

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 40

EXCEPTIONAL DEVELOPMENT PERMIT

EDP24/0001

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 01018
Town of Alice Springs
2 STUART TCE, THE GAP

APPROVED PURPOSE

To use and develop the land for the purpose of a car park (83 car parking spaces), in accordance with the attached schedule of conditions and the endorsed plans.

BASE PERIOD OF THE PERMIT

This permit will expire if one of the following circumstances applies:

- (a) the development is not started within two years of the date of this permit; or
- (b) the development is not completed within four years of the date of this permit.

The Minister may extend the periods referred to if an application is made in the approved form before the permit expires.

Note: This permit has been reissued to correct minor errors. This permit supersedes the permit issued as EDP23/0007.

RIGHT OF APPEAL

There is no right of appeal against a determination by the Minister in relation to the grant or variation of an Exceptional Development Permit.

ANDREW KIRKMAN

Delegate of the Minister for Infrastructure, Planning and Logistics

10 / 1 / 2024

EXCEPTIONAL DEVELOPMENT PERMIT

EDP24/0001

SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings 2022/0117/1 through to 2022/0117/3 endorsed as forming part of this permit.
2. The areas set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced such that it is suitably dust suppressed (gravel or similar) and maintained;
 - (d) drained; and
 - (e) line marked (or otherwise suitably delineated) to indicate each car space;to the satisfaction of the Minister. Car spaces, access lanes and driveways must be kept available for these purposes at all times.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply and electricity services to the development shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notation 2 for further information.
4. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created.
5. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the Minister.
6. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Alice Springs Town Council to the satisfaction of the Minister.
7. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street, in accordance with the requirements of Alice Springs Town Council, to the satisfaction of the Minister.
8. The kerb crossover and driveway to the site approved by this permit are to meet the technical standards of Alice Springs Town Council, to the satisfaction of the Minister.
9. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Minister.

NOTES

1. This Exceptional Development Permit does not grant "building approval" for building works/structures or the land use, and you are advised to contact a registered private Building

Certifier to ensure that you have attained all necessary approvals before commencing construction works or the use.

2. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
3. The subject site is part of a declared heritage place, and no work is to be carried out within the declared heritage place without following appropriate processes under the terms of the Heritage Act 2011.
4. The Department of Environment, Parks and Water Security advises that construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites in the Northern Territory. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.
5. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act 2005 must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.
6. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under the Northern Territory Aboriginal Sacred Sites Act 1989. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.
7. There are statutory obligations under the Waste Management and Pollution Control Act 1998 (the Act), that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is required to comply at all times with the Act, including the General Environmental Duty under Section 12 of the Act. There is also a requirement to obtain an authorisation prior to conducting any of the activities listed in Schedule 2 of the Act. Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority website at: <http://ntepa.ntg.gov.au/waste-pollution/guidelines/guidelines>

The Act, administered by the Northern Territory Environment Protection Authority, is separate to and not reduced or affected in any way by other legislation administered by other Departments or Authorities. The Environment Operations Branch of the Environment Division may take enforcement action or issue statutory instruments should there be non-compliance with the Act.

