

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 40

VARIATION OF EXCEPTIONAL DEVELOPMENT PERMIT

EDP19/0005B

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 00424
Town of Alice Springs
15 LINDSAY AVE, EAST SIDE

APPROVED PURPOSE

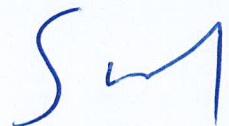
To vary Condition 1 of Exceptional Development Permit EDP19/0001A for the purpose of alterations and additions (verandah) ancillary to office, in accordance with the attached schedule of conditions and the endorsed plans.

BASE PERIOD OF THE PERMIT

This permit will lapse two years from the date of issue.

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.



SARAH FAIRHEAD

Delegate of the
Minister for Lands, Planning and Environment

21 / 3 / 2025

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SCHEDULE OF CONDITIONS

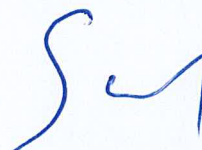
1. The works carried out under this permit shall be in accordance with the drawings numbered PA2019/0001/1A through to PA2019/0001/6A and PA2019/0001/1B through to PA2019/0001/3B endorsed as forming part of this permit.
2. Before the use or occupation of the development starts, the area(s) set-aside 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 or suitably dust suppressed (as indicated on the plans);
 - (d) drained; and
 - (e) line marked or otherwise suitably delineated to indicate each car space;to the satisfaction of the consent authority. Car spaces, access lanes and driveways must be maintained and kept available for these purposes at all times.
3. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining residential land to the satisfaction of the consent authority.
4. Stormwater is to be collected and contained within the site or discharged into the drainage network to the technical standards of and at no cost to Alice Springs Town Council to the satisfaction of the Alice Springs Town Council.
5. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the Alice Springs Town Council, to the satisfaction of the consent authority.
6. 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 driveways and the public streets. This condition is to the satisfaction of the consent authority, on technical advice from the Alice Springs Town Council.
7. Storage for waste disposal bins is to be provided to the requirements of Alice Springs Town Council to the satisfaction of the consent authority.
8. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage and electricity services to the development shown on the endorsed plans in accordance with the authorities requirements and relevant legislation at the time.
9. 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, 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 consent authority.
10. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

Notes

1. This Variation to the Exceptional Development Permit does not grant "building approval" for the proposed structures and uses. The Building Code of Australia requires that certain structures within 900mm of a boundary meets minimum fire resistance level requirements and you are advised to contact a registered private building certifier to ensure that you have attained all necessary approvals before commencing demolition, construction works and operation of the use.
2. Prior to applying for building approval, it is recommended that the land owner / developer considers engaging the services of a Licensed Surveyor to carry out a boundary identification survey to identify where the true boundaries of the site are in relation to existing and proposed fences and buildings on the land. This information could then be used for the purposes of section 6 of the Building Regulations 1993.
3. The Department of Environment and Natural Resources advises that construction work should be conducted in accordance with the Northern Territory Environment Protection Authority's Noise Guidelines for Development Sites. 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.
4. Any floodlighting or security lighting provided on site should be shielded in a manner to prevent the lighting being noticeable or causing nuisance to adjoining residential properties and road traffic on either Lindsay Avenue or Undoolya Road.
5. A "Permit to Work Within a Road Reserve" may be required from the Alice Springs Town Council (Lindsay Avenue and Undoolya Road) and Department of Infrastructure, Planning and Logistics (Crown land) before commencement of any work within the road reserves and adjacent Crown land (Lot 8164).
6. 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.
7. 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.
8. The development and use hereby permitted should be designed, constructed, registered and operate in accordance with the Public and Environmental Health Act 2011 and Regulations, the Food Act 2004 and National Food Safety Standards.
9. Notwithstanding the approved plans, all signage is subject to Alice Springs Town Council approval, at no cost to Council.

10. The safety fencing/barrier to the swimming pool on the site must comply with the Swimming Pool Safety Act 2004. The Swimming Pool Safety Authority should be contacted (ph: 08 89243641) prior to undertaking any works on the site.
11. 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.
12. 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.



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