

Report to the DCA

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

DEVELOPMENT CONSENT AUTHORITY ALICE SPRINGS DIVISION

PROPOSED CONCURRENT APPLICATION PA2026/0151

Amendment proposal to rezone Lot 777 (8) Winnecke Avenue Town of Alice Springs
from Zone LR (Low Density Residential) to Zone LMR (Low-Medium Density Residential)

And

A development proposal seeking consent to develop dwelling-group (2 x 3 bedroom and 1 x 2 bedroom) in 2 x single storey buildings

Agenda Item Number: **1**

Meeting Date: 12 August 2026

Bookmark A -	Location plan
Bookmark B -	Exhibition material
Bookmark C -	Landowner authorisation form
Bookmark D -	Technical assessment
Bookmark E -	Public submission
Bookmark F -	Service Authority submissions

1. GENERAL INFORMATION

ADDRESS:	Lot 777 Town of Alice Springs (8 Winnecke Avenue East Side)
CURRENT ZONE:	Zone LR (Low Density Residential)
PROPOSED ZONE:	Zone LMR (Low-Medium Density Residential)
SUMMARY OF APPLICATION:	Rezoning from LR (Low Density Residential) to LMR (Low-Medium Density Residential) and develop a dwelling-group (2 x 3 bedroom and 1 x 2 bedroom) in 2 x single storey buildings
APPLICANT:	Susan Dugdale Director – Susan Dugdale & Associates
LAND OWNER:	Independent Choice Control (ICC)
AREA:	1110 m ²

2. LEGISLATIVE REQUIREMENTS

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

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

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

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

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

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

Third Party Appeal Rights

There is no third party right of appeal in relation to any decision by the Minister of Lands, Planning and Environment in relation to the *amendment proposal* and, there are no third party appeal rights in relation to the *development proposal*.

3. ASSESSMENT SYNOPSIS

This report concludes that the Authority should:

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

4. PROPOSAL

On 1 May 2026, Mr Andrew Davis of Susan Dugdale and Associates, on behalf of the landowner Independent Choice Control (ICC), lodged a concurrent application comprising an amendment proposal to rezone Lot 777 Town of Alice Springs (8 Winnecke Avenue, East Side) and a development proposal seeking consent to develop the land with 2 single storey buildings containing 2 x 3 bedroom and 1 x 2 bedroom dwellings.

Key parameters of the proposal are as follows:

Single storey development, comprising 3 dwellings (houses) in 2 buildings where:

- Houses 1 and 2 share a fire rated party wall.
- House 3 is stand alone
- Entry to Houses 1 and 2 is via a car port with a fly over skillion roof.
- Houses 1 and 2 are mirrored and include:
 - 3 bedrooms
 - 1 Onsite Overnight Assistance (OOA) including a bed, small ensuite and office space
 - 2 accessible bedrooms with ensuites for wheelchair clearance.
 - Bedroom 1 includes access to a secluded area of private open space, which is paved and provides a small covered area.
 - Laundry with access to Private Open Space (POS), containing a clothesline
 - Open plan kitchen, living and dining area
 - Inset verandah accessed from living area, via glazed sliding doors
 - Private open space accessed from living area and verandah
 - At grade attached carport accommodating 1 car, shared between House 1 and 2.
- House 3 includes
 - 2 bedrooms
 - 1 Onsite Overnight Assistance (OOA) including a bed, small ensuite and office space
 - 1 accessible bedroom with ensuite for wheelchair clearance.
 - Bedroom 1 includes access to a secluded area of private open space, which is paved
 - Laundry with access to side boundary of house containing a clothesline
 - Open plan kitchen, living and dining area
 - Inset verandah accessed from living area, via glazed sliding doors
 - Private open space accessed from living area and verandah and includes landscaping.
- The building comprising Houses 1 and 2 incorporates a series of skillion roofs with pitches of 10 and 3 degrees, sloping towards the south.

- House 3 incorporates a skillion roof with a single pitch, sloping towards the south.
- External finish of the buildings includes Fibre Cement (FC) sheet cladding and painted – Colour TBC – to lower walls and Colorbond cladding – colour to TBC – to upper walls, below roof. Roofing material is Colorbond sheeting in Dover White
- One vehicle access point and crossover from Winnecke Avenue is provided and will be modified to align with the proposed entrance to the site, closer to the northwest corner of the lot.
- Vehicle entry will include an automatic sliding gate.
- Pedestrian access is adjacent the vehicle access point, northward, and includes an access gate.
- Landscaping to the front setback is provided behind the fence and in front of the car parking area. Landscaping is also provided to the primary frontage facing Winnecke Avenue, in front of the boundary fence.

A layout of the proposed development is at Figure 1.

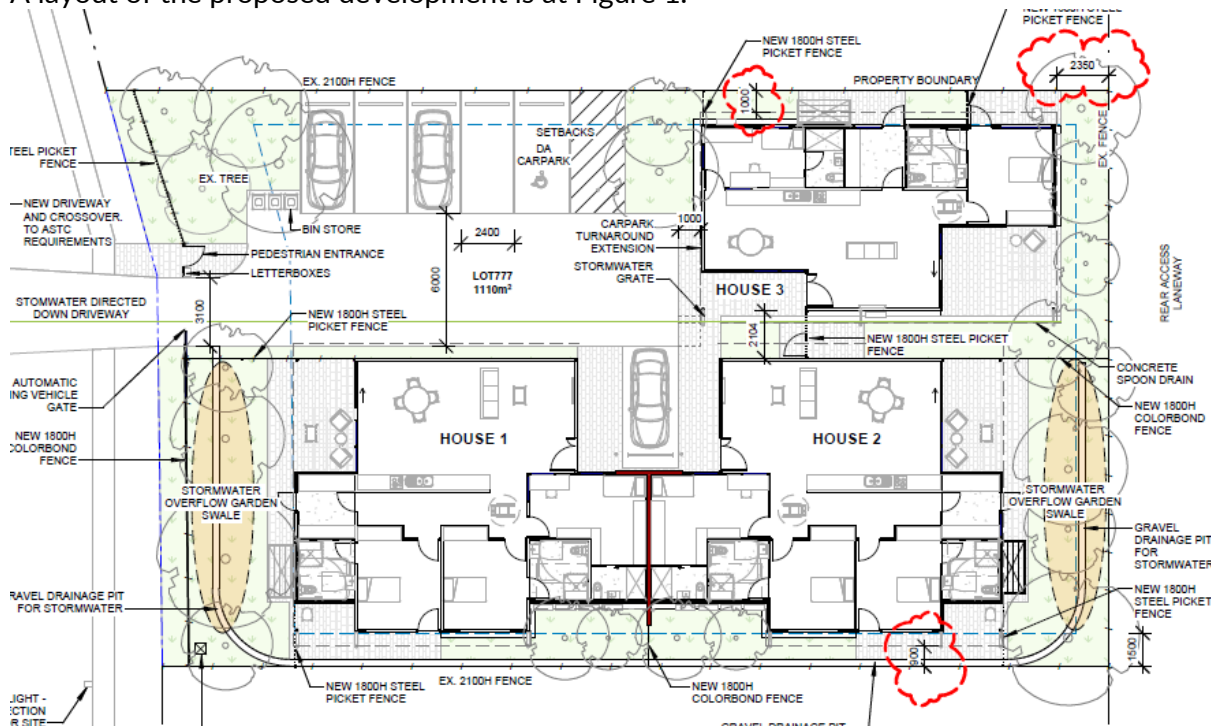


Figure 1 Proposed Site Plan, DWG No. A03, 29.06.26

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

The pre lodgement meeting with a planning officer, as required by Section 30B of the *Planning Act 1999*, was held on 23 April 2026.

The application specifies that a concurrent application is required to facilitate medium density development and housing diversity. Dwelling-group is a prohibited use in the current LR (Low Density Residential) Zone. Rezoning the subject lots to Zone LMR (Low Medium Density Residential) will allow consideration of a dwelling-group (less than 5 dwellings) development that has become *Merit Assessable*, by the Development Consent Authority.

5. SITE AND LOCALITY CONTEXT

The 1110sqm lot is currently zoned LR (Low Density Residential) under the Northern Territory Planning Scheme 2020 (NTPS 2020). The lot has a western orientation and is regular

in shape with a frontage to Winnecke Avenue of approximately 26.21m and a depth of approximately 44.96m. It exhibits a generally flat topography and is vegetated with 5 established trees, including, 4 eucalypts and one acacia that wrap around the front and southern boundary of the lot.

The site is opposite Ross Park Primary School, zoned CP (Community Purpose), and proximate (within walking distance) to Ross Park Oval, zoned PS (Public Open Space), containing public sports facilities and a dog park. East side shops, zoned C (Commercial), and the Rivers of Life Church, zoned CP, borders Ross Park Oval's western boundary at the corner of Undoolya Road and Lindsay Avenue (see Fig. 5).

The site is within an established subdivision (1951) of Old East Side, generally comprising low density residential development on large lots in the form of dwelling-singles with dwelling independents sited to the rear setback. There are some examples of dwelling-groups within LR zoned land and constructed prior to the introduction of the 2007 NT Planning Scheme (see Fig.6).

There is no relevant planning history, associated with Lot 777.



Figure 2 Locality map, Source: NearMap, captured 2026

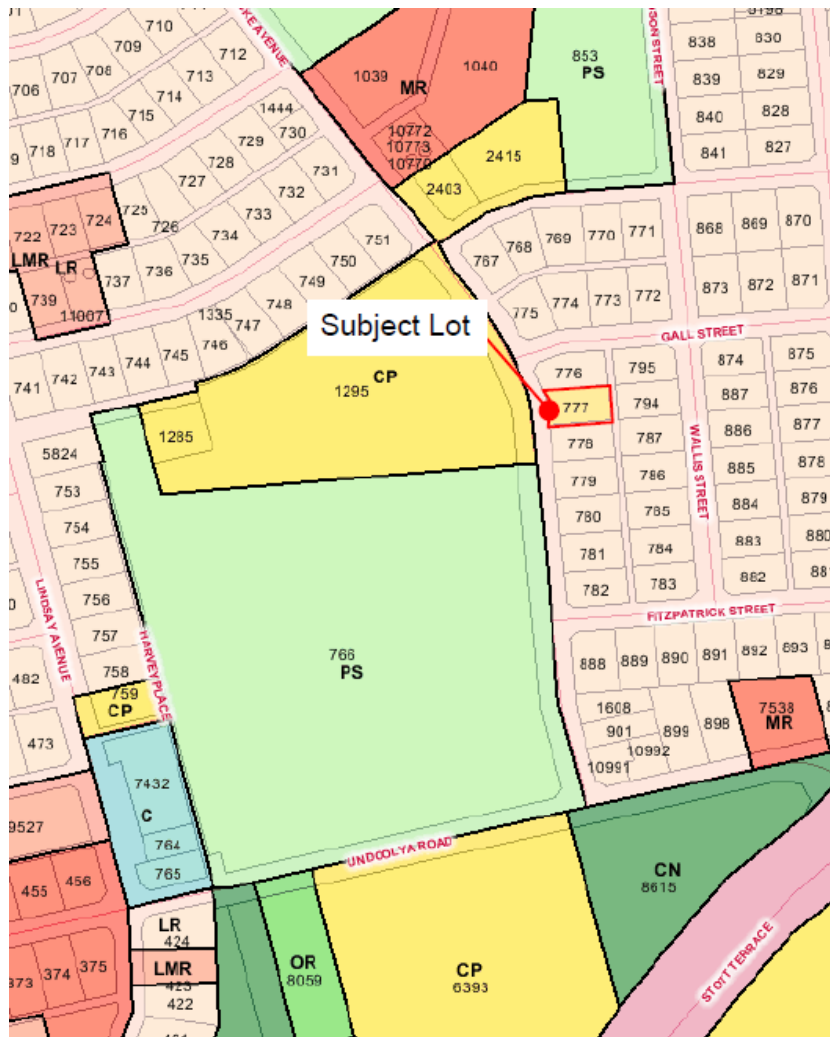


Figure 3 Existing zoning pattern

6. PUBLIC EXHIBITION

The application was placed on public exhibition for a period of 28 days in accordance with the requirements of the *Planning Act 1999* from 29 May 2026 to 26 June 2026. One public submission was received during the exhibition period.

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

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

The matters discussed below are those identified in section 30P(2) that are relevant to this proposal. Sub-sections (n) and (o), which relate to subdivisions, are not relevant to the development proposal and have not been considered below.

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

Northern Territory Planning Scheme 2020 (NTPS)

Per Clause 1.8(b)(ii)(2) of the NTPS 2020, the application is identified as *Merit Assessable*, as while it is shown as *Permitted* on the relevant assessment table in Part 4, it does not comply with the relevant development requirements set out in Part 5. The exercise of discretion by the consent authority that applies is Clause 1.10(2) (Exercise of Discretion by the Consent Authority) of the NTPS2020.

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

An assessment of the relevant parts of the NTPS 2020 is as follows:

Part 3 – Overlays

There are no overlays applicable to the site.

Part 3 – Zones

Comparison of the existing (Zone LR) and proposed zones (Zone LMR)

The following table compares the land use controls associated with the existing zone, LR and the proposed zone, LMR.

NTPS 2020 control	Proposed Zone LMR	Existing Zone LR
<i>Dwelling typology Permitted/Merit Assessable/Impact Assessable</i>	<u>Permitted</u> Caravan Accommodation Dwelling-Community Residence Dwelling-Group (less than 5 dwellings) Dwelling-Independent Dwelling-Single <u>Merit Assessable</u> Dwelling-Group (5+) Dwelling-Multiple <u>Impact Assessable</u> Residential Care Facility	<u>Permitted</u> Caravan Accommodation Dwelling-Community Residence Dwelling-Independent Dwelling-Single <u>Impact Assessable</u> Residential Care Facility
<i>No. Dwellings/ density</i>	1 dwelling-single per lot and may include a dwelling-independent 1 dwelling per 150m ² for a 1 bedroom dwelling as part of a dwelling-group or dwelling-multiple	1 dwelling-single per lot and may include a dwelling-independent

	1 dwelling per 300m ² for a 2+ bedroom dwelling as part of a dwelling-group or dwelling-multiple	
Maximum height	2 storeys to a maximum height of 8.5m	2 storeys to a maximum height of 8.5m
Carparking	<u>Dwelling-community residence</u> 1 for every 4 beds Plus 4 for every 100m² of net floor area used for administrative purposes <u>Dwelling-group</u> 1 per one bedroom dwelling 2 per dwelling with two or more bedrooms Plus Any reductions in accordance with Table B (if the development meets the criteria) <u>Dwelling-independent</u> 1 per bedroom to a maximum of 2 <u>Dwelling-multiple</u> 1 per one bedroom dwelling 2 per dwelling with two or more bedrooms Plus Any reductions in accordance with Table B (if the development meets the criteria) <u>Dwelling-single</u> 2 <u>Residential care facility</u> 1 for every 4 beds Plus 4 for every 100m² of net floor area used for administrative purposes <u>Rooming accommodation</u> 1 for every 5 persons Plus 1 for every staff member Plus 1	

Zone Purpose	Provide a range of low rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available.	Provide predominantly for low rise urban residential development comprising individual houses and uses compatible with residential amenity, in locations where full reticulated services are available.
Relevant Zone Outcomes	1. A blend of dwellings-single, associated dwellings-independent, dwellings-group and dwellings-multiple predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs. 5. Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces. 6. An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with reasonable access to open space and community facilities.	1. Dwellings-single and associated dwellings-independent predominantly two storeys or less, on individual lots on a range of lot sizes that respond to changing community needs. 4. Dwellings and outbuildings are set back in a manner sympathetic to neighbours, the streetscape and scale and character of surrounding development. 6. Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces. 7. An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with convenient access to open space and community facilities.

Zone LMR (Low-Medium Density Residential)

The proposed development is consistent with Zone LMR purpose and outcomes 1, 5 and 6, whereby:

- The development would provide compact low-rise accommodation in the form of a dwelling-group, comprising 2 x 3 bedroom and 1 x 2 bedroom in 2 x single storey buildings.
- The building design and site layout is sympathetic to adjoining public space and surrounding neighbourhood, being single storey and providing significant landscaping within the front setback.
- The proposal makes efficient use of existing infrastructure and is proximate to open space, community facilities, and within reasonable access to a local shopping strip.

Part 5 – Development Requirements

A technical assessment of the development proposal against the requirements of the NTPS 2020, as if the site were in Zone LMR, is included at **Bookmark D**.

Variations are required for Clause 5.2.6.1 (Landscaping in Zones other than Zone CB), Clause 5.4.3.2 (Distance between residential buildings on site) and Clause 5.4.17 (Building articulation).

An assessment of non-compliant clauses of the NTPS 2020 are considered herein.

Clause 5.2.6.1 (Landscaping in Zones other than Zone CB)

Landscaping is required for this development through Clause 5.2.4.4 (Layout of car parking areas) and Clause 5.4.6.1 (Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group). The proposal is not consistent with sub-clause 3(d) and does not comply with sub-clause 5 of Clause 5.2.6.1.

The purpose of Clause 5.2.6.1 is to *encourage landscaping that enhances local amenity by:*

- (a) contributing to safe and attractive public spaces and places;*
- (b) responding to the local climate and soil characteristics;*
- (c) supporting cooler internal and outdoor areas; and*
- (d) recognising the value of retaining existing plants and trees.*

Administrative sub-clause 1 of Clause 6.2.6.1 states that landscaping may include, where subordinate to areas of planting, impervious and unplanted areas for:

- (a) pedestrian access,
- (b) outdoor recreation, or
- (c) natural or ornamental features and the like.

Relevant to this proposal, administrative sub-clause 2 of Clause 6.2.6.1 provides that the consent authority may consent to landscaping not in accordance with sub-clauses 5 *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.*

Where landscaping is required by the scheme sub-clause 3(d) guides that it should be designed to protect *significant trees and vegetation that contribute to the character and amenity of the site and the streetscape*. The applicant has opted to remove all existing vegetation, on site, except for an acacia tree within the northwest corner of the lot, fronting Winnecke Avenue. The site includes several established ghost gums, that contribute to onsite amenity and thermal cooling.

While the proposal in its current form would result in the removal of established trees, it does provide a significant level of new landscaping which:

- increases the number of trees on site
- supports deep soil planting for shade trees and
- is native and climate responsive.

Where possible, the retention of large established trees is recommended.

Sub-clause 5 of Clause 5.2.6.1 requires that not less than 30% (which may include communal open space) of a site, used for a dwelling-group, is to be landscaped.

Landscaping should be considered with regard for the Zone Outcome 5 of LMR:

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

The proposal provides 270sqm of landscaping, which is equal to 25% site cover. The applicant seeks a variation to reduce the required landscaping by 5% for the following reasons, summarised:

- The provision of landscaping to the front boundary to a depth of 1.2m that is in front of the proposed boundary fencing, which supports streetscape amenity and improves integration of the development with the street (See Fig 7 and 8).
- There is a total area of 175sqm on site for deep soil planting of medium-large trees.
- As the development provides for disability access to internal and external areas, there is a greater need for hard surfacing and wider external access paths.
- The design incorporates planting of medium to large trees that will provide shade to external hard surfaces.

The applicant's justification is considered sufficient to support the proposed variation and adequately addresses the reduction in the minimum landscaping requirement of 30%.

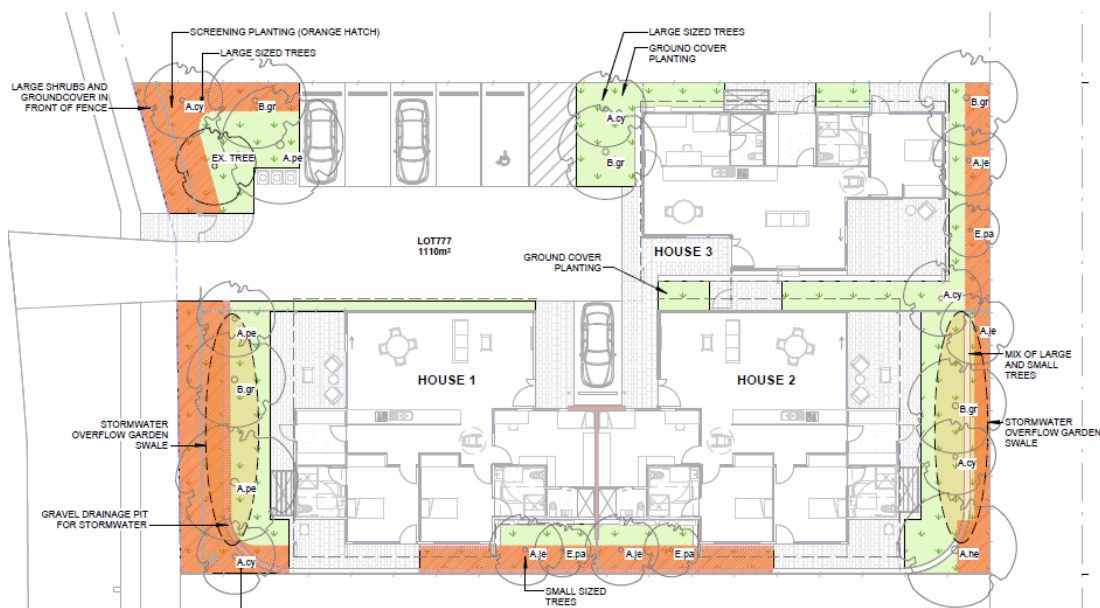


Figure 4 Proposed Planting Plan (Landscape Plan), DWG. A06, prepared by SD+A Architecture

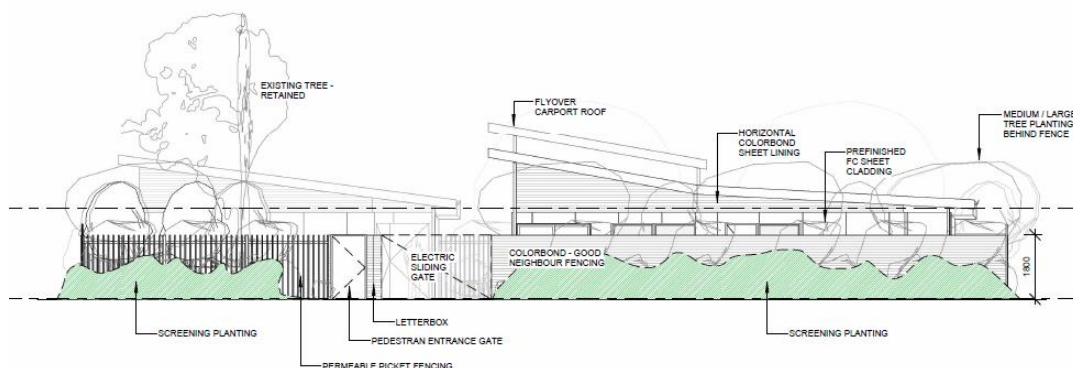


Figure 5 Proposed Street Frontage Elevation, showing planting, DWG. A10, prepared by SD+A Architecture

Clause 5.4.3.2 (Distance between residential buildings on site)

The proposal does not comply with sub-clause 5 of Clause 5.4.3.2, where the distance between residential buildings on site is 2.1m, and 3m is required (See Fig. 9).

The purpose of the Clause 5.4.3.2 is to ensure residential buildings provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining residential buildings and private open space.

Administratively, sub-clause 1 of Clause 5.4.3.2 guides that the consent authority may consent to a development, where there is a distance less than 3m between residential buildings if it is satisfied it is consistent with the purpose of this clause and that the design of the development adequately mitigates the adverse effects of building massing and privacy and overlooking impacts that may arise from non-conformity.

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

A variation to this clause is considered acceptable for the following reasons:

- There are no openings at ground level in the external facing walls between the two buildings, which reduces perceived and actualised effects of building massing.
- Building massing is also minimised through the varying roof form, material selection and recessing external walls at the front and rear of the buildings.
- The proximity of buildings does not result in opportunities of overlooking into adjoining private open space, where views are obstructed by an internal good neighbour boundary fence to a height of 1.8m.

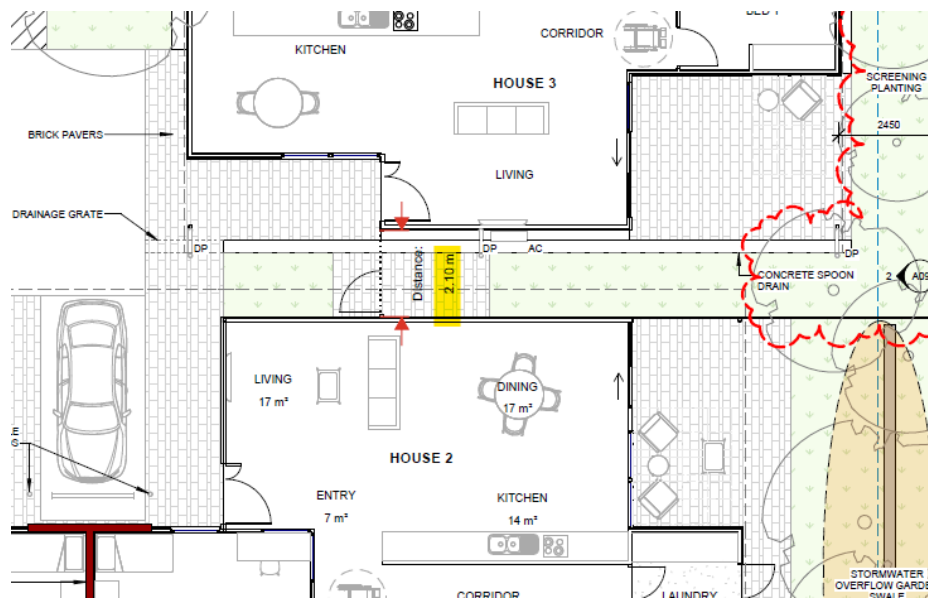


Figure 6 Proposed distance between residential buildings on site (measured by DAS), DWG. A04, prepared by SD+A Architecture

Clause 5.4.17 (Building articulation)

House 3 does not comply with sub-clause 4 of Clause 5.4.17, as the length of the northern elevation exceeds 15 metres and does not incorporate a step or recess in the building line.

The purpose of Clause 5.4.17 is 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-ventilation within building design.

Administrative sub-clause 2 of Clause 5.4.17 guides that the consent authority may consent to a development that does not include a step or recess in a building line with a distance greater than 15m if it is satisfied it is consistent with the purpose of this clause.

Sub-clause 4 of Clause 5.4.17 requires a step or recess to the building line of no less than 1m by 1m, for every 15m of building length, or part thereof.

The north elevation wall has a continuous length of 16m. A variation to this clause is considered acceptable in this instance given that:

- The dwelling on the adjoining property (Lot 776) is setback approximately 8m from the shared boundary and separated by private open space.
- The overall building height of House 3 is below 4m and the northern elevation has a compliant side boundary setback of 1.5m.
- The rear, northeast section of Lot 777 adjoins undeveloped land (unfenced), part of Lot 776.

Taken together, the above factors reduce the effects of building massing and bulking of the proposed development, when viewed from the adjoining lot.



Figure 7 Site and surrounding context of adjoining Lot 776, Near Map, captured 2026

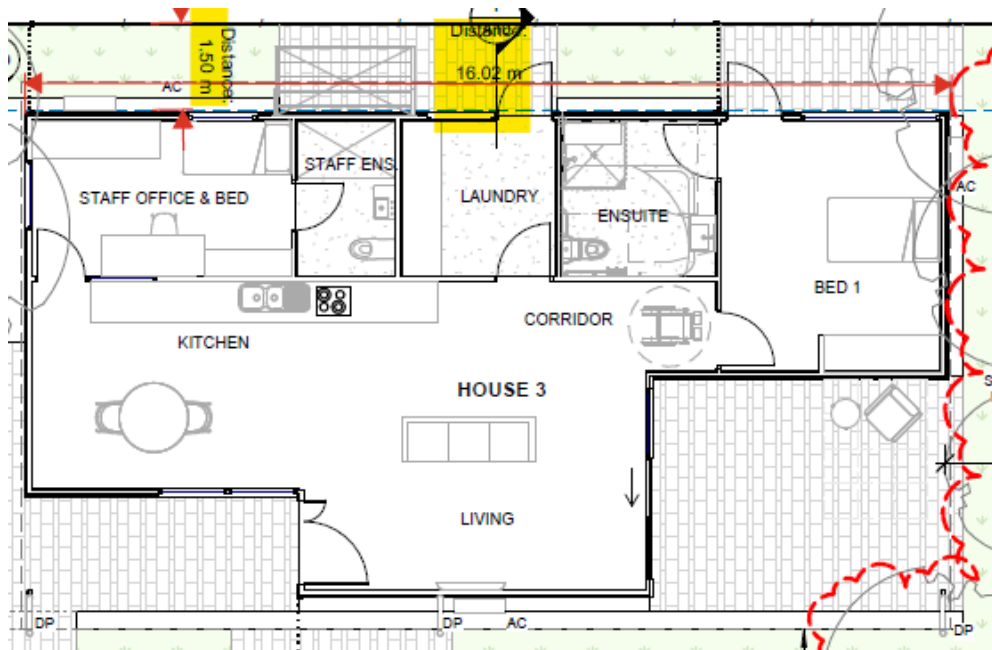


Figure 8 Length of building line (House 3) at North Elevation, DWG. A04, prepared by SD+A Architecture

(b) the amendment proposal in the application;

The amendment proposal within this application relates to a change in the zoning of the land, from Zone LR to Zone LMR. The merits of the proposal are discussed in section 7(i) of this report. The suitability of increasing residential density on a site, is considered, having regard to the objectives of the Strategic Framework in Part 2 of the NTPS 2020.

