

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 41

EXCEPTIONAL DEVELOPMENT PERMIT

EDP23/0005

REASONS FOR THE DECISION

1. The proposed development is primarily designed to cater to the needs of the tourism and entertainment industry, in line with the objectives of Zone TC (Tourist Commercial).
2. The architectural features and colour finishes of the proposed buildings towards the north and south boundaries of the site have been designed to blend in with the surrounding area. The existing open spaces that surround the site, including roads and natural drainage features, help to reduce the buildings' visual impact when viewed from nearby properties and streets.
3. The surrounding area comprises of many tourist commercial land uses. Based on the distance between the site and developments anticipated in the future, the proposed development is unlikely to impact on the visual amenity of the area. The overall visual amenity will continue to be dominated by the Ranges further south/southwest and the existing open space of the golf course as has been demonstrated in the application material.
4. While the site is subject to inundation by riverine (Todd River) flooding in a 1% AEP flood event, a condition has been applied to ensure that finished floor levels of any habitable room must be a minimum of 300mm above the applicable flood level for the site.
5. The proposed development includes a number of different but complementary uses that are likely to attract a high number of multi-purpose trips resulting in cross-utilisation of proposed car parking spaces. The Traffic Impact Assessment provided with the application concludes that the car parking spaces provided across the site is adequate for the proposed development.
6. A condition has been applied to provide bicycle parking and end of trip facilities that achieve a minimum 45% level of compliance with Clause 5.3.7 (End of Trip Facilities in Zones HR, CB, C, SC and TC). This is considered justified as the scale of the development is such that people visiting the development will likely visit numerous components of the development with one trip and hence the development will have a high degree of cross utilisation.



EVA DINA LAWLER

Minister for Infrastructure, Planning and Logistics

19/6/2023

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP23/0005

I, EVA DINA LAWLER, the Minister for Infrastructure, Planning and Logistics, in pursuance of section 40(6) of the *Planning Act 1999*, give notice that –

- (a) I have, in pursuance of section 40(2)(a), granted an Exceptional Development Permit for Lot 9107 (112) Barrett Drive Desert Springs, Town of Alice Springs;
- (b) The Exceptional Development Permit has been granted for the purpose of a hotel/motel, bar-public, place of assembly, child care centre, leisure and recreation, nightclub-entertainment facility and 235 dwellings-multiple in buildings of up to 5 storeys, to be undertaken in nine (9) stages;
- (c) The land is within Zone TC (Tourist Commercial) of the NT Planning Scheme 2020, and the development of buildings exceeding 3 storeys (14m above ground level) would otherwise be prohibited;
- (d) Copies of the Exceptional Development Permit and the Reasons for the Decision are available online at <https://nt.gov.au/property/land-planning-and-development/our-planning-system/exceptional-development-permit-decisions>.



Minister for Infrastructure, Planning and Logistics

19/6/2023