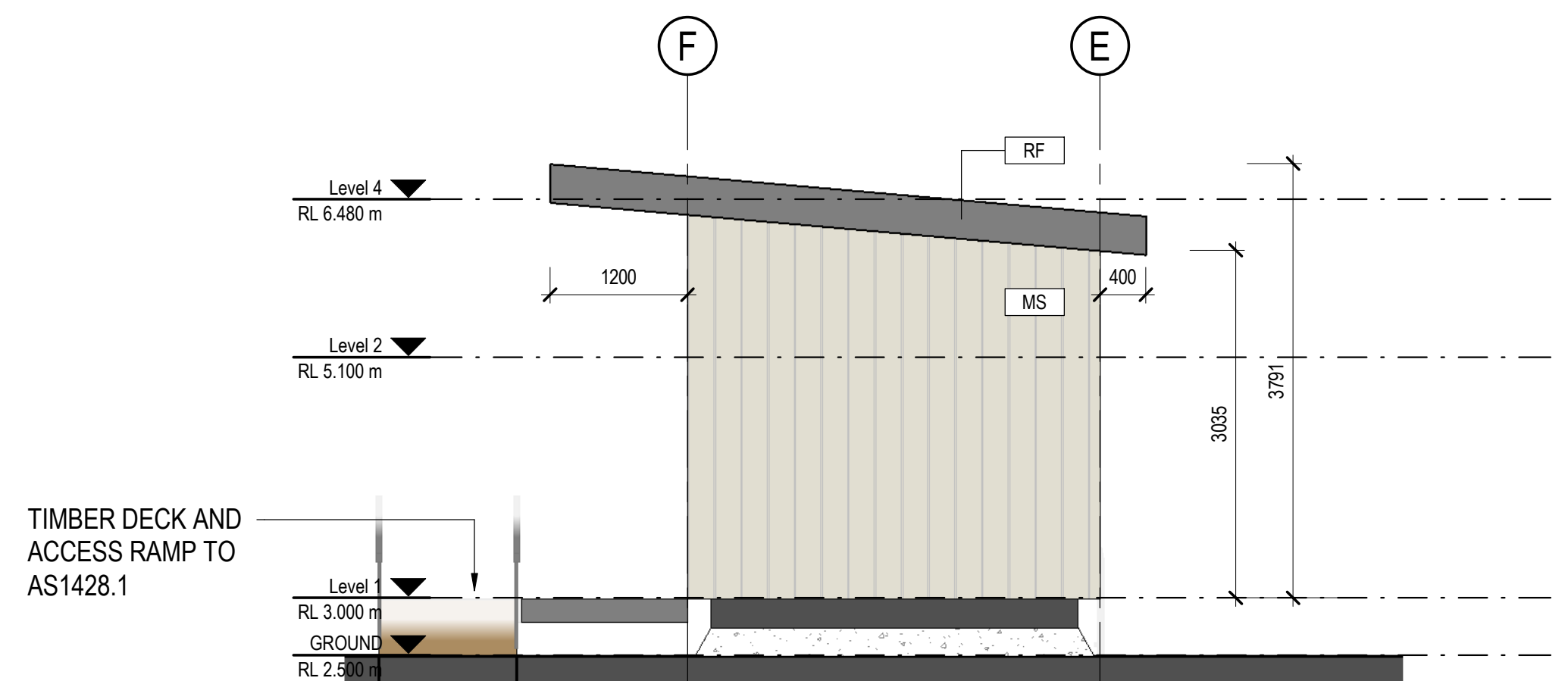
FLOOR PLAN - LAUNDRY
SCALE 1:50



**PALM CIRCUIT DATE FARM
CENTRECORP**



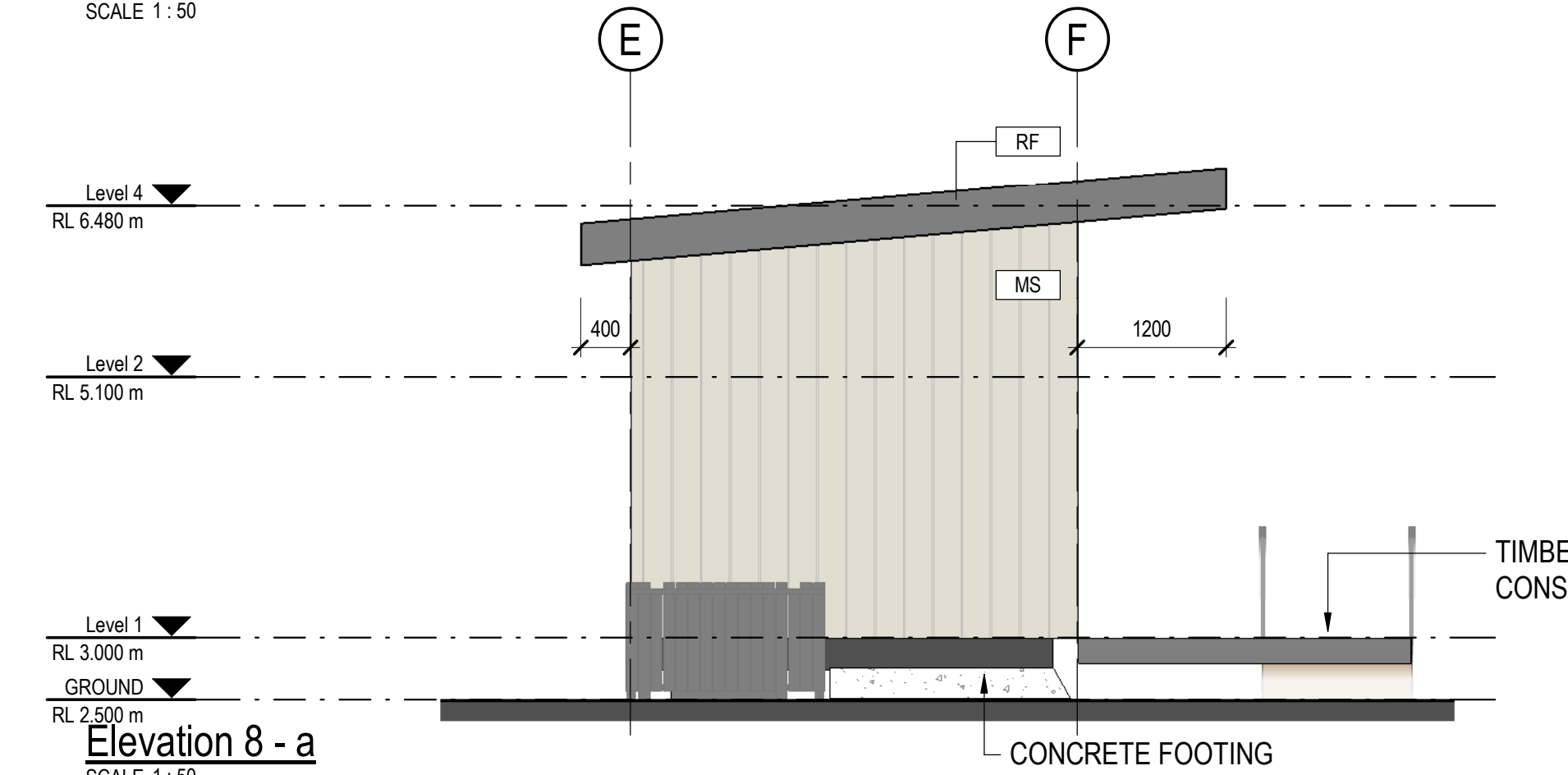
Elevation 5 - a
SCALE 1:50



Elevation 6 - a
SCALE 1:50



Elevation 7 - a
SCALE 1:50



Elevation 8 - a
SCALE 1:50

KEYNOTE SCHEDULE	
Key Value	Keynote Text
AC	AIR CONDITIONING CONDENSER UNIT
MS	METAL SHEET CLADDING, COLORBOND SURFMIST
RF	METAL SHEET ROOF, COLORBOND SURFMIST
SC1	VERTICAL TIMBER BATTEN SCREEN
TD	TIMBER DECKING BOARD

NOTES

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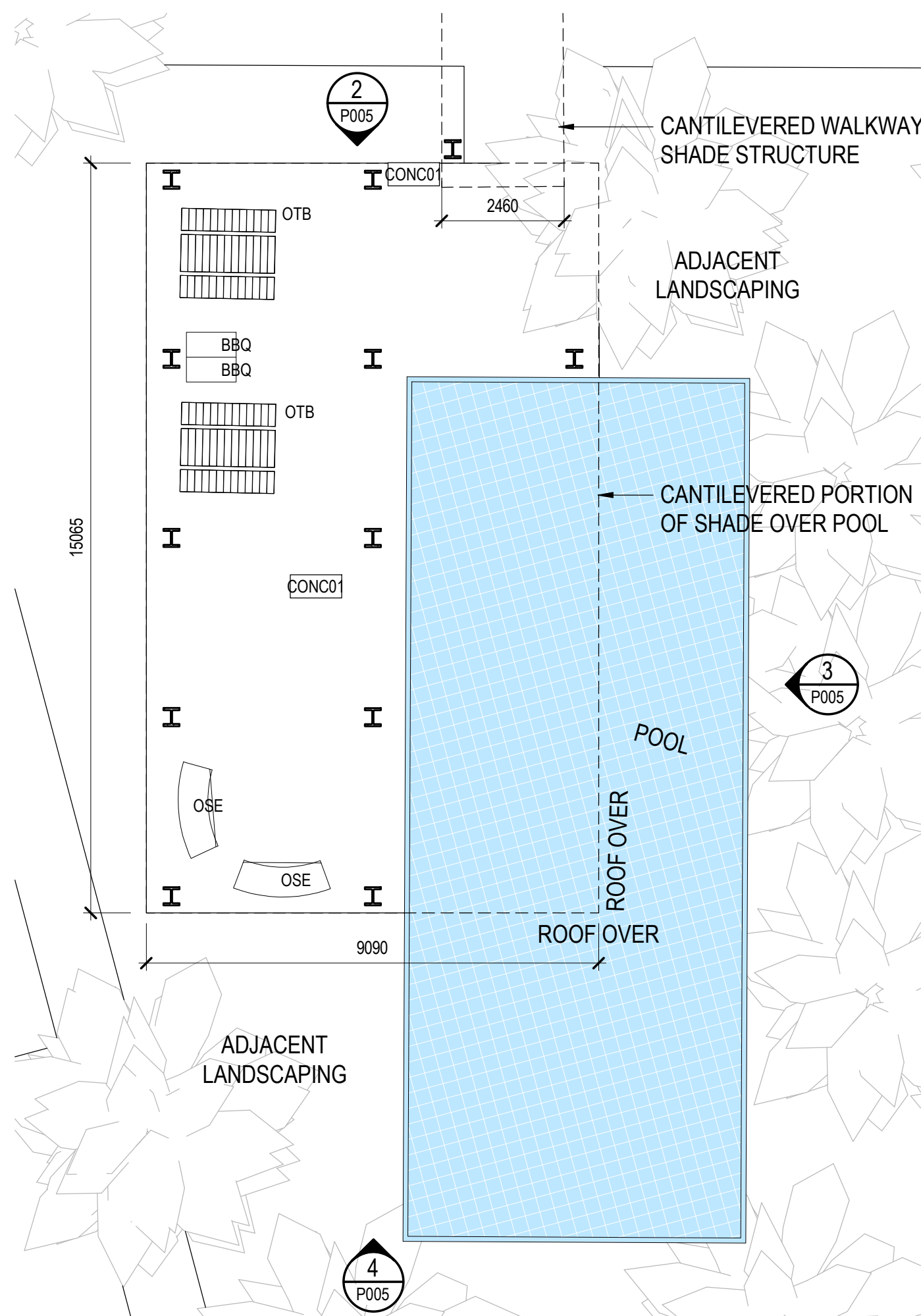
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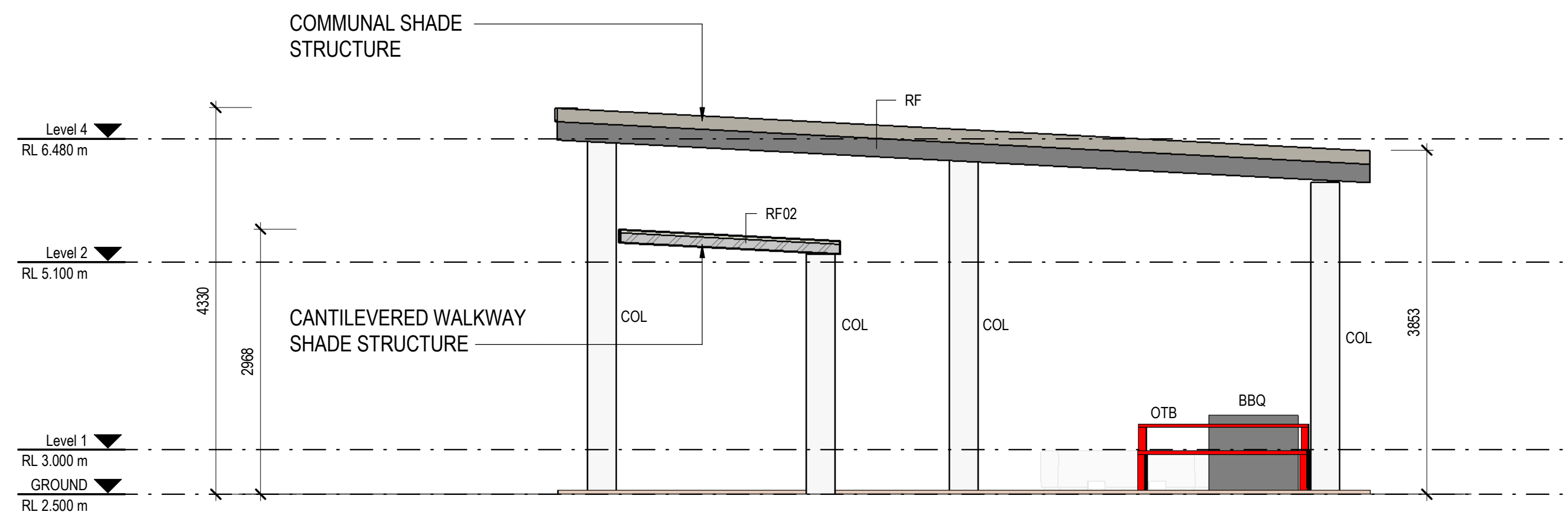
LAUNDRY MODULE
12643603-P004

REV
P03

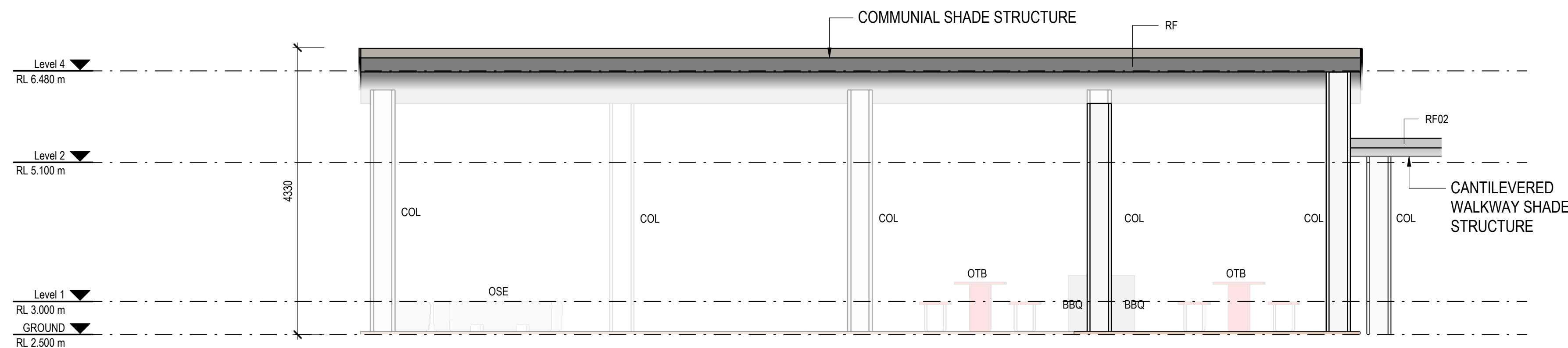
KEYNOTE SCHEDULE	
Key Value	Keynote Text
BBQ	BUILT IN PUBLIC BARBEQUE
COL	GALVANISED STEEL UCL COLUMN
CONC01	COLOURED CONCRETE, CCS POMPEI ASH
OSE	OUTDOOR FIXED BENCH SEAT
OTB	OUTDOOR TABLE AND BENCH SEAT SET
RF	METAL SHEET ROOF, COLORBOND SURFMIST
RF02	AWNING ROOF, METAL SHEET WITH STEEL SUBFRAMING, COLORBOND SURFMIST



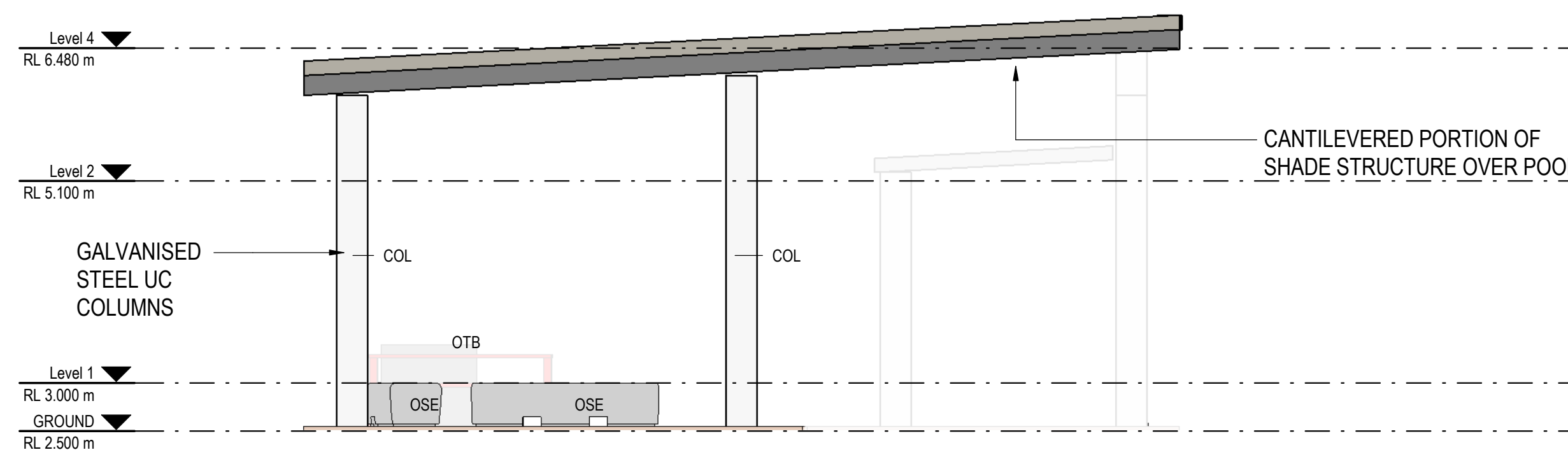
FLOOR PLAN - SHADE STRUCTURE



2 ELEVATION
— SCALE 1 : 50



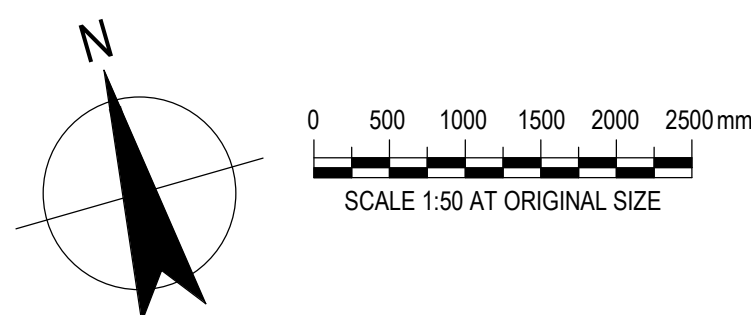
3 ELEVATION
— SCALE 1:50



4 ELEVATION
— SCALE 1 : 50

NOTES

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PALM CIRCUIT DATE FARM
CENTRECORP

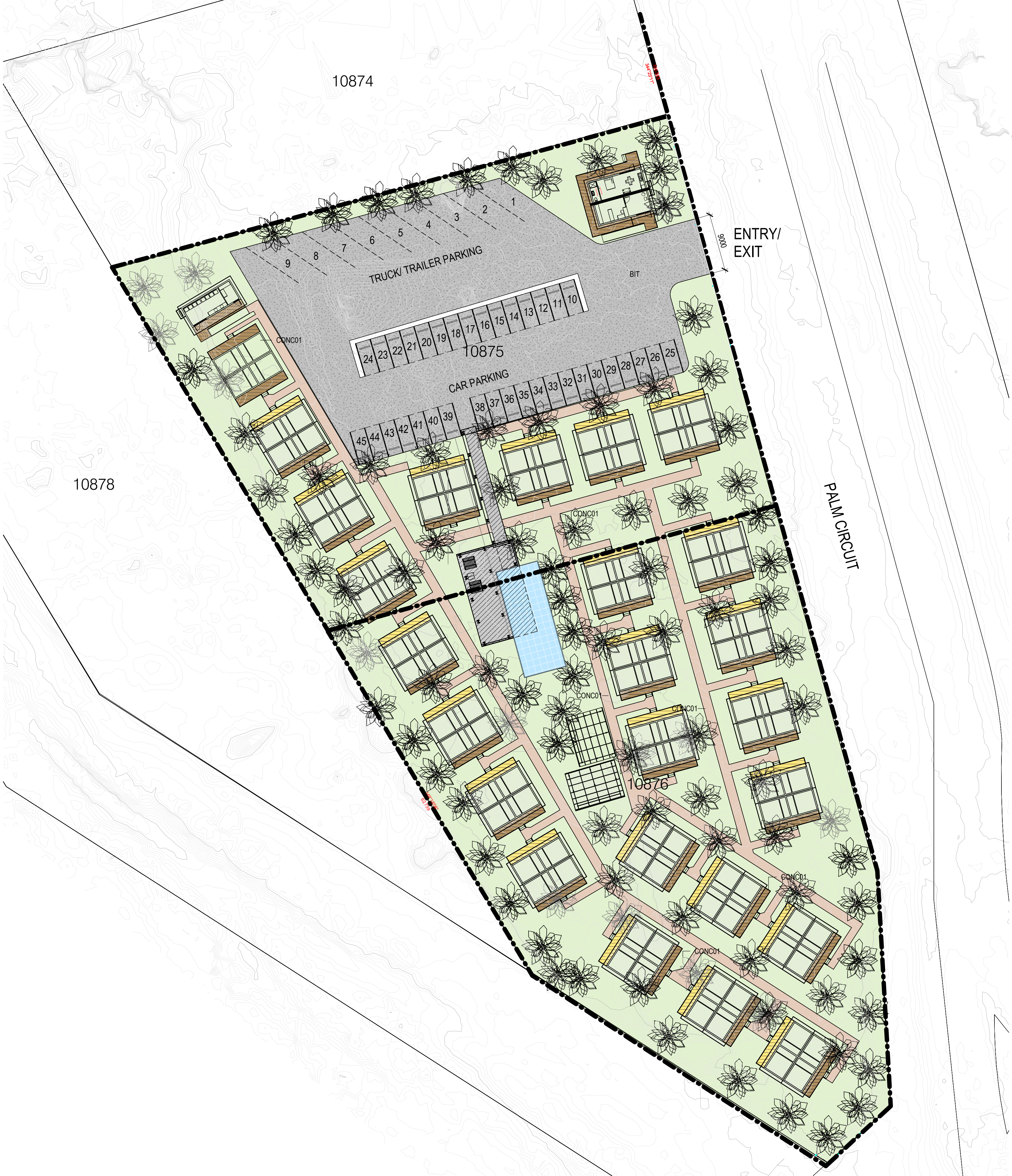
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Scale	As indicated @ A1

