

Appendix H

Traffic Impact Assessment



A better approach
to traffic solutions



Alice Springs Multicultural Centre, Alice Springs NT

Traffic Impact Assessment

Client // Bennett Architecture

Reference // 26T402

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Proposed Multicultural Centre – Lot 2683, 26, Schwarz Crescent, Alice Springs
Traffic Impact Assessment

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CONTENTS

1.0	INTRODUCTION.....	4
1.1	BACKGROUND.....	4
1.2	PROJECT SCOPE.....	4
1.3	SUBJECT SITE.....	4
2.0	EXISTING CONDITIONS	6
2.1	EXISTING ZONING	6
2.2	SURROUNDING ROAD NETWORK	6
2.3	PUBLIC TRANSPORT.....	10
2.4	TRAFFIC VOLUME.....	11
3.0	PROPOSED DEVELOPMENT	13
3.1	DEVELOPMENT PROPOSAL.....	13
4.0	ACCESS AND CAR PARK LAYOUT	14
4.1	CAR PARK SPACE DESIGN	14
4.2	SITE ACCESS	14
4.3	SWEPT PATH ASSESSMENT	14
5.0	PEDESTRIAN FACILITIES	16
6.0	WASTE COLLECTION AND LOADING ARRANGEMENTS ..	17
6.1	WASTE COLLECTION	17
6.2	LOADING.....	17
6.3	SWEPT PATH ASSESSMENT	17
7.0	TRAFFIC ASSESSMENT.....	20
7.1	TRAFFIC GENERATION	20
7.2	TRAFFIC DISTRIBUTION	20
8.0	ONCLUSIONS AND RECOMMENDATIONS.....	25

1.0 INTRODUCTION

1.1 BACKGROUND

Bennett Architecture engaged SJ Traffic Consulting to prepare a Traffic Impact Assessment (TIA) for the proposed Multicultural Centre in Alice Springs.

1.2 PROJECT SCOPE

This traffic impact assessment report was prepared to accompany the planning application. This report evaluates the following:

- the impact of increased traffic on the surrounding road network
- the safety and efficiency of entry and exit points
- review the proposed carpark layout and site access.
- the access arrangements for waste collection at the proposed development

The report has been prepared in accordance with the Austroads Guide to Traffic Management Part 12: Traffic Impacts of Developments (AGTM12) and reference to a number of policies and guidelines, including:

- Austroads, Guide to Traffic Management, Part 12: Traffic Impacts of Developments, 2009
- Austroads, Guide to Road Design, Part 4A: Unsignalised and Signalised
- Intersections, 2009
- Roads and Traffic Authority. Guide to Traffic Generating Developments, Sydney, 2002 (RTA Guide)
- NT Planning Scheme, Land and Planning Services (Dept of Lands Planning and
- the Environment), July 2020
- Northern Territory Subdivision Development Guidelines, August 2020

1.3 SUBJECT SITE

The subject site is located at 26 Schwarz Crescent, Alice Springs. The site is bounded by Anzac Hill to the north and west, the Alice Springs Youth Centre to south, and the Anzac oval to the east. The site is currently unoccupied.

The subject site and surrounding road network are illustrated in Figure 1 below.

Figure 1: Subject Site



2.0 EXISTING CONDITIONS

2.1 EXISTING ZONING

The site is currently zoned as Community Purpose (CP). The purpose of CP is to provide for community services and facilities, whether publicly or privately owned or operated, in locations that are accessible to the community that it serves.

The land zoning of the site and surrounding land is shown in Figure 2.

Figure 2: Land zoning



2.2 SURROUNDING ROAD NETWORK

Wills Terrace has 14 m wide two-way undivided carriageway with an east to west alignment. It extends from Stuart Highway to the west to Leichhardt Terrace to the east. The road is managed by Alice Springs Town Council. Footpaths are provided on both sides of the road.

Figure 3 provides further information about the road.

Figure 3: Wills Terrace facing north



Schwarz Crescent is a 10.5 m wide two-way undivided carriageway with an east to west alignment. It extends from Stuart Highway to the west to Sturt Terrace to the east. The road is managed by Alice Springs Town Council. A footpath is provided on the north side of the road.

Figure 4 provides further information about the road.

Figure 4: Schwarz Crescent



Hartley Street is a 14 m wide two-lane undivided carriageway with a north to south alignment. The road is managed by Alice Springs Town Council. Footpaths are provided on both sides of the road.

The extension of Hartley Street, north of Wills Terrace, will provide access to the site. The access road is a 6.5 m wide two-lane undivided carriageway with a north to south alignment, and footpaths on both sides.

Figure 5 provides further information about the road.

Figure 5: Hartley Street



The intersection of Wills Terrace and Hartley Street is an unsignalised T-intersection, with Give Way control on the Hartley Street approach.

Figure 6 provides further information about the intersection.

Figure 6: Wills Terrace / Hartley Street intersection - facing west on Wills Terrace



Figure 7 shows the speed limits of the surrounding road network.

Figure 7: Speed limits



2.3 PUBLIC TRANSPORT

The nearest bus stop is located on Hartley Street, approximately 400m southwest of the site. The stop is the main interchange and services all routes. The bus routes are shown in Figure 8, and the location of the stop is shown in Figure 9. The bus services and frequency are shown in Table 1.

Figure 8: Bus routes

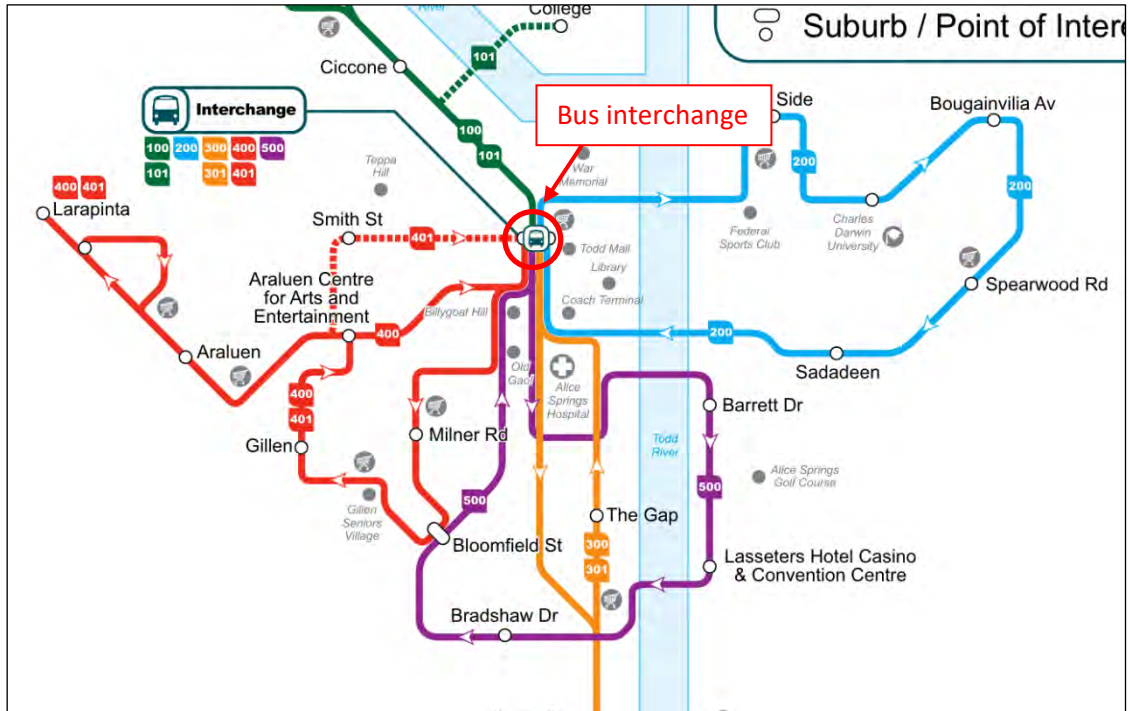


Figure 9: Bus stop location



Table 1: Bus Services (Source: www.nt.gov.au/publictransport)

Route	Route Description	Frequency Weekdays	Frequency Saturday
100-101	Braitling and Ciccone	9 times a day	4 times a day
200	Eastside and Sadadeen	9 times a day	4 times a day
300-301	Ross, Iparpa, The Gap and Alice Springs Hospital	10 times a day	4 times a day
500	Gillen and Alice Springs Hospital	6 times a day	4 times a day

2.4 TRAFFIC VOLUME

Turning movement surveys were undertaken on 18 February 2025 between 7 am and 6 pm the intersection of Wills Terrace and Hartley Street.

The surveyed peak hour traffic volumes are summarised in the figures below.

Figure 10: AM peak hour traffic volumes

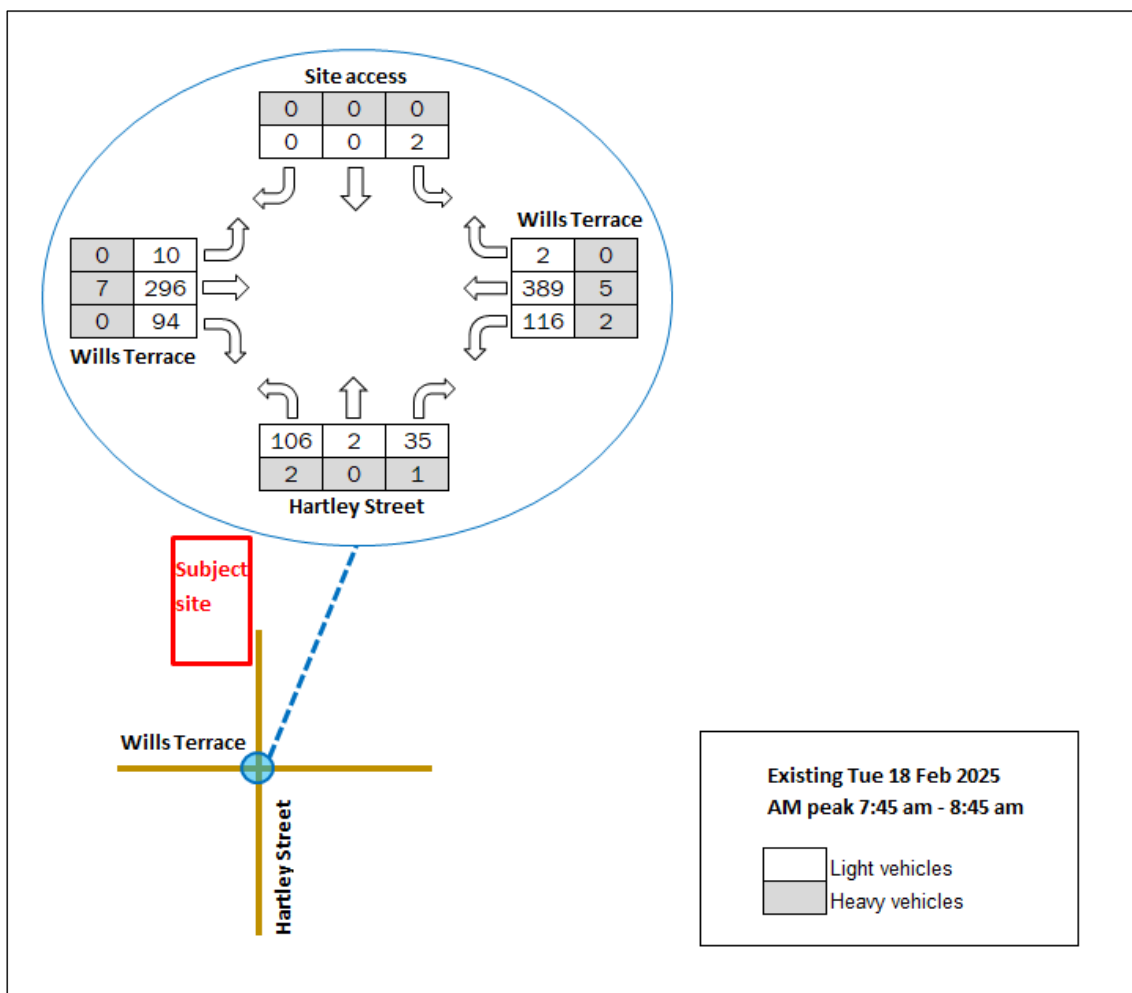
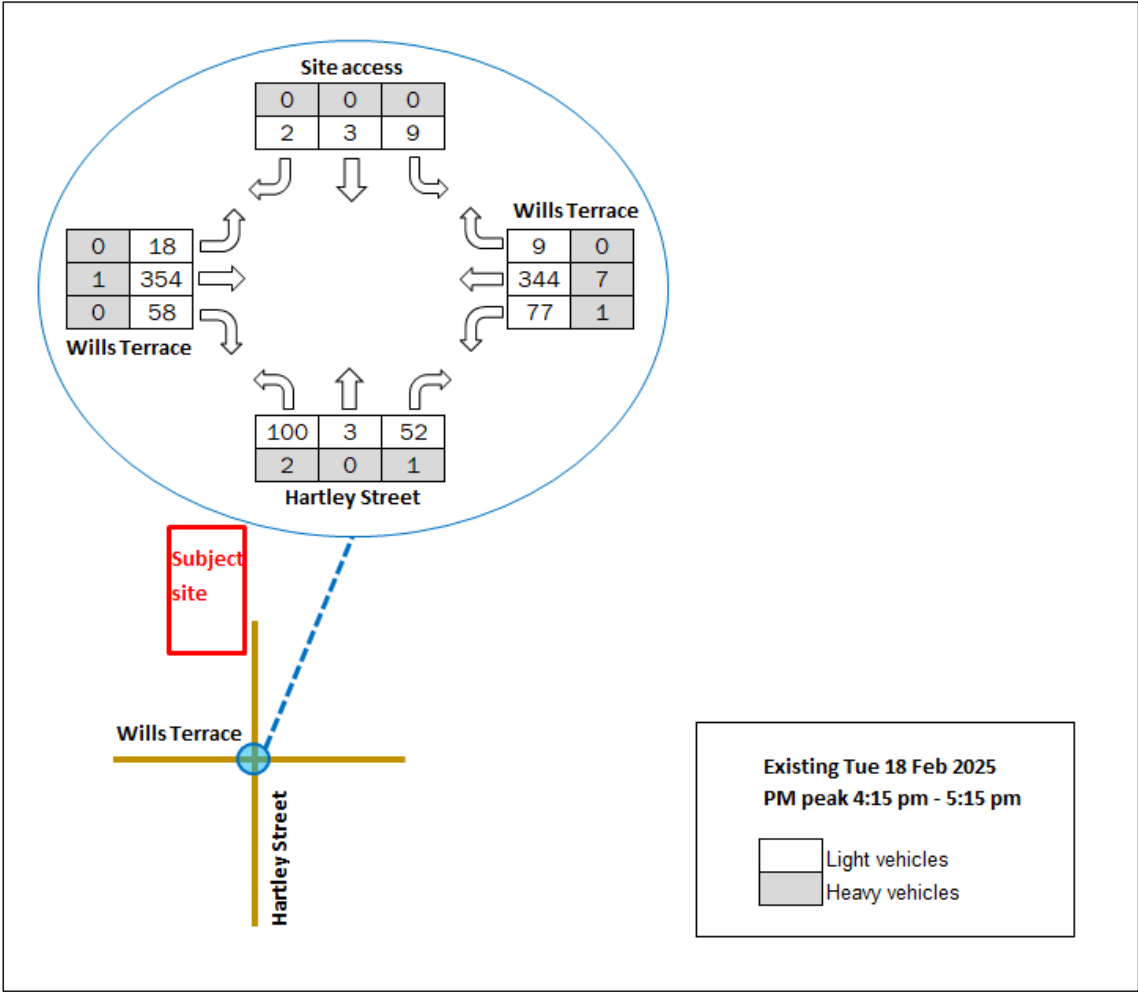


Figure 11: PM peak hour traffic volumes



3.0 PROPOSED DEVELOPMENT

3.1 DEVELOPMENT PROPOSAL

The proposal is for the development of the Alice Springs Multicultural Centre (ASMC), which will be located at the northern end of the access road opposite Hartley Street. The facility will comprise of:

- 2 event/seating/gathering areas
- A kitchen
- Storage space
- Toilet facilities
- a new car park providing 82 parking spaces
- 2 accessible car parking spaces along the access road
- rear loading bay and food van area
- drop off zone along the access road.

An extract of the proposed development plan is shown in Figure 12.

Figure 12: Proposed development



4.0 ACCESS AND CAR PARK LAYOUT

4.1 CAR PARK SPACE DESIGN

The proposed development provides a total of 84 car parking spaces consisting of the following:

- 82 spaces within the new off-street car park at 2.4 m wide and 5.5 m long
- 2 accessible spaces along the access road at 2.4 m wide and 5.5 m long.

Additionally, 2 drop off spaces have been provided on the access road.

The car park circulation aisle is 6 m wide and allows vehicles to enter and exit the car park in a forward direction.

The proposed car parking spaces satisfy the requirements set out in Clause 5.2.4.4 of the Northern Territory Planning Scheme and AS 2890.1:2004.

4.2 SITE ACCESS

Vehicular access is via the intersection of Wills Terrace / Hartley Street. Which provides access to an internal road and the car park.

An event truck/loading bay access is located to the north of the proposed building.

4.3 SWEPT PATH ASSESSMENT

A swept path assessment using AutoTurn has been undertaken to test the adequacy of the car parking access aisle and car parking arrangements. A B99 design vehicle has been used to undertake the assessment.

The swept path assessment demonstrates that internal circulation of vehicles can be undertaken in a satisfactory manner, with the vehicles able to enter and exit the site in a forward direction, and two vehicles able to travel within the car parking access aisles simultaneously. See Figure 13.

Figure 13: Design vehicle swept path – internal car circulation



5.0 PEDESTRIAN FACILITIES

A footpath ranging from 1.2 – 1.5 m wide is proposed along the western side of the access road across the frontage of the subject site. This connects onto the existing footpath located to the south. The footpath is proposed to cross the access road to provide pedestrian access to the proposed site car park.

6.0 WASTE COLLECTION AND LOADING ARRANGEMENTS

6.1 WASTE COLLECTION

It is expected that waste collection will be undertaken kerbside along the access road. Waste collections will be undertaken by a private contractor. The waste collection vehicle will undertake kerbside collection within the drop off area, and use the proposed site car park to turn around and exit onto the access road in a forward direction.

6.2 LOADING

The site loading bay is accessible via the event truck access north of the building on the west side of the access road. The loading vehicle will enter and exit the loading area in a forward direction.

It is noted that due to the nature of the development, loading is expected to be undertaken by minivans or passenger vehicles.

6.3 SWEPT PATH ASSESSMENT

A swept path assessment using AutoTurn has been undertaken to test the adequacy of the waste collection and loading arrangements. An 8.8m long rear-lift Medium Rigid Vehicle (MRV) has been utilised to assess the waste collection arrangements. A B99 design vehicle has been utilised to assess the loading bay access.

The swept path assessment demonstrates that the waste collection can be undertaken in a satisfactory manner, with the vehicle able to enter and exit the site in a forward direction. See Figure 14.

The swept path assessment demonstrates that loading can be undertaken in a satisfactory manner, with the vehicle able to enter and exit the site in a forward direction. See Figure 15 and 16.

Figure 14: Waste collection swept path



Figure 15: Loading swept path



SWEEP PATH KEY

PATH CENTRE LINE & DIRECTION OF TRAVEL (LONG/SHORT DASH)
 FRONT WHEEL PATHS (SOLID LINES)
 REAR WHEEL PATHS (SOLID LINES)
 5% CLEARANCE LINE (DOTS)
 VEHICLE OVERHANG (LONG DASH)

B 9.9	metres
W 1.94	
T 1.86	
L 6.2	
A 33.5	

SCALE OF METRES: 0 10 20 30

7.0 TRAFFIC ASSESSMENT

7.1 TRAFFIC GENERATION

The Guide to Traffic Impact Assessment TS 00085 (2024), prepared by the New South Wales Government, is typically used to determine trip generation for new developments. The guide does not provide trip generation rates for a multicultural centre or similar development. The traffic generated by the site was therefore empirically determined.

The estimated traffic generation of the proposed development is based on an assumed proportion of proposed car parking spaces being used by people entering or departing during the weekday peak periods.

It is expected that during the AM peak, the number of vehicles entering or departing the site will be equivalent to 60% of the total number of parking spaces provided. The same is expected during the PM peak. All other vehicular trips to and from the site are expected to be spread throughout the hours of the day outside the peaks. This reflects the typical operation of an event space that will have events held at various times and days.

The assumed proportion of vehicles in provided parking spaces entering or departing the site and the estimated traffic generation are summarised in Table 2.

Table 2: Estimated traffic generation

	Parking provided	Proportion of vehicles using parking that enter or depart		Traffic generation	
		AM	PM	AM	PM
ASMC car park	84	60%	60%	50	50

7.2 TRAFFIC DISTRIBUTION

The assumed traffic distribution of the generated vehicular trips is summarised in the below tables.

Table 3: Assumed proportion of vehicle trips entering and departing the site

	AM peak hour	PM peak hour
Entering site	90%	10%
Departing site	10%	90%

Table 4: Assumed traffic distributions

	AM peak hour	PM peak hour
To/from Wills Terrace (west)	40%	40%
To/from Wills Terrace (east)	50%	50%
To/from Hartley Street (south)	10%	10%

The additional traffic at Wills Terrace and Hartley Street as a result of the proposed ASMC as summarised in the figures below.

Figure 17: Additional traffic from ASMC in AM peak

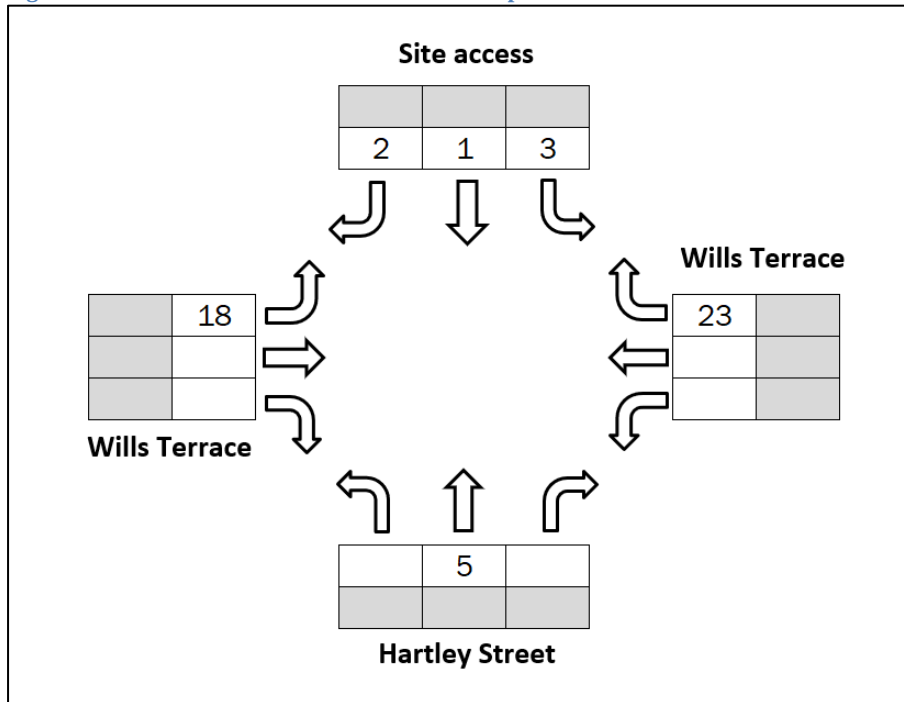
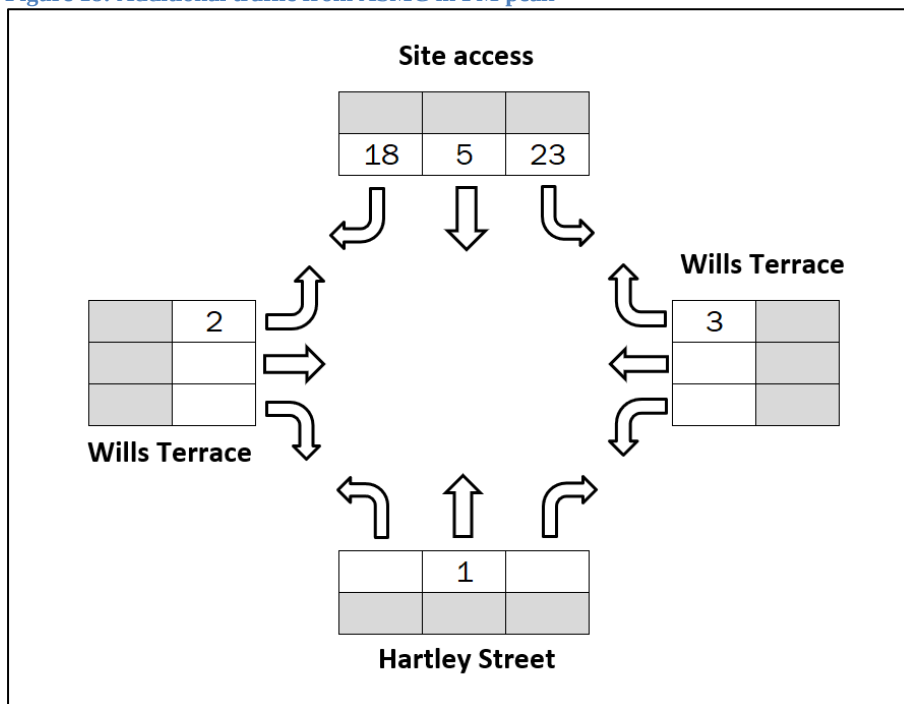


Figure 18: Additional traffic from ASMC in PM peak



Based on these assumptions, the post development peak hour traffic volumes are shown in Figure 19 and Figure 20.