Inclusion of Lot 777 into Zone LMR, is consistent with the ASRLUP's objective to increase residential density through infill development in existing suburbs and is encouraged under the Compact Urban Growth Policy, where density is well integrated into the prevailing neighbourhood character. In addition, it is consistent with the current and anticipated pattern of urban development within the locality.

While the surrounding area is zoned LR, there are examples of dwelling-groups established prior to the introduction of the 2007 NT Planning Scheme. East Side is an established residential area of Alice Springs, with minimum lot sizes in the immediate surrounds exceeding 900m². Larger lots, that are characteristic of the area, have capacity to support increased residential density. The proposal offers a compact form of infill development without compromising the expected amenity of a low-density residential area. This is achieved through the retention of 6m building setbacks from the primary boundary and the provision of significant landscaping.

The Compact Urban Growth Policy encourages higher residential densities within comfortable walking distance to activity centres and community facilities. Given the site's proximity to Ross Park Primary School, public open space and East Side shops, the amendment proposal supports the Compact Urban Growth Policy and ASRLUP's urban residential objective of encouraging infill development on land proximate to services.

(c) any significant development report given to the consent authority under section 30D(6)(c)(iii);

The Minister did not request a significant development report.

(d) any interim development control order in force for the land;

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

(e) any environment protection objective, as defined in section 5 of the Waste Management and Pollution Control Act, that is relevant to the land;

There are no environmental protection objectives relevant to the land.

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

One public submission was received during the exhibition period from Be Ward & Tamara Burlando of 9 Winnecke Avenue, East Side Alice Springs. The public submission related to 2 concerns, as summarised below:

1. The removal of established eucalypt trees (River Red Gums) on the property

- There are established large River Red Gums trees on site and 3 are along the southern boundary of the site, shared with the submitter's property.
- The trees are *deeply valued* by the submitters because of the shade, cooler temperature and beneficial microclimate that the trees have provided for their home.
- The trees provide significant shade, assist in cooler ambient temperatures for the surrounding neighbourhood and the primary school environs opposite the property.
- The trees are *emblematic of the local environment*, and their retention would be consistent with Alice Springs Town Council 'Cool Schools' program to plant shade corridors near schools, of which Winnecke Avenue is part of.

2. Safety of demolition process

- Notes the likelihood of the existing building containing significant amounts asbestos as it was constructed prior to the 1990s.
- Observed that the handling and adequate safety precautions regarding asbestos *is often woefully inadequate in Central Australia*.
- Hopes that the landowner undertakes due diligence in safely removing the material, having regard to the neighbours and the primary school.

A copy of the public submission is at **Bookmark E**.

Development Assessment Services comment

Matters regarding asbestos removal are outside the scope of a planning assessment.

The removal of existing vegetation is considered under Clause 5.2.6.1, specifically sub-clause 3(d) that guides that where landscaping is required by the NTPS 2020, it should be designed to

protect *significant trees and vegetation that contribute to the character and amenity of the site and the streetscape*. It is acknowledged that established and mature trees on site contribute to the amenity of neighbouring properties and streetscape, and if retained would support on site amenity. However, the retention of existing vegetation through landscape design is not a mandatory requirement of Clause 5.2.6.1. Rather, it is a consideration that should be taken into account in the design and assessment of proposed landscaping. In a semi-arid climate it is recommended that, where possible, established trees be retained, noting that it takes a long time for a tree to grow and be effective in contributing to thermal cooling and amenity.

On 21 July 2026, the landowner provided a response to the public submission addressing key concerns as summarised below:

- The landowner is committed to the removal of asbestos in accordance with all applicable legislation and requirements of NT WorkSafe. Further, that any demolition work will be carried out by appropriately licensed contractors and with approved procedures that ensure the safety of neighbouring residents, workers and the surrounding community.
- The landowner and design team have sought to retain existing vegetation where practical, while developing a proposal that meets the operational requirements of Specialist Disability Accommodation (SDA).
- As the project progresses there may be opportunity for the retention of trees along the southern boundary, without compromising the accessibility, safety or functionality of the development. However, where a tree presents a safety risk to future residents, staff or buildings, or significantly restricts the ability to deliver compliant SDA housing, trimming or removal may be necessary.
- The development proposal has extensive landscaping, including native and locally appropriate tree species that enhance site amenity and will contribute to the surrounding neighbourhood.

A copy of the landowner response is included at **Bookmark E**.

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

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

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

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

- The proposal is consistent with the imperative of the Alice Springs Strategic Land Use Plan and other policy direction to increase density and housing diversity through infill development.
- The design improves the quality of the built environment on the lot.
- The design increases the built area on site while retaining space and amenity for the outside areas and zones for large tree planting.
- The layouts of the new buildings and site planning have been informed by the oversight and safety requirements required for an assisted living facility. It applies

principles of trauma-informed design and prioritises the creation of culturally appropriate, non-institutional spaces.

- The development addresses an identified need in Alice Springs to provide housing that caters for the needs of people living with a disability and will increase housing stock that meets the Australian Standards for accessibility (AS1428.1).

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

The land can support the proposed development, and as found in an established subdivision, is connected to reticulated electricity, water and sewerage services.

Additionally, the land is of a regular shape and exhibits a generally flat topography. The land currently includes rear access, via a laneway to the eastern boundary, however rear access is not part of the proposed development.

Proposed plans indicate that the land will be cleared of all remaining structures and vegetation to accommodate the development. The landowner has advised, through their public submission response that there may be opportunity to reconsider the retention of existing trees along the southern boundary, as the project develops. Where possible, large trees that contribute to cooling and amenity, should be retained.

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

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

(l) *the public utilities or infrastructure provided in the area in which the land is situated and any requirement for:*

- (i) *public facilities and services to be connected to the land; and***
- (ii) *facilities, infrastructure or land to be provided by the applicant;***

The application was circulated to the following service authorities and agencies for comment:

Alice Springs Town Council (ASTC) – Bookmark F01

ASTC raised the following comments for consideration:

- The proposed increase in density is not expected to result in any significant additional demand on Council-managed infrastructure, subject to standard Council conditions relating to access safety, stormwater discharge, waste servicing and damage to Council infrastructure.

General conditions and advisory notes are recommended for any permit that may issue and are considered to adequately address, and safeguard Council comments.

Power and Water Corporation – Bookmark F02

PWC - Power raised the following comments for consideration:

- The property is provided with limited power supply capacity from overhead electricity reticulation. Multiple phase power service is required for the proposed dwelling-group.
- A licensed electrician must prepare an overall AS-3000 maximum power demand calculation of the dwelling-group and apply for a Negotiated Connection Application.
- A licensed electrician must undertake all electrical installation in accordance with PWC NP018-Installation and Service Rules 2024 and NP010-Meter Manual.

PWC – Water and sewerage raised the following comments for consideration:

- Upgrades may be required to existing water and sewer service - contact Services Development prior to start of construction.
- Multi-metering is required for all new multiple residential dwelling developments that are to be unit-titled.
- To improve water saving practices, PWC strongly encourages the developer to visit the Living Water Smart website to improve the developments landscaping and irrigation.
- The developer must ensure that:
 - Backflow prevention is installed at the water service in accordance with AS/NZS 3500.1 – Plumbing and Drainage - Water Services
 - Where applicable, the device is tested annually in accordance with AS/NZS 2845.3 field testing and maintenance of testable devices.
- All required works must be according to Power and Water's Connection Code and at the developer's expense.

General Power and Water Corporation requirements can be safeguarded through standard conditions for any future permit that may issue.

Building Advisory Services (BAS) – Department of Lands, Planning and Environment (DLPE) - Bookmark F03

BAS raised the following comments for consideration:

- All building works on the site are to comply with the *Building Act 1993*, the *Building Regulations 1993*, and the *National Construction Code*. A building permit is to be issued prior to the commencement of works. Occupancy certification is to be obtained prior to occupation of the building.

Comments will be addressed through an advisory note for any permit that may issue.

Aboriginal Area Protection Authority (AAPA) - Bookmark F04

AAPA raised the following comments for consideration:

- The owner of Lot 777 does not hold an Authority Certificate issued under section 22 of the *Northern Territory Aboriginal Sacred Sites Act 1989* (the Act) in relation to the proposed use of, or works on, the Lot.
- An Authority Certificate has not been previously issued over the lot or to areas adjacent the lot.

- The absence of an Authority Certificate does not necessarily indicate that there are no Aboriginal sacred sites on or in the vicinity of the lot. Rather, that the Authority has not previously undertaken the consultation and assessment processes associated with an Authority Certificate application in relation to the area.
- An Authority Certificate is an important risk management and due diligence tool for landowners and developers proposing to use or work on land in the Northern Territory.

Comments will be addressed through an advisory note for any permit that may issue.

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

Amenity is considered in the context of the site, its surrounds, and the applicable planning controls of the NTPS 2020. Of relevance to this application, Zone LMR purpose seeks to provide well-located, low-rise housing options that contribute to the streetscape and residential amenity. And, per Zone LMR Outcome 1, that a blend of low to medium density housing typology respond to changing community needs.

The proposed infill development makes use of a large residential lot that is proximate to community facilities and shops. It offers a compact living arrangement, that does not unreasonably detract from the prevailing low-density character of the area. The development will provide housing diversity and improved liveability, through a design that considers physical accessibility.

The scale of the built form, being single storey, is sympathetic to neighbouring development, in addition, provides significant area for landscaping and private open space that contributes to amenity on and off site.

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

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

It is not considered that the proposed zoning and development would have an adverse impact upon the public interest in terms of community safety and water safety. The application states that the development is designed to meet Australian Standards for accessibility.

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

There are no known natural, social, cultural or heritage values associated with the subject site.

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

Lot 777 is within the Alice Springs Water Control district and beneficial uses have been declared with respect to Section 73 of the *Water Act 1992*.

The scale of residential development with existing access to reticulated water is not considered to unreasonably impact water resourcing for Alice Springs.

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

(r) ***other matters the consent authority considers relevant.***

There are no further matters raised.

8. RECOMMENDATION SUMMARY

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

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

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

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

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

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

9. RECOMMENDATION 1

Recommendation 1:

As required by section 30P(1)(a), the consent authority must make a preliminary decision that, if the Minister were to approve the amendment proposal to Lot 777 Town of Alice Springs (8 Winnecke Avenue, East Side), that it would be likely to determine to consent to the development under section 30W(1)(a) conditionally for the purpose of a dwelling group (2 x 3 bedroom and 1 x 2 bedroom) in 2 x single storey buildings subject to the following conditions:

GENERAL CONDITIONS:

1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
2. The use and/or development as shown on the endorsed plans must not be altered without the further consent of the consent authority.

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

Please refer to notations 4, 5 and 6 for further information.

4. Confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) from a suitable qualified professional-confirming that all new number labels have been correctly installed at the Customer's Metering Panel(s) and water meters (where applicable). Please provide a copy of an email addressed to both waterdevelopment@powerwater.com.au and powerconnections@powerwater.com.au
5. 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.
6. 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.
7. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Alice Springs Town Council, to the satisfaction of the consent authority.
8. The owner shall:
 - a. remove disused vehicle and/ or pedestrian crossovers;
 - b. provide footpaths/ cycleways;
 - c. collect stormwater and discharge it to the drainage network; and
 - d. undertake reinstatement works;all to the technical requirements of and at no cost to the Alice Springs Town Council, to the satisfaction of the consent authority.
9. 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.
10. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Alice Springs Town Council, to the satisfaction of the consent authority.
11. 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 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.

12. Provision must be made on the land for the storage of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the consent authority.
13. Storage for waste disposal bins is to be provided to the requirements of Alice Springs Town Council to the satisfaction of the consent authority.
14. The private open space areas of each dwelling shall be screened on each boundary by:
 - g. the erection of a solid wall or screen fence not less than 1.8 metres high; or
 - h. fenced to a height not less than 1.8 metres high and planted with dense vegetation.
15. 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.
16. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
17. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.
18. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the consent authority.
19. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building(s).
20. All substation, fire booster and water meter arrangements are to be appropriately screened to soften the visual impact of such infrastructure on the streetscape, to ensure that the infrastructure is sympathetic to and blends in with the design of the building. Details will need to be resolved to the satisfaction of the consent authority in consultation with the Power and Water Corporation, and NT Fire and Emergency Services.

NOTES:

1. This permit will expire if one of the following circumstances applies:
 - a. the development and use is/are not started within two years of the date of this permit; or
 - b. the development is not completed within four years of the date of this permit.
 The consent authority may extend the periods referred to if a request is made in writing before the permit expires.
2. 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. Due to provisions in the National Construction Code (NCC), the subject lots may need to be consolidated before a building permit can be issued.

3. 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 8936 4070 to determine if the proposed works are subject to the Act.
4. 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.
5. 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
6. If you choose nbn to service your development, you will need to enter into a development agreement with nbn. The first step is to register the development via <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html> once registered nbn will be in contact to discuss the specific requirements for the development. Nbn requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to nbn guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html>
7. A "Permit to Work Within a Road Reserve" may be required from Alice Springs Town Council, before commencement of any work within the road reserve.
8. 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.
9. The Northern Territory Environment Protection Authority (NT EPA) advise that the proponent must ensure that the recommended assigned construction noise levels for airborne and ground borne noise at sensitive noise receptors contained in the NT EPA Noise Management Framework Guideline are complied with. The guidelines specify that on-site construction activities are restricted to between 7 am and 7 pm Monday to Saturday and 9 am to 6 pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

10. REASONS FOR RECOMMENDATION 1

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

The NT Planning Scheme 2020 applies to the land and under Zone LMR, the use is *Permitted*, however has become *Merit Assessable* under Clause 1.8(1)(b)(ii)(2), as it does not comply with the relevant development requirements set out in Part 5. The exercise of discretion by the consent authority that applies is Clause 1.10(2) (Exercise of Discretion by the Consent Authority) of the NTPS 2020. Clause 1.10(2) specifies that for development *that has become Merit Assessable under Clause 1.8(1)(b)(ii)(2), the consent authority must consider the requirements in Part 5 that are not complied with and whether the proposal meets the purpose of the requirements.*

An assessment of non-compliant Part 5 development requirements of the NTPS 2020 is summarised below:

Part 5 – Development Requirements

Variations are required for Clause 5.2.6.1 (Landscaping in Zones other than Zone CB), Clause 5.4.3.2 (Distance between residential buildings on site) and Clause 5.4.17 (Building articulation).

Clause 5.2.6.1 (Landscaping in Zones other than Zone CB)

Although the proposed landscaping is considered to adequately address the purpose of Clause 5.2.6.1 it is not designed to protect existing vegetation *that contributes to the character and amenity of the site and surrounds*. In addition, the proposal does not meet the minimum landscaping requirement of 30% of the site area.

Administrative sub-clause 1 of Clause 6.2.6.1 provides that landscaping may include, where subordinate to areas of planting, impervious and unplanted areas for:

- (a) pedestrian access,
- (b) outdoor recreation, or
- (c) natural or ornamental features and the like.

Relevant to this proposal, administrative sub-clause 2 of Clause 6.2.6.1 provides that the consent authority may consent to landscaping not in accordance with sub-clauses 5 *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.*

Landscaping should be considered with regard for the Zone Outcome 5 of LMR where *building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.*

The site includes several established trees, that contribute to amenity and thermal cooling. While the proposal in its current form would result in the removal of all established trees, except for one, it does provide a significant level of new landscaping which:

- increases the number of trees on site
- supports deep soil planting for shade trees and

- is native and climate responsive.

The proposal provides 270sqm of landscaping, which is equal to 25% site cover. The applicant seeks a variation to reduce the required landscaping by 5% for the following reasons, summarised:

- The provision of landscaping to the front boundary to a depth of 1.2m that is in front of the proposed boundary fencing, which supports streetscape amenity and improves integration of the development with the street.
- There is a total area of 175sqm on site for deep soil planting of medium-large trees.
- As the development provides for disability access to internal and external areas, there is a greater need for hard surfacing and wider external access paths.
- The design incorporates planting of medium to large trees that will provide shade to external hard surfaces.

The applicant's justification is considered sufficient to support the proposed variation and adequately addresses the reduction in the minimum landscaping requirement of 30%.

Clause 5.4.3.2 (Distance between residential buildings on site)

The proposal does not comply with Clause 5.4.3.2, where the distance between residential buildings on site is 2.1m, and 3m is required.

Administratively, sub-clause 1 of Clause 5.4.3.2 guides that the consent authority may consent to a development, where there is a distance less than 3m between residential buildings *if it is satisfied it is consistent with the purpose of this clause and that the design of the development adequately mitigates the adverse effects of building massing and privacy and overlooking impacts that may arise from non-conformity.*

A variation to this clause is considered acceptable for the following reasons:

- There are no openings at ground level in the external facing walls between the two buildings, which reduces perceived and actualised effects of building massing.
- Building massing is also minimised through the varying roof form, material selection and recessing external walls at the front and rear of the buildings.
- The proximity of buildings does not result in opportunities of overlooking into adjoining private open space, where views are obstructed by an internal good neighbour boundary fence to a height of 1.8m.

Clause 5.4.17 (Building articulation)

House 3 does not comply with Clause 5.4.17, as the length of the northern elevation exceeds 15 metres and does not incorporate a step or recess in the building line.

Administrative sub-clause 2 of Clause 5.4.17 guides that the consent authority may consent to a development that does not include a step or recess in a building line with a distance greater than 15m if it is satisfied it is consistent with the purpose of this clause.

The north elevation wall has a continuous length of 16m. A variation to this clause is considered acceptable in this instance given that:

- The dwelling on the adjoining property (Lot 776) is setback approximately 8m from the shared boundary and separated by private open space.
- The rear, northeast section of Lot 777 adjoins undeveloped land (unfenced), part of Lot 776.

- The overall building height of House 3 is below 4m and the northern elevation has a compliant side boundary setback of 1.5m.

Taken together, the above factors reduce the effects of building massing and bulking of the proposed development, when viewed from the adjoining lot.

2. Pursuant to Section 30P(2)(j) of the *Planning Act 1999*, the consent authority must take into consideration the capability of the land to support the development proposal and the effect of the proposal on the land, and on other land, the physical characteristics of which may be affected by the proposal.

The land can support the proposed development, which is of a regular shape and exhibits a generally flat topography. The land currently includes rear access, via a laneway to the eastern boundary, however rear access is not part of the proposed development.

Proposed plans indicate that the land will be cleared of all remaining structures and vegetation to accommodate the development. The landowner has advised, through their public submission response, that there may be opportunity to reconsider the retention of existing trees along the southern boundary, as the project develops. Where possible, large trees that contribute to cooling and amenity, should be retained.

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

As found in an established subdivision, the land is connected to reticulated electricity, water and sewerage services. Power and Water Corporation advise in their authority response that the lot requires an upgrade to the existing power supply and may require upgrades to the existing water and sewer services.

4. Pursuant to Section 30P(2)(m) of the *Planning Act 1999*, the consent authority must take into account the potential impact on the existing and future amenity of the area in which the land is situated.

Amenity is considered in the context of the site, its surrounds, and the applicable planning controls of the NTPS 2020. Of relevance to this application, Zone LMR purpose seeks to provide well-located, low-rise housing options that contribute to the streetscape and residential amenity. And, per Zone LMR Outcome 1, that a blend of low to medium density housing typology respond to changing community needs.

The proposed infill development makes use of a large residential lot that is proximate to community facilities and shops. It offers a compact living arrangement, that does not unreasonably detract from the prevailing low-density character of the area. The development will provide for improved liveability, designed with consideration for physical accessibility.

The scale of the built form, being single storey, is sympathetic to neighbouring development, in addition, provides significant area for landscaping and private open space that contributes to amenity on and off site.

11. RECOMMENDATION 2

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

12. RECOMMENDATION 3

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

- determine pursuant to Section 30W(1)(a) to consent to the development proposal contained in the concurrent application and consent to the concurrent application after receipt of a notice under Section 30U(1) that the Minister has approved the amendment proposal contained in the application;
- issue a development permit under section 54(1) in relation to the development proposal to develop Lot 777 Town of Alice Springs (8 Winnecke Avenue, East Side) for the purpose of a dwelling group (2 x 3 bedroom and 1 x 2 bedroom) in 2 x single storey buildings; and
- issue the relevant notices under Section 30Y.

AUTHORISED



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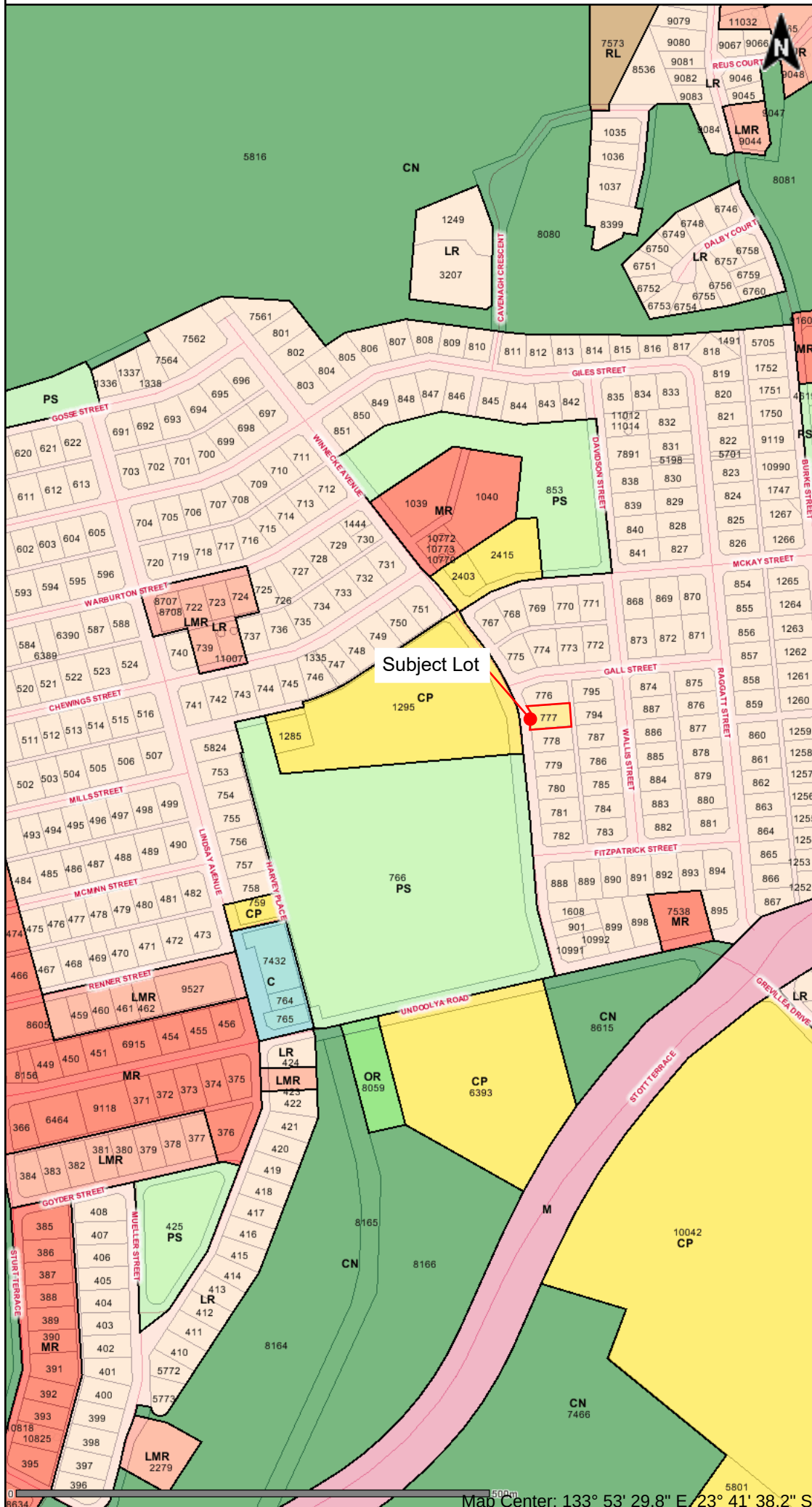
Nellie Sheedy-Reinhard

Planner

Development Assessment Services

Locality Plan - Site and surrounds - Zone

Legend



- 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**
- Road Centrelines**
- Highway
 - Other Road
- Parcel Numbers**
- Cadastre
 - Coastline

Created by NEREI

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Top Right: 133° 53' 45", -23° 41' 30"

Approximate Scale: 1:6,300

Datum: GDA 1994

Data for information purposes only

- accuracy not guaranteed

N.T. Land Information System

Copyright Northern Territory of Australia

Map Center: 133° 53' 29.8" E, 23° 41' 38.2" S

Locality Plan - Zone and Overlay

Legend



- General Lines
- Land Subject to Flooding
- Clearing of Native Vegetation
- Town Planning Zones
- A - Agriculture
- CV - Caravan Park
- CB - Central Business
- C - Commercial
- CL - Community Living
- CP - Community Purpose
- CN - Conservation
- DV - Development
- RR - Rural Residential
- GI - General Industry
- HT - Heritage
- HR - High Density Residential
- H - Horticulture
- LI - Light Industry
- M - Main Road
- MR - Medium Density Residential
- LMR - Low-Medium Density Residential
- CA - No Planning Scheme Controls
- OR - Organised Recreation
- PM - Proposed Main Road
- PS - Public Open Space
- RW - Railway
- RD - Restricted Development
- R - Rural
- RL - Rural Living
- SC - Service Commercial
- LR - Low Density Residential
- S - Specific Use
- TC - Tourist Commercial
- U - Utilities
- WM - Water Management
- FD - Future Development
- 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 NEREI

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Approximate Scale: 1:3,000

Datum: GDA 1994

Data for information purposes only

- accuracy not guaranteed

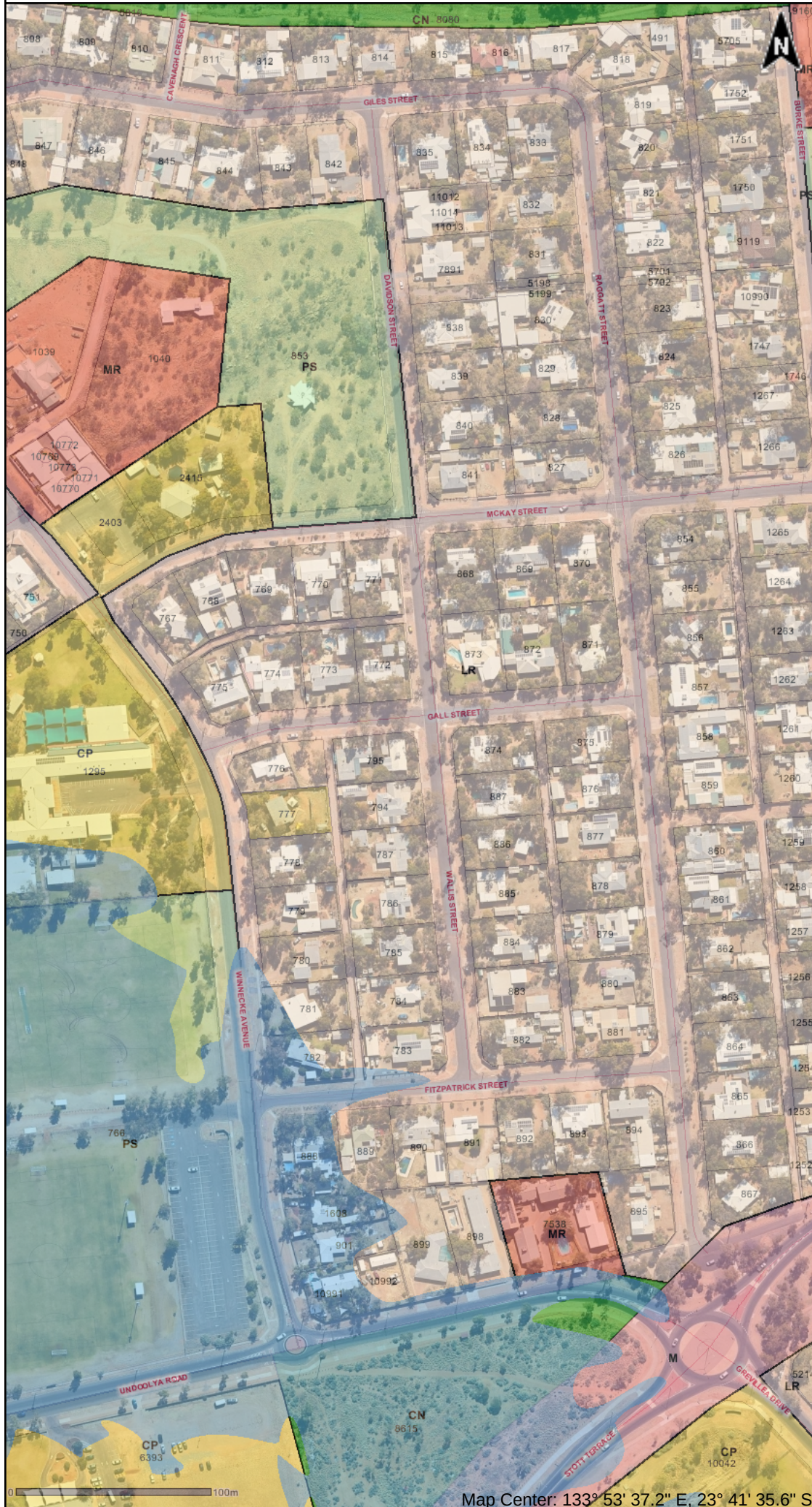
N.T. Land Information System

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Map Center: 133° 53' 37.2" E, 23° 41' 35.6" S

Locality Plan - Aerial

Legend



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

Created by NEREI

Bottom Left: 133° 53' 29", -23° 41' 39"

Top Right: 133° 53' 44", -23° 41' 31"

Approximate Scale: 1:3,000

Datum: GDA 1994

Data for information purposes only

- accuracy not guaranteed

N.T. Land Information System

Copyright Northern Territory of Australia

Map Center: 133° 53' 37.2" E, 23° 41' 35.6" S

SUSAN DUGDALE & ASSOCIATES

PH: (08) 8953 6533 FAX: (08) 8953 6544 PO Box 4188 Alice Springs NT 0871

ATTACHMENT B – STATEMENT OF EFFECT OF **DEVELOPMENT PROPOSAL**

8 WINNECKE AVENUE, ALICE SPRINGS

April 2026

EFFECT OF PROPOSAL IN SUMMARY:

OVERVIEW OF PROPOSAL

Lot	Lot 777
Address	8 Winnecke Avenue, East Side
Zone	LR (concurrent rezoning application to change to LMR)
Site Owner	Enable Opportunities
Applicant	Susan Dugdale & Associates
Contact	Andrew Davis andy@dugdale.com.au 08 8953 6533 8/54 Todd Street

Susan Dugdale & Associates have been engaged by Enable Opportunities (ENOP) to prepare a Development Application for 8 Winnecke Avenue (Lot 777). This development is for a dwelling group (3x dwellings) within Zone LR. These dwellings are independent and built for the purpose of providing residential care, and the owner intends to apply for unit titling in the future. This development also requests a variation to reduce landscaping coverage and a reduction to the distance between buildings on the same lot. A variation is also sought for allowing an expanse of 16m without a step in the building articulation.

