DEVELOPMENT CONSENT AUTHORITY

ALICE SPRINGS DIVISION

MINUTES

MEETING No. 223 – WEDNESDAY 9 AUGUST 2017

DOUBLETREE BY HILTON
SPINIFEX ROOM
82 BARRETT DRIVE
ALICE SPRINGS

MEMBERS PRESENT: Suzanne Philip (Chair), David Koch, Alistair Feehan, Jade Kudrenko

APOLOGIES: Jamie de Brenni

OFFICERS PRESENT: Peter Somerville, Ben Taylor, Fraser Cormack, Jennie Ryan

COUNCIL REPRESENTATIVE: Dilip Nelliakat

Meeting opened at 10:55 am and closed at 1:00pm
UNIT TITLE SCHEMES SUBDIVISION TO CREATE TWO UNITS AND COMMON PROPERTY

LOT 1083 (2) WOODS TERRACE, SUBURB OF BRAINTLING, TOWN OF ALICE SPRINGS

APPLICANT EARL JAMES AND ASSOCIATES

Howard Bartlett (land owner) attended the meeting and spoke to the application.

Dilip Nellikat, representing the Alice Springs Town Council spoke to the Council’s letter on the application.

RESOLVED 0065/17

That, pursuant to section 53(b) of the Planning Act, the Development Consent Authority alter the proposed development and consent to the proposed development as altered to develop Lot 1083 (2) Woods Terrace, Suburb of Braitling, Town of Alice Springs for the purpose of Unit Title Schemes subdivision to create two units and common property, subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans as part of this development permit and prior to commencement of subdivision works, consent for upgrades to the existing multiple dwelling development at Lot 1083, 1 Woods Terrace, Town of Alice Springs (responding to sub-clause 3 of Clause 11.1.5 of the NT Planning Scheme) is required. Consent may be sought through an application under either section 57 (i.e. a Variation to the conditions of a ‘deemed permit’ taken to have been issued pursuant to section 45 of the Planning Act), subject to the limitations of section 57; or section 46 of the Planning Act. If the owners propose effecting works approved under Alteration Permit AP16/0002 concurrently with other upgrades, the plans could include works shown in AP16/0002.

2. Subject to consent having been obtained for upgrades to the multiple dwelling development in accordance with Condition Precedent 1 of this permit, a Unit Title Schemes subdivision plan/s generally consistent with the plan included with Development Application PA2017/0343 may be submitted for assessment and endorsement as part of this permit, at the discretion of the consent authority.

Amended plans and documentation prepared in response to Conditions Precedent 2 may be submitted to the Development Consent Authority c/o Development Assessment Services, Department of Infrastructure, Planning and Logistics, C/- Alice Springs Branch via email to das.ntg@nt.gov.au.

GENERAL CONDITIONS

3. Work carried out under this permit shall be in accordance with the drawing/s numbered endorsed by the consent authority as forming part of this permit.
4. 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 on the plan of subdivision submitted for approval by the Surveyor General.

5. Stormwater is to be retained on the site and/or collected and discharged into the drainage network to the technical standards of the Alice Springs Town Council and at no cost to the Council, to the satisfaction of the consent authority.

6. 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.

7. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities and telecommunication networks to the property in accordance with the authorities’ requirements and relevant legislation at the time.

8. Prior to new titles being issued for the units shown on the endorsed drawings, a Scheme Statement meeting the requirements of the Unit Title Schemes Act (as confirmed by the Land Titles Office) shall be submitted for endorsement by the consent authority.

9. Part V (section 62 of the Planning Act) clearance for subdivision into units under the Unit Titles Scheme Act will not be granted until the relevant Certificate of Compliance (in full) has been issued for the development as shown on a Variation of Conditions Permit or a Development Permit issued in response to an application to upgrade the existing multiple dwellings on Lot 1083, 1 Woods Terrace, Town of Alice Springs in order to effect upgrading works to the development required under sub-clause 3 of Clause 11.1.5 of the NT Planning Scheme.

10. Prior to new titles being issued for the units shown on the endorsed drawings, confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) demonstrating that the Power and Water Corporation has been provided with a copy of the survey plan with the new lot numbers. This is for the purpose of ensuring the relevant Power and Water Information and Billing System is updated. Please provide a copy of an email addressed to both landdevelopmentsouth@powerwater.com.au and powerconnections@powerwater.com.au.

