



Statement of Effect

OZANAM HOUSE EXTENSION OF TIME - COMMUNITY CENTRE WITHIN PRIMARY STORM SURGE AREA

LOTS 9742 AND 9743 TOWN OF NIGHTCLIFF (107 & 115 DICK WARD DRIVE,
COCONUT GROVE)

October 2025

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1.0 Introduction

Cunnington Rosse Town Planning and Consulting have been engaged by the St Vincent de Paul Society (NT) Inc. to prepare, lodge and manage a development application to enable the existing land use (Ozanam House) to continue beyond the period allowed for under Development Permit DP24/0106. This application, if approved, will effectively amend the approval granted in DP24/0106 to allow the use of the land, specifically for the Ozanam House homeless support service, to continue operating from the current expiry period of 20 September 2026 until 20 September 2029. The additional time is sought to enable a suitable permanent site to be identified, secured and developed to facilitate the permanent relocation of Ozanam House.

The subject land is located within Zone CP (Community Purpose) per the *Northern Territory Planning Scheme 2020* (the Scheme) and the existing use of the site is defined as a *community centre*. The use of land for the purpose of a *community centre* is ordinarily *Permitted* in Zone CP, however the subject land is within the Primary Storm Surge Area and is above ANEF 20, thus Overlay **Clauses 3.5** and **3.7** apply. The proposed development (specifically the use of the land) therefore requires a Development Permit in accordance with **Section 44(a)** of the *Northern Territory Planning Act 1999* (the Act). Pursuant to **Clause 1.8(1)(b)(ii)(1)** the application is *merit assessable*.

This report details the nature of the subject land and locality, the existing development and proposed extension of time, considers the proposal against the relevant provisions of the Planning Scheme, and the relevant components of **Section 46(3)** of the Act. This report (and application) is to be read together with the following attachments:

Attachment A:	DP24/0106, Notice of Consent and Endorsed Drawings
Attachment B:	DP24/0106A and Endorsed Drawings
Attachment C:	DP24/0106B and Endorsed Drawings
Attachment D:	Occupancy Permit (BP550/09743/1)
Attachment E:	Northern Territory Department of Lands, Planning and Environment Correspondence
Attachment F:	Acoustic Assessment
Attachment G:	Title Documents

2.0 Site and Locality

2.1 Site

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

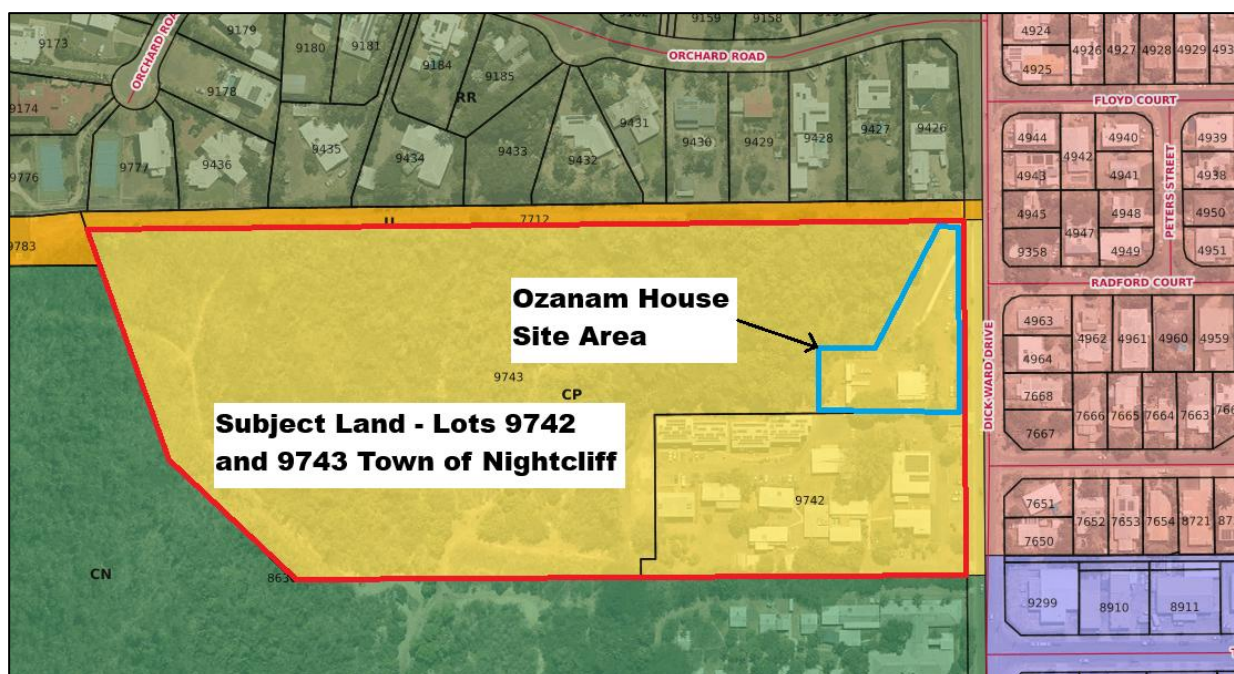


Figure 1: Site and Zoning Plan

Site Details	
Location	Lots 9742 and 9743 Town of Nightcliff (107 & 115 Dick Ward Drive, Coconut Grove)
Area	78,300m ²
Title Reference and Land Tenure	CUFT 878 479 Estate in Fee Simple (9743) CUFT 649 428 Estate in Fee Simple (9742)
Landowner	Catholic Church of the Diocese of Darwin Property Trust (9743) St Vincent de Paul Society (9742)
Easements	Drainage Easement to the Northern Territory of Australia (9742 and 9743)

	Sewerage Easement to the Power and Water Corporation (9743)
Planning Considerations	
Planning Scheme	Northern Territory Planning Scheme 2020
Zone	CP (Community Purpose)
Assessment Category	Merit Assessable (Permitted Use subject to Overlays)
Strategic Framework	- Darwin Regional Land Use Plan - Darwin Mid Suburbs Area Plan
Overlays	- Clause 3.2 – Clearing of Native Vegetation - Clause 3.5 – Land in Proximity to Airports - Clause 3.7 – Land Subject to Storm Surge
General Development Requirements	- Clause 5.2.1 – General Height Control - Clause 5.2.4 - Car Parking (Clause 5.2.4.4 - Layout of car parking areas) - Clause 5.2.5 – Loading Bays - Clause 5.2.6.1 Landscaping in Zones other than Zone CB <i>Clause 5.2.7 – Setbacks Adjacent Residential Zones – Not applicable to subject land</i>
Specific Development Requirements	- Clause 5.5.3 – General Building and Site Design - Clause 5.8.7 – Demountable Structures

