

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 41

REASONS FOR DECISION VARIATION TO EXCEPTIONAL DEVELOPMENT PERMIT EDP19/0010C

The decision to vary Exceptional Development Permit Section 4277 (16) Bowerlee Rd, Berrimah, Hundred of Bagot for the purpose of the addition of 30 caravan ports in 2 single storey buildings to an existing warehouse (self-storage facility) was made pursuant to section 40(3)(a) of the *Planning Act 1999* (the Act) for the following reasons:

1. Pursuant to section 40(1) of the *Planning Act 1999*, it is preferable to issue an Exceptional Development Permit than to amend the NT Planning Scheme 2020, as to allow for the development of warehouses in Zone RL (Rural Living) would have unintended consequences for rural living areas across the Northern Territory. In addition, an amendment to rezone the land, for example to Zone LI (Light Industry) in which warehouses and caretaker's residences are permitted, would be contrary to the Berrimah North Planning Principles Area Plan (BNPPAP) and further broaden the range of uses which may be developed beyond that currently proposed. An Exceptional Development Permit allows relevant development specific conditions of consent to be applied as an appropriate mechanism to manage the development in its specific context.
2. Pursuant to section 42(1) and section 51(j) of the *Planning Act 1999*, the Minister must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.

The land is capable of supporting the proposed development. The site is currently developed with 260 warehouse units (self-storage units) in 10 single storey buildings (developed in accordance with EDP19/0010A) and also has planning consent for the addition of 130 warehouse units (self-storage facility) in three single-storey buildings to an existing warehouse (self-storage facility) (in accordance with EDP19/0010B).

The site is connected to reticulated power and water and there is an existing wastewater management system and stormwater detention basin. The site is also located within the 20-25 ANEF 2043 contour where the use of warehouse is an 'acceptable' use.

Comments from service authorities have been sought in relation to the capability of the land and no concerns have been raised. Servicing requirements

can be addressed through conditions and notes on the permit. Subject to these requirements being met, no physical characteristics are identified that would prevent the land from accommodating the proposal.

3. Pursuant to section 42(1) and section 51(n) of the Planning Act 1999, the Minister must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

Amenity is defined in the Planning Act 1999 as in relation to a locality or building, any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable.

It is acknowledged that the proposed development is inconsistent with the existing zoning (Zone RL), and with the future intended residential use identified in the Berrimah North Planning Principles Area Plan (BNPPAP). Notwithstanding this, to avoid potential impacts on the surrounding land within proximity to the airport, residential development should occur outside the Australian Noise Exposure Forecast (ANEF) 20 contour line. When the BNPPAP was developed the site was located outside the ANEF 20 contour, however, these contours have since been updated to ANEF 2043 and the site is now within ANEF 20 to 25 where residential uses are conditionally acceptable. The proposed additional caravan ports, whilst inconsistent with the BNPPAP, is a type of land use that is 'acceptable' within ANEF 20 to 25 ANEF (Darwin 2043).

In this context, the proposed addition of 30 caravan ports in 2 single storey buildings to an existing warehouse (self-storage facility) is considered unlikely to unreasonably impact on the existing and future amenity of the locality and on nearby residential land uses for the following reasons:

- The site is currently developed with 260 warehouse units (self-storage units) in 10 single storey buildings (developed in accordance with EDP19/0010A) and also has planning consent for the addition of 130 warehouse units (self-storage facility) in three single-storey buildings to an existing warehouse (self-storage facility) (in accordance with EDP19/0010B). The proposed development adjoins an existing church that is nominated for future community purpose within in the BNPPAP and does not exacerbate the existing and approved interface with areas to the west that are nominated for future residential uses.
- The proposed additional warehouse units, whilst inconsistent with the BNPPAP, is a type of land use that is 'acceptable' within ANEF 20 to 25 ANEF (Darwin 2043).
- The proposed development removes the existing landscape supply business from the site which is a non-confirming land use both with the current and future intended zoning.
- The proposed development provides landscaped setbacks and architectural treatments that provides articulation and will create an appropriate level of visual interest and enhance the streetscape.
- Sufficient on-site car parking, safe access and appropriately designed

accessways are provided, minimising any unreasonable traffic impacts on the surrounding network.



JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

11/6/2026

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF DECISION VARIATION TO EXCEPTIONAL DEVELOPMENT PERMIT EDP19/0010C

I, JOSHUA ROLAND BURGOYNE, 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(2)(a), varied an Exceptional Development Permit for Section 4277 (16) Bowerlee Rd, Berrimah, Hundred of Bagot;
- (b) The Exceptional Development Permit has been varied for the purpose of Variation to condition 2 of EDP19/0010B for the addition of 30 caravan ports in 2 single storey buildings to an existing warehouse (self-storage facility);
- (c) The land is within Zone RL (Rural Living) of the NT Planning Scheme 2020, and the development proposes warehouse (self-storage facility), which would otherwise be prohibited;
- (d) Copies of the Variation to an 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>.



JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

11 / 6 / 2026