11. Prior to new titles being issued for the units shown on the endorsed drawings, 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 (being the Licensed Surveyor in most instances) confirming that all new UTS number labels have been correctly installed at the Customer’s Metering Panel(s). Please provide a copy of an email addressed to both landdevelopmentsouth@powerwater.com.au and powerconnections@powerwater.com.au.

12. Prior to new titles being issued, it shall be confirmed by the consent authority that all areas shown on the plans endorsed by the consent authority.
authority through Development Permit DP____ as service authority easements, or areas set aside for the communal storage and collection of garbage or other solid waste, or other shared amenities are shown of the survey plan as Common Property.


NOTES:

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentsouth@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.

2. As part of any subdivision, the parcel numbers for addressing should comply with the Australian Standard (AS/NZS 4819:2011). For more information contact Survey and Land Records surveylandrecords@nt.gov.au 08 8995 5354. The numbers shown on the plans endorsed as forming part of this permit are indicative only and are not for addressing purposes.

3. A “Permit to Work Within a Road Reserve” may be required from Alice Springs Town Council before commencement of any work within the road reserves (Woods Terrace, Priest Street and laneway).

4. You are advised to contact Dial Before You Dig on 1100 to obtain a location of the Telstra Network and arrange for any relocation if required. The Telstra contact for relocation work is the Network Integrity and Compliance Group on 1800 810 443.

5. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority’s Noise Guidelines for Development Sites in the Northern Territory. 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.

6. A Compliance Certificate under the Swimming Pool Safety Act issued by the Swimming Pool Safety Authority is required for the swimming pool/s prior to the commencement of the use/development to the satisfaction of the consent authority.

REASONS

1. Pursuant to section 51(a) of the Planning Act, in considering a development application the Development Consent Authority must take into account the planning scheme that applies to the land to which the application relates. Subject to consent being obtained for upgrades to the multiple dwellings as required by sub-clause 3 of Clause 11.1.5 of the NT
Planning Scheme and upgrades being duly effected, the unit title scheme proposed will be consistent with the purpose and requirements of Clause 11.1.5 (Subdivision for the Purposes of a Unit Title Scheme) of the Northern Territory Planning Scheme. A review of the site conditions against relevant provisions of Part 4 of the NT Planning Scheme suggests that appropriate upgrades should be easily achievable.

2. A Scheme Statement is required to be submitted and endorsed by the consent authority prior to new titles being issued to ensure that the unit title scheme statement is consistent with the approved development, including proposed upgrades required to achieve compliance with Part 4 of the NT Planning Scheme.

3. Pursuant to section 51(m) of the Planning Act, in considering a development application the Development Consent Authority must take into account the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities or infrastructure to be provided by the developer for that purpose. The conditions of approval are intended to duly recognise service authority requirements and assist in ensuring the orderly servicing and development of the property.

4. The Development Consent Authority notes that a ‘deemed permit’ is taken to have been issued for the multiple dwelling development at Lot 1083 Woods Terrace, Alice Springs pursuant to section 45 of the Planning Act, facilitating an application for consent to effect upgrades to the multiple dwellings being lodged under section 57 of the Planning Act.

**ACTION:** DAS to prepare a Notice of Consent and Development Permit

**ITEM 2**

**CONSTRUCT MULTIPLE DWELLINGS (5 X 1-BEDROOM DWELLINGS IN A 3 STOREY BUILDING, ADDITIONAL TO 3 EXISTING MULTIPLE DWELLINGS IN 3 SINGLE STOREY BUILDINGS)**

**PA2017/0130 LOT 385 (2) GOYDER STREET, SUBURB OF EAST SIDE, TOWN OF ALICE SPRINGS**

**APPLICANT** STORYLINES AS PTY LTD

Christopher Brocklebank and Frances Coughlan attended the meeting and spoke to the application.

Submitters Judy Buckley and Margaret and Ken Johnson attended the meeting and spoke further to the submission. Margaret Johnson and Ken Johnson tabled a document outlining the key points of objection of their submission and spoke to their submission.

Dilip Nellikat, representing the Alice Springs Town Council spoke to the Council’s letter on the application.