Table 1: Site and Assessment Details

The existing Ozanam House facility is situated entirely within lot 9743 Town of Nightcliff, located at 115 Dick Ward Drive, Coconut Grove. The existing facility was completed in September 2024, and comprises a series of interconnected single storey demountable buildings including reception area, servery, laundry, medical room,

offices, ablution facilities, wet and dry storage areas, with the internal areas and main building entrance wrapping around a raised deck covered by a dome shade structure. The primary pedestrian access is via a pedestrian entrance adjacent the northern boundary of lot 9743 via a sealed pathway and numerous shade structures, including one with bicycle storage. The site is fenced along the northern, eastern (Dick Ward Drive) and southern boundaries, with internal fencing limiting access to the street setback area and outside of the main pedestrian entry and access areas.

Lot 9742 is immediately south and east of 9743, and is currently developed with the Bakhita Centre emergency accommodation facility and the Ted Collins Village family accommodation. Vehicle and staff access to Ozanam House is via the existing driveway from Dick Ward Drive over lot 9742, with an access easement in favour of 9743 extending to the Ozanam House staff car parking spaces. Lots 9742 and 9743 have a combined area of 7.83 hectares, with Lot 9743 having an area of 6.43 hectares and Lot 9742 an area of 1.4 hectares.

2.2 Site Approval History

DP24/0106 was issued by the Darwin Division of the Development Consent Authority on 10 May 2024 for the purpose of *community centre within land subject to storm surge*. The development permit is subject to 3 precedent and 14 general conditions. The conditions precedent were subsequently addressed and endorsed plans issued on 28 May 2024. Construction works were completed by September 2024 and the facility commenced operating shortly thereafter. DP24/0106 along with the accompanying Notice of Consent and endorsed drawings are included in **Attachment A**.

DP24/0106A was issued by the consent authority on 24 August 2024 and approved a variation to condition 4 of DP24/0106 to allow a minor alteration to the approved location of the main community centre building 3 metres nearer the Dick Ward Drive boundary. Construction works on site have been completed in a manner consistent with DP24/0106A. The development permit and accompanying endorsed drawings are included in **Attachment B**.

DP24/0106B was issued by the consent authority on 1 August 2025 and approved a further variation to DP24/0106 for the purpose of awning and shade structure additions, comprising additional shade structures adjacent the established amenities and eating areas, and verandah extensions to the existing administration areas. DP24/0106B and endorsed drawings are included in **Attachment C**.

2.3 Locality

Figure 1 demonstrates the zoning layout in immediate proximity of the site. The site is within the suburb of Coconut Grove, approximately 7 kilometres north of the Darwin CBD. Land adjacent the northern boundary of the site is Zoned U (Utilities). Land further north of the subject site comprises low density residential lots within Zone RR (Rural Residential) and to the immediate east (on the opposite side of Dick Ward Drive) is within Zone LMR (Low-Medium Density Residential) with residential development at low to low-medium densities. Land to the south and west is within Zone CN (Conservation), with land further south comprising the Caryota Court light industrial and leisure and recreation precinct. Immediately south of lot 9742 is the Juninga Centre aged care facility on lot 8630.

2.4 Site Images



Image 1: Vehicle entry (via adjacent 107) from Dick Ward Drive



Image 2: Existing Ozanam House building



Image 3: Site frontage to Dick Ward Drive



Image 4: Existing pedestrian entrance and bus stop along Dick Ward Drive

3.0 Proposed Development

This application seeks a development permit for the use of the subject land and existing buildings from 20 September 2026 until 20 September 2029. Condition 6 of DP24/0106 stipulates:

6. *The use of the land for the purpose of community centre (day services) must cease within 2 years of from the date of issue of the Certificate of Occupancy.*

The Certificate of Occupancy (**Attachment D**) was issued on 20 September 2024. In effect, this application comprises an application for an amendment to DP24/0106 for use of the existing site and buildings as a community centre (day services) until 20 September 2029.

The purpose of this application is to provide sufficient time to enable the selection, procurement, design, development and occupation of a permanent site and facility. Together with the Larrakia Nation Aboriginal Corporation Pty Ltd, St Vincent de Paul have been part of an inter-agency Project Control Group with Northern Territory Government representatives to locate crown land available for Direct Application under the *Release of Crown Land Policy* and pursuant to the *Northern Territory Crown Lands Act 1992*. The Project Control Group meets monthly, and (in addition to the identification and coordination of a permanent site) includes representatives from the City of Darwin, NT Department of Children and Families, NT Department of Lands, Planning and Environment to discuss issues or complaints regarding the existing temporary facility.

In December 2024 St Vincent de Paul and Larrakia Nation submitted a Project Charter to DLPE outlining the proposal for a permanent site (without identifying a specific site) for the Ozanam House day centre, and broader service offering including supported accommodation (as an Interim Accommodation Facility / IAF). The Northern Territory Government accepted the Project Charter in May 2025 in the form of a Community Land Grant Enquiry, approving St Vincent de Paul and Larrakia Nation as eligible to apply for a grant of crown land.

Per the advice from DLPE in **Attachment E**, the Northern Territory Government has confirmed both the entities and the project (the permanent Ozanam House site) are eligible to be considered. St Vincent de Paul in partnership with Larrakia Nation are currently preparing a Direct Application for Crown Lease, with lodgement of the full application expected by the end of December 2025. From there, the expected timeframe is as follows:

- **December 2025 – Mid-2026:** Acceptance of Direct Application by Department of Lands, Planning and Environment; assessment; stakeholder, authority and public consultation; consideration of whether to grant Crown Lease by the Minister for Lands, Planning and Environment; Minister's decision; Crown Lease granted (subject to approval);
- **Mid-2026 – December 2026:** Preliminary site investigations and reports (geotechnical, survey, land suitability);
- **Mid-2026 – December 2026:** Concept Design; Planning applications and approvals;
- **December 2026 – Mid-2027:** Detail Design; and
- **Mid-2027 – Mid-2028:** Procurement and construction to Occupancy Permit for stage 1 (day services).