Figure 19: Post development AM peak hour traffic volumes

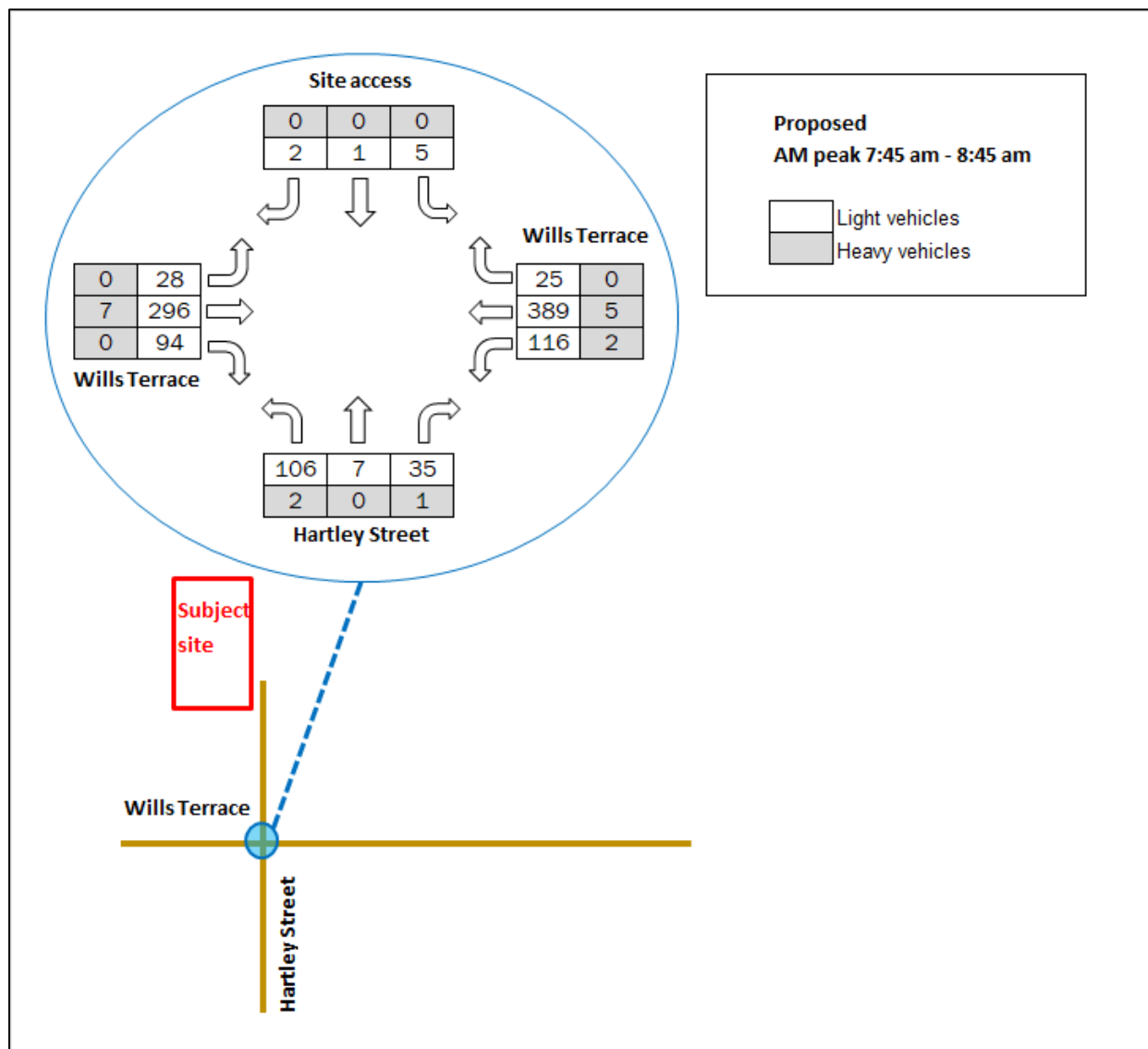
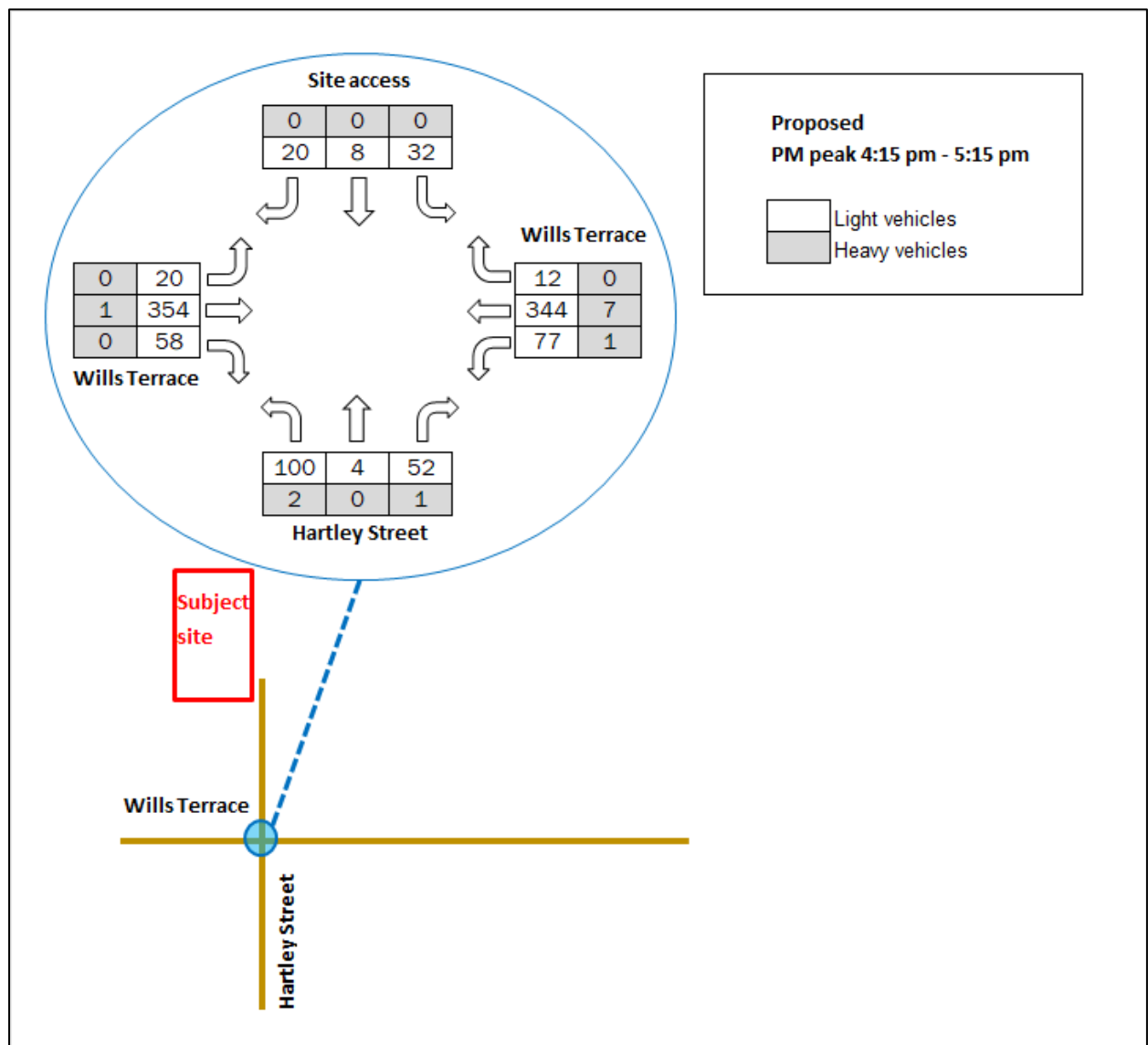


Figure 20: Post development PM peak hour traffic volumes



It is noted that the proposed development is anticipated to increase turning movements at the Wills Terrace / Hartley intersection by 4.7 % in the AM peak and 4.8 % the in PM peak. This is considered negligible and is not expected to result in any discernible traffic impacts.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis and discussions presented within this report, the following is concluded:

- the proposed car park space dimensions are in accordance with the Northern Territory Planning Scheme, AS 2890.1 and AS 2890.6
- the proposed development is estimated to generate the following peak hour traffic volumes:
 - o 50 AM peak hour vehicle trips
 - o 50 PM peak hour vehicle trips.
- The estimated traffic generation is less than 5 % of the existing movements at the Wills Terrace / Hartley Street intersection and is not expected to result in any discernible impacts to the traffic flow in the surrounding road network.



Appendix I

Detailed Assessment Against Part 5 Requirements



Appendix I – Detailed Assessment Against Part 5 Requirements

Clause 5.2.1 General Height Control

5.2.1 General Height Control

Purpose

Ensure that the heights of buildings and structures are appropriate to the strategic and local context of the location and meet community expectations for development in the zone.

Requirements	Commentary
1. The building height in all other areas is not to exceed: (a) the maximum building height for the zone and use as specified in table B to this clause; or (b) two storeys to a maximum of 8.5m if the zone and use is not included in table B to this clause.	Table B does not specify a particular height for this zone, therefore the standard 8.5m height limit applies. Complies – The maximum height of the proposed development 8.5m. Refer to the Elevations provided in Appendix G which illustrate that the heights point of the sloped roof is 8.5m above natural ground level.

Clause 5.2.4 Car parking

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.

Requirements	Commentary
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5.2.4.1 Car Parking Spaces

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).

The table to this clause requires 5 car parking spaces for every 100m² net floor area. The total NFA of the development is 316.18m², therefore a minimum of 16 car parks. **Complies** – the proposed development will provide 84 car parks.

5.2.4.4 Layout of Car Parking Areas

Purpose

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

Requirements	Commentary
1. A car parking area is to: (a) be not less than 3m from any lot boundary abutting a road; and (b) provide landscaping to the setback area to a minimum depth of 3m immediately adjacent to any lot boundary abutting a road, using species designed to lessen the visual impact of the car parking area when viewed from the road.	Complies – the proposed car parking area situated in the southern part of the Development Footprint is setback more than 50m from the boundary abutting the Access Road. Visual impact of the site and associated vehicle parking is lessened by the landscaped areas proposed to be provided through the development footprint.
2. A car parking area is to be constructed and maintained to be: (a) of a suitable gradient for safe and convenient parking; and (b) sealed and well drained in urban areas, or dust suppressed in non-urban areas.	Complies – the proposed car park is generally flat and will be sealed and well drained as appropriate to its urban setting.



5.2.4.4 Layout of Car Parking Areas

3. The layout of a car parking area is to: (a) be functional and provide separate access to every car parking space; (b) allow a vehicle to enter from and exit to a road in a forward gear; (c) be in accordance with the dimensions set out in the diagram to this clause; and (d) ensure parking spaces at the end of and perpendicular to a driveway are 3.5m wide or so that the driveway projects 1m beyond the last parking space.	Complies – the layout of the car parking area is functional and provides separate access to each parking space within the car park. The layout allows vehicles to enter and exit to the road in forward gear, as demonstrated by the swept path analysis include in the TIA in Appendix H. The car parking spaces are 2.5m wide x 5.5m long which accords with the dimensions in the diagram to this clause.
4. The number of access points to the road is to be limited, and access points to car parking areas are to: (a) have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow; and (b) maximise sight lines for drivers entering or exiting the car parking area.	Complies – the number of access points is not proposed to be changed and is limited to one existing access point. The driveways into the site comply with the minimum widths – the two-way entrance driveway and car park aisles are 6m wide. The existing access points have adequate sight lines.

Clause 5.2.5 Loading Bays

5.2.5 Loading Bays

Purpose

Provide for the loading and unloading of vehicles associated with the use of land.

Requirements	Commentary
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5.2.5 Loading Bays

1. Use and development is to include provision of a minimum number of loading bays in accordance with the table to this clause (rounded up to the next whole number).	Not applicable - The table to this clause does not require any loading bays for community centre use. However, a loading bay for small vehicles is provided via the event truck access north of the building on the west side of the access road. Loading can also occur in the drop off zone along the front of the building.
2. A loading bay is to: (a) provide areas wholly within the site for loading and unloading of vehicles; (b) be at least 7.5m by 3.5m; (c) have a clearance of at least 4m; and (d) have access that is adequate for its purpose.	Complies - The two loading areas shown on the plans in Appendix G area wholly within the Site, such that unloading of vehicles will not interfere with other circulation within the Site. The loading bay with this outdoor area to the north of the building is in an open area and is approximately 7.5m by 3.5m. The plans also illustrate a 7.5m x 3.5m loading bay within the drop off zone along the building front. The TIA included in Appendix H includes swept path analysis confirming that the loading vehicle will enter and exit the loading area in a forward direction.

Clause 5.2.6 Landscaping

5.2.6.1 Landscaping in Zones other than Zone CB

Purpose

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

Requirements	Commentary
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5.2.6.1 Landscaping in Zones other than Zone CB

1. Where landscaping is required by this Scheme it should be designed so that: (a) planting is focused on the area within the street frontage setbacks, side setbacks, communal open space areas and uncovered car parking areas; (b) it maximises efficient use of water and is appropriate to the local climate; (c) it takes into account the existing streetscape, or any landscape strategy in relation to the area; (d) significant trees and vegetation that contribute to the character and amenity of the site and the streetscape are retained; (e) energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year; (f) the layout and choice of plants permits surveillance of public and communal areas; and (g) it facilitates on-site infiltration of stormwater run-off.	Complies – an appropriate landscaping design has been developed for the proposal. Refer to the Landscape Plans and planting schedule included in Appendix G.
2. The quality and extent of the landscaping consented to must be maintained for the life of the development.	Noted. The proposed landscaping will be maintained. A condition to this effect on the development permit will be accepted.
3. 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.	Not applicable.
4. In Zones LI, GI and DV all street frontages, except access driveways or footpaths, are to be landscaped to a minimum depth of 3m.	Not applicable.
5. In Zones MR and HR, side and rear setbacks are to include planting to the length of the setback of no less than 2m deep, except for areas that are used for private open space.	Not applicable.



Clause 5.5.3 General Building and Site Design

5.5.3 General Building and Site Design		Commentary
Purpose Promote site-responsive designs of commercial, civic, community, recreational, tourist and mixed use developments which are attractive and pleasant and contribute to a safe environment.		
Administration	Commentary	
1. A development application must, in addition to the matters described in sub-clauses 2-16, demonstrate consideration of and the consent authority is to have regard to the Community Safety Design Guide (as amended from time to time) produced by the Department of Lands and Planning.	The Community Safety Design Guide Application Checklist has been considered as part of this assessment. Refer to the Table below for details. In summary, the proposed development is considered to meet the objectives of Sections 2, 3, and 4 of the guide and contribute to the creation of safe communities.	
Requirements	Commentary	
1. Preserve vistas along streets to buildings and places of architectural, landscape or cultural significance.	Complies - The ASMC building is positioned well back from the main street so vistas along Wills Terrace will be preserved, as will views to Anzac Hill from Wills Terrace and other parts of the CBD. Similarly, its position to the north-west of Anzac Oval ensures vistas to the heritage listed Totem Theatre from public streets and pathways are unaffected.	
2. Be sympathetic to the character of buildings in the immediate vicinity.	Complies - The building is positioned well back from the main street within a large site so will not impact on character of existing buildings. It is eminently compatible with the various other civic buildings within the immediate locality.	
3. Minimise expanses of blank walls.	Complies - Refer to the images and elevations included within the Plans of Development in Appendix G which illustrate how the design provides plenty of articulation and visual variety and avoids expanses of blank wall.	



5.5.3 General Building and Site Design	Commentary
4. Add variety and interest at street level and allow passive surveillance of public spaces.	Complies – Although the Site has only limited street frontage, from the vantage point available at the public road interface it will add variety and interest, within the context of the overall Anzac Oval precinct. It will also improve passive surveillance opportunities into Anzac Oval and other public spaces around the precinct.
5. Maximise energy efficiency through passive climate control measures.	Complies – opportunities for passive climate control have been considered in the design, including: • the use of North and South Elevation Sun Studies (refer to Sheets A203 and A204 in Appendix G) illustrating the angle of the sun and resulting shading around the building at different times of the year; • an arrangement that places amenities and other supportive spaces around the outside to act as thermal barriers to the main spaces; • Materials choices that support energy efficiency, for example “Danpaltherm” product which provides a high-insulation system for facades. An Environmentally Sustainable Design is being prepared as part of the development of further detailed design for the building, to ensure suitable energy efficiency is achieved in the electrical design.
6. Control on-site noise sources and minimise noise intrusion.	Complies – an Acoustics Report is being prepared as part of the development of further detailed design for the building, to ensure suitable internal noise levels are achieved. It is not considered necessary to manage on-site noise sources given the site context of the building within a precinct of similar community uses and public open spaces, and the lack of any sensitive nearby uses.
7. Conceal service ducts, pipes, air conditioners, air conditioning plants etc.	Complies - Refer to the Plans of Development in Appendix G which illustrate how the design provides for a dedicated mechanical plant room which is screened behind the façade.



5.5.3 General Building and Site Design	Commentary
8. Minimise use of reflective surfaces.	Complies - The design incorporates a range of materials, including a honed masonry block veneer for the façade to ensure that the design has minimal reflective surfaces. Refer to the images and elevations included within the Plans of Development in Appendix G .
9. Provide safe and convenient movement of vehicles and pedestrians to and from the site.	Complies – The TIA in Appendix H confirms that the proposal provides safe and convenient movement of vehicles to and from the site. Separate pedestrian movement is also provided in a safe and convenient manner, with the design incorporating a pedestrian footpath through the Site connecting the car park to the building entry.
10. Provide convenient pedestrian links (incorporating access for the disabled) to other buildings and public spaces.	Complies – The proposal provides convenient pedestrian links from the car park to the building and continue out of the site to connect with the existing footpath network along the Access Road and into Wills Terrace.
11. Provide protection for pedestrians from sun and rain.	Complies – The design incorporates covered walkways, entrance area and outdoor areas to offer protection to pedestrians from sun and rain.
12. Provide for loading and unloading of delivery vehicles and for refuse collection.	Complies – The design provides for loading and unloading of both delivery and refuse vehicles. Refer to Sections 3.3.5 and 3.3.9 of this Report for details.
13. Provide landscaping to reduce the visual impact and provide shade and screening of open expanses of pavement and car parking.	Complies - An appropriate landscaping design has been developed for the proposal, including shade and reduced visual impact of the car park. Refer to the Landscape Plans and planting schedule included in Appendix G .
14. Provide facilities, including public toilets, child minding facilities, parenting rooms and the like where the size of the development warrants such facilities.	Complies – Refer to the Floor Plans included in the Plans of Development in Appendix G which show amenities appropriate to the scale and activities of the proposed ASMC.



5.5.3 General Building and Site Design	Commentary
15. Provide bicycle access, storage facilities and shower facilities.	Complies – whilst no dedicated outdoor bike parking is proposed, this is a conscious operational choice due to safety considerations. Bike access and storage will be accommodated within the building and shower facilities are available within the Anzac Oval precinct.



Community Safety Design Guide Checklist

Core Design Principles	Requirement	Development Response
Surveillance	For commercial buildings: are there active frontages at ground level?	Yes, the main entry to the ASMC provides an active frontage at ground level.
	Are front fences low, or not solid?	The existing not solid perimeter fences will be retained, ensuring surveillance from the adjoining public street area and Anzac Oval is maintained.
Sightlines	Are there clear sightlines along pathways and through public spaces?	Yes, there are clear sightlines along pathways and through public spaces. Refer to the Plans in Appendix G .
	Do site layouts establish clear, easy-to-find pedestrian routes?	Yes – the proposal provides a clear pedestrian route from the car park to the building, and at the street interface where it connects with the existing footpath network along the Access Road and into Wills Terrace.
	Are sightlines obscured by landscaping, walls or other barriers?	No – refer to the Plans in Appendix G .
	Are there opportunities for concealment along paths or around entrances?	No – refer to the Plans in Appendix G .
Activity Generation	Is there a mix of uses to facilitate surveillance at day and night?	Yes, the proposal will contribute to the mix of uses within the Anzac Oval precinct, including day and night-time activity.



Core Design Principles	Requirement	Development Response
	Are activity generating activities located where they can maximise surveillance of public spaces?	Yes, the proposed ASMC will increase activity generating activities in the locality and will improve passive surveillance opportunities into Anzac Oval and other public spaces around the precinct.
	Are proposed uses and facilities compatible or incompatible from a safety perspective?	Proposed uses are compatible from a safety perspective.
Building Exteriors and Openings	Are building entrances clearly visible from the street, well lit, articulated and secure?	Yes, the building entrance will be clearly visible from the street access point. It will be well lit, articulated and secure.
	Have areas of blank walls facing streets, public spaces and car parks been minimised?	Yes, the proposed design does not include blank walls facing streets, public spaces or car parks.
	Are loading bays, car parking and delivery areas well lit and secure?	Yes – loading and car parking areas will be well lit and secure.
	Are lifts, stairwells and ramps in visible locations that minimise entrapment opportunities?	Yes - There are no exterior lifts, stairwells or ramps that would create entrapment opportunities.
Lighting	Is lighting used to identify safe routes?	Yes – lighting will be included along paths, around the carparking area and around the building entrance. Lighting details will be prepared as part of the development of further detailed design for the project.
	Are recesses and entrances, pathways and potential entrapment locations well lit?	Yes – lighting will be included along paths, around the carparking area and around the building entrance.



Core Design Principles	Requirement	Development Response
	Is a lighting scheme well designed such that it allows identification of other pedestrians, provides even lighting levels and minimises glare?	Yes – lighting will be included along paths, around the carparking area and around the building entrance. Lighting details will be prepared as part of the development of further detailed design for the project.
Way Finding	Has visible, concise, vandal-proof signage been provided to identify major pedestrian routes and activity nodes?	Yes – suitable signage and wayfinding devices are intended to be provided. The project architects will develop full details as part of the next stages of more detailed design for the project.
	Is signage illuminated and clear of vegetation?	
	Has the design used changes in materials, textures and colours to delineate boundaries and activities?	
Movement Predictors and Entrapment Locations	Have movement predictors and entrapment locations been removed from the design? If not, have mitigation measures been incorporated to provide passive surveillance and increased reaction time?	Yes – the design does not create movement predictors or entrapment locations.
	Is it possible to provide for and identify multiple routes?	Yes, the proposed layout allows for multiple routes across the Site – refer to the Plans in Appendix G .