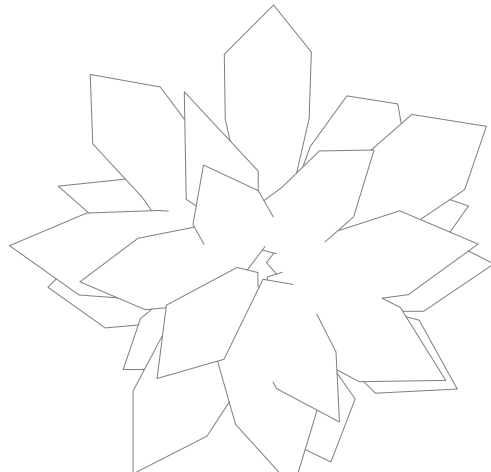
COMMUNAL SHADE STRUCTURE

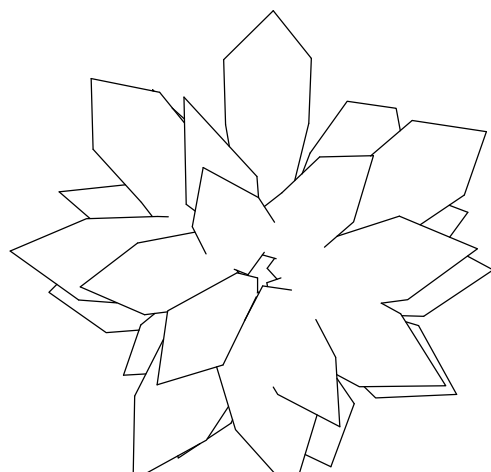
12643603-P005


REV
P03





LEGEND


- 

EXISTING DATE PALM
- 

EXISTING DATE PALM RELOCATED
- 

LOT BOUNDARY
- 

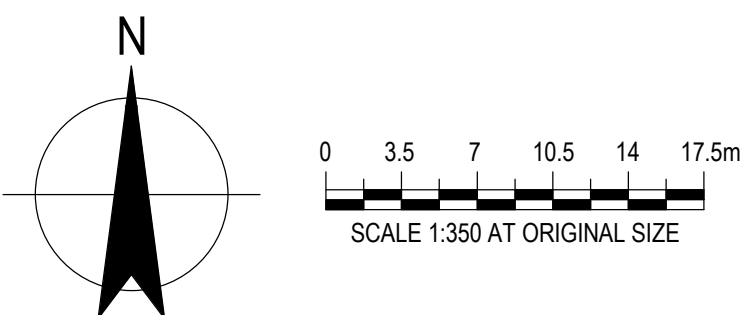
CONC01
COLOURED CONCRETE FOOTPATH
CCS POMPEI ASH
- 

BIT
BITUMEN ROAD SURFACE
- 

GROUND SURFACE GRASS

GENERAL NOTES

1. ALL NEW FOOTPATHS, RAMPS AND STAIRS TO BE IN ACCORDANCE WITH AS1428.1
2. ALL DATE PALMS NOMINATED AS RELOCATED ARE EXISTING DATE PALMS SOURCED FROM THE SITE AND RELOCATED IN AN ALTERNATIVE LOCATION ON THE SITE.
3. ALL EXISTING DATE PALMS TO BE RETAINED ON THE SITE, EITHER IN CURRENT LOCATION OR RELOCATED AS INDICATED IN THE PLAN AND LEGEND.
4. NEW FENCE TO BE CYCLONE MESH FENCE TO FULL PERIMETER OF THE SITE.



PALM CIRCUIT DATE FARM
CENTRECORP

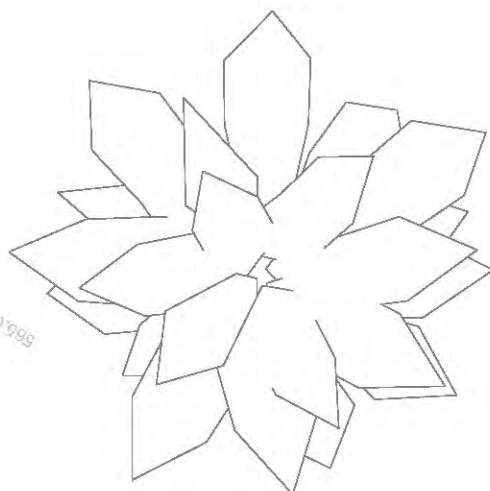
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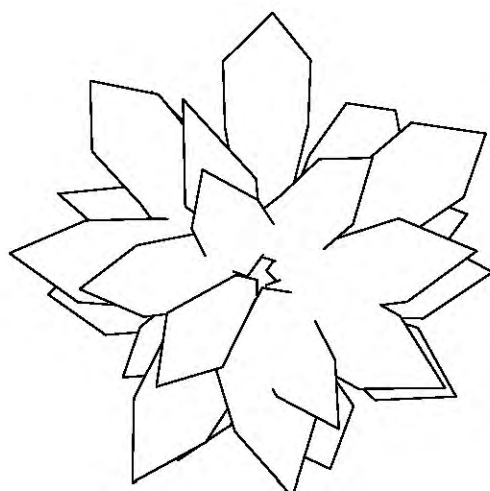
LANDSCAPE PLAN
12643603-P006

REV
P03

LEGEND



EXISTING DATE PALM



EXISTING DATE PALM RELOCATED



LOT BOUNDARY

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2. ALL CAR PARKING TO COMPLY WITH AS2890.1 FOR OFF-STREET CAR PARKING. CONCRETE WHEEL STOPS PROVIDED TO EACH CAR PARKING SPACE.
3. ALL FOOTPATHS TO COMPLY WITH AS1428.1.
4. CONTRACTOR TO CONFIRM ALL UNDERGROUND SERVICES ON SITE PRIOR TO CONSTRUCTION.
5. ALL NEW FOOTPATHS TO BE CONCRETE.

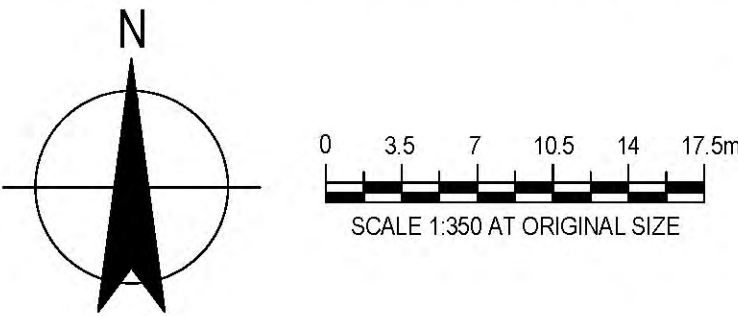
SITE PLANTING

- EXISTING PALM TREES - 99
- PALM TREES RE-LOCATED - 36

DEVELOPMENT SUMMARY

- CARETAKER + CHECK-IN BUILDING
- LAUNDRY AND CLEANERS STORE
- 25 x 4 ROOM DWELLINGS (100 ROOMS)

- 36 no. VEHICLE PARKS
- 9 no. TRUCK / TRAILER PARKS
- TOTAL SITE AREA=10,630.2m²
- AREA OF LANDSCAPING = 6093m² (57%)



PALM CIRCUIT DATE FARM
CENTRECORP

GHD Design
Level 6, 15 Lake Street, Cairns QLD 4870 Australia
PO Box 819, Cairns QLD 4870
T 61 7 4044 2222 F 61 7 4044 2288
E cnsnail@ghd.com | ghd.com/design
Architectural services are provided by GHD Design Pty Ltd ABN 96099
025 584 acting as a sub-consultant of GHD Pty Ltd
Responsible Architects: Gilda Donegan QLD 3086,
Gavin Adams QLD 3707, Jenny Culgan QLD 5938

Project no. 12643603
Date 21/02/2025
Issue FOR APPROVAL
Status FOR APPROVAL
Scale As indicated @ A1

PROPOSED SITE PLAN
12643603-P001

REV
P03

TECHNICAL MEMO

To	AsbuildNT
Cc	Tatum Planning
Subject	Proposed Development Lot 10875 and Lot 10876 Alice Springs
From	Gary Boyle
Byrne Reference	25017 SWMP Rev B
Date	27 February 2025

1 Overview

1.1 Purpose

This technical memorandum provides an overview of the stormwater management plan (SWMP) for the proposed development of an accommodation village located at Lot 10875 and Lot 10876 Alice Springs. The development area is commonly known locally as the *Date Farm*.

The proposed development includes:

- 100 semi elevated accommodation units in 25 blocks of 4 units
- Caretaker's residence
- Laundry
- Communal pool and BBQ area
- Carpark

2 Stormwater Management Plan Requirements

This Part 1 SWMP has generally been developed in accord with the NT Subdivision Guidelines (NTSDG) and the Queensland Urban Drainage Manual (QUDM).

Darwin

T8, Ground Floor
60 Winnellie Road,
Winnellie NT 0820
P: (08) 8947 2476

Gold Coast

Building 1, Level 2
124/34 Glenferrie Drive,
Robina QLD 4226
P: (07) 5628 2794

Sunshine Coast

Tenancy 6, Beerwah Plaza
68 Simpson Street,
Beerwah QLD 4519
P: (07) 5329 4507

3 Lot Details

Lot 10875 and Lot 10876 Alice Springs general details:

- Location – the lots are located immediately east of the Todd River and are bound by Palm Circuit to the south and east (Figure 3.1) and Lot 10874 to the north and Lot 10878 to the west (Attachment A)



Figure 3.1: Proximity to Todd River. Source Google Maps

- Lot area:
 - Lot 10875 – 6,010 m² (Attachment B)
 - Lot 10876 – 5,340 m² (Attachment C)
- Lot Zoning – Lot 10875 and Lot 10876 are zoned Tourist Commercial (Attachment D)
- Current use – horticultural, date farm (Figure 3.2)



Figure 3.2: Date Farm

4 Flooding

4.1 Estimated Flood Height

The Alice Springs Flood Mapping Rural Area West – Sheet 2 shows that the western boundary of Lot 10875 and Lot 10876 may be subject to flooding from the Todd River based on the computed 1% (1 in 100 year) flood extent. Lot 10875 may subject to 1% AEP flood levels of approximately 565.5 AHD to 564.5 AHD as shown in Figure 4.1 and Attachment E.

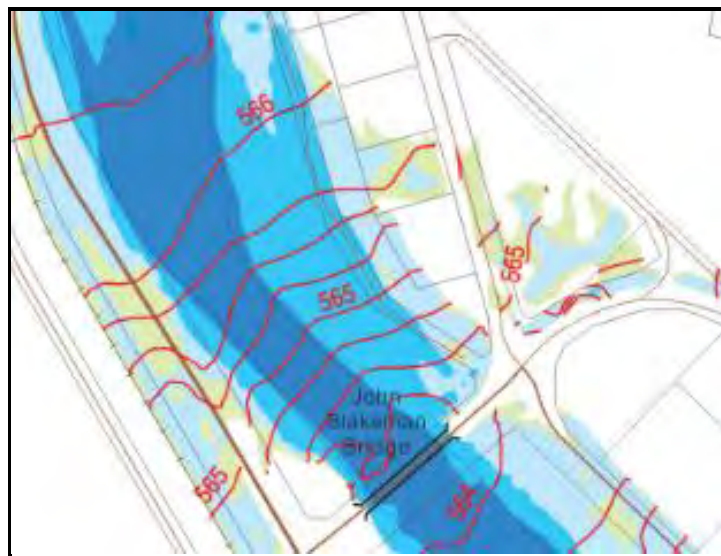


Figure 4.1: Q100 Flood extent Source NTG

4.2 Minimum Floor Height

Based on the estimated 1 in 100 year flood height of 565.5 AHD, it is proposed that a minimum floor height of 565.8 AHD is adopted to provide a floor height 300 mm above the estimated maximum flood level. It is noted that actual constructed floor heights may exceed the minimum floor height.

5 Proposed Development

The proposed development (Figure 5.1 and Attachment F) includes:

- 100 semi elevated accommodation units in 25 blocks of 4 units
- Caretaker's residence
- Laundry
- Communal pool and BBQ area
- Carpark



Figure 5.1: Proposed development masterplan.

6 Predevelopment Hydrology

6.1 Flow paths

Based on the topography indicated on the LiDAR survey, the predevelopment area has 5 catchments as shown in Attachment G – SK002. The existing catchments shed stormwater by overland flow with no clearly defined flow paths. Stormwater is currently discharged by overland flow:

- West to Lot 10878
- Southwest to Palm Circuit road reserve (unformed)
- East to Palm Circuit roadside table drain

All discharges ultimately reach the nearby Todd River either directly by overland flow or via the Palm Circuit roadside table drain.

6.2 Stormwater Runoff

Stormwater runoff was calculated for predevelopment flows using the Rational Method:

$$Q = F C I A$$

6.3 Rainfall Intensity

Rainfall intensity data was sourced from the Bureau of Meteorology.

6.4 Time of Concentration

The longest flow path is for Catchment B which is approximately 60 m at an approximate slope of 0.5 % with an adopted time of concentration of 20 minutes.

6.5 Fraction Impervious

Based on the proposed land use of the predevelopment fraction impervious adopted was:

- Open space – 0.0

6.6 Predevelopment Runoff

Predevelopment runoff from each catchment is shown below:

CATCHMENT	A(ha)	Q2	Q 5	Q 10	Q 20	Q 50	Q 100
A	0.220	0.005	0.01	0.01	0.01	0.02	0.02
B	0.400	0.009	0.02	0.02	0.03	0.03	0.04
C	0.160	0.003	0.01	0.01	0.01	0.01	0.02
D	0.200	0.004	0.01	0.01	0.01	0.02	0.02
E	0.150	0.003	0.01	0.01	0.01	0.01	0.02
TOTAL			0.043	0.057	0.073	0.099	0.119

The expected 1% AEP (Q100) event runoff from the total area of the lots is estimated to be around 0.119 m³/s.

7 Post-development Hydrology

7.1 Flow paths

The post-development area has 4 catchments as shown in Attachment G – SK003:

- Catchment A1 – discharges via the car park to the Palm Circuit road side table drain
- Catchment B1 – discharges via overland flow to the Palm Circuit road side table drain
- Catchment C1 – discharges via overland flow to the unformed Palm Circuit road reserve
- Catchment D1 - discharges via overland flow to the Palm Circuit road side table drain

The proposed catchment flow paths are proposed to generally retain the predevelopment flow paths where possible in order to support the current native vegetation along the Todd River catchment as this native vegetation may in part rely on the existing flow regimes.

The proposed development will predominantly utilise semi-elevated buildings which will support maintaining existing overland flow paths where possible. Proposed changes to the existing flow paths include the incorporation of a shallow grassed swale along the western boundary with Lot 10878 to manage inter-lot flows and direct discharge to the south across the unformed Palm Circuit road reserve.

All discharges will ultimately discharge to the nearby Todd River either directly by overland flow or via the Palm Circuit roadside table drain.

7.2 Stormwater Runoff

Stormwater runoff was calculated for predevelopment flows using the Rational Method:

$$Q = F C I A$$

7.3 Rainfall Intensity

Rainfall intensity data was sourced from the Bureau of Meteorology.

7.4 Time of Concentration

The longest flow path is for Catchment C1 comprising overland flow and channel flow. The overland flow length is approximately 10 m with channel flow approximately 130 m at a slope of 0.5 % with an adopted time of concentration of 15 minutes.

7.5 Fraction Impervious

Based on the proposed land use the post-development fraction impervious adopted was:

- High density urban residential – 0.7

7.6 Post-development Runoff

Post-development runoff from each catchment is shown below:

CATCHMENT	A(ha)	Q2	Q 5	Q 10	Q 20	Q 50	Q 100
A1	0.338	0.026	0.046	0.060	0.077	0.104	0.125
B1	0.135	0.010	0.018	0.024	0.031	0.042	0.050
C1	0.433	0.033	0.058	0.077	0.099	0.133	0.160
D1	0.228	0.017	0.031	0.041	0.052	0.070	0.084
TOTAL		0.087	0.153	0.203	0.258	0.349	0.419

The proposed development will approximately double the stormwater runoff flows from Lot 10875 and Lot 10876 due to the increase in impermeable roof areas and carpark. The expected Q100 event runoff from the total development area is estimated to be around 0.419 m³/s.

As noted earlier 3 catchments will discharge to the Palm Circuit road side table drain:

- Catchment A1 – discharges via the car park to the Palm Circuit road side table drain
- Catchment B1 – discharges via overland flow to the Palm Circuit road side table drain
- Catchment D1 - discharges via overland flow to the Palm Circuit road side table drain

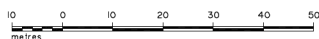
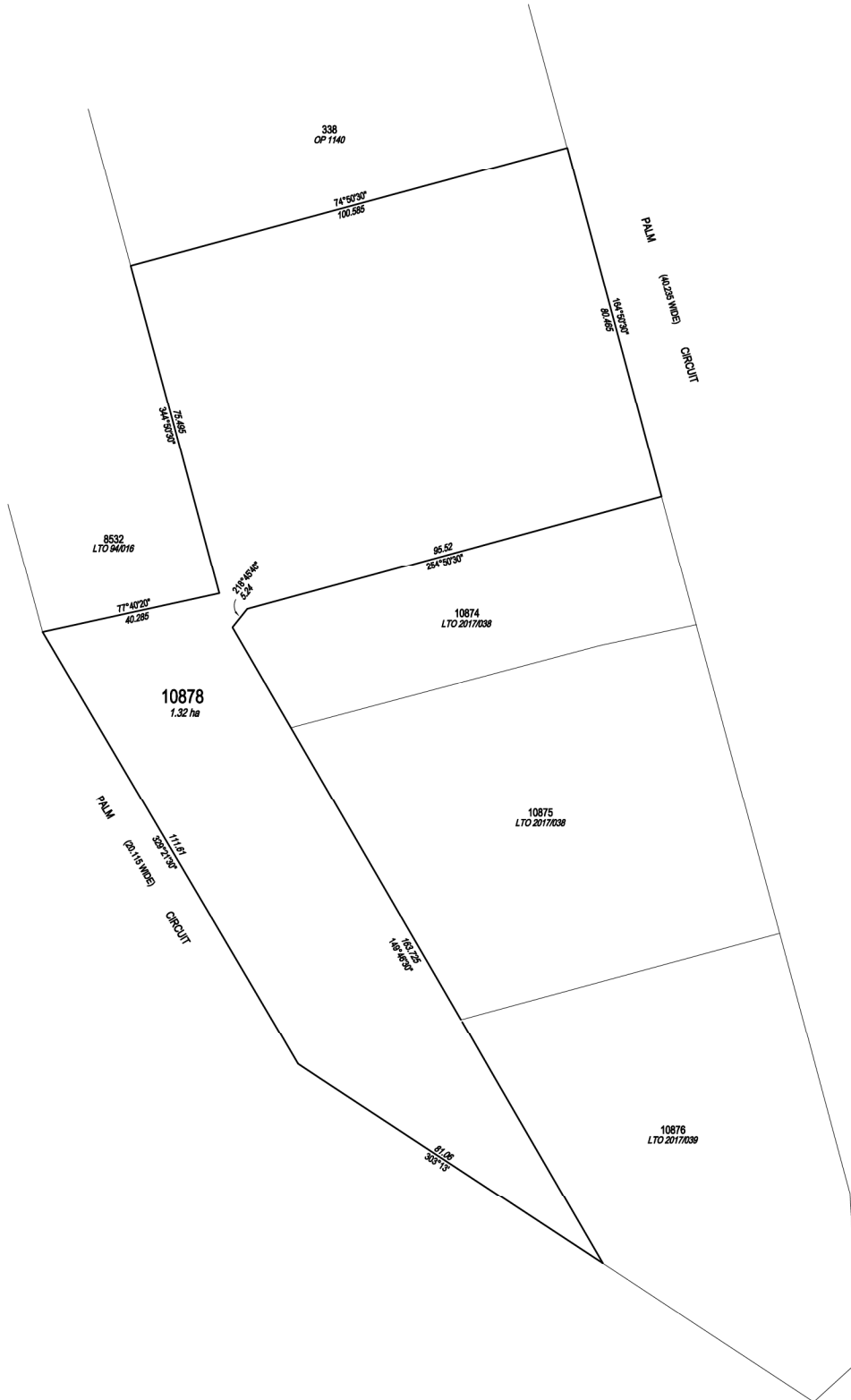
The road side table drain discharges directly by overland flow to the Todd River. The current roadside table drain is not well defined and it is expected that the table drain will need to be reshaped to ensure stormwater flows are able to be adequately conveyed.

7.7 Stormwater detention

The proposed development is located at the downstream of the Todd River catchment. The development is proposed to discharge to the Todd River and as such no detention system is proposed.