Whilst the above timeline falls short of the requested three year extension, a contingency allowance has been factored into the time requested as part of this application to provide sufficient time for potential delays, e.g. delays in the Direct Application process and decision, the Planning process/es, or potential for external headworks / enabling infrastructure.

In the interim, the existing nature of Ozanam House' existing Coconut Grove operations is proposed to continue, specifically:

- The provision of essential services including meals, showers and laundry facilities to persons experiencing homelessness. Since opening in 2024, Ozanam House provided more than 6,500 showers, 3,500 loads of washing, 43,000 breakfast and 17,000 lunch meals;
- Wrap-around assistance and support services including access to housing, legal and healthcare services. Since opening in 2024, Ozanam House has provided more than 120 referrals to housing services, 23 referrals to legal and 543 referrals to healthcare services. More than 2,900 referrals to other service providers, including Centrelink, and more than 1,600 referrals to emergency relief providers have also been made; and
- Operating hours of Monday to Friday from 7:30am to 12:00pm. Currently the pedestrian access gate is open and the waiting area accessible from 7:00am, with the servery and breakfast commencing from 7:30am. The servery remains open through to lunch with coffee and tea available. Lunch is served from 10:30am – 11:30am, with most clients leaving the facility by 11:30am. The pedestrian gate is generally shut by 12:00pm.

The original application estimated transport to and from the facility as follows:

- 40% public transport;
- 20% walking/cycling;
- 25% collected (through transport support services);
- 5% driving; and
- 10% other (e.g. taxi or rideshare, private transport).

Since opening, observations of users identified a greater reliance on the public transport system, with a lower proportion of users relying on all other forms of transport other than rideshare / taxi services. The estimated distribution of transport modes since opening is identified below:

- 60% public transport;
- 10% walking/cycling;
- 10% collected (through transport support services);
- 5% driving; and

- 15% other (e.g. taxi or rideshare, private transport).

No part of this application seeks approval for any alteration to the existing buildings or site layout, or the other conditions of DP24/0106, and the site will continue to be used as detailed in the DP24/0106, DP24/0106A and DP24/0106B endorsed drawings in **Attachments A, B and C**. St Vincent de Paul will continue to ensure the existing facility remains fit-for-purpose, including undertaking alterations / additions where necessary (e.g. as has been done with the DP24/0106A and DP24/0106B variations).

4.0 Section 46(3)(a) - NT Planning Scheme

4.1 Form of Application and Nature of Development

This application is made pursuant to **Section 46** of the Northern Territory Planning Act. Subsection (1) of **Section 46** provides:

- (1) The owner of land, or a person authorised in writing by the owner, may apply to the consent authority for consent to carry out a development on the land.*

Development is defined in **Section 3** of the Planning Act as including “...an activity that involves:

- (a) The establishment of, or change in, the use of the land.*

DP24/0106 approves the use of the land (community centre) until a date no more than 2 years from the date of the issue of the Certificate of Occupancy (issued under the *Northern Territory Building Act 1993*), at which point “*The use of the land for the purpose of community centre (day services) must cease*” (per condition 6 of DP24/0106). This application seeks a development permit for the land use (community centre) from the date by which DP24/0106 requires the use to cease (20 September 2026) for a further three years, thus comprises the establishment of the use from that date on. Accordingly, the proposal is consistent with the definition of *development* in **Section 3** of the Planning Act.

The existing facility is consistent with the definition of *community centre* within **Schedule 2.1** of the Planning Scheme.

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

The subject land is in Zone CP (Community Purpose). The Assessment Table to Zone CP in **Clause 4.22** of the Planning Scheme identifies the use of land for *community centre* as *Permitted*.

Permitted uses on the subject land require *consent* by virtue of:

- Overlay **Clause 3.5 – Land in Proximity to Airports** stipulates that the use and development of land subject to the overlay requires *consent*; and
- Overlay **Clause 3.7 – Land Subject to Storm Surge** stipulates land within the Primary Storm Surge Area is to be used or developed only with *consent*.

The use of the subject land for a *community centre* is therefore *Merit Assessable* pursuant to **Clause 1.8(1)(b)(ii)(1)**. In accordance with **Clause 1.10(3)**, when considering an application for consent for a use or development identified as *Merit Assessable* the consent authority must take into account all of the following:

- (a) *the relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;*
- (b) *any Overlays and associated requirements in Part 3 that apply to the land; and*
- (c) *the guidance provided by the relevant zone purpose and outcomes in Part 4 relevant to a variation of requirements in Parts 5 or 6.*

This report addresses the required considerations under **Clause 1.10(3)**.

4.2 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:*

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

Pursuant to **Clause 1.10(3)** of the Planning Scheme, the guidance provided by the relevant zone purpose and outcomes in **Part 4** is only applicable as relevant to a variation of requirements in **Parts 5 or 6** of the Scheme. **Part 6** relates to subdivision and is not applicable, and the use complies with the requirements in **Part 5** of the Scheme. The ongoing (albeit temporary) use of the land for *community centre* is consistent with the primary purpose of zone CP through the provision of community services and facilities to meet the social and health needs of the community.

From a design perspective, the demountable structures are well setback from the road boundary and nearby residential development, with landscaping and retained vegetation improving the outward appearance of the site. Pedestrian access, land use protocols and fencing enable the facility to operate whilst minimising impacts on surrounding land and development, and the facility does not encroach into ecologically sensitive or important areas. Fencing enables some passive surveillance of public space whilst providing a level of privacy, and the continued reliance on existing vehicle access minimises adverse impacts on the surrounding road network.

- 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.*

Not applicable.

- 5. *Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.*

Not applicable.

4.3 Overlays

The following Overlays are applicable to the site:

- Clause 3.2 CNV – Clearing of Native Vegetation
- Clause 3.5 LPA – Land in Proximity to Airports
- Clause 3.7 LSSS – Land Subject to Storm Surge

4.3.1 Clause 3.2 – Clearing of Native Vegetation

Clause 3.2 applies to control the clearing of more than 1 hectare of land per allotment, including land already cleared. This application relates to the continued use of the land only, and no further clearing (or other site works) are proposed. Accordingly, further consideration of **Clause 3.2** is not required.