Clause 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship

5.8.4 Exhibition Centre, Place of Assembly and Place of Worship		Commentary
Purpose		
Ensure that an exhibition centre, place of assembly or a place of worship:		
(a) provides convenient vehicle access and does not interfere with the safe or efficient operation of the local road and footpath network; (b) incorporates appropriate building and landscape design to ensure that there is no unreasonable loss of amenity for adjoining and nearby property; (c) is of a scale and intensity suitable to the site and is consistent with the prevailing and likely neighbourhood character in which the development is proposed; and (d) is operated to be considerate of the amenity of adjoining and nearby property.		
Requirements	Commentary	
Requirements	Not applicable – the proposed use and development is not located adjacent to residential Zones.	
2. If the use or development is located adjacent to land in Zones LR, LMR, MR or HR:		
(a) the use or development is to be set back 5m from all site boundaries and landscaped to a minimum depth of 3m to provide a visual screen;		
(b) a minimum 1.8m high solid acoustic screen fence is erected along the full length of all site boundaries adjoining land in Zones LR, LMR, MR or HR; and		
(c) the design of the use or development is to take account of the noise impact on any adjacent dwelling.		



5.8.4 Exhibition Centre, Place of Assembly and Place of Worship	Commentary
3. The operation of the use or development must take into account the amenity of the surrounding locality having regard to: (a) hours of operation; (b) number of events annually; (c) maximum capacity of patrons; and (d) any other relevant aspects of the day-to-day operations of the use or development.	Complies - The subject Site is considered to be suitable to establish a Place of Assembly use without adversely impacting the amenity of the surrounding locality. The proposed use is considered by the proponent to be compatible with the other existing community uses in the Anzac Oval precinct. Although the frequency of events is yet to be determined in response to demand, occasional or out of hours events is not expected to interfere with other day-to-day activities in nearby buildings, nor sports events on Anzac Oval. A Traffic Impact Assessment (Appendix H) has been completed and concludes that the proposed use for events of up to 400 people is not expected to result in any discernible impacts to the traffic flow in the surrounding road network. The new car park providing 84 spaces will accommodate for a large portion of demand generated by maximum capacity events (up to 400 people) at the ASMC, with the opportunity for shared use with other existing uses and car parks in the precinct being created given the likelihood of larger events at the different facilities occurring at different days and times.

BOOKMARK B.5



A better approach
to traffic solutions



Alice Springs Multicultural Centre, Alice Springs NT

Traffic Impact Assessment

Client // Bennett Architecture

Reference // 26T402

Date // 26/03/2026

Proposed Multicultural Centre – Lot 2683, 26, Schwarz Crescent, Alice Springs
Traffic Impact Assessment

Document No: 26T302
Revision: Final
Date: 26/03/26
Client Name: Bennett Architecture
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Document History

Revision	Date	Description	Prepared By
A	04/02/2026	Proposed Multicultural Centre - Traffic Impact Assessment	Afshin Beigi
Final 1.0	20/02/2026		
Final 2.0	26/03/2026		

CONTENTS

1.0	INTRODUCTION.....	4
1.1	BACKGROUND.....	4
1.2	PROJECT SCOPE.....	4
1.3	SUBJECT SITE.....	4
2.0	EXISTING CONDITIONS	6
2.1	EXISTING ZONING	6
2.2	SURROUNDING ROAD NETWORK	6
2.3	PUBLIC TRANSPORT.....	10
2.4	TRAFFIC VOLUME.....	11
3.0	PROPOSED DEVELOPMENT	13
3.1	DEVELOPMENT PROPOSAL.....	13
4.0	ACCESS AND CAR PARK LAYOUT	14
4.1	CAR PARK SPACE DESIGN	14
4.2	SITE ACCESS	14
4.3	SWEPT PATH ASSESSMENT	14
5.0	PEDESTRIAN FACILITIES	16
6.0	WASTE COLLECTION AND LOADING ARRANGEMENTS ..	17
6.1	WASTE COLLECTION AND LOADING	17
6.2	FOOD TRUCK ACCESS.....	17
6.3	SWEPT PATH ASSESSMENT	17
7.0	TRAFFIC ASSESSMENT.....	20
7.1	TRAFFIC GENERATION	20
7.2	TRAFFIC DISTRIBUTION	20
8.0	CONCLUSIONS AND RECOMMENDATIONS	25

1.0 INTRODUCTION

1.1 BACKGROUND

Bennett Architecture engaged SJ Traffic Consulting to prepare a Traffic Impact Assessment (TIA) for the proposed Multicultural Centre in Alice Springs.

1.2 PROJECT SCOPE

This traffic impact assessment report was prepared to accompany the planning application. This report evaluates the following:

- the impact of increased traffic on the surrounding road network
- the safety and efficiency of entry and exit points
- review the proposed carpark layout and site access.
- the access arrangements for waste collection at the proposed development

The report has been prepared in accordance with the Austroads Guide to Traffic Management Part 12: Traffic Impacts of Developments (AGTM12) and reference to a number of policies and guidelines, including:

- Austroads, Guide to Traffic Management, Part 12: Traffic Impacts of Developments, 2009
- Austroads, Guide to Road Design, Part 4A: Unsignalised and Signalised
- Intersections, 2009
- Roads and Traffic Authority. Guide to Traffic Generating Developments, Sydney, 2002 (RTA Guide)
- NT Planning Scheme, Land and Planning Services (Dept of Lands Planning and
- the Environment), July 2020
- Northern Territory Subdivision Development Guidelines, August 2020

1.3 SUBJECT SITE

The subject site is located at 26 Schwarz Crescent, Alice Springs. The site is bounded by Anzac Hill to the north and west, the Alice Springs Youth Centre to south, and the Anzac oval to the east. The site is currently unoccupied.

The subject site and surrounding road network are illustrated in Figure 1 below.

Figure 1: Subject Site



2.0 EXISTING CONDITIONS

2.1 EXISTING ZONING

The site is currently zoned as Community Purpose (CP). The purpose of CP is to provide for community services and facilities, whether publicly or privately owned or operated, in locations that are accessible to the community that it serves.

The land zoning of the site and surrounding land is shown in Figure 2.

Figure 2: Land zoning



2.2 SURROUNDING ROAD NETWORK

Wills Terrace has 14 m wide two-way undivided carriageway with an east to west alignment. It extends from Stuart Highway to the west to Leichhardt Terrace to the east. The road is managed by Alice Springs Town Council. Footpaths are provided on both sides of the road.

Figure 3 provides further information about the road.

Figure 3: Wills Terrace facing north



Schwarz Crescent is a 10.5 m wide two-way undivided carriageway with an east to west alignment. It extends from Stuart Highway to the west to Sturt Terrace to the east. The road is managed by Alice Springs Town Council. A footpath is provided on the north side of the road.

Figure 4 provides further information about the road.

Figure 4: Schwarz Crescent



Hartley Street is a 14 m wide two-lane undivided carriageway with a north to south alignment. The road is managed by Alice Springs Town Council. Footpaths are provided on both sides of the road.

The extension of Hartley Street, north of Wills Terrace, will provide access to the site. The access road is a 6.5 m wide two-lane undivided carriageway with a north to south alignment, and footpaths on both sides.

Figure 5 provides further information about the road.

Figure 5: Hartley Street



The intersection of Wills Terrace and Hartley Street is an unsignalised T-intersection, with Give Way control on the Hartley Street approach.

Figure 6 provides further information about the intersection.

Figure 6: Wills Terrace / Hartley Street intersection - facing west on Wills Terrace



Figure 7 shows the speed limits of the surrounding road network.

Figure 7: Speed limits



2.3 PUBLIC TRANSPORT

The nearest bus stop is located on Hartley Street, approximately 400m southwest of the site. The stop is the main interchange and services all routes. The bus routes are shown in Figure 8, and the location of the stop is shown in Figure 9. The bus services and frequency are shown in Table 1.

Figure 8: Bus routes

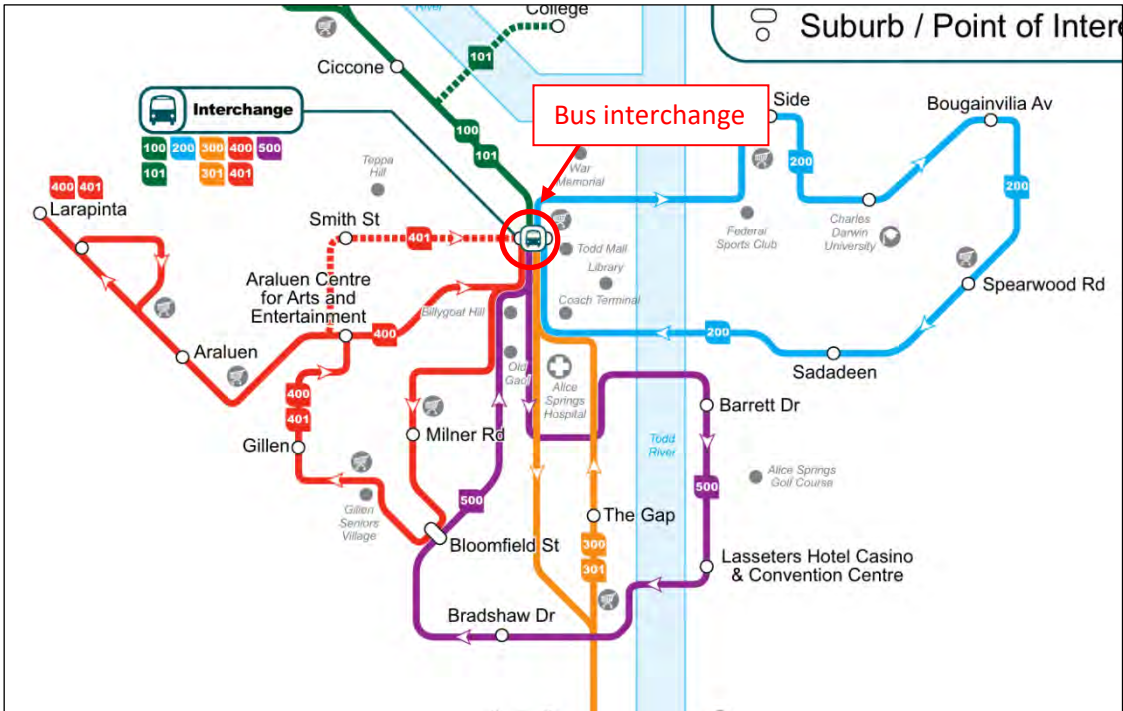


Figure 9: Bus stop location

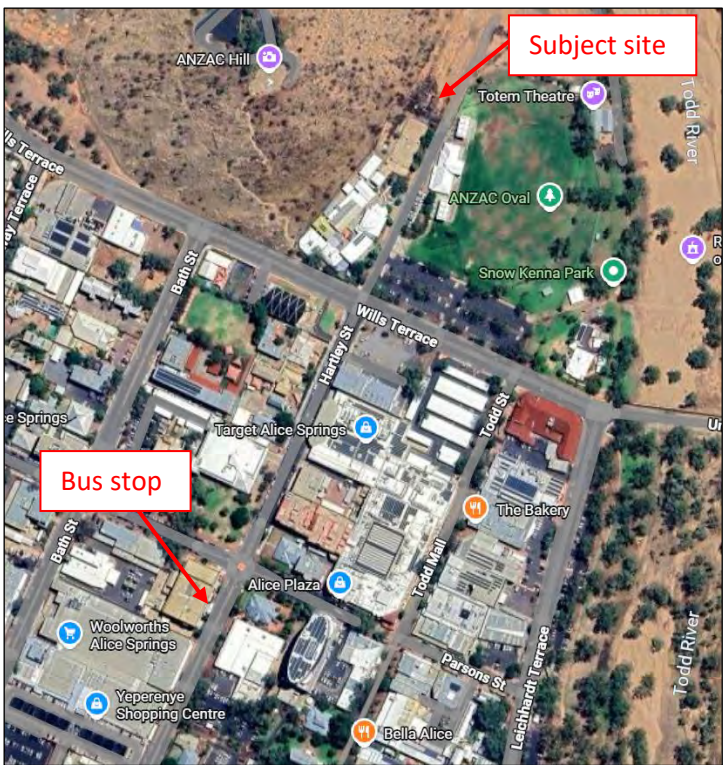


Table 1: Bus Services (Source: www.nt.gov.au/publictransport)

Route	Route Description	Frequency Weekdays	Frequency Saturday
100-101	Braitling and Ciccone	9 times a day	4 times a day
200	Eastside and Sadadeen	9 times a day	4 times a day
300-301	Ross, Iparpa, The Gap and Alice Springs Hospital	10 times a day	4 times a day
500	Gillen and Alice Springs Hospital	6 times a day	4 times a day

2.4 TRAFFIC VOLUME

Turning movement surveys were undertaken on 18 February 2025 between 7 am and 6 pm the intersection of Wills Terrace and Hartley Street.

The surveyed peak hour traffic volumes are summarised in the figures below.

Figure 10: AM peak hour traffic volumes

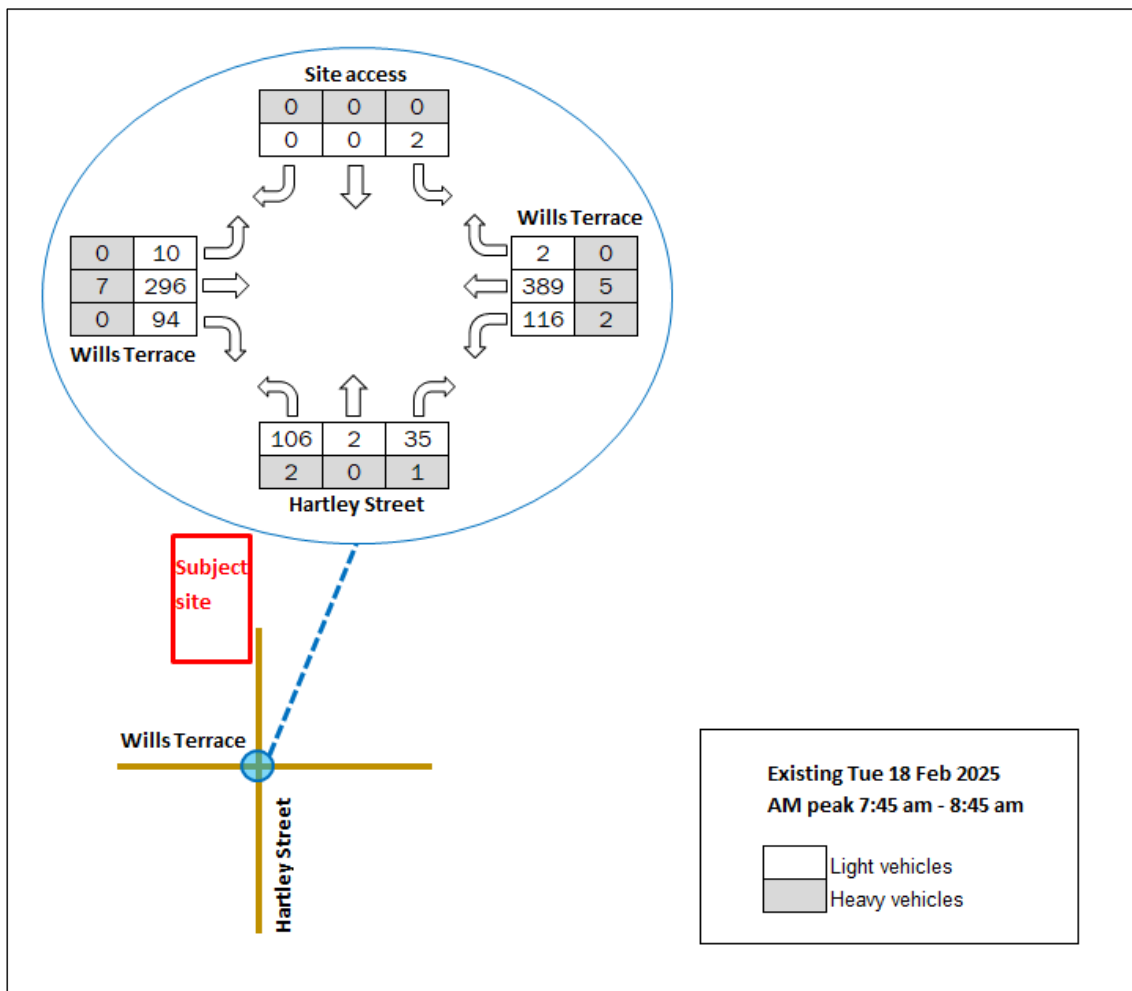
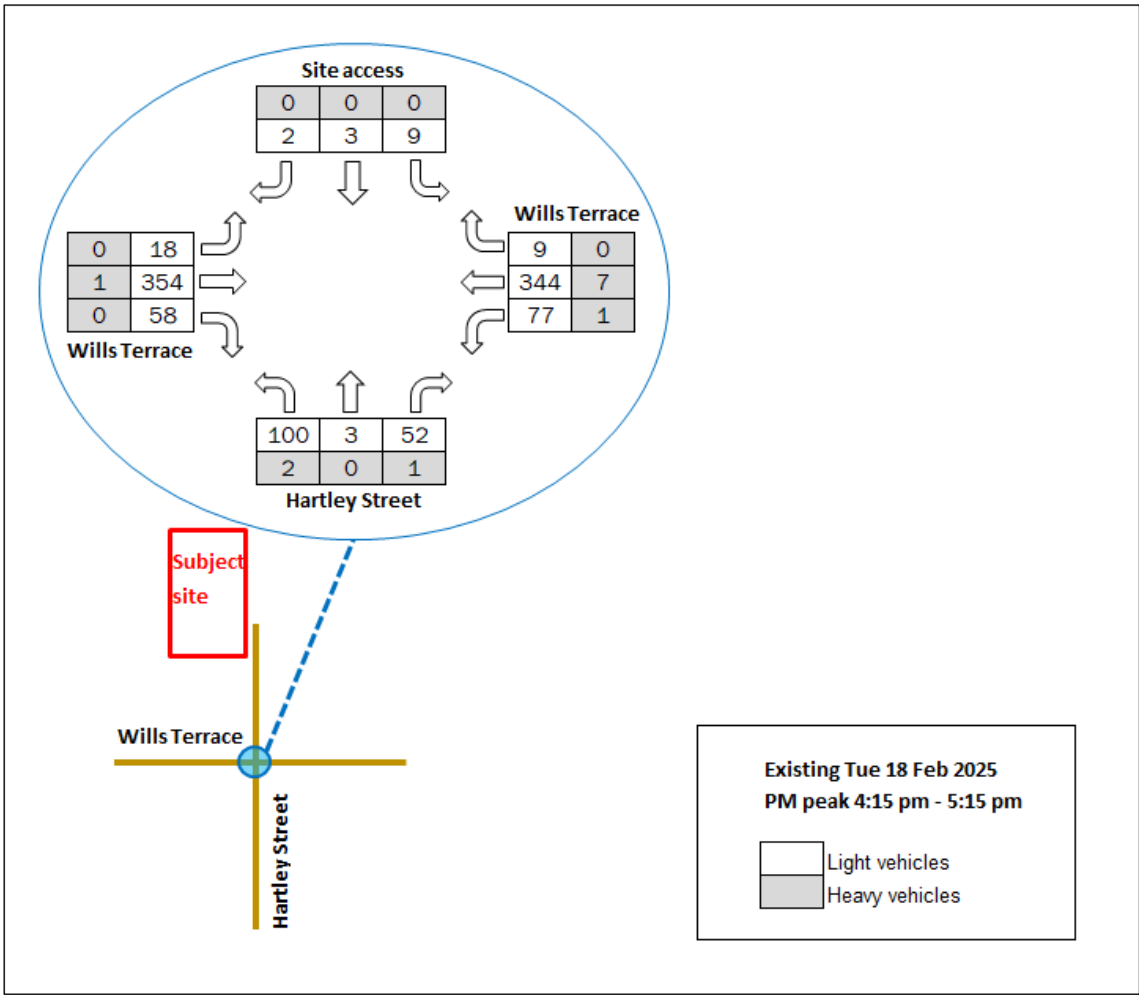


Figure 11: PM peak hour traffic volumes



3.0 PROPOSED DEVELOPMENT

3.1 DEVELOPMENT PROPOSAL

The proposal is for the development of the Alice Springs Multicultural Centre (ASMC), which will be located at the northern end of the access road opposite Hartley Street. The facility will comprise of:

- 2 event/seating/gathering areas
- A kitchen
- Storage space
- Toilet facilities
- a new car park providing 88 parking spaces
- 2 accessible car parking spaces along the access road
- outdoor event space
- drop off zone along the access road, including a dedicated loading bay

An extract of the proposed development plan is shown in Figure 12.

Figure 12: Proposed development



4.0 ACCESS AND CAR PARK LAYOUT

4.1 CAR PARK SPACE DESIGN

The proposed development provides a total of 90 car parking spaces consisting of the following:

- 88 spaces within the new off-street car park at 2.4 m wide and 5.5 m long
- 2 accessible spaces along the access road at 2.4 m wide and 5.5 m long.

Additionally, 2 drop off spaces have been provided on the access road.

The car park circulation aisle is 6 m wide and allows vehicles to enter and exit the car park in a forward direction.

The proposed car parking spaces satisfy the requirements set out in Clause 5.2.4.4 of the Northern Territory Planning Scheme and AS 2890.1:2004.

4.2 SITE ACCESS

Vehicular access is via the intersection of Wills Terrace / Hartley Street. Which provides access to an internal road and the car park.

A food truck/loading access is located to the north of the proposed building.

4.3 SWEPT PATH ASSESSMENT

A swept path assessment using AutoTurn has been undertaken to test the adequacy of the car parking access aisle and car parking arrangements. A B99 design vehicle has been used to undertake the assessment.

The swept path assessment demonstrates that internal circulation of vehicles can be undertaken in a satisfactory manner, with the vehicles able to enter and exit the site in a forward direction, and two vehicles able to travel within the car parking access aisles simultaneously. See in Figure 13.

Figure 13: Design vehicle swept path – internal car circulation



5.0 PEDESTRIAN FACILITIES

A footpath ranging from 1.2 – 1.5 m wide is proposed along the western side of the access road across the frontage of the subject site. This connects onto the existing footpath located to the south. The footpath is proposed to cross the access road to provide pedestrian access to the proposed site car park.

6.0 WASTE COLLECTION AND LOADING ARRANGEMENTS

6.1 WASTE COLLECTION AND LOADING

It is expected that waste collection will be undertaken kerbside along the access road. Waste collections will be undertaken by a private contractor. The waste collection vehicle will undertake kerbside collection within the drop off/loading bay area and use the proposed site car park to turn around and exit onto the access road in a forward direction.

The site loading bay is proposed within the drop off area and loading activities will be undertaken in the same manner as waste collection. The loading vehicle will enter and exit the loading area in a forward direction.

It is noted that smaller vehicles can access the outdoor event space to undertake loading activities where required.

6.2 FOOD TRUCK ACCESS

The outdoor event space will be accessed by food trucks, which are often vans or towed trailers. When events are held, a B99 vehicle towing a food truck/trailer can access the space by reversing in and then exit the space in a forward direction.

6.3 SWEPT PATH ASSESSMENT

A swept path assessment using AutoTurn has been undertaken to test the adequacy of the waste collection, loading and food truck access arrangements. An 8.8m long rear-lift Medium Rigid Vehicle (MRV) has been utilised to assess the waste collection and loading arrangements. A B99 design vehicle with a box trailer has been utilised to assess the outdoor food truck/event space access.

The swept path assessment demonstrates that the waste collection and loading can be undertaken in a satisfactory manner, with the vehicle able to enter and exit the site in a forward direction. See Figure 14.

The swept path assessment demonstrates that vehicle with trailers can access the outdoor event space by reversing in and then exit the site in a forward direction. See Figure 15 and 16.

Figure 14: Waste collection and loading swept path



Figure 15: Food truck/trailer swept path



Figure 16: Food truck/trailer swept path



7.0 TRAFFIC ASSESSMENT

7.1 TRAFFIC GENERATION

The Guide to Traffic Impact Assessment TS 00085 (2024), prepared by the New South Wales Government, is typically used to determine trip generation for new developments. The guide does not provide trip generation rates for a multicultural centre or similar development. The traffic generated by the site was therefore empirically determined.

