

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 40

EXCEPTIONAL DEVELOPMENT PERMIT

EDP23/0001

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 07538
Town of Alice Springs
25 UNDOOLYA RD, EAST SIDE

APPROVED PURPOSE

To use and develop the land for the purpose of alterations and additions to an existing hotel/motel including two additional rooms and a dwelling-care taker within the existing buildings, a reconfiguration of the car parking area, and a reduction in 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 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.

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SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and the commencement of works, amended plans to the satisfaction of the Minister must be submitted and approved by the minister. When approved, the plans will be endorsed and will then form part of this permit. The plan must be drawn to scale with no dimensions and be generally in accordance with the plans submitted as part of the application but modified to show;
 - (a) "No entry/no exit" signs directing the internal traffic movement on site;
 - (b) removal of car parking space "CP1";
 - (c) confirmation of retention of existing landscaping, and identification of any new proposed landscaping; and
 - (c) screening of any new air-conditioning condensers visible from public view.

GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage and electricity to the development shown on the endorsed plan in accordance with the authorities requirements and relevant legislation at the time. Please refer to notation 1 below for further information.
4. Any development 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.
5. 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.
6. Storage for waste disposal bins is to be provided to the requirements of Alice Springs Town Council, to the satisfaction of the Minister.
7. No fence tree or hedge or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sightlines 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. 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.

Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.

9. 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.

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. A "Permit to Work Within a Road Reserve" may be required from Alice Springs Town Council before commencement of any work within the road reserve.
3. Notwithstanding the approved plans, all signage is subject to Alice Springs Town Council approval and at no cost to council.
4. 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.
5. 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.

6. 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.

7. A Compliance Certificate under the Swimming Pool Safety Act 2004 issued by the Swimming Pool Safety Authority may be required for the swimming pool. You are advised to contact Building Advisory Services within the Department of Infrastructure Planning and Logistics.



LOUISE MCCORMICK

Delegate of the Minister for Infrastructure, Planning and Logistics

8 / 8 / 2023