This development application has been submitted concurrently with an application to rezone the Lot to LMR to allow for a multi-residential development which is not permitted in Zone LR.

For the purposed of this application, the development is being considered within Zone LMR when assessing the scheme against relevant clauses of the Planning Act and NTPS. This is consistent with the intent of the planning scheme and the strategic framework. The design is low rise, in keeping with the residential character of the area and reinforces the intent of the Alice Springs Regional Land Use Plan.

ENOP is a registered NDIS provider based in Alice Springs and are the owners of the Lot which currently includes a dilapidated two-story house. The multi-residential development proposal includes three new independent dwellings that can accommodate up to 5 participants and 3 carers in total within the framework of specialist disability housing for NDIS in-house care.

ENOP owners have been providing care in the central Australian community for over 10 years and are strongly committed to positive life outcomes for people living with disabilities.

They are aiming for this development to be an exemplar of best practice in this service sector.

The new purpose-designed facilities will improve the quality of the built environment on this lot and improve the standard of care that ENOP can provide. The proposed design increases the built area on site while retaining space and amenity for the outside areas and zones for large tree planting.

The following report assesses the proposal against relevant clauses of the Planning Act and NTPS.

The layouts of the new buildings and site planning have been informed by the oversight and safety requirements required for the assisted living facility. It applies principles of trauma-informed design and prioritises the creation of culturally appropriate, non-institutional spaces for the centre's primarily Aboriginal clients.

The development is in line with other developments that have been approved in the area and the ongoing imperative of the Alice Springs Strategic Land Use Plan and policy direction to thoughtfully increase infill density and housing diversity. There is an ongoing need in Alice Springs for housing that caters for the needs of people with disabilities and this development will increase the housing stock available that meets the Australian Standards for accessibility (AS1428.1).

ATTACHMENTS

Attachment 1. Architectural Drawings

Attachment 2. Survey Plan

Attachment 3. Aerial Image

Attachment 4. Certificate of Title

Attachment 5. Client Statement and Development Information

SITE

The lot is situated on Winnecke Avenue in East Side, Alice Springs, which is a predominantly residential suburb that also features multi-residential (zone MR), Commercial (zone C) and community purpose developments (zone CP). The site is on Winnecke Avenue situated opposite Ross Park primary school (zone CP) and local Alice Springs Town Council sporting facilities (zoned PR). The lots either side of this site are LR developments. There is a lane to the rear with LR zoned lots adjoining on the other side.

The site area is 1110m² and has no registered easements or overlays. It has a frontage to Winnecke Avenue and a rear access laneway. There is an existing crossover but no sealed driveway. The site includes a two-story residential dwelling that had been left in a poor condition and is now in a state of disrepair. There is also a small shed. These are to be demolished as part of the proposed works.

There are several mature trees on the site.

DEVELOPMENT

The proposal comprises 3 independent dwellings. House Types 1 & 2 are a duplex and are separated by a fire-rated partition wall and House Type 3 is stand-alone. The proposal has 8 carparking spaces, with 1 parking space undercover for drop off / pick-ups. The proposed plan is serviced by a single crossover and driveway. Each unit has extensive private open spaces.

All 3 units are Specialist Disability Housing for NDIS participants. All 3 structures are being certified as Class 3 structures as per the National Construction Code and therefore will be fully disabled-accessible throughout and suitable for wheelchair users. This includes step free transitions, DA compliant bathrooms and more stringent fire safety requirements.

Front and side setbacks are met, in line with LMR zone requirements and in keeping with neighbouring properties. A variation is sought for the rear setback (secondary street) to the service laneway as is consistent with nearby properties and across Alice Springs generally. The plot ratio is consistent with the NTPS and the dwellings are designed carefully to reduce building mass.

Section 30(1)(a):

A concurrent application is an application that: relates to land to which a planning scheme applies; and. comprises both an amendment proposal and a development proposal.

Section 30(3)(b):

A development proposal is a proposal, made in connection with an amendment proposal, for development that: is proposed to be carried out in accordance with a planning scheme as amended under this Part.

The NT Planning Scheme applies to the land. The relevant sections of the Scheme are addressed below.

PART 2A: STRATEGIC FRAMEWORK

Clause 2.4 Strategic Land Use Plans

The development site sits with the Alice Springs Regional Land Use plan and responds to a key need for housing for people with disabilities. This proposal responds to the identified need for a greater range and diversity of dwellings needed to create a more liveable community. The project supports an increase in densification within established urban zones through infill development and is effectively utilising existing infrastructure and services.

The proposed development **COMPLIES** with clause 2.4

PART 3: OVERLAYS

No Overlays are in place

PART 4: ZONES AND ASSESSMENT TABLES

Clause 4.2 Zone LMR – Low-Medium Density Residential

The development complies with the clause. The purpose of the LMR zone is to; *Provide a range of low-rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available.*

This project is low rise and has a residential function and responds to the changing needs of the community. The development is designed sympathetically with the domestic character of the area to minimise impacts on the amenity of neighbouring residents. Site layout and fencing will be in keeping with neighbouring properties and will act to preserve privacy, improve security and provide attractive outdoor spaces.

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

The residential care accommodation will provide space for a maximum of 5 participants and 3 staff. For a lot size of 1110m² this does not impose a significant increase in densification or undue strain on the residential characteristics of the area. The operations of the facility will also be in keeping with the residential amenity of the area with staff movements concluding before 10pm. For more information on the facilities operations please refer to the attachments.

The development will not substantially increase traffic movements or street parking. The 5 residents will not drive so vehicle movement will be by staff & visitors only. The number of parking spaces provided within the lot ensures that street parking will hardly ever be used, which is important in this location immediately opposite Ross Park Primary School which sees congestion at school start and finish times of day.

The proposed development **COMPLIES** with clause 4.22

PART 5: DEVELOPMENT REQUIREMENTS

Clause 5.2.1 General Height Control

The maximum building height of a development in the municipality of Alice Springs is not to exceed two storeys to a maximum of 8.5m

The proposed development is 1 storey tall; the building heights vary across the site however with a maximum building height of 4.6m above the adjacent natural ground level.

The proposed development **COMPLIES** with clause 5.2.1

Clause 5.2.4 Car Parking

Use	Parking Requirement	Calculation:	Included in Proposal:
Dwelling-Group	2 per dwelling with two or more bedrooms	6	Total 6 Car spaces onsite (Including one Fully accessible DA carpark) 1 of the included car parking spaces in intended as an undercover drop off zone for participants with accessibility restrictions
	Total Required	6	
	Total Proposed		6

The proposed development **COMPLIES** with clause 5.2.4

Clause 5.2.4.4 Layout of car parking areas

The proposed car parks comply with the design requirements of the NTPS

- Car parks are setback from the street boundaries by at least 3m with a landscaped area between the road and carpark.
- Carpark will be of a suitable gradient, with a sealed trafficable surface suitable for dust suppression.
- Separate access to all spaces is provided with forward gear entry and exit and meet the minimum size requirements. At least 1m is provided beyond the last space.

The proposed development **COMPLIES** with clause 5.2.4.4

Clause 5.2.6 Landscaping

New landscaping is proposed as part of this development; a landscaping plan has been designed mostly in line with the requirements of the NTPS and is included as part of this application. The design incorporates areas of screening planting and groundcover plants.

The Landscaping complies with the requirements in the following ways:

- Planting is provided in the 3m setback areas between the street frontages and car parking areas
- Species selected are native and suitable to an arid climate, with low water requirements once established. See planting species table in attached landscape drawings
- There are four large trees on site, including 3 Eucalypt trees and an Acacia. The Acacia is to be retained and is a prominent part of the streetscape. 3 Eucalypt trees are to be removed as part of the new works.
- Significant areas of landscaping will shade buildings and outdoor spaces (designated private open spaces) and contribute to ambient cooling of the outdoor spaces.
- Planting along the street frontages consists of small bushes and plants that do not block sight lines or provide places for concealment.
- Landscaping will be maintained by ENOP for the life of the development, including irrigation.

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.

- 270m² of landscaping is provided. This equals 25% site cover - **DOES NOT COMPLY**

The proposed development **DOES NOT COMPLY** with clause 5.2.6

Whilst the development largely complies with the landscaping requirements of the planning scheme, a variation is sought to reduce the required landscaping site cover by 5%.

The following justifications are put forward to justify the variation.

- The front fencing is set back 1.2m from the front boundary with maintained landscaping to be in front of the fencing. This design arrangement gives back to the public and improves the visual amenity of the development from the public view.
- The development will also provide 175m² of space available for deep root planting for medium-large trees.
- As the development is providing full DA access to internal and external areas, there is an increased need for hard surfacing and external access paths are larger than they would otherwise need to be.
- The design allows for areas for medium to large trees to be planted will provide significant shade to external hard surfaced areas.

Clause 5.2.7 Setbacks for Development Adjacent to land in Zones LR, LMR, MR or HR

The site adjoins LR residential developments on both side lot boundaries.

- In accordance with the requirements of this clause, a minimum 6m setback is provided to the primary street frontage.
- At least 3m zone of screening landscaping is included within the front 6m setback

- Landscaping screen included to the south boundary abutting residential use.
- Fences along the boundaries adjoining residential use are existing and typically 2.1m high tall solid fencing. These are in good condition and will be retained.
- All side boundaries are set back a minimum of 1.5m

The proposed development **COMPLIES** with clause 5.2.7

Clause 5.4 Residential Specific Development Requirements

5.4.1 Residential Density

For developments in zone LMR, the dwelling density is:

'1 dwelling-single per lot and may include a dwelling-independent

or

1 dwelling per 150m² for a 1-bedroom dwelling as part of a dwelling-group or dwelling-multiple

or

1 dwelling per 300m² for a 2+ bedroom dwelling as part of a dwelling-group or dwelling-multiple

This proposal applies for 3 dwellings on a lot that is 1110m². This exceeds the 300m² minimum and achieves 366m².

The proposed development **COMPLIES** with the requirements with clause 5.4.1

Clause 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

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

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

Site Boundary	Minimum Setback	Proposed Setbacks
Primary street boundary	6m	6m Complies
Side & rear boundaries	1.5m	1.5m Complies

The development complies with the setback requirements under the interpretation that a rear access laneway is not a secondary street. Along this rear boundary, house type 3 is setback 1.5m from the boundary for a total of only 4.5m (17% of the length of the boundary). This will have a negligible impact on massing and will not allow for undue overlooking of adjoining properties. House type 2 is setback 4.7m from the boundary which gives back more than the

minimum requirements and allows space for appropriate planting. This will not impact on the neighbouring properties or the purpose of the planning scheme.

The proposed development **COMPLIES** with clause 5.4.3

Clause 5.4.3.2 Distance Between Residential Buildings on one Site

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

Minimum required distance between buildings on site is calculated as 3m according to the NT Planning Scheme. The proposed distance is calculated between House Type 1 / 2 (Duplex) and House Type 3 is 2.1m.

The proposed development **DOES NOT COMPLY** with clause 5.4.3.2

A variation is sought to allow the buildings to be 0.9m closer together and not meet the entire setback requirement. This variation request is in keeping with the intent of the NT Planning Scheme. Both façades that face each other do not feature low levels windows (only clerestory windows for high level light). This avoids any undue overlooking and allows for full privacy of both buildings.

The adverse effects of the buildings' mass have been minimised by varying the roof form, providing steps in long facades and varying the materials on higher facades.

Clause 5.4.6 Private Open Space

The private open space requirements are as follows:

House Type	Requirement	Calculation	Complies
House Type 1	A. 45m ² , open vertically to the sky, with no dimension less than 1.5m; and B. 24m ² , all or partly covered, with no dimension less than 4m.	A= 65m ² B=24m ²	Yes
House Type 2		A= 65m ² B=24m ²	Yes
House Type 3		A= 45m ² B=24m ²	Yes

The proposed development **COMPLIES** with the requirements with clause 5.4.6

Clause 5.4.7 Communal Open Space

This clause does not apply to dwelling-multiple where each dwelling has direct and independent access to private open space at ground level.

Clause 5.4.8 Residential Building Design Requirements

Locate development on the site for correct solar orientation.

Solar orientation has been carefully considered with the long side of all 3 buildings facing north, and the indoor living spaces and bedrooms are located within the plans for optimal solar comfort, and acoustic privacy.

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

This has been created with setbacks, planting and articulation of the building facades. The position of the buildings on site breaks up the massing.

Locate air conditioners where they are accessible for servicing.

External air conditioning units are easily accessible for servicing.

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

Airconditioning condenser units are located at ground level and cannot be seen from the street or from neighbouring properties.

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

Fencing is provided between adjacent residences on the same lot and on adjoining lots so that overlooking of private open spaces is avoided. Landscaping is also utilised for the same purpose and to provide a buffer for noise.

Locate bedrooms and private open spaces away from noise sources.

Neither are located near noise sources and generally face away from the street. One private open space faces the street but is set back approximately 6m and has a fence and landscaping to the street.

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

Design of the buildings reduces noise transmission between the dwellings, with no openable windows directly facing each other. Careful landscaping also works to reduce noise transmission.

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

Not applicable.

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

High level windows to the north allow for natural light, without compromising acoustic or visual privacy. Shaded outdoor areas with fans allow for passive climate control. Carefully designed eaves, window placement and orientation also work to assist with passive climate control.

Allow breeze penetration and circulation.

Building design allows for breeze penetration through the buildings and the site.

Minimise use of reflective surfaces.

No reflective surfaces will be used in the design. The roof will be white Colorbond steel sheet to best mitigate solar heat gain from solar absorption.

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

Not applicable

Clause 5.4.17 Building Articulation Requirements

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

House Type 1: **COMPLIES**

House Type 2: **COMPLIES**

House Type 3: **DOES NOT COMPLY**

A variation is sought to for house type 3. The longest expanse of the building is 16m which is a slightly exceeding the requirement by 1m. This is in keeping with the purpose of the clause as building mass and bulking has been reduced where possible. This is the smallest building on site and the positioning is not prominent from the street or adjoining properties.

PART 6: SUBDIVISION AND CONSOLIDATION REQUIREMENTS

Not Applicable

ATTACHMENT - CLIENT STATEMENT OPERATIONAL MODEL AND DEVELOPMENT INFORMATION

Operational Model

The development will comprise three (3) Robust Specialist Disability Accommodation (SDA) dwellings operated by Enable Opportunities. Each dwelling will accommodate a small number of adult participants, enabling a calm, domestic, and non-institutional living environment.

24-hour on-site support will be provided, with support staff allocated to each dwelling as required. Dedicated staff bedrooms are incorporated within each dwelling to facilitate overnight supervision, including sleepover and/or active night support arrangements.

Support services will be non-clinical in nature and will include assistance with daily living activities, personal care, medication administration, and behavioural support, as required. The dwellings do not operate as medical care facilities.

Participants

Participants are adults with a range of support needs, which may include:

- Psychosocial disability and complex behaviours
- Cognitive impairment
- Physical disability, including wheelchair use in some cases

While the nominated SDA design category is Robust, many participants will also require a high level of accessibility. Accordingly:

- Circulation spaces, living areas, kitchens, bedrooms, and bathrooms are designed to be fully accessible
- Level transitions and wide doorways are provided throughout
- Full Disability Access (DA)-compliant bathrooms are provided within participant bedrooms

These features support participant needs while maintaining the domestic scale and function of the dwellings.

Building Use and Design Rationale

Robust construction is proposed to safely accommodate residents whose behaviours may result in higher levels of wear and tear. The design prioritises:

- Safety, including the use of anti-ligature fittings where appropriate
- Durability, through robust wall linings, finishes, and fixtures
- Acoustic performance, to assist in managing internal noise and reducing escalation triggers

Notwithstanding these requirements, the dwellings are intentionally designed to be homely and residential in character, rather than institutional in appearance or operation.

Each dwelling functions independently and includes its own living, kitchen, laundry, and private open space areas. There are no shared internal corridors or communal facilities between dwellings.

Staff Operations

Staff bedrooms incorporate:

- Dedicated workspace (desk)
- Secure storage for medications and records

Laundry facilities are accessible to both staff and participants and include lockable storage for cleaning products and supplies.

Provision is made for emergency access, including ambulance attendance. Ambulances may access the site where required or attend from the street verge, depending on operational circumstances.

SUSAN DUGDALE & ASSOCIATES

PH: (08) 8953 6533 FAX: (08) 8953 6544 PO Box 4188 Alice Springs NT 0871

ATTACHMENT A – STATEMENT OF EFFECT - **REZONING**

8 WINNECKE AVENUE, ALICE SPRINGS
April 2026

EFFECT OF PROPOSAL IN SUMMARY:

OVERVIEW OF PROPOSAL

Susan Dugdale & Associates have been engaged by Enable Opportunities (ENOP) to prepare a Development Application for 8 Winnecke Avenue (Lot 777). This development is for a dwelling group (3x dwellings) within Zone LR. These dwellings are independent and built for the purpose of providing residential care, and the owner intends to apply for unit titling in the future.

This development application has been submitted concurrently with a development application for the proposed units.

In the concurrent development application the development is considered within Zone LMR when assessing the scheme against relevant clauses of the Planning Act and NTPS. This is consistent with the intent of the planning scheme and the strategic framework. The design is low rise, in keeping with the residential character of the area and reinforces the intent of the Alice Springs Regional Land Use Plan.

ENOP is a registered NDIS provider based in Alice Springs and are the owners of the Lot which currently includes a dilapidated two-story house. The multi-residential development proposal includes three new independent dwellings that can accommodate up to 5 participants and 3 carers in total within the framework of specialist disability housing for NDIS in-house care.

ENOP owners have been providing care in the central Australian community for over 10 years and are strongly committed to positive life outcomes for people living with disabilities. They are aiming for this development to be an exemplar of best practice in this service sector.

The new purpose-designed facilities will improve the quality of the built environment on this lot and improve the standard of care that ENOP can provide. The proposed design increases the built area on site while retaining space and amenity for the outside areas and zones for large tree planting.

The following report assesses the proposal against relevant clauses of the Planning Act and NTPS.

The layouts of the new buildings and site planning have been informed by the oversight and safety requirements required for the assisted living facility. It applies principles of trauma-informed design and prioritizes the creation of culturally appropriate, non-institutional spaces for the center's primarily Aboriginal clients.

The development is in line with other developments that have been approved in the area and the ongoing imperative of the Alice Springs Strategic Land Use Plan and policy direction to thoughtfully increase infill density and housing diversity. There is an ongoing need in Alice Springs for housing that caters for the needs of people with disabilities, and this development will increase the housing stock available that meets the Australian Standards for accessibility (AS1428.1)

MATTERS TO BE ADDRESSED IN APPLICATION

30 Concurrent Application

Section 30(1)(a):

A concurrent application is an application that: relates to land to which a planning scheme applies; and, comprises both an amendment proposal and a development proposal.

The NT Planning Scheme applies to the land. The relevant sections of the Scheme are addressed below.

PART 2: STRATEGIC FRAMEWORK

Clause 2.4 Strategic Land Use Plans

The development site sits within the Alice Springs Regional Land Use plan and responds to a key need for housing for people with disabilities. This proposal responds to the identified need for a greater range and diversity of dwellings needed to create a more livable community. The project supports an increase in densification within established urban zones through infill development and is effectively utilizing existing infrastructure and services.

PART 3: OVERLAYS

No Overlays are in place

Clause 3.2 CNV – Clearing of Native Vegetation

Not applicable

PART 4: ZONES AND ASSESSMENT TABLES

Clause 4.22 Zone LR – Low Residential Density

PART 6 SUBDIVISION AND CONSOLIDATION REQUIREMENTS

Not applicable

Section 30(2)(b):

(b) the establishment or change of a zone and a variation of the provisions of the planning scheme as they will apply to development in the zone after it is established or changed;

This application relates to a rezoning of an individual lot that is currently zone LR to zone LMR. A concurrent development application (separate application form) relates to the requested variations of the provisions of the planning scheme.

Section 30B:

Meeting with planning adviser required before making concurrent application

A meeting took place on the 23rd of April 2026. This included the architects (applicants / clients representative), lands planning and the strategic planning. All parties recommended that a concurrent development is the most appropriate procedure.

Section 30C(3)(a):

The concurrent application must: specify the details of the amendment proposal and development proposal;

The rezoning of the lot will allow a more cohesive and strategic development of the site. A concurrent Development application has been lodged showing the planned development of the 3 units. Refer to application as follows and separate development application for details.

Section 30C(3)(b):

specify why a concurrent application is required for the development proposed to be carried out on the land to which the application relates (the land);

A concurrent application is required as the site is currently zoned Low Density Residential. This zone does not allow for multi-residential development within the planning scheme. A rezoning to Low/Medium Density Residential will allow for the proposed use to be permissible. The rezoning of the lot will allow a more cohesive and strategic development of the site.

Section 30C(3)(c):

include an assessment demonstrating how the development proposal will comply with the planning scheme that applies to the land if the scheme is amended as specified in the amendment proposal;

See concurrent Development Application addressing Parts 5 of the Town Planning Scheme.

Section 30C(4):

The concurrent application must contain the following information (as applicable) in relation to each of the proposals comprised in the application:

- (a) *an assessment demonstrating how the proposal will comply with any interim development control order applying to the land;*

Not applicable

- (b) *a statement specifying:*

- (i) *whether the proposal is required to be referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019; and*
- (ii) *whether the proposal has been referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019;*

Not applicable

- (c) *an assessment of the proposed amendment with respect to the matters to be considered by the Minister under section 30D(4A);*

Refer to section 30D(4A) below.

- (d) *a description of the physical characteristics of the land and a detailed assessment demonstrating:*

- (i) *the land's suitability for the purpose of the proposal; and*
- (ii) *the effect of the proposal on the land and other land;*

The physical characteristics of the site are well suited to a multi-residential development. The site is large and flat, meaning that a more dense development can be designed carefully to minimize impact on the neighborhood. The location of the site is well suited to the use as it is close to schools, town, public transport and community infrastructure.

The development is proposed on an already serviced lot and will not impose undue demand on services. All site storm water will be managed by water harvesting in on-site landscaping and surplus water directed to the driveway and off site to the road.

The land on which the proposal is location, is currently underutilized with a dilapidated house an unkempt landscaping areas. The proposal is in keeping with the character and amenity of adjacent land and will not unduly impact upon its neighbors.

(e) a statement specifying:

- (i) the public facilities or public open space available in the area in which the land is situated; and*
- (ii) whether land for public facilities or public open space is to be provided by the applicant; and*
- (iii) whether it is proposed that facilities or open space be developed by the applicant;*

The site is adjacent to Ross Park Primary School, open parkland, a community garden and sporting facilities (including soccer, cricket and netball). The site is short walking distance from local shops (including IGA and food outlets), other school options as well as the Charles Darwin University Alice Springs Campus.

Land for public facilities will not be provided by the applicant, nor will they be developed.

(f) a statement specifying:

- (i) the public utilities or infrastructure provided in the area in which the land is situated; and*
- (ii) any requirement for public facilities and services to be connected to the land; and*
- (iii) whether public utilities or infrastructure are to be provided by the applicant; and*
- (iv) whether land is to be provided by the applicant for the provision of public utilities or infrastructure;*

The site is positioned adjacent to established public transport routes and pedestrian paths.

Public utilities / infrastructure will only be upgraded as required to service the lot.

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

(h) an assessment of the benefit or detriment to the public interest of the proposal;

This area of Eastside has significant potential for densification and multi residential development. This proposal can provide an example for other properties along Winnecke Avenue to develop.