4.3.2 Clause 3.5 – Land in Proximity to Airports

Purpose

1. *Identify areas which may be subject to additional amenity impacts and/or restrictions due to its proximity to an airport, and ensure that the use and development of land in these areas:*
 - (a) *minimises the detrimental effects of aircraft noise on people who reside or work in the vicinity of an airport;*
 - (b) *does not result in any new use or intensification of development on land that would prejudice the safety or efficiency of an airport;*
 - (c) *does not result in any new use or intensification of development that would jeopardise the curfew free operation of the Territory's airports (where applicable); and*
 - (d) *retains the non-urban character of the land.*

Administration

2. *This Overlay applies to land that is within Zones RL, R, A, CP, CN, RD, WM and FD and subject to the Australian Noise Exposure Forecast (ANEF) 20-unit value contour line or greater as defined on the ANEF maps produced by the Department of Defence.*

3. *The use and development of land subject to this Overlay requires consent.*

Requirements

4. *In determining an application for the development of land the consent authority is to have regard to the 'Building Site Acceptability Based on ANEF Zones' (Table 2.1) in AS 2021 – 2000.*
5. *Lighting associated with development on land within flight approach paths is to ensure it does not to prejudice the safe operation of an airport.*
6. *The use and development of land is not to be of a nature that attracts birds or bats to an extent that prejudices the safe operation of an airport.*

The existing facility is located between ANEF contours 20 and 25. Table 2.1 in AS2021 assigns a range of land uses as either *acceptable*, *conditionally acceptable* or *unacceptable* within various ANEF contour ranges. Whilst *community centre* is not included in Table 2.1, a *public building* is *acceptable* below ANEF 20, *conditionally acceptable* between ANEF 20 and ANEF 30, and *unacceptable* above ANEF 30.

The existing community centre is encapsulated within the meaning of *public building* by virtue of its definition in **Schedule 2.1** of the Planning Scheme, thus the consent authority resolved to include a condition (condition 17 on DP24/0106) requiring:

The development must be constructed to comply with AS2021-2015 'Acoustics – Aircraft noise intrusion – Building siting and construction' (AS2021), and a statement from a suitably qualified acoustic engineer confirming compliance with AS2021-2015 must be submitted prior to occupation of the development, to the satisfaction of the consent authority.

In order to address condition 17, St Vincent de Paul engaged Bestec Consulting Engineers to undertake an Aircraft Noise Assessment of both the building designs and completed facility. This assessment is included at **Attachment F**, and concludes that:

"Based on the results of our assessment, we note that units are constructed in accordance with the architectural drawings, and therefore complies with the criteria set by AS 2021:2015 and therefore, no further acoustic treatment is required."

The existing facility therefore complies with subclause 4 of **Clause 3.5**, in that compliance with AS2021-2015 (which has since replaced AS2021-2000) has been achieved. With regard to subclauses 5 and 6, no lighting, waste or food storage is provided or undertaken in a manner that affects the safe operation of the airport.

4.3.3 Clause 3.7 – Land Subject to Storm Surge

The subject land is affected by both Primary and Secondary Storm Surge Areas as identified in **Figure 2** below.



Figure 2: Primary and Secondary Storm Surge Areas

Purpose

Identify areas with a known risk of inundation from primary or secondary storm surges and ensure that development in these areas demonstrates adequate measures to minimise the associated the risk to people, damage to property and costs to the general community caused by storm surge.

Administration

1. *This Overlay applies to land subject to the PSSA and/or the SSSA.*
2. *This Overlay does not apply to:*
 - a) *outbuildings and extensions to existing dwellings;*
 - b) *extensions to existing commercial or industrial buildings;*
 - c) *a use or development within the SSSA that would otherwise be Permitted, and complies with the requirements of Part 5;*
 - d) *unzoned land; or*
 - e) *any use or development within a PSSA or SSSA that complies with Clause 5.5.1 (Interchangeable Use and Development in Specific Zones) which but for this Overlay, would not require consent.*
3. *This overlay does not apply to the use and development of land for dwellings-group or dwellings-multiple when the land is subject to Overlay 3.11 RCFR (Rapid Creek Flood Response).*

4. *In this Overlay:*

- a) *“AEP” means Annual Exceedance Probability, which is the likelihood, in percentage terms, of inundation by storm surge;*
- b) *“PSSA” means Primary Storm Surge Areas, which are those coastal areas within a 1% AEP of inundation by storm surge as defined on mapping produced by the NT Government;*
- c) *“SSSA” means Secondary Storm Surge Areas, which are those coastal areas adjacent to the PSSA with a 0.1% AEP of inundation by storm surge as defined on mapping produced by the NT Government; and*
- d) *“storm surge” means the elevation in sea level which accompanies the movement of a cyclone particularly near, or over, a coastline, attributed to a cyclone’s intensity and wind stress build-up.*

5. *Land within the PSSA is to be used or developed only with consent.*

6. *The consent authority may consent to a use or development within the PSSA that is not in accordance with sub-clauses 8-10 only if it is satisfied that the application demonstrates that there is no increased risk to people and property, including adjoining property.*

7. *The use or development of land within the SSSA should have regard to sub-clauses 9 and 10.*

Requirements

- 8. *Development in the PSSA should be limited to uses such as open space, recreation, non-essential public facilities (wastewater treatment works excepted) and short-stay tourist camping/ caravan areas.*
- 9. *Development within the SSSA should be confined to those uses permitted in the PSSA as well as industrial and commercial land uses.*
- 10. *Residential uses, strategic and community services (such as power generation, defence installations, schools, hospitals, public shelters and major transport links) should be avoided in the PSSA and the SSSA.*

The subject land is affected by both Primary and Secondary Storm Surge Areas, and the use comprises the provision of community services. Accordingly, a variation to subclauses 8, 9 and 10 was approved through DP24/0106, and is again required for this application. In relation to the consideration of Overlay **Clause 3.7** in issuing DP24/0106, the consent authority noted:

...the applicant’s intention for the proposal to be temporary, and its benefits being collocated with existing services provided by the St Vincent de Paul Society. The application had indicated an intended 3 year time

limit, as stated within the Statement of Effect and at the hearing. However, the Authority determined that concerns regarding safety, amenity and land suitability indicated that conditional approval, with a 2 year time limit, would be more appropriate. A time limit of 2 years would provide some oversight to ensure that the procurement of a permanent site was progressing and that the monitoring of amenity and safety could occur. Subsequently, the Authority determined to approve the application, subject to conditions, including a time limit of 2 years.