Attachments

- Survey Plan 2017_040
- Survey Plan 2017_038
- Survey Plan 2017_039
- Land use zones
- Alice Springs Rural West Flood Extent
- Date Farm Masterplan
- Proposed Development Hydrology

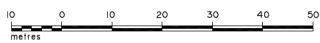


SURVEYOR'S CERTIFICATE	
I, Philip Arthur Verral	
hereby certify that the survey represented on this plan was compiled from plans OP 1140, LTO 2017/038 and LTO 2017/039.	
<i>PA Verral</i>	12.08.2017
Licensed Surveyor	Date
L.T.O. REGISTRATION	
Lodged on	at
Instrument Number	at
Registered on	at
by me	at
Mentioned/Personal	

Note
Version 1 - survey plan as lodged

SURVEY APPROVAL	
I, Robert Ian Sarlo	
being satisfied that Part 5 of the Planning Act has been complied with:	
I approve the survey under section 46 of the Licensed Surveyors Act;	
I acknowledge, on behalf of the Service Authorities designated, the vesting of the Service Elements shown hereon; and	
I accept on behalf of the Service Authorities specified, the land designated as road or reserve (hereon marked) pursuant to section 46 of the Planning Act and section 7 of the Control of Roads Act	
<i>Robert Ian Sarlo</i>	30 January 2019
Surveyor General	Date

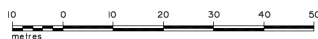
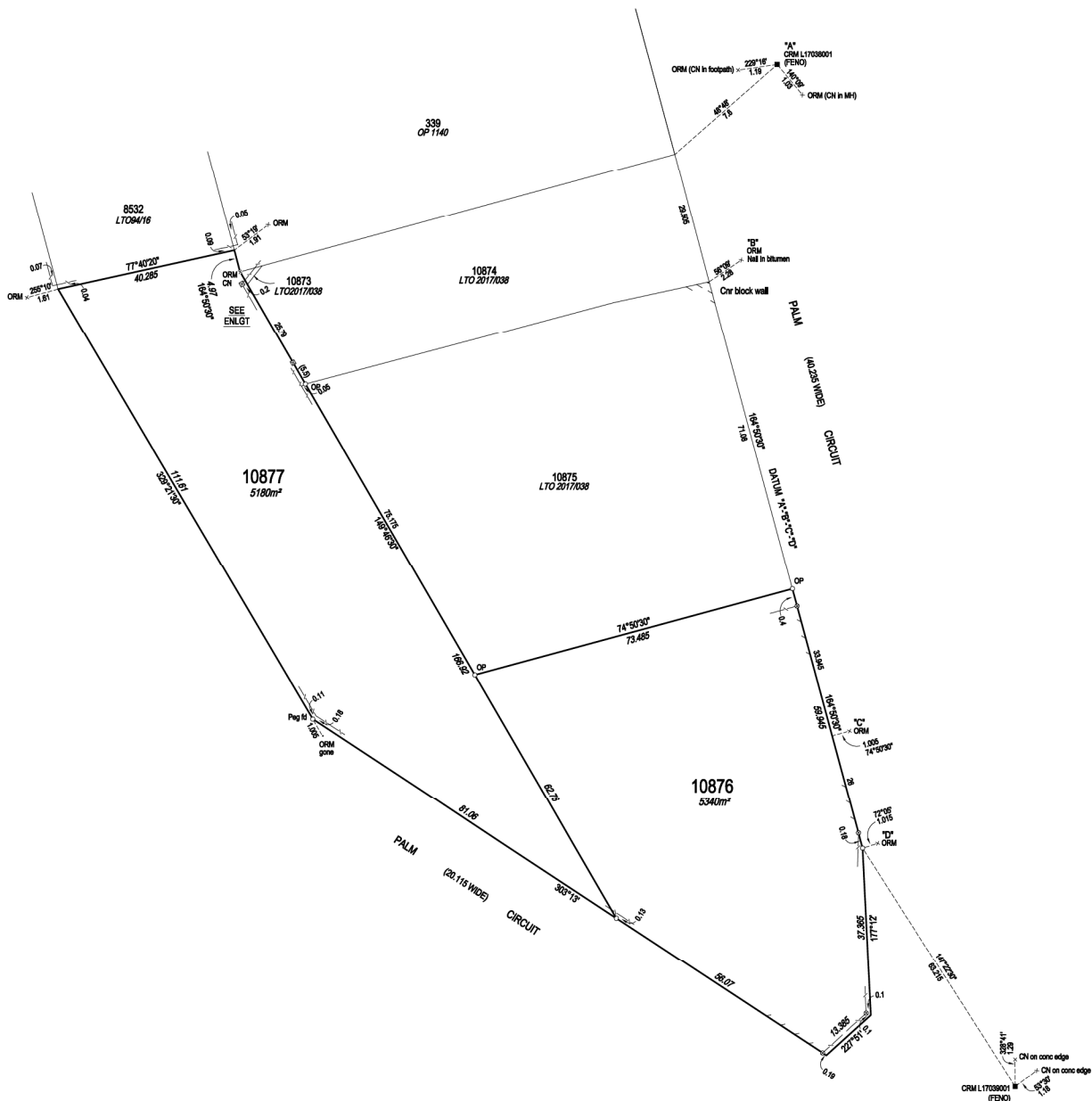
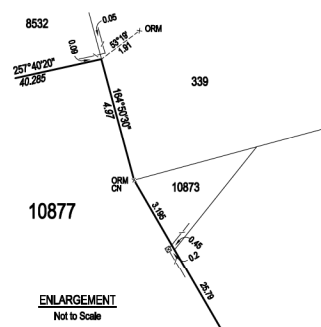
LOT 10878	
CONSOLIDATION OF LOTS 339, 10873 AND 10877	
TOWN OF ALICE SPRINGS	
Created by Earl James & Associates (1627)	Map Reference AZIMUTH
Submitted by BBS (16048)	Assessed Item Planned and on
SCALE 1:500 (A1)	
LTO 2017/040	



Note
 Offsets are at 90° to the boundaries unless otherwise shown
 CN denotes Concrete Nail
 SQ denotes Square Fence Post
 // denotes Block Wall

Version 1 - survey plan as indicated

LOTS 10873 TO 10875 **SUBDIVISION OF LOT 340** **TOWN OF ALICE SPRINGS**



I, **Philip Arthur Verrall**,
hereby certify that the survey represented on this plan was carried
out by me or under my immediate supervision and was completed on
24/08/2017 and that this survey has been executed in
accordance with the Licensed Surveyors Act and the directions
thereunder.

Lodged on at
Instrument Number
Registered on at
by me
Registrar-General

Offsets are at 90° to the boundaries unless otherwise shown
Dimensions of unmarked boundaries are original unless otherwise shown

CN	denotes Concrete Nail
□	denotes Square Fence Post
■	denotes Block Wall

Version 1.1 - survey plan as lodged

Robert Ian Sarib, the Acting Surveyor-General, being satisfied that Part 5 of the Planning Act has been complied with:

(1) approve the survey under section 48 of the Licensed Surveyors Act;

(2) acknowledge, on behalf of the Service Authorities designated, the vesting of the Service Easements shown hereon; and

(3) accept, on behalf of the Service Authorities specified, the land designated as roads or reserves hereon vested pursuant to section 51 of the Planning Act and section 7 of the Conveyance and Roads Act.

Robert L. L.

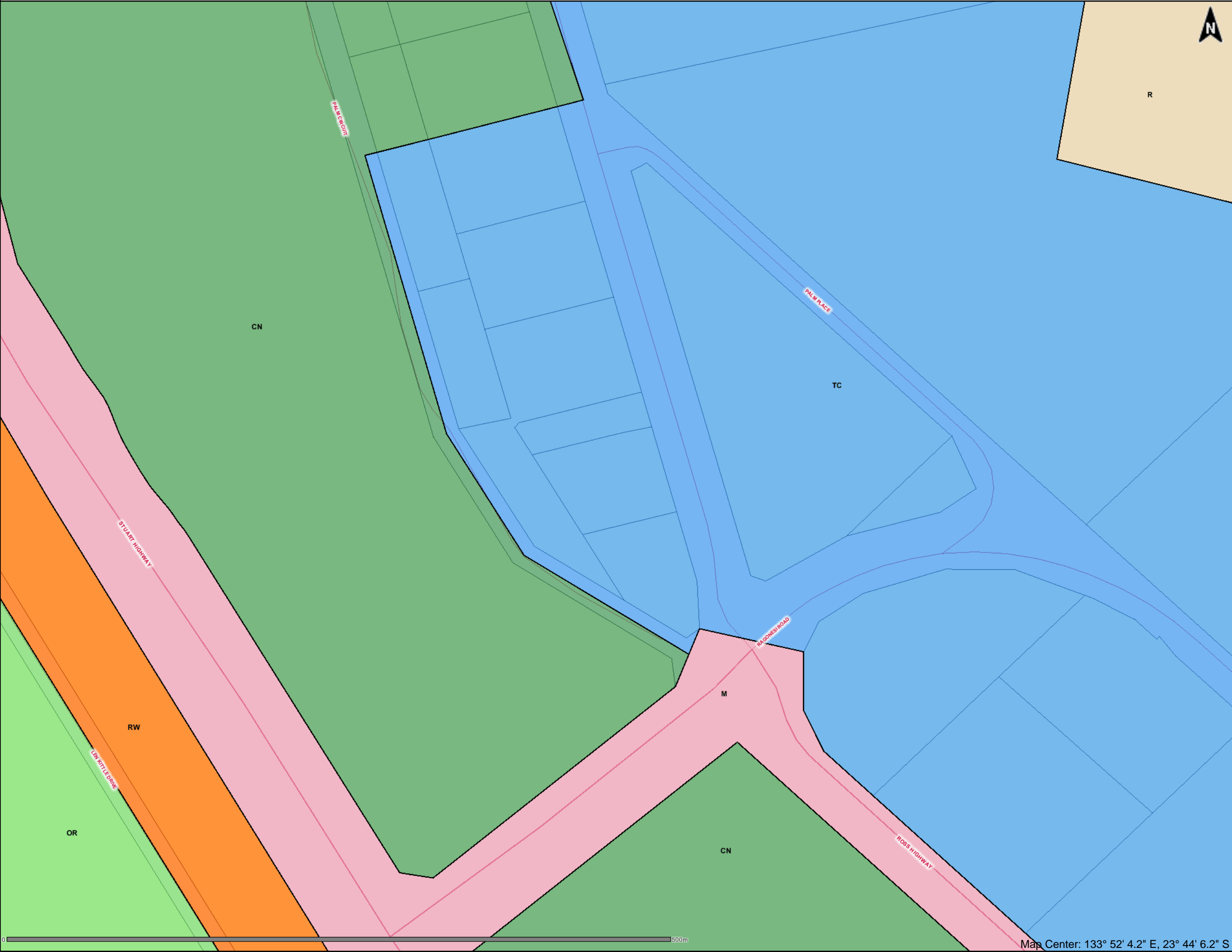
LOTS 10876 AND 10877
SUBDIVISION OF LOT 7404
TOWN OF ALICE SPRINGS

Drawn by Earl James & Associates (9627)
Examined by 686

AZIMUTH
LTD 2017/038

SCALE 1:500 (A1)

LTO 20



Town Planning IDCO

General Lines

Town Planning Zones

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

Road Labels

Created by Public User

Bottom Left: 133° 51' 47", -23° 44' 14"

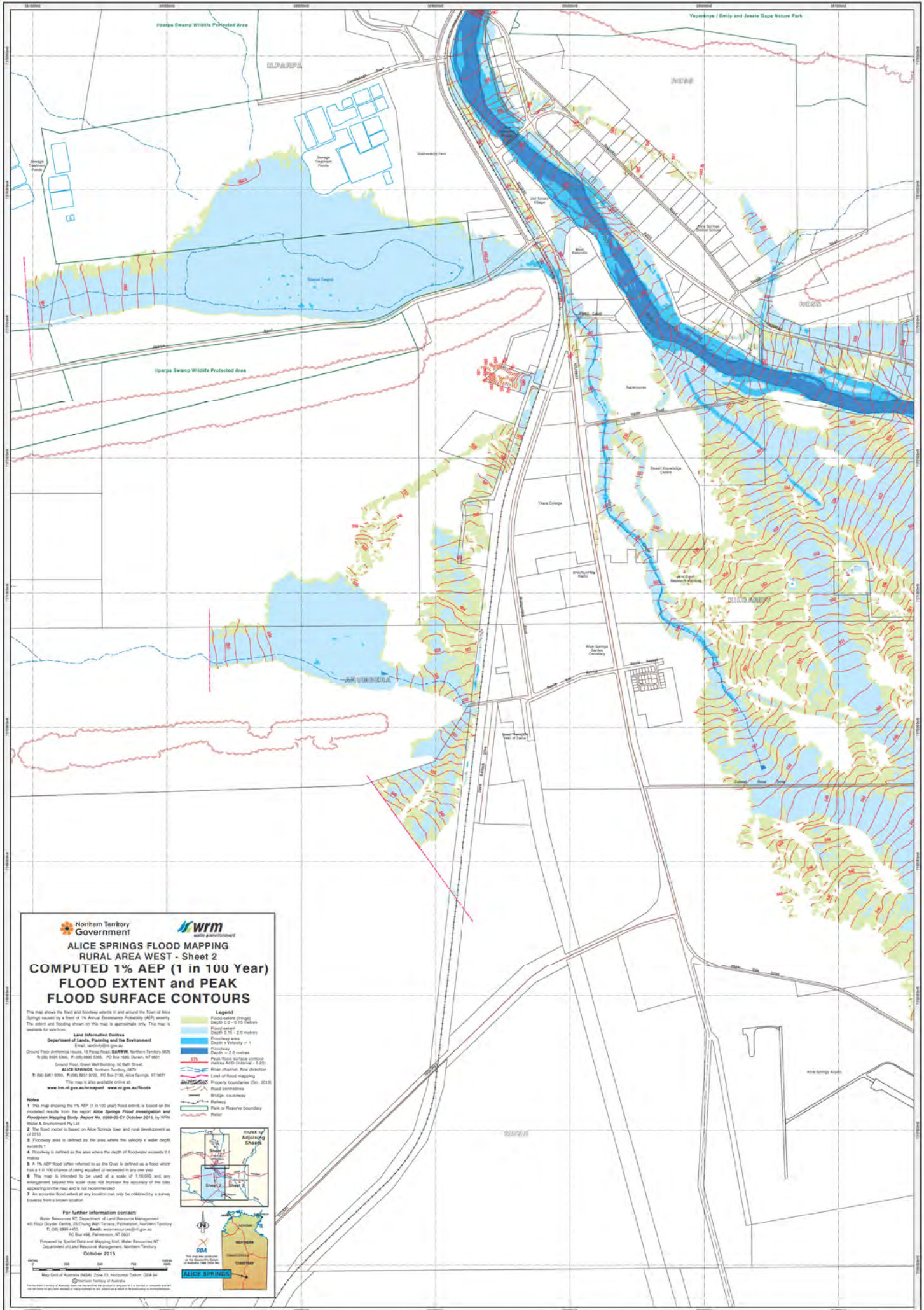
Top Right: 133° 52' 20", -23° 43' 57"

Approximate Scale: 1:2,800

Datum: GDA 1994

Data for information purposes only
- accuracy not guaranteed
N.T. Land Information System

Copyright Northern Territory of Australia



ALICE SPRINGS FLOOD MAPPING RURAL AREA WEST - Sheet 2 COMPUTED 1% AEP (1 in 100 Year) FLOOD EXTENT and PEAK FLOOD SURFACE CONTOURS

This map shows the flood and floodway extents to and around the Town of Alice Springs caused by a flood of 1% Annual Exceedance Probability (AEP) severity. The extent and flooding shown on this map is approximate only. This map is available for sale from:
Land Information Centres
Department of Lands, Planning and the Environment
Email: landinfo@nt.gov.au
Ground Floor Antennae House, 18 Flinders Road, SARAH, Northern Territory 0820
P: (08) 8999 5500, F: (08) 8999 5265, PO Box 1499, Darwin, NT 0801
Ground Floor, Green Hill Building, 50 Main Street,
ALICE SPRINGS, Northern Territory 0870
P: (08) 8461 6200, F: (08) 8461 6122, PO Box 7100, Alice Springs, NT 0871
This map is also available online at:
www.lm.nt.gov.au/ntmapagent www.nt.gov.au/floods

- Legend**
- Flood extent (range)
 - Depth 0.5 - 1.0 metres
 - Flood extent
 - Depth 1.0 - 2.0 metres
 - Floodway area
 - Depth > 2.0 metres
 - Contours
 - Depth > 2.0 metres
 - Peak flood surface contour
 - metres AHD (interior - 0.25)
 - Flow channel, flow direction
 - Line of flood mapping
 - Property boundaries (2011)
 - Road centrelines
 - Bridge, overpass
 - Railway
 - Park or Reserve Boundary
 - Relief

- Notes**
1. This map showing the 1% AEP (1 in 100 year) flood extent, is based on the modelled results from the report *Alice Springs Flood Investigation and Floodway Mapping Study* Report No. 0209-02-C1 October 2015, by Joffe Water & Environment Pty Ltd.
 2. The flood model is based on Alice Springs town and rural development as of 2010.
 3. Floodway area is defined as the area where the velocity < water depth < 0.5 m/s.
 4. Floodway is defined as the area where the depth of floodwater exceeds 2.0 metres.
 5. A 1% AEP flood (often referred to as the Q100) is defined as a flood which has a 1 in 100 chance of being equalled or exceeded in any one year.
 6. This map is intended to be used at a scale of 1:10,000 and any enlargement beyond this scale may not increase the accuracy of the data appearing on the map and is not recommended.
 7. An accurate flood extent at any location can only be obtained by a survey traverse from a known location.



For further information contact:
Water Resources NT, Department of Land Resource Management
At: P.O. Box 499, Alice Springs, Northern Territory 0870
P: (08) 8999 4455, Email: waterresources@nt.gov.au
PO Box 498, Alice Springs, NT 0870
Prepared by Spatial Data and Mapping Unit, Water Resources NT
Department of Land Resource Management, Northern Territory
October 2015

Map of Australia (2014) Zone 10, MGRS Datum: GDA 94
The Australian Government is not responsible for the content or accuracy of any information or data provided in this map and is not liable for any loss or damage arising from its use.



DEVELOPMENT SUMMARY

- CARETAKER + CHECK-IN BUILDING
- LAUNDRY AND CLEANERS STORE
- 25 x 4 ROOM DWELLINGS (100 ROOMS)
- 36 no. VEHICLE PARKS
- 9 no. TRUCK / TRAILER PARKS

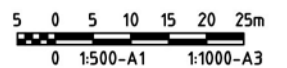
SITE PLANTING

- EXISTING PALM TREES - 99
- PALM TREES RE-LOCATED - 36



PRELIMINARY
NOT FOR CONSTRUCTION

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations 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



A				ISSUED FOR INFORMATION	
No	DATE	INITIAL		AMENDMENT	

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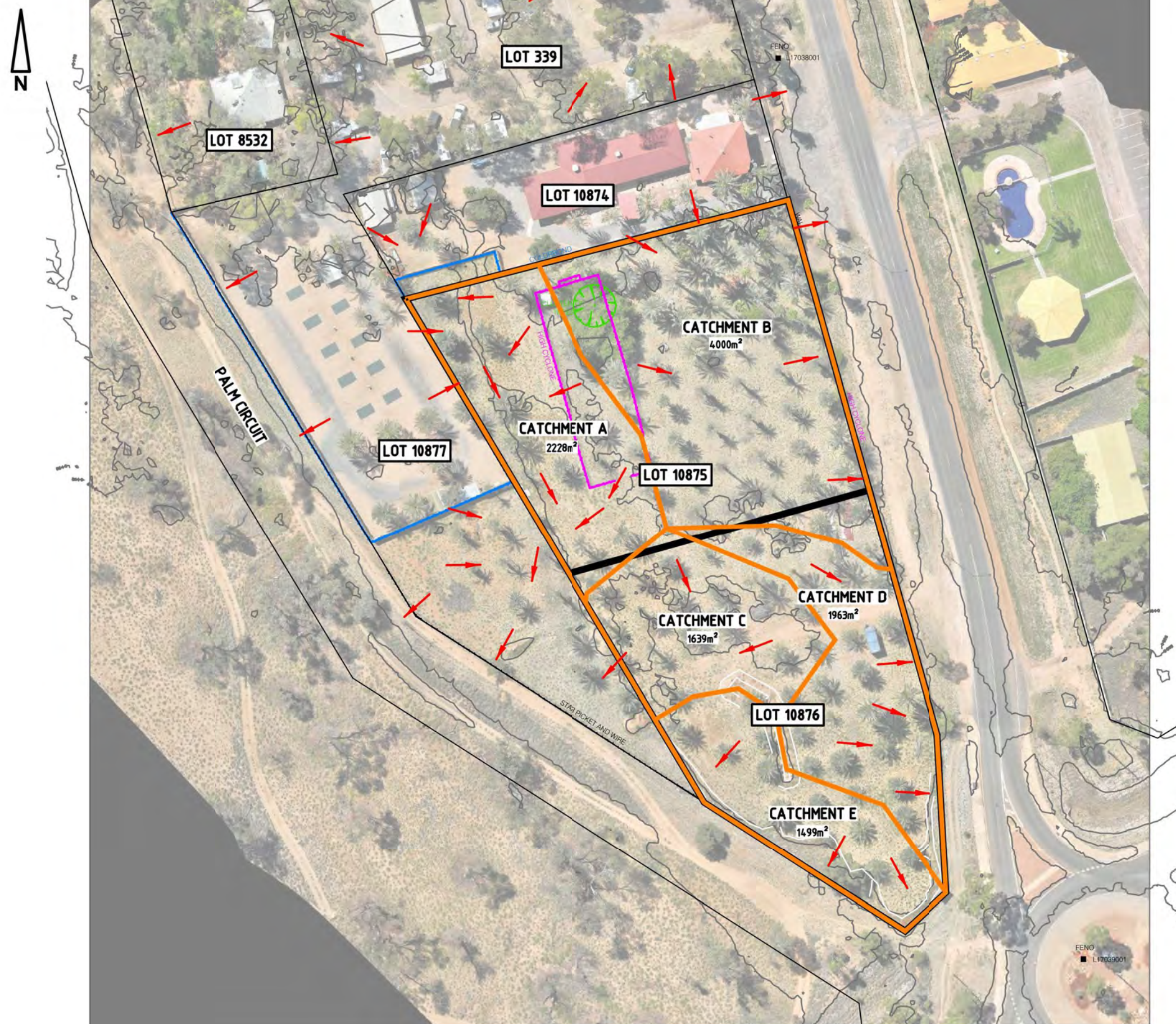
byrne.

ABN 78 124 388 192
P.O.Box 43420 Casuarina NT 0811
Ph. 08 89472476 Fax: 08 89475098

APPROVED	
GB	
DRAWN	CHECKED
MH	
DESIGNED	CHECKED

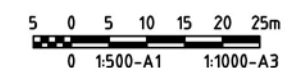
TITLE PALM CIRCUIT ACCOMMODATION VILLAGE PREDEVELOPMENT PERVIOUS AND IMPERVIOUS AREAS			
SCALE	PROJECT No NT25017	DRAWING No SK0001	AMDT A

PRELIMINARY
NOT FOR CONSTRUCTION



WARNING

BEWARE OF UNDERGROUND SERVICES
The locations 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



A			ISSUED FOR INFORMATION
No	DATE	INITIAL	AMENDMENT

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Ph. 08 89472476 Fax: 08 89475098

8	APPROVED	
	GB	
	DRAWN	CHECKED
	MH	
	DESIGNED	CHECKED

TITLE	PALM CIRCUIT ACCOMMODATION VILLAGE PREDEVELOPMENT PRE CATCHMENT PLAN
-------	---

SCALE	PROJECT No NT25017	DRAWING No SK0002	AMDT A
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NOT FOR CONSTRUCTION

NOTES:
1. ADOPT MINIMUM HABITABLE
FLOOR HEIGHT OF 565.8 AHD.