Section 30D(4A)

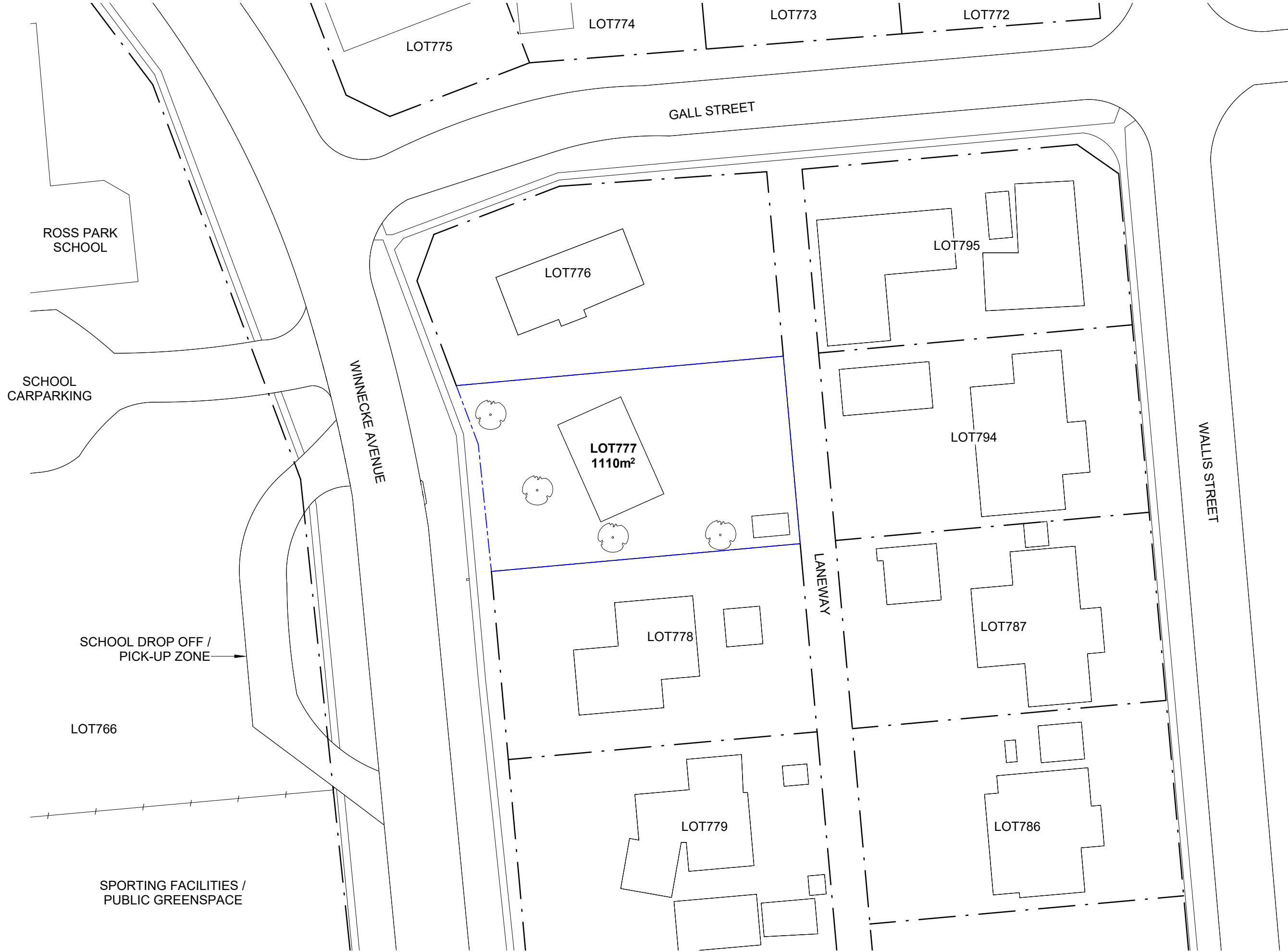
When considering a concurrent application, the Minister must also consider the following:

- (a) whether the proposed amendment promotes the purpose and objectives of this Act;*
- (b) whether the proposed amendment, other than a proposed amendment to a strategic framework, is contrary to any strategic framework in the planning scheme;*
- (c) the merits of the proposed amendment and whether the amendment is in the public interest;*
- (d) any report received from the Commission under subsection (3);*

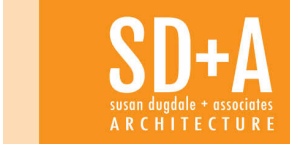
(e) any other matters the Minister considers appropriate.

The proposed development has the following merits:

- Increases low-medium scale infill density. The project is in keeping with nearby multi-residential developments and continues to add diversity of housing types to the neighborhood in line with the Alice Springs Land Use Plan.
- Provides vital accommodation and in-house care for members of the Alice Springs community
- Increases the stock of housing that is fully wheelchair accessible
- Appropriate design in a residential area. The scale, materiality and design arrangement is residential in its character and is consistent with neighboring properties. The design improves the visual amenity of the site and will be carefully maintained for the life of the development. The streetscape will be landscaped and tidy.
- Greenspace- The project will retain one mature tree at the front of the lot, ensure greenspace is retained and large shading trees will be planted to replace the trees that are to be removed.
- The services required are in keeping with the residential load of the area and the new development will include any changes or upgrades of services as required by PWC.
- The proposed development will be in the public interest as it provides accommodation and care to persons with disabilities. ENOP will manage the purpose-built facilities to support the participants for the life of the development. All accommodation on the site it to be fully disability / wheelchair accessible. The project will be a benefit to crime prevention through the passive surveillance provided by 24/7 presence of staff on site. Staff will be on site providing care to residents and all staff areas are designed to maximize oversight of internal and external spaces. The development is to be made secure and will feature security measures such as CCTV and clear well-lit vehicle and pedestrian access.
- Eastside features a lot of differing development types and housing typologies, including Topsy Smith Hostel on Renner Street and specialist disability accommodation at 12-14 Undoolya Road and 1 Davidson Street. This mix of housing types is long standing and is not generally considered in a negative light.
- This development is in keeping with the character and amenity of the area. The proposed units are single story with pitched roofs, wide eaves, verandahs, and variation in building and roof form. The garden will be planted with trees to replace the existing trees removed, and to provide shade and cooling to the area.
- The proposal includes a setback of 1.2m for the front fence, with irrigated landscaping to the area outside the fence. This will contribute to streetscape and ameliorate the effect of the 1.8m fence necessary for the security and privacy of the residents.
- The project drives investment in the area and provides opportunity for employment.



DO NOT SCALE - IF REQUIRED DIMENSIONS ARE NOT SHOWN REFER TO ARCHITECT



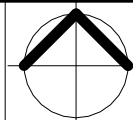
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8 WINNECKE AVENUE AVE.
UNITS

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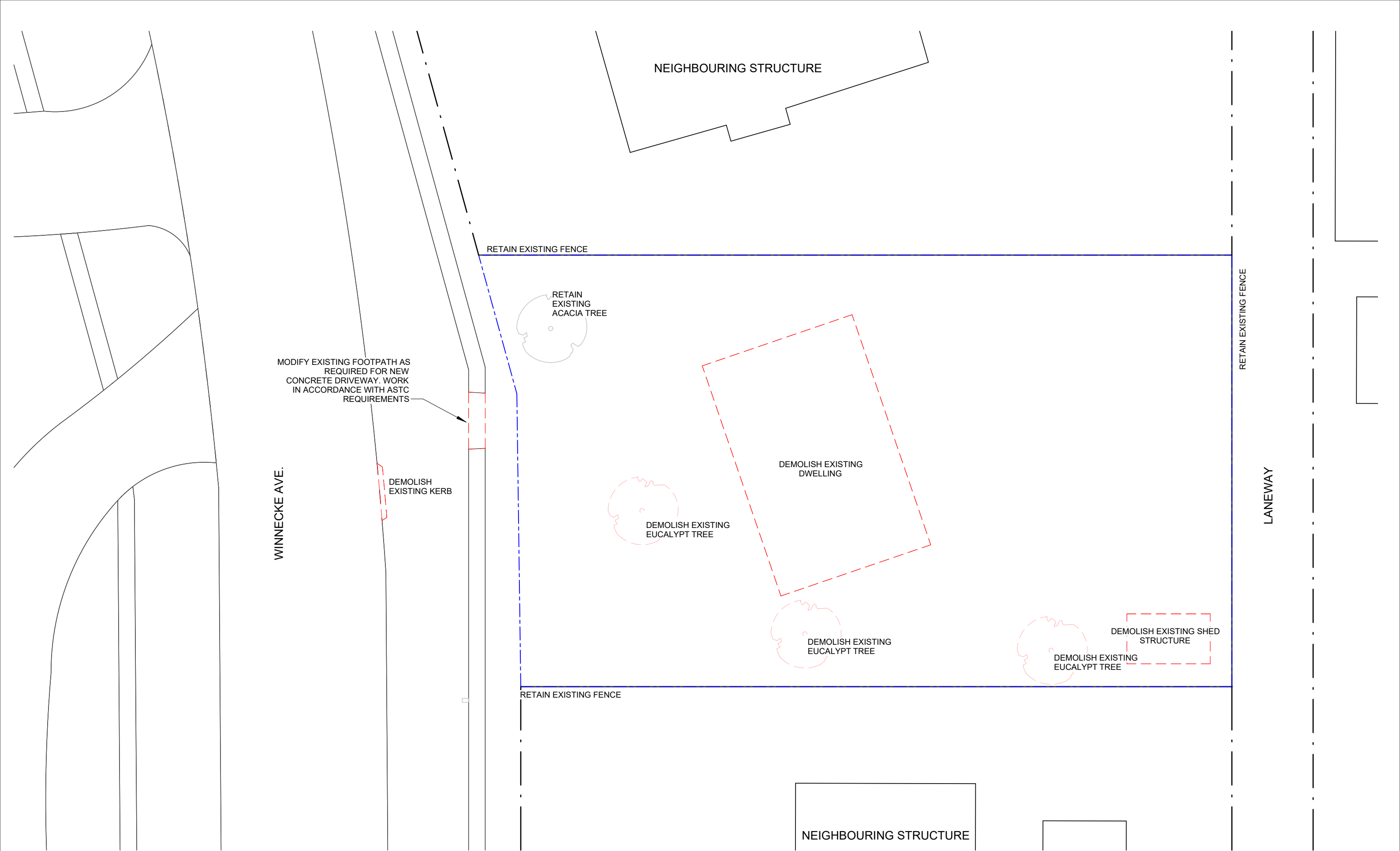
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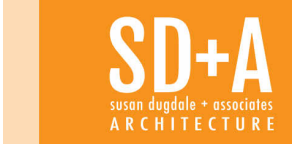
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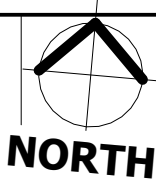
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8 WINNECKE AVENUE AVE.
UNITS

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EXISTING / DEMOLITION PLAN

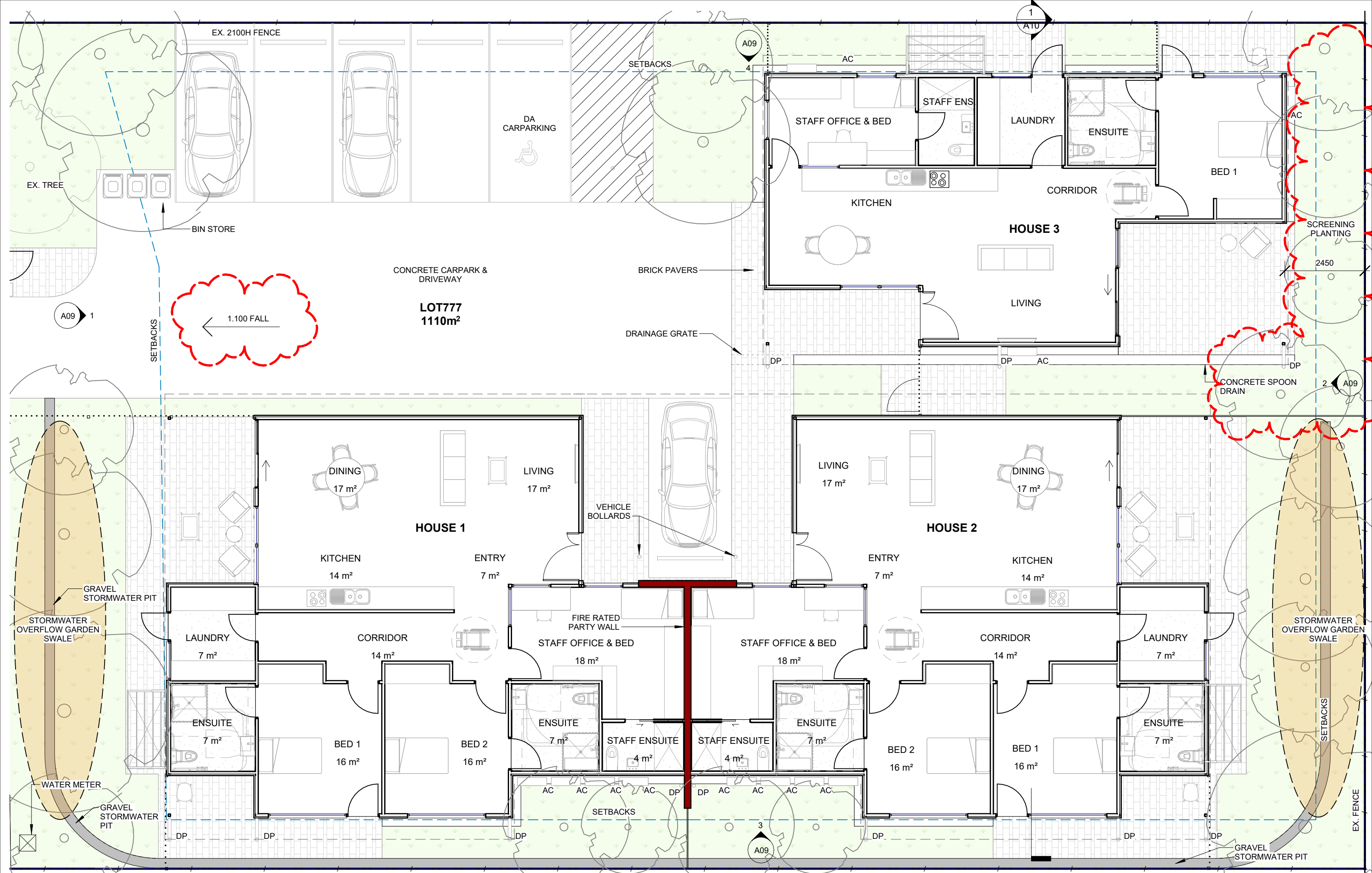
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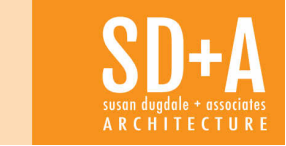
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DO NOT SCALE - IF REQUIRED DIMENSIONS ARE NOT SHOWN REFER TO ARCHITECT

PROPERTY BOUNDARY



ENOP
8 WINNECKE AVENUE AVE.
UNITS

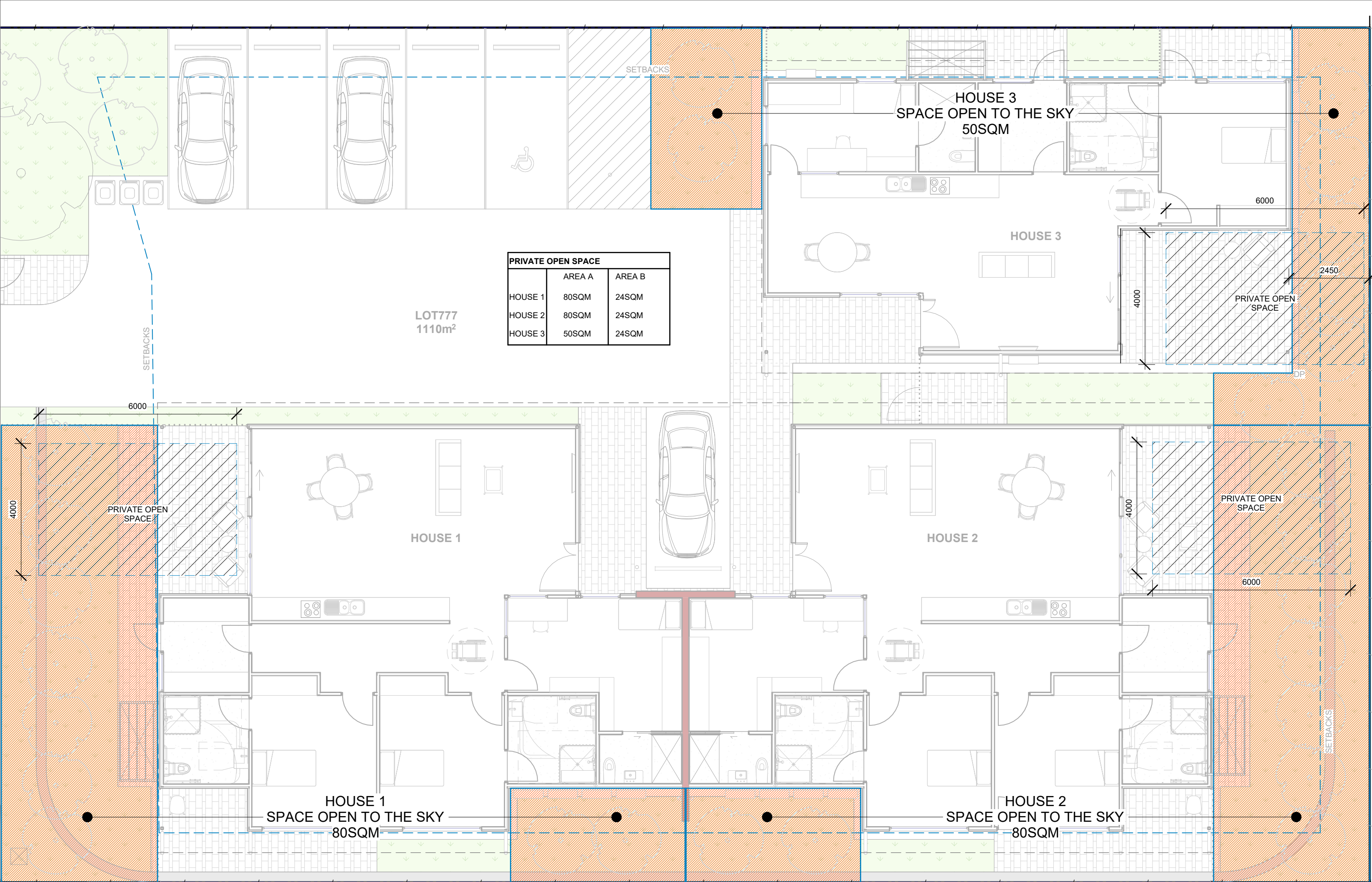
REV	DESCRIPTION	DATE
7	EDP Draft	18.03.26
8	DA Application	Date 8
9	Technical Assessment Amendments	29.06.26



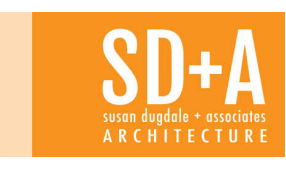
FLOOR PLAN
Scale 1 : 100
Drawn by AD
Checked by SD

Project number P818
Date 29.06.26

A04
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DO NOT SCALE - IF REQUIRED DIMENSIONS ARE NOT SHOWN REFER TO ARCHITECT



ENOP

8 WINNECKE AVENUE AVE.
UNITS

REV

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DESCRIPTION

Early Spatial Concept

Concept Design for Review

Technical Assessment Amendments

DATE

04.12.25

22.12.25

29.06.26



FLOOR PLAN PLANNING REQUIREMENTS

Scale 1 : 100

Drawn by AD

Checked by SD

Project number P818

Date 29.06.26

A05

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TREES					
CODE	PLANT NAME	COMMON NAME	SPACING	HEIGHT	WIDTH
E.th	Eucalyptus Thozetiana	Thozets Box	as shown	10m	5m
A.ma	Acacia Machonecheana	Salt Wattle	as shown	8m	5m
A.pe	Acacia Pendula	Weeping Myall	as shown	6m	6m
C.ap	Corymbia Aparrerinja	Ghost Gum Central Australia	as shown	20m	12m
E.to	Eucalyptus Torquata	Coral Gum	as shown	6m	6m
A.he	Atalaya Hemiglauca	Whitewood	as shown	8m	6m
A.cy	Acacia Cyperaphilla	Red mulga	as shown	6m	4m
B.gr	Brachychiton gregorii	Desert Kurrajong	as shown	10m	5m
B.ru	Brachychiton rupestri	Queensland Bottle Tree	as shown	10m	5m

SMALL TREES					
CODE	PLANT NAME	COMMON NAME	SPACING	HEIGHT	WIDTH
A.je	Acacia Jennerae	Coonavitra Wattle	as shown	4m	4m
E.pa	Eucalyptus Pachyphilla	Red Bud Mallee	as shown	3m	3m
E.se	Eucalyptus Sessilis	Finke River Gum	as shown	4m	3m
E.lu	Eucalyptus Luscens	Shiny Leafed Mallee	as shown	4m	3m
G.mo	Grevillea Moonlight	—	as shown	4m	4m

LARGE SHRUBS TO 4m					
CODE	PLANT NAME	COMMON NAME	SPACING	HEIGHT	WIDTH
A.ke	Acacia Kempeana	Witchetty Bush	as shown	3m	2m
M.pa	Melaleuca Pauciflora	Local Bottlebrush	as shown	3m	2m
M.br	Melaleuca Bracteata	Black Ti Tree	as shown	3m	2m
S.ar	Senna Artimisioides	Silver Cassia	as shown	3m	2m
S.avs	Senna Artimisioides Var Sturtii	Blunt Cassia	as shown	2m	2m
D.vi	Dodonea Viscosa Mucranata	Hopbush	as shown	2m	2m
M.ac	Myoporum Acuminatum	Boobialla	as shown	3m	2m
C.ki	Callistemon Kings Park Special	Bottlebrush	as shown	4m	3m
C.wi	Callistemon Wildfire	Bottlebrush	as shown	3m	2m
E.bi	Eremophila Bignoniflora	Emu Bush	as shown	4m	3m
E.ch	Eremophila Christopherii	Desert Fuchsia	as shown	3m	3m
G.wi	Grevillea Winparra Gem	—	as shown	3m	3m
G.ho	Grevillea Honey Gem	—	as shown	3m	3m
G.ro	Grevillea Robyn Gordon	—	as shown	1.5m	1.5m
M.gl	Melaleuca Glomerata	Inland Paperbark	as shown	4m	3m
M.gr	Melaleuca Green Globe	—	as shown	1m	1m
M.fa	Melaleuca Faucicola	Local Bottlebrush	as shown	2m	2m

LOW GROWING COLOUR/GROUND COVERS					
CODE	PLANT NAME	COMMON NAME	SPACING	HEIGHT	WIDTH
S.fo	Swainsonia Formosa	Sturts Desert Pea	—	—	—
P.ex	Ptilotus Exaltatus	Mulla Mulla	—	500mm	—
D.au	Dipteracanthus Australae	Desert Petunia	—	400mm	—
E.ar	Eremophila Arookara Range	Desert Fuchsia	—	600mm	—
E.ob	Eremophila Obovata	—	—	700mm	—
D.ca	Dwarf Captain Cook	Bottlebrush	—	1.2m	—
E.mi	Eremophila Minginew Gold	—	—	—	—
E.gl	Eremophila Glabra Bev Rice	—	—	700mm	—
C.li	Callistemon Little John	Dwarf Bottlebrush	—	1m	—
G.bi	Gossypium Bickii	Desert Rose	—	1m	—
G.re	Grevillea Red Sunset	—	—	1m	—

NOTE - PLANTING

SPECIES SELECTION INDICATIVE. THE CLIENT RETAINS THE RIGHT TO ALTER THE SELECTION OF THE TREES WITH OTHERS PROVIDED WITHIN THE LIST ABOVE AND WITHIN THE SAME CATEGORY. ALL TREES TO BE SOURCED IN POTS WITH A MINIMUM DIAMETER OF 25CM FOR MEDIUM TREES AND 30CM FOR LARGE TREES

SCREENING PLANTING - MIX OF SMALL TREES AND LARGE SHRUBS

ALL AREAS SHOWN GREEN ARE TO BE PLANTED WITH GROUND COVER / LOW GROWING PLANTS AS LISTED.

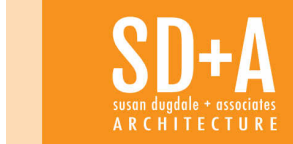
NOTE - IRRIGATION

Use the fixed location type with automatically operated drippers to all plants. The system shall have a life span of at least 2 years. Grassed areas to be watered sprinklered on a timer system 2x per day during establishment.

Performance: coverage (mm of water over area to be watered): 50 mm per week during the establishment period and then progressively hardening off the local conditions.

Connection Connect the cold water supply system to the supply authority's main through a stop valve and meter. Carry out the excavation necessary to locate and expose the connection point. On completion reinstate surfaces and elements which have been disturbed such as roads, pavements, kerbs, footpaths and nature strips.

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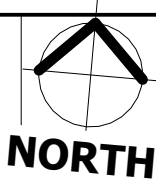
ENOP

8 WINNECKE AVENUE AVE.
UNITS

REV
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DESCRIPTION
Early Spatial Concept
Concept Design for Review
Technical Assessment Amendments

DATE
04.12.25
22.12.25
29.06.26



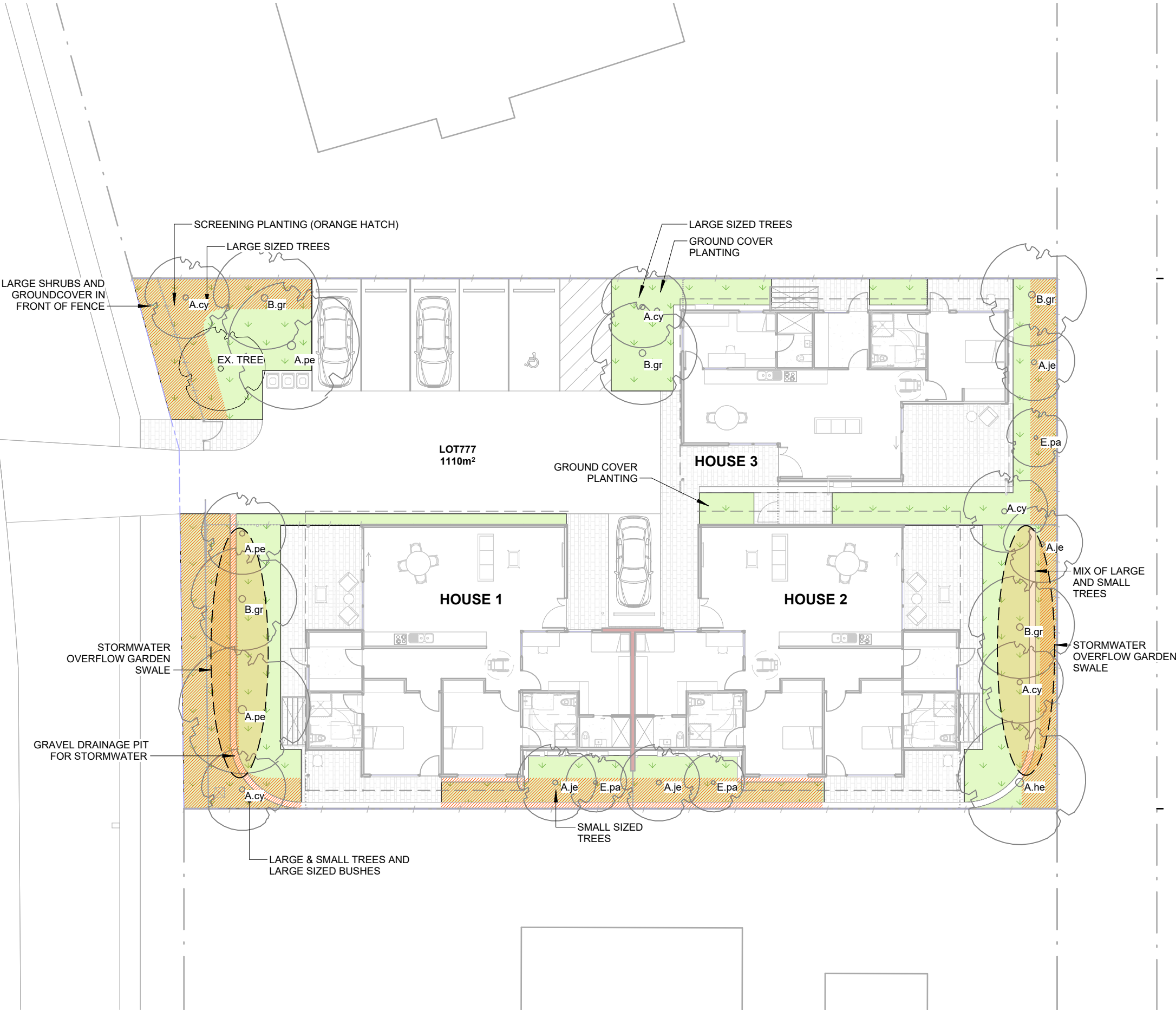
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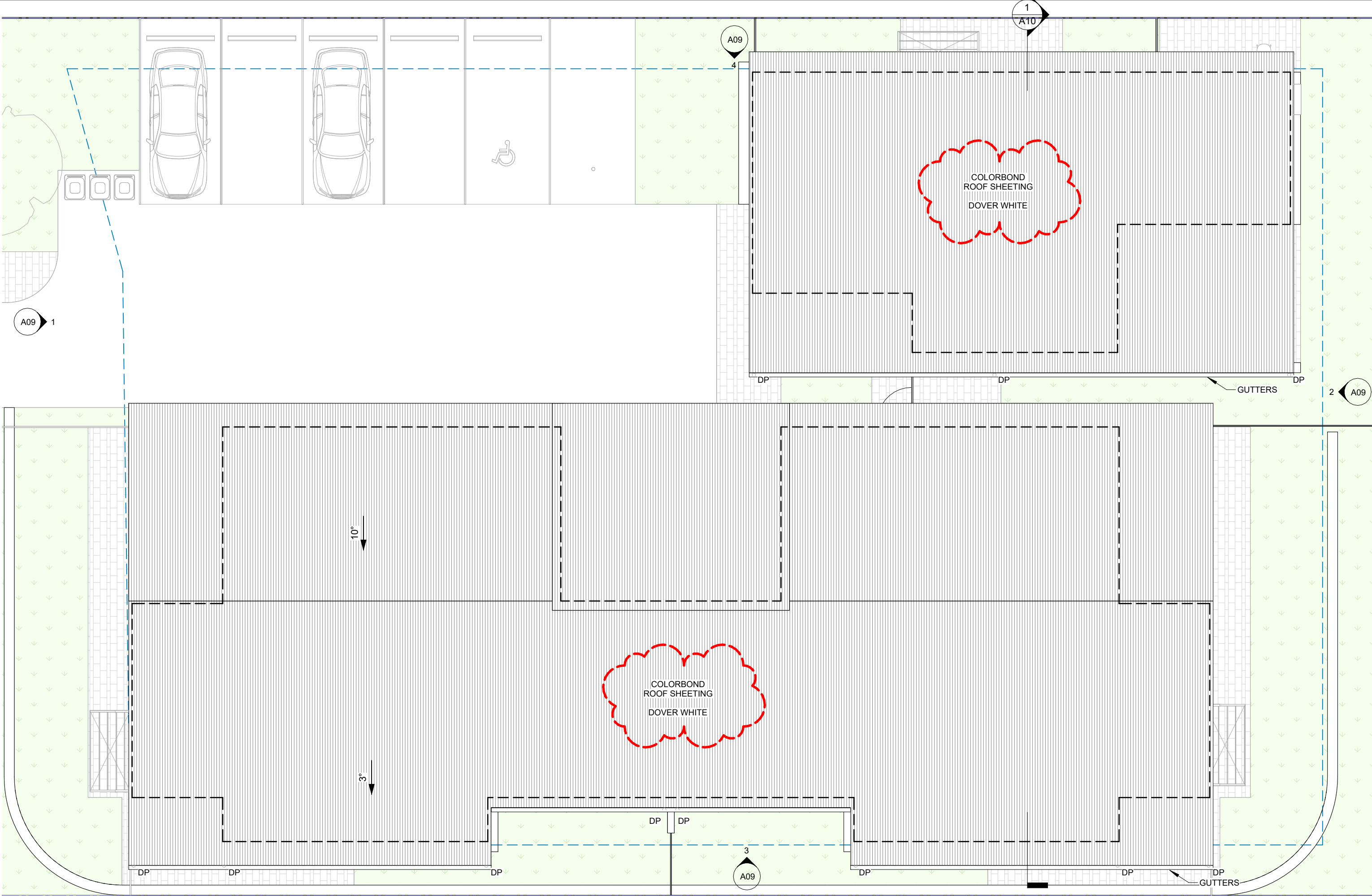
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Project number P818
Date 29.06.26