The estimated traffic generation of the proposed development is based on an assumed proportion of proposed car parking spaces being used by people entering or departing during the weekday peak periods.

It is expected that during the AM peak, the number of vehicles entering or departing the site will be equivalent to 50% of the total number of parking spaces provided. The same is expected during the PM peak. All other vehicular trips to and from the site are expected to be spread throughout the hours of the day outside the peaks. This reflects the typical operation of an event space that will have events held at various times and days.

The assumed proportion of vehicles in provided parking spaces entering or departing the site and the estimated traffic generation are summarised in Table 2.

Table 2: Estimated traffic generation

	Parking provided	Proportion of vehicles using parking that enter or depart		Traffic generation	
		AM	PM	AM	PM
ASMC car park	90	50%	50%	45	45

7.2 TRAFFIC DISTRIBUTION

The assumed traffic distribution of the generated vehicular trips is summarised in the below tables.

Table 3: Assumed proportion of vehicle trips entering and departing the site

	AM peak hour	PM peak hour
Entering site	90%	10%
Departing site	10%	90%

Table 4: Assumed traffic distributions

	AM peak hour	PM peak hour
To/from Wills Terrace (west)	40%	40%
To/from Wills Terrace (east)	50%	50%
To/from Hartley Street (south)	10%	10%

The additional traffic at Wills Terrace and Hartley Street as a result of the proposed ASMC as summarised in the figures below.

Figure 17: Additional traffic from ASMC in AM peak

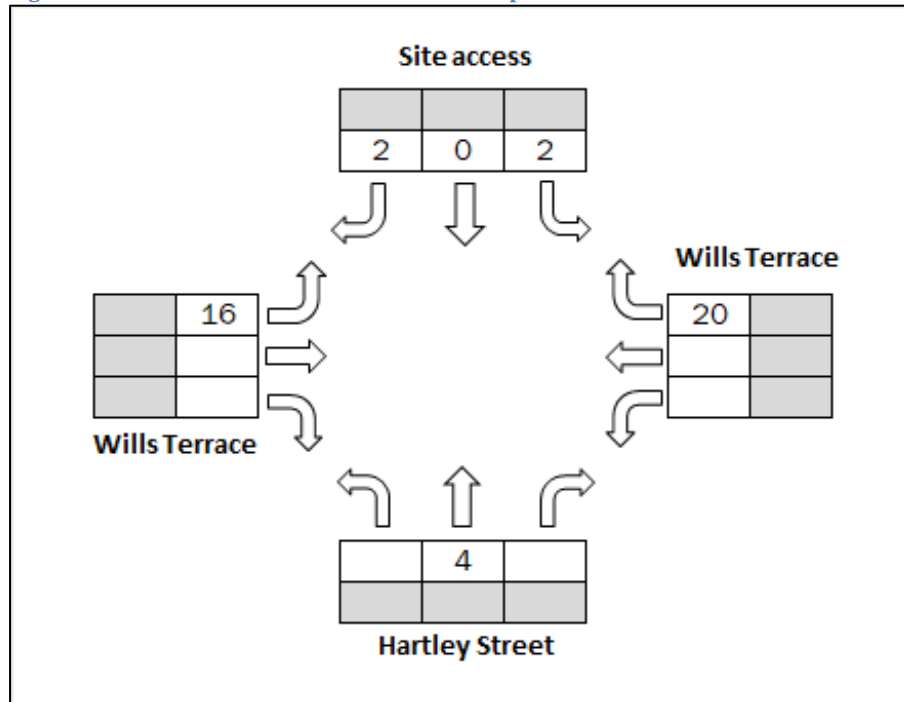
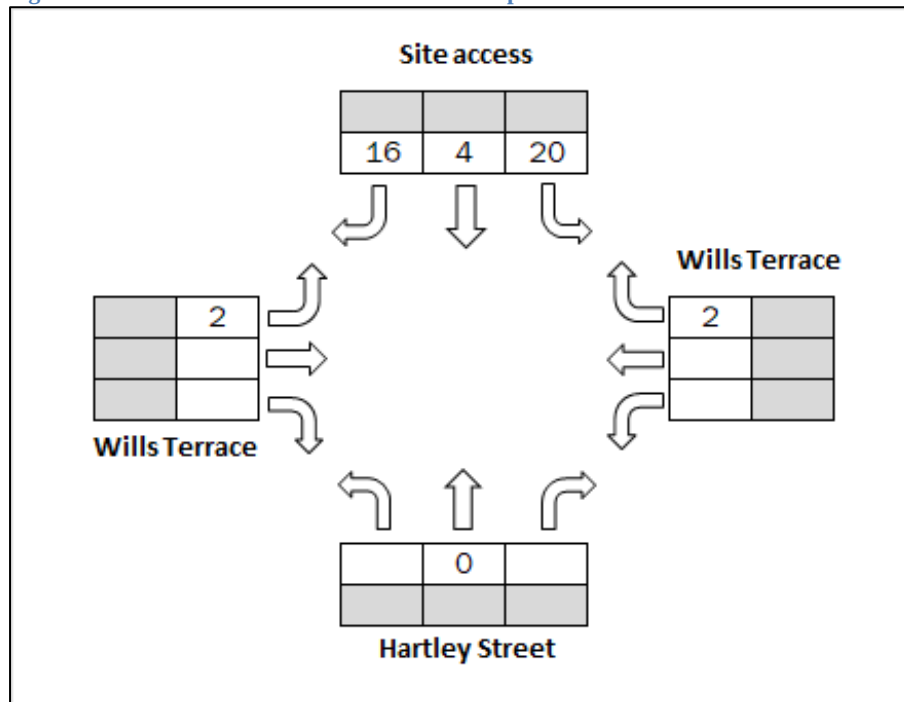


Figure 18: Additional traffic from ASMC in PM peak



Based on these assumptions, the post development peak hour traffic volumes are shown in Figure 19 and Figure 20.

Figure 19: Post development AM peak hour traffic volumes

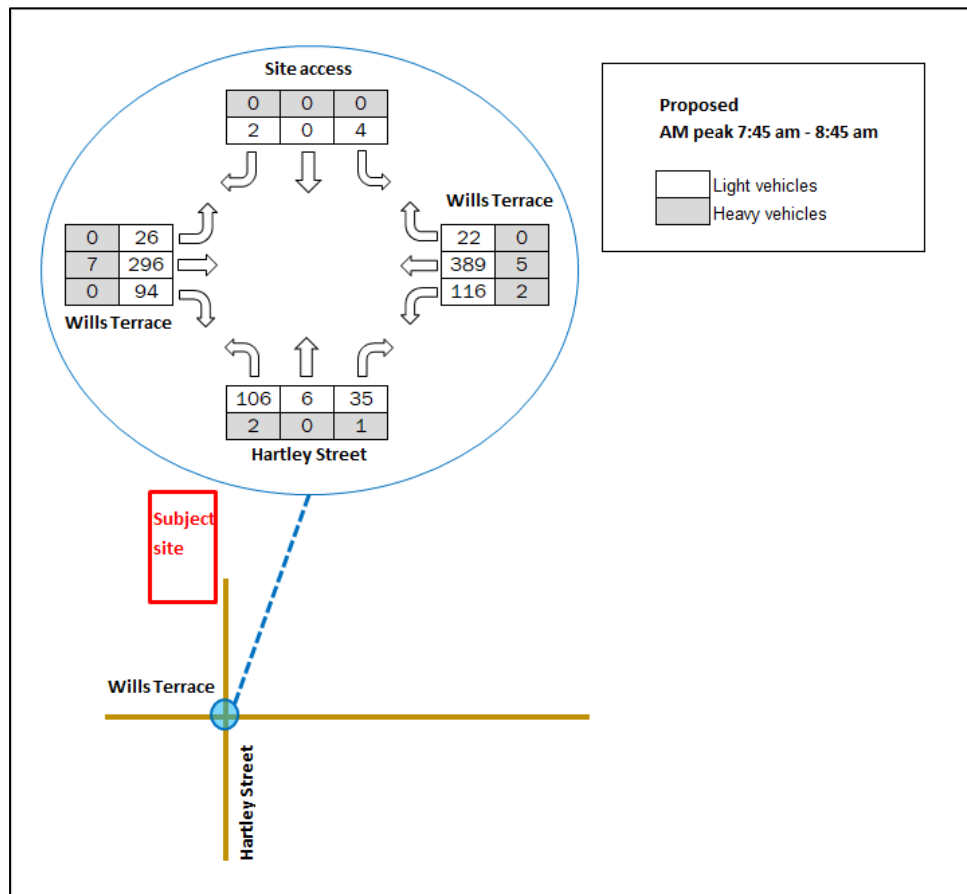
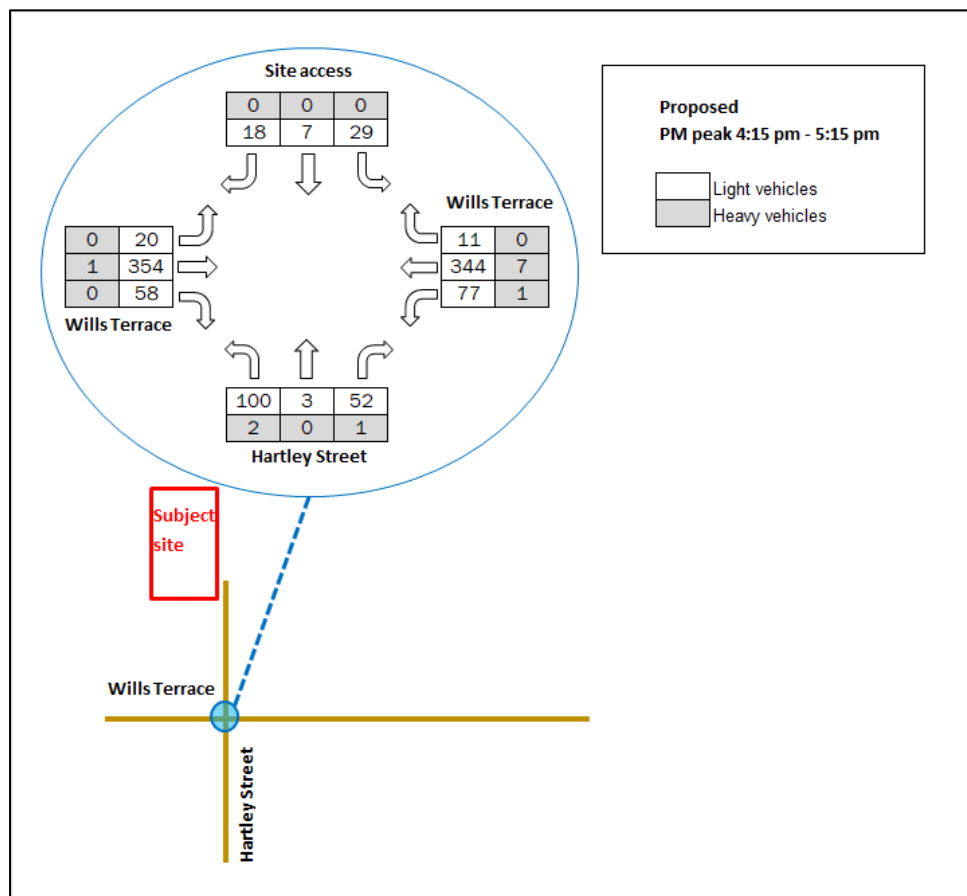


Figure 20: Post development PM peak hour traffic volumes



It is noted that the proposed development is anticipated to increase turning movements at the Wills Terrace / Hartley intersection by 4.2 % in the AM peak and 4.3 % the in PM peak. This is considered negligible and is not expected to result in any discernible traffic impacts.

8.0 CONCLUSIONS AND RECOMMENDATIONS

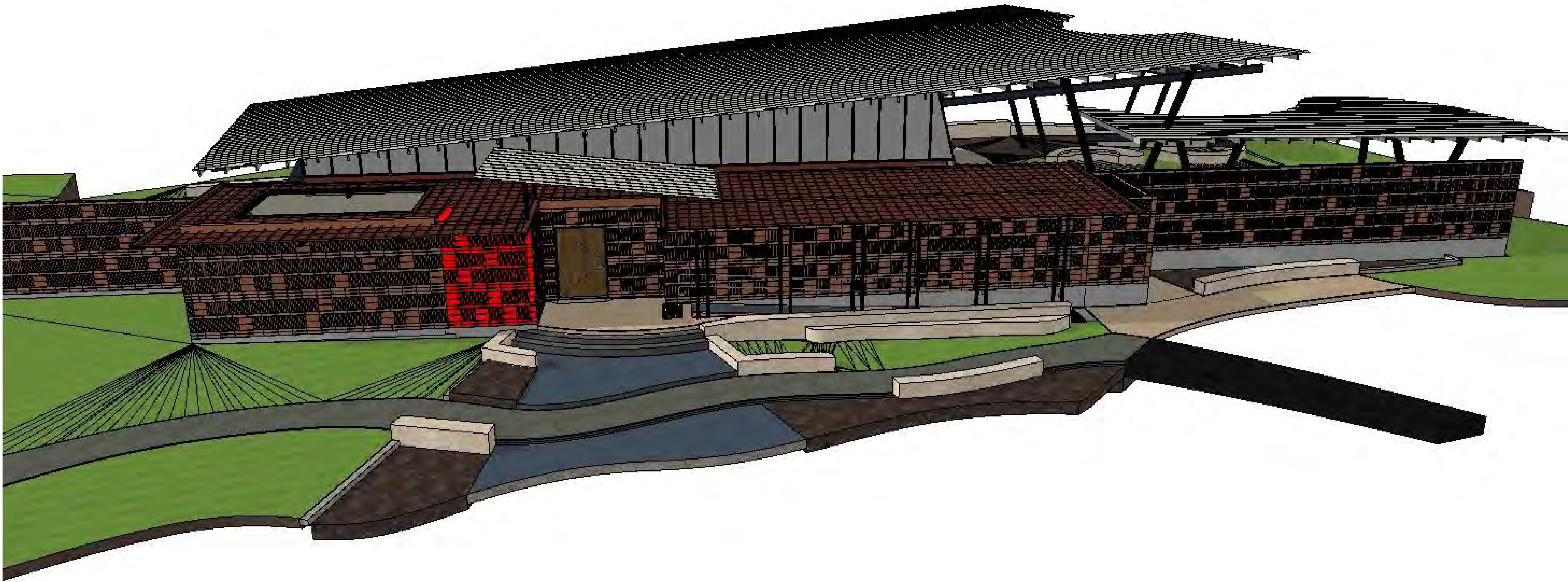
Based on the analysis and discussions presented within this report, the following is concluded:

- the proposed car park space dimensions are in accordance with the Northern Territory Planning Scheme, AS 2890.1 and AS 2890.6
- the proposed development is estimated to generate the following peak hour traffic volumes:
 - o 45 AM peak hour vehicle trips
 - o 45 PM peak hour vehicle trips.

The estimated traffic generation is less than 5 % of the existing movements at the Wills Terrace / Hartley Street intersection and is not expected to result in any discernible impacts to the traffic flow in the surrounding road network.

ALICE SPRINGS MULTICULTURAL CENTRE
LOT 2683, 26, SCHWARTZ CRESCENT, ALICE SPRINGS

BOOKMARK B.6



VIEW 1
SCALE: 1:79.20

AMENDMENTS				
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B	REISSUED FOR 30% CLIENT REVIEW	02/02/26	LI	BA
C	REISSUED FOR 30% CLIENT REVIEW	11/02/26	LI	BA
D	ISSUED FOR DA APPROVAL		LI	BA
No.	DESCRIPTION	DATE	INIT	COMP



PROJECT REGION: ALICE SPRINGS REGION
PROJECT LOCATION: LOT 2683, 26, SCHWARTZ CRESCENT, ALICE SPRINGS, NT, 0870
ALICE SPRINGS MULTICULTURAL CENTRE
COVER PAGE

Drawn LI Date: DEC 2025	Checked HP/PW/DdN Date: DEC 2025	Project Leader HP/HK/DB Date: DEC 2025
Designed HP/HK/DB Date: DEC 2025	Checked HP/PW/DdN Date: DEC 2025	Project Manager SB Date: DEC 2025
Sheet Reference A000 OF XX	NTG Project No. CA2007/26 NTG Drawing No.	NTG Asset No. TBA Amendment D A1

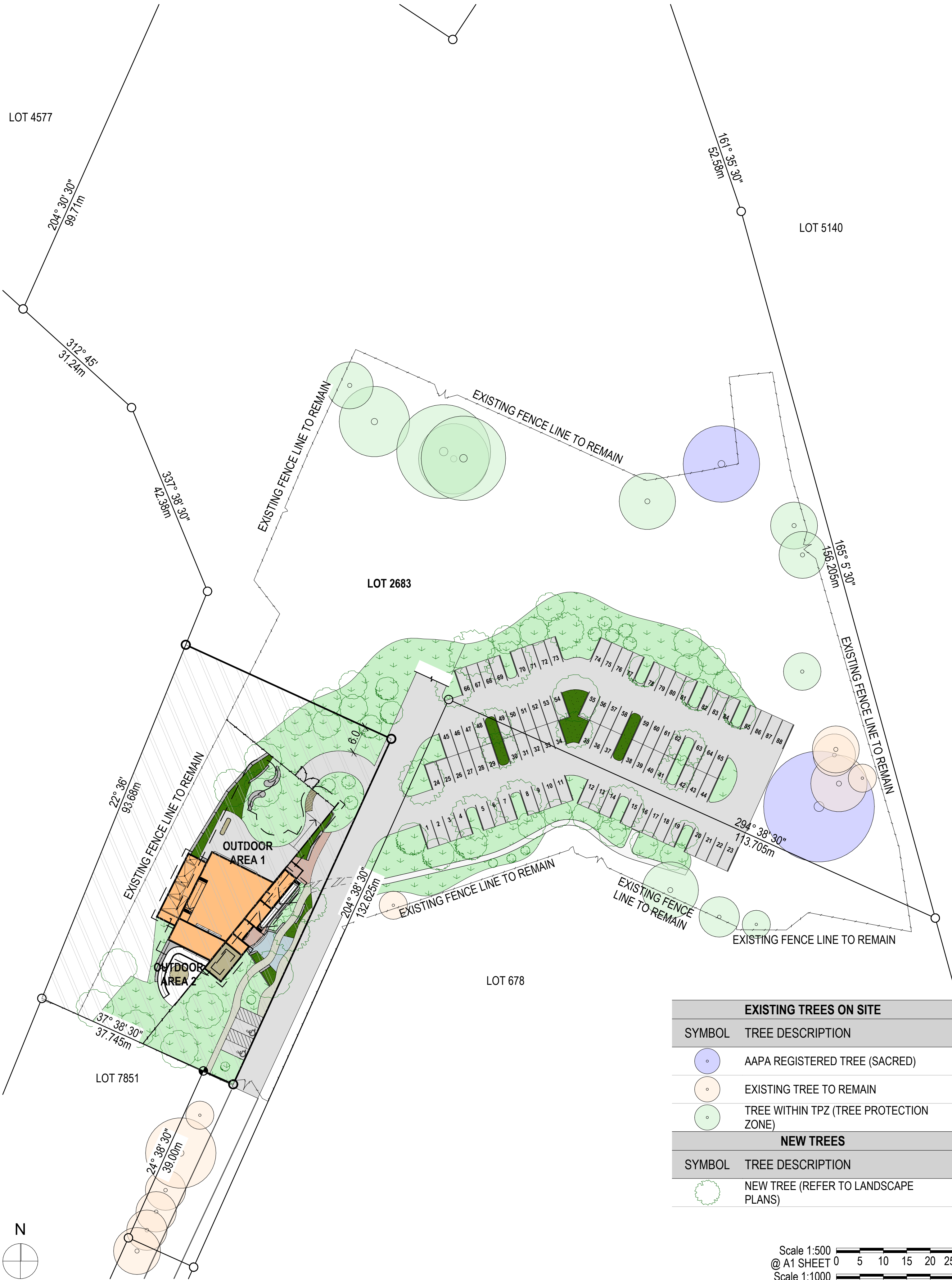
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A000	COVER PAGE	D	☒
A001	OVERALL SITE PLANS	D	☒
A002	DETAILED SITE PLAN 1	D	☒
A003	DETAILED SITE PLAN 2	D	☒
A100	GENERAL ARRANGEMENT AND FLOOR PLANS	D	☒
A140	ROOF PLANS	D	☒
A201	ELEVATIONS	D	☒
A203	NORTH ELEVATIONS SUN STUDY	B	☒
A204	SOUTH ELEVATIONS SUN STUDY	B	☒
A301	SECTION A AND B	D	☒
A302	SECTION C AND D	D	☒
A303	SECTION E, F AND G	D	☒

LEGEND
ABORIGINAL AREA PROTECTIONS AUTHORITY (AAPA)
RESTRICTED WORKS ZONE
NO WORKS WITHIN THIS ZONE

LOCATION OF WORK



OVERALL SITE PLAN
SCALE: 1:2000



SITE PLAN
SCALE: 1:500



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tel +61 8 8948 4607 abn 46636247768

BA3329

SITE AREA SCHEDULE	
	AREA (m²)
AREA OF BUILDING UNDER ROOF	397.92
AREA OF ROAD AND PARKING	3,409.64
OUTDOOR AREA 1	183.89
OUTDOOR AREA 2	91.37
PROPOSED SITE AREA	3,764.74

TOTAL PARKING	
PARKING	88
ACCESSIBLE PARKING	2

AMENDMENTS			
A	ISSUED FOR 30% CLIENT REVIEW	22/01/26	LI BA
B	REISSUED FOR 30% CLIENT REVIEW	02/02/26	LI BA
C	REISSUED FOR 30% CLIENT REVIEW	11/02/26	LI BA
D	ISSUED FOR DA APPROVAL		LI BA
No.	DESCRIPTION	DATE	INIT COMP



PROJECT REGION: ALICE SPRINGS REGION
PROJECT LOCATION: LOT 2683, 26, SCHWARTZ CRESCENT, ALICE SPRINGS, NT, 0870
ALICE SPRINGS MULTICULTURAL CENTRE
OVERALL SITE PLANS

Drawn LI	Checked HP/PW/DdN Date: DEC 2025	Project Leader HP/HK/DB Date: DEC 2025
Designed HP/HK/DB Date: DEC 2025	Checked HP/PW/DdN Date: DEC 2025	Project Manager SB Date: DEC 2025
Sheet Reference A001 OF XX	NTG Project No. CA2007/26 NTG Drawing No.	NTG Asset No. TBA Amendment D
		A1



LOT 678

LOT 7851

EXISTING TREES ON SITE	
SYMBOL	TREE DESCRIPTION
	AAPA REGISTERED TREE (SACRED)
	EXISTING TREE TO REMAIN
	TREE WITHIN TPZ (TREE PROTECTION ZONE)
NEW TREES	
SYMBOL	TREE DESCRIPTION
	NEW TREE (REFER TO LANDSCAPE PLANS)