The aspects of the facility implemented into both its original design and construction, and the ongoing operation, in response to the risk posed by the land being located within the PSSA are retained, specifically:

- The facility does not operate as a public shelter, is open for limited time during the day (7:30am to 12:00pm Monday to Friday) and does not operate during extreme weather (whereby services become mobile or are provided elsewhere); and
- The risk to people and property within the site has been addressed by constructing the buildings above the anticipated water level for a PSSA, and with a level of structural integrity capable of withstanding the lateral loads anticipated in the event of a storm surge, including in-ground concrete footings.

No emergency events have occurred since the facility was completed that have necessitated operations being ceased. Fundamentally, this application does not alter the nature of the facility as a temporary, interim solution, and is consistent with the consent authority's finding that *"the ongoing/permanent use of the site for a community centre to be unacceptable due to its location within a PSSA and is only justified by the temporary nature of the proposal."*

4.4 NTPS Part 5 – Development Requirements

The original application resulting in DP24/0106 determined that the development complied with all applicable development requirements in **Part 5** of the Planning Scheme. The consent authority, evident in the original notice of consent in **Attachment A** agreed, noting:

"The Authority, having considered the matters listed under Clause 1.10(3), has determined that the proposal complies with all relevant requirements of Part 5 of the NT Planning Scheme 2020."

This application does not seek to alter the development outcomes (and therefore compliance with the applicable **Part 5** requirements) established through DP24/0106 (including variations A and B), however for completeness this section contains an assessment against **Part 5** of the Scheme.

4.4.1 Clause 5.2.1 – General Height Control

Purpose

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

Administration

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

Requirements

5. *The **building height** of a development in the Municipality of Alice Springs is not to exceed:*
 - a) *the maximum **building height** for the zone and use as specified in table A to this clause; or*

*b) two **storeys** to a maximum of 8.5m if the zone and use is not included in table A to this clause.*

*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 B does not specify a maximum height (or no height limit) for a community centre in Zone CP, thus the default maximum is 2-storeys / 8.5 metres. Evident in the endorsed drawings in **Attachment A**, the structures have a maximum height of 5.45 metres.

4.4.2 Clause 5.2.4.1 – Car Parking Spaces

Purpose

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

Administration

- 1. This clause does not apply where alternative car parking space requirements are established under clause 5.9 (Location specific development requirements).*
- 2. The consent authority may consent to a use or development that is not in accordance with sub-clause 4 if it is satisfied a reduction of the number of car parking spaces is appropriate with regard to:*
 - a) the zoning of the land, the use or development or proposed use or development of the land, and the possible future use or development of the land;*
 - b) the provision of car parking spaces in the vicinity of the land;*
 - c) the availability of public transport in the vicinity of the land; and*
 - d) the potential impact on the surrounding road network and the amenity of the locality and adjoining property;*

or if the use or development relates to a heritage place and the Minister responsible for the administration of the Heritage Act 2011 supports the reduced provision of car parking spaces in the interest of preserving the significance of the heritage place.

3. *The consent authority may require the provision of car parking spaces for any ancillary use or development in addition to that specified for the primary use or development in the table to this clause.*

Requirements

4. *Use and development is to include the minimum number of car parking spaces specified in the table to this clause (rounded up to the next whole number).*

The Table to **Clause 5.4.2.1** sets out the minimum the car parking requirements as:

- community centre - 5 spaces for every 100m² of net floor area

Net floor area is defined in **Schedule 2** of the Scheme as:

the area between internal surfaces of external walls but does not include:

- (a) stairs, cleaners cupboards, ablution facilities, lift shafts, escalators or tea rooms where tea rooms are provided as a standard facility in the building;*
- (b) lobbies between lifts facing other lifts servicing the same floor;*
- (c) areas set aside as public space or thoroughfares;*
- (d) areas set aside as plant and lift motor rooms;*
- (e) areas set aside for use of service delivery vehicles; and*
- (f) areas set aside for car parking or access"*

Ozanam House as a net floor area of 85.575m² including the reception, office, laundry, medical and storage areas. Parts of the development not included in the net floor areas include the ablution blocks, outdoor dome and shaded areas. The overall parking requirement remains at 5 (4.3) spaces, with 6 car parking spaces provided adjacent the southern boundary of lot 9743.

4.4.3 Clause 5.2.4.4 – Parking Layout

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 nonurban 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.*

The existing 6 car parking spaces are accessed via the right of way easement over the existing driveway on lot 9742. The existing driveway and car parking spaces are consistent with the dimension, access, egress and design requirements of **Clause 5.2.4.4**.

4.4.4 Clause 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 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.

Clause 5.2.5 does not specify loading bay requirements for *community centres*. Ozanam House relies on the existing Bakhita Centre on lot 9742 for access, loading / unloading and waste storage / collection.

4.4.5 Clause 5.2.6 - Landscaping

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.

Administration

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

Requirements

- 3. *Where landscaping is required by this Scheme it should be designed so that:*
 - a) *planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered car parking areas;*
 - b) *it maximises efficient use of water and is appropriate to the local climate;*
 - c) *it takes into account the existing streetscape, or any landscape strategy in relation to the area;*
 - d) *significant trees and vegetation that contribute to the character and amenity of the site and the streetscape are retained;*

- e) *energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;*
- f) *the layout and choice of plants permits surveillance of public and communal areas; and*
- g) *it facilitates on-site infiltration of stormwater run-off.*

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

The majority of existing vegetation, primarily on the rear portion of 9743, was retained though the development of Ozanam House, and the approved landscaping plan (**Attachment B**) was implemented prior to occupation. Additional soft and hard landscaping including formed pedestrian pathways, feature trees and lawn areas around the facilities area has been established, with landscaping focussed in the setback area between the facility and the Dick Ward Drive boundary.

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

Not applicable. No residential development is proposed.

6. *In Zones LI, GI and DV all street frontages, except access driveways or footpaths, are to be landscaped to a minimum depth of 3m.*
7. *In Zones MR and HR, side and rear setbacks are to include planting to the length of the setback of no less than 2m deep, except for areas that are used for private open space.³*

Not applicable. The subject land is in Zone CP.

4.4.6 Clause 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.*

The existing facility is generally consistent with the Guide in that it:

- Provides undercover verandah and a waiting area with overlooking opportunities to the street;
- provides pedestrian pathway from the car parking area and Dick Ward Drive to the buildings with clear sight lines into and out of the site; and
- minimises entrapment locations through the use of permeable fencing, avoidance of blind corners and access control measures.

