

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2026/0030

I, JOSHUA ROLAND BURGOYNE, 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), granted an Exceptional Development Permit for Administrative Lot 776, Townsite of Wadeye;
- (b) The Exceptional Development Permit has been granted for the purpose of rooming accommodation (worker's accommodation) with 15 rooms in a single storey building and a transport terminal with