

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP24/0003

I, ANDREW KIRKMAN, Delegate of 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 8167 (8) Traeger Avenue, Town of Alice Springs;
- (b) The Exceptional Development Permit has been granted for the purpose of a car park (88 car parking spaces);
- (c) The land is within Zone CP (Community Purpose) of the NT Planning Scheme 2020, and the development proposes a car park, which 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>.



ANDREW KIRKMAN

Delegate of the Minister for Infrastructure, Planning and Logistics

3 / 3 / 2024

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 – section 41

REASONS FOR DECISION IN RELATION TO PROPOSED EXCEPTIONAL DEVELOPMENT PERMIT

The decision to grant an Exceptional Development Permit for Lot 8167 (8) Traeger Avenue, Town of Alice Springs for the purpose of a car park (88 car parking spaces) was made pursuant to section 40(2)(a) of the *Planning Act 1999* for the following reasons:

1. Pursuant to section 40(1) of the *Planning Act 1999*, it is preferable to issue an Exceptional Development Permit (EDP) than to amend the NT Planning Scheme 2020 (NTPS2020), because in this particular instance:
 - A scheme amendment to remove the mandatory control over the 3m landscaping requirement (as specified in sub-clause 3 of Clause 5.2.7 of the NTPS2020) is not considered appropriate. This requirement is applied throughout the Northern Territory and considering such a change to the NTPS2020 should be undertaken through thorough and broader research and consultation.
 - Rezoning the land to enable the car park use would potentially facilitate and allow for development that is unintended or conflict with the established education, medical, community and residential uses in the area.
2. Pursuant to section 42(1) of the *Planning Act 1999*, the Minister must take into consideration 51(1)(n) for the potential impact on the existing and future amenity of the area in which the land is situated;

The car park on Lot 8167 shares the boundary with only one residential property (Lot 1719 - 13 Willshire Street) that is developed with a dwelling-single, and is adjacent to the Our Lady of the Sacred Heart (OLSH) Middle School Campus (Years 5 to 8).

The proposal was publicly exhibited to gauge public opinion and raise any potential concerns. A public submission in support of the proposal was received from OLSH and there were no adverse submissions or comments received by the public, local government council or service authorities during the statutory notification period.

The low-key nature of the car park (for staff of the Alice Springs Hospital) is unlikely to adversely impact on the amenity of adjoining dwellings or school campus as:

- There is an existing >1.8m high fence expected to provide adequate visual and acoustic screening to residential land.
- The car parking area has secure fencing to restrict access.

- There are low volumes of vehicle movements, especially adjoining residential land.
- Dust and lighting controls are required to be implemented to ensure no loss of amenity for adjoining residential properties or the school campus.



ANDREW KIRKMAN

Delegate of the Minister for Infrastructure, Planning and Logistics

3 / 3 / 2024