Requirements

2. *Preserve vistas along streets to buildings and places of architectural, landscape or cultural significance.*

The existing building does not impact on any vistas or places of architectural, landscape or cultural significance.

3. *Be sympathetic to the character of buildings in the immediate vicinity.*

The existing single storey buildings are well setback from the public realm and nearby residential land to the north, and are of limited size and expanse to ensure they are sympathetic to buildings in the immediate vicinity. The site includes a double fence to the Dick Ward Drive boundary to provide additional separation from the users of the site and the road reserve.

4. *Minimise expanses of blank walls.*

Blank walls have been minimised with windows and openings provided along each elevation.

5. *Add variety and interest at street level and allow passive surveillance of public spaces.*

An undercover verandah facing Dick Ward Drive, together with the waiting areas and visually permeable (partially) fencing provide opportunities for passive surveillance to the street.

6. *Maximise energy efficiency through passive climate control measures.*

Awnings, openings and verandahs provide passive climate control in the form of shading.

7. *Control on-site noise sources and minimise noise intrusion.*

The existing building design and site layout, together with the retention of existing vegetation, and a double fence to the Dick Ward Drive boundary aid in the control of on-site noise and minimise noise intrusion.

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

Existing remnant and landscaped vegetation, together with the substantial street and adjoining boundary setbacks (other than to the associated Bakhita Centre to the south) ensure plant and other mechanical equipment, and services, are appropriately obscured.

9. Minimise use of reflective surfaces.

Reflective surfaces are not evident from adjacent land or the public realm.

10. Provide safe and convenient movement of vehicles and pedestrians to and from the site.

Separate vehicle and pedestrian connections are provided, with the pedestrian connection to the existing footpath located in close proximity to the existing bus stop, with on-site waiting areas separated from the adjacent roadway. Reliance on the existing lot 9742 access via a right of way easement allows the continued use of existing driveway access to Dick Ward Drive, and provides access to the site and car parking area.

11. Provide convenient pedestrian links (incorporating access for the disabled) to other buildings and public spaces.

A dedicated pedestrian access point is provided connecting the existing footpath along Dick Ward Drive to the northern portion of the site, with an internal pedestrian pathway connecting to the pedestrian shelter areas and the facility itself.

12. Provide protection for pedestrians from sun and rain.

The covered areas along the walkway and verandah along the front of the development provide protection for pedestrians from sun and rain.

13. Provide for loading and unloading of delivery vehicles and for refuse collection.

There is no requirement for a loading bay pursuant to **Clause 5.2.5**; however, the Ozanam House together with the Bakhita Centre on 9742 has sufficient space to accommodate service and waste collection vehicles.

14. Provide landscaping to reduce the visual impact and provide shade and screening of open expanses of pavement and car parking.

The endorsed landscaping plan in **Attachment A** demonstrates the approved and implemented landscaping outcomes, which improve the appearance of the subject land when viewed from the public realm.

15. Provide facilities, including public toilets, child minding facilities, parenting rooms and the like where the size of the development warrants such facilities.

Amenities, including toilets, showers and laundry facilities, are provided to clients, whilst the size and nature of the facility does not warrant additional public amenities being provided.

16. Provide bicycle access, storage facilities and shower facilities.

Bicycle parking is provided adjacent the main pedestrian entrance, with showering facilities provided within the ablution blocks.

4.4.7 Clause 5.8.7 – Demountable Structures

Purpose

Ensure that demountable structures do not detract from the visual amenity of an area.

Administration

1. *Placement of a demountable structure on:*
 - a) *Zoned land other than land in Zone GI and DV requires consent; and*
 - b) *Land Zone CL, SC, TC, LI, PS, OR, H, A, RL, R and CP does not require consent if there is no more than two demountable structures on the land.*
2. *The consent authority may consent to a demountable structure that is not in accordance with sub-clause 4 if it is satisfied that the proposed use and location of the demountable structure make compliance unnecessary.*
3. *The consent authority may consent to a demountable structure that is not in accordance with the table to this clause if it is satisfied that the reduced setback is consistent with the purpose of this clause, and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.*

Requirements

4. *The placement of a demountable structure is to:*
 - a) *Include landscaping or architectural embellishments to the demountable structure that will enhance the appearance of the structure; and*
 - b) *Be visually consistent with adjoining and nearby development.*

The existing facility relies on the existing vegetation and landscaping to enhance the appearance of the development and maintain built form amenity of the area.

5. *Demountable structures in:*
 - a) *Zones other than Zones LI, GI and DV are to be setback from lot boundaries in accordance with the table to this clause; and*
 - b) *Zones in LI, GI and DV are to be setback from lot boundaries in accordance with the table to Clause 5.6.1.*

Clause 5.8.7 requires demountable structures in Zone CP to be setback 6 metres from the primary street boundary and 1.5 metres from the side and rear lot boundaries. The demountable structures, comprising the enclosed main

building and separate ablutions buildings are setback 21.4 metres from the primary street boundary, and 4.2 metres from the southern side boundary. The setback to the northern side and western (rear) boundaries exceeds 50 metres. The additional verandahs approved through DP24/0106B have a setback to the Dick Ward Drive boundary of 17.4 metres to the support columns and 16.7 metres to the roof overhang, and 1.5 metres / 0.8 metres to the southern side boundary, however these elements are fixed into the ground and are not readily transportable with the demountable structures.

5.0 Section 46(3)(b) – Interim Development Control Order

There are no Interim Development Control Orders currently applicable to the subject land.

6.0 Section 46(3)(c) – Referral to the NT EPA

Section 48 of the *Environmental Protection Act 2019* (EPA Act) requires referral to the NT Environmental Protection Authority (NT EPA) for assessment if the project has the potential to have a significant impact on the environment or meets a referral trigger. Given the nature of the development relating to land use only, and noting the original development did not require referral to the NT EPA, referral under the EPA Act is not required.

7.0 Section 46(3)(d) – Merits of Proposed Development

The proposed facility will enable the Ozanam House homeless support services to continue on a temporary basis whilst a site for permanent relocation is secured, and the permanent facility can be designed, approved and constructed.

8.0 Section 46(3)(e) – Subject Land, Suitability of Development and Effect on Other Land

Section 2 of this report details the subject land and its locality, and **Sections 4** and **11** consider the impact on surrounding land. Given the nature of the subject land and surrounding locality, the continuation of the existing use is considered suitable on a temporary basis.