**RESOLVED**

**0066/17** That, the Development Consent Authority varies the requirements of clause 6.5.1 (Parking Requirements), clause 6.5.3 (Parking Layout), clause 7.1.1 (Residential Density Limitations), clause 7.3 (Building Setbacks of Residential Buildings and Ancillary Structures), clause 7.3.2 (Distance between Residential Buildings on One Site) and clause 7.5 (Private Open Space) of the NT Planning Scheme, and pursuant to section 53(b) of the Planning Act, alters the proposed development and consents to the proposed development as altered to develop Lot 385 (2) Goyder Street,
Suburb of East Side, Town of Alice Springs for the purpose of multiple dwellings (5 x 1-bedroom dwellings in a 3 storey building, additional to 3 existing multiple dwellings in 3 single storey buildings), subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans in Adobe PDF format, drawn to scale with dimensions and generally consistent with the plans originally submitted and publicly exhibited, but modified to:

(a) retain the 5 existing parking spaces servicing the 4-bedroom dwelling and the two x 1-bedroom + 1 study dwellings) and include a minimum of 7 additional parking spaces (to service the 3-storey building) in a functional layout that allows all vehicles to safely and conveniently access and egress the property in a forward gear;

(Note: anticipating that options will be limited for redesign of the site layout to provide 2 additional parking spaces without significant changes to the design of the building and noting the proposed communal open space and generous private open space provision for Unit 1, the consent authority supports in principle a reduced private open space provision for Unit 1, to allow for additional parking in response to conditions precedent 1(a), provided that the minimum area requirement under clause 7.5 is still satisfied);

(b) comply with clause 6.5.3.3(f) of the NT Planning Scheme;

(c) comply with clause 6.5.3.3(h) of the NT Planning Scheme with respect to parking space dimensions for all parking spaces and adjacent driveway aisle width, noting that a variation to the minimum driveway width requirement is granted with respect to access to the parking area;

(d) comply with sub-clause 4 of clause 7.5 (Private Open Space) of the NT Planning Scheme;

(e) detail the finished floor level (FFL) in relation to existing ground level and that area of the site subject to inundation in a 1 percent annual exceedance probability flood event (1% AEP), such that the FFL is not less than 300mm or greater than 500mm above the 1% AEP flood level;

(f) detail the locations of all air-conditioning units, including condenser units screening to be utilised to ensure the units are appropriately screened from public view and from view of neighbouring or nearby developments (or developments reasonably anticipated). The locations of all air-conditioning units must allow convenient access for ongoing repair and maintenance. The use of angled louvered slats for screening purposes is acceptable, however the slat screening must be designed with an acceptable panel to gap ratio, such that the condenser units are not readily visible from any angle;

(g) design of balcony drainage responding to clause 7.8.2(f) of the NT Planning Scheme;

Amended plans and documentation prepared in response to the conditions precedent may be submitted to the Development Consent Authority c/o Development Assessment Services, Department of Infrastructure, Planning and Logistics, c/o Alice Springs Branch via email to das.ntq@nt.gov.au.
GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings endorsed by the consent authority as forming part of this permit.

3. 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.

4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities and telecommunication networks in accordance with the authorities' requirements and relevant legislation at the time.

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. Prior to the use/occupation of the development and connection of services (i.e. power and water), the owner of the land must apply for street addressing from the Surveyor-General of the Northern Territory. This will form the legal address and will be required to be placed on the meters within the development in accordance with the allocation. An Occupancy Permit will not be able to be granted until such time as addressing is obtained.

7. 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 (being the Licensed Surveyor in most instances) confirming that all new UTS 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 landdevelopmentsouth@powerwater.com.au and powerconnections@powerwater.com.au.

8. Stormwater is to be retained on the site and/or collected and discharged into the drainage network to the technical standards of the Alice Springs Town Council and at no cost to the Council, to the satisfaction of the consent authority.

9. 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.

10. 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. This condition is to the technical standards of the Alice Springs Town Council, to the satisfaction of the consent authority.

11. Before the use/occupation of the approved multiple dwellings starts the landscaping works shown on the endorsed landscape plan must be carried out and completed and in-ground irrigation system/s must be installed to landscaped areas, in accordance with the endorsed plans, to
the satisfaction of the consent authority.

12. 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.