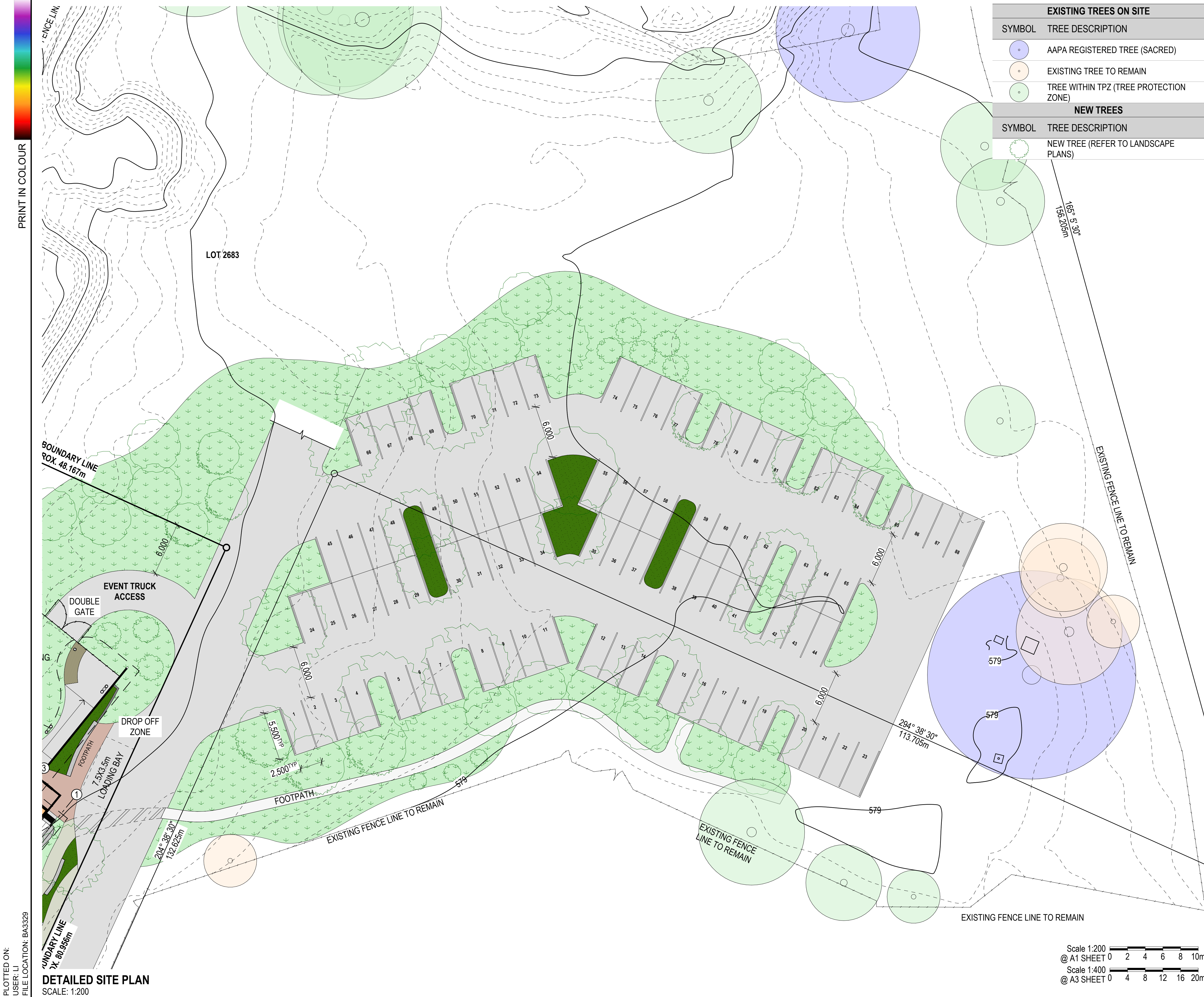
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C	REISSUED FOR 30% CLIENT REVIEW	11/02/26	LI	BA
D	ISSUED FOR DA APPROVAL		LI	BA

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PROJECT LOCATION: LOT 2683, 26, SCHWARTZ CRESCENT, ALICE SPRINGS, NT, 0870
ALICE SPRINGS MULTICULTURAL CENTRE
DETAILED SITE PLAN 1

Drawn LI Date: DEC 2025	Checked HP/PW/DdN Date: DEC 2025	Project Leader HP/HK/DB Date: DEC 2025
Designed HP/HK/DB Date: DEC 2025	Checked HP/PW/DdN Date: DEC 2025	Project Manager SB Date: DEC 2025
Sheet Reference A002 OF XX	NTG Project No. CA2007/26 NTG Drawing No.	NTG Asset No. TBA Amendment D A1



PRINT IN COLOUR

PLOTTED ON:
USER: LJ
FILE LOCATION: BA3329

DETAILED SITE PLAN
SCALE: 1:200

EXISTING TREES ON SITE

SYMBOL	TREE DESCRIPTION
	AAPA REGISTERED TREE (SACRED)
	EXISTING TREE TO REMAIN
	TREE WITHIN TPZ (TREE PROTECTION ZONE)

NEW TREES

SYMBOL	TREE DESCRIPTION
	NEW TREE (REFER TO LANDSCAPE PLANS)

BENNETT
ARCHITECTURE

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BA3329

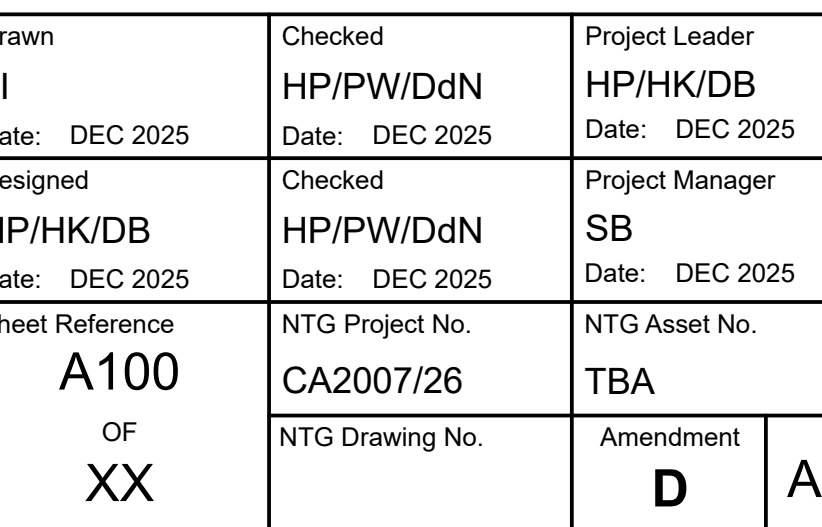
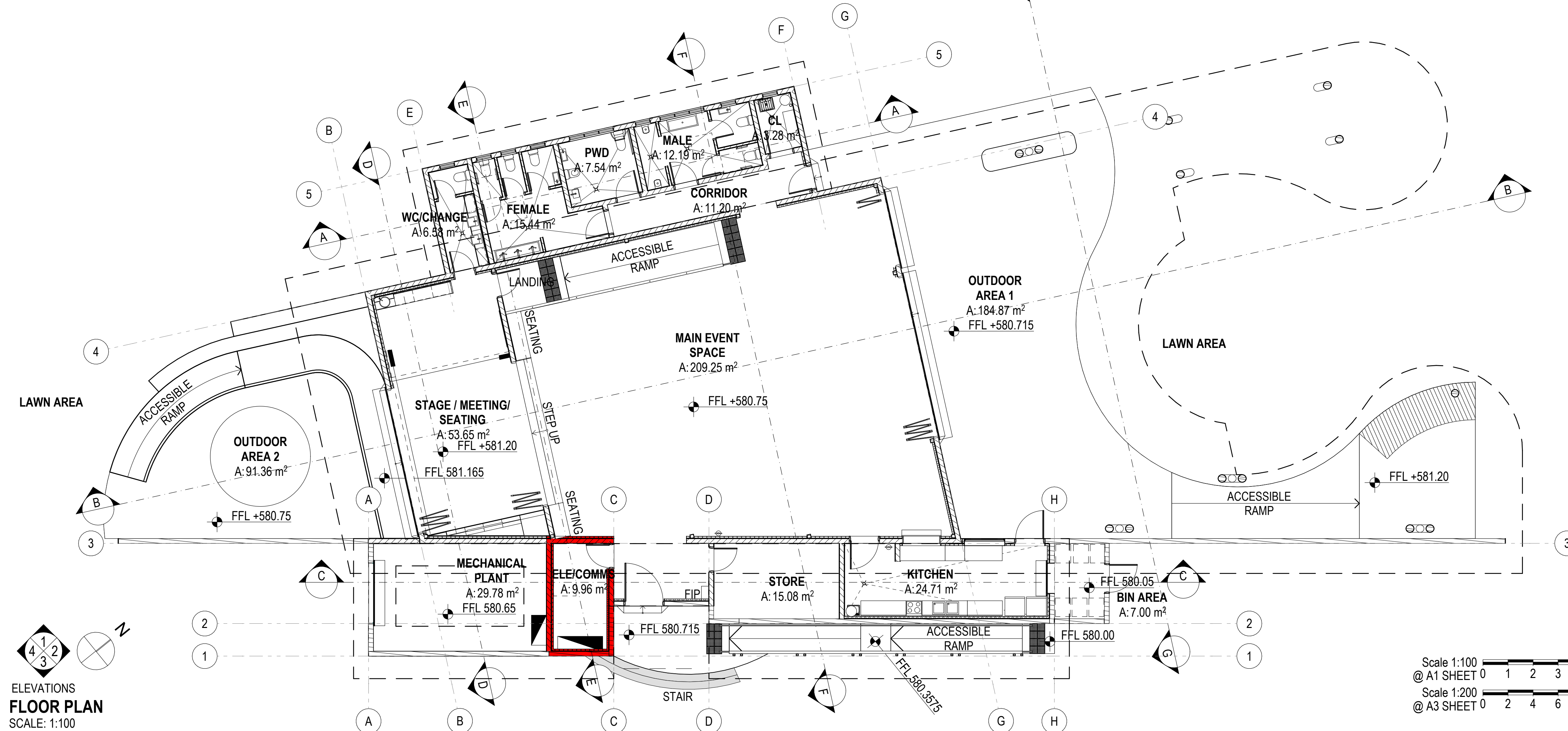
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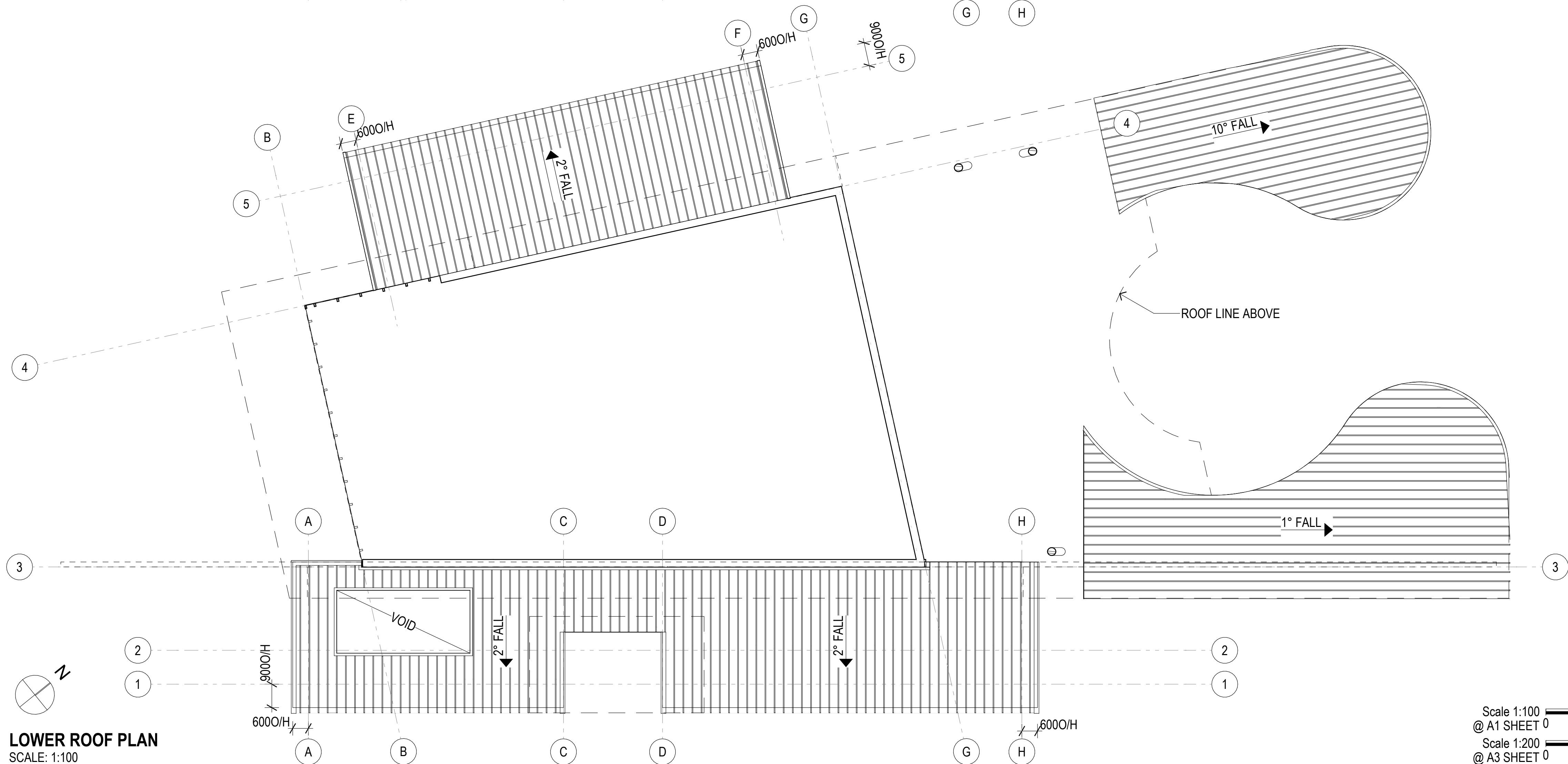
Northern Territory Government

PROJECT REGION: ALICE SPRINGS REGION
PROJECT LOCATION: LOT 2683, 26, SCHWARTZ CRESCENT, ALICE SPRINGS, NT, 0870
ALICE SPRINGS MULTICULTURAL CENTRE
DETAILED SITE PLAN 2

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Designed HP/HK/DB Date: DEC 2025	Checked HP/PW/DdN Date: DEC 2025	Project Manager SB Date: DEC 2025	
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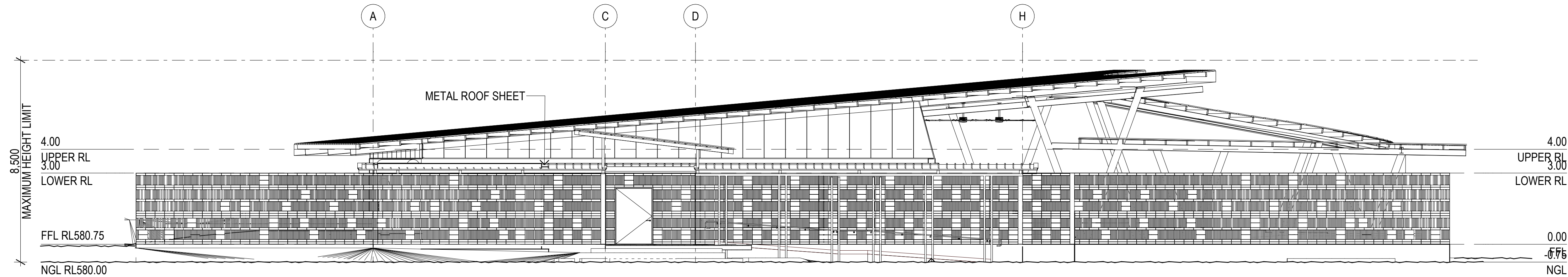


AMENDMENTS

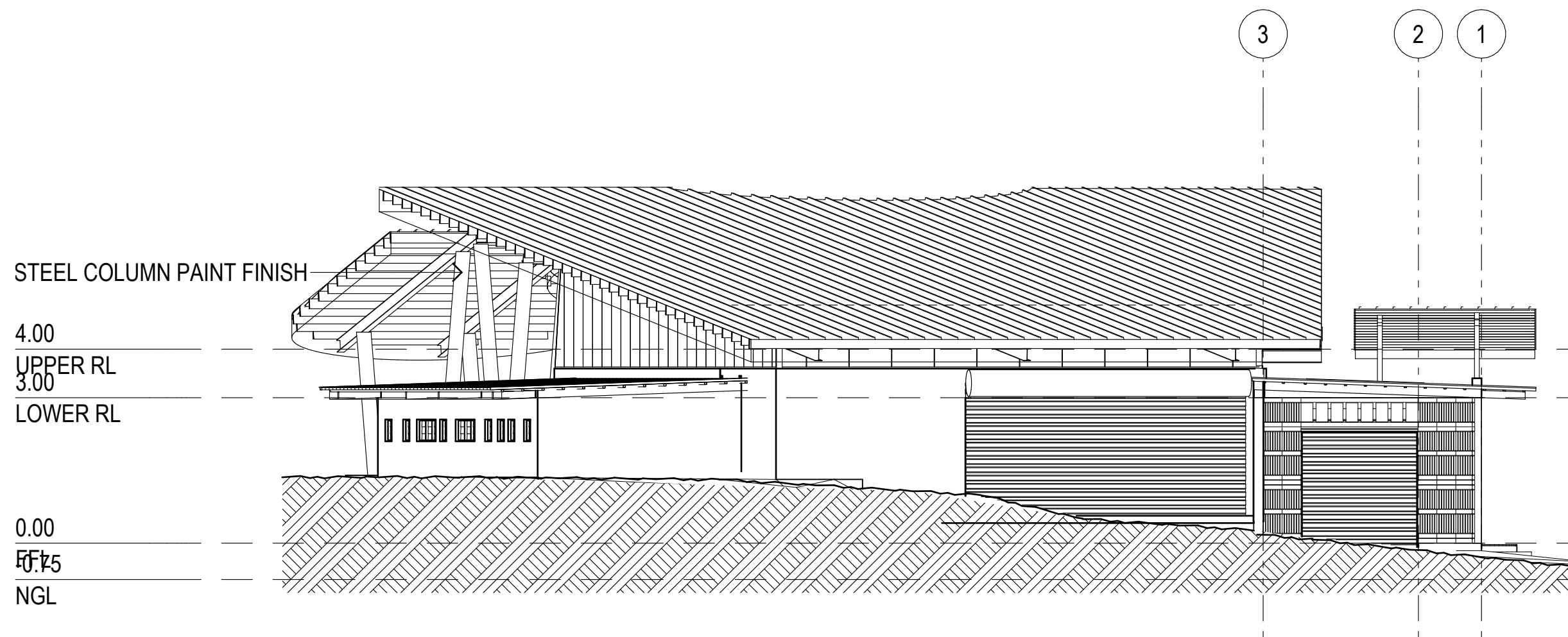
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C	REISSUED FOR 30% CLIENT REVIEW	11/02/26	LI	BA
D	ISSUED FOR DA APPROVAL		LI	BA

PROJECT REGION: ALICE SPRINGS REGION
PROJECT LOCATION: LOT 2683, 26, SCHWARTZ
CRESCENT, ALICE SPRINGS, NT, 0870
ALICE SPRINGS MULTICULTURAL CENTRE
ROOF PLANS

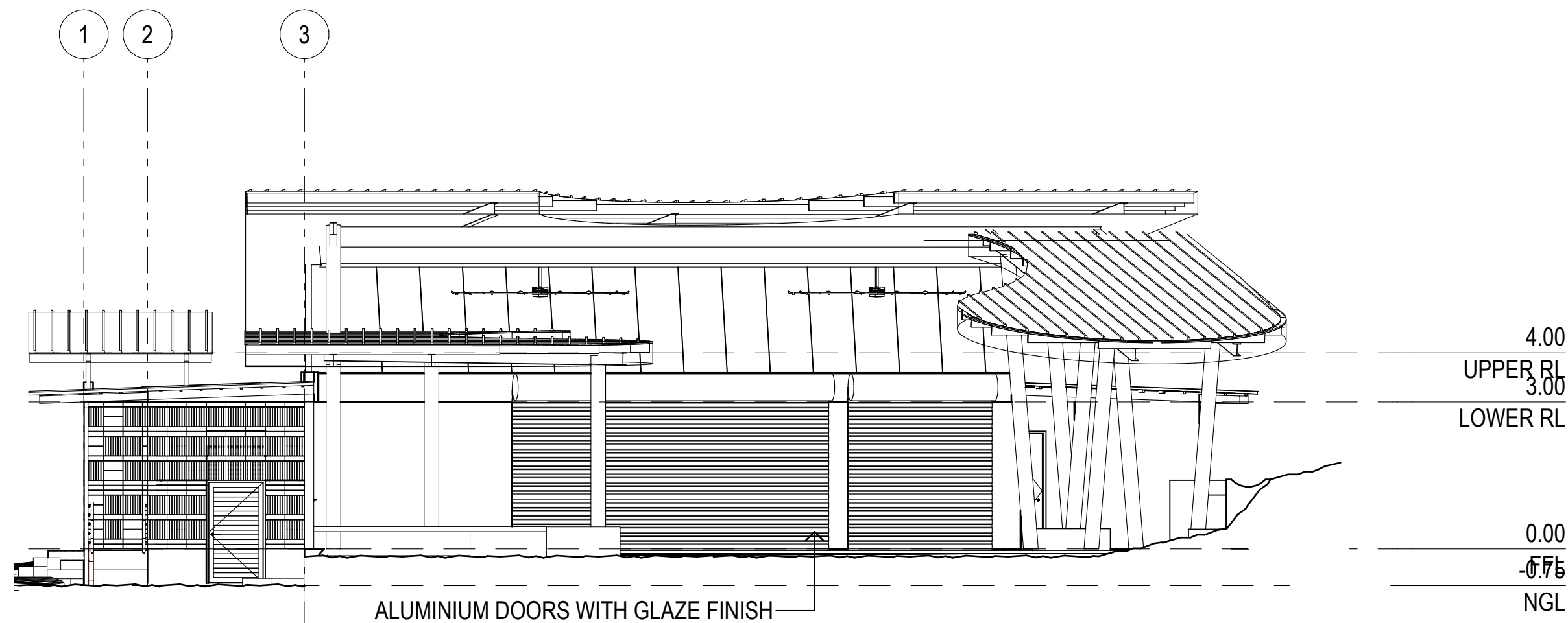
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Designed HP/HK/DB Date: DEC 2025	Checked HP/PW/DdN Date: DEC 2025	Project Manager SB Date: DEC 2025
Sheet Reference A140 OF XX	NTG Project No. CA2007/26	NTG Asset No. TBA
	NTG Drawing No.	Amendment D
		A1



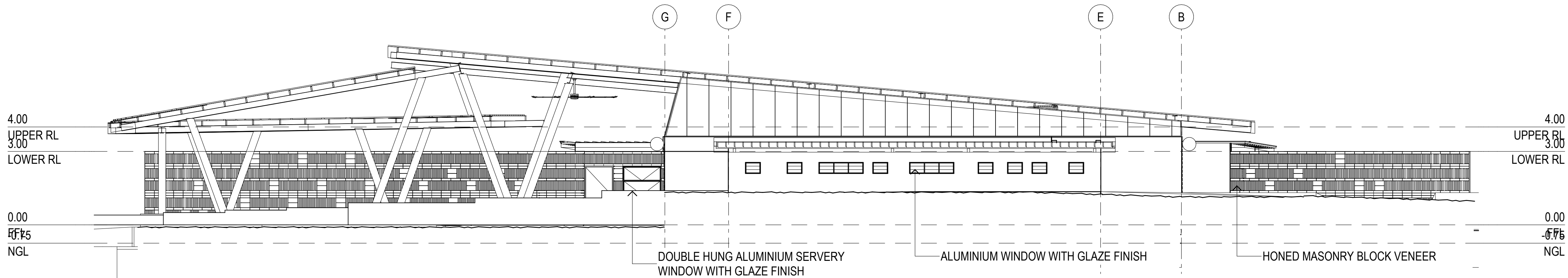
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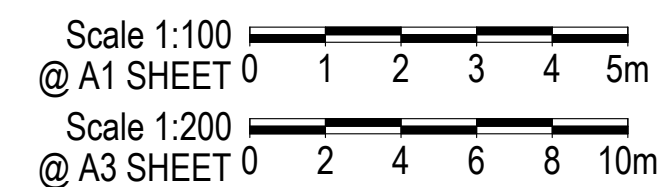
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ELEVATION 3
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AMENDMENTS

No.	DESCRIPTION	DATE	INIT	COMP
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B	REISSUED FOR 30% CLIENT REVIEW	02/02/26	LI	BA
C	REISSUED FOR 30% CLIENT REVIEW	11/02/26	LI	BA
D	ISSUED FOR DAAPPROVAL		LI	BA

PROJECT REGION: ALICE SPRINGS REGION
PROJECT LOCATION: LOT 2683, 26, SCHWARTZ
CRESCENT, ALICE SPRINGS, NT, 0870
ALICE SPRINGS MULTICULTURAL CENTRE
ELEVATIONS