9.0 Section 46(3)(f) – Public Facilities and Open Space

The temporary facility is not required by the Scheme to provide any additional public facilities or public open space.

10.0 Section 46(3)(g) – Public Utilities and Infrastructure

The land will retain its existing connections to reticulated power, water and sewerage infrastructure.

11.0 Section 46(3)(h) – Impact on Amenity

Amenity is defined in **Schedule 2** of the Scheme as “any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable”. **Section 46(3)(h)** of the Planning Act requires a development application to include an assessment of the potential impact on the existing and future amenity of the area in which the land is situated. Similarly, **Section 51(1)(n)** requires the consent authority to take into account the potential impact on the existing and future amenity of the area in which the land is situated.

The original application resulting in DP24/0106 (PA2024/0033) was subject to significant community concern regarding a range of potential impacts and land suitability considerations applicable to the (then) proposed development. In determining the matter, the consent authority considered the question of ‘amenity’ in detail, confirming that “the Authority notes that the approval of this application is strictly time limited and if any extension of the 2 year time period is sought, the question of amenity will be reconsidered” and that “a time limit of 2 years would provide some oversight to ensure that the procurement of a permanent site was progressing and that the monitoring of amenity and safety could occur.”

As it applies to the safety of persons accessing the facility with regard to the airport and storm surge overlays that apply to the subject land, these matters are considered in **section 4.3** of this report.

To monitor and address amenity impacts to land external to the subject land, St Vincent de Paul have undertaken extensive consultation both prior to the completion of development works and occupation of the site, and since the facility commenced operating. Consultation has included residents, businesses and other stakeholders, with the primary focus on residents and business within the area outlined in **figure 3** below.

Consultation and monitoring undertaken by St Vincent de Paul includes:

- Distribution of over 5,000 letters to local businesses and residents to provide updates on the project and provide contact details. Letters include:
 - Initial letter in **July 2024** to update community members post-development permit, including outlining the construction process, security measures and works being undertaken to identify a permanent site;
 - Update letter in **August 2024** outlining construction delays and deferred opening date;
 - Update letter in **September 2024** confirming opening date and inviting community members to an open day on 3 October 2024;
 - Update letter in **December 2024** providing an overview of the first 2 months of operation and confirming ongoing works to secure a permanent site;

- Update letter in **May 2025** outlining services provided in first 7 months of operations, and outlining intended building modifications (DP24/0106B) to provide additional shading for searing and eating areas; and
 - Update letter in **October 2025** reaffirming works undertaken to locate and secure permanent site, advising of intention to lodge development application to extend approval for current location for a further 3 years, and reaffirming Coconut Grove site remains a temporary site. Reaffirm intent to continue working with the community;
- Public information session held on 3 October 2024 on site (immediately prior to opening). Approximately 20 community members attended the information session, where St Vincent de Paul representatives spoke to the use of the facility and conducted an open discussion. Topics included queries regarding land ownership, operational matters and volunteering opportunities;
- Dedicated Ozanam House communications register maintained between April 2024 and current, outlining all external community communications, including door knocks undertaken, correspondence received and action taken. The register details the date of communications, method of receipt, details, responsible respondent and action / outcome. At the time of writing the register has 45 entries (door knocks and combined events are made in a single entry with individual door knocks recorded in a separate sheet – refer point below);
- Community door knocking undertaken between August 2024 and October 2024 to provide residents and businesses with information on the facility during construction and prior to opening, respond to queries and provide contact information for future queries or issues to be raised with St Vincent de Paul. A total of 156 door knocks were undertaken, with any feedback provided recorded into the communications register and followed up if required. Of the door knocks undertaken, 31% of respondents were supportive of Ozanam House, 62% were either neutral or could not be contacted, and 7% expressed concerns with aspects of the facility or objected to the facility;
- Discussions were held with City of Darwin and Northern Territory Department of Logistics and Infrastructure regarding the installation of a pedestrian crossing over Dick Ward Drive adjacent the inbound (eastern side of Dick Ward Drive) bus stop 229 (a short distance north of Ozanam House). Following feedback from Police, residents and business owners St Vincent de Paul requested the City of Darwin consider the installation of a pedestrian crossing at the location of the existing refuge. Council ultimately determined that the nature of pedestrian and vehicle movements in that location did not meet threshold requirements for a pedestrian crossing, thus it was determined that a pedestrian crossing is not warranted and that the existing pedestrian refuge is a suitable treatment; and
- Complaints / issues register maintained since opening. The register contains 6 issues detailed (as an excerpt) in the table below.

Date Complaint Received	Category of Complainant	Description of Complaint	Resolution
September 2024	Resident / Business Owner	Complaint regarding interruption caused by door-knocking	Further contact avoided
October 2024	Resident	Online feedback from anonymous resident of extremely derogatory nature	No further action
October 2024	Resident	Resident requested removal of clothing and empty bottles of spirits from the corner of Nation Crescent and Dick Ward Drive	Response to resident. StVdP staff collected and disposed of items.
March 2025	Business	Concern regarding Ozanam House clients including: • Unsafe pedestrian movements along Dick Ward Drive • Individuals throwing rocks at one another along Dick Ward Drive. • Anti-social behaviour, drunkenness, fighting and drug use within the Nightcliff shops.	Email response to complainant confirming StVdP: • committed to promoting safety and community well-being. • Has provided additional shade to encourage people to wait inside the Ozanam House grounds. • Reaffirmed temporary nature of site. StVdP staff met with the complainant on site (Ozanam House) in May 2025 to demonstrate nature of Ozanam House clients.
May 2025	Resident	Concern regarding: • People roaming and camping in PWC land between 115 Dick Ward Drive and rear of Orchard Road properties.	Response to complainant: • Reaffirm facility is temporary. • Working with Northern Territory Government toward a permanent solution for an alternate site.

		• Orchard Road properties back onto this area. • Residents not feeling safe. • Over-saturation of services and service providers. • Request action from StVdP.	• Investigated the Ozanam House block and located an individual sleeping in that area. StVdP staff advised the individual that they were not permitted to camp on the property and were required to move, and offered referral to support services, however wished to be left alone and moved to another location (unknown). • Following departure, US Marines assisted (in kind services) with removing rubbish within the site. • Continual monitoring of the area scheduled moving forward.
July 2025	Residents / Business (body corporate letter)	Submissions on behalf of a number of residents: • Express concern regarding the impact of the Ozanam House on residents. • Since opening residents have asserted increase in anti-social behaviour in and around property. • Urination and defecation in residential areas. • Increase in rubbish around bus stop, including blowing into surrounding residential areas. • Request installation of public bin at bus stop to mitigate.	Response to complainants: • Noted active progression of works to secure permanent site. • Public bin installed at bus stop.