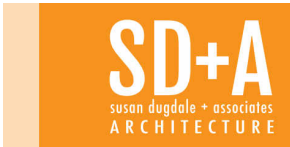
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ENOP
8 WINNECKE AVENUE AVE.
UNITS

REV	DESCRIPTION	DATE
7	EDP Draft	18.03.26
8	DA Application	Date 8
9	Technical Assessment Amendments	29.06.26

DATE
18.03.26
Date 8
29.06.26



ROOF PLAN
Scale 1 : 100
Drawn by AD

Checked by SD

Project number P818
Date 29.06.26

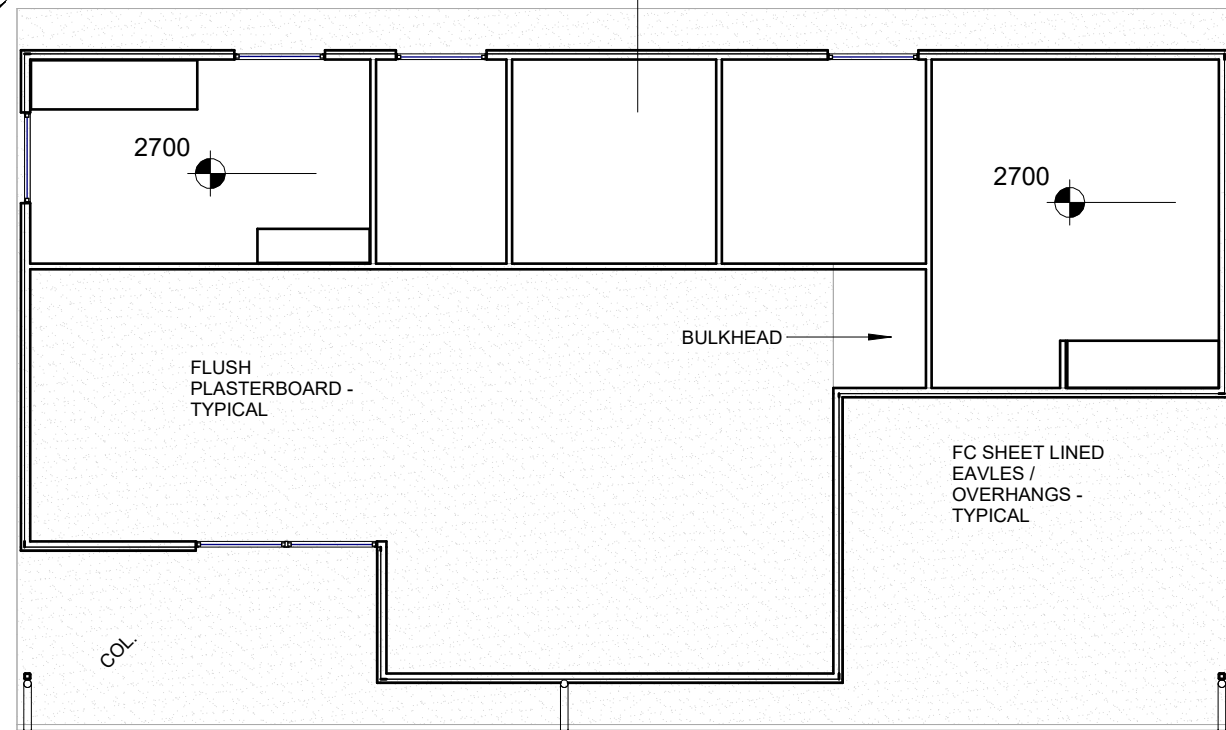
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A09 1

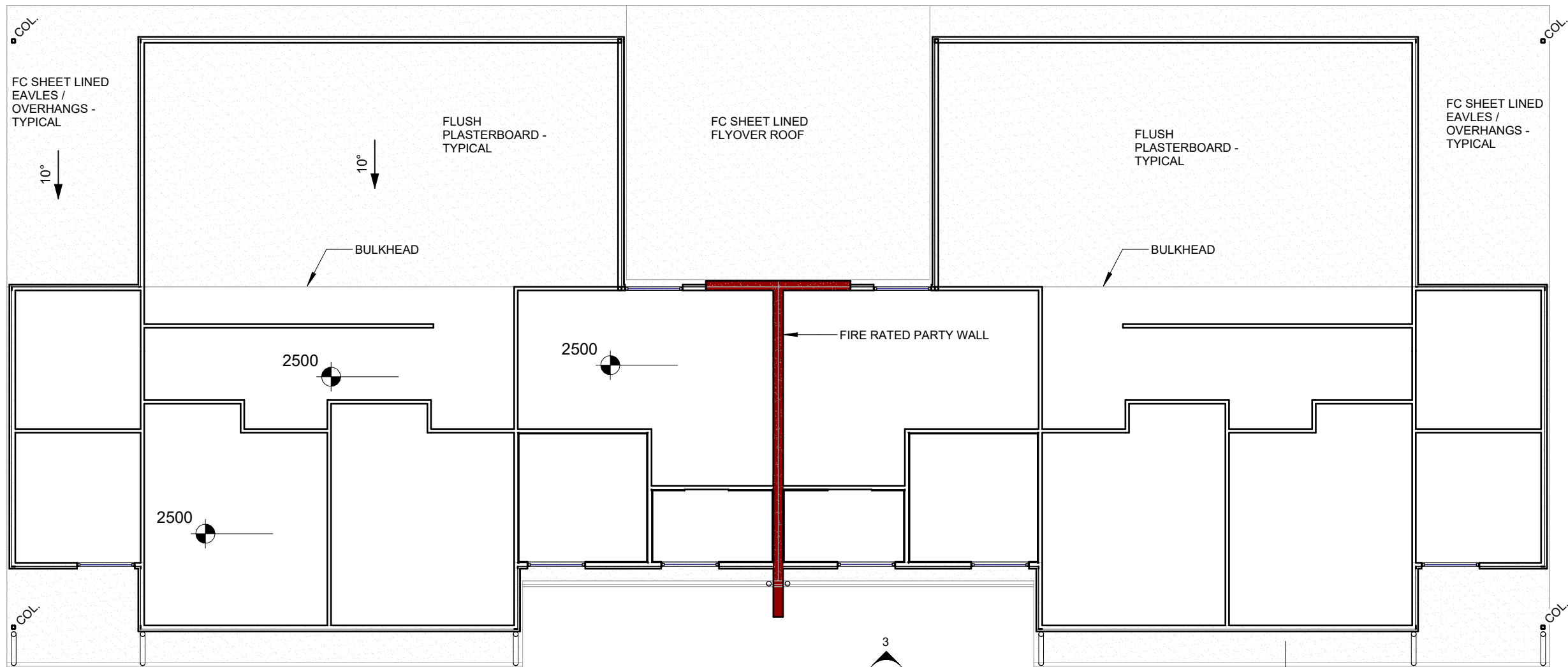
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1 A10

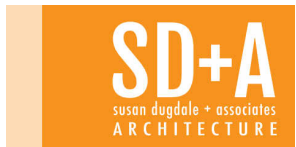


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DO NOT SCALE - IF REQUIRED DIMENSIONS ARE NOT SHOWN REFER TO ARCHITECT

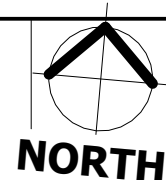


ENOP 8 WINNECKE AVENUE AVE. UNITS

REV 5 7 8

DESCRIPTION Certification Review EDP Draft DA Application

DATE 09.02.26 18.03.26 Date 8



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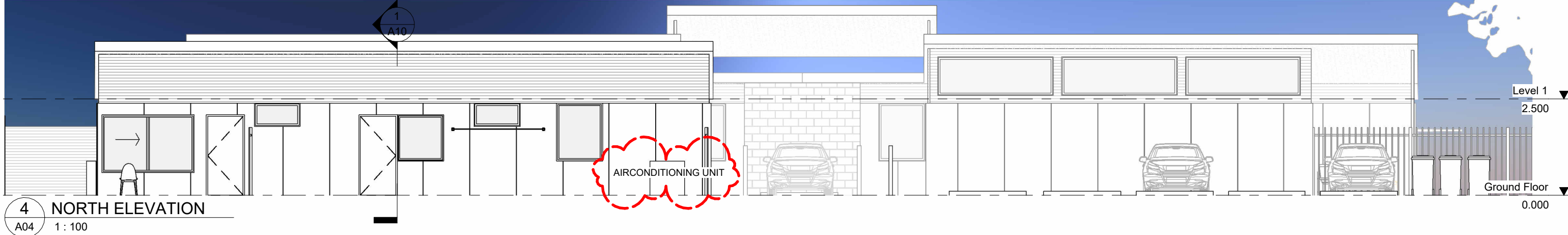
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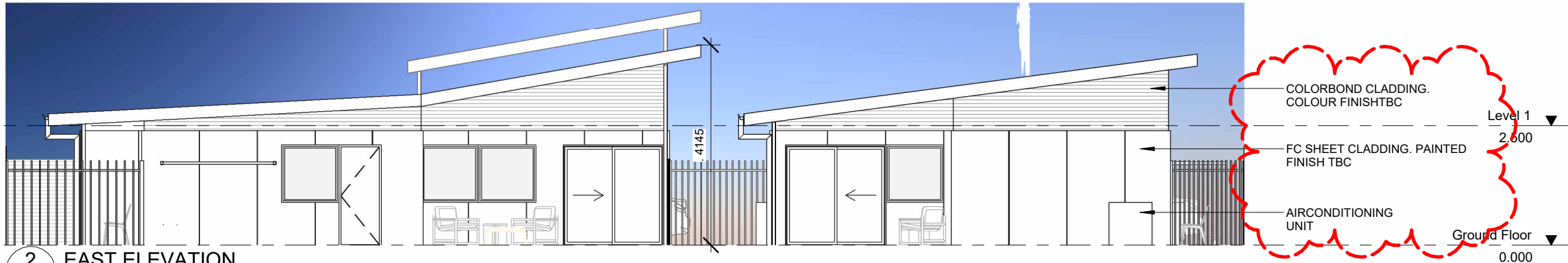
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4 NORTH ELEVATION
A04 1 : 100



2 EAST ELEVATION
A04 1 : 100



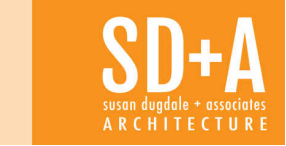
3 SOUTH ELEVATION
A04 1 : 100



1 WEST ELEVATION
A04 1 : 100

SITE FENCING HIDDEN FOR CLARITY

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ENOP 8 WINNECKE AVENUE AVE. UNITS

REV	DESCRIPTION	DATE
7	EDP Draft	18.03.26
8	DA Application	Date 8
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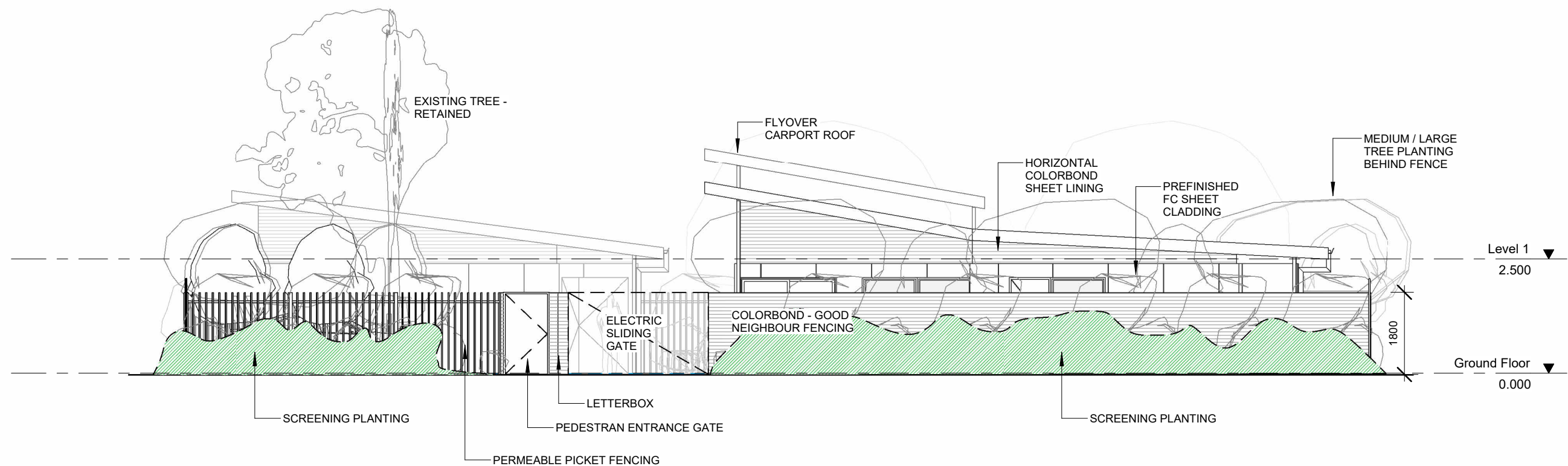
ELEVATIONS

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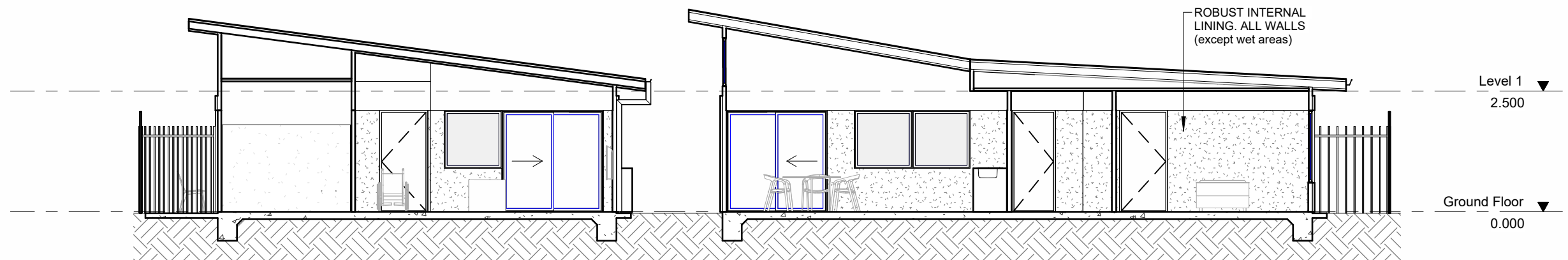
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Date 29.06.26

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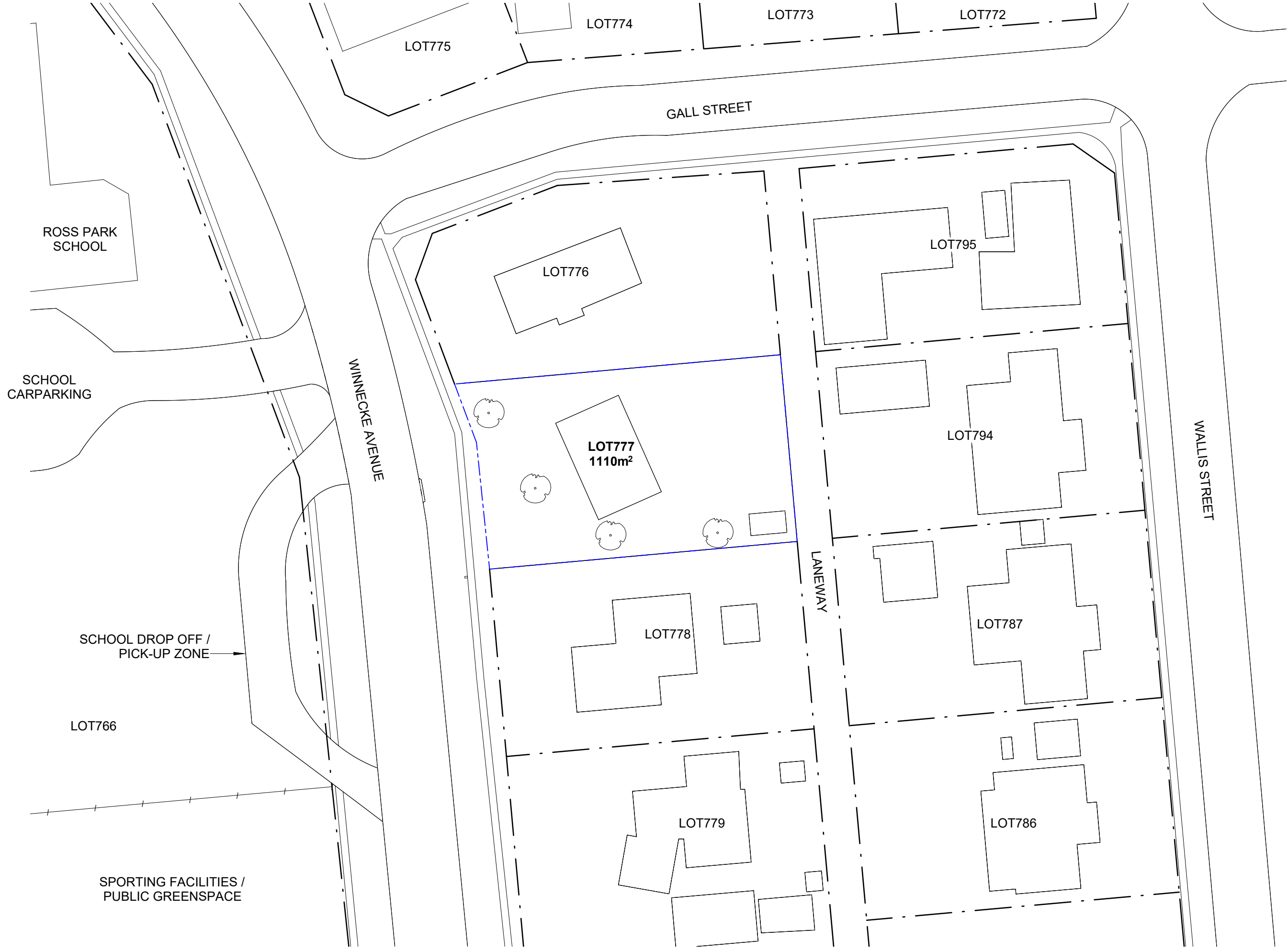


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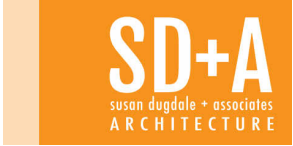


1 Section 1
A04 1 : 100

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ENOP	8 WINNECKE AVENUE AVE. UNITS
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REV
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DESCRIPTION
Concept Design 2
Certification Review
DA Application

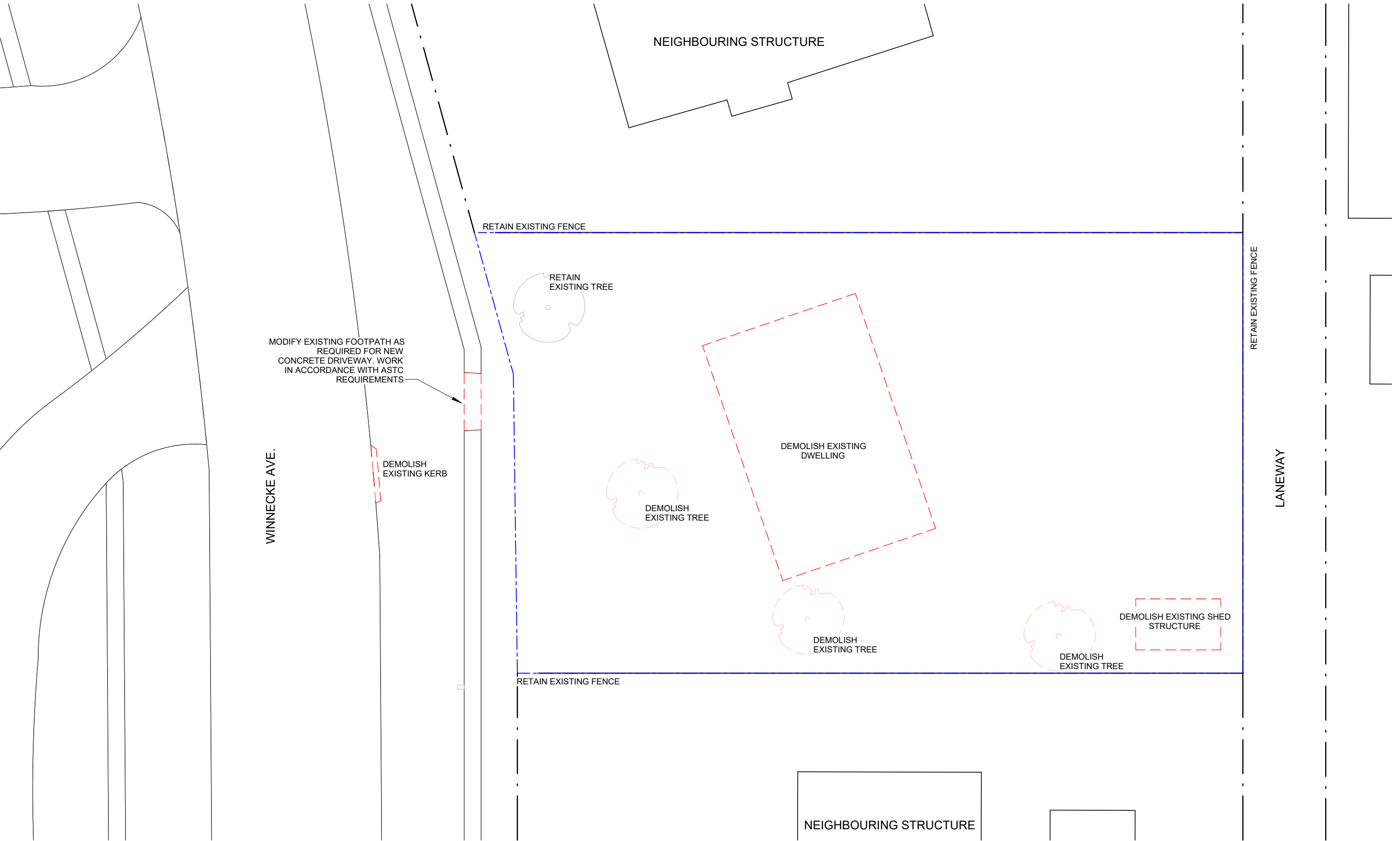
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Date 8



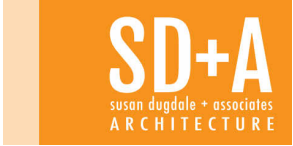
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Checked by	SD
Project number	P818
Date	Date 8