Drawn LI Date: DEC 2025	Checked HP/PW/DdN Date: DEC 2025	Project Leader HP/HK/DB Date: DEC 2025
Designed HP/HK/DB Date: DEC 2025	Checked HP/PW/DdN Date: DEC 2025	Project Manager SB Date: DEC 2025
Sheet Reference A201 OF XX	NTG Project No. CA2007/26	NTG Asset No. TBA
	NTG Drawing No.	Amendment D
		A1



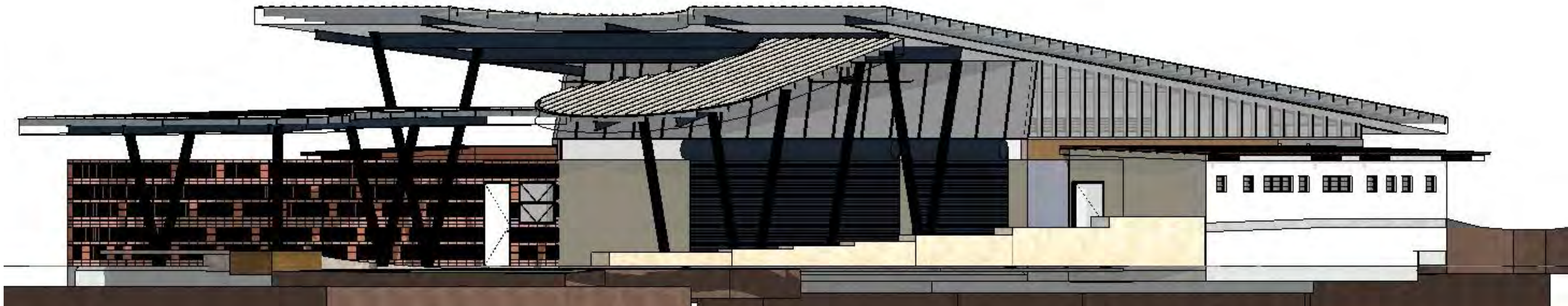
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21 JUN 3PM NORTH
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AMENDMENTS

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B	ISSUED FOR DA APPROVAL		LI	BA
No.	DESCRIPTION	DATE	INIT	COMP

PROJECT REGION: ALICE SPRINGS REGION
PROJECT LOCATION: LOT 2683, 26, SCHWARTZ CRESCENT, ALICE SPRINGS, NT, 0870
ALICE SPRINGS MULTICULTURAL CENTRE
NORTH ELEVATIONS SUN STUDY

Drawn LI	Checked HP/PW/DdN Date: DEC 2025	Project Leader HP/HK/DB Date: DEC 2025
Designed HP/HK/DB Date: DEC 2025	Checked HP/PW/DdN Date: DEC 2025	Project Manager SB Date: DEC 2025
Sheet Reference A203 OF XX	NTG Project No. CA2007/26 NTG Drawing No.	NTG Asset No. TBA Amendment B A1



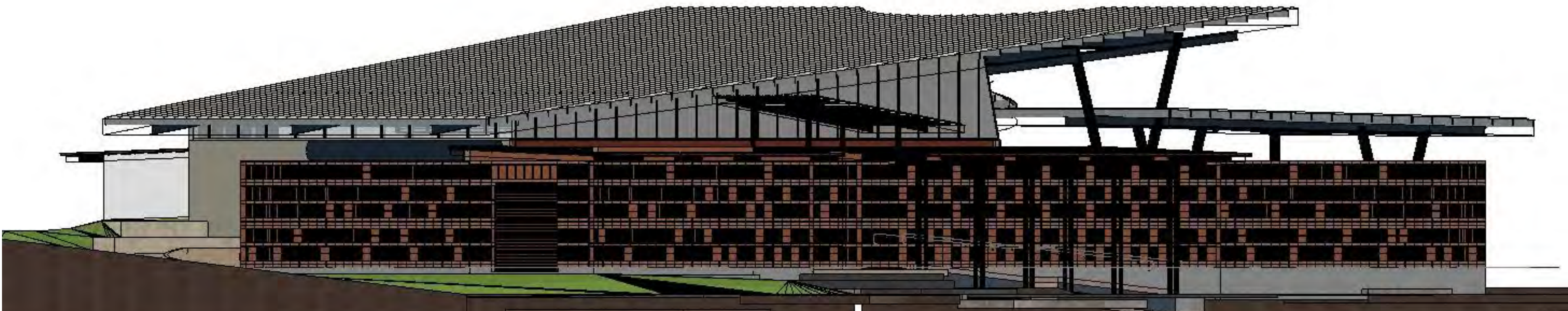
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SCALE: 1:100



21 JUN 9AM SOUTH
SCALE: 1:100

AMENDMENTS				
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B	ISSUED FOR DA APPROVAL		LI	BA
No.	DESCRIPTION	DATE	INIT	COMP

PROJECT REGION: ALICE SPRINGS REGION
PROJECT LOCATION: LOT 2683, 26, SCHWARTZ
CRESCENT, ALICE SPRINGS, NT, 0870
ALICE SPRINGS MULTICULTURAL CENTRE
SOUTH ELEVATIONS SUN STUDY

Drawn LI Date: DEC 2025	Checked HP/PW/DdN Date: DEC 2025	Project Leader HP/HK/DB Date: DEC 2025
Designed HP/HK/DB Date: DEC 2025	Checked HP/PW/DdN Date: DEC 2025	Project Manager SB Date: DEC 2025
Sheet Reference A204 OF XX	NTG Project No. CA2007/26 NTG Drawing No.	NTG Asset No. TBA Amendment B
		A1

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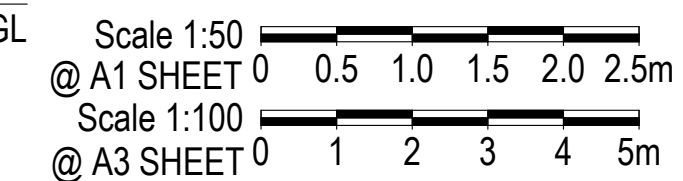
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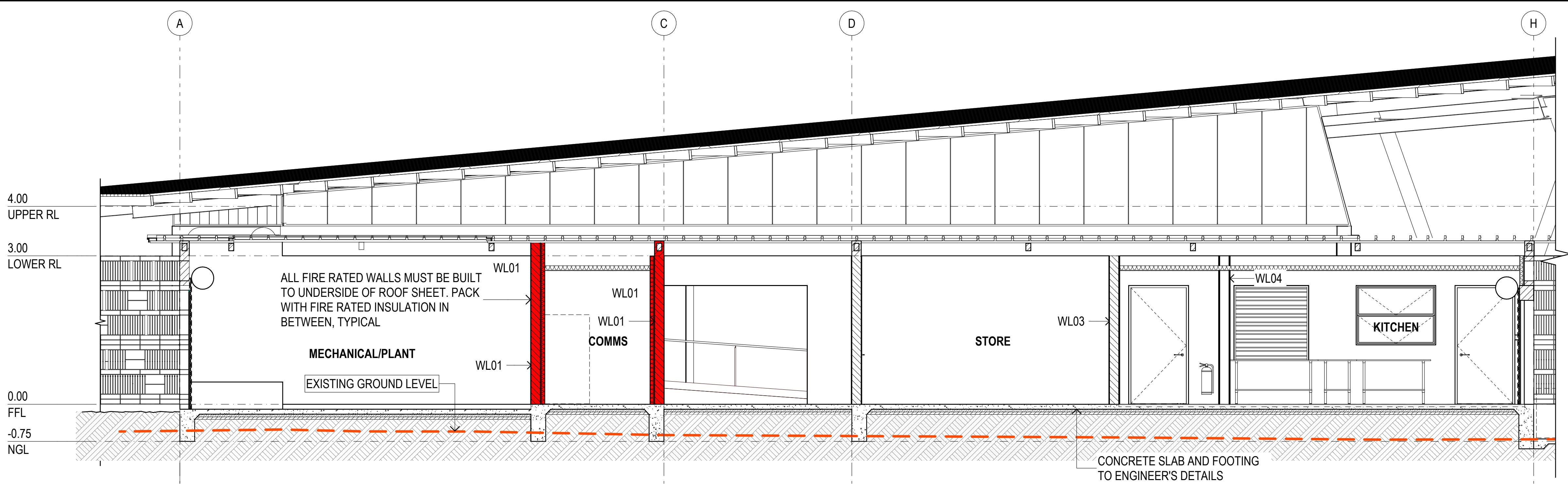
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B	REISSUED FOR 30% CLIENT REVIEW	02/02/26	LI	BA	
C	REISSUED FOR 30% CLIENT REVIEW	11/02/26	LI	BA	
D	ISSUED FOR DA APPROVAL		LI	BA	
No.	DESCRIPTION	DATE	INIT	COMP	



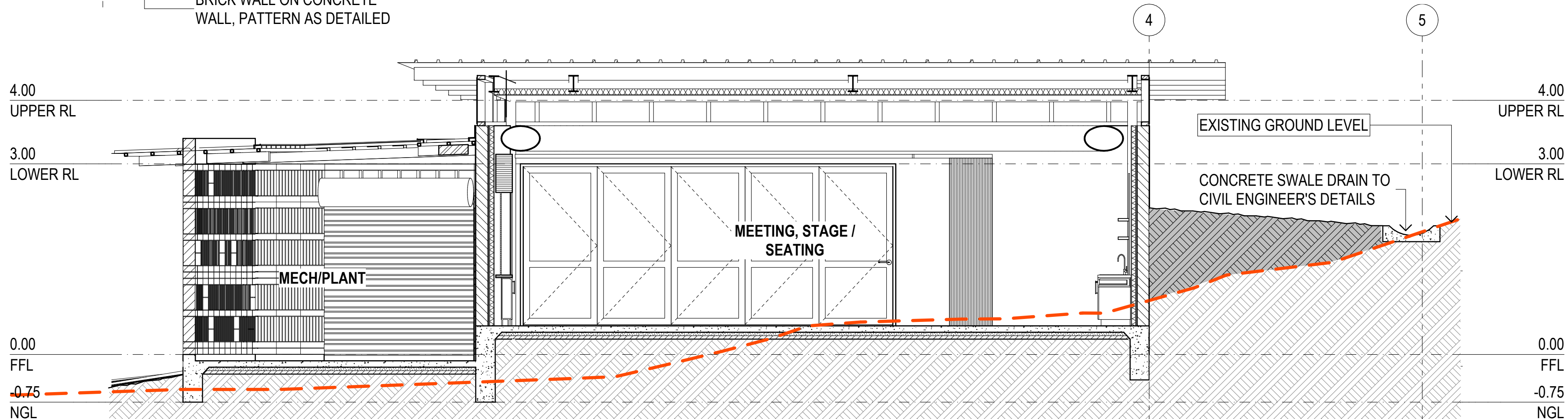
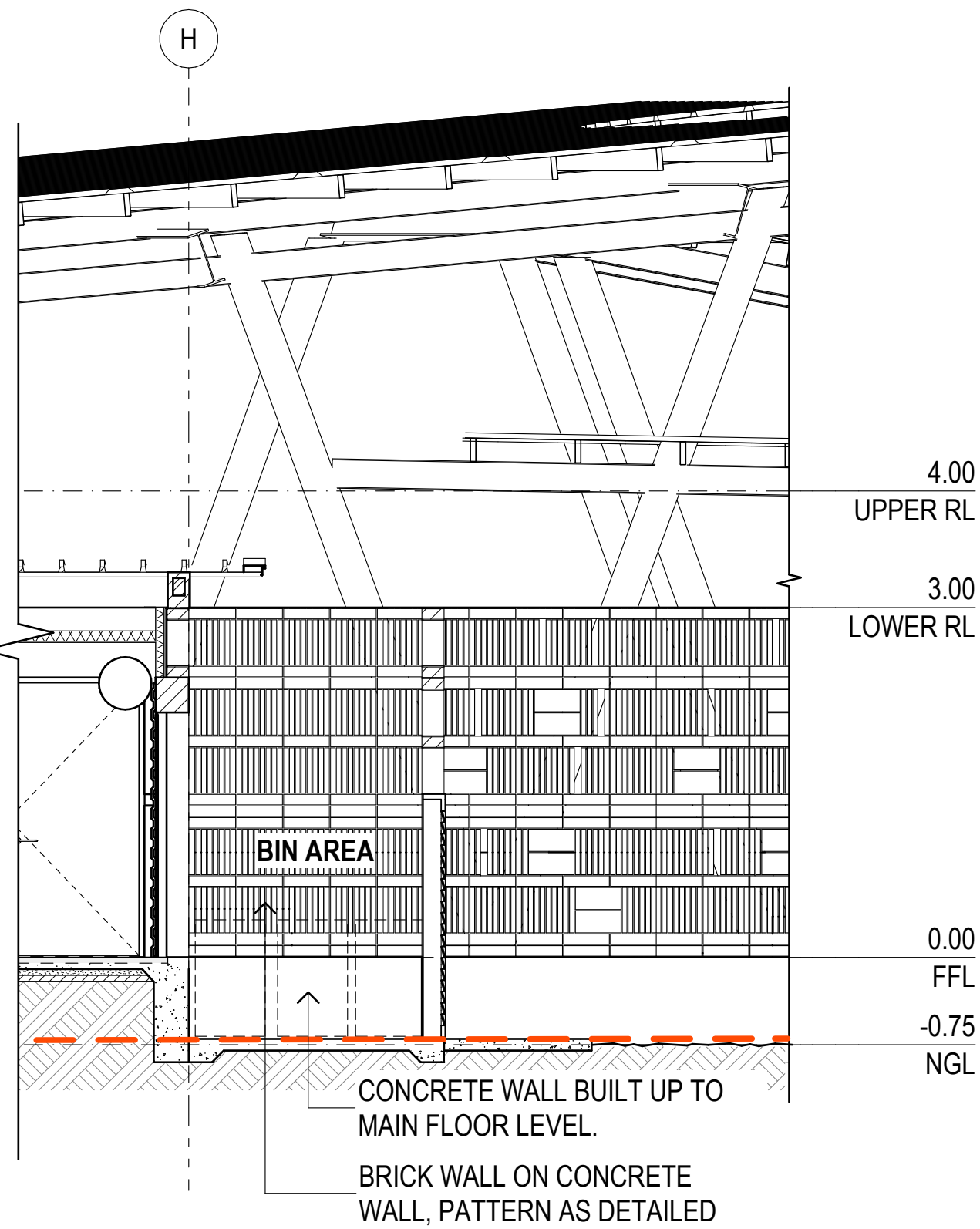
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PROJECT LOCATION: LOT 2683, 26, SCHWARTZ
CRESCENT, ALICE SPRINGS, NT, 0870
ALICE SPRINGS MULTICULTURAL CENTRE
SECTION A AND B

Drawn	Checked	Project Leader	
LI	HP/PW/DdN	HP/HK/DB	
Date: DEC 2025	Date: DEC 2025	Date: DEC 2025	
Designed	Checked	Project Manager	
HP/HK/DB	HP/PW/DdN	SB	
Date: DEC 2025	Date: DEC 2025	Date: DEC 2025	
Sheet Reference	NTG Project No.	NTG Asset No.	
A301	CA2007/26	TBA	
OF	NTG Drawing No.	Amendment	A1
XX		D	





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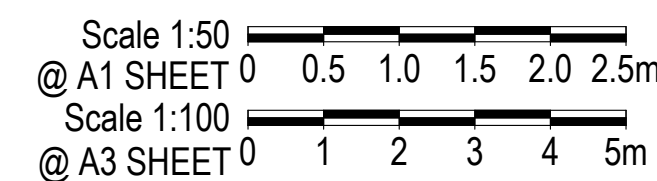
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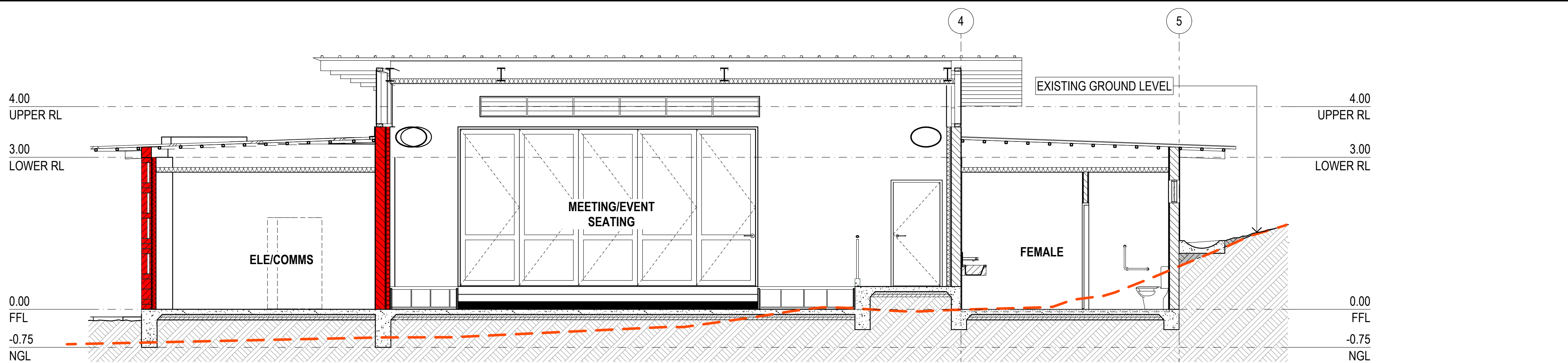
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No.	DESCRIPTION	DATE	INIT	COMP
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B	REISSUED FOR 30% CLIENT REVIEW	02/02/26	LI	BA
C	REISSUED FOR 30% CLIENT REVIEW	11/02/26	LI	BA
D	ISSUED FOR DA APPROVAL		LI	BA

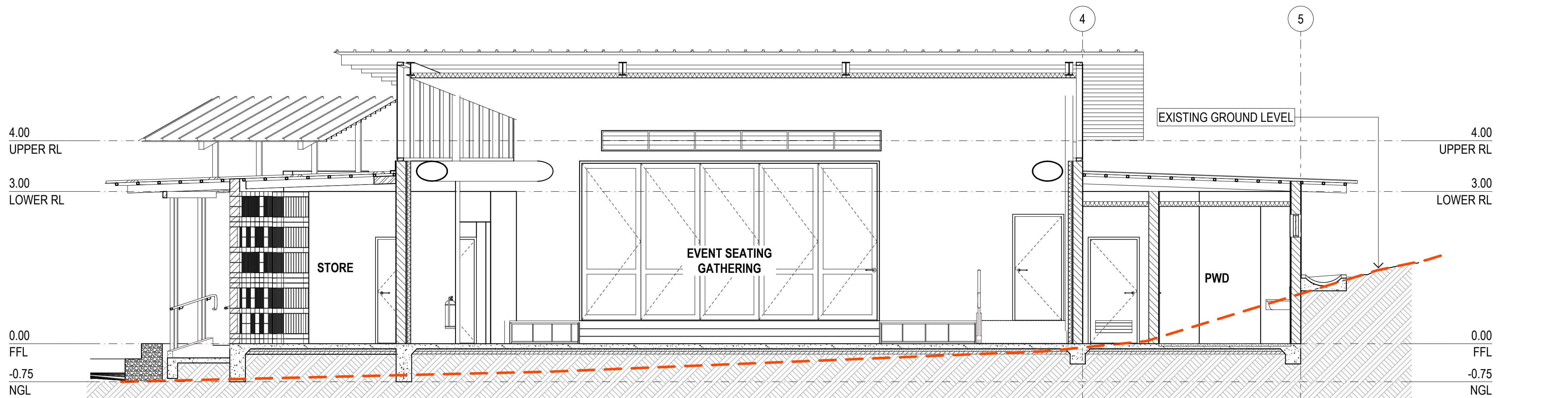
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PROJECT LOCATION: LOT 2683, 26, SCHWARTZ
CRESCENT, ALICE SPRINGS, NT, 0870
ALICE SPRINGS MULTICULTURAL CENTRE
SECTION C AND D

Drawn LI Date: DEC 2025	Checked HP/PW/DdN Date: DEC 2025	Project Leader HP/HK/DB Date: DEC 2025
Designed HP/HK/DB Date: DEC 2025	Checked HP/PW/DdN Date: DEC 2025	Project Manager SB Date: DEC 2025
Sheet Reference A302 OF XX	NTG Project No. CA2007/26	NTG Asset No. TBA
	NTG Drawing No.	Amendment D
		A1

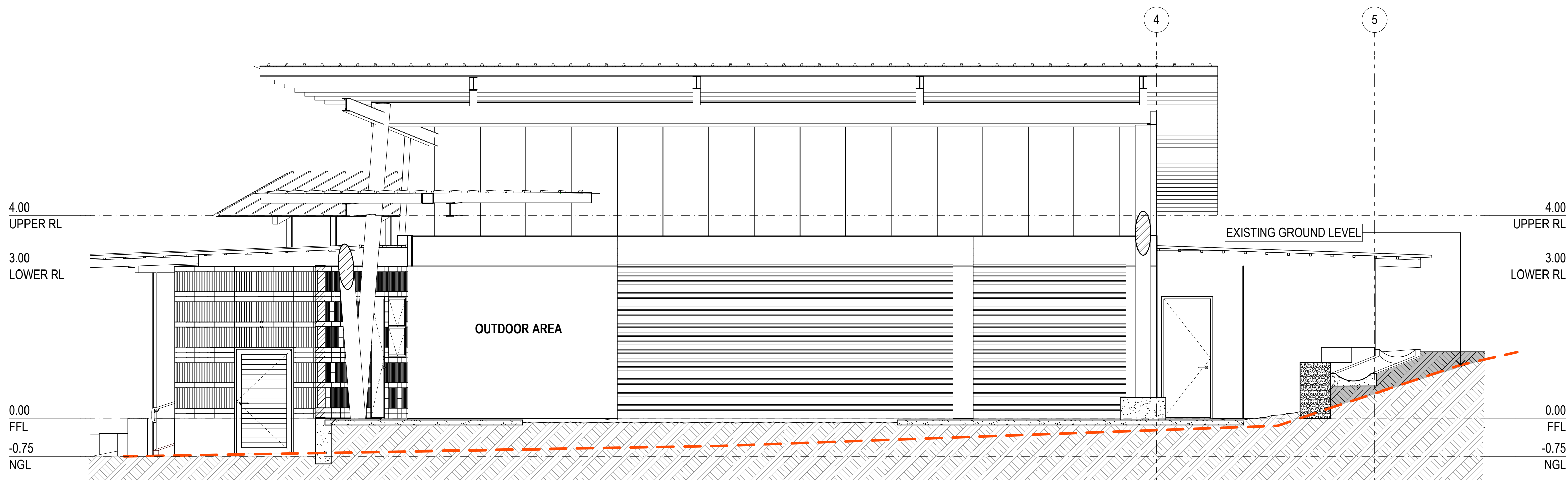




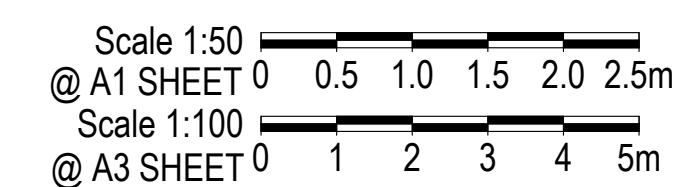
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SECTION F
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SECTION G
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AMENDMENTS

No.	DESCRIPTION	DATE	INIT	COMP
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B	REISSUED FOR 30% CLIENT REVIEW	02/02/26	LI	BA
C	REISSUED FOR 30% CLIENT REVIEW	11/02/26	LI	BA
D	ISSUED FOR DA APPROVAL		LI	BA

PROJECT REGION: ALICE SPRINGS REGION
PROJECT LOCATION: LOT 2683, 26, SCHWARTZ CRESCENT, ALICE SPRINGS, NT, 0870
ALICE SPRINGS MULTICULTURAL CENTRE
SECTION E, F AND G

Drawn LI Date: DEC 2025	Checked HP/PW/DdN Date: DEC 2025	Project Leader HP/HK/DB Date: DEC 2025
Designed HP/HK/DB Date: DEC 2025	Checked HP/PW/DdN Date: DEC 2025	Project Manager SB Date: DEC 2025
Sheet Reference A303 OF XX	NTG Project No. CA2007/26	NTG Asset No. TBA
	NTG Drawing No.	Amendment D
		A1

Technical Assessment PA2026/0082

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

Application No: PA2026/0082

Lot number: Lot 678 & 2683

Town/Hundred: Town of Alice Springs

Zone: CP (Community Purpose)

Site Area: Lot 678 – 41400m² Lot 2683 – 28800m²

Proposal: Place of Assembly, Community Centre

Plans used for assessment: Drawings NTG Project No. CA2007/26.