BEWARE OF UNDERGROUND SERVICES
The locations 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

[illegible]

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APPROVED	
GB	
DRAWN	CHECKED
MH	
DESIGNED	CHECKED

TITLE	PALM CIRCUIT ACCOMMODATION VILLAGE POST DEVELOPMENT PERVIOUS AND IMPERVIOUS AREAS
-------	--

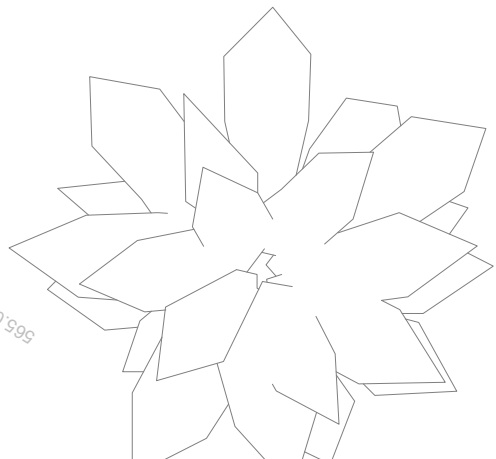
SCALE	PROJECT No NT25017	DRAWING No SK0003
-------	------------------------------	-----------------------------

STATEMENT OF EFFECT.
ROOMING ACCOMMODATION (WORKERS ACCOMMODATION)
& ANCILLARY DWELLING - CARETAKERS
DATE FARM – ALICE SPRINGS (5 & 11 PALM PLACE, ROSS NT)

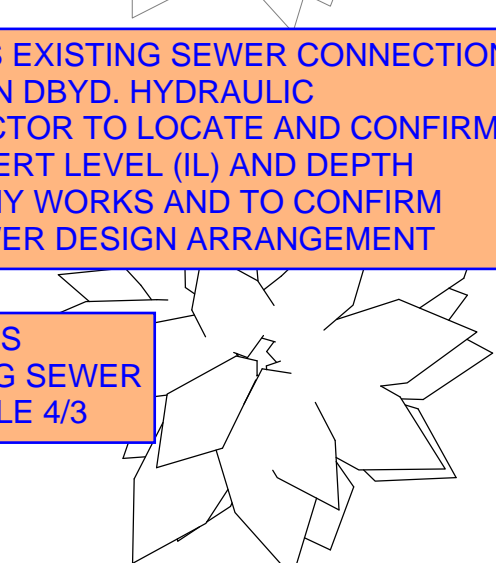


ATTACHMENT H.
SITE SERVICES PLANS.

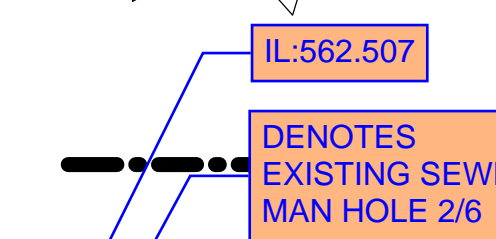
LEGEND



EXISTING DATE PALM



EXISTING DATE PALM RELOCATED



LOT BOUNDARY

GENERAL NOTES

1. ACCOMMODATION, CARETAKER AND LAUNDRY MODULES TO BE DEMOUNTABLE STRUCTURES CONSTRUDED OFF SITE. RAMPS, DECKS FOOTPATHS AND SHADE STRUCTURES TO BE CONSTRUCTED INSITU.
2. ALL CAR PARKING TO COMPLY WITH AS2890.1 FOR OFF-STREET CAR PARKING. CONCRETE WHEEL STOPS PROVIDED TO EACH CAR PARKING SPACE.
3. ALL FOOTPATHS TO COMPLY WITH AS1428.1.
4. CONTRACTOR TO CONFIRM ALL UNDERGROUND SERVICES ON SITE PRIOR TO CONSTRUCTION.
5. ALL NEW FOOTPATHS TO BE CONCRETE.

PROPOSED SITE PLAN

12643603-P001

REV

P03

DENOTES EXISTING
MAIN WATER
ISOLATION VALVES

DENOTES EXISTING SEWER CONNECTION
BASED ON DBYD. HYDRAULIC
CONTRACTOR TO LOCATE AND CONFIRM
SIZE, INVERT LEVEL (IL) AND DEPTH
PRIOR ANY WORKS AND TO CONFIRM
SITE SEWER DESIGN ARRANGEMENT

DENOTES
EXISTING SEWER
MAN HOLE 4/3

IL:562.507

DENOTES
EXISTING SEWER
MAN HOLE 2/6

IL:562.205

DENOTES EXISTING
150mm CONC PWC
SEWER MAIN

DENOTES EXISTING
150mm PVC PWC
WATER MAIN

DENOTES EXISTING SEWER CONNECTION
BASED ON DBYD. HYDRAULIC
CONTRACTOR TO LOCATE AND CONFIRM,
SIZE, INVERT LEVEL (IL) AND DEPTH
PRIOR ANY WORKS AND TO CONFIRM
SITE SEWER DESIGN ARRANGEMENT

10874

10878

10876

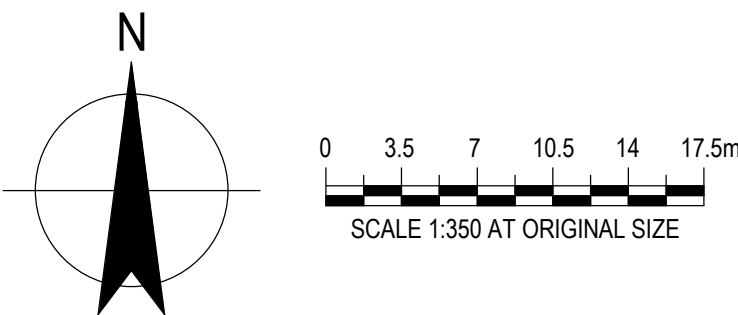
10875

SITE PLANTING

- EXISTING PALM TREES - 99
- PALM TREES RE-LOCATED - 36

DEVELOPMENT SUMMARY

- CARETAKER + CHECK-IN BUILDING
- LAUNDRY AND CLEANERS STORE
- 25 x 4 ROOM DWELLINGS (100 ROOMS)
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- TOTAL SITE AREA=10,630.2m²
- AREA OF LANDSCAPING = 6093m² (57%)



PALM CIRCUIT DATE FARM
CENTRECORP

PALM CIRCUIT DEVELOPMENT
HYDRAULIC SERVICES
10970 HSK-01 EXISTING SITE
INFRASTRUCTURE

BCA ENGINEERS
GLC 24.02.2025

N.t.S

bca
engineers

GHD Design
Level 9, 15 Lake Street, Cairns QLD 4870 Australia
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025 584 acting as a sub-consultant of GHD Pty Ltd.
Responsible Architects: Gilda Donegan QLD 3086,
Gavin Adams QLD 3707, Jenny Culgan QLD 5938

Project no. 12643603
Date 21/02/2025
Issue FOR APPROVAL
Status FOR APPROVAL
Scale As indicated @ A1

LEGEND

EXISTING DATE PALM

NOTE:
SITE SURVEY IS REQUIRED TO CONFIRM
EXISTING AND FUTURE SITE LEVELS IN
ORDER TO CONFIRM IF A SEWER GRAVITY
SYSTEM IS POSSIBLE.
HYDRAULIC CONTRACTOR TO ATTEND SITE,
LOCATE AND CONFIRM THE SITE SEWER
CONNECTION DIAMETER AND DEPTH PRIOR
FURTHER DESIGN

EXISTING SEWER CONNECTION
INVERT LEVEL TO BE CONFIRMED.
IL:-2.20m MIN REQUIRED FOR
GRAVITY SYSTEM

EXISTING DATE PALM RELOCATED

DENOTES EXISTING SEWER CONNECTION
BASED ON DBYD. HYDRAULIC
CONTRACTOR TO LOCATE AND CONFIRM
INVERT LEVEL (IL) AND DEPTH PRIOR ANY
WORKS AND TO CONFIRM SITE SEWER
DESIGN ARRANGEMENT

DENOTES
EXISTING SEWER
MAN HOLE 4/3

DENOTES
EXISTING SEWER
MAN HOLE 2/6

LOT BOUNDARY

GENERAL NOTES

1. ACCOMMODATION, CARETAKER AND LAUNDRY MODULES TO BE DEMOUNTABLE STRUCTURES CONSTRUDED OFF SITE. RAMPS, DECKS FOOTPATHS AND SHADE STRUCTURES TO BE CONSTRUCTED INSITU.
2. IL:562.507 WORKING TO COMPLY WITH AS2890.1 FOR OFF-STREET CAR PARKING. CONCRETE WHEEL STOPS PROVIDED TO EACH CAR PARKING SPACE.
3. ALL FOOTPATHS TO COMPLY WITH AS1428.1.
4. CONTRACTOR TO CONFIRM ALL UNDERGROUND SERVICES ON SITE PRIOR TO CONSTRUCTION.
5. ALL NEW FOOTPATHS TO BE CONCRETE.

OPTION 2:
MAKE APPLICATION AND PAY ALL
FEES TO PWC FOR A NEW 150mm
SEWER CONNECTION - TO SERVICE
NORTHERN SIDE OF LOT 10876 ONLY.
SOUTHERN SIDE TO DISCHARGE TO
EXISTING SEWER CONNECTION

DENOTES EXISTING
150mm CONC PWC
SEWER MAIN

DENOTES EXISTING SEWER CONNECTION
BASED ON DBYD. HYDRAULIC
CONTRACTOR TO LOCATE AND CONFIRM
INVERT LEVEL (IL) AND DEPTH PRIOR ANY
WORKS AND TO CONFIRM SITE SEWER
DESIGN ARRANGEMENT

OPTION 1:
LOCATE AND CONNECT TO EXISTING
SEWER CONNECTION. ENTIRE SITE
TO CONNECT BY GRAVITY PENDING
NEW SITE LEVEL AND EXISTING
CONNECTION DEPTH-TBC

OPTION 1:
EXISTING SEWER CONNECTION
INVERT LEVEL TO BE CONFIRMED.
IL:-2.20m MIN REQUIRED FOR
GRAVITY SYSTEM FOR THE
ENTIRE SITE

PROPOSED SITE PLAN

12643603-P001

REV

P03

10874

ENTRY/
EXIT

TRUCK/ TRAILER PARKING

CAR PARKING

10878

10876

SITE PLANTING

EXISTING PALM TREES - 99

PALM TREES RE-LOCATED - 36

DEVELOPMENT SUMMARY

- CARETAKER + CHECK-IN BUILDING
- LAUNDRY AND CLEANERS STORE
- 25 x 4 ROOM DWELLINGS (100 ROOMS)

- 36 no. VEHICLE PARKS
- 9 no. TRUCK / TRAILER PARKS

- TOTAL SITE AREA=10,630.2m²
- AREA OF LANDSCAPING = 6093m² (57%)

CARETAKER RESIDENCE AND
CHECK-IN

NEW PERIMETER FENCE

DENOTES NEW IN
GROUND COOLING
PIT- TBC WITH PWC

LAUNDRY AND
CLEANERS STORE

ANGLED ONE WAY
LARGE CAR PARKING

COMMUNAL SHELTERED
SEATING AND BBQ

COMMUNAL SWIMMING POOL

PASSIVE SIGHT LINES
RETAINED ADJACENT TO
EXISTING ROWS OF TREES

BBQ SHELTERS

RETAIN EXISTING
TREES FOR PRIVACY.

SETBACK FROM BOUNDARY

PALM CIRCUIT DEVELOPMENT
HYDRAULIC SERVICES
10970 HSK-02 PROPOSED SEWER
ARRANGEMENT

BCA ENGINEERS
GLC 24.02.2025

N.t.S



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Project no. 12643603
Date 21/02/2025
Issue FOR APPROVAL
Status FOR APPROVAL
Scale As indicated @ A1

LEGEND

EXISTING DATE PALM

LOT 10875
AS3500 8 DWELLINGS = 1.64L/S
FIRE HOSE REELS: 0.88L/S FOR 2
REELS ONLY
LAUNDRY: 1.04L/S
TOTAL WATER: 3.56L/S =>50mm
WATER METER REQUIRED

EXISTING DATE PALM RELOCATED

LOT BOUNDARY

GENERAL NOTES

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5. ALL NEW FOOTPATHS TO BE CONCRETE.

PROVIDE WATER TAKE OFF AND TDCV FOR IRRIGATION SUPPLY AS REQUIRED - VARIOUS LOCATION REQUIRED. TBC ON SITE (TYPICAL)

MAKE APPLICATION AND PAY ALL FEES TO PWC FOR A NEW 50mm DOMESTIC COLD WATER METER ASSEMBLY FITTED WITH BACK FLOW DEVICE. TO BE ON A CONCRETE PLINTH AND IN A PROTECTIVE CAGE -AS PER PWC STANDARD DRAWINGS - NEW WATER METER TO SERVICE LOT 10876 ONLY

LOT 10876
AS3500 17 DWELLINGS = 2.40L/S
FIRE HOSE REELS: 0.88L/S FOR 2
REELS ONLY
TOTAL WATER: 3.28L/S =>50mm
WATER METER REQUIRED

DENOTES EXISTING 150mm PVC PWC WATER MAIN

DENOTES EXISTING 150mm PVC PWC WATER MAIN

MAKE APPLICATION AND PAY ALL FEES TO PWC FOR A NEW 50mm DOMESTIC COLD WATER METER ASSEMBLY FITTED WITH BACK FLOW DEVICE. TO BE ON A CONCRETE PLINTH AND IN A PROTECTIVE CAGE -AS PER PWC STANDARD DRAWINGS - NEW WATER METER TO SERVICE LOT 10875 ONLY

PROVIDE WATER TAKE OFF AND TDCV FOR IRRIGATION SUPPLY AS REQUIRED - VARIOUS LOCATION REQUIRED. TBC ON SITE (TYPICAL)

ENTRY/
EXIT

PALM CIRCUIT

10874

10875

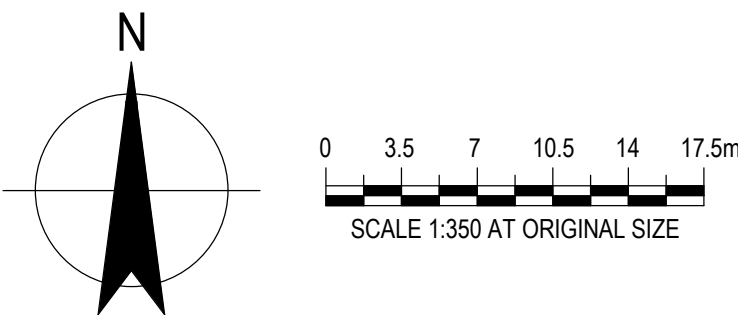
10876

SITE PLANTING

- EXISTING PALM TREES - 99
- PALM TREES RE-LOCATED - 36

DEVELOPMENT SUMMARY

- CARETAKER + CHECK-IN BUILDING
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PALM CIRCUIT DATE FARM
CENTRECORP

PALM CIRCUIT DEVELOPMENT
HYDRAULIC SERVICES
10970 HSK-03 PROPOSED WATER
ARRANGEMENT

BCA ENGINEERS
GLC 21.02.2025

N.t.S



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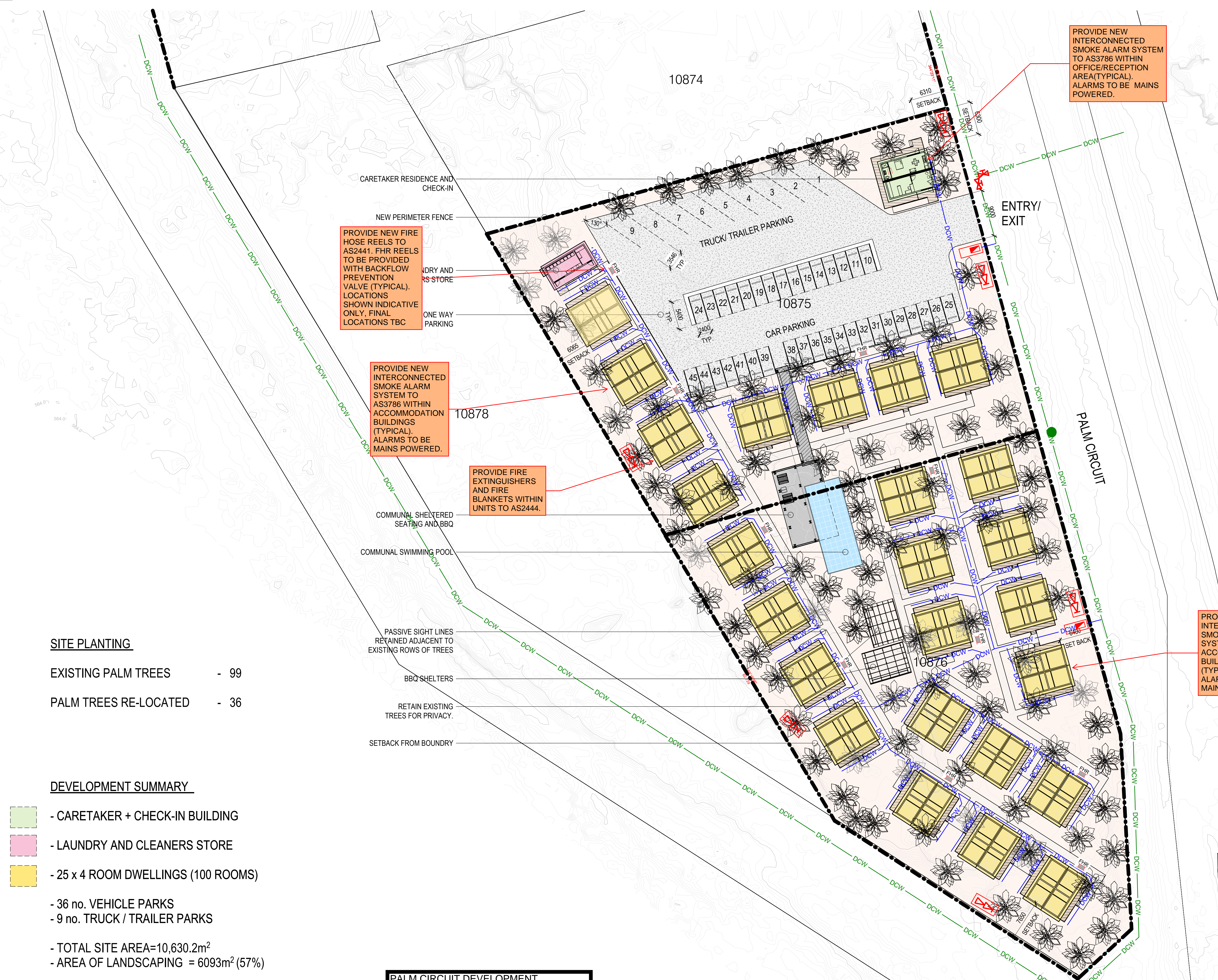
Project no. 12643603
Date 21/02/2025
Issue FOR APPROVAL
Status FOR APPROVAL
Scale As indicated @ A1

PROPOSED SITE PLAN

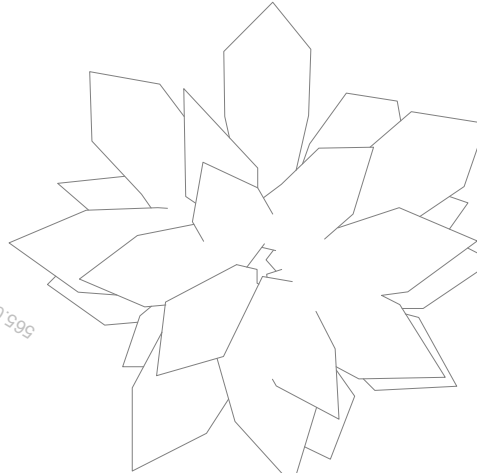
12643603-P001

REV

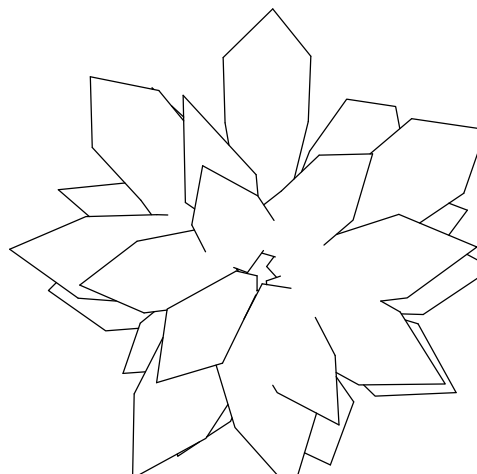
P03



LEGEND



EXISTING DATE PALM



EXISTING DATE PALM RELOCATED

LOT BOUNDARY

GENERAL NOTES

1. ACCOMMODATION, CARETAKER AND LAUNDRY MODULES TO BE DEMOUNTABLE STRUCTURES CONSTRUDED OFF SITE. RAMPS, DECKS FOOTPATHS AND SHADE STRUCTURES TO BE CONSTRUCTED INSITU.
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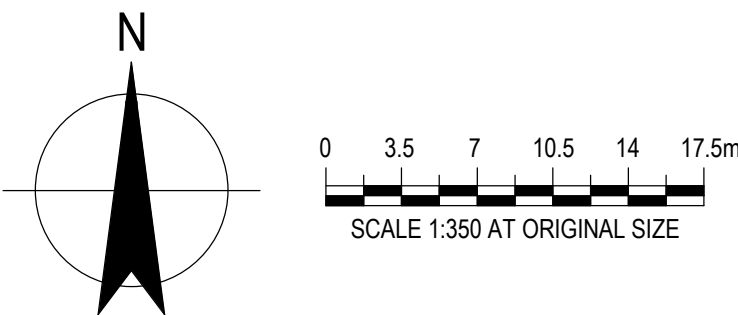
SITE PLANTING

- EXISTING PALM TREES - 99
- PALM TREES RE-LOCATED - 36

DEVELOPMENT SUMMARY

- CARETAKER + CHECK-IN BUILDING
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- AREA OF LANDSCAPING = 6093m² (57%)