13. Before the use/occupation of the approved development starts, the areas 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; and
   (e) line marked or delineated to indicate each car parking space and all access lanes;
   to the satisfaction of the consent authority.
   Car spaces and driveways must be kept available for these purposes at all times and maintained to the satisfaction of the consent authority.

14. All air conditioning units and condenser units (including any units required to be added or replaced in the future) are to be appropriately screened to the satisfaction of the consent authority.

15. All balconies are to be internally drained and discharge is to be disposed of at ground level and in a manner consistent with stormwater disposal arrangements for the site to the satisfaction of the consent authority.

16. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the consent authority.

NOTES:

1. A Permit to Work Within a Road Reserve is required from the Alice Springs Town Council before commencement of any work within a road reserve.

2. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentsouth@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.

3. The Surveyor-General advises you should immediately make application for unit/street addresses to the Survey and Land Records unit on (08) 8995 5355 (surveylandrecords@nt.gov.au).

4. You are advised to contact Dial Before You Dig on 1100 to obtain a location of the Telstra Network and arrange for any relocation if required. The Telstra contact for relocation work is the Network Integrity and Compliance Group on 1800 810 443.
5. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites in the Northern Territory. 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.

6. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Department of Environment and Natural Resources.

7. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act 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.

REASONS FOR THE DECISION

1. Pursuant to section 51(a) of the Planning Act, the Development Consent Authority (the consent authority) must take into consideration the NT Planning Scheme (the Planning Scheme). The proposed development is considered to be consistent with the Zone purpose statement, for Zone MR (Medium Density Residential), as:
   (a) the development may be expected to contribute to the range of housing options available;
   (b) the Power and Water Corporation and the Alice Springs Town Council respectively have not identified any servicing issues that would suggest that the land may not be suitably serviced;
   (c) the site is located centrally within the town area, offering close proximity to major roads, schools and community facilities (including the hospital) and shops;
   (d) the site is considered suitable for supporting the proposed development and use;
   (e) the scale character and style of the proposed development is considered to be compatible with the streetscape and surrounding development, which is characterised predominantly by one and two storey residential development and diverse architectural styles and building ages, noting that the development will have a maximum height of approximately 10.3m and that the Scheme permits development to a maximum height of 14m within Zone MR.

2. The consent authority grants a variation/s to:
   (a) clause 6.5.1 (Parking Requirements) of the NT Planning Scheme, as:
      (i) the provision of a minimum of 12 functional on-site car parking spaces for the overall development of the site is expected to reasonably ensure that there is sufficient off-street parking to service the proposed development and use;
      (ii) the approved development will provide a parking space for each 1-bedroom dwelling plus 2 additional spaces for the new building, 2 spaces for the 4-bedroom dwelling and 3 spaces to
service the 2 existing ‘units’;
(iii) there is capacity to accommodate overflow and/or visitor on-
street parking on both sides of Sturt Terrace and Goyder Street
if required;
(iv) the site’s relatively close proximity to the town centre may be
expected to make walking and cycling to town viable alternatives
to car transport for some tenants/residents;
(v) the provision of bicycles for tenants/residents as proposed may
be expected to encourage their use as an alternative to car
transport; and
(vi) the proposed dwellings have an average floor area of 50m² and
are all single bedroom units which may be expected to generate
a lower parking demand than would be expected for larger
dwellings;

(b) clause 6.5.3.3(i) of the NT Planning Scheme, as the proposed
crossover is expected to be functional and allow safe and convenient
access to and from the site, despite the reduced driveway width at
the site boundary.

(c) clause 7.1.1 (Residential Density Limitations), as:
(i) 5 of the dwellings are single bedroom units with a mean floor
area of 50m² and 2 of the dwellings have a bedroom and a study
each and floor areas of 64m² and the development is expected to
be compatible with the existing and planned provision of
reticulated services and community facilities which will service
the area; and
(ii) no constraints have been identified that are considered to render
the development inappropriate to the site, having regard to the
purpose of the provision; and
the Power and Water Corporation’s (PAWC) has advised that it
has no objection in principle to the proposed development,
subject to standard servicing requirements; and
(iii) the maximum density requirements for Alice Springs are
designed to encourage 3 storey development in Zone MR, by
permitting significantly higher densities than for 1 and 2 storey
residential development.

