

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 40

EXCEPTIONAL DEVELOPMENT PERMIT

EDP2024/0149

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 00553
Lot 07409
Town of Alice Springs
26 STUART HWY, CICCONE
27 STUART HWY, CICCONE

APPROVED PURPOSE

To use and develop the land for the purpose of office in 1 x 3 storey building exceeding 8.5m in building height, 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.



JOANNE TOWNSEND

Delegate of the Minister for Lands, Planning and Environment

13 / 5 / 2025

EXCEPTIONAL DEVELOPMENT PERMIT

EDP2024/0149

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Before the development starts, a landscape plan to the satisfaction of the Department of Lands, Planning and Environment must be submitted to and approved by Minister. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and amended to show;
 - (a) details of surface finishes of pathways and driveways;
 - (b) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, sizes at maturity, and quantities of each plant; and
 - (c) the landscaping width along the front boundary of the subject site which is coordinated with the existing landscaping width provided along Lot 7409
2. Prior to the endorsement of plans and prior to the commencement of works, the Traffic Impact Assessment will be amended to include;
 - i. An auxiliary left turn lane which replaces the removed carparks on the Stuart Highway frontage along with the relocation of the on road loading bay.
 - ii. Any vehicle access gate shown setback in accordance with the requirements of Transport and Civil Services Division of the Department of Logistics and Infrastructure.
 - iii. The amended Traffic Impact Assessment will be circulated to the Transport and Civil Services Division on which the return of receipt confirming that Transport and Civil Services Division is satisfied will be provided to Development Assessment Services to the satisfaction of the Department of Lands, Planning and Environment.
3. 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 stormwater drainage system shall be submitted to and approved by the Transport and Civil Services Division, to the satisfaction of the consent authority. The plan shall include details of site levels and stormwater drain connection points. The plan shall also indicate how stormwater will be collected on the site and connected underground to the existing system or an alternate approved connection to the satisfaction of the Department of Lands, Planning and Environment.

GENERAL CONDITIONS

4. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
5. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Transport and Civil Services Division of the Department of Logistics and Infrastructure to the satisfaction of the Minister.

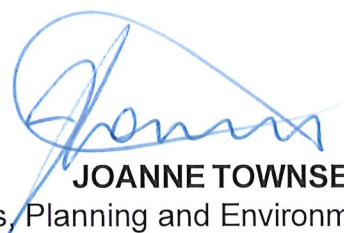
6. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Transport and Civil Services Division of the Department of Logistics and Infrastructure to the satisfaction of the Minister
7. The owner shall:
 - i. remove disused vehicle and/ or pedestrian crossovers;
 - ii. provide footpaths/ cycleways and;
 - iii. undertake reinstatement works;
 - iv. all to the technical requirements of and at no cost to the Transport and Civil Services Division of the Department of Logistics and Infrastructure), to the satisfaction of the Minister.
8. All proposed works impacting on Stuart Highway are to be designed, supervised and certified on completion by a practicing and registered civil engineer, and shall be in accordance with the standards and specifications of the Transport and Civil Services Division of the Department of Logistics and Infrastructure, drawings must be submitted to the Transport and Civil Services Division, for approval and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".
9. No temporary access for construction purposes shall be permitted from the Stuart Highway road reserve. Construction and delivery vehicles shall not be parked on the Stuart Highway road reserve.
10. All waste material not required for further on-site processing must be regularly removed from the site to an approved facility. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created to the satisfaction of the Minister.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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 and 2 for further information.

Notes

1. 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

2. 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.
3. 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
4. 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>
5. 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.
6. 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.



JOANNE TOWNSEND

Delegate of the Minister for Lands, Planning and Environment

13 / 5 / 2025