PALM CIRCUIT DATE PALM
CENTRECORP

PALM CIRCUIT DEVELOPMENT
FIRE SERVICES
10970 FSK-01 PROPOSED FIRE
SERVICES ARRANGEMENT

BCA ENGINEERS
MKG 24.02.2025

N.t.S

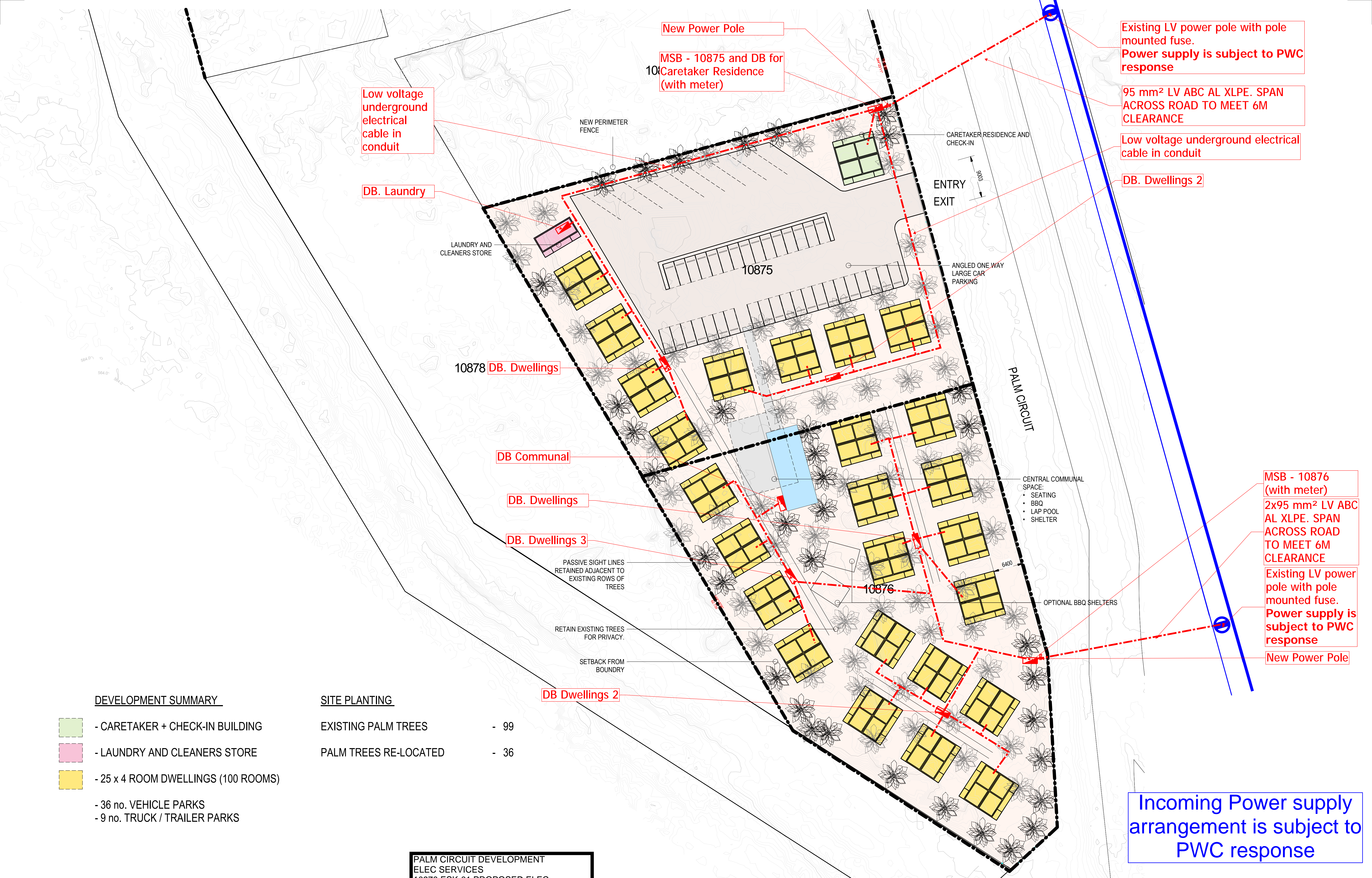
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Gavin Adams QLD 3707, Jenny Culgan QLD 5938

Project no. 12643603
Date 21/02/2025
Issue FOR APPROVAL
Status FOR APPROVAL
Scale As indicated @ A1

PROPOSED SITE PLAN

12643603-P001

REV
P03



DEVELOPMENT SUMMARY

- CARETAKER + CHECK-IN BUILDING
- LAUNDRY AND CLEANERS STORE
- 25 x 4 ROOM DWELLINGS (100 ROOMS)
- 36 no. VEHICLE PARKS
- 9 no. TRUCK / TRAILER PARKS

SITE PLANTING

- EXISTING PALM TREES - 99
- PALM TREES RE-LOCATED - 36

PALM CIRCUIT DATE FARM
CENTRECORP

PALM CIRCUIT DEVELOPMENT
ELEC SERVICES
10970 ESK-01 PROPOSED ELEC
SERVICES ARRANGEMENT

BCA ENGINEERS
LL 24.02.2025

N.t.s

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Gavin Adams QLD 3707, Jenny Culgan QLD 5938

Project no. 12643603
Date 05/12/2024
Issue REVISED PLAN
Status
Scale 1 : 350 @ A1

MASTERPLAN

12643603-SK0005

REV
P03

From: [Matt Raymond](#)
To: [Cat Tatam](#)
Cc: [Sebit Rambang](#); [Kristine Capangpangan](#)
Subject: RE: Development Application - Lots 10875 & 10876, 5 & 11 Palm Circuit - PA2025/0075
Date: Wednesday, 4 June 2025 1:33:50 PM
Attachments: [image004.png](#)

Hi Catriona,

Thanks for reaching out about the car parking for the proposed Rooming Accommodation. We appreciate you outlining your points and acknowledging the Scheme's requirements.

We understand you've factored in a surplus of parking bays and have operational plans for transport, like the shuttle services and booking management. However, our core concerns about potential parking overflow onto Palm Circuit and the surrounding residential area still stand, and we really need the information we previously requested. Here's why we're holding firm on this:

Parking Demand and Resident Needs

While shared transport and company shuttles are great ideas, our experience with rooming accommodation suggests that residents often have their own vehicles. Even if they're on the same project, people have different schedules, personal errands, and preferences for how they get around. We can't simply assume that a 100 bed facility won't generate a significant number of personal vehicles, regardless of planned operational policies.

Enforceability of Operational Policies

We appreciate your proposed operational policies for parking allocation and encouraging shuttle use. The challenge for Council, however, is that these policies are hard to enforce in the long run once a permit is issued. We find that conditions tied to the physical provision of parking are much more enforceable and provide a greater guarantee against impacts on the surrounding area.

Impact on Palm Circuit

We're already aware of existing parking pressures around Palm Circuit. Adding a 100-bed accommodation has the potential to really push these pressures if onsite parking isn't enough for individual vehicles. Even if the proposal technically meets the minimum planning scheme requirements, the scale and nature of this development warrant a more detailed understanding of the true parking demand.

To properly assess and mitigate potential parking impacts, Council still requires the following information *prior to the commencement of use*:

- A comprehensive survey and analysis of likely vehicle ownership and usage patterns by residents, specifically considering personal vehicle use.
- A detailed assessment of whether the proposed 36 standard parking bays are truly adequate for the anticipated peak demand, backed by the analysis from the survey.
- A robust and enforceable plan for managing any potential parking overflow. This needs to include clear strategies for onsite parking management and definite measures to prevent any parking on Palm Circuit. Please include details on shuttle services, bicycle parking, public transport access, and most importantly, how you'll proactively ensure residents and visitors avoid parking off-site.
- A clear demonstration of how workers will get into town and other locations, also considering individual travel needs beyond organised work transport.

Additionally, as a proactive step to prevent parking on surrounding verges, we're asking the developer to install **"No Parking"** signs along the road reserve perimeter of the development. The location and specifics of these signs will need Council approval before they go in and must meet Australian standards.

While we certainly welcome the offer to include bicycle and motorcycle parking, and note the public transport options, these alone might not be enough to handle the potential number of individual vehicles for a facility of this size.

We kindly request you provide the originally requested information, along with a plan for the "No Parking" signage. This will allow us to thoroughly assess the parking impacts and help ensure the amenity of the residential area remains protected.
Happy to discuss further if needed.

Kind Regards

Regards,



Matthew Raymond
Manager Facilities and Development
Alice Springs Town Council
8am – 5pm, Monday to Friday
p. 08 8950 0586
alicesprings.nt.gov.au

ASTC acknowledges the Central Arrernte people as the Traditional Custodians of the land on which we live and work. We pay our respects to their history, culture and their Elders past, present and emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples.

From: Cat Tatam <cat@tatamplanningco.com.au>
Sent: Monday, June 2, 2025 3:32 PM
To: Matt Raymond <mraymond@astc.nt.gov.au>
Cc: ASTC <astc@astc.nt.gov.au>; Sebit.Rambang@nt.gov.au; Kristine Capangpangan <KCapangpangan@astc.nt.gov.au>
Subject: RE: Development Application - Lots 10875 & 10876, 5 & 11 Palm Circuit - PA2025/0075

Hi Matt,

Just following up on my email below in regard to ASTC comments on PA2025/0075.

I look forward to your response as soon as possible.

Thanks,
Cat

Catriona Tatam
Town Planning Consultant
BA(Urb&RegPlan)(Hons), MPIA
e: cat@tatamplanningco.com.au
m: 0415 933 635
w: www.tatamplanningco.com.au

ABN: 2625 1369 768



At Tatam Planning Co. we value and respect flexible work arrangements. Although I have sent this at a time that is convenient for me, it is not my expectation that you read, respond or follow up on this email outside your hours of work.

From: Cat Tatam
Sent: Wednesday, 21 May 2025 6:42 AM
To: Matt Raymond <mraymond@astc.nt.gov.au>
Cc: Astc <astc@astc.nt.gov.au>; Sebit Rambang <Sebit.Rambang@nt.gov.au>; Kristine Capangpangan <KCapangpangan@astc.nt.gov.au>
Subject: RE: Development Application - Lots 10875 & 10876, 5 & 11 Palm Circuit - PA2025/0075

Hi Matthew,

I hope this email finds you well. I'm reaching out in relation to ASTC comments on PA2025/0075 in relation to the proposed Rooming Accommodation at 11 Palm Circuit, Ross.

I note that in the attached comments, provided by Council to myself and Development Assessment Services on 28 March (time has absolutely flown by!), Council has raised concerns about the matter of car parking, as follows:

Council expresses concern regarding the potential for significant parking overflow, given the individual unit/room nature of the proposed workers accommodation. This concern stems from the potential for a high rate of individual vehicle ownership among residents, which may exceed the provided parking capacity.

Notwithstanding the calculation of parking requirements under Clause 5.2.4 of the NT Planning Scheme, and the applicant's provision of 36 standard bays and 9 trailer/truck bays, Council has concerns regarding the potential for significant parking overflow given the individual unit/room nature of the proposed workers accommodation.

To address this concern, the applicant is required to submit the following information for Council approval, prior to the commencement of use.

- A comprehensive survey and analysis of anticipated vehicle ownership and usage patterns by residents of the proposed accommodation. This analysis must consider the potential for residents to own and utilise personal vehicles.*
- A detailed assessment of the adequacy of the proposed 36 standard parking bays to accommodate the anticipated peak parking demand. This assessment must provide justification for the sufficiency of the provided parking, based on the survey and analysis required in point 1.*
- A plan for managing potential parking overflow, including strategies for on-site parking management and alternative transportation options. This should include information on potential shuttle services, bicycle parking, and public transport access.*
- A demonstration of how the workers will be transported into town and other locations.*

In speaking with DAS, there is concern that the requested condition in relation to car parking and further documentation would be unable to be enforced prior to commencement of the use. Further, as you have pointed out, the proposed car parking provision is compliant with the requirements of the NT Planning Scheme, and there is no car parking shortfall proposed in which to necessitate the (quite onerous) undertakings that Council have requested.

Notwithstanding, we understand Council's concerns around car parking on Palm Circuit and offer the following additional information.

- The proposed development intends 100 semi-elevated accommodation units in twenty-five (25) pods of four (4) units, plus an ancillary caretaker's dwelling. Per the Scheme requirements, the following car parking provision is required:

PARKING REQUIREMENTS – PROPOSED ROOMING ACCOMMODATION			
USE OR DEVELOPMENT.	MINIMUM NUMBER OF CAR PARKING SPACES REQUIRED.	NO.	TOTAL.
Rooming Accommodation	1 for every 5 persons Plus 1 for every staff member Plus 1	100 persons 1 staff 1	22 bays required
Ancillary Dwelling Caretaker	1	1	1 Bay required
TOTAL.			23 bays
PROVIDED ON SITE.			36 standard bays plus 9 trailer/ truck bays.
SHORTFALL:			Nil

- As you can see from the above, the proposal provides a surplus of 13 standard bays, in addition to the 9 trailer/ truck bays proposed. This is a total of 22 additional bays, over and above Scheme requirements. The proposed parking provision is considered to be compliant with the

Scheme, and suitable for the intended purpose of rooming accommodation.

- The proposed rooming accommodation is intended to be utilised by companies undertaking large scale projects in the Alice Springs. It is typical of such larger construction projects or mining projects to engage a bus or mini bus to transport workers from the accommodation to the site. It is the operator's intention that any bookings by a single entity for accommodation of 15 or more persons at the same time would trigger a request by the operator that staff be transported to/from the accommodation via bus.
- It is difficult to pinpoint an exact percentage for workers sharing a work vehicle on a job site with workers' accommodation, as this can vary significantly depending on factors like the size of the job site, the number of workers, and the vehicle types used, and will constantly fluctuate based on the number and type of guests at the proposed rooming accommodation. However, it is common for workers in such situations to share vehicles for transportation, including to and from the worksite, and for other purposes. Therefore, it is reasonable to assume that the truck/ trailer parking proposed will likely account for two persons per bay, as it is standard practice for many companies to have two persons operating any truck or trailer vehicles for safety purposes. The 9 truck trailer bays would therefore accommodate up to 18 guests. Similarly, it can be reasonably expected that a high number of guests at the accommodation would be sharing a work car, and that the 36 standard bays would accommodate up to 72 guests. Whilst Council's concerns around personal vehicles are noted
- The rooming accommodation may also include shift workers on occasion, whereby the car parking bays would see a turnover of vehicles at shift change, rather than an overlapping demand for bays.
- The operator will confirm the number of cars associated with each booking and will allocate a car bay to each booking on a first come, first serve basis. Should no car bays be available, the operator will not allow a car bay to be part of the booking, and the guest will be required to find alternate arrangements such as utilising taxis, public transport or a bus shuttle service (as discussed above).
- Whilst no designated bike racks are shown on plans, the operator is willing to install bike racks to accommodate up to ten (10) bicycle parking spaces.
- Whilst no motorcycle bays are shown on plans, the operator is willing to include motorcycle parking on plans to accommodate up to five (5) motorcycle parking spaces.
- Public transport is available in the area, with bus routes 300 and 301 running directly past the Rooming Accommodation site. The bus stop (Stop 1078) is located approximately 170 metres from the subject site. Routes 300 and 301 provide access to the Alice Springs CBD, and other bus services from the Interchange.
- Uber and Taxis are both available in the Alice Springs area, particularly to/ from the Alice Springs City Centre and Airport.

Council's Concerns around overflow car parking are noted, given the other developments in the area and the number of worker accommodation units proposed. However, the proposal is not only compliant with the parking requirements of the Scheme, but significantly exceeds parking requirements. The provision of additional bays and truck/trailer bays (and the offer to include both bicycle parking and motorcycle parking) will result in a development that provides for ample parking for guests. Further, there is a high likelihood of shared vehicles between workers, reducing the car parking demand on site. Lastly, the intended operational policies to (a) require the provision of a shuttle bus service for workers from a single organisation for a booking of 15 or more persons and (b) include the number of cars as part of the booking process so as to allocate car bays on a first come, first serve basis, will both significantly reduce the parking demand on site and manage the car parking provision.

It is hoped that the above information provides some measure of reassurance to Council. It is respectfully requested that Council provide an amended response to myself and/or DAS in relation to the requested car parking condition, noting that it would be a difficult condition to enforce once the permit was issued and that the car parking provision exceeds the statutory planning requirements.

Once again, apologies for the delay in reaching out to you on this matter. I would be happy to discuss further if needed.

Regards,

Catriona Tatam
Town Planning Consultant
BA(Urb&RegPlan)(Hons), MPIA
e: cat@tatamplanningco.com.au
m: 0415 933 635
w: www.tatamplanningco.com.au

ABN: 2625 1369 768



At Tatam Planning Co. we value and respect flexible work arrangements. Although I have sent this at a time that is convenient for me, it is not my expectation that you read, respond or follow up on this email outside your hours of work.

From: Kristine Capangpangan <KCapangpangan@astc.nt.gov.au>
Sent: Friday, 28 March 2025 2:59 PM
To: Sebit.Rambang@nt.gov.au; Chay Garde <Chay.Garde@nt.gov.au>
Cc: Cat Tatam <cat@tatamplanningco.com.au>; Matt Raymond <mraymond@astc.nt.gov.au>
Subject: Development Application - Lots 10875 & 10876, 5 & 11 Palm Circuit - PA2025/0075

To whom it may concern,

A development application for **LOTS 10875 & 10876, 5 & 11 PALM CIRCUIT – PA2025/0075** was received by us from the Authority for inclusion of Council's requirements as a service authority.

Please find attached our response in relation to this development.

NOTE: This response has been uploaded to ILIS.

If you have any queries regarding this letter or with your development, please don't hesitate to contact Manager Facilities and Development – Matt Raymond

on 08 8950 0586.

Kind Regards



Kristine Capangpangan

Community Facilities Officer | Alice Springs Town Council

p. 08 8950 0518

m. 0493 892 170

alicesprings.nt.gov.au

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Technical Assessment PA2025/0075

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

Application No: PA2025/0075

Lot number: 10875 and 10876

Town/Hundred: Town of Alice Springs

Zone: TC (Tourist Commercial)

Site Area: 11,350m² (total of both lots)

Proposal: Rooming Accommodation (workers accommodation) with 100 rooms in 25 buildings and ancillary dwelling-caretakers

Plans used for assessment: Proposed development plans received 26/02/2025

Date assessment finalised: 8 April 2025

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

Zone TC (Tourist Commercial)		
Use	Assessment Category	Development Requirements
Rooming Accommodation (workers accommodation) with 100 rooms in 25 buildings and ancillary dwelling-caretakers	Impact Assessment	<p>Overlays:</p> <ul style="list-style-type: none">- 3.6 LSF – Land Subject to Flooding <p>Zone:</p> <ul style="list-style-type: none">- 4.13 Zone TC – Tourist Commercial <p>General Development Requirements:</p> <ul style="list-style-type: none">- 5.2.1 General Height Control- 5.2.4 Car Parking- 5.2.5 Loading Bays- 5.2.6 Landscaping <p>Specific Development Requirements:</p> <ul style="list-style-type: none">- 5.2.2 Building Heights in Alice Springs- 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures- 5.4.7 Communal Open Space- 5.4.8 Residential Building Design- 5.4.19 Residential Plot Ratio- 5.5.3 General Building and Site Design- 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC- 5.4.17 Building Articulation

Clause 1.8 (When development consent is required)

The need for consent and the level of assessment that applies to the use and development of land is set out in the framework below:

Clause 1.7 (Operation of the NT Planning Scheme 2020)

1.	Where there is inconsistency between Parts within this Planning Scheme, the following rules apply:
(a)	the Strategic Framework in Part 2 is to guide the interpretation of all Parts;
(b)	overlays in Part 3 prevail over all Parts to the extent of the inconsistency;
(c)	Area Plans within the Strategic Framework prevail over zone purposes and outcomes in Part 4 (but not over the assessment category set out in the assessment tables) and Parts 5 and 6 to the extent of the inconsistency;
(d)	zone purposes and outcomes in Part 4 prevail over Parts 5 and 6 to the extent of the inconsistency; and
(e)	the provisions of Parts 1, 2, 3, 5, 6 and 7 apply to development described in Schedule 4.1 (Specific Use Zones) except where they conflict with any conditions specified in that Schedule.

Sub-clause 1(c) of Clause 1.8:

Impact Assessable – use and development that requires the exercise of discretion by the consent authority to determine if it is appropriate given the location of the site and the potential impacts on surrounding uses, and if it accords with the Strategic Framework.	
Use and development of land requires consent and is Impact Assessable when any of the following apply:	
i.	it is shown as Impact Assessable on the relevant assessment table in Part 4;
ii.	it is for the subdivision of land other than that included at Clause 1.8(1)(b)(iii); or
iii.	it is identified as Impact Assessable in Clause 1.9; or
iv.	it is a Prohibited development which relates to a heritage place as set out in Clause 1.10(7)(b); or
v.	a provision of this Planning Scheme expressly requires assessment as Impact Assessable.
	Clause 3.1(4) Where an Overlay requires consent, the following level of assessment applies: (b) if shown as Merit Assessable on the relevant assessment table in Part 4 it is Impact Assessable;

Clause 1.10 (Exercise of Discretion by the Consent Authority)

4.	In considering an application for a use or development identified as Impact Assessable the consent authority must take into account all of the following:
(a)	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.

The following is relevant to the subject site.

Part 2 – Strategic Framework

Alice Springs Regional Land Use Plan (version 2, published 30/10/2020) apply to the land and the subject site is part of the existing urban area and identify for tourist use which is consistent with the current zoning as Tourist Commercial land use.

COMPLY

Part 3 – Overlays

3.6 LSF – Land Subject to Flooding	DAS DLPE comment
<p>Purpose Identify areas with a known risk of inundation from riverine flooding and ensure that development in these areas demonstrates adequate measure to minimise the associated risk to people, damage to property and costs to the general community.</p>	Complies.
<p>Administration</p> <ol style="list-style-type: none"> Land subject to this Overlay is to be used or developed only with consent. This Overlay does not apply to: <ol style="list-style-type: none"> outbuildings and extensions to existing dwellings; and extensions to existing commercial or industrial buildings; any use that complies with Clause 5.5.1 (Interchangeable Use and Development in Specific Zones); which, but for this Overlay, would not require consent; or unzoned land. This overlay does not apply to the use and development of land for dwellings-group or dwellings-multiple when the land is subject to Overlay 3.11 RCFR (Rapid Creek Flood Response). In this Overlay: <ol style="list-style-type: none"> "flood level" means the water level associated with a 1.0% AEP flood event or where that level cannot be determined, the level determined by the Controller of Water Resources within the meaning of the <i>Water Act 1992</i>; "AEP" means Annual Exceedance Probability, which is the likelihood, in percentage terms, of a flood of a given size occurring in a specified area in any one year; "DFE" means Defined Flood Event, which: <ol style="list-style-type: none"> in an area subject to a floodplain management plan that defines a flood event, is as specified in that plan; or if there is no floodplain management plan that defines a flood event for an area, is the 1% AEP flood event; "DFA" means Defined Flood Area, which is the area that is inundated by the DFE as defined on mapping produced by the NT Government. The consent authority may consent to a use or development that is not in accordance with sub-clause 6 only if it is satisfied that the application demonstrates that there is no increased risk to people and property including adjoining property, or increased cost to the community. 	<ol style="list-style-type: none"> comply. Planning application lodged for assessment. Not applicable Not applicable Noted and comply. Comply. Development complies with sub-clause 6.
<p>Requirements</p> <ol style="list-style-type: none"> In a DFA: <ol style="list-style-type: none"> the storage or disposal of environmentally hazardous industrial material and the development of fuel depots should be avoided; the minimum floor level of habitable rooms should be 300mm above the flood level for the site; and the use of fill to achieve required floor levels should be avoided. 	<p>6(a) – Not applicable. Proposal is not for hazardous industrial use.</p> <p>6(b) – Complies, proposed plans demonstrate a floor level that is 500mm off the natural ground for habitable rooms which greater than the minimum requirements of 300mm.</p> <p>6(c) – Not applicable. Proposed buildings are elevated off the ground.</p>

Complies with all applicable requirements of this clause.