A01

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ENOP

8 WINNECKE AVENUE AVE.
UNITS

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Date 8



EXISTING / DEMOLITION PLAN

Scale	1 : 200	Project number	P818
Drawn by	AD	Checked by	SD
		Date	Date 8

A02

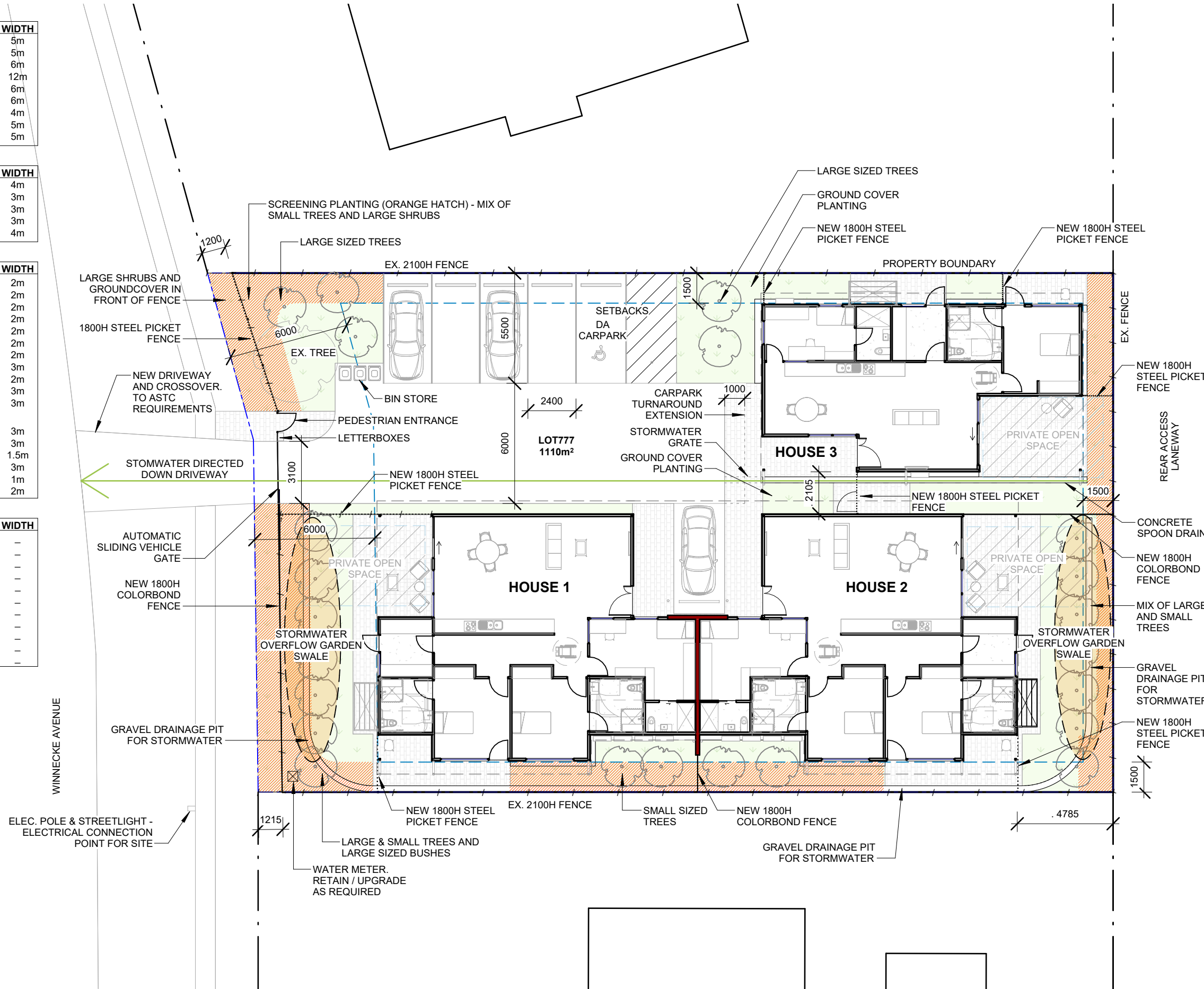
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TREES					
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C.ap	Corymbia Aparrerinja	Ghost Gum Central Australia	as shown	20m	12m
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A.he	Atalaya Hemiglauca	Whitewood	as shown	8m	6m
A.cy	Acacia Cyperaphilla	Red mulga	as shown	6m	4m
B.gr	Brachychiton gregorii	Desert Kurrajong	as shown	10m	5m
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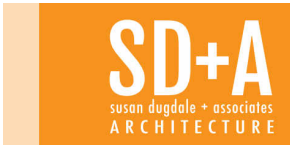
SMALL TREES					
CODE	PLANT NAME	COMMON NAME	SPACING	HEIGHT	WIDTH
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E.se	Eucalyptus Sessilis	Finke River Gum	as shown	4m	3m
E.lu	Eucalyptus Luszens	Shiny Leafed Mallee	as shown	4m	3m
G.mo	Grevillea Moonlight	-	as shown	4m	4m

LARGE SHRUBS TO 4m					
CODE	PLANT NAME	COMMON NAME	SPACING	HEIGHT	WIDTH
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D.vi	Dodonea Viscosa Mucranata	Hopbush	as shown	2m	2m
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E.bi	Eremophila Bignoniflora	Emu Bush	as shown	4m	3m
E.ch	Eremophila Christopherii	Desert Fuchsia	as shown	3m	3m
G.wi	Grevillea Winparra Gem	-	as shown	3m	3m
G.ho	Grevillea Honey Gem	-	as shown	3m	3m
G.ro	Grevillea Robyn Gordon	-	as shown	1.5m	1.5m
M.gl	Melaleuca Glomerata	Inland Paperbark	as shown	4m	3m
M.gr	Melaleuca Green Globe	-	as shown	1m	1m
M.fa	Melaleuca Faucicola	Local Bottlebrush	as shown	2m	2m

LOW GROWING COLOUR/GROUND COVERS					
CODE	PLANT NAME	COMMON NAME	SPACING	HEIGHT	WIDTH
S.fo	Swainsonia Formosa	Sturts Desert Pea	-	-	-
P.ex	Ptilotus Exaltatus	Mulla Mulla	-	500mm	-
D.au	Dipteracanthus Australae	Desert Petunia	-	400mm	-
E.ar	Eremophila Arookara Range	Desert Fuchsia	-	600mm	-
E.ob	Eremophila Obovata	-	-	700mm	-
D.ca	Dwarf Captain Cook	Bottlebrush	-	1.2m	-
E.mi	Eremophila Minginew Gold	-	-	-	-
E.gl	Eremophila Glabra Bev Rice	-	-	700mm	-
C.li	Callistemon Little John	Dwarf Bottlebrush	-	1m	-
G.bi	Gossypium Bickii	Desert Rose	-	1m	-
G.re	Grevillea Red Sunset	-	-	1m	-



DO NOT SCALE - IF REQUIRED DIMENSIONS ARE NOT SHOWN REFER TO ARCHITECT



ENOP

8 WINNECKE AVENUE AVE.
UNITS

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DESCRIPTION
Certification Review
EDP Draft
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Date 8



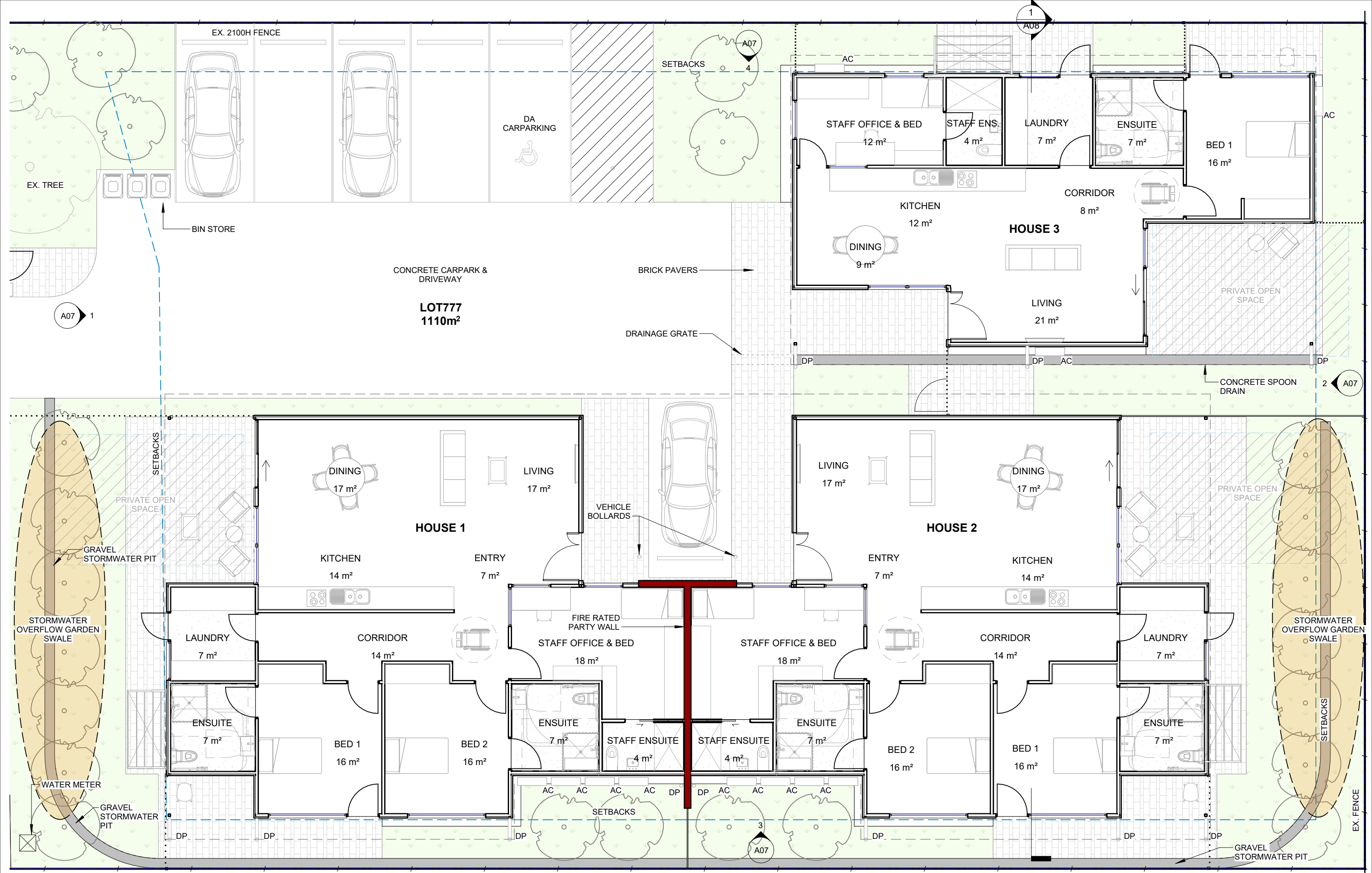
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Project number P818
Date Date 8

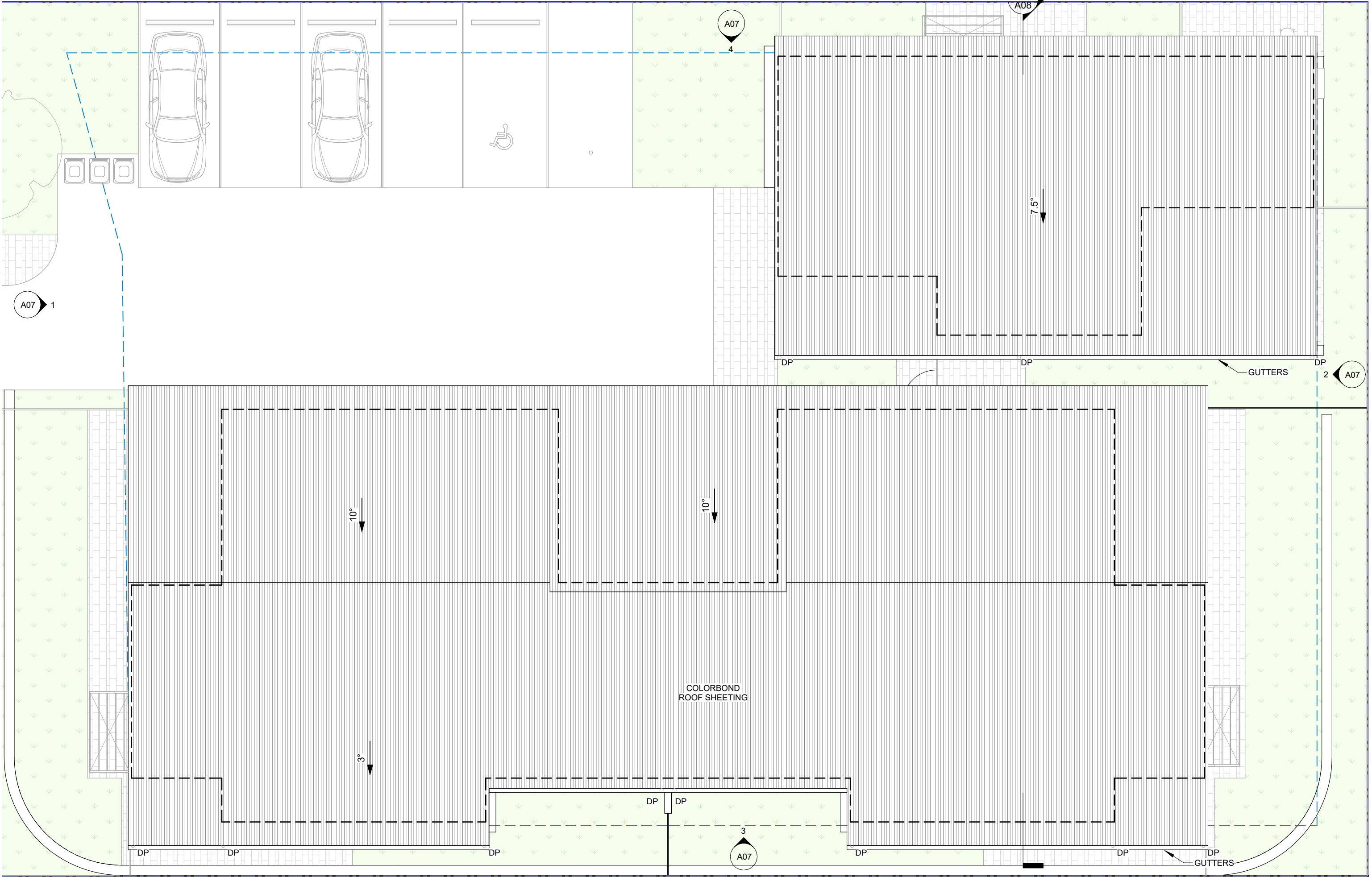
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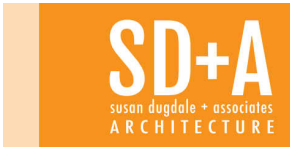


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PROPERTY BOUNDARY



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8 WINNECKE AVENUE AVE.
UNITS

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ROOF PLAN

Scale 1 : 100
Drawn by AD

Checked by SD

Project number P818
Date Date 8

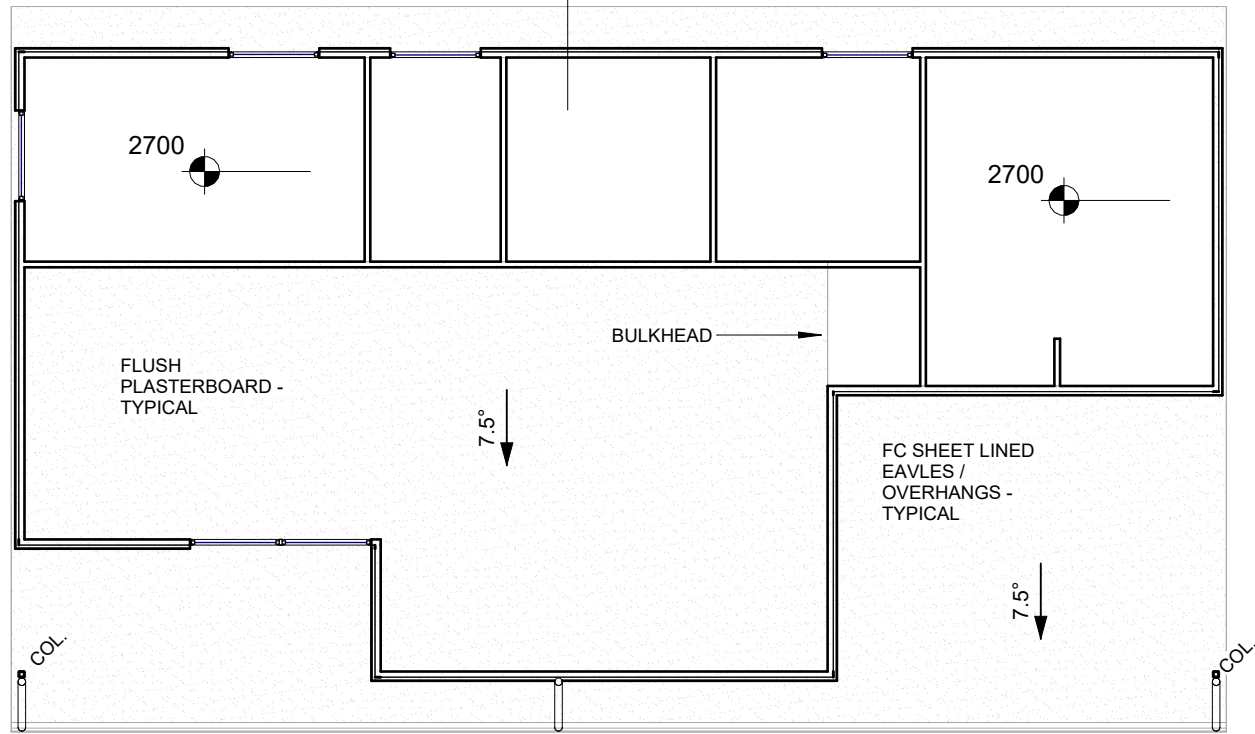
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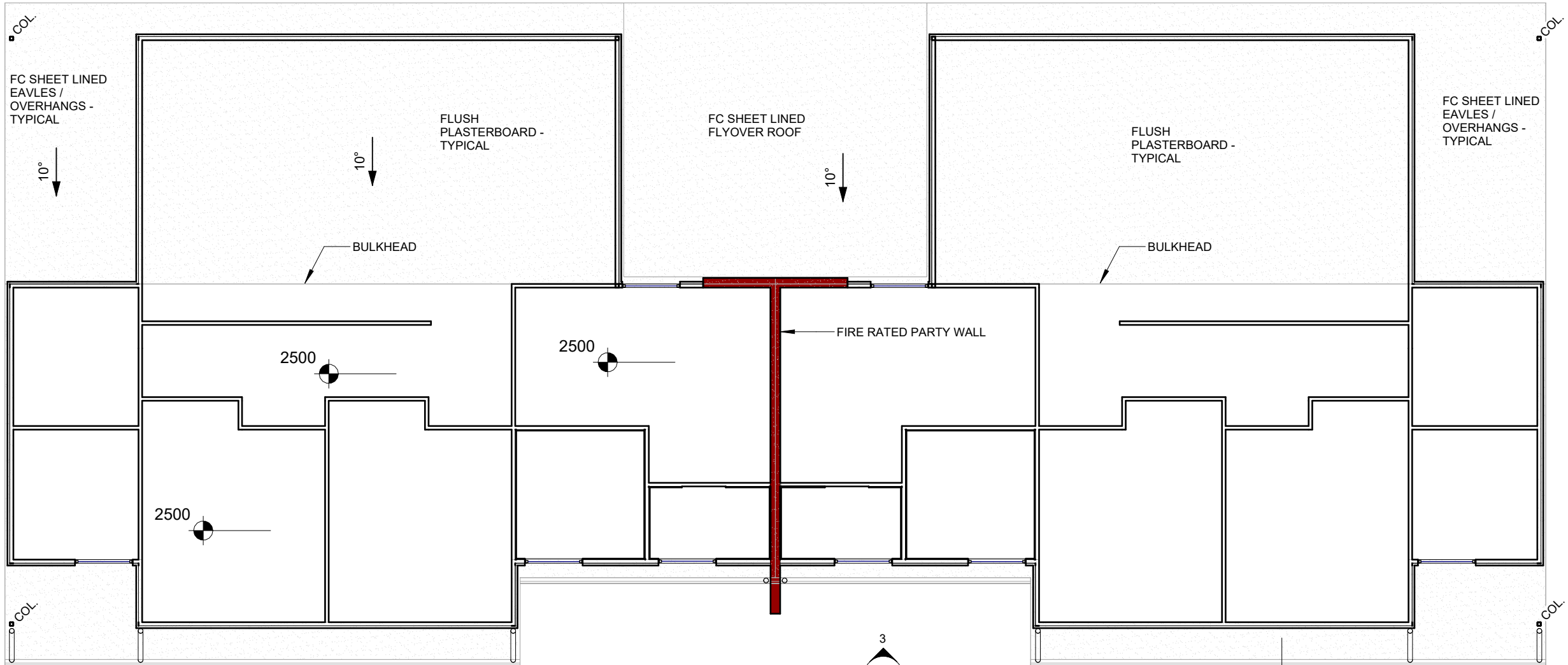
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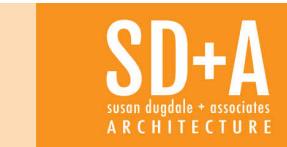


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A07

DO NOT SCALE - IF REQUIRED DIMENSIONS ARE NOT SHOWN REFER TO ARCHITECT

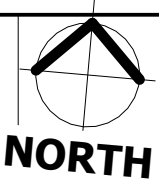


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UNITS

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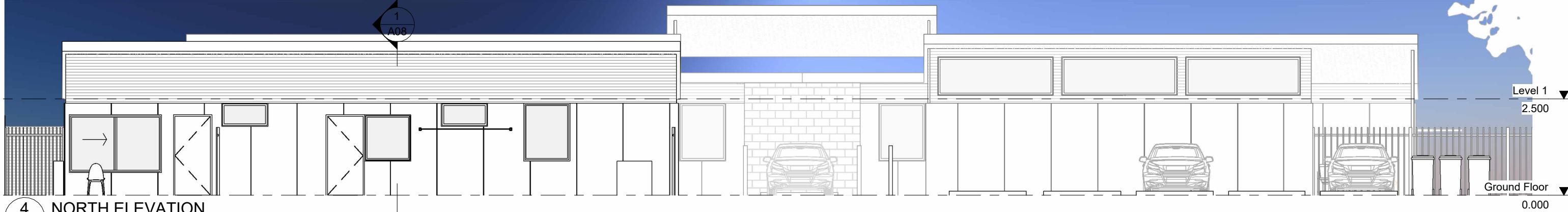
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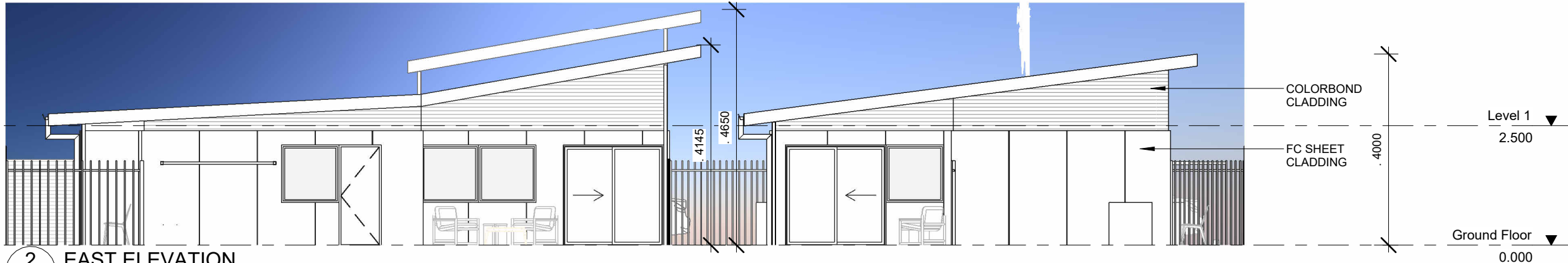
Project number P818
Date Date 8

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4 NORTH ELEVATION
A04 1 : 100



2 EAST ELEVATION
A04 1 : 100



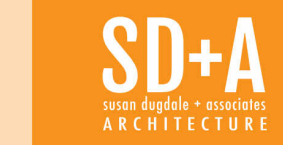
3 SOUTH ELEVATION
A04 1 : 100



1 WEST ELEVATION
A04 1 : 100

SITE FENCING HIDDEN
FOR CLARITY

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ELEVATIONS

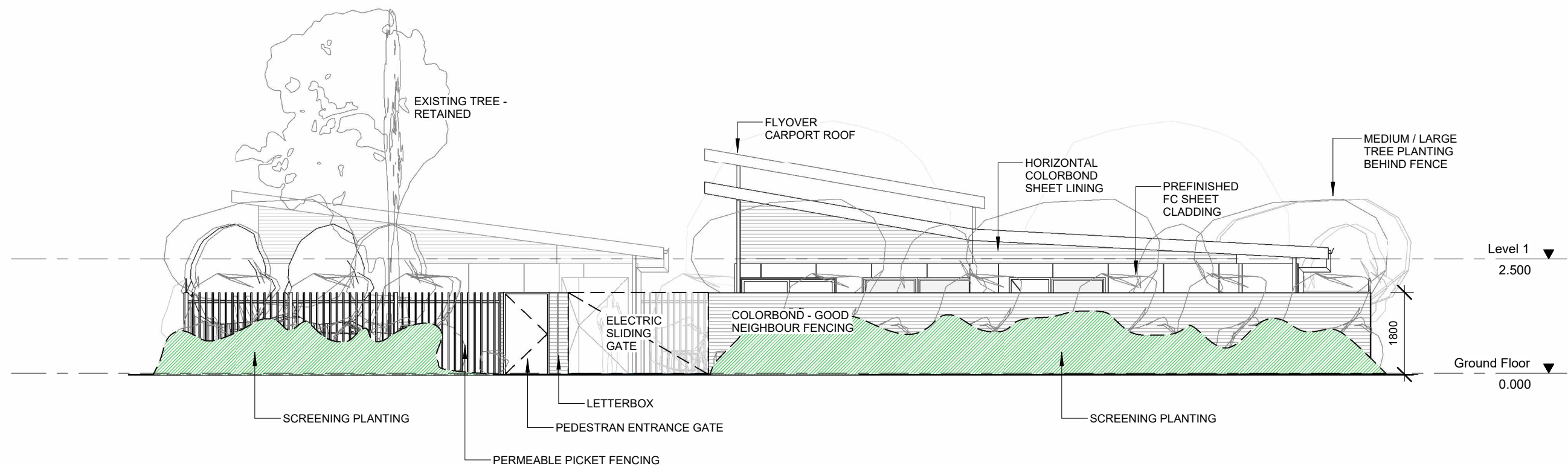
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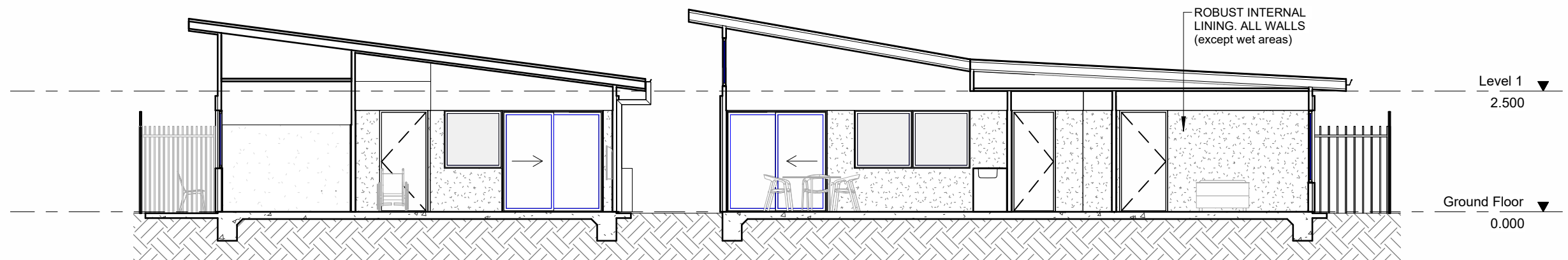
Project number P818
Date Date 8

A07

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2 Street Frontage Elevation
1 : 100



1 Section 1
A04 1 : 100

DO NOT SCALE - IF REQUIRED DIMENSIONS ARE NOT SHOWN REFER TO ARCHITECT

Concurrent Application

RECORD OF MEETING - Pre-application meeting

30B Meeting with planning adviser required before making concurrent application

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

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

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

Preliminary details			
1	Appointment date & time	Date: 23 April 2026 Time: 9am	
2	Attendees (including DLPE staff in attendance)	David Burrow (Acting Manager, Development Assessment Services, Southern Region) Ellen Shannon (Senior Planner, Lands Planning) Nellie Reinhard (Senior Planner, Development Assessment Services, Southern Region) Andrew Davis (Susan Dugdale and Associates Architecture)	
3	Meeting start / end time	Start: 9am	End: 9:45am
4	Land details Parcel details (lot # / street address)	Lot 777, (8 Winnecke Ave, East Side) Town of Alice Springs.	
5	Land area subject of application	1110m ²	
6	Current zone	Zone LR (Low-Medium Density Residential)	
7	Current land use	Dwelling with 6 bedrooms.	
8	Proposal summary (This summary may evolve through the course of discussions)	Rezoning: to Zone LMR (Low-Medium Density Residential) Development: to develop dwelling-group (2 x 3 bedroom dwellings and 1 x 2 bedroom dwellings) in a 2 single storey buildings.	

9	Record of discussion – key points, issues discussed	
	Issues or items that: • need to be considered by applicant and addressed in the proposal • have potential to guide, constrain or prevent the proposal • are likely to generate public comment or comment/requirements from service authorities	
	Amendment aspects discussed:	
	• Established policy / planning direction for locality (including published policy documents)	☒
	• Compatibility with existing land uses on site and surrounding area	☒
	• Significant Development Report – likely to be required?	☒
	• Land capability	☒
	• Public/community facilities & open space	☒
	• Utilities, facilities and infrastructure	☒
	• Impact on existing and future amenity of the area	☒
	• Public interest	☒
	• Natural, social, cultural or heritage values	☒
	NOTES: The site is identified in the Alice Springs Regional Area Plan as residential. In addition, the site is: • A size and configuration that could accommodate 3 dwellings, • Surrounded by residential land, but adjacent a school and public open space, • Would need further discussions with Power and Water Corporation, and • Already accommodating an existing building that included one or more dwellings in it. The applicant also noted that the proposal would be exclusively for people using the National Disability Insurance Scheme (NDIS).	
	Development aspects:	
	• Compliance with requirements of proposed zone (preliminary advice only)	☒
	• Environmental assessment	☐
	• Utilities, facilities and infrastructure	☒
	• Existing buildings on-site	☒
	NOTES: From a review of the plans provided the following development concerns were noted: • The private open space appeared to be slightly undersized. • The setback between House type 2 and House Type 3 appeared to be slightly less than the required 3m, pursuant to Clause 5.4.3.2 (Distance Between Residential Buildings on One Site). • The 2.1m high fencing appeared excessive. • Where possible transparent fencing to front of lot to improve road safety particularly given the sites proximity to a primary school. • A consideration of future of the dwellings for non-NDIS participants should be considered. • The oversupply of car parking spaces should be adjusted to increase compliance with the requirement for 30% of the site to be landscaping.	

