

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 40

EXCEPTIONAL DEVELOPMENT PERMIT

EDP2024/0081

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 07923
Town of Alice Springs
94 TODD ST, ALICE SPRINGS

APPROVED PURPOSE

To use and develop the land for the purpose of 144 dwellings-multiple in 4 x 6 storey and 1 x 5 storey buildings, and office in a single storey building in three stages, in accordance with the attached schedule of conditions and the endorsed plans.

BASE PERIOD OF THE PERMIT

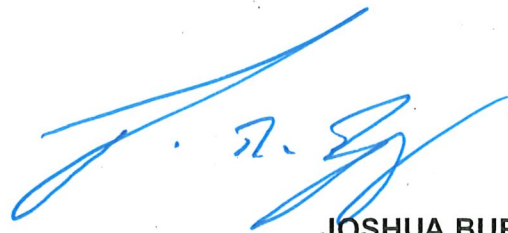
This permit will expire if one of the following circumstances applies:

- (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 consent authority may extend the periods referred to if an application is made in the approved form before the permit expires.

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.



JOSHUA BURGOYNE
Minister for Lands, Planning and Environment

11 / 2 / 2025

EXCEPTIONAL DEVELOPMENT PERMIT

EDP2024/0081

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works, amended plans to the satisfaction of the Minister must be submitted to and approved by the Minister. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) Details of the AHD finished ground levels and natural ground levels of all car parking areas;
 - (b) Details including elevations of all sliding gates proposed as part of the development;
 - (c) Details including elevations of secure bicycle parking facility; which demonstrates compliance with sub-clause 3 of Clause 5.3.7 (End of trip facilities in Zones HR, CB, C, SC and TC) of the NTPS2020; and
 - (d) In relation to the office component, details of the end of trip facilities including location of shower / change area, and lockers which demonstrate compliance with sub-clause 4, 5 and 6 of Clause 5.3.7 (End of trip facilities in Zones HR, CB, C, SC and TC) of the NTPS2020.
2. Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the Alice Springs Town Council stormwater drainage system shall be submitted to and approved by the Alice Springs Town Council and the Transport and Civil Services Division of the Department of Logistics and Infrastructure, to the satisfaction of the Minister. The plan shall include details of site levels and Council's/Transport and Civil Services' stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's/Transport and Civil Services' system or an alternate approved connection
3. Prior to the endorsement of plans and prior to the commencement of works, a Traffic Impact Assessment report is to be prepared by a suitably qualified traffic engineer with attention to the modelling of the adjacent intersections, and identifying any necessary upgrades to the surrounding street network to the requirements of the Alice Springs Town Council and the Transport and Civil Services Division of the Department of Logistics and Infrastructure, to the satisfaction of the Minister.
4. Prior to the endorsement of drawings and prior to the commencement of works, a revised landscape plan/s to the satisfaction of the Minister must be submitted to and approved by the Minister. When approved, the drawing will be endorsed and will then form part of the permit. The landscaping drawing(s) must be generally in accordance with the landscape concept drawings (dated 16/12/2024, prepared by DKJ Projects. Architecture) and must be updated to include:
 - (a) provision of an in-ground irrigation system to all landscaped (planted) areas;
 - (b) further details (including botanical names) of all existing trees to be retained; and
 - (c) surface treatments within the tree protection zones.All species selected must be to the satisfaction of the Minister.

GENERAL CONDITIONS

5. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
6. The development must proceed in the order of stages as shown on the endorsed plan unless otherwise agreed in writing by the Minister.
7. 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 and the Transport and Civil Services Division of the Department of Logistics and Infrastructure, to the satisfaction of the Minister.
8. Storage for waste disposal bins is to be provided to the requirements of Alice Springs Town Council, to the satisfaction of the Minister.
9. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Alice Springs Town Council and the Transport and Civil Services Division of the Department of Logistics and Infrastructure, to the satisfaction of the Minister.
10. Any proposed work (including the provision or connection of services) within, or impacting upon the Road reserve shall be in accordance with the standards and specifications of the Transport and Civil Services Division of the Department of Logistics and Infrastructure, Design documents must be submitted to the Director Corridor Management, Transport and Civil Services Division for Road Agency Approval and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".
11. 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.
12. The developer shall have carried out, as part of works, and in accordance with AS3671-1989, "Acoustics – Road Traffic Noise Intrusion – Building Siting and Construction" an assessment by a suitably qualified person of the development's present and predicted future exposure to road traffic noise levels, and where required provide appropriate noise attenuation measures to the requirements of the Transport and Civil Services Division of the Department of Logistics and Infrastructure, to the satisfaction of the Minister. All noise attenuation works deemed necessary shall be carried out by and at the full cost of the developer and shall be wholly contained (including foundations) within the subject lot.
13. No access (including temporary access for construction purposes) shall be permitted from the Stott Terrace road reserve.
14. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths;
 - (c) collect stormwater and discharge it to the drainage network; and
 - (d) undertake reinstatement works;

(e) all to the technical requirements of and at no cost to the Alice Springs Town Council and Transport and Civil Services Division of the Department of Logistics and Infrastructure, to the satisfaction of the Minister.