Part 4 – Zone

- 4.13 Zone TC – Tourist Commercial	DAS DLPE comment
<p>Zone Purpose Facilitate commercial and residential development that caters for the needs of visitors, supports tourism activities, and is of a scale and character compatible with surrounding development.</p>	<p>Complies – the proposal is for a rooming accommodation which is a commercial residential development that will cater for seasonal workers in the Alice Springs region and provide short-term accommodation for visitors.</p>
<p>Zone Outcomes</p> <ol style="list-style-type: none"> A mix of uses focused on providing services to tourism comprising: <ol style="list-style-type: none"> bar-small, bar-public, food premises (all), hotel/motel, serviced apartments, shop, rooming accommodation, caravan park, resort complexes and short-term accommodation; entertainment and personal services for guests, residents and visitors, including leisure and recreation facilities; and a mix of other business activities including club, passenger terminal, exhibition centre and leisure and recreation. Limited residential, commercial and community uses, such as dwelling-multiple, child care centre and community centre, where the nature of the activity does not compromise the primary use of the locality for tourist commercial activities. The design, operation and layout of development: <ol style="list-style-type: none"> makes a positive contribution to the locality by incorporating a high quality of built form and landscape design; minimises unreasonable impacts to the amenity of surrounding premises; mitigates the potential for land use conflict with existing and intended surrounding development; avoids adverse impacts on the local road network; provides safe and convenient pedestrian and bicycle access within the development and strong connections to external transport networks; and allows passive surveillance of public spaces. Development avoids or minimises adverse impacts on ecologically important areas through location, design, operation and management. Development does not impose unsustainable demands on surface water and groundwater. Subdivision primarily provides for lot sizes capable of accommodating the uses expected in the zone. Subdivision and development is integrated as far as possible with reticulated electricity, water and sewerage (where available), stormwater drainage, and telecommunication infrastructure. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters. 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. 	<p>1(a) – Comply. Rooming accommodation is proposed. 1(b) – Not applicable. 1(c) – Not applicable.</p> <p>2 – Complies. The proposal is for rooming accommodation that is intended for worker accommodation and short-term visitors.</p> <p>3(a) – Complies 3(b) – Complies 3(c) – Complies 3(d) – Complies 3(e) – Complies 3(f) – Complies</p> <p>4 – Complies. The proposal included a Sacred Site Issues Report and identified 7 tree species near the southern boundary of the subject site. The report concludes that <i>three tree species are considered to be trees of significance however any proposed developments within the boundaries of Lot 10876 (5 Palm Circuit) & Lot 10875 Alice Springs (11 Palm Circuit, Ross) will have zero impact on these trees as identified.</i></p> <p>5 – Comply. Development has access to reticulated water services and is not proposed a use that may impose unsustainable demand on surface and ground water.</p> <p>6 – Not applicable. No subdivision is proposed.</p> <p>7 – Not applicable. No subdivision is proposed.</p> <p>8 – Not applicable. Proposed development is defined use.</p>

Complies with all applicable requirements of this clause.

Part 5 – Development Requirements

5.2.1 General Height Control	DAS DLPE comment
<p>Purpose Ensure that the heights of buildings and structures are appropriate to the strategic and local context of the location and meet community expectations for development in the zone.</p>	Complies
<p>Administration</p> <ol style="list-style-type: none"> This clause does not apply if: <ol style="list-style-type: none"> The development is for the purpose of: <ol style="list-style-type: none"> a telecommunications facility; a chimney, flag pole, aerial, antenna or lightning rod; or the housing of equipment relating to the operation of a lift; or an alternative height control is specified in clause 5.9 (Location specific development requirements). The consent authority must not consent to a development in Alice Springs that is not in accordance with sub-clause 5. The consent authority must not consent to a development on land in Zone MR abutting land in Zone LR that is not in accordance with sub-clause 6. Except as set out in sub-clause 3, the consent authority may consent to a development that is not in accordance with sub-clause 6 if it is satisfied the building height is consistent with the intended character and amenity of the area, having regard to: <ol style="list-style-type: none"> the heights of other buildings in the immediate vicinity; and measures taken to mitigate potential impacts (such as unreasonable overshadowing, or overlooking of dwellings and private open space) on abutting properties. 	<p>1 – Not applicable</p> <p>2 – Complies – Proposal does not exceed 3 storey or building height of 14m. None of the buildings exceed 7m from the ground level.</p> <p>3 – Not applicable.</p> <p>4 – Not applicable</p>
<p>Requirements</p> <ol style="list-style-type: none"> The building height of a development in the Municipality of Alice Springs is not to exceed: <ol style="list-style-type: none"> the maximum building height for the zone and use as specified in table A to this clause; or two storeys to a maximum of 8.5m if the zone and use is not included in table A to this clause. The building height in all other areas is not to exceed: <ol style="list-style-type: none"> the maximum building height for the zone and use as specified in table B to this clause; or two storeys to a maximum of 8.5m if the zone and use is not included in table B to this clause. 	<p>5 – Complies – Proposal does not exceed 3 storey or building height of 14m as outlined in Table A to Clause 5.2.1. None of the buildings exceed 7m from the ground level.</p> <p>6 – Not applicable.</p>

Complies with all applicable requirements of this clause.

5.2.4 Car Parking	DAS DLPE comment
<p>Purpose Ensure that sufficient off-street car parking, constructed to a standard and conveniently located, are provided to service the proposed use of a site.</p>	Complies- Sufficient car parking space provide onsite,

<p>Administration</p> <p>1. This clause does not apply where alternative car parking space requirements are established under clause 5.9 (Location specific development requirements).</p> <p>2. The consent authority may consent to a use or development that is not in accordance with sub-clause 4 if it is satisfied a reduction of the number of car parking spaces is appropriate with regard to:</p> <ul style="list-style-type: none"> (a) the zoning of the land, the use or development or proposed use or development of the land, and the possible future use or development of the land; (b) the provision of car parking spaces in the vicinity of the land; (c) the availability of public transport in the vicinity of the land; and (d) the potential impact on the surrounding road network and the amenity of the locality and adjoining property; <p>or if the use or development relates to a heritage place and the Minister responsible for the administration of the <i>Heritage Act 2011</i> supports the reduced provision of car parking spaces in the interest of preserving the significance of the heritage place.</p> <p>3. The consent authority may require the provision of car parking spaces for any ancillary use or development in addition to that specified for the primary use or development in the table to this clause.</p>	<p>1 – Not applicable</p> <p>2 – complies with sub-clause 4.</p> <p>3 – Not applicable.</p>								
<p>Requirements</p> <p>4. Use and development is to include the minimum number of car parking spaces specified in the table to this clause (rounded up to the next whole number).</p> <p>Editor's Note: Clause 5.2.4.4 provides for the design and layout of a car parking area.</p> <table border="1" data-bbox="132 891 821 1164"> <thead> <tr> <th colspan="2">Table to Clause 5.2.4.1: Minimum number of required parking spaces</th></tr> <tr> <th>Use or Development</th><th>Minimum Number of Car Parking Spaces Required</th></tr> </thead> <tbody> <tr> <td>Residential care facility</td><td>1 for every 4 beds <u>Plus</u> 4 for every 100m² of net floor area used for administrative purposes</td></tr> <tr> <td>Rooming accommodation</td><td>1 for every 5 persons <u>Plus</u> 1 for every staff member <u>Plus</u> 1</td></tr> </tbody> </table>	Table to Clause 5.2.4.1: Minimum number of required parking spaces		Use or Development	Minimum Number of Car Parking Spaces Required	Residential care facility	1 for every 4 beds <u>Plus</u> 4 for every 100m ² of net floor area used for administrative purposes	Rooming accommodation	1 for every 5 persons <u>Plus</u> 1 for every staff member <u>Plus</u> 1	<p>4 – Complies. The proposal is for 100 rooms and a caretaker-dwelling. Where each room is occupied by 1 person, the development would need a minimum of 23 car space. Where each room is occupied by 2 persons, a minimum of 43 car space would be require. In this instance, 45 car parking spaces are provided inclusive of 9 space for truck/trailers.</p>
Table to Clause 5.2.4.1: Minimum number of required parking spaces									
Use or Development	Minimum Number of Car Parking Spaces Required								
Residential care facility	1 for every 4 beds <u>Plus</u> 4 for every 100m ² of net floor area used for administrative purposes								
Rooming accommodation	1 for every 5 persons <u>Plus</u> 1 for every staff member <u>Plus</u> 1								

Complies with all applicable requirements of this clause.


<p>5.2.4.4 Layout of car parking areas</p>	<p>DAS DLPE comment</p>
<p>Purpose Ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose.</p>	<p>Complies</p>

<p><u>Administration</u></p> <ol style="list-style-type: none"> 1. This clause does not apply to a car parking area where the car parking is required in association with a dwelling-single, dwelling-independent or a home based business. 2. A car parking area may be used for the purpose of a market if: <ol style="list-style-type: none"> (a) a market is Permitted in the zone; and (b) the market operates outside of the operating hours of the use for which the car parking area is established. 3. The consent authority may consent to a car parking area that is not in accordance with sub-clause 6 if it is satisfied that the non-compliance will not unreasonably impact on the amenity of the surrounding locality. 4. The consent authority may consent to a car parking area that is not in accordance with sub-clauses 7 and 8 if it is satisfied that the design and construction is safe and functional with regard to the location of the development. 5. The consent authority may consent to a car parking area that is not in accordance with sub-clause 9 if it is satisfied that the non-compliance will not result in adverse impacts on the local road network or internal functionality of the car parking area. 	<ol style="list-style-type: none"> 1 – Noted/Comply 2 – Not applicable 3 – Complies. 4 – Complies 5 – Complies
<p><u>Requirements</u></p> <ol style="list-style-type: none"> 6. A car parking area is to: <ol style="list-style-type: none"> (a) be not less than 3m from any lot boundary abutting a road; and (b) provide landscaping to the setback area to a minimum depth of 3m immediately adjacent to any lot boundary abutting a road, using species designed to lessen the visual impact of the car parking area when viewed from the road. 7. A car parking area is to be constructed and maintained to be: <ol style="list-style-type: none"> (a) of a suitable gradient for safe and convenient parking; and (b) sealed and well drained in urban areas, or dust suppressed in non-urban areas. 8. The layout of a car parking area is to: <ol style="list-style-type: none"> (a) be functional and provide separate access to every car parking space; (b) allow a vehicle to enter from and exit to a road in a forward gear; (c) be in accordance with the dimensions set out in the diagram to this clause; and (d) ensure parking spaces at the end of and perpendicular to a driveway are 3.5m wide or so that the driveway projects 1m beyond the last parking space. 9. The number of access points to the road is to be limited, and access points to car parking areas are to: <ol style="list-style-type: none"> (a) have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow; and (b) maximise sight lines for drivers entering or exiting the car parking area. 	<ol style="list-style-type: none"> 6 – Complies with (a) and (b). Car park is not less than 3 butting a road. 7 – Complies. The parking lot is flat and proposed to be sealed with bitumen. 8 – Complies. The car parking area is function, allows entry and exit in forward motion, with compliant dimensions. 9 – Complies. There is once access point that allow for two-way with a width of 9m with sufficient sightline.

Complies with all applicable requirements of this clause.

5.2.5 Loading Bays	DAS DLPE comment
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Not Applicable. No loading bay required for

5.2.6 Landscaping	DAS DLPE comment
<p>5.2.6.1 Landscaping in Zones other than Zone CB</p> <p>Purpose Ensure appropriate landscaping that is attractive, water efficient and contributes to a safe environment, is provided to development to enhance the streetscape and overall amenity of the locality.</p> <p>Administration</p> <ol style="list-style-type: none"> 1. Landscaping may include provision of paved areas and areas for entertainment and recreational activities. 2. The consent authority may consent to landscaping that is not in accordance with sub-clauses 5, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the site having regard to the amenity of the streetscape, and the potential impact on the amenity of the locality and adjoining property. 	<p>Complies</p>
<p>Requirements</p> <ol style="list-style-type: none"> 3. Where landscaping is required by this Scheme it should be designed so that: <ol style="list-style-type: none"> (a) planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered car parking areas; (b) it maximises efficient use of water and is appropriate to the local climate; (c) it takes into account the existing streetscape, or any landscape strategy in relation to the area; (d) significant trees and vegetation that contribute to the character and amenity of the site and the streetscape are retained; (e) energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year; (f) the layout and choice of plants permits surveillance of public and communal areas; and (g) it facilitates on-site infiltration of stormwater run-off. 4. The quality and extent of the landscaping consented to must be maintained for the life of the development. 5. Other than in Zones CB, C and TC, not less than 30% (which may include communal open space) of a site that is used for rooming accommodation, dwellings-group, dwellings-multiple and residential care facility is to be landscaped. 6. In Zones LI, GI and DV all street frontages, except access driveways or footpaths, are to be landscaped to a minimum depth of 3m. 7. In Zones MR and HR, side and rear setbacks are to include planting to the length of the setback of no less than 2m deep, except for areas that are used for private open space. 	<p>3 – Complies. The proposal provides sufficient landscaping along the property boundary, retention of existing mature vegetation.</p>  <p>4 – Comply</p> <p>5 – Comply. More than 57% is allocated for landscaping.</p> <p>6 – Not applicable.</p> <p>7 – Not applicable.</p>

Complies with all applicable requirements of this clause.

5.2.2 Building Heights in Alice Springs	DAS DLPE comment
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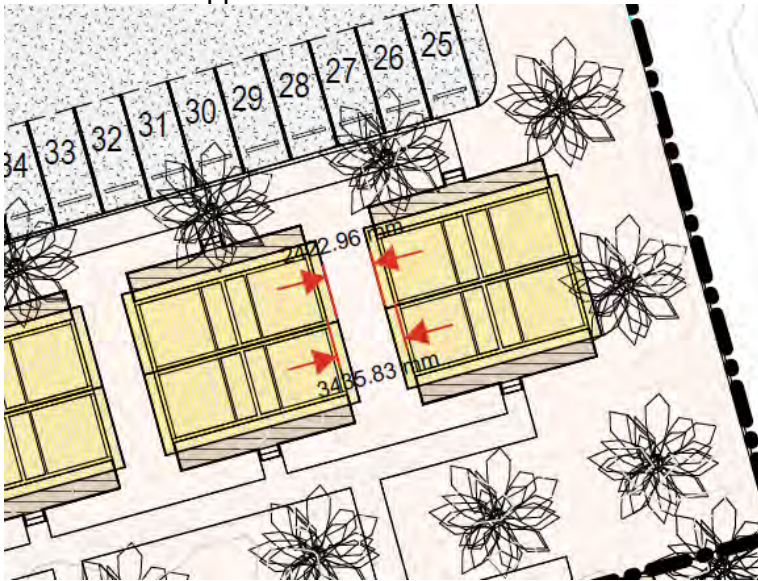
Omitted.

5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures	DAS DLPE comment
<p>Purpose Ensure that residential buildings and ancillary structures are located in a manner that:</p> <ul style="list-style-type: none"> (a) is compatible with the streetscape and surrounding development including residential buildings on the same site; (b) minimises adverse effects of building massing when viewed from adjoining land and the street; (c) avoids undue overlooking of adjoining properties; and (d) facilitates breeze penetration through and between buildings. 	Comply.
<p>Administration</p> <ol style="list-style-type: none"> 1. This clause does not apply in Zones CB, LI, GI and DV. 2. In this clause: <ul style="list-style-type: none"> (a) an ancillary structure includes an outbuilding (excluding shade sails), balcony, portico and the like, which may or may not include external walls; and (b) for all developments except dwelling-multiple in Zone MR or HR, where a lot has a boundary with a public street from which vehicular access to the lot is restricted by the controlling Agency or local government council, this boundary shall be considered a side or rear lot boundary for the purpose of calculation of the building setback. 3. The consent authority may consent to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property. 4. If a building setback plan in Schedule 9 does not establish a specific setback to a nominated boundary, residential buildings and ancillary structures are to be set back from that boundary in accordance with sub-clause 6(a) or clause 5.4.3.3 as appropriate. 5. Despite sub-clause 6 sheds in Zones other than H, A, RR, RL and R may have a nil setback to the side and rear boundaries provided it is <ul style="list-style-type: none"> (a) 6m or more from the primary street and 2.5m or more from a secondary street when measured to the wall of the shed or where there is no wall, the outer face of any column; (b) has a cumulative floor area of 15m² or less; (c) is 2.5m or less in height; (d) has no openings in walls that are less than 1.5m from a lot or unit title; and (e) does not discharge rainwater on an adjacent lot or unit title. 	<p>1 – Not applicable.</p> <p>2 – Not applicable</p> <p>3 – Comply with sub-clause 6-8.</p> <p>4 – Comply. Proposal comply with setbacks in table to this clause.</p> <p>5 – Not applicable. All setbacks comply with setbacks in table to this clause.</p>
<p>Requirements</p> <ol style="list-style-type: none"> 6. Subject to clause 5.2.7, building setbacks of residential buildings and ancillary structures are to be set back from lot boundaries in accordance with: <ul style="list-style-type: none"> (a) the relevant table to this clause; or (b) any setbacks established in a building setback plan that is included in Schedule 9. 7. Where a zero or 300mm setback is identified on a building setback plan in Schedule 9, a zero or 300mm setback can only be established to the boundary nominated on the setback plan. 8. Unless detailed in a table to this clause or within a building setback plan in Schedule 9, no part of the roof structure, including gutters and eaves, is to encroach more than 0.9m into the minimum building setbacks (subject to the Building Code of Australia) from the lot boundaries. <p>Editor's Note: If a zero or 300mm setback identified within a building setback plan is not used, the requirements of sub-clause 6(a) apply.</p>	<p>6 – Comply. 6.4m front setback instead of 6m is propose for front boundary setback, 7.6m secondary frontage setback is proposed instead of 2.5m and 6.3m and 6m side setbacks are proposed instead of 1.5m.</p> <p>7 – Not applicable. No zero setbacks are sought.</p> <p>8 – Comply. No parts setbacks are less than 0.9m.</p>

Complies with all applicable requirements of this clause.

5.4.3.2 Distance Between Residential Buildings on one Site

The proposal complies with the applicable requirements in this clause. All the building proposes achieve a setback of approx. 3.4m between the building walls and 2.4m between the building eaves which is greater than the minimum requirements of 1.5m as outlined in table a to Clause 5.4.3. Sub-clause 3 and 4 of this clause are not applicable.



5.4.7 Communal Open Space	DAS DLPE comment
<p><u>Purpose</u> Ensure that suitable areas for communal open space are provided for dwelling-multiple, residential care facilities and rooming accommodation.</p>	Complies
<p><u>Administration</u></p> <ol style="list-style-type: none"> 1. This clause does not apply to dwelling-multiple where each dwelling has direct and independent access to private open space at ground level. 2. The consent authority may consent to a dwelling-multiple comprising serviced apartments in Zone TC that is not in accordance with sub-clauses 5 and 6 only if it is satisfied it is consistent with the purpose of this clause and that the private open space associated with each dwelling provides appropriate opportunities for outdoor activities. 3. The consent authority may consent to a development in Zone C or Zone CB that is not in accordance with sub-clauses 5 and 6 if appropriate recreational space for the occupants of the development is provided, having regard to the following matters: <ol style="list-style-type: none"> (a) whether the communal open space has usable dimensions and is of a sufficient size for the density of the development; (b) the development is in proximity to adequate public open space or sufficient amenities; and (c) whether there is an appropriate increase in private open space provided (over that which is required by Clause 5.4.6), for each dwelling in the development. 4. For zones and uses not covered by sub-clauses 2 and 3, the consent authority may consent to a development that is not in accordance with sub-clauses 5 and 6 if it is satisfied the communal open space has usable dimensions and is of a sufficient size for the development. 	<ol style="list-style-type: none"> 1 – Complies 2 – Not applicable 3 – Not applicable 4 – Complies with subclause 5 and 6.

<p>Requirements</p> <p>5. A minimum of 15% of the site, being not less than 6m wide at any point, is to be communal open space.</p> <p>6. Communal open space is to be designed to:</p> <ul style="list-style-type: none"> (a) be clearly delineated from private and public open space; (b) maintain reasonable privacy of nearby dwellings; (c) provide recreational facilities for occupants; address the projected needs of children; (d) include landscaping and shade where located outdoors; (e) minimise safety issues, including through lighting and passive surveillance; (f) minimise the effects of any on-site traffic circulation and car parking areas; and (g) be capable of efficient maintenance and management. 	<p>5 – Complies. More than 50% of the site that is landscaping area is identified as communal space.</p> <p>6 – Complies. The sites has a communal pool, recreational BBQ area and shared laundry building. The proposal indicated that the 57% of the site that is landscaping area is considered a communal space.</p> <p>Proposal demonstrates with sub-clause 6(a)-(g).</p>
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Complies with all applicable requirements of this clause.