Date assessment finalised: 09/04/2026

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

Zone CP (Community Purpose)				
Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Place of Assembly Community Centre	Impact assessable	3.6 Land Subject to Flooding	5.2.1 General Height Control 5.2.4.1 Car Parking Spaces 5.2.4.4 Layout of Car Parking Areas 5.2.5 Loading Bays 5.2.6.1 Landscaping in Zones other than Zone CB 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	Alice Springs Regional Land Use Plan Central Alice Springs Area Plan 5.5.3 General Building and Site Design. 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship.

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.

Strategic Framework

Central Alice Springs Area Plan

The land area proposed for development is identified as community purpose/ government noting the historical use of the land was a public school. The site adjoins cultural and environmental sensitivities comprised of sacred trees with restricted work areas *NT Aboriginal Sacred Sites Act 1989*, and the Totem Theatre which is of heritage significance subject to the *NT Heritage Act 2011*. The area plan identifies the land as subject to flooding.



(Image Central Alice Springs Area Plan "Land Use Vision" 2020, p,5).



(Image Central Alice Springs Area Plan "Environment, Heritage and Connections" 2020, p,14).

Alice Springs Regional Land Use Plan (ASRLUP 2016)

The ASRLUP2016 provides some emphasis within the Vision and Strategic approach with titles themes of 'confident culture' and 'strong society'.

- *Alice Springs is a multi-cultural centre, and should offer a healthy, active and enjoyable lifestyle taking.*
- *The ongoing land use in, and development of, the Alice Springs Region facilitates people continuing to enjoy a strong sense of community, while valuing a diverse population and range of cultures.*

The objectives community facilities and services as per screenshot below. It is considered that this proposal is a direct address to these objectives noting that previous proposals did centre the location of multicultural hub being located south of the gap (Kilgariff). This application is the first development application proposing a multicultural centre.

Community Facilities and Services

Key Community Facilities Objectives

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

(Image, Alice Spring Regional Land Use Plan 2016 "Key Community Facilities Objectives" p,51).

3.6 Overlay – Land Subject to Flooding

Purpose

Identify areas with a known risk of inundation from riverine flooding and ensure that development in these areas demonstrates adequate measure to minimise the associated risk to people, damage to property and costs to the general community.

Administration

1. Land subject to this Overlay is to be used or developed only with **consent**.
2. This Overlay does not apply to:
 - (a) **outbuildings** and extensions to existing **dwelling**s; and
 - (b) extensions to existing commercial or industrial buildings;
 - (c) any use that complies with Clause 5.5.1 (Interchangeable Use and Development in Specific Zones);
 which, but for this Overlay, would not require **consent**; or
 - (d) unzoned land.
3. This overlay does not apply to the use and development of land for **dwelling**s-group or **dwelling**s-multiple when the land is subject to Overlay 3.11 RCFR (Rapid Creek Flood Response).
4. In this Overlay:
 - (a) "flood level" means the water level associated with a 1.0% AEP flood event or where that level cannot be determined, the level determined by the Controller of Water Resources within the meaning of the *Water Act 1992*;
 - (b) "AEP" means Annual Exceedance Probability, which is the likelihood, in percentage terms, of a flood of a given size occurring in a specified area in any one year;
 - (c) "DFE" means Defined Flood Event, which:
 - i. in an area subject to a floodplain management plan that defines a flood event, is as specified in that plan; or
 - ii. if there is no floodplain management plan that defines a flood event for an area, is the 1% AEP flood event;
 - (d) "DFA" means Defined Flood Area, which is the area that is inundated by the DFE as defined on mapping produced by the NT Government.
5. The consent authority may **consent** to a use or development that is not in accordance with sub-clause 6 only if it is satisfied that the application demonstrates that there is no increased risk to people and property including adjoining property, or increased cost to the community.

Requirements

6. In a DFA	DAS/DLPE Comment	Compliance
<i>(a) the storage or disposal of environmentally hazardous industrial material and the development of fuel depots should be avoided</i>	No hazardous chemicals/materials will be stored within this centre.	Complies
<i>(b) the minimum floor level of habitable rooms should be 300mm above the flood level for the site; and</i>	The flood report notes that AHD level for site is between a minimum of 578.72 and a max of 579.28.	A habitable room is defined as a room of a dwelling. The proposal does not include any dwelling. Subsequently, this requirement does not apply to the proposal.
<i>(c) the use of fill to achieve required floor levels should be avoided.</i>	The application states that fill will not be used to address the AEP level.	Not applicable

COMPLIES

4.22 Zone CP – Community Purpose

Zone Purpose

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

Zone Outcomes

1. Community services and facilities such as medical clinic, place of worship, education establishment, emergency services facility, exhibition centre, residential care facility, community centre and childcare centre are established to meet the social, educational, spiritual, cultural or health needs of the community.
2. Development such as hospital, passenger terminal, place of assembly and recycling depot servicing the broader regional population may be established where they do not compromise the reasonable amenity of residential land in the locality.
3. All development, including public infrastructure and outbuildings, is located, designed, operated and maintained to:

<i>(a) make a positive contribution to the locality by incorporating a high quality of built form and landscape design;</i>	The design is of good quality, including masonry blockwork and varying heights of the building which is interesting. Landscaping proposed to support functionality.
<i>(b) minimise unreasonable impacts to the amenity of surrounding premises and any residential land;</i>	The land does not adjoin residential zoning.
<i>(c) mitigate the potential for land use conflict with existing and intended surrounding development;</i>	The development is considered commensurate with surrounding land and existing development.
<i>(d) avoid adverse impacts on the local road network;</i>	Heavily compliant car parking on site a significant distance from the primary and secondary street boundaries.
<i>(e) provides safe and convenient pedestrian and bicycle access within the development and strong connections to external transport networks;</i>	The site is connected to the wills terrace transport corridor.
<i>(f) avoid any adverse impacts on ecologically important areas; and</i>	The land adjoins culturally sensitive features subject to the NT <i>Aboriginal Sacred Sites Act 1989</i> and the <i>NT Heritage Act 2011</i> .
<i>(g) allow passive surveillance of public spaces.</i>	The proposed use of the land allows for increased surveillance.
<i>4. Subdivision provides the appropriate level of services and infrastructure including roads, pedestrian and cycle paths, reticulated electricity, water, and sewerage (where available), stormwater drainage and telecommunication infrastructure.</i>	Subdivision will be required as a result of the development, but is not a subject of this application.
<i>4. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.</i>	The use is defined.

5.2.1 General Height Control

Purpose

Ensure that the heights of buildings and structures are appropriate to the strategic and local context of the location and meet community expectations for development in the zone.

Administration

1. This clause does not apply if:
 - (a) The development is for the purpose of:
 - i. a **telecommunications facility**;
 - ii. a chimney, flag pole, aerial, antenna or lightning rod; or
 - iii. the housing of equipment relating to the operation of a lift; or
 - (b) an alternative height control is specified in clause 5.9 (Location specific development requirements).
2. The consent authority must not **consent** to a development in Alice Springs that is not in accordance with sub-clause 5.
3. The consent authority must not **consent** to a development on land in Zone MR abutting land in Zone LR that is not in accordance with sub-clause 6.
4. Except as set out in sub-clause 3, the consent authority may **consent** to a development that is not in accordance with sub-clause 6 if it is satisfied the **building height** is consistent with the intended character and **amenity** of the area, having regard to:
 - (a) the heights of other buildings in the immediate vicinity; and
 - (b) measures taken to mitigate potential impacts (such as unreasonable overshadowing, or overlooking of dwellings and private open space) on abutting properties.

Requirements

5. The **building height** of a development in the Municipality of Alice Springs is not to exceed:
 - (a) the maximum **building height** for the zone and use as specified in table A to this clause; or
 - (b) two **storeys** to a maximum of 8.5m if the zone and use is not included in table A to this clause.
6. The **building height** in all other areas is not to exceed:
 - (a) the maximum **building height** for the zone and use as specified in table B to this clause; or
 - (b) two **storeys** to a maximum of 8.5m if the zone and use is not included in table B to this clause.

Table A to clause 5.2.1: Height control in Alice Springs		
Zone	Use	Maximum building height above ground level
MR, C, SC and TC	All uses	3 storeys to a maximum of 14m
CB	All uses	8 storeys to a maximum of 34m
CP	Education establishment, hospital or exhibition centre and ancillary uses	No height limit
All zones other than CP	Education establishment	3 storeys to a maximum of 14m

DAS/DLPE Comment

Sub clause 5(b) applies to this development (maximum height permitted 8.5m) which is proposed from the natural ground level to the highest apex point.

COMPLIES

5.2.4.1 Car Parking Spaces

Purpose

Ensure that sufficient off-street car parking, constructed to a standard and conveniently located, are provided to service the proposed use of a **site**.

Administration

1. This clause does not apply where alternative **car parking space** requirements are established under clause 5.9 (Location specific development requirements).
2. The consent authority may **consent** to use or development that is not in accordance with sub-clause 5 if it is satisfied a reduction in the number of **car parking spaces** is appropriate with regard to:
 - (a) the zoning of the land, the use or development or proposed use or development of the land, and the possible future use or development of the land;
 - (b) the provision of **car parking spaces** in the vicinity of the land;
 - (c) the availability of public transport in the vicinity of the land;
 - (d) the potential impact on the surrounding road network and the **amenity** of the locality and adjoining property; and
 - (e) if the use or development relates to a **heritage place** and the Minister responsible for the administration of the *Heritage Act 2011* supports the reduced provision of **car parking spaces** in the interest of preserving the significance of the **heritage place**.
3. The consent authority may require the provision of **car parking spaces** for any **ancillary** use or development in addition to that specified for the **primary use** or development in the relevant table to this clause.
4. For the purposes of this clause:
 - (a) the reductions in Table B only apply to uses specifically referenced within Table A and apply to the base car parking rates established in Table A;
 - (b) only one reduction percentage is permitted per category when applying Table B; and
 - (c) the reductions in Table B do not apply to one bedroom **dwelling**s.

Requirements

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

Use/ Development	Minimum number of spaces required
Place of assembly	5 for every 100m ² of net floor area.
Community Centre	5 for every 100m ² of net floor area.

DAS/DLPE Comment

A measurable floor area of 287m² is proposed within the development requiring a total of 15 spaces when rounded up to the next whole number.

The development provides a total of 88 car parking spaces which exceeds compliance by 73 spaces.

COMPLIES

5.2.4.4 Layout of Car Parking Area

Purpose

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

Administration

1. This clause does not apply to a **car parking area** where the car parking is required in association with a **dwelling-single, dwelling-independent** or a **home based business**.
2. A **car parking area** may be used for the purpose of a **market** if:
 - (a) a market is Permitted in the zone; and
 - (b) the market operates outside of the operating hours of the use for which the car parking area is established.
3. The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clause 6 if it is satisfied that the non-compliance will not unreasonably impact on the **amenity** of the surrounding locality.
4. The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clauses 7 and 8 if it is satisfied that the design and construction is safe and functional with regard to the location of the development.
5. The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clause 9 if it is satisfied that the non-compliance will not result in adverse impacts on the local road network or internal functionality of the car parking area.

Requirements

6. A **car parking area** is to:
 - (a) be not less than 3m from any lot boundary abutting a road; and
 - (b) provide **landscaping** to the setback area to a minimum depth of 3m immediately adjacent to any lot boundary abutting a road, using species designed to lessen the visual impact of the **car parking area** when viewed from the road.
7. A **car parking area** is to be constructed and maintained to be:
 - (a) of a suitable gradient for safe and convenient parking; and
 - (b) sealed and well drained in urban areas, or dust suppressed in non-urban areas.
8. The layout of a **car parking area** is to:
 - (a) be functional and provide separate access to every car parking space;
 - (b) allow a vehicle to enter from and exit to a road in a forward gear;
 - (c) be in accordance with the dimensions set out in the diagram to this clause; and
 - (d) ensure parking spaces at the end of and perpendicular to a driveway are 3.5m wide or so that the driveway projects 1m beyond the last parking space.
9. The number of **access** points to the road is to be limited, and **access** points to **car parking areas** are to:
 - (a) have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow; and
 - (b) maximise sight lines for drivers entering or exiting the car parking area.

COMPLIES

5.2.5 Loading Bays

Purpose

Provide for the loading and unloading of vehicles associated with the use of land.

Administration

1. The consent authority may **consent** to a use or development that is not in accordance with sub-clauses 3 and 4 only if it is satisfied sufficient, safe and functional loading areas are available to meet the needs of the use with regard to:
 - (a) the scale of the use and development on the **site**;
 - (b) any potential adverse impacts on the local road network; and
 - (c) any agreements for off-site loading and unloading of vehicles, such as shared loading areas or approval to carry out loading activities in a laneway or **secondary street**.
2. For the purposes of this clause, where an **exhibition centre, food premises (fast food outlet and restaurant), office, place of assembly, shop or shopping centre** are part of an integrated development, the minimum number of loading bays is to be calculated based on the combined **net floor area** of the integrated uses.

Requirements

3. Use and development is to include provision of a minimum number of loading bays in accordance with the table to this clause (rounded up to the next whole number).
4. A **loading bay** is to:
 - (a) provide areas wholly within the **site** for loading and unloading of vehicles;
 - (b) be at least 7.5m by 3.5m;
 - (c) have a clearance of at least 4m; and
 - (d) have access that is adequate for its purpose.

Use/Development	Requirement	Compliance
<i>Place of assembly</i>	<i>1 loading bay for every 2000m² of the total net floor area, or part thereof</i>	1 space required.
<i>All other uses</i>	<i>No loading bay required</i>	

DAS/DLPE Comment

One space provided which exceeds the dimension requirements as outlined within sub clause 4.

COMPLIES

5.2.6.1 Landscaping in Zones other than Zone CB

Purpose

Encourage **landscaping** that enhances local **amenity** by:

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

Administration

1. **Landscaping** may include, where subordinate to areas for the planting and growing of plants, impervious and unplanted areas for;
 - (a) pedestrian access,
 - (b) outdoor recreation, or
 - (c) natural or ornamental features and the like.
2. The consent authority may **consent** to **landscaping** that is not in accordance with sub-clauses 5, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the **site** having regard to the **amenity** of the streetscape, and the potential impact on the **amenity** of the locality and adjoining property.

3. <i>Where landscaping is required by this Scheme it should be designed so that:</i>	DAS/DLPE Comment
<i>(a) planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered car parking areas;</i>	Landscaping is provided across the car parking layout, and all relevant boundaries plus the dedicated landscaping areas on both side of the centre.
<i>(b) it maximises efficient use of water and is appropriate to the local climate;</i>	Native Centralian arid types proposed.
<i>(c) it takes into account the existing streetscape, or any landscape strategy in relation to the area;</i>	No landscaping strategy applies.
<i>(d) significant trees and vegetation that contribute to the character and amenity of the site and the streetscape are retained</i>	Significant vegetation subject to restricted works protection. Existing established within the area cannot be removed.
<i>(e) energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;</i>	Trees are proposed to support the development, drip irrigation would be required to support early stage development .
<i>(f) the layout and choice of plants permits surveillance of public and communal areas; and</i>	Shown.
<i>(g) it facilitates on-site infiltration of stormwater run-off.</i>	A significant area of landscaping is proposed, but the area will be subject to notable runoff during wet weather.
4. <i>The quality and extent of the landscaping consented to must be maintained for the life of the development.</i>	This can be conditioned.
5. <i>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.</i>	Not applicable.

6. In Zones LI, GI and DV all street frontages, except access driveways or footpaths, are to be landscaped to a minimum depth of 3m	Not applicable.
7. In Zones MR and HR, side and rear setbacks are to include planting to the length of the setback of no less than 2m deep, except for areas that are used for private open space.	Not applicable.

COMPLIES

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

Purpose

Protect the visual and acoustic **amenity** of **residential buildings** where they are adjacent to non-residential development.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clause 3 and/or 4, if:
 - (a) the development is covered by an area plan listed as a Major Remote Town in Part 2 of the Planning Scheme, if the service authority responsible for distribution of electricity, water and sewerage services provides advice that compliance would be impractical or prohibited; or
 - (b) the development is for the establishment of, or change in, use of an existing lawfully established building that has an existing encroachment into the setback required by this clause; or
 - (c) the consent authority is satisfied that the development provides adequate setbacks and **landscaping** consistent with the purpose of this clause.

Requirements

2. A use or development or a proposed use or development that is:
 - (a) not a **residential building**;
 - (b) on land that is in a zone other than Zones LR, LMR, MR or HR; and
 - (c) abuts land in any of those zones;
must provide a setback to the boundary that abuts any of those zones of not less than 5m.
3. The setback described in sub-clause 2 is to be landscaped to provide a visual screen to the adjacent land Zoned LR, LMR, MR or HR for a minimum depth of 3m.
4. The development should provide a solid screen fence of a minimum height of 1.8m at the boundary with land in Zones LR, LMR, MR or HR.

DAS/DLPE Comment

The development does not adjoin residential zoning and therefore complies.

COMPLIES

5.5.3 General Building and Site Design.

Purpose

Promote site-responsive designs of commercial, civic, community, recreational, tourist and mixed use developments which are attractive and pleasant and contribute to a safe environment.

Administration

1. A development application must, in addition to the matters described in sub-clauses 2-16, demonstrate consideration of and the consent authority is to have regard to the *Community Safety Design Guide* (as amended from time to time) produced by the Department of Lands and Planning.

Requirements	DAS/DLPE Comment
2. <i>Preserve vistas along streets to buildings and places of architectural, landscape or cultural significance.</i>	The design of the building will support the cultural significance of the immediate area which contains Anzac Hill, Totem Theatre and multiple sacred sites. The development can create a tapestry understanding of Alice Springs.
3. <i>Be sympathetic to the character of buildings in the immediate vicinity.</i>	The character of buildings within proximity are not compromised through visual amenity.
4. <i>Minimise expanses of blank walls.</i>	No blank expanse illustrated on the drawings.
5. <i>Add variety and interest at street level and allow passive surveillance of public spaces.</i>	Demonstrated.
6. <i>Maximise energy efficiency through passive climate control measures.</i>	The application notes that material choices can facilitate insulation.
7. <i>Control on-site noise sources and minimise noise intrusion.</i>	The location is not within proximity to residential areas or buildings.
8. <i>Conceal service ducts, pipes, air conditioners, air conditioning plants etc.</i>	The plant room appears to be internalised and away from view.
9. <i>Minimise use of reflective surfaces.</i>	Hard materials such as blockwork and darker hues are proposed.
10. <i>Provide safe and convenient movement of vehicles and pedestrians to and from the site.</i>	A two way ingress/egress is proposed.
11. <i>Provide convenient pedestrian links (incorporating access for the disabled) to other buildings and public spaces.</i>	Confirmation sought as to whether the pedestrian footpath will connect to the Totem Theatre and the existing walking path to the Telegraph Station.
12. <i>Provide protection for pedestrians from sun and rain.</i>	Demonstrated to the most practical extent.
13. <i>Provide for loading and unloading of delivery vehicles and for refuse collection.</i>	Shown.
14. <i>Provide landscaping to reduce the visual impact and provide shade and screening of open expanses of pavement and car parking.</i>	Landscaping is provided, but noting the heavy compliance of car parking spaces, more landscaping could be provided to screen the parking area from the rugby oval.

15. Provide facilities, including public toilets, child minding facilities, parenting rooms and the like where the size of the development warrants such facilities.	Public toilets are provided but they do not appear to be public.
16. Provide bicycle access, storage facilities and shower facilities.	A bike rack could be included.

DAS/DLPE Comment

The application has provided consideration of the Community Safety Design Guide.

The areas indicated in red can be clarified.

TO BE DETERMINED

5.8.4 Exhibition Centre, Place of Assembly and Place of Worship.

Purpose

Ensure that an **exhibition centre, place of assembly or a place of worship**:

- (a) provides convenient vehicle **access** and does not interfere with the safe or efficient operation of the local road and footpath network;
- (b) incorporates appropriate building and landscape design to ensure that there is no unreasonable loss of **amenity** for adjoining and nearby property;
- (c) is of a scale and intensity suitable to the **site** and is consistent with the prevailing and likely neighbourhood character in which the development is proposed; and
- (d) is operated to be considerate of the **amenity** of adjoining and nearby property.

Administration

1. The consent authority may **consent** to an **exhibition centre, place of assembly or place of worship** 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, nature, scale and impact on surrounding **amenity**.

Requirements

2. If the use or development is located adjacent to land in Zones LR, LMR, MR or HR:
 - (a) the use or development is to be set back 5m from all **site** boundaries and landscaped to a minimum depth of 3m to provide a visual screen;
 - (b) a minimum 1.8m high solid acoustic screen fence is erected along the full length of all **site** boundaries adjoining land in Zones LR, LMR, MR or HR; and
 - (c) the design of the use or development is to take account of the noise impact on any adjacent **dwelling**.
3. The operation of the use or development must take into account the **amenity** of the surrounding locality having regard to:
 - (a) hours of operation;
 - (b) number of events annually;
 - (c) maximum capacity of patrons; and
 - (d) any other relevant aspects of the day-to-day operations of the use or development.

DAS/DLPE Comment

Requirement	DAS/DLPE Comment	Compliance
2. <i>If the use or development is located adjacent to land in Zones LR, LMR, MR or HR:</i> <i>(a) the use or development is to be set back 5m from all site boundaries and landscaped to a minimum depth of 3m to provide a visual screen;</i> <i>(b) a minimum 1.8m high solid acoustic screen fence is erected along the full length of all site boundaries adjoining land in Zones LR, LMR, MR or HR; and</i> <i>(c) the design of the use or development is to take account of the noise impact on any adjacent dwelling.</i>	Both lot parcels do not adjoin residential zoning therefore these listed requirements are not considered applicable.	Complies.
3. <i>The operation of the use or development must take into account the amenity of the surrounding locality having regard to:</i> <i>(a) hours of operation;</i> <i>(b) number of events annually;</i> <i>(c) maximum capacity of patrons; and</i> <i>(d) any other relevant aspects of the day-to-day operations of the use or development.</i>	The hour of operation is not detailed within the application, but it is noted that the location of the development is well within boundaries and away from adjoining premises and buildings. The highly compliant car parking spaces will assist the operation/use no impacts with adjoining uses or properties is considered to arise.	Complies

COMPLIES

BOOKMARK D

27th March 2026

Submission to NTG proposal of Alice Springs Multi Cultural Centre proposal

by Kylie MacFarlane

I acknowledge with respect that I am living on the unceded Arrernte lands of the Mparntwe apmerekere artweye, traditional cultural custodians.

This submission addresses the Planning Development application notice for:

PA2026/0082 - Development

Address:

Lot 00678 Town of Alice Springs

7 WILLS TCE

ALICE SPRINGS

Lot 02683 Town of Alice Springs

26 SCHWARZ CRES

ALICE SPRINGS

Current Zones:

CP (Community Purpose)

Proposed Development: Place of assembly (Multicultural Function Centre) and community centre in a single storey building

With respect and consideration for local traditional cultural custodians and for the multi-cultural community of Alice Springs. My hopes are for there to be a culturally appropriate site allocated by the NT government to build a new and improved Multicultural centre that meets the needs of the community, that respects the foundations of the local traditional cultural custodians and lands.

I wish to table the following points of context and consideration.

(Please respond in person and writing to any questions and requests raised in *italic print*, thank you):

1.

3.1 Proposal Overview states -

“The proposed Alice Springs Multicultural Centre seeks to create a place to celebrate culture. It will be a multi-user centre providing a facility for functions and events that will be shared across Alice Spring’s multicultural groups, as well as other members of the community.”

