NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP2026/0151

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 00777
Town of Alice Springs
8 WINNECKE AVE, EAST SIDE

APPROVED PURPOSE

To use and develop the land for the purpose of dwelling group (2 x 3 bedroom and 1 x 2 bedroom) in 2 x single storey buildings, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clause 5.2.6.1 (Landscaping in Zones other than Zone CB); Clause 5.4.3.2 (Distance between Residential Buildings on one Site); and Clause 5.4.17 (Building Articulation) of the NT Planning Scheme 2020.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the Planning Act 1999, this permit will lapse two years from the date of issue.

Suzanne Philip
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SUZANNE PHILIP
Delegate
Development Consent Authority

23 October 2026

DEVELOPMENT PERMIT

DP2026/0151

SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings number 2026/0151/01 to 2026/0151/10 endorsed as forming part of this permit.

2. The use and/or development as shown on the endorsed plans must not be altered without the further consent of the consent authority.

3. 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/each lot shown on the endorsed plan in accordance with the authorities'requirements and relevant legislation at the time.
   Please refer to notations 4, 5 and 6 for further information.

4. 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 waterdevelopment@powerwater.com.au and powerconnections@powerwater.com.au

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 consent authority.

6. 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.

7. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Alice Springs Town Council, to the satisfaction of the consent authority.

8. 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;
   all to the technical requirements of and at no cost to the Alice Springs Town Council, to the satisfaction of the consent authority.

9. 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 consent authority.

10. 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 consent authority.

11. 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 all access lanes; and
    f. clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the consent authority.

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

12. Provision must be made on the land for the storage of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the consent authority.

13. Storage for waste disposal bins is to be provided to the requirements of Alice Springs Town Council to the satisfaction of the consent authority.

14. The private open space areas of each dwelling shall be screened on each boundary by:
    a. the erection of a solid wall or screen fence not less than 1.8 metres high: or
    b. fenced to a height not less than 1.8 metres high and planted with dense vegetation.

15. 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 consent authority.

16. 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

17. 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.

18. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the consent authority.

19. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building(s).

20. 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 consent authority in consultation with the Power and Water Corporation, and NT Fire and Emergency Services.

NOTES:

1. This permit will expire if one of the following circumstances applies:
   a. the development and use 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 consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. 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. Due to provisions in the National Construction Code (NCC), the subject lots may need to be consolidated before a building permit can be issued.

3. 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.

4. 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.

5. 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

6. 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

7. 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.

8. 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.

9. The Northern Territory Environment Protection Authority (NT EPA) advise that the proponent must ensure that the recommended assigned construction noise levels for airborne and ground

borne noise at sensitive noise receptors contained in the NT EPA Noise Management Framework Guideline are complied with. The guidelines specify that on-site construction activities are restricted to between 7 am and 7 pm Monday to Saturday and 9 am to 6 pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.