

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 41

EXCEPTIONAL DEVELOPMENT PERMIT

EDP23/0001

REASONS FOR THE DECISION

1. Pursuant to section 40(1) of the Act, it is preferable to issue an Exceptional Development Permit (EDP) than to amend the Northern Territory Planning Scheme 2020 to include hotel/motel as an impact, merit assessable or permitted use in Zone MR. This is since in most cases the use would be incompatible with the purpose and primary objectives of Zone MR, which is to *"Provide for a range of mid-range housing options close to community facilities, commercial uses, public transport or open space, where reticulated services can support medium density residential development"*. A rezoning to Zone C (Commercial) or TC (Tourist Commercial) is not supported as it will create options for other land uses and development that is inappropriate for the area.

An EDP is considered to be the appropriate planning tool to support the proposed development as it allows for changes to the historic existing use. In granting an EDP, specific conditions of consent have also been applied.

2. The decision to grant an Exceptional Development Permit was based on consideration of the report referred to in section 24 of the *Planning Act 1999* as well as the matters listed in section 42 of the *Planning Act 1999*, including that:
 - The hotel/motel has been in operation since the mid- 1960s and has received no formal submissions or complaints regarding its operation.
 - The application captures retrospectively the addition of two rooms and a dwelling-caretaker's residence constructed in the 1980s. The changes to the car park layout, resurfacing and fencing are not significant and unlikely to impact the amenity of the surrounding residential zones.
 - A reasonable proportion of guests can be expected to be dropped/off picked up, and access public transport such that the supply of 14 car parks can be reasonably expected to service the demand for the 20 hotel/motel rooms and dwelling-caretaker's residence.



LOUISE MCCORMICK

Delegate of the Minister for Infrastructure, Planning and Logistics

8 / 8 / 2023

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP23/0001

I, LOUISE MCCORMICK, delegate of the Minister for Infrastructure, Planning and Logistics, in pursuance of section 40(6) of the *Planning Act 1999*, give notice that -

- (a) I have, in pursuance of section 40(2)(c), granted an Exceptional Development Permit for Lot 7538 (25) Undoolya Road, East Side, Town of Alice Springs;
- (b) The Exceptional Development Permit has been granted for the purpose of alterations and additions to an existing hotel/motel including 2 additional rooms and a dwelling-caretaker within the existing buildings, a reconfiguration of the car parking layout, and a reduction in parking spaces;
- (c) The land is within Zone (MR) Medium Density of the NT Planning Scheme 2020, and the development proposes alterations and additions to an existing hotel/motel, which would otherwise be prohibited;
- (d) Copies of the Exceptional Development Permit and the Reasons for the Decision are available online at

<https://nt.gov.au/property/land-planning-and-development/our-planning-system/exceptional-development-permit-decisions>.



LOUISE MCCORMICK

Delegate of the Minister for Infrastructure, Planning and Logistics

8/ 8 /2023