15. 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.
16. 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.
17. All works recommended by the traffic impact assessment are to be completed to the requirements of the Alice Springs Town Council and the Transport and Civil Services Division of the Department of Logistics and Infrastructure, to the satisfaction of the Minister.
18. Before the use or occupation of the development starts, the area(s) 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 with an all-weather-seal coat;
 - (d) drained;
 - (e) line marked to indicate each car space and all access lanes; and
 - (f) clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the Minister.
19. Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.
20. "No entry/no exit" signs and arrows directing the internal traffic movement on site shall be provided at completion of building to the requirements and satisfaction of the Minister.
21. Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Minister.
22. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Minister, including that any dead, diseased or damaged plants are to be replaced.
23. Protective kerbs (of a minimum height of 150mm), or other suitable treatment must be provided to the satisfaction of the Minister to prevent damage to fences or landscaped areas.
24. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view and from view of neighbouring or nearby developments (or developments reasonably anticipated), located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the Minister. The use of angled louvered slats for screening purposes is acceptable, however the slat screening must be designed with a panel to gap ratio, such that the condenser units are not readily visible from any angle
25. All roof top plant equipment, equipment relating to the operation of the lift and any other equipment (such as any vents and ducting associated with requirements for stairwell pressurisation or other such ventilation purposes or similar) that will be placed on the rooftop of the development shall be

appropriately screened, or designed to soften the visual impact of such equipment from view from neighbouring or nearby developments (or developments reasonably anticipated).

26. All balconies are to be internally drained and discharge is to be disposed of at ground level and in a manner consistent with stormwater disposal arrangements for the site to the satisfaction of the Minister.

27. All substation, fire booster and water meter arrangements are to be appropriately screened to soften the visual impact of such infrastructure on the streetscape, to ensure that the infrastructure is sympathetic to and blends in with the design of the building. Details will need to be resolved to the satisfaction of the Minister in consultation with the Power and Water Corporation, and NT Fire and Emergency Services.

28. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage, electricity and telecommunication networks to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

Please refer to notations 1 for further information.

29. Confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) from a suitable qualified professional confirming that all new number labels have been correctly installed at the Customer's Metering Panel(s) and water meters (where applicable). Please provide a copy of an email addressed to both powerconnections@powerwater.com.au

30. Prior to the use/occupation of the development and connection of services (i.e. power and water), the owner of the land must apply for street addressing from the Surveyor-General of the Northern Territory. This will form the legal address and will be required to be placed on the meters within the development in accordance with the allocation. An Occupancy Permit will not be able to be granted until such time as addressing is obtained."

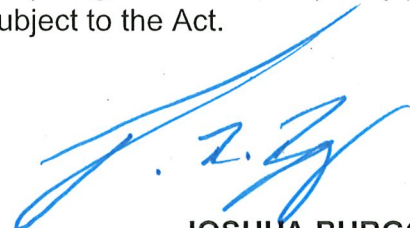
31. Appropriate erosion and sediment control measures must be effectively implemented throughout the construction phase of the development (including clearing and early works) and all disturbed soil surfaces must be satisfactorily stabilised against erosion at completion of works, to the satisfaction of the consent authority. Information resources are available on the IECA website www.austieca.com.au and the Department of Lands, Planning and Environment ESCP Standard Requirements 2019 and Land Management Factsheets available at <https://nt.gov.au/environment/soil-land-vegetation>. For further advice, contact the Land Development Coordination Branch: (08) 8999 4446.

Notes

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@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.

2. All developers, including owner-builders, are required to comply with Commonwealth telecommunications requirements. Under Commonwealth law, developers are generally required to provide fibre-ready pit and pipe in their developments at their expense. Developers may be able to access an exemption from these arrangements in some circumstances. For more information visit www.infrastructure.gov.au/tind
3. If you choose nbn to service your development, you will need to enter into a development agreement with nbn. The first step is to register the development via <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html> once registered nbn will be in contact to discuss the specific requirements for the development. Nbn requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to nbn guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html>
4. This permit will expire if one of the following circumstances applies:
 - (a) the development and use is/are 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 a request is made in writing before the permit expires.
5. The Surveyor-General advises you should immediately make an application for unit/street addresses to the Survey and Land Records unit on (08) 8995 5346 (surveylandrecords@nt.gov.au)
6. 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>.
7. A "Permit to Work Within a Road Reserve" may be required from Alice Springs Town Council and Transport and Civil Services Division of the Department of Logistics and Infrastructure), before commencement of any work within the road reserve.
8. Any floodlighting or security lighting provided on site should be shielded in a manner to prevent the lighting being noticeable or causing nuisance to the adjoining road traffic of Todd Street, Stuart Terrace and Stott Terrace.
9. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the Northern Territory *Building Act 1993* before commencing any demolition or construction works.
10. Part of the subject site is 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*.

11. The permit holder is advised that it is an offence to disturb or destroy prescribed archaeological places without consent under the *Heritage Act 2011*. Should any heritage or archaeological material be discovered during the clearing operation, cease operation and contact the Heritage Branch of the Department of Lands, Planning and Environment.
12. 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.
13. 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 8936 4070 to determine if the proposed works are subject to the Act.
14. The Northern Territory Environment Protection Authority 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.
15. 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.



JOSHUA BURGOYNE
Minister for Lands, Planning and Environment

11 / 2 / 2025