ANDREW KIRKMAN

Delegate of the Minister for Infrastructure, Planning and Logistics

10 / 1 / 2024



Site Plan

2 Stuart Terrace (Lot 1018 Town of Alice Springs)
THE GAP
HODCKISON

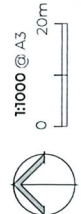


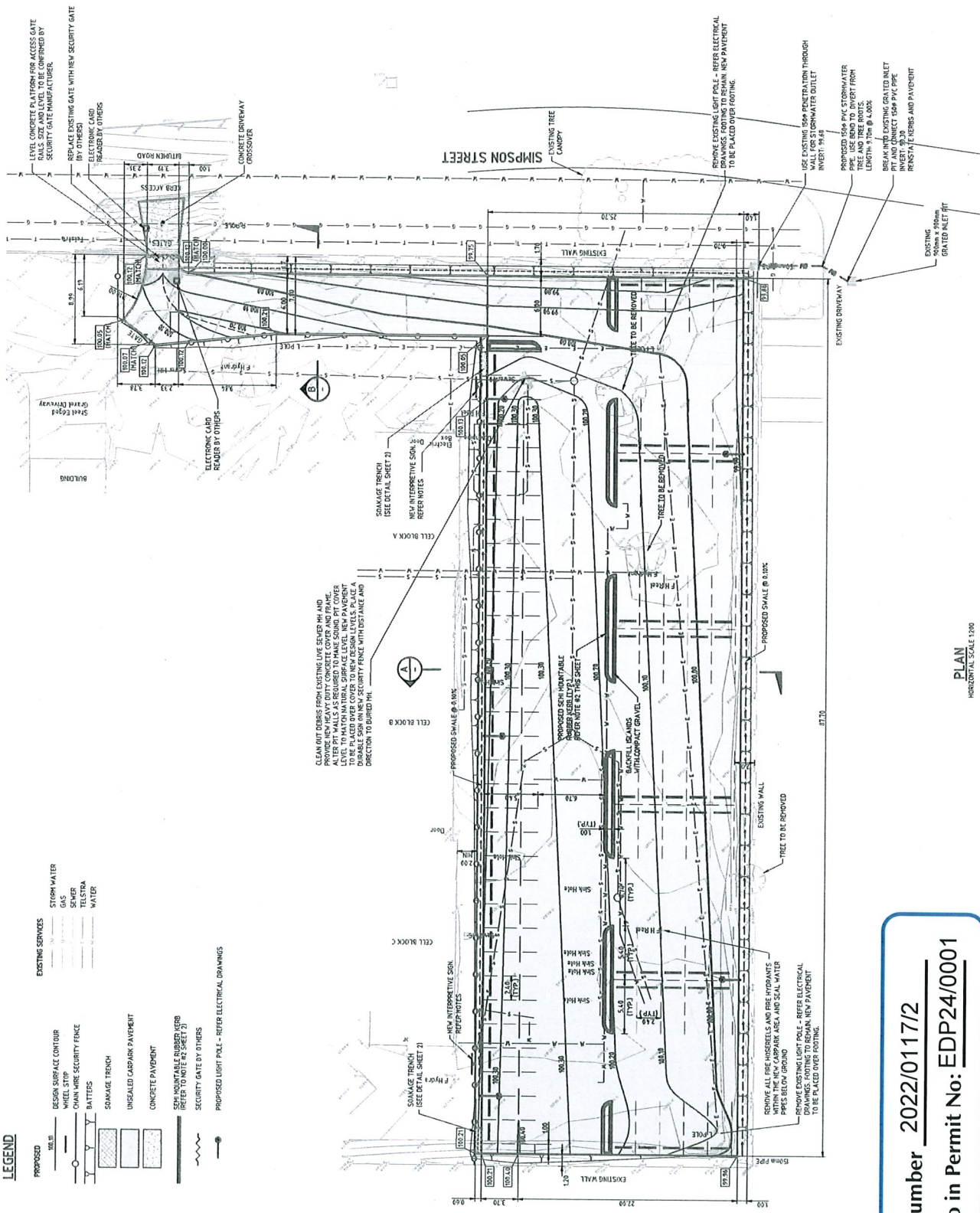
Drawing number 2022/0117/1
Referred to in Permit No: EDP24/0001

This is drawing number: 2022/0117/1 through to 2022/0117/3
referred to in Exceptional Development Permit number: EDP24/0001
issued on: 10th JANUARY 2024

DELEGATE OF THE MINISTER FOR INFRASTRUCTURE, PLANNING AND LOGISTICS

Subject Site
Area of Interest





Drawing number 2022/0117/2
Referred to in Permit No: EDP24/0001

[illegible]