5.4.8 Residential Building Design	DAS DLPE comment
<p>5.4.8.1 Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility</p> <p>Purpose Promote site-responsive designs for dwelling-group, rooming accommodation and residential care facility, which provide a pleasant living environment for the occupants and a sympathetic interface with adjoining lots, to minimise unreasonable impacts on the privacy and amenity of surrounding residents.</p> <p>Administration</p> <p>1. This clause does not apply when only two dwellings form the dwelling-group.</p> <p>2. The consent authority should take into account how the building design has addressed sub-clauses 3-14.</p>	<p>Complies</p> <p>1 – Not applicable.</p> <p>2 – Complies</p>
<p>Requirements</p> <p>3. Locate development on the site for correct solar orientation.</p> <p>4. Minimise expanses of walls by varying building heights, building setbacks and façades.</p> <p>5. Locate air conditioners where they are accessible for servicing.</p> <p>6. Conceal service ducts, pipes, air conditioners, air conditioning plants etc.</p> <p>7. Avoid overlooking of private open spaces and habitable rooms of adjacent residences on the same and adjacent sites.</p> <p>8. Locate bedrooms and private open spaces away from noise sources.</p> <p>9. Control its own noise sources and minimise the transmission of noise between dwellings.</p> <p>10. Where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction.</p> <p>11. Balance the achievement of visual and acoustic privacy with passive climate control features.</p> <p>12. Allow breeze penetration and circulation.</p> <p>13. Minimise use of reflective surfaces.</p> <p>14. Provide internal drainage of balconies and coving on the edge of balconies.</p>	<p>3 – Complies. Dwellings are primarily oriented north-south, to enable best use of the site and dwelling Configuration.</p> <p>4 – Complies</p> <p>5 – Complies.</p> <p>6 – Complies</p> <p>7 – Complies</p> <p>8 – Complies.</p> <p>9 – Complies</p> <p>10 – Not applicable.</p> <p>11 – Complies. Sufficient separation and landscaping is provided.</p> <p>12 – Complies</p> <p>13 – Complies. No reflective.</p> <p>14 – Not applicable.</p>

Complies with all applicable requirements of this clause.

5.4.19 Residential Plot Ratio	DAS DLPE comment
	Complies

Complies with all applicable requirements of this clause.

5.5.3 General Building and Site Design	DAS DLPE comment																		
<p>Purpose To encourage varied built form outcomes in higher density zones that are consistent with the anticipated character of the area.</p> <p>Administration 1. The consent authority may consent to a use or development that is not in accordance with sub-clauses 3 and 4 if it is satisfied the design response mitigates the appearance of visual bulk to the street and neighbouring properties, having regards to matters such as the articulation of the building and setbacks of the development.</p> <p>2. The residential plot ratio in Table A does not apply to dwellings at ground level in Zones MR or HR.</p> <p>3. This clause does not apply where an alternative residential plot ratio is established under Clause 5.9 (Location specific development requirements).</p> <p>Requirements 4. The maximum residential plot ratio for development consisting of dwellings-multiple and/or rooming accommodation in Zones MR, HR and C is to be determined in accordance with Table A.</p> <p>5. The maximum residential plot ratio for development consisting of rooming accommodation in Zone TC is to be determined in accordance with Table B.</p>	<p>Complies with purpose.</p> <p>1 – Complies with sub-clause 4 and 5.</p> <p>2 – Not applicable.</p> <p>3 – Not applicable</p> <p>4 – Not applicable</p> <p>5 – Complies. The proposal includes 25 blocks with 4 rooms in each with average floor area of 64m² each x 25 blocks = 1,602m² of floor area. This is significantly less than the maximum of 9,567m.</p>																		
<p>Table A to Clause 5.4.20: Residential plot ratio for dwellings-multiple and/or rooming accommodation in Zones MR, HR and C</p> <table> <tr> <th>Zone</th><th>Residential Plot Ratio</th></tr> <tr> <td>MR within the municipality of Alice Springs</td><td>0.9:1</td></tr> <tr> <td>MR other than in the municipality of Alice Springs</td><td>1.3:1</td></tr> <tr> <td>HR</td><td>2.3:1</td></tr> <tr> <td>C</td><td>1.3:1</td></tr> </table> <p>Table B to Clause 5.4.20: Residential plot ratio for rooming accommodation in Zone TC</p> <table> <tr> <th>Zone</th><th>Residential Plot Ratio</th></tr> <tr> <td>TC within the municipality of Alice Springs</td><td>0.9:1</td></tr> <tr> <td>TC within the municipality of Darwin</td><td>3:1</td></tr> <tr> <td>TC other than in the municipality of Darwin and Alice Springs</td><td>1:1</td></tr> </table> <p>Editor's Notes: Refer to Design Guidance: Residential Plot Ratio for guidance on how to interpret this clause.</p>	Zone	Residential Plot Ratio	MR within the municipality of Alice Springs	0.9:1	MR other than in the municipality of Alice Springs	1.3:1	HR	2.3:1	C	1.3:1	Zone	Residential Plot Ratio	TC within the municipality of Alice Springs	0.9:1	TC within the municipality of Darwin	3:1	TC other than in the municipality of Darwin and Alice Springs	1:1	<p>Site area x 0.1 = maximum plot ratio.</p> <p>10,630m² x 0.1 = 9,567m¹</p>
Zone	Residential Plot Ratio																		
MR within the municipality of Alice Springs	0.9:1																		
MR other than in the municipality of Alice Springs	1.3:1																		
HR	2.3:1																		
C	1.3:1																		
Zone	Residential Plot Ratio																		
TC within the municipality of Alice Springs	0.9:1																		
TC within the municipality of Darwin	3:1																		
TC other than in the municipality of Darwin and Alice Springs	1:1																		

Complies with all applicable requirements of this clause.

5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC	DAS DLPE comment
<p>Purpose Provide for the minor expansion of an existing use or development in Zones CB, C, SC and TC.</p> <p>Administration 1. An expansion of an existing use or development in Zones CB, C, SC or TC is Permitted without consent only if it: (a) complies with sub-clause 3; and (b) complies with Parts 3, 5 and 6 of this Planning Scheme; and (c) is consistent with the zone purpose and outcomes.</p> <p>2. Where the expansion does not comply with sub-clause 3, the use or development is subject to the assessment requirements as established in the relevant assessment table for the zone.</p> <p>Requirements 3. An expansion of an existing use or development in Zone CB, C, SC or TC is to be: (a) is a maximum of 100m² or 15% of the site, whichever is greater; (b) designed to not increase the height of existing development on the site; (c) designed to enhance and increase the existing development's active interface with the public domain; (d) not a demountable structure or residential building; (e) not located on or over a registered easement, road reserve or lot boundary; and (f) of a scale, location and design to facilitate vehicular access, parking and loading areas, including areas allocated for waste management and service vehicle access.</p>	<p>Complies with purpose.</p> <p>1 – Not applicable. The proposal is new and not an expansion of existing use.</p> <p>2 – Not applicable. The proposal is new and not an expansion of existing use.</p> <p>3 – Not applicable. The proposal is new and not an expansion of existing use.</p>

Not applicable.

5.4.17 Building Articulation	DAS DLPE comment
<p>Purpose Ensure that residential buildings mitigate the perception of building mass and bulking when viewed from adjoining properties and the street, and provide opportunities for cross-ventilation within building design.</p> <p>Administration 1. This clause applies to all sides of residential buildings that are longer than 15m, except the ground floor of buildings in Zone CB.</p> <p>2. The consent authority may consent to a development that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause.</p> <p>3. The length of the building excludes verandahs, balconies, porches and carports integrated into the residential building design.</p> <p>Requirements 4. A step or recess to the building line of no less than 1m by 1m is required for every 15m of building length, or part thereof.</p> <p>Editor's Note: Refer to Design Guidance: Articulation for guidance on interpreting sub-clause 4.</p>	<p>Complies with purpose.</p> <p>1 – Complies. No building longer than 15m.</p> <p>2 – Complies. Proposal complies with sub-clause 4.</p> <p>3 – Not applicable. No building longer than 15m.</p> <p>4 – Complies. No building longer than 15m. Building blocks are approx. 8.9m x 7.2m with recessed balconies and eaves.</p>

Complies as no building is longer than 15m.

NOTICE OF PROPOSED DEVELOPMENT

SUBMISSIONS CLOSE: MIDNIGHT, 28/03/2023

APPLICANT: [REDACTED]

PROJECT: [REDACTED]

LOCATION: [REDACTED]

CONTACT: [REDACTED]

OBJECT: [REDACTED]

REASON: [REDACTED]

FOR THE APPLICATION SUBMITTER'S INFORMATION:

DATE: [REDACTED]

TIME: [REDACTED]

PLACE: [REDACTED]

BY: [REDACTED]



NOTICE OF PROPOSED DEVELOPMENT
SUBMISSION: CLOSE MIDWINTER, 2010

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1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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NOTICE OF PROPOSED DEVELOPMENT



From: [Matt Raymond](#)
To: [Cat Tatam](#)
Cc: [Sebit Rambang](#); [Kristine Capangpangan](#)
Subject: RE: Development Application - Lots 10875 & 10876, 5 & 11 Palm Circuit - PA2025/0075
Date: Wednesday, 4 June 2025 1:33:50 PM
Attachments: [image004.png](#)

Hi Catriona,

Thanks for reaching out about the car parking for the proposed Rooming Accommodation. We appreciate you outlining your points and acknowledging the Scheme's requirements.

We understand you've factored in a surplus of parking bays and have operational plans for transport, like the shuttle services and booking management. However, our core concerns about potential parking overflow onto Palm Circuit and the surrounding residential area still stand, and we really need the information we previously requested. Here's why we're holding firm on this:

Parking Demand and Resident Needs

While shared transport and company shuttles are great ideas, our experience with rooming accommodation suggests that residents often have their own vehicles. Even if they're on the same project, people have different schedules, personal errands, and preferences for how they get around. We can't simply assume that a 100 bed facility won't generate a significant number of personal vehicles, regardless of planned operational policies.

Enforceability of Operational Policies

We appreciate your proposed operational policies for parking allocation and encouraging shuttle use. The challenge for Council, however, is that these policies are hard to enforce in the long run once a permit is issued. We find that conditions tied to the physical provision of parking are much more enforceable and provide a greater guarantee against impacts on the surrounding area.

Impact on Palm Circuit

We're already aware of existing parking pressures around Palm Circuit. Adding a 100-bed accommodation has the potential to really push these pressures if onsite parking isn't enough for individual vehicles. Even if the proposal technically meets the minimum planning scheme requirements, the scale and nature of this development warrant a more detailed understanding of the true parking demand.

To properly assess and mitigate potential parking impacts, Council still requires the following information *prior to the commencement of use*:

- A comprehensive survey and analysis of likely vehicle ownership and usage patterns by residents, specifically considering personal vehicle use.
- A detailed assessment of whether the proposed 36 standard parking bays are truly adequate for the anticipated peak demand, backed by the analysis from the survey.
- A robust and enforceable plan for managing any potential parking overflow. This needs to include clear strategies for onsite parking management and definite measures to prevent any parking on Palm Circuit. Please include details on shuttle services, bicycle parking, public transport access, and most importantly, how you'll proactively ensure residents and visitors avoid parking off-site.
- A clear demonstration of how workers will get into town and other locations, also considering individual travel needs beyond organised work transport.

Additionally, as a proactive step to prevent parking on surrounding verges, we're asking the developer to install **"No Parking"** signs along the road reserve perimeter of the development. The location and specifics of these signs will need Council approval before they go in and must meet Australian standards.

While we certainly welcome the offer to include bicycle and motorcycle parking, and note the public transport options, these alone might not be enough to handle the potential number of individual vehicles for a facility of this size.

We kindly request you provide the originally requested information, along with a plan for the "No Parking" signage. This will allow us to thoroughly assess the parking impacts and help ensure the amenity of the residential area remains protected.
Happy to discuss further if needed.

Kind Regards

Regards,



Matthew Raymond
Manager Facilities and Development
Alice Springs Town Council
8am – 5pm, Monday to Friday
p. 08 8950 0586
alicesprings.nt.gov.au

ASTC acknowledges the Central Arrernte people as the Traditional Custodians of the land on which we live and work. We pay our respects to their history, culture and their Elders past, present and emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples.

From: Cat Tatam <cat@tatamplanningco.com.au>
Sent: Monday, June 2, 2025 3:32 PM
To: Matt Raymond <mraymond@astc.nt.gov.au>
Cc: ASTC <astc@astc.nt.gov.au>; Sebit.Rambang@nt.gov.au; Kristine Capangpangan <KCapangpangan@astc.nt.gov.au>
Subject: RE: Development Application - Lots 10875 & 10876, 5 & 11 Palm Circuit - PA2025/0075

Hi Matt,

Just following up on my email below in regard to ASTC comments on PA2025/0075.

I look forward to your response as soon as possible.

Thanks,
Cat

Catriona Tatam
Town Planning Consultant
BA(Urb&RegPlan)(Hons), MPIA
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m: 0415 933 635
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ABN: 2625 1369 768



At Tatam Planning Co. we value and respect flexible work arrangements. Although I have sent this at a time that is convenient for me, it is not my expectation that you read, respond or follow up on this email outside your hours of work.

From: Cat Tatam
Sent: Wednesday, 21 May 2025 6:42 AM
To: Matt Raymond <mraymond@astc.nt.gov.au>
Cc: Astc <astc@astc.nt.gov.au>; Sebit Rambang <Sebit.Rambang@nt.gov.au>; Kristine Capangpangan <KCapangpangan@astc.nt.gov.au>
Subject: RE: Development Application - Lots 10875 & 10876, 5 & 11 Palm Circuit - PA2025/0075

Hi Matthew,

I hope this email finds you well. I'm reaching out in relation to ASTC comments on PA2025/0075 in relation to the proposed Rooming Accommodation at 11 Palm Circuit, Ross.

I note that in the attached comments, provided by Council to myself and Development Assessment Services on 28 March (time has absolutely flown by!), Council has raised concerns about the matter of car parking, as follows:

Council expresses concern regarding the potential for significant parking overflow, given the individual unit/room nature of the proposed workers accommodation. This concern stems from the potential for a high rate of individual vehicle ownership among residents, which may exceed the provided parking capacity.

Notwithstanding the calculation of parking requirements under Clause 5.2.4 of the NT Planning Scheme, and the applicant's provision of 36 standard bays and 9 trailer/truck bays, Council has concerns regarding the potential for significant parking overflow given the individual unit/room nature of the proposed workers accommodation.

To address this concern, the applicant is required to submit the following information for Council approval, prior to the commencement of use.

- A comprehensive survey and analysis of anticipated vehicle ownership and usage patterns by residents of the proposed accommodation. This analysis must consider the potential for residents to own and utilise personal vehicles.*
- A detailed assessment of the adequacy of the proposed 36 standard parking bays to accommodate the anticipated peak parking demand. This assessment must provide justification for the sufficiency of the provided parking, based on the survey and analysis required in point 1.*
- A plan for managing potential parking overflow, including strategies for on-site parking management and alternative transportation options. This should include information on potential shuttle services, bicycle parking, and public transport access.*
- A demonstration of how the workers will be transported into town and other locations.*

In speaking with DAS, there is concern that the requested condition in relation to car parking and further documentation would be unable to be enforced prior to commencement of the use. Further, as you have pointed out, the proposed car parking provision is compliant with the requirements of the NT Planning Scheme, and there is no car parking shortfall proposed in which to necessitate the (quite onerous) undertakings that Council have requested.

Notwithstanding, we understand Council's concerns around car parking on Palm Circuit and offer the following additional information.

- The proposed development intends 100 semi-elevated accommodation units in twenty-five (25) pods of four (4) units, plus an ancillary caretaker's dwelling. Per the Scheme requirements, the following car parking provision is required:

PARKING REQUIREMENTS – PROPOSED ROOMING ACCOMMODATION			
USE OR DEVELOPMENT.	MINIMUM NUMBER OF CAR PARKING SPACES REQUIRED.	NO.	TOTAL.
Rooming Accommodation	1 for every 5 persons Plus 1 for every staff member Plus 1	100 persons 1 staff 1	22 bays required
Ancillary Dwelling Caretaker	1	1	1 Bay required
TOTAL.			23 bays
PROVIDED ON SITE.			36 standard bays plus 9 trailer/ truck bays.
SHORTFALL:			Nil

- As you can see from the above, the proposal provides a surplus of 13 standard bays, in addition to the 9 trailer/ truck bays proposed. This is a total of 22 additional bays, over and above Scheme requirements. The proposed parking provision is considered to be compliant with the

Scheme, and suitable for the intended purpose of rooming accommodation.

- The proposed rooming accommodation is intended to be utilised by companies undertaking large scale projects in the Alice Springs. It is typical of such larger construction projects or mining projects to engage a bus or mini bus to transport workers from the accommodation to the site. It is the operator's intention that any bookings by a single entity for accommodation of 15 or more persons at the same time would trigger a request by the operator that staff be transported to/from the accommodation via bus.
- It is difficult to pinpoint an exact percentage for workers sharing a work vehicle on a job site with workers' accommodation, as this can vary significantly depending on factors like the size of the job site, the number of workers, and the vehicle types used, and will constantly fluctuate based on the number and type of guests at the proposed rooming accommodation. However, it is common for workers in such situations to share vehicles for transportation, including to and from the worksite, and for other purposes. Therefore, it is reasonable to assume that the truck/ trailer parking proposed will likely account for two persons per bay, as it is standard practice for many companies to have two persons operating any truck or trailer vehicles for safety purposes. The 9 truck trailer bays would therefore accommodate up to 18 guests. Similarly, it can be reasonably expected that a high number of guests at the accommodation would be sharing a work car, and that the 36 standard bays would accommodate up to 72 guests. Whilst Council's concerns around personal vehicles are noted
- The rooming accommodation may also include shift workers on occasion, whereby the car parking bays would see a turnover of vehicles at shift change, rather than an overlapping demand for bays.
- The operator will confirm the number of cars associated with each booking and will allocate a car bay to each booking on a first come, first serve basis. Should no car bays be available, the operator will not allow a car bay to be part of the booking, and the guest will be required to find alternate arrangements such as utilising taxis, public transport or a bus shuttle service (as discussed above).
- Whilst no designated bike racks are shown on plans, the operator is willing to install bike racks to accommodate up to ten (10) bicycle parking spaces.
- Whilst no motorcycle bays are shown on plans, the operator is willing to include motorcycle parking on plans to accommodate up to five (5) motorcycle parking spaces.
- Public transport is available in the area, with bus routes 300 and 301 running directly past the Rooming Accommodation site. The bus stop (Stop 1078) is located approximately 170 metres from the subject site. Routes 300 and 301 provide access to the Alice Springs CBD, and other bus services from the Interchange.
- Uber and Taxis are both available in the Alice Springs area, particularly to/ from the Alice Springs City Centre and Airport.

Council's Concerns around overflow car parking are noted, given the other developments in the area and the number of worker accommodation units proposed. However, the proposal is not only compliant with the parking requirements of the Scheme, but significantly exceeds parking requirements. The provision of additional bays and truck/trailer bays (and the offer to include both bicycle parking and motorcycle parking) will result in a development that provides for ample parking for guests. Further, there is a high likelihood of shared vehicles between workers, reducing the car parking demand on site. Lastly, the intended operational policies to (a) require the provision of a shuttle bus service for workers from a single organisation for a booking of 15 or more persons and (b) include the number of cars as part of the booking process so as to allocate car bays on a first come, first serve basis, will both significantly reduce the parking demand on site and manage the car parking provision.

It is hoped that the above information provides some measure of reassurance to Council. It is respectfully requested that Council provide an amended response to myself and/or DAS in relation to the requested car parking condition, noting that it would be a difficult condition to enforce once the permit was issued and that the car parking provision exceeds the statutory planning requirements.

Once again, apologies for the delay in reaching out to you on this matter. I would be happy to discuss further if needed.

Regards,

Catriona Tatam
Town Planning Consultant
BA(Urb&RegPlan)(Hons), MPIA
e: cat@tatamplanningco.com.au
m: 0415 933 635
w: www.tatamplanningco.com.au

ABN: 2625 1369 768



At Tatam Planning Co. we value and respect flexible work arrangements. Although I have sent this at a time that is convenient for me, it is not my expectation that you read, respond or follow up on this email outside your hours of work.

From: Kristine Capangpangan <KCapangpangan@astc.nt.gov.au>
Sent: Friday, 28 March 2025 2:59 PM
To: Sebit.Rambang@nt.gov.au; Chay Garde <Chay.Garde@nt.gov.au>
Cc: Cat Tatam <cat@tatamplanningco.com.au>; Matt Raymond <mraymond@astc.nt.gov.au>
Subject: Development Application - Lots 10875 & 10876, 5 & 11 Palm Circuit - PA2025/0075

To whom it may concern,

A development application for **LOTS 10875 & 10876, 5 & 11 PALM CIRCUIT – PA2025/0075** was received by us from the Authority for inclusion of Council's requirements as a service authority.

Please find attached our response in relation to this development.

NOTE: This response has been uploaded to ILIS.

If you have any queries regarding this letter or with your development, please don't hesitate to contact Manager Facilities and Development – Matt Raymond

on 08 8950 0586.

Kind Regards



Kristine Capangpangan

Community Facilities Officer | Alice Springs Town Council

p. 08 8950 0518

m. 0493 892 170

alicesprings.nt.gov.au

ASTC acknowledges the Central Arrernte people as the Traditional Custodians of the land on which we live and work. We pay our respects to their history, culture and their Elders past, present and emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples.

Ref: Lots 10875 & 10876
TRIM Ref: PA2025/0075

Enquiries: Mr. Matt Raymond

28 March 2025

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

Attention: Mr. Chay Garde

Dear Madam Chair,

**PROPOSED DEVELOPMENT – LOTS 10875 & 10876, 5 & 11 PALM CIRCUIT
(PA2025/0075)**

I refer to the letter from the Authority dated 07/03/2025 (reference PA2025/0075) regarding a development application for the purpose of ***Rooming Accommodation (workers accommodation) and ancillary dwelling-caretakers.***

Local authority matters

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

Service authority matters

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

Observations:

1. Council notes the ongoing development at the Sienna Village site (DP21/0355), which is directly opposite the proposed development. It is recommended that the applicant review the Stormwater Management Plan (SWMP) to comprehensively assess potential impacts on stormwater flow, considering the existing development.
2. The application lacks specific information regarding catchment flow to the southwest and east (A1, B1, and D1). It is unclear whether the proposed development will connect to the existing stormwater pit located at the southwest corner of the block. The Council expresses a preference against utilising natural ground table drain within the road reserve for stormwater management.

3. Council notes that the surrounding area, with the presence of the brewery, caravan parks, and accommodation village for workers, is experiencing increased development activity. This emerging hotspot is placing significant demands on existing infrastructure elements in the vicinity, necessitating potential upgrades to ensure adequate capacity and functionality.
4. Council expresses concern regarding the potential for significant parking overflow, given the individual unit/room nature of the proposed workers accommodation. This concern stems from the potential for a high rate of individual vehicle ownership among residents, which may exceed the provided parking capacity.
5. The Council recommends that the applicants explore the possibility for the potential construction of a separate slip lane for vehicular access and egress to and from the property. Furthermore, the Council requests that these plans be submitted for Alice Springs Town Council approval at no cost to Council.

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. For any stormwater discharge to the existing underground network, upgrades to the infrastructure being connected to, may be required based on discharge volumes.
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 and driveways. Any kerb crossovers not required to service the development shall be reinstated to the satisfaction of the Director of Technical Services, Alice Springs Town Council, at no cost to the Council.
3. Sight lines shall be provided at the junction between the means of ingress and egress to the site and any public roads and fencing constructed to the satisfaction of the Director Technical Services, Alice Springs Town Council. No fence, hedge or tree exceeding 0.6 metres in height shall be planted in between the sight lines.
4. Notwithstanding the calculation of parking requirements under Clause 5.2.4 of the NT Planning Scheme, and the applicant's provision of 36 standard bays and 9 trailer/truck bays, Council has concerns regarding the potential for significant parking overflow given the individual unit/room nature of the proposed workers accommodation.