10	Concurrent application process	
	Concurrent application process (including next steps and decision points) have been discussed	☒
	NOTES The next step to apply for a concurrent application should be submitted with this meeting form, and response to the considerations listed under Section 30C of the <i>Planning Act 1999</i>. *Further consultation with relevant agencies prior to lodgement is encouraged.	
11	General notes – any other items or issues to be considered	
	NOTES The application was encouraged to discuss the proposed access with Alice Springs Town Council due to the sites location directly opposite access to Ross Park Primary School.	

12	Advice to applicant			
	Recommendation to consult with other agencies prior to application lodgement			
	Aboriginal Areas Protection Authority	☐	Department of Lands, Planning and Environment – Crown Land Estate	☐
	Civil Aviation Safety Authority	☐	Department of Lands, Planning and Environment – Survey Land Records	☐
	Council	☒	Department of Agriculture and Fisheries	☐
	Darwin International Airport	☐	Department of Logistics and Infrastructure - Public Transport	☐
	Darwin Port Corporation	☐	Department of Logistics and Infrastructure - Transport Assets	☐
	Department of Defence	☐	Department of Logistics and Infrastructure - Transport Planning	☐
	Department of Health – Environmental Health	☐	NBN Co	☐
	Department of Health – Medical Entomology	☐	Northern Territory Police	☐
	Department of Justice	☐	NT Fire and Rescue Service	☐
	Department of Lands, Planning and Environment – Development Co-ordination, Rangelands Division:- -Heritage Water Resources - NTEPA Vegetation Assessment Unit	☐	NT Work Safe	☐
	Power and Water Corporation - Water	☒	Power and Water Corporation - Power	☒
	Other: A discussion with the Department of Education and Training may be worthwhile depending on what concerns are raised by the Alice Springs Town Council.			
	The final decision on the <u>amendment proposal</u> contained within a concurrent application rests with the Minister for Infrastructure, Planning and Logistics. The final decision on the <u>development proposal</u> contained within a concurrent application rests with the consent authority. The advice and opinions expressed during a pre-application meeting in no way pre-empts the Minister or consent authority's decision(s) on the proposal. The advice provided above is preliminary only, made on the basis of information immediately available at the time of meeting and the professional opinion of the Planning Adviser. Full assessment of the application will occur after lodgement of the application and may result in a different outcome.			

	Post meeting action
13	DLPE follow up action (if any): NA
14	DLPE Contact name and details

15	This is a true record of discussions (please sign):	
	Applicant(s)	Planning Adviser(s)
		
	Name: Andrew Davis (Susan Dugdale and Associates Architecture)	Name: Nellie Reinhard (Senior Planner, Development Assessment Services, Southern Region)
		
	Name:	Name: Ellen Shannon (Senior Planner, Lands Planning)
PRIVACY NOTE: The Department of Lands, Planning and Environment, is authorised under the <i>Planning Act 1999</i> to collect the information on this form, or otherwise provided by you, to consider a concurrent application. Some of the personal information provided by you on this form may be publicly available, as part of a public exhibition process. The information may also be provided to other NT Government agencies, the Australian Valuation Office, local governments and Commonwealth Government Departments and agencies, as required by law. Collection of personal information on this form is done in accordance with the privacy legislation contained within the <i>Information Act 2002 (NT)</i>. For more information please refer to the Department of Lands, Planning and Environment privacy statement located at https://environment.nt.gov.au/. Any personal information provided can be subsequently accessed by you on request.		

Land owner/s authorisation to lodge a development application

The Planning Act 1999

Before you fill in the form

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

Fields marked with an asterisk (*) are required.
Fields marked with a carat (^) are required if applicable.

Applicant

In accordance with Section 46(3)(aa)(i) of the *Planning Act 1999*, a development application is to contain the name and contact details of the applicant AND any person on whose behalf the application is made.

Name of Applicant/Consultant or Acting agent	Susan Dugdale + Associates		
Address	Suite 8 (2nd Floor), 54 Todd St (Todd Mall) Alice Springs, Northern Territory Australia 0870		
Phone	088953 6533	Email	andy@dugdale.com.au

Persons on whose behalf the application is made:

Person/s on whose behalf the application is made:	Independent Choice Control (ICC) Pty Ltd T/A - Enable Opportunities		
Address	3/15 Leichhardt Terrace, Alice Springs, NT - 0870		
Phone	0439 340 770	Email	arvinder.juneja@enop.com.au

The applicant is hereby authorised to lodge a development application over the subject land described as:

*Lot/NT portion	Lot 777
*Location/town/hundred	Alice Springs
*Street address	8 Winnecke Avenue, Eastside

The application is for the purpose of:***Proposed development***Brief description of proposed development*

Development of three (3) Specialist Disability Accommodation (SDA) dwellings for supported residential care (Class 3), including associated car parking, landscaping and site works.

Landowner/s signature

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

Written authorisation from each:

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

***Full name**

Abilash Ravindran

^Company name

Independent Choice Control (ICC) Pty Ltd

^Title*(e.g. director/authorised representative)*

Director

Phone

0422 274 795

Email

abilash.ravindran@enop.com.au

Signature**Date**

24/03/2026

Landowner signature***Full name**

Arvinder Juneja

^Company name

Independent Choice Control (ICC) Pty Ltd

^Title*(e.g. director/authorised representative)*

Director

Phone

0439 340 770

Email

arvinder.juneja@enop.com.au

Signature**Date**

24/03/2026

Any Persons with an interest in the land (as applicable)

In accordance with section 46(3)(aa)(iii) and (iv) of the *Planning Act 1999*, a development application is to contain the name and contact details of **any person who entered into an agreement** with the applicant and/or landowner, **to acquire an estate or interest in the land to which the application relates**; and **any person with an interest** prescribed by regulation.

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

Privacy Note

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NORTHERN TERRITORY OF AUSTRALIA
ABN: 84 085 734 992

Development Applications Online

GPO Box 1680, Darwin NT 0801

TAX INVOICE NUMBER: DAO000080248

Invoice Date: 26/05/2026

Enable Opportunities
3/15 Leichhardt Terrace
Alice Springs, NT - 0870

Payment for 8 Winnecke Avenue - NDIS Housing (PA2026/0151)

Item Description	Charge (GST inclusive)	GST
CA ADVERTISING COST DEVELOPMENT	\$145.00	\$0.00
CA DEVELOPMENT 1M TO 10M	\$4060.00	\$0.00

Total Amount Paid: \$4205.00
Total Amount includes G.S.T. of \$0.00



NORTHERN TERRITORY OF AUSTRALIA
ABN: 84 085 734 992

Development Applications Online

GPO Box 1680, Darwin NT 0801

TAX INVOICE NUMBER: DAO000079473

Invoice Date: 08/05/2026

Enable Opportunities
3/15 Leichhardt Terrace
Alice Springs, NT - 0870

Item Description	Charge (GST inclusive)	GST
Payment for 8 Winnecke Avenue - NDIS Housing (PA2026/0151)	\$4102.00	\$0.00

Total Amount Paid: \$4102.00
Total Amount includes G.S.T. of \$0.00

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The Planning Act 1999

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***Full name**

Abilash Ravindran

^Company name

Independent Choice Control (ICC) Pty Ltd

^Title*(e.g. director/authorised representative)*

Director

Phone

0422 274 795

Email

abilash.ravindran@enop.com.au

Signature**Date**

24/03/2026

Landowner signature***Full name**

Arvinder Juneja

^Company name

Independent Choice Control (ICC) Pty Ltd

^Title*(e.g. director/authorised representative)*

Director

Phone

0439 340 770

Email

arvinder.juneja@enop.com.au

Signature**Date**

24/03/2026

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

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Technical Assessment PA2026/0151

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

Application No: PA2026/0151

Lot number: 777

Town/Hundred: Town of Alice Springs

Zone: Assessment under proposed LMR (Low - Medium Density Residential)

Site Area: 1110sqm

Proposal: Dwelling-group (2 x 3 bedroom and 1 x 2 bedroom) in 2 x single storey buildings

Plans used for assessment: Drawings prepared by Sue Dugdale and Associates Architecture, dated "Date 8", and drawings numbers identified as A01-A08.

Date assessment finalised: 26 June 2026

Pursuant to section 44 of the Planning Act 1999, the proposed development requires consent under the Northern Territory Planning Scheme 2020 as demonstrated in the below table:

Zone LMR (Medium Density Residential)				
Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Dwelling-Group (less than 5 dwellings)	Permitted, <i>however has become Merit Assessable</i>	N/A	5.2.1 General Height Control 5.2.4 Car Parking 5.2.6 Landscaping	5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.3.2 Distance Between Residential Buildings on one Site 5.4.6.1 Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group 5.4.8.1 Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility 5.4.17 Building Articulation

LEVEL OF ASSESSMENT

Dwelling-Group (less than 5 dwellings)

Clause 1.8(1)(b)(ii)(2)

(b) Merit Assessable – use and development that requires the exercise of discretion by the consent authority to ensure it can be established and

operated in a way that does not impact on the amenity of the area and accords with the relevant zone purposes and outcomes.

Use and development of land requires consent and is Merit Assessable when any of the following apply:

- ii. it is shown as Permitted on the relevant assessment table in Part 4 but:
 - (2) does not comply with the relevant development requirements set out in Part 5;

Clause 1.10(2) Exercise of Discretion by the Consent Authority

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

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

SCHEDULE 2 - DEFINITIONS

NTPS Definition	Comment
dwelling-group means a dwelling that is one of a group of two or more dwellings on the same site such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling on a unit title with common property;	The proposed development is classified as a dwelling-group and will comprise 2 x 3 bedroom and 1 x 2 bedroom dwellings in 2 x single storey buildings.

CLAUSE 4.3 LMR (LOW MEDIUM DENSITY RESIDENTIAL)

Zone Purpose	Comment
Provide a range of low rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available.	
Zone Outcomes	
1. A blend of dwellings-single, associated dwellings-independent, dwellings-group and dwellings-multiple predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs.	
2. Home based businesses and dwellings-community residence are conducted in a manner consistent with residential amenity.	N/A

3.	Residential care facilities are of a scale and conducted in a way that maintains the residential character and amenity of the zone.	N/A
4.	Non-residential activities such as community centres:	N/A
	(a) support the needs of the immediate residential community;	
	(b) are of a scale and intensity compatible with the residential character and amenity of the area;	
	(c) wherever possible, are co-located with other non-residential activities in the locality;	
	(d) avoid adverse impacts on the local road network; and	
	(e) are managed to minimise unreasonable impacts to the amenity of surrounding residents.	
5.	Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.	- The site is within an established subdivision (1951) generally comprising low density residential development in the form of single storey buildings. - Residential development within the broader surrounding area is primarily dwelling-singles with dwelling independents sited to rear setback. There are some examples of dwelling-groups within LR zoned land and constructed prior to the introduction of the 2007 NT Planning Scheme. - The site is opposite Ross Park Primary School. - The proposal is single-storey and adjacent properties are developed with single-storey dwellings. - Opportunities for effective landscaping that supports passive cooling of House 3 is limited by the scale and intensity of the development. - Non-compliance with Part 5 requirements is outlined in the assessment below.
6.	An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with reasonable access to open space and community facilities.	- The lots are connected to reticulated electricity, water, sewerage and telecommunications services. - The site is proximate (within walking distance) to community facilities and services including Ross Park Oval (Zoned PS – Public Open Space), East Side Shops (Zoned C – Commercial) and the town centre.

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.

Clause 5.2.1(5)(b) requires that a building height of a development in the Municipality of Alice Springs is not to exceed two storeys to a maximum of 8.5m in Zone LMR.

The proposed development is single storey, and the overall height is 4.65m.

COMPLIES

CLAUSE 5.2.4 (CAR PARKING)

Clause 5.2.4.1 (Car Parking Spaces)

Purpose		
Ensure that sufficient off-street car parking, constructed to a standard and conveniently located, are provided to service the proposed use of a site.		
Administration		
1.	This clause does not apply where alternative car parking space requirements are established under clause 5.9 (Location specific development requirements).	
2.	The consent authority may consent to a use or development that is not in accordance with sub-clause 4 if it is satisfied a reduction of the number of car parking spaces is appropriate with regard to:	
	(a) the zoning of the land, the use or development or proposed use or development of the land, and the possible future use or development of the land;	
	(b) the provision of car parking spaces in the vicinity of the land;	
	(c) the availability of public transport in the vicinity of the land; and	
	(d) the potential impact on the surrounding road network and the amenity of the locality and adjoining property;	
	or if the use or development relates to a heritage place and the Minister responsible for the administration of the Heritage Act 2011 supports the reduced provision of car parking spaces in the interest of preserving the significance of the heritage place.	
3.	The consent authority may require the provision of car parking spaces for any ancillary use or development in addition to that specified for the primary use or development in the table to this clause.	
Requirements		
4.	Use and development is to include the minimum number of car parking spaces specified in the table to this clause (rounded up to the next whole number).	Dwelling-group

Editor's Note: Clause 5.2.4.4 provides for the design and layout of a car parking area.	
---	--

Use	Minimum Number of Car Parking Spaces Required	Proposed	Calculation
Dwelling-group	1 per one bedroom dwelling 2 per dwelling with two or more bedrooms <u>Plus</u> Any reductions in accordance with Table B (if the development meets the criteria)	6 car parking spaces	 2+2+2= 6
Total			6 car parking spaces

COMPLIES

Clause 5.2.4.4 (Layout of car parking areas)

Purpose		Assessment	
To ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose.			
Administration			
The following administrative subclauses may apply to this application:			
1.	This clause does not apply to a car parking area where the car parking is required in association with a dwelling-single, dwelling-independent or a home based business.		
2.	A car parking area may be used for the purpose of a market if:		
(a)	a market is Permitted in the zone; and		
(b)	the market operates outside of the operating hours of the use for which the car parking area is established.		
3.	The consent authority may consent to a car parking area that is not in accordance with sub-clause 6 if it is satisfied that the non-compliance will not unreasonably impact on the amenity of the surrounding locality.	To be considered/determined by Development Consent Authority (pursuant to sections 51, 52, 53 of <i>Planning Act 1999</i>).	
4.	The consent authority may consent to a car parking area that is not in accordance with sub-clauses 7 and 8 if it is satisfied that the design and construction is safe and		

	functional with regard to the location of the development.		
5.	The consent authority may consent to a car parking area that is not in accordance with sub-clause 9 if it is satisfied that the non-compliance will not result in adverse impacts on the local road network or internal functionality of the car parking area.		
Requirements			
6.	A car parking area is to:		
	(a) be not less than 3m from any lot boundary abutting a road; and	Setback >3m from boundary to Winneckie Avenue.	Complies
	(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.	Landscaping is provided within the front setback.	Complies
7.	A car parking area is to be constructed and maintained to be:		
	(a) of a suitable gradient for safe and convenient parking; and	Gradient not provided	TBC
	(b) sealed and well drained in urban areas, or dust suppressed in non-urban areas	The car parking area is sealed with concrete	Complies
8.	The layout of a car parking area is to:		
	(a) be functional and provide separate access to every car parking space;		Complies
	(b) allow a vehicle to enter from and exit to a road in a forward gear;	Two-way driveway allows vehicles to safely reverse from car parking space and exit the site in a forward gear.	Complies
	(c) be in accordance with the dimensions set out in the diagram to this clause; and	Car parking space dimensions are 5.5m x 2.4m	Complies
	(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.	1m provided beyond the last car parking space.	Complies
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	Driveway with a width of 6m is provided to support two-way traffic flow.	Complies
	(b) maximise sight lines for drivers entering or exiting the car parking area.		Complies

Further Information:

Amended Floor Plan that demonstrates compliance with:

1. Clause 5.2.4.4(7)(a) – a notation showing suitable gradient for safe and convenient parking

COMPLIES**CLAUSE 5.2.6 (LANDSCAPING)****Clause 5.2.6.1 Landscaping in Zones other than Zone CB**

Purpose			Assessment
Encourage landscaping that enhances local amenity by:			
(a) contributing to safe and attractive public spaces and places; (b) responding to the local climate and soil characteristics; (c) supporting cooler internal and outdoor areas; and (d) recognising the value of retaining existing plants and trees.			
Administration			
1.	Landscaping may include, where subordinate to areas for the planting and growing of plants, impervious and unplanted areas for; (a) pedestrian access, (b) outdoor recreation, or (c) natural or ornamental features and the like.		
2.	The consent authority may consent to landscaping that is not in accordance with sub-clauses 5, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the site having regard to the amenity of the streetscape, and the potential impact on the amenity of the locality and adjoining property.		
Requirements			
3.	Where landscaping is required by this Scheme it should be designed so that:		
(a)	planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered car parking areas;	See Clauses 5.2.4.4, and 5.4.6.1	Complies
(b)	it maximises efficient use of water and is appropriate to the local climate;	Landscaping includes a plant selection that is appropriate to the semi-arid climate and once established would maximise efficient use of water.	Complies
(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;	The proposal requires the removal of 3 established Eucalypt trees. It intends to retain one established Acacia in the northwest corner of the lot.	
	(e)	energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;	Tree planting along the eastern and western boundaries, once established, will provide shade to private open space areas for House 1 and 2, and to a lesser extent, House 3.	Complies
	(f)	the layout and choice of plants permits surveillance of public and communal areas; and	Fencing in conjunction with planting does not support passive surveillance of public areas, from House 1. There is some opportunity for passive surveillance of the street from the car parking area, where the northern side of the frontage to Winneckie Ave incorporates picket fencing in conjunction with landscaping.	Broadly complies
	(g)	it facilitates on-site infiltration of stormwater run-off.	Landscaped areas for Houses 1 and 2 incorporate a stormwater overflow garden swale, which would facilitate on-site infiltration of stormwater run-off. However, this is not extended to House 3, given the size of the building footprint and subsequent constraints to permeable open space area.	Complies
4.	The quality and extent of the landscaping consented to must be maintained for the life of the development.		To be included as a condition on any permit that may issue.	
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.		25%	Does not comply
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.		N/A	
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.		N/A	

Further Information

Amended plan showing summary table including:

- Percentage of landscaped area per Clause 5.2.6.1(5)

While a planting schedule has been provided, the following information is to be included in a Landscape Plan:

- a survey (including botanical names) of all existing vegetation to be retained and/or removed.
- Identification and extent of proposed irrigation system and general maintenance notes.
- A 'plant schedule' that includes pot size and quantities for each plant. Species should be shown at mature size (spread) on the plan.

COMPLIES**CLAUSE 5.4.1 (RESIDENTIAL DENSITY)**

The purpose of this clause is to ensure that the development of residential buildings:

- (a) Is of a density compatible with adjoining or nearby existing development or development reasonably anticipated
- (b) Is of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and
- (c) Is consistent with land capability having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations.

The maximum dwelling density permitted in Zone LMR, for a single storey building, is 1 dwelling per 300m² as part of a dwelling-group. Lot 777 has an area of 1110sqm and the maximum number of dwellings that can be built on site is 3.

The application seeks consent for a dwelling-group comprising 3 dwellings.

COMPLIES**CLAUSE 5.4.3 (BUILDING SETBACKS OF RESIDENTIAL BUILDINGS AND ANCILLARY STRUCTURES)**

Purpose		Comment
Ensure that residential buildings and ancillary structures are located in a manner that:		
(a)	is compatible with the streetscape and surrounding development including residential buildings on the same site;	
(b)	minimises adverse effects of building massing when viewed from adjoining land and the street;	
(c)	avoids undue overlooking of adjoining properties; and	
(d)	facilitates breeze penetration through and between buildings.	
Administration		
1.	This clause does not apply in Zones CB, C, LI, GI and DV.	N/A
2.	In this clause:	
(a)	an ancillary structure includes an outbuilding (excluding shade sails), balcony, portico and the like, which may or may not include external walls; and	
(b)	for all developments except dwellings-multiple in Zone MR or HR, where a lot has a boundary with a public street from which vehicular access to the lot is restricted by the controlling Agency or local government council, this boundary shall be considered a	

		side or rear lot boundary for the purpose of calculation of the building setback.	
3.	The consent authority may consent to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.		
4.	If a building setback plan in Schedule 9 does not establish a specific setback to a nominated boundary, residential buildings and ancillary structures are to be set back from that boundary in accordance with subclause 6(a) or clause 5.4.3.3 as appropriate.		
5.	Despite sub-clause 6, sheds in Zones other than H, A, RR, RL and R may have a nil setback to the side and rear boundaries provided it is:		N/A
	(a)	6m or more from the primary street and 2.5m or more from a secondary street when measured to the wall of the shed or where there is no wall, the outer face of any column;	
	(b)	has a cumulative floor area of 15m ² or less;	
	(c)	is 2.5m or less in height;	
	(d)	has no openings in walls that are less than 1.5m from a lot or unit title; and	
	(e)	does not discharge rainwater on an adjacent lot or unit title	
Requirements			
6.	Subject to clause 5.2.7, building setbacks of residential buildings and ancillary structures are to be set back from lot boundaries in accordance with:		
	(a)	the relevant table to this clause; or	See table below
	(b)	any setbacks established in a building setback plan that is included in Schedule 9.	N/A
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.		N/A
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.		See table below COMPLIES - AMENDED PLANS 29/06/2026

Lot Boundary	Minimum Setback for 1 or 2 storey buildings	Proposed building setback(s)		Variation	Assessment
Primary street frontage	6m for residential buildings and ancillary structures 3m for balconies	Support columns	6m	NIL	Complies
		Roof eaves/ gutters	N/A	N/A	N/A
Side and rear lot boundary					

Side (North)	1.5m for residential buildings and ancillary structures <u>or</u> 1m, provided that the subject wall: - only includes openings that are either glazed in an opaque material and cannot be opened, or have a sill height of 1.6m or greater; - does not extend beyond a maximum height of 3.5m; and - does not extend beyond a maximum length of 9m	Support columns	1.5m	NIL	Complies
		Roof eaves/ gutters	TBC	TBC	TBC
Side (South)		Support columns	1.5m	NIL	Complies
		Roof eaves/ gutters	TBC	TBC	TBC
Rear (East)		Support columns	1.5m	NIL	Complies
		Roof eaves/ gutters	TBC	TBC	TBC

Further Information:

Amended plans showing

6. Dimension of eave/overhang, demonstrating compliance with Clause 5.4.3(8).

TO BE CONFIRMED

CLAUSE 5.4.3.2 (DISTANCE BETWEEN RESIDENTIAL BUILDINGS ON ONE SITE)

Purpose			Assessment
Ensure residential buildings provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining residential buildings and private open space.			
Administration			
1.	The consent authority may consent to a development that is not in accordance with sub-clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and that the design of the development adequately mitigates the adverse effects of building massing and privacy and overlooking impacts that may arise from non-conformity with sub-clauses 2 and 3.	To be considered/determined by Development Consent Authority (pursuant to sections 51, 52, 53 of <i>Planning Act 1999</i>).	
Requirements			
2.	Where more than one building comprising one or two storey residential buildings is located on a site the distance between the buildings is to be calculated in accordance with Table A to Clause 5.4.3 as if there was a lot boundary between the buildings.	The proposal includes 2 buildings. There is a distance of 2.1m between them, where 3m is required, per Table A to Clause 5.4.3.	Does not comply
3.	Where more than one building comprising residential buildings that exceeds two storeys in height is located on a site, the distance between buildings is to be a minimum of:	N/A	
	(a) 3m for walls to non-habitable rooms and habitable rooms without windows or doors; and		
	(b) 4.5m for walls with windows or doors to habitable rooms or to a verandah or balcony.		
4.	For each storey over four storeys, the distance between buildings referred to in sub-clause 3 is measured from a straight line that is half the average distance between the walls of the buildings.	N/A	

DOES NOT COMPLY

CLAUSE 5.4.6 (PRIVATE OPEN SPACE)

Clause 5.4.6.1 (Private Open Space for Dwelling-Single, Dwelling-Independent and Dwelling-Group)

Purpose			Assessment
Extend the function of a dwelling and enhance the residential environment by ensuring that each dwelling has private open space that is:			
(a) of an adequate size to provide for domestic purposes;			
(b) appropriately sited to provide outlook for the dwelling;			

(c) open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the site; and															
(d) inclusive of areas for landscaping and tree planting.															
Administration															
1.	The consent authority may consent to private open space that is not in accordance with sub-clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.														
Requirements															
2.	Private open space should:														
	(a) satisfy the minimum area, dimensions and open to the sky requirements contained in the table to this clause;	Area shown on site plan: <table><tr><td></td><td>Area A</td><td>Area B (Inclusive of verandah and open space open to sky)</td></tr><tr><td>House 1</td><td>65</td><td>24</td></tr><tr><td>House 2</td><td>65</td><td>24</td></tr><tr><td>House 3</td><td>45</td><td>24</td></tr></table>		Area A	Area B (Inclusive of verandah and open space open to sky)	House 1	65	24	House 2	65	24	House 3	45	24	Table to be included on-plan COMPLIES - AMENDED PLANS 29/06/2026
	Area A	Area B (Inclusive of verandah and open space open to sky)													
House 1	65	24													
House 2	65	24													
House 3	45	24													
	(b) be directly accessible from the dwelling and enable an extension of the function of the dwelling; and	Private open space is accessed from the open plan kitchen/ living area.	Complies												
	(c) be located to provide views from the dwelling to open space and natural features of the site or locality, and to reduce overlooking from neighbouring open space and dwellings;	Houses 1 and 2 provide views from the dwelling to natural features of the site (landscaping). House 3 provides views to open space, however not to natural features.	House 3 Does not comply												
	(d) ensure that at least half of the private open space is permeable to allow stormwater infiltration and lessen stormwater runoff from the site;	Information not provided and will likely require a variation. COMPLIES - AMENDED PLANS 29/06/2026	Does not comply Further information required												
	(e) include at least one area of at least 5m ² , with no dimension less than 1.5m, for the deep soil planting of trees and vegetation for shade or screening; and	Provided in private open space to House 1 and 2.	House 3 Does not comply												

			Building footprint and siting of House 3 limits opportunities to provide adequate area for deep soil planting within the private open space area.	COMPLIES - AMENDED PLANS 29/06/2026
	(f)	allow for landscaping at the property frontage to complement the visual amenity of the streetscape.	The proposed front boundary fence is setback 1.2m from the property boundary. The strip of land is proposed to be landscaped with screen planting, which will support visual amenity.	Complies
4.	Where the private open space for a dwelling-group is at ground level, it should be:			
	(a)	screen fenced to a height of at least 1.8m providing a visual barrier to adjoining residences and public areas; or	Private open space is screen fenced to a height of 1.8m.	Complies
	(b)	fenced to a height of at least 1.8m and planted with dense vegetation which will provide a visual barrier at maturity.	N/A	

Table to Clause 5.4.6.1: Minimum Areas of Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group

For clarity, in this table:

Area A is the minimum area, for each **dwelling**, that must be open vertically to the sky and have no dimension less than 1.5m.

A least half of Area A must be permeable, and may include the 5m² required for deep soil planting.

Area B is the minimum dimensioned space that extends the function of the **dwelling** and may be covered or open to the sky.

Any part of **Area B** that is open to the sky may form part of **Area A**.

Type of Dwelling	Private Open Space Area
Dwelling-group	A. 45m ² , open vertically to the sky, with no dimension less than 1.5m; and
Dwelling-single on a lot less than 450m ²	
Dwelling-independent in addition to the private open space requirement for the dwelling - single	B. 24m ² , all or partly covered, with no dimension less than 4m.
Dwelling-single on a lot not less than 450m ²	A. 50m ² , open vertically to the sky, with no dimension less than 1.5m; and B. 36m ² , all or any part covered, with no dimension less than 6m.