		• Since the move very little communication with residents to gauge the impact of this change on them. • Request consideration of mitigation strategies to address issues.	
October 2025	Resident (via City of Darwin)	Resident complaint submitted to City of Darwin regarding sight lines from vehicle driveway to footpath users. Requested portion of fence lining be removed or speed hump be installed along driveway.	Response to City of Darwin confirming StVdP have investigated the matter. There is an existing speed hump within the driveway (on 107 Dick Ward Drive) and StVdP have installed convex mirror and signage (Stop – Beware of Cyclists) at driveway exit.

The above demonstrates that St Vincent de Paul have implemented numerous measures to ascertain, record and address amenity impacts since the facility was completed and operational. These measures will continue, and St Vincent de Paul will continue to monitor and address feedback from residents, business owners and operators to ensure amenity impacts are appropriately addressed.

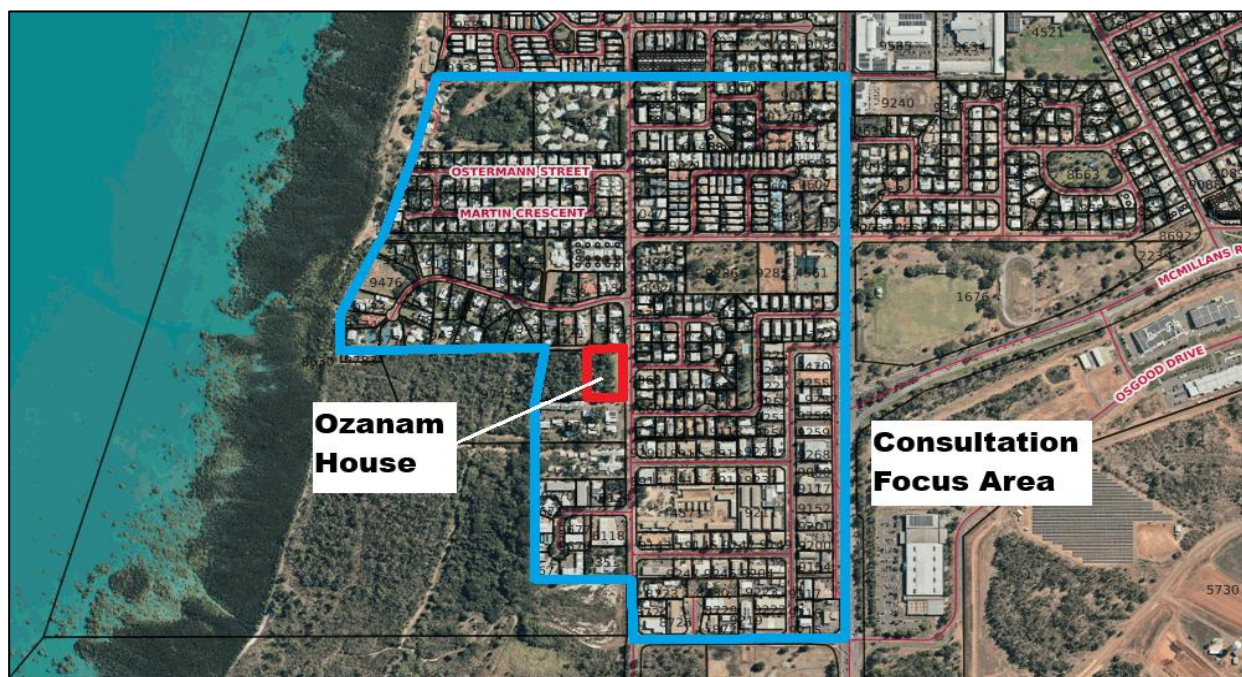


Figure 3: Consultation Focus Area

12.0 Section 46(3)(j) – Benefit/Detriment to Public Interest

Section 51 of the Act requires the consent authority to consider whether the proposal is in the public interest with specific consideration given to (where relevant) how the application addresses community safety through crime prevention principles in design, water safety, and access for persons with disabilities.

In response to these matters:

- the existing site layout is consistent with the Community Safety Design Guide noting the temporary nature of the use;
- the land is connected to reticulated water supply and will therefore not impact on water security; and
- The facility provides accessible pathways and ramps in accordance with **Section 23** (Access to Premises) of the *Disability Discrimination Act 1992*;

13.0 Section 46(3)(ja) – Restricted Water Extraction Areas

The application is not for the subdivision or consolidation of land. Accordingly, **Section 46(3)(ja)** is not applicable.

14.0 Section 46(3)(k) – Compliance with the Building Act

The application does not comprise any form of subdivision. Accordingly, **Section 46(3)(k)** is not applicable.

15.0 Section 46(3)(l) – Development of Scheme Land

The application does not comprise the subdivision of land under a unit titles scheme. Accordingly, **Section 46(3)(l)** is not applicable.

16.0 Conclusion

This application seeks a development permit to facilitate approval of the existing *community centre* for an additional 3 years, from 20 September 2026 until 20 September 2029. The additional period will enable a site for the permanent relocation of the Ozanam House homeless services to be secured, and for the permanent facility to be designed, approved and constructed.

In the period since Ozanam House was opened in the current location in 2024, St Vincent de Paul have:

- Progressed negotiations with the Northern Territory Government and relevant stakeholders to identify a site for permanent relocation and ensure St Vincent de Paul (together with Larrakia Nation) are eligible to obtain the necessary Crown Lease;
- Consulted widely with the community to identify, monitor and address potential, perceived or actual operational and amenity impacts resulting from the established use; and
- Provided extensive support and referral services to members of the community experiencing homelessness.

This application has been prepared in accordance with **Section 46(3)** of the Act and includes an assessment of the proposed development against the relevant provisions of the Northern Territory Planning Scheme. The proposal maintains the finished floor level above the primary storm surge level, and the ongoing nature of the use is such that there is unlikely to be any increased risk to persons or property as a result of the land be affected by storm surge, providing the use remains on a temporary basis. The proposal is compliant with the other applicable requirements of the Planning Scheme.



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23 October 2025