The nature of this current proposal by NTG for areas defined as Lots 00678 and 02683, fails to acknowledge already known Mparntwe custodial advice. The ATSIAGA project, that persisted for nearly 10 years, was continually rejected by the most senior Mparntwe cultural custodian and family for the sites in question. On the basis that (1) the site is a sacred women’s area, and (2) overlaying stories from other places and other nations is not culturally appropriate. The NT Government knows this information well and continues to fail to recognise and respect the senior women custodians and families of Mparntwe.

It is public knowledge through the past processes of the ATSIAGA project, in relation to the same site as the current project proposal, that Doris Kngwarneye Stuart, the most senior traditional cultural custodian has made her cultural knowledge and wishes to protect the ancestral stories of Untyeyetwelye and surrounds clearly known. [1]

2.

Of the upmost importance is consideration of the current site location proposed for the idea of building a Multicultural Centre.

Has Doris Kngwarreye Stuart and her family have been adequately respected or consulted with on current project planning?

This in turn raises questions of respect to the multicultural community of Alice Springs, in proposing a community centre on the site that has clearly already been deemed culturally inappropriate.

The NT Government must reconsider current plans, redirect the site location and uphold the proposal of an upgraded multicultural centre that meets the community’s needs.

3.

Section 2.3.6 Heritage, Cultural and Archaeological Values

An Authority Certificate provided by the Aboriginal Areas Protection Authority (AAPA) in 2018 advised that:

- There are several registered sacred sites located within the subject Site.
- There are numerous recorded sacred sites associated with sacred trees located within the subject

Site.

- There is a large restricted work area across the north of the Site as well as numerous small

restricted work areas around sacred trees.

Who was the 2018 Authority Certificate signed by?

Request - please provide a copy of Authority Certificate (AAPA) 2018

During the process of the ATSIAGA, Aboriginal Areas Protection Authority (AAPA) challenged NTCAT recommendation for more consultation on sacred sites, and this remains outstanding.

As already stated, it is understood that consent is required from the most senior traditional women custodians and united cultural decision making by the rightful families. Regarding the site Lot 00678 and Lot 02683 with regards to the National Aboriginal Art Gallery in 2019, these families collectively signed a veto on the proposal to place the NAAG at the Anzac Oval/Hill precinct, in early 2019. This letter was signed by all of the rightful cultural families [8].

Important context - Lhere Artepe does not have Native Title holdings over the current site proposed in the location north of the gap in the township of Alice Springs municipality in question "Lhere Artepe has no jurisdiction over the Anzac Oval precinct, as native title has been extinguished on the banks of Lhere Mparntwe/Todd River." Any signed Indigenous Land Use Agreements (ILUA) and MOUs with Lhere Artepe and Australian governmental bodies at every level and associated partnerships, including architects and construction companies, regarding the project at hand, in my understanding, are of no standing in relation to Lhere Artepe's authority over the proposed sites Lot 00678 and Lot 02683 [2].

4.

To my knowledge, there have been no general, in person public consultation opportunities delivered to the Alice Springs community for the Multicultural Centre proposal. The public submissions process is extremely limiting and non-inclusive of many sectors of the community restricting aware and opportunity to provide input and feedback on the project of a Multicultural Centre proposed to be built on the Anzac Oval/Hill Precinct.

Has there been engagement with the general public aside from the DCA public submissions process?

5.

Appendix F - Flood Impact Study, published in 2016, ten years ago.

Will there be new updated report provided for the project that considers updated flood risks and climate change considerations before DCA approval and building commencement, for public assurances and insurance covers relating to flood risk factors regarding to the project in question?

6.

The following sections of the Impact assessment report all fail to acknowledge and consider traditional cultural custodians and omits foundational cultural historical context:

2.3.1 Land Parcels and Ownership

2.3.2 Historical and Existing Use/Development

3.3.1 Land Use

5.2 Part 2 – Strategic Framework - Sections 11 and 13, and Table 5.

6.3 Merits of the Proposal – pertaining to Section 46(3)(d) of the NTPA, the assessed merits of the Proposal

6.8 Benefits or Detriments to the Public Interest – pertaining to Section 46(3)(j) of the NTPA

7.

Appendix I

Page 133

Clause 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship

5.8.4 Exhibition Centre, Place of Assembly and Place of Worship

This section further reiterates the inappropriate nature of placing cultural and worship practices from other places over local cultural lands and meaning. This again is akin to the ATSIAGA story, and the concerns made public by the most senior woman cultural custodian Doris Kngwarre Stuart, that overlaying stories from other places and nations is not culturally appropriate locally at the site currently being proposed the NTG, for the

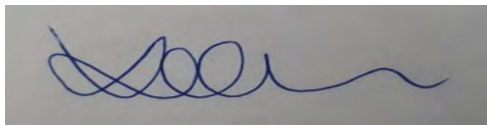
Alice Springs Multicultural Centre. Will this be taken in to consideration in this DCA process?

Reference articles

[1] <https://www.abc.net.au/news/2022-11-22/community-divided-over-national-aboriginal-art/101685952>

[2] <https://alicespringsnews.com.au/2020/05/24/mparntwe-custodians-lhere-artepe-does-not-speak-for-us/>

Kylie MacFarlane

A handwritten signature in blue ink, appearing to read 'Kylie MacFarlane', on a light-colored background.

27/3/2026

BOOKMARK E.1



Enquiries: Mr. Matthew Raymond

27 March 2026

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

Attention: Mr. Sebit Rambang

Dear Madam Chair,

PROPOSED DEVELOPMENT APPLICATION – LOTS 678 & 2683, 7 WILLIS TERRACE & 26 SCHWARZ CRESCENT (PA2026/0082)

I refer to the correspondence from the Development Assessment Services team dated 12/03/2026 (PA2026/0082) regarding an Exceptional development permit application for ***Place of assembly (Multicultural Function Centre) and community centre in a single storey building.***

Local authority matters

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

Service authority matters

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

Observations:

- 1. It is noted that swale drains are proposed, but no full stormwater drainage design or discharge strategy is included. No details provided on connection to Council stormwater system or pre/post-development flows.*
- 2. The TIA indicates <5% volume increase at the Wills Terrace/Hartley St intersection. No changes to road geometry proposed.*
- 3. The SoE proposes no new crossovers and use of the existing crossover from the access road will continue.*
- 4. The proposed car park appears to fully comply with the NT Planning Scheme 2020, as it exceeds the minimum number of required spaces and provides appropriate accessible parking. Swept-path analysis demonstrates safe forward entry and exit, and the car park is set back well beyond the minimum requirement.*
- 5. The SoE notes that the development relies on connection to the existing pedestrian and cycle path network along Wills Terrace and the access road. The Traffic Impact Assessment also confirms a proposed footpath connection along the access road linking to these networks.*

Given this reliance on shared active transport routes, accessibility for wheelchair users must be ensured.

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 stormwater management plan must be supplied to Council for detailed assessment of impacts before work commences onsite. The design must also detail the allotment's connection to Alice Springs Town Council's system for approval prior to works commencing. This stormwater management plan must be approved by a suitably qualified Engineer showing satisfactory performance in minor and major storm events including a Q100 flow, to ascertain the capacity of these systems to cater to the flows from site without requiring an upgrade to the existing system.*
- 3. 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.*
- 4. The proposed footpath must be designed and constructed to allow safe and compliant movement of wheelchair users. The footpath must meet the requirements of AS 1428 (Design for Access and Mobility), including minimum width, gradients, crossfall, surface treatments and tactile indicators at no cost to the Council prior to construction. The final design must be submitted to Council for approval.*
- 5. No part of the Council's road reserve (including the verge) is to be used for the storage of materials or parking of cranes/heavy vehicles during construction without a "Permit to Work within a Road Reserve".*
- 6. Prior to the commencement of construction, the applicant must submit a Construction Management Plan (CMP) for review and approval by the Director Infrastructure Services, Alice Springs Town Council. Construction must not commence until written approval of the CMP has been issued by Council.*

The CMP must address:

- Mitigation of noise, dust, and vibration impacts.*
- Management of traffic disruptions and construction vehicle movements.*
- Site access, safety and signage during construction.*
- A Traffic Management Plan (TMP) detailing all construction related traffic impacts to Wills Terrace, Hartley Street, and the Council owned internal access road, including construction vehicle routes, delivery scheduling, temporary traffic control measures, pedestrian and cyclist safety, and protection of Council infrastructure.*
- Safe access arrangements for the Multicultural Community Services of Central Australia (MCSCA) for the duration of construction, including maintained pedestrian routes, appropriate barriers and signage, coordination of construction vehicle movements, and a communication protocol for notifying MCSCA of any changes or disruptions.*

7. *The applicant must undertake a dilapidation survey of Wills Terrace and any other Council-managed infrastructure adjacent to the development site prior to the commencement of construction. A pre- and post-construction dilapidation report must also be submitted within 30 days prior and upon practical completion. Any damage to Council assets must be rectified at the applicant's cost to the satisfaction of the Director Infrastructure Services.*
8. *Sight lines shall be provided at the junction between the means of ingress and egress to the site from the public road and fencing constructed to comply with part 3.2.4 (b) of AS/NZS 2890.1 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.*
9. *A signage permit may be required for any signs proposed to be installed onsite.*
10. *Any damage to the infrastructure used to construct and service the development shall be reinstated to the satisfaction of the Director Infrastructure Services, Alice Springs Town Council, at no cost to the Council.*

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

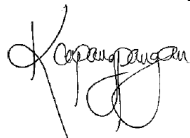
Note: *The fee must only be paid once a Development Permit is released by the authority based on a condition requiring clearance from Council.*

I confirm that Council's fee for assessment of this development application is a Commercial / Industrial Development Fee of \$1,599.00 (GST exempt) plus 0.85% of the value of infrastructure being handed over to council, as set out in the current Alice Springs Town Council Municipal Plan.

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

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

Yours Sincerely,



Kristine Capangangan

A/ MANAGER FACILITIES AND DEVELOPMENTS

Cc: MASTERPLAN SA PTY LTD c/ Mrs Sabella Fuss
1/3 Vickers Street
PARAP
NT 0820

Email: darwin@masterplan.com.au

PowerWater **BOOKMARK E.2**

Phone 1800 245 092
Web powerwater.com.au

Record No: D2026/77394
Container No: NE010/2683
Your Ref: PA2026/0082

Kieran Marsh
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Kieran

Re: Lots 678 & 2683 (7 & 26) Wills Terrace & Schwarz Crescent Alice Springs Town of Alice Springs

In response to your letter of the above proposal for the purpose of place of assembly (Multicultural Function Centre - MFC) and community centre in a single storey building by the Department of Logistics and Infrastructure (DLI), Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. The proposed MFC development is mainly on Lot 2683, and there is a 500kVA package Substation 8335 at the Eastern boundary of Lot 2683 for power point of supply for the proposed MFC development.
2. DLI shall engage an accredited electrical consultant (from the attached accreditation list) to:
 - Apply for a Negotiated Connection application under the Australian Energy Regulator (AER) compliance process.
 - Submit details of AS-3000 maximum demand calculation of the requested load.
 - Submit detailed power servicing design drawings in consultation with PWC for any applicable power upgrade work.
3. PWC shall carry out assessment, check and approve the consultant's electrical design drawings for construction by DLI's engaged accredited contractor and carry out final connection works at applicable cost under the AER assessment process.
4. DLI shall engage electrical consultant/licensed electrician to design and install customer's internal electricity reticulation for the proposed MFC development in accordance with PWC's current NP018-Service and Installation Rules 2024 and NP010-Meter Manual.

If you have any further queries, please contact the undersigned on 8924 5729 or email:
PowerDevelopment@powerwater.com.au

Yours sincerely



Thanh Tang
Manager Distribution Development
23 March 2026

POWER AND WATER CORPORATION

GPO Box 1921, Darwin NT 0801 | ABN 15 947 352 360

BOOKMARK E.3



Phone 1800 245 092
Web powerwater.com.au

Container No: LD010/0678

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Kieran,

PA2026/0082 - Lots 00678 & 02683 Town of Alice Springs - 7 Wills Terrace & 26 Schwarz Crescent, Alice Springs NT - Place of assembly (Multicultural Function Centre) and community centre in a single storey building

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. Easements in favour of Power Water shall be created over all Power and Water assets that are within the subject lots. The existing water and sewerage easements within the subject lot are still required. Structures must not be located on or over a water supply or sewerage easement, or where no easement exists (such as within a road) within 1.5 metres of the centreline of water and/or sewer main infrastructure.
3. The developer must ensure that;
 - a) Backflow prevention is installed at the water service in accordance with AS/NZS 3500.1 – Plumbing and Drainage - Water Services
 - b) Where applicable, the device is tested annually in accordance with AS/NZS 2845.3 field testing and maintenance of testable devices.

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

4. Full lot fire coverage cannot be achieved from existing hydrants. Internal firefighting arrangements must be made to the satisfaction of NT Fire and Rescue Service. An internal break tank maybe required for firefighting, as direct pumping from PWC water mains is not permitted. PWC recommends that the developers' hydraulic consultant confirm internal firefighting requirements with PWC prior to the development, so that flow capability can be adequately assessed.
5. The developer must ensure that;
 - a) Prior to construction Trade Waste approval or exclusion is obtained – to discuss requirements for the proposed development contact TradeWasteDept.PWC@powerwater.com.au
 - b) Before seeking clearance the owner/customer has obtained a License to discharge Trade Waste by applying here <https://www.powerwater.com.au/developers/water-development/trade-waste>

6. All required works mentioned above must all be at according to Power and Water's Connection Code and at the developer's expense. As required, Power and Water will reassess the charges for the development.

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

Yours sincerely

Akrum Abdaltam

Akrum Abdaltam

Services Development

26/03/2026

cc: Sabella Fuss

email: darwin@masterplan.com.au

25 Chung Wah Terrace

Postal address
PO Box 496
Palmerston NT 0831

26 March 2026

Mr Kieran Marsh
Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801E DevelopmentAssessment.DLPE@nt.gov.au

T 08 8999 4446

Our Ref: DLPE2026/0080
Your Ref: PA2026/0080

Dear Mr Marsh

Re: PA2026/0082 Place of assembly (Multicultural Function Centre) and community centre in a single storey building

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

Land Resources Division

Due to the significant slope, presence of waterways, and proximity of sensitive receiving environments, it is recommended that preparation and implementation of an Erosion and Sediment Control Plan (ESCP) be included as a condition on the Development Permit, in accordance with the wording below.

Condition Precedent:

1. Prior to the commencement of works, a Type 2 Erosion and Sediment Control Plan (ESCP) must be developed in accordance with the Department of Lands, Planning and Environment (DLPE) Erosion and Sediment Control Plan (ESCP) Procedures (Note 1).
The ESCP must be certified by a suitably qualified and experienced professional (Note 2) and must be submitted to Development Assessment Services (via email: das.ntg@nt.gov.au).

General Condition:

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

Permit Notes:

1. The DLPE Erosion and Sediment Control Plan (ESCP) Procedures factsheet is available at: <https://environment.nt.gov.au/rangelands/technical-notes-and-fact-sheets/land-management-technical-notes-and-fact-sheets>.
2. A suitably qualified and experienced professional in erosion and sediment control as defined by the International Erosion Control Association (IECA) Australasia – <https://austieca.com.au/esc-certification/suitably-qualified-professional>.
3. Information regarding erosion and sediment control can be obtained from the IECA Best Practice Erosion and Sediment Control 2008 books available at <https://austieca.com.au/home> and Land Management Factsheets available at <https://nt.gov.au/environment/soil-land-vegetation>. For further advice, contact the Development Coordination Branch: (08) 8999 4446.

Lands and Planning Division

Building Advisory Services

Due to the nature of the proposed use, this building is considered to be a moderate to high-risk building. A building certifier must be engaged, and a building permit obtained prior to the commencement of construction works.

The occupiable outdoor areas should be considered as useable floor area for the purposes of the National Construction Code (NCC).

Crown Land Estate

Crown Land Estate (CLE) has no comment on the application other than to request that Lot 2683 Town of Alice Springs, be transferred in the Government Land Register from CLE (DLPE) to the Department of People, Sport and Culture.

Environment and Heritage Division

Heritage Branch

A search has found that there are no nominated, provisionally declared or declared heritage places or objects within Lots 678 and 2683 Town of Alice Springs. However, the declared heritage place Totem Theatre Complex, directly abuts the proposed works in Lot 678 Town of Alice Springs. More information regarding this heritage place can be found online¹.

The search has found that there are no recorded Aboriginal or Macassan archaeological places and objects within the construction footprint, and the likelihood of unrecorded surface Aboriginal or Macassan archaeological places existing within has been assessed as unlikely. The Heritage Branch does not believe that an archaeological survey in the heavily disturbed portions of Lots 2685 and 678 will identify unrecorded archaeological places and objects.

There is some risk of subsurface archaeological deposits existing within the project footprint, despite historic land clearing and construction. These deposits may include Aboriginal archaeological materials, or materials from historical and wartime use of the area. Strong concern for these potential archaeological deposits has been expressed by the public during previous

¹ https://www.ntlis.nt.gov.au/heritageregister/f?p=103:303:::NO:P303_PLACE_ID:145

development proposals on these lots and neighbouring properties. Any subsurface Aboriginal archaeological deposits discovered during works are automatically protected under the *Heritage Act 2011*.

The Conservation Management Plan for the Totem Theatre Complex provides management policies for archaeological materials discovered as part of works. Policy 36 reads:

'All present and future archaeological evidence identified within and around the site shall be documented in detail by an archaeologist, with decisions as to whether or not the uncovered material is retained and conserved deferred until the significance of the material has been assessed.'

The Heritage Branch recommends the development of an unexpected finds protocol and immediate stop work procedures if archaeological materials are uncovered during construction for this project, the Heritage Branch can provide a template on request. Additionally, the applicant may wish to consider engaging cultural monitors during earthworks, to aid in the identification of archaeological materials and to assist in the management of community concerns during construction.

Context of Heritage Branch Advice

The Heritage Branch administers the Northern Territory's (NT) *Heritage Act 2011* and provides authoritative advice about obligations under this legislation, including steps to take to manage the impact of proposed work on Aboriginal and Macassan archaeological places and objects².

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

Relevant parts of the NT *Heritage Act 2011*

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

Conditions of advice

This advice is based on the description of the works provided to the Heritage Branch. If the work expands or changes significantly seek further advice.

In preparing this advice, the Heritage Branch has referred to the NT Heritage Register and the Heritage Branch archaeological database which includes information about Aboriginal and Macassan archaeological places and objects in the NT. However, the database only includes

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

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

Environmental Regulation Division

Based on the information provided, the proposal does not appear to trigger the licensing requirements of an Environment Protection Approval (EPA) under the *Waste Management and Pollution Control Act 1998* (NT) (WMPC Act). Activities requiring authorisation are listed in Schedule 2 of the WMPC Act.

Under the WMPC Act, all persons have statutory obligations to take all reasonable and practicable measures to prevent or minimise pollution and environmental harm, and to reduce the amount of waste generated. This is known as the General Environmental Duty, set out in section 12 of the WMPC Act. The proponent is responsible for ensuring that their activities comply with these obligations.

Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority (NT EPA) website.³

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

1. **Dust:** The proponent must ensure that nuisance dust and/or nuisance airborne particles are not discharged or emitted beyond the boundaries of the premises.
2. **Noise:** The proponent must ensure that noise levels from the premises comply with the latest version of the NT EPA Northern Territory Noise Management Framework Guideline⁴.

If the proposal is situated where there are existing activities nearby that may already generate noise, please see the NT EPA advice on Recommended Land Use Separation Distances⁵.

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

ESC measures must be employed prior to and throughout the construction stage of the development. Larger projects should plan, install and maintain ESC measures in accordance with the current IECA Australasia guidelines⁶.

Where sediment basins are required by the development, the NT EPA recommends the use of at least Type B basins, unless prevented by site specific topography or other physical constraints.

Basic advice for small development projects is provided by the NT EPA document: Guidelines to Prevent Pollution from Building Sites⁷ and Keeping Our Stormwater Clean⁸.

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

³ <https://ntepa.nt.gov.au/publications-and-advice/environmental-management>

⁴ https://ntepa.nt.gov.au/_data/assets/pdf_file/0004/566356/noise_management_framework_guideline.pdf

⁵ https://ntepa.nt.gov.au/_data/assets/pdf_file/0006/453192/guideline_recommended_land_separation_distances_oct.pdf

⁶ <https://www.austieca.com.au/publications/best-practice-erosion-and-sediment-control-bpesc-document>

⁷ https://ntepa.nt.gov.au/_data/assets/pdf_file/0010/284680/guideline_prevent_pollution_building_sites.pdf

⁸ https://ntepa.nt.gov.au/_data/assets/pdf_file/0006/284676/guideline_keeping_stormwater_clean_builders_guide.pdf

If an Environment Protection Approval or Environment Protection Licence is not required, the proponent must store liquids only in secure bunded areas in accordance with VIC EPA Publication 1698: Liquid storage and handling guidelines⁹. Where these guidelines are not relevant, the storage must be at least 110% of the total capacity of the largest vessel in the area.

5. **Site Contamination:** If the proposal relates to a change of land use or if the site is known to be contaminated, a contaminated land assessment may be required in accordance with the National Environment Protection (Assessment for Site Contamination) Measure (ASC NEPM). The proponent is encouraged to refer to the information provided on the NT EPA website¹⁰, and the NT Contaminated Land Guidelines¹¹.

6. **Waste Management - Import and Export of Fill:** The proponent must ensure all fill imported or exported as part of the activity must be certified virgin excavated natural material (VENM) in accordance with the NSW EPA guidelines¹².

All imported fill material must be accompanied by details of its nature, origin, volume, testing and transportation details. All records must be retained and made available to authorised officers upon request. The proponent should also consider the following NT EPA fact sheet: Illegal Dumping - What You Need to Know¹³.

7. **Odour or Smoke:** The proponent must ensure that nuisance odours or smoke are not emitted beyond the boundaries of the premises.

If the proposal is situated where there are existing activities nearby that may already generate odour or smoke, please see the NT EPA advice on Recommended Land Use Separation Distances¹⁴.

8. **Water:** The proponent must ensure stormwater is not polluted, refer to water management in the NT EPA guidelines to Prevent Pollution from Building Sites¹⁵.

If this activity requires the discharge of waste to water or could cause water to be polluted, then a waste discharge licence under the *Water Act 1992* (NT) may be required. Please refer to the Guidelines¹⁶.

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

⁹ <https://www.epa.vic.gov.au/about-epa/publications/1698>

¹⁰ <https://ntepa.nt.gov.au/your-environment/contaminated-land>

¹¹ https://ntepa.nt.gov.au/_data/assets/pdf_file/0020/434540/guideline_contaminated_land.pdf

¹² <https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/virgin-excavated-natural-material>

¹³ https://ntepa.nt.gov.au/_data/assets/pdf_file/0008/285740/factsheet_illegal_dumping_what_you_need_to_know.pdf

¹⁴ https://ntepa.nt.gov.au/_data/assets/pdf_file/0006/453192/guideline_recommended_land_separation_distances_oct.pdf

¹⁵ https://ntepa.nt.gov.au/_media/waste-and-pollution/pdf/guidelines/guideline_prevent_pollution_building_sites.pdf

¹⁶ https://ntepa.nt.gov.au/_data/assets/pdf_file/0005/950603/guidelines-waste-discharge-licensing.pdf

BOOKMARK E.5



Aboriginal Areas

Protection Authority

protecting sacred sites across the territory

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

Dear Development Assessment Services

PA2026/0082 - Lot 00678 Town of Alice Springs

We refer to the above application for a development permit.

The Aboriginal Areas Protection Authority (AAPA) notes that the Department of Infrastructure Planning and Logistics holds an Authority Certificate (C2018/069) over Lot 00678.

There are registered and recorded sacred sites and restricted work areas located in the subject land. We would recommend that the Department who holds Authority Certificate C2018/069 review the works and conditions stated in the certificate to ensure that the Authority Certificate is still valid and covers the works proposed over the subject land. The applicant can contact AAPA to discuss further.

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

Background Information

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

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

Yours sincerely,

Jayde Manning
Ministerial and Policy Officer
12 March 2026