Further Information:

- House 3 has poor access to private open space. Further, high fences to the rear and side boundaries enclose the outdoor space and create a sense of confinement. The east facing verandah is exposed to the eastern summer sun and combined with radiant heat from the rear and internal side boundary fencing may contribute to increased temperatures of private open space, in the absence of vegetation/planting.

In light of the above, it is strongly recommended that House 3 be revised to enhance passive cooling through improved landscaping. This will help future-proof the building and, if unit titled, ensure that any future resident has adequate access to private open space.

Amended plans showing

8. Summary table with area of private open space per 'house' and open to the sky requirements in accordance with Table to Clause 5.4.6.1.
9. Private open space notated on plans showing dimensions and Areas A and B per Table to Clause 5.4.6.1.
10. Permeability of private open space per Clause 5.4.6.1(2)(d)

DOES NOT COMPLY

CLAUSE 5.4.8 (RESIDENTIAL BUILDING DESIGN)

CLAUSE 5.4.8.1 (BUILDING DESIGN FOR DWELLING-GROUP, ROOMING ACCOMMODATION AND RESIDENTIAL CARE FACILITY)

Purpose			
Promote site-responsive designs for dwelling-group, rooming accommodation and residential care facility, which provide a pleasant living environment for the occupants and a sympathetic interface with adjoining lots, to minimise unreasonable impacts on the privacy and amenity of surrounding residents.			
Administration			
1.	This clause does not apply when only two dwellings form the dwellings-group.		
2.	The consent authority should take into account how the building design has addressed sub-clauses 3-14.		
Requirements			
3.	Locate development on the site for correct solar orientation.	The development is not located for correct solar orientation.	Does not comply
4.	Minimise expanses of walls by varying building heights, building setbacks and façades.	Building setbacks are varied which minimise expanses of wall.	Complies
5.	Locate air conditioners where they are accessible for servicing.	Air conditioning units are on the ground and are accessible for servicing.	Complies
6.	Conceal service ducts, pipes, air conditioners, air conditioning plants etc.	Concealment of air conditioner units not clearly shown on plans.	TBC
7.	Avoid overlooking of private open spaces and habitable rooms of adjacent residences on the same and adjacent sites.	1.8m Colorbond fencing used to prevent overlooking.	Complies
8.	Locate bedrooms and private open spaces away from noise sources.	Bedrooms are located away from noise sources. Private open space of House 1 is within the front setback of the lot, facing Winneckie Avenue and opposite Ross Park Primary School. It is not considered to be located away from noise sources. Private Open Space of House 2 and 3 is located away from noise sources.	Broadly complies

9.	Control its own noise sources and minimise the transmission of noise between dwellings.	House 1 and 2 is separated by a fire rated party wall which would help to minimise the transmission of noise between dwellings.	Complies
10.	Where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction.	Bedrooms and living areas are setback more than 6m from Winneckie Avenue. Taken together, landscaping within the front setback and solid fencing to the Private Open Space of House 1, will mitigate some noise from the road and primary school. No information is provided regarding the insulation of external walls.	Broadly complies
11.	Balance the achievement of visual and acoustic privacy with passive climate control features.	Shade trees are strategically sited to help mitigate the impact of summer east/west sun. Verandahs sited to the east and west, also protect windows from summer sun. Glazing and insulation detail not provided.	Broadly complies
12.	Allow breeze penetration and circulation.		Complies
13.	Minimise use of reflective surfaces.	Materials identified on plans are Colorbond roof sheeting and horizontal sheeting and fibre cement cladding. Colour of Colorbond sheeting and fibre cement cladding is not identified on plans.	COMPLIES - AMENDED PLANS 29/06/2026
14.	Provide internal drainage of balconies and coving on the edge of balconies	N/A	

Further Information:

Amended plans showing:

11. Concealment of air conditioning units per Clause 5.4.8.1(6)
12. Colour finish of external cladding and roofing

COMPLIES

CLAUSE 5.4.17 (BUILDING ARTICULATION)

The purpose of this clause is 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-ventilation within building design.*

Administrative clause 5.4.17(1) states that this clause applies to all sides of residential buildings that are longer than 15m.

The proposed buildings on site are longer than 15m and therefore this clause is applicable.

Clause 5.4.17(4) *requires 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.*

The design includes recessing of external walls, providing a covered outdoor living area. This contributes to reducing bulk and visual massing.

COMPLIES

Nellie Reinhard

From: tatu catim <landamii@yahoo.com>
Sent: Friday, 3 July 2026 4:13 PM
To: Nellie Reinhard; Das NTG
Subject: Submission on development proposal , Application Reference # PA2026 / 0151 ; at Lot 777, 8 Winnecke Avenue, Alice Springs. NT

Follow Up Flag: Follow up
Flag Status: Flagged

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From: Be Ward
9 Winnecke Avenue, Eastside, Alice Springs.
3rd July 2026

Dear Nellie Reinhard, Susan Dugdale, Davinder Kumar, (Independent Choice Control) and any other relevant parties.

Thanks in advance for your kind consideration of this submission, and for the community consultation process that allows us as a community to engage in respectful and considerate dialogue and discussion towards mutually beneficial outcomes for all.

I hereby put forward this submission on the development application for the proposed development at 8 Winnecke Avenue Eastside Alice Springs.

My family and I residents of 9 Winnecke Ave and we are concerned that the proposed development may potentially impact adversely on the amenity, functioning and safety of our home and the surrounding area.

In making this submission I would like to state clearly that it is certainly not our intention to make anyone's job harder, to raise objections unreasonably; to hinder the proposed development of our new neighbours, or to in any way sour or undo the respectful and friendly good relationships that we have developed to date, and no doubt each hope to continue developing over coming years.

(For clarity and practicality I have divided this submission into two parts).

First concern; re existing trees:

Our primary concern is that there are four existing and well-established eucalypt trees that are all most probably over 100 - 150 years old, within the property.

It is my humble and informed opinion that these trees are, and would continue to be, a great asset to the neighbourhood and to any future residents and staff of the currently proposed development. They provide significant and extensive shade, and assist to offer cooler ambient temperatures for our home, for other nearby residents, and for the primary school environs that are adjacent to the property.

It is also noteworthy that these trees are highly emblematic of our local environment, and that the ASTC is currently actively engaged in planting shade corridors as part of the "Cool Schools" program, along the street in question and on the actual adjacent street verge of the property at 8 Winnecke Avenue.

I am not at all opposed to a new development per se, and recognise that the current building is old and poorly maintained. Having worked myself in the social services locally over the last 19 years, I welcome a proposal that will provide safe and secure housing and support for some of the most vulnerable people in our community.

I do however, make my submission, that if the retention and preservation of at least some or all of these beautiful trees could be incorporated into the proposed development, that this would be of great benefit to the new residents/staff, and to those of us living next door and in other neighbouring homes.

Of these four trees, three are well established large River Red Gum trees. All three of these River Red Gum trees are situated on the southern side of the property . The one closest to the (western) street side of the property is within 6 metres of the boundary with our home .

The next one (further into the property moving east) is within 4 metres of the southern boundary.
The third one (east towards the back lane boundary of the property) is within 1 metre of the southern boundary shared between our property and Lot 777.

This third tree in particular grows right on the boundary and provides deep and significant cooling and shade, providing our family strong protection from northern summer sun, and contributing to making our home and garden very livable and pleasant. All three of these Red Gums together serve this function, and clearly increase the amenity of our home and of the broader locality.

I am curious as to whether the third (eastern-most) tree that is growing adjacent to the boundary, falls within the 1.5 metres of building exclusion regulations pertaining to the strip of land in proximity to shared boundaries?

If this is the case and a building is not going to be built on the actual spot where this tree is growing; could it be possible that this tree is preserved within the exciting new development?; and thereby is able to offer its innumerable benefits to the forthcoming residents and live-in /shift-worker employees?

I own and run in partnership a small business; Wildscapes Landscaping and Gardening Services. Part of the functionality and operation of our business includes propagating and caring for a wide diversity of potted plants that we then plant out into the gardens of our diverse and numerous clients around the broader Mbarntwe Alice Springs community. Operating this small plant nursery in the climatic extremes of our desert bio-region is of course challenging and requires an engaged and skilful attunement to the natural conditions. This is an additional and important reason that I deeply value the shade, cooler temperatures and beneficial microclimate that have been the context of our home and garden for the last 50 plus years that the trees at 8 Winnecke Avenue have been assisting to create and maintain it.

Second concern;
Safety of Demolition Processes.

I would also like to note formally here that, just as our own home, (and the majority of buildings in the NT built prior to the 1990s), has asbestos material in various parts of its make up, I am aware that the existing building on the property at 8 Winnecke most likely also has significant amounts of asbestos in various materials contained in its make up.

As the proposal includes a thorough demolition of the building, and as I have lived in the Territory for many years and witnessed firsthand whilst living for 4 years in Papunya community how the handling and adequate safety precautions with regard to such materials is often woefully inadequate in Central Australia, I would like to voice in this submission, my sincere hope that the demolition process and subsequent development can and will adhere to an appropriate and high standard of safety with regard to us and other neighbours and the adjacent primary school environment. During my years in Papunya I reported the disastrously inadequate management of hazardous asbestos material to the ombudsman, who subsequently visited and made an assessment and report on this dangerous situation.

Concluding remarks:

We welcome any open discussion or dialogue and sincerely hope that the development process in all its stages can run smoothly, safely and successfully for all involved.

We look forward to an ongoing good relationship as neighbours and colleagues , all engaged in improving the liveability and health of our shared community .

Yours sincerely, Be Ward & Tamara Burlando
9 Winnecke Ave.
Eastside, Alice Springs.

(Tel: 0473743774).

El martes, 30 de junio de 2026, 01:20:01 p.m. GMT+9:30, Nellie Reinhard <nellie.reinhard@nt.gov.au> escribió:

Hi Bee and Tamara

In accordance with section 49 of the *Planning Act 1999* a one-week extension has been approved by a delegate of the relevant consent authority.

A public submission must be made by **3 July 2026**. You can send it directly to myself or via the DAS generic email – das.ntg@nt.gov.au

Regards,

Nellie Sheedy-Reinhard

Senior Planner
Development Assessment Services
Department of Lands, Planning and Environment
Northern Territory Government

Ground Floor, Green Well Building, 50 Bath Street, Alice Springs
PO Box 2130, ALICE SPRINGS, NT 0871

P: **+61 8 8951 9249**
E: Nellie.Reinhard@nt.gov.au



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From: tatu catim <landamii@yahoo.com>
Sent: Friday, 26 June 2026 4:10 PM
To: Nellie Reinhard <Nellie.Reinhard@nt.gov.au>; Das NTG <Das.NTG@nt.gov.au>
Subject: Extension/Submission for DA at 7 Winnecke Av Eastside. App.Ref: PA2026/0151

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App. Reference: PA2026/0151

Good afternoon Nellie Reinhard, Susan Dugdale and other relevant parties.

I hereby request that I can please be granted an extension (of some days or one week) to make a submission on the development application for the proposed development at 7 Winnecke Avenue Eastside Alice Springs. I am a resident of 9 Winnecke Ave and am concerned that the proposed development may impact on the amenity of my home and the surrounding area.

Briefly; my primary concern is that there are four existing and well-established river red gum trees that are all most probably over 100 - 150 years old, within the property. These trees are, and would continue to be, a great asset to the neighbourhood and to any future residents of the currently proposed development, They provide significant and extensive shade, and assist to offer cooler ambient temperatures for our home, for other nearby residents, and for the primary school environs that are adjacent to the property.

I am not at all opposed to a new development per se, and recognise that the current building is old and poorly maintained. I welcome a proposal that will provide safe and secure housing for some of the most vulnerable people in our community.

I do however, make my submission that if the retention and preservation of at least some or all of these beautiful and highly emblematic of our local environment trees could be incorporated into the proposed development, that this would be of great benefit to the new residents and to those of us living next door and in other neighbouring homes.

Yours sincerely, Be Ward & Tamara Burlando
9 Winnecke Ave.
East side

tamaraburlando.net
jardinpotteryspace.weebly.com
cocinatextil.blogspot.com

I would like to acknowledge the Arrernte people, the traditional owners and custodians of Mparntwe (Alice Springs), where I live and work, whose sovereignty was never ceded. I pay respect to Elders past, present and emerging, and acknowledge their continuous connection and contribution to land, water, and community. We further acknowledge and pay respect to all Indigenous peoples, cultures, and countries.

21 July 2026

Dear Be Ward & Tamara Burlando,

Re: Proposed Development at 8 Winnecke Avenue, East Side

Thank you for your submission relating to the concurrent Development Application and Rezoning of 8 Winnecke Avenue.

Enable Opportunities sincerely appreciates the time you have taken to prepare your submission and the respectful manner in which you have raised your concerns. We were also encouraged by your support for providing safe and secure housing for some of the most vulnerable members of our community. As your future neighbours, we look forward to maintaining a positive relationship with you and the wider Winnecke Avenue community.

Please find below our response to the matters you have raised.

Asbestos

We acknowledge your concerns regarding the demolition of the existing dwelling and the potential presence of asbestos-containing materials.

Given the age and construction of the existing house, asbestos-containing materials are likely to be present. Please be assured that Enable Opportunities is committed to ensuring that any asbestos removal is undertaken in accordance with all applicable legislation and the requirements of NT WorkSafe. Any demolition work will be carried out by appropriately licensed contractors using approved procedures to ensure the safety of neighbouring residents, workers and the surrounding community.

Further information regarding asbestos management can be found on the NT WorkSafe website:
<https://worksafe.nt.gov.au/safety-and-prevention/asbestos>

Trees

We appreciate your concerns regarding the removal of trees on the site and regret that the potential removal of some trees is causing concern.

Both Enable Opportunities and our design team have sought to retain existing vegetation wherever practical while developing a proposal that meets the operational requirements of Specialist Disability Accommodation (SDA). The development has been specifically designed to provide fully accessible accommodation for people with significant disabilities, many of whom rely on wheelchairs or other mobility aids. Maintaining compliant accessible pathways, circulation areas and building layouts is therefore an essential requirement of the project.

With this in mind, we have done our best to retain existing trees while ensuring the development complies with the SDA Design Standard and provides safe, functional accommodation for future residents.

The trees located close to, or on, the southern boundary are not automatically proposed for removal. As the project progresses, if there are opportunities to retain additional trees without compromising the accessibility, safety or functionality of the development, we will certainly give them careful consideration. However, where a tree presents an unacceptable safety risk to future residents, staff or buildings, or significantly restricts the ability to deliver compliant SDA housing, trimming or removal may be necessary.

It is also worth noting that the trees on the site do not appear to be as old as suggested in your submission. Historical aerial imagery indicates that in **1963** these trees were relatively small, suggesting they are younger than the estimated **100–150 years**. A copy of the historical aerial imagery is attached for your information.

As part of the planning assessment process, Development Assessment Services has referred the proposal to the **Aboriginal Areas Protection Authority (AAPA)** to determine whether any trees or other features on the site are subject to protection. Based on our current understanding, we do not believe the trees are protected; however, we welcome this independent assessment and will fully comply with any recommendations or requirements arising from that process.

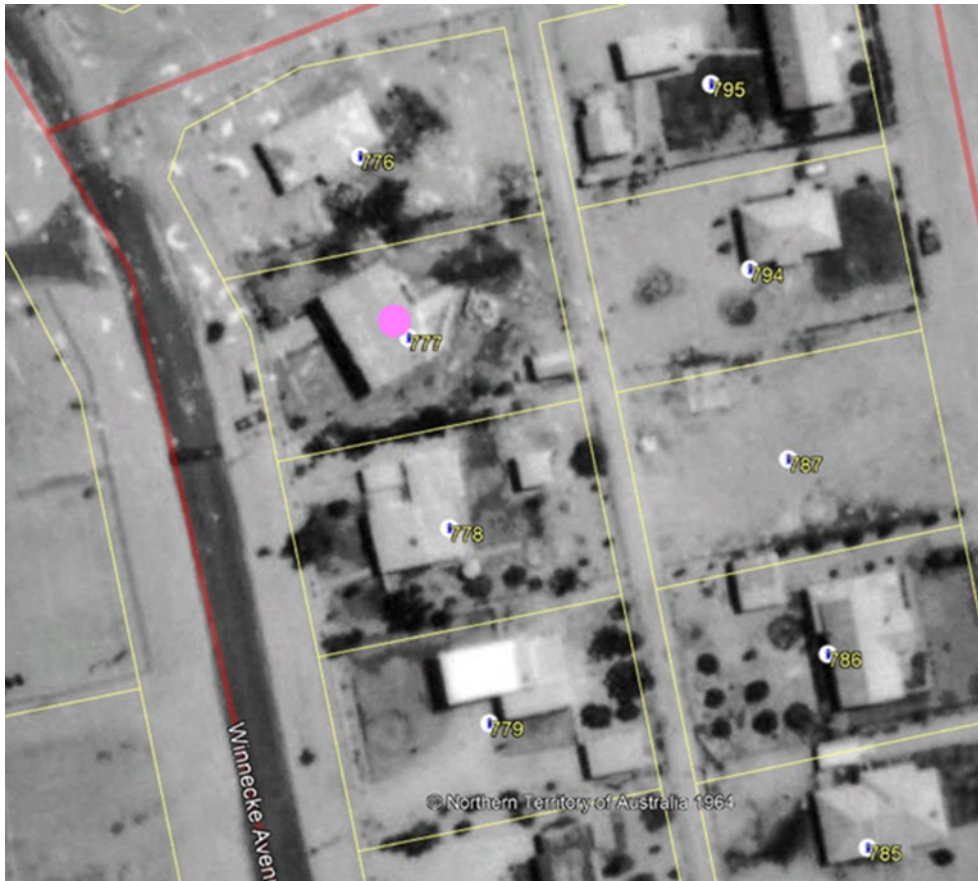
As part of the completed development, extensive landscaping is proposed, including native and locally appropriate tree species, to enhance the site's amenity and contribute positively to the surrounding neighbourhood.

Thank you again for taking the time to provide your submission. We appreciate your constructive feedback and hope this response addresses your concerns. We look forward to becoming your neighbours and to maintaining a positive and respectful relationship throughout the development and into the future.

Should you wish to discuss the project further, please feel free to contact us.

Yours sincerely,

Arvinder Juneja
Corporate Services Manager
Enable Opportunities



1964

Ref: Lot 777
TRIM Ref: PA2026/0151



Enquiries: Mr. Matthew Raymond

30 June 2026

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

Attention: Mr. Sebit Rambang

Dear Madam Chair,

PROPOSED DEVELOPMENT APPLICATION – LOT 777, 8 WINNECKE AVE (PA2026/0151)

I refer to the correspondence from the Development Assessment Services team dated 01/06/2026 (PA2026/0151) regarding a concurrent development permit application for ***Dwelling-group (2 x 3 bedroom and 1 x 2 bedroom) in 2 x single storey buildings and associated Rezoning from LR to LMR.***

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.

Council notes:

1. *The proposal involves redevelopment of an existing residential lot (1110m²) with demolition of a deteriorated dwelling and construction of three single-storey dwellings configured as an NDIS residential care facility accommodating residents and on-site staff.*
2. *The site maintains primary access to Winnecke Avenue via a single 6m wide crossover, with internal driveway circulation and is located directly opposite Ross Park Primary School and associated pick-up/drop-off activity.*
3. *The site's location opposite a primary school and associated peak traffic activity and considers that safe access and egress arrangements, including appropriate sightlines, will be critical.*
4. *On-site car parking provision (minimum 6 spaces) meets Planning Scheme requirements.*
5. *Stormwater is proposed to be managed via on-site infiltration measures (swales and gravel pits), with overflow directed toward the driveway and road reserve.*
6. *Works are proposed within the verge including new crossover and footpath modifications requiring compliance with Council standards.*
7. *On-site bin storage is indicated; however, waste collection arrangements and servicing methodology are not fully detailed.*

Council also notes the application includes a concurrent request to rezone the land from Low Density Residential to Low-Medium Density Residential. From a local government infrastructure perspective, the proposed increase in density is not expected to result in any significant additional demand on Council-managed infrastructure, subject to the conditions outlined below.

Overall, Council considers the proposal acceptable from an infrastructure perspective subject to conditions, noting that issues relating to access safety, stormwater discharge and waste servicing require appropriate control.

Service authority matters

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

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

1. *All stormwater runoff from impervious areas is to be contained within the site or discharged to the Council stormwater drainage system. If the developer discharges stormwater into Council's drainage system a permit to work within the road reserve must be obtained from Council before commencement of the work.*
2. *A "Permit to work within the Alice Springs Town Council Road Reserve" must be obtained prior to the construction of anything along the verge, such as pipework, kerb crossovers, driveways and traffic management approvals. Any kerb crossovers not required to service the development shall be reinstated to the satisfaction of the Director of Infrastructure Services, Alice Springs Town Council, at no cost to the Council.*
3. *Sight lines shall be provided at the junction between the means of ingress and egress to the site from the public road to the satisfaction of the Director Infrastructure Services, Alice Springs Town Council. No fence, hedge or tree exceeding 0.6 metres in height shall be planted in between the sight lines.*
4. *Car parking is to be provided on-site in accordance with the NT Planning Scheme and designed to ensure vehicles can enter and exit the site in a forward direction, without reliance on on-street parking.*
5. *Arrangements for the storage and collection of waste are to be provided on-site to the satisfaction of the Director Technical Services, Alice Springs Town Council. Bins are to be managed such that collection can occur without obstruction to the road reserve or requiring Council waste vehicles to enter the site.*
6. *Any damage to Council infrastructure used to construct and service the development shall be reinstated to the satisfaction of the Director Infrastructure Services, Alice Springs Town Council, at no cost to the Council.*

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

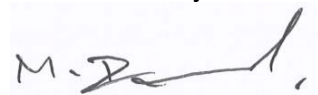
Note: *The fee must only be paid once a Development Permit is released by the authority based on a condition requiring clearance from Council.*

I confirm that Council's fee for assessment of this development application is a Multiple Dwelling Fee (1 to 4 units) of \$1,066.50 (GST exempt), as set out in the current Alice Springs Town Council Municipal Plan.

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

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

Yours Sincerely,

A handwritten signature in black ink, appearing to read "M. Raymond".

Matthew Raymond
MANAGER FACILITIES AND DEVELOPMENTS

Cc: Susan Dugdale
PO BOX 4188
ALICE SPRINGS
NT 0871

Email: office@dugdale.com.au

Phone 1800 245 092

Web powerwater.com.au

Record No: D2026/162350

Container No: NE010/0777

Your Ref: PA2026/0151

Nellie Reinhard
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Nellie

Re: Lot 777 (8) Winnecke Avenue Town of Alice Springs

In response to your letter of the above proposal for the purpose of Concurrent Application:

- Rezoning from Zone LR (Low-Medium Density Residential) to Zone LMR (Low-Medium Density Residential) for future Unit Title Scheme (UTS) subdivision plan; and
- Development of dwelling-group (2 x 3 bedroom dwellings and 1 x 2 bedroom dwelling) in 2 x single storey buildings.

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

1. PWC has no objection to the proposed Concurrent Application.
2. This property is currently provided with limited power supply capacity of 10kVA single phase supply from overhead electricity reticulation. Multiple phase power service shall be required for the proposed dwelling-group development.
3. The Proponent (Enable Opportunities – ENOP) shall engage a licensed electrician to submit detailed AS-3000 maximum power demand calculation and apply for a Negotiated Connection application under the Australian Energy Regulator (AER) compliance process for PWC's assessment on applicable power servicing capacity upgrade works.
4. The engaged licensed electrician shall carry out the design and installation of customer's internal electrical reticulation in accordance with the PWC's current NP018-Service and Installation Rules 2024 and NP010-Meter Manual.

If you have any further queries, please contact Nabiha Nusrat, Manager Negotiated Connections & Transmission (8924 5065) regarding applicable power servicing requirements or Ben Symonds, Customer Connections Officer (8951 7308) regarding customer's internal electrical installation requirements.

Yours sincerely



Thanh Tang
Manager Distribution Development
02 June 2026



Container No: LD010/0777

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Nellie Reinhard

RE: PA2026/0151 - 00777 Town of Alice Springs - 8 Winnecke Avenue , East Side - Rezone from LR (Low Density Residential) to LMR (Low Medium Density Residential) & Dwelling-group (2 x 3 bedroom and 1 x 2 bedroom) in 2 x single storey buildings

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

1. The developer may need to upgrade the existing water and sewer service and should contact Services Development prior to start of construction.
2. Multi-metering is required for all new multiple residential dwelling developments that are to be unit-titled. Multi-metering is suitable for up to 12 units.
3. PWC are working towards a water efficient future, through the implementation of water saving practices that provide potential financial savings to our customers. PWC strongly encourages you to visit the Living Water Smart website <https://www.livingwatersmart.com.au/> to find out more on how to improve your developments landscaping and irrigation.
4. The developer must ensure that;
 - a) Backflow prevention is installed at the water service in accordance with AS/NZS 3500.1 – Plumbing and Drainage - Water Services
 - b) Where applicable, the device is tested annually in accordance with AS/NZS 2845.3 field testing and maintenance of testable devices.

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

5. All required works mentioned above must all be at according to Power and Water's Connection Code and at the developer's expense. All standard, quoted and Water and Sewerage System Extension Policy (WASSEP) charges, as well as contribution charges may be applicable. As required, Power and Water will reassess the charges for the development.

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

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

Yours sincerely



Craig Thomas
Services Development

26 June 2026

cc: Susan Dugdale
email: office@dugdale.com.au

24 June 2026

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

E DevelopmentAssessment.DLPE@nt.gov.au

T 08 8999 4446

Our Ref: DLPE2026/0211
Your Ref: PA2026/0151

Dear Ms Ray

Re: PA2026/0151 Concurrent Application for Rezoning of land from LR (Low Density Residential) to LMR (Low Medium Density Residential), and the development of a dwelling-group (13 x 3 bedroom) in five single storey buildings

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

Lands and Planning Division

Building Advisory Services

All building works on the site are to comply with the *Building Act 1993*, the Building Regulations 1993, and the National Construction Code. A building permit is to be issued prior to the commencement of works. Occupancy certification is to be obtained prior to occupation of the building.

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

Yours sincerely



Maria Wauchope
Executive Director Land Resources



**Aboriginal Areas
Protection Authority**

protecting sacred sites across the territory

Development Assessment Services
Department of Logistics and Infrastructure
DAS.NTG@nt.gov.au

Dear Development Assessment Services,

RE: PA2026/0151 - Lot 777 (8) Winnecke Avenue, East Side, Town of Alice Springs

Thank you for the opportunity to comment on the above application.

The owner of Lot 777 (the Lot) does not hold an Authority Certificate issued under section 22 of the *Northern Territory Aboriginal Sacred Sites Act 1989* (the Act) in relation to the proposed use of, or works on, the Lot. The Aboriginal Areas Protection Authority (the Authority) has not previously issued an Authority Certificate over the Lot or the immediately adjacent area.

The absence of an Authority Certificate does not necessarily indicate that there are no Aboriginal sacred sites on or in the vicinity of the Lot. Rather, it indicates that the Authority has not previously undertaken the consultation and assessment processes associated with an Authority Certificate application in relation to the area. The Authority Certificate process is generally the primary mechanism through which sacred site constraints are identified and assessed for a particular proposal and location.

Authority Certificates are generally voluntary under the Act (except in relation to certain petroleum activities). However, the Authority Certificate process provides an effective mechanism for identifying sacred site constraints and ensuring that proposed works can proceed in a manner that avoids damage to, or interference with, sacred sites. The process also provides proponents with certainty regarding sacred site obligations before development proceeds.

In addition, compliance with the conditions of an Authority Certificate may provide a defence to prosecution for an offence against section 34(1) of the Act. Accordingly, an Authority Certificate is an important risk management and due diligence tool for landowners and developers proposing to use or work on land in the Northern Territory.

Background

The Aboriginal Areas Protection Authority is an independent statutory authority established under the *Northern Territory Aboriginal Sacred Sites Act 1989*. The Authority is responsible for the protection and registration of Aboriginal sacred sites throughout the Northern Territory.

The protection of Aboriginal sacred sites is recognised as an important element of the Northern Territory's cultural heritage framework. In performing its statutory functions, the Authority seeks to facilitate the protection of sacred sites while supporting appropriate land use, development and economic activity through the provision of clear and practical advice regarding sacred site obligations.

Yours sincerely,

Jayde Manning
Ministerial and Policy Officer
15 July 2026

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

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