To address this concern, the applicant is required to submit the following information for Council approval, prior to the commencement of use.

- A comprehensive survey and analysis of anticipated vehicle ownership and usage patterns by residents of the proposed accommodation. This analysis must consider the potential for residents to own and utilise personal vehicles.
- A detailed assessment of the adequacy of the proposed 36 standard parking bays to accommodate the anticipated peak parking demand. This assessment must provide justification for the sufficiency of the provided parking, based on the survey and analysis required in point 1.
- A plan for managing potential parking overflow, including strategies for on-site parking management and alternative transportation options. This should include information on potential shuttle services, bicycle parking, and public transport access.

- A demonstration of how the workers will be transported into town and other locations.
5. The developer shall be responsible for the reinstatement, at no cost to the Council, of any damage caused to Council infrastructure during the construction and servicing of the development. Such reinstatement shall be to the satisfaction of the Director Technical Services.

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

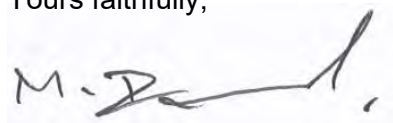
I confirm that Council's fee for assessment of this development application is a **Commercial / Industrial Development (includes up to 6 visits) Fee of \$1,522.50 plus an additional fee of 0.85% of value of infrastructure being handed to Council**, as set out in the current Alice Springs Town Council Municipal Plan. This Development Assessment Fee must be paid prior to Council undertaking any assessment/ works or inspections pursuant to the development permit upon issue or before a final clearance is sought.

In addition to the above, Complex developments requiring engineering assessment and approvals will be charged by the estimated hour (Fee per hour) of \$254.00 per hour.

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

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

Yours faithfully,



Matthew Raymond
MANAGER FACILITIES AND DEVELOPMENTS

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

Email: cat@tatamplanningco.com.au

Sebit Rambang
Development Assessment Services
GPO Box 1680
Darwin NT 0801

T 08 8999 4412

File reference
DDPI2008/0670-02-0038~0003
TCSD Project No: 2025-0018

Dear Sebit

Re: ALICE SPRINGS – LOTS 10876 AND 10875 TOWN OF ALICE SPRINGS – 5 AND 11 PALM CIRCUIT,
ROSS – PROPOSED 100 BEDROOM WORKERS ACCOMMODATION WITH ANCILLARY DWELLING
– TREE HOUSE DEVELOPMENTS PTY LTD – TATAM PLANNING CO

I refer to the Development Assessment Services' correspondence of 7 March 2025 regarding Planning Application PA2025/0075 on the proposed 100-bedroom workers accommodation with ancillary dwelling.

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

1. A Traffic Impact Report in accordance with the *Austroads Guide to Traffic Management Part 12: Integrated Assessment for Developments* is required for the proposed development. The report must detail the development's traffic generation, trip distribution, traffic operation impact, the nature and timing of impacts, and recommended measures required to accommodate and/or mitigate the traffic impacts of the development, including construction traffic. All road sections and/or intersections where traffic generated by the development increases the existing traffic, existing proportion of heavy vehicle traffic or equivalent standard axles (ESAs) by 5% or more must be assessed. The impacts of the development on public transport facilities, pedestrian and cycle facilities shall also be assessed.

Any intersection and / or road upgrade works required to accommodate the proposed development and within NTG controlled road reserves shall be carried out by the developer, at the developer's cost, to the standards and requirements of the TCSD, DLI.

2. The access shall be located as far as possible from the Ross Highway / Palm Circuit / Ragoonesi Road roundabout.
3. All proposed work (including the provision or connection of services) within, or impacting upon the Ross Highway road reserve shall be in accordance with the standards and specifications of the TCSD, DLI. Design documents must be submitted to the TCSD for road agency approval and no works are to commence prior to approval.

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

4. The developer, its contractor or service provider is required to obtain a "Permit to Work within the NTG Road Reserves" prior to the commencement of any works within the Ross Highway road reserve.

5. A Construction Traffic Management Plan (detailing all appropriate site management measures, including construction access, proposed haulage routes, vehicle types, protection of existing assets, protection of public access and a risk assessment) and/or an Operational Traffic Management Plan (detailing access routes, vehicle types and other relevant matters, including a risk assessment) shall be submitted to the TCSD, DLI for consideration prior to commencement of any works.
6. Access shall not be permitted to the subject lot from the Ross Highway road reserve. All access arrangements shall be via the internal local road network to the standards and approval of the Alice Springs Town Council.
7. No temporary access for construction purposes shall be permitted from the Ross Highway road reserve. Construction and delivery vehicles shall not be parked on the Ross Highway road reserve.
8. The loads of all trucks entering and leaving the site of works are to be constrained in such a manner as to prevent the dropping or tracking of materials onto streets. This includes ensuring that all wheels, tracks and body surfaces are free of mud and other contaminants before entering onto the sealed road network. Where tracked material on the road pavement becomes a potential safety issue, the developer will be obliged to sweep and clean material off the road.

The use of shaker screens/ rubble pads to remove loose material from trucks prior to entering the road network is a requirement. Where tracked material on the road pavement becomes a potential safety issue, the developer will be obliged to sweep and clean material off the road.

9. Surface stormwater run-off from the development site onto the Ross Highway road reserve is not permitted. The developer shall ensure that the stormwater run-off from the development site is collected to prevent uncontrolled discharge to adjoining lands through the provision of kerbing, transverse grated drains and inlet pits, or alternatively the site is to be graded to collect the run-off internally.

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

10. Discharge of untreated waters into the stormwater drainage system is not permitted. Any contaminated stormwater shall be isolated, contained and treated prior to discharge off-site to the standards and requirements of the Department of Environment, Parks and Water Security and/or the Environment Protection Authority.
11. The installation of any services or service connections within the Ross Highway road reserve is subject to TCSD, DLI approval. All service related works are to be contained within the appropriate nominal service corridor (refer standard drawing CS-3001).
12. Where unfenced, the Ross Highway frontage is to be appropriately fenced in accordance with the Department's standards and requirements to deter unauthorised vehicular and/or pedestrian movement. Any gates provided are to be fixed to open inwards only.
13. The developer shall consider the Department's Policy "Road Traffic Noise on NTG controlled roads" and have carried out, in accordance with AS3671 Road Traffic Noise Intrusion - Building Siting and Construction, an assessment by a suitably qualified person of the development's present and predicted future exposure to road traffic noise levels. Where required, the developer shall provide appropriate noise attenuation measures to the satisfaction of the Chairman, Development Consent Authority.

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

14. The finish of any Prime Identification sign, if erected, shall be such that, if illuminated, day and night readability is the same and is of constant display (i.e. not flashing or of variable message). The sign shall be positioned:

- (i) so as not to create sun or headlight reflection to motorists; and
- (ii) be located entirely (including foundations and aerially) within the subject Lot.

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

15. Upon completion of any works within or impacting upon the Ross Highway road reserve, the road reserve shall be rehabilitated to the standards and requirements of DLI.

Should you wish to discuss the above mentioned further, please contact the TCSD, DLI on telephone 8999 4412.

Please quote the TCSD Project No 2025-0018 in all correspondence.

Yours sincerely



Chandan Kalase
Executive Director, Transport Planning

21/03/2025

Phone 1800 245 092

Web powerwater.com.au

Record number: D2025/112315

Container number: NE010/10875

Your ref: PA2025/0075

Sebit Rambang
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Sebit

Re: Lot 10875 (11) and 10276 (5) Palm Circuit Ross Town of Alice Springs

In response to your letter of the above proposal for the purpose of rooming accommodation (workers accommodation) and ancillary dwelling-care taker, Power and Water (PWC) advises the following with reference to electricity enquiries:

1. Lot 10875 and 10876 shall be consolidated to satisfy power servicing requirements for the proposed development. Only a suitable single point of power service will be supplied.
2. Currently, there is no power service to the lots 10875 and 10876. A suitable point of service shall be established to the consolidated lot (lots 10875 and 10876) from the existing overhead power line along Palm Circuit.
3. PWC had received a Negotiated Connection (NC) application for the proposed development from the landowner (Treehouse Developments Pty Ltd)'s engaged consultant BCA Engineers for assessment on power servicing upgrade works in accordance with Australian Energy Regulator (AER) compliance process.
4. PWC advised BCA Engineers on the submitted NC applications on 06/03/2025. A revised NC application for the overall demand of the lots 10875 and 10876 (317kVA) shall be submitted for assessment.
5. Treehouse Developments shall engage accredited electrical contractor (only with relevant fields of experience from the attached accreditation list) to construct applicable network extension including suitable substation for servicing the development in consultation with PWC.
6. PWC shall check and approve the electrical detail design drawings by BCA Engineers for construction and carry out final connection works at applicable cost under the AER assessment process.
7. Treehouse Development's engaged electrician shall carry out customer's internal electricity reticulation upgrade works for the proposed development in accordance with PWC's current NP018 – Service and Installation Rules and NP010 – Meter Manual.

If you have any further queries, please contact Nabiha Nusrat 8924 5065 or email: negotiated.connections@powerwater.com.au

Yours sincerely



Thanh Tang
Manager Distribution Development
17 Mar 2025

Mr Sebit Rambang
Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801

Dear Mr Rambang

Re: PA2025/0075 Rooming Accommodation (Workers Accommodation) and ancillary Dwelling-care-taker

The above application has been assessed by the relevant environmental divisions and the following comments are provided:

Rangelands Division

Land Management Unit

Due to the development being within a declared erosion hazard area under the *Soil Conservation and Land Utilisation Act 1969*, type of works, and being within 200m of a Conservation (CN) zone and waterway, it is recommended that preparation and implementation of an Erosion and Sediment Control Plan (ESCP) be included as a condition on the Development Permit, in accordance with the wording below.

Condition precedent

1. Prior to the commencement of works, a Type 2 Erosion and Sediment Control Plan (ESCP) must be developed in accordance with the Department of Lands, Planning and Environment (DLPE) Erosion and Sediment Control Plan (ESCP) Procedures (see Note 1).

The ESCP must be certified by a suitably qualified and experienced professional (see Note 2) and must be submitted to Development Assessment Services (via email: das.ntg@nt.gov.au).

General Condition

1. Should the certified Type 2 ESCP require amendment, the revised ESCP must be certified by a suitably qualified and experienced professional and submitted to Development Assessment Services (via email: das.ntg@nt.gov.au).
2. All works relating to this permit must be undertaken in accordance with the certified Type 2 ESCP.
3. At completion of works, certification must be provided by a suitably qualified and experienced professional regarding satisfactory implementation of permanent erosion and sediment control measures and site stabilisation. This certification must be submitted to Development Assessment Services via email: das.ntg@nt.gov.au.

Permit Notes

1. The DLPE Erosion and Sediment Control Plan (ESCP) Procedures factsheet is available at: <https://environment.nt.gov.au/rangelands/technical-notes-and-fact-sheets/land-management-technical-notes-and-fact-sheets>.
2. A suitably qualified and experienced professional in erosion and sediment control as defined by the International Erosion Control Association (IECA) Australasia - <https://www.austieca.com.au/rsp-esc/suitably-qualified-professional>.
3. Information regarding erosion and sediment control can be obtained from the IECA Best Practice Erosion and Sediment Control 2008 books available at www.austieca.com.au and Land Management Factsheets available at <https://nt.gov.au/environment/soil-land-vegetation>. For further advice, contact the Development Coordination Branch: (08) 8999 4446.
4. Lot 10876 & 10875 Town of Alice Springs is located within the Alice Springs Erosion Hazard Area as declared under the *Soil Conservation and Land Utilisation Act 1969*. The landholder must not undertake activities that will cause or exacerbate erosion associated with wind or water and must manage groundcover to ensure effective dust control. For further information, contact the Development Coordination Branch: (08) 8999 4446.

Environment Division

Heritage Branch

Context of Heritage Branch Advice

The Northern Territory (NT) Government's Heritage Branch administers the *Heritage Act 2011* and provides authoritative advice about obligations under the *Heritage Act 2011*, including steps to take to manage the impact of proposed work on Aboriginal and Macassan archaeological places and objects.

It is important that advice given by the Heritage Branch is followed. A failure to follow advice received from the Heritage Branch may be considered as evidence in an investigation if damage occurs to a declared heritage place, an Aboriginal or Macassan archaeological place or object.

Relevant parts of the NT's *Heritage Act 2011*:

1. All provisionally declared and declared heritage places and objects are protected under the *Heritage Act 2011*;
2. All Aboriginal or Macassan archaeological places and objects are automatically protected – this includes places and objects not previously recorded;
3. Places and objects include an artefact or thing given shape by a person - examples include stone tools, stone arrangements, fish traps, rock art, modified trees, and shell middens;
4. Ancestral remains are also protected;
5. Underwater Cultural Heritage is protected, up to three nautical miles from the coast;
6. There is an obligation to notify of the discovery of Aboriginal or Macassan archaeological places or objects.

Conditions of advice

1. 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.
2. In preparing this advice, the Heritage Branch has referred to the NT Heritage Register and the Heritage Branch archaeological database which includes information about Aboriginal and Macassan

archaeological places and objects in the NT. However, the database only includes information about known archaeological places. The fact that there are no known archaeological places recorded may be because no archaeological surveys have been conducted in that particular area and is not necessarily an indication they do not exist.

Actions

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

- A search of the NT Heritage Register;
- A search for known archaeological places located within the subject site on the Heritage Branch archaeological database;
- A search for known archaeological places located within the proximity of the subject site on the Heritage Branch archaeological database;
- 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, known archaeological places in the vicinity, and other predictive tools.

Advice

The search has found that there are no known Aboriginal or Macassan archaeological places and objects within the subject site, and the likelihood of unrecorded Aboriginal or Macassan archaeological places existing is unlikely. If archaeological places are discovered over the course of the work, establish an exclusion zone around the site and contact the Heritage Branch immediately.

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

Environmental Regulations

All persons are required to comply with the General Environmental Duty under section 12 of the *Waste Management and Pollution Control Act 1998* (NT) (WMPC Act). Activities that require authorisation are listed in Schedule 2 of the WMPC Act. The proponent is responsible for ensuring their activities comply with the WMPC Act.

The proponent is advised to take notice of this non-exhaustive list of environmental issues that should be considered to help satisfy the General Environmental Duty:

1. **Dust:** The proposed activities have the potential to generate dust, particularly during the dry season. The proponent must ensure that nuisance dust and/or nuisance airborne particles are not discharged or emitted beyond the boundaries of the premises.
2. **Noise:** The proponent is to ensure that the noise levels from the proposed premises comply with the latest version of the NT EPA Northern Territory Noise Management Framework Guideline available online¹.

¹ https://ntepa.nt.gov.au/_data/assets/pdf_file/0004/566356/noise_management_framework_guideline.pdf

3. **Erosion and Sediment Control (ESC):** The proponent must ensure that pollution and/or environmental harm do not result from soil erosion.

The ESC measures should be employed prior to and throughout the construction stage of the development. Larger projects should plan, install and maintain ESC measures in accordance with the current International Erosion Control Association (IECA) Australasia guidelines².

Basic advice for small development projects is provided by the NT EPA document: Guidelines to Prevent Pollution from Building Sites³ and Keeping Our Stormwater Clean⁴.

4. **Storage:** If an Environment Protection Approval or Environment Protection Licence is not required, the proponent should store liquids only in secure bunded areas in accordance with VIC EPA Publication 1698: Liquid storage and handling guidelines⁵. Where these guidelines are not relevant, the storage should be at least 110% of the total capacity of the largest vessel in the area.

Where an Environment Protection Approval or Environment Protection Licence is required, the proponent must act in accordance with that authorisation.

5. **Site Contamination:** If the proposal relates to a change of land use or if the site is contaminated, including as a result from historical activities such as cyclones, a contaminated land assessment may be required in accordance with the National Environment Protection (Assessment for Site Contamination) Measure (ASC NEPM). The proponent is encouraged to refer to the information provided on the NT EPA website⁶, and the NT Contaminated Land Guidelines⁷.
6. **Waste Management - Import and Export of Fill:** The proposed activities have the potential to generate fill and/or involve the importation of fill for use on-site. All fill imported or exported as part of the activity must be certified virgin excavated natural material (VENM) in accordance with the NSW EPA guidelines⁸.

All imported fill material must be accompanied by details of its nature, origin, volume, testing and transportation details. All records must be retained and made available to authorised officers upon request. The proponent should also consider the following NT EPA fact sheets: How to avoid the dangers of accepting illegal fill onto your land⁹, and Illegal Dumping - What You Need to Know¹⁰.

7. **Odour or Smoke:** The proposed activities may have the potential to create odours and/or smoke. The proponent must ensure that nuisance odours or smoke are not emitted beyond the boundaries of the premises.
8. **Water:** If this activity requires the discharge of waste to water or could cause water to be polluted then a waste discharge licence under the *Water Act 1992* (NT) may be required. Please refer to the Guidelines¹¹.

² <https://www.austieca.com.au/publications/best-practice-erosion-and-sediment-control-bpesc-document>

³ https://ntepa.nt.gov.au/_data/assets/pdf_file/0010/284680/guideline_prevent_pollution_building_sites.pdf

⁴ https://ntepa.nt.gov.au/_data/assets/pdf_file/0006/284676/guideline_keeping_stormwater_clean_builders_guide.pdf

⁵ <https://www.epa.vic.gov.au/about-epa/publications/1698>

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

⁷ https://ntepa.nt.gov.au/_data/assets/pdf_file/0020/434540/guideline_contaminated_land.pdf

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

⁹ https://ntepa.nt.gov.au/_data/assets/pdf_file/0005/285728/factsheet_avoid_danger_accepting_illegal_fill_to_your_land.pdf

¹⁰ https://ntepa.nt.gov.au/_data/assets/pdf_file/0008/285740/factsheet_illegal_dumping_what_you_need_to_know.pdf

¹¹ https://nt.gov.au/_data/assets/pdf_file/0016/1131073/waste-discharge-licensing-guidelines.pdf

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

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M Wauchope', written in a cursive style.

Maria Wauchope
Executive Director Rangelands

19 March 2025



NTFRS Ref: 010-10875-10876

Your Ref: PA 2025-0075

To: Chay Garde

Organisation: Development Consent Authority

From: Station Officer Leigh Swift

Organisation: Northern Territory Fire and Rescue Service -Fire Safety Command

Phone: 8951 6663

Date: 10/03/2025

SUBJECT: PROPOSED DEVELOPMENT APPLICATION

Applicant: Miss Cat Tatam

Lot No: 10875 - 10876

Address: 11 & 5 Palm Circuit Ross NT

Approval: The Northern Territory Fire & Rescue Service **has no objection** to this proposal for Rooming Accommodation (Workers Accommodation) and ancillary Dwelling-caretaker but will bring to the attention the following NCC requirements and Fire and Emergency Regulations.

NCC requirements of C1P9 for Fire Brigade access.
Regulation 12 of the Fire and Emergency Regulations.

C1P9 Fire brigade access

Access must be provided to and around a building, to the degree necessary, for fire brigade vehicles and personnel to facilitate fire brigade intervention appropriate to

- (a) the function or use of the building; and
- (b) the fire load; and
- (c) the potential fire intensity; and
- (d) the fire hazard; and
- (e) any active fire safety systems installed in the building; and
- (f) the size of any fire compartment

12 Accommodation parks

(1) An accommodation park owner commits an offence if the owner fails to do any of the following in relation to the accommodation park:

- (a) ensure all moveable dwellings in the park are separated from each other, buildings, internal roadways and the boundary of the park by at least 3 m at every point;
- (b) ensure access into and within the park is sufficient to enable fire-fighting vehicles to enter and access all areas of the park;
- (c) comply with AS 2441 (Installation of fire hose reels) in relation to the installation of fire hose reels in the park;
- (d) ensure flammable or combustible material does not accumulate in the park in a way that constitutes a danger by fire;
- (e) prepare an emergency management plan for the park showing the number of each site and the location of fire-fighting equipment and evacuation points in the park;
- (f) ensure all staff employed at the park are trained in the procedures contained in the plan;
- (g) ensure a copy of the plan is:
 - (i) given to each person who occupies a site in the park; and
 - (ii) displayed in at least one prominent location within the park.

(2) In this regulation:

Accommodation park means an area of land used or intended to be used (whether seasonally or not) as a complex of sites or moveable dwellings or both, for which rights of occupancy are conferred under site agreements (whether with or without common areas that may include bathroom, toilet and laundry facilities).

Accommodation park owner, for an accommodation park, means any person who is (either wholly or partly) the owner of the business that operates the park.

Site agreement means an agreement under which an accommodation park owner grants another person, for valuable consideration, a right to:

- (a) occupy a site in the owner's accommodation park, and place a caravan on the site, for residential purposes; or
- (b) occupy a site in the owner's accommodation park, and a moveable dwelling made available on the site by the accommodation park owner, for residential purposes.

It would be presumed that hydrant and hose-reel supply to cover the building/s would be addressed once the class of building/s are determined and a Building Fire Safety Report is requested for a Building Permit.



Aboriginal Areas

Protection Authority

protecting sacred sites across the territory

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

Dear Development Assessment Services,

PA2025/0075 - Lot 10875 Town of Alice Springs – Rooming Accommodation (Workers Accommodation) and ancillary Dwelling-caretaker

We refer to the above application for a development permit.

Recommendation

The Aboriginal Areas Protection Authority (AAPA) **recommends that Miss Cat Tatum apply for an Authority Certificate** in accordance with section 19B of the *Northern Territory Aboriginal Sacred Sites Act 1989* (the Sacred Sites Act) prior to undertaking any development activity or other work in Lot 10875 Town of Alice Springs. There is information on the AAPA homepage on how to apply for an [Authority Certificate](#).

There is a Restricted Work Area which intersects within the subject land.

The Abstract of Records issued by AAPA to Ward Keller Lawyers Ref # 202210074 (and noted in the development application) is not a conclusive statement about the extent of sacred sites in the subject land. The Abstract of Records is for general information purposes only and should not be relied upon by persons undertaking development activity.

In the absence of an Authority Certificate, a body corporate or an individual who undertakes work on a sacred site will be committing an offence against the Sacred Sites Act and may be subject to penalties of up to 400 penalty units or imprisonment for 2 years (or 2000 penalty units in the case of a body corporate). Additional offences under the Sacred Sites Act may also apply.

Background Information

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

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

Yours sincerely,

Jayde Manning
Ministerial/Policy Officer
11 March 2025

cc: Miss Cat Tatum – cat@tatumplanningco.com.au

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