(d) clause 7.3 (Building Setbacks of Residential Buildings and Ancillary
Structures) of the NT Planning Scheme primary street setbacks as:
(i) the development, as proposed is not expected to frustrate the
purpose of the provision.
(ii) By presenting to Goyder Street as the primary setback rather
than Sturt Terrace, the design offers greater separation from the
multiple dwellings to the northern side of Goyder Street than
would otherwise be required under the Scheme and the reduced
setback to Sturt Terrace rather than Goyder Street is not
expected have any significant impact on the streetscape, given:
• stepped setbacks within the building;
• a substantial verge; and
• existing and proposed planting on Lot 385 and within the road
reserve; and
• the varied facade and articulation of the proposed building;
all of which are expected to assist in integrating the building into
the streetscape.
(e) clause 7.3.2 (Distance Between Residential Buildings on One Site) of the NT Planning Scheme, as the bedroom and bathroom windows on the existing dwelling are proposed to be modified to include opaque glass, which would have the desired privacy effect and comply with the minimum setback that would apply if there were no windows to habitable rooms facing the new building.

(f) clause 7.5 (Private Open Space) of the NT Planning Scheme as:
(i) the proposal includes private open space areas that are directly accessible from living areas for all dwellings enabling an extension of the function of the dwellings;
(ii) the private open space for Unit 1 (the western-most ground floor dwelling) does not comply with the minimum width dimension of 4m. A variation to the standard is supported as the proposed open space area is significantly larger than the minimum size requirement and is expected to meet the intent of the provisions and allow residents a good level of amenity, despite the variation;
(iii) anticipating that options will be limited for redesign of the site layout to provide 2 additional parking spaces without significant changes to the design of the building and noting the proposed communal open space and generous private open space provision for Unit 1, the consent authority supports in principle a reduced private open space provision for Unit 1, to allow for additional parking in response to conditions precedent 1 of the development permit, provided that the minimum area requirement under clause 7.5 is still satisfied;
(iv) the balcony length for Unit 4 is assessed as 3.95m instead of a minimum of 4m, which is negligible;
(v) private open space for the dwellings is complemented by both indoor and outdoor communal living areas for residents. The development of the site is tailored/targeted towards providing short and longer accommodation for artists, writers and musicians and the proposed open space provision is expected to support a good level of amenity for residents.

The application included limited detail of fencing and screening and a more detailed fencing and screening plan is warranted to properly confirm compliance with privacy screening requirements under clause 7.5.4.

The consent authority, in accordance with clause 2.5.4 of the Planning Scheme is satisfied that special circumstances, as outlined above justify the giving of consent as granted, despite non-compliance with a number of performance criteria under Part 4 of the Planning Scheme. In considering whether to approve a reduced parking revision, the consent authority considered relevant matters under clause 6.5.2 (Reduction in Parking Requirements) of the Scheme.

3. Pursuant to section 51(e) of the Planning Act, in considering a development application the consent authority is required to take into account any submissions made under section 49 of the Act and any evidence or information received under section 50 of the Act. 4 public submissions were received and issues raised by submitters have been considered with regard to relevant considerations under section 51 of the Act. No local authority submissions were received in relation to the application.
4. Pursuant to section 51(h) of the Planning Act, the consent authority must take into consideration the merits of the proposal. The development expected to contribute to the variety of housing available in the community and includes design features aimed at providing a high level of accessibility to persons with a disability.

5. Pursuant to section 51(n) of the Planning Act the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated and the proposed development, as approved, is not expected to unduly impact on the amenity of adjoining properties or the locality.

6. Pursuant to section 51(m) of the Planning Act the consent authority must take into consideration the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose. Neither the Power and Water Corporation nor the Alice Springs Town Council has raised any objections in principle to the proposal with respect to services and the conditions of approval are expected to duly recognise agency interests.

7. The conditions of approval are expected to assist in reasonably ensuring:
   (a) the orderly development of the site;
   (b) due recognition of service authority interests;
   (c) a satisfactory level of amenity for future occupants of the dwelling; and
   (d) no material impact on the amenity of adjoining properties or the locality.

**ACTION:** DAS to prepare a Notice of Determination

**RATIFIED AS A RECORD OF ATTENDANCE AND DETERMINATIONS MADE AT THE MEETING**

[Signature]

SUZANNE PHILIP
CHAIR

6/08/2017