

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 41

REASONS FOR DECISION IN RELATION TO PROPOSED EXCEPTIONAL DEVELOPMENT PERMIT

The decision to vary an Exceptional Development Permit for Lot 11260 (11) Waratah Crescent, Fannie Bay, Town of Darwin for the purpose of addition of dwelling-group (6 x 3 bedroom) in 6 x single-storey buildings to an existing development (Pearl Retirement Village) was made pursuant to section 40(3)(a) of the *Planning Act 1999* for the following reasons:

1. The application does not represent a change to the approved primary use of the land for dwellings-group (retirement village), community centre and medical clinic.
2. The changes are expected to reduce the potential impact on local amenity, as the development is for a reduction in the size, scale and bulk than what was previously approved.
3. The height reduction will reduce effects of overlooking of adjoining properties.
4. The changes to the staging are unlikely to have a detrimental impact to the future amenity of the area.
5. Pursuant to section 40(1) of the Act, it is preferable to issue an Exceptional Development Permit than to amend the NT Planning Scheme 2020, as a scheme amendment to include 'Dwelling-group' as a *Merit Assessable/Permitted* use in Zone CP (Community Purpose) is not considered preferable because it would not be consistent with the approach taken in earlier stages of the development (stages 1 to 6) that were approved by granting an Exceptional Development Permit. Nor is it considered appropriate to rezone the subject lot or development area to a zone conducive to dwelling-group, as the locality is intended for continued aged-care related land uses.



MARK GILLEN MELDRUM
Delegate of the Minister for Lands, Planning and Environment

12/12/2024

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP09/0014L

I, MARK GILLEN MELDRUM, delegate of the Minister for Lands, Planning and Environment, in pursuance of section 40(6) of the *Planning Act 1999*, give notice that -

- (a) I have, in pursuance of section 40(3)(a), varied an Exceptional Development Permit for Lot 11260 (11) Waratah Crescent, Fannie Bay, Town of Darwin;
- (b) The Exceptional Development Permit has been varied for the purpose of addition of dwelling-group (6 x 3 bedroom) in 6 x single-storey buildings to an existing development (Pearl Retirement Village);
- (c) The land is within Zone CP (Community Purpose) of the NT Planning Scheme 2020, and the development proposes dwelling-group, 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>.



MARK GILLEN MELDRUM
Delegate of the Minister for Lands, Planning and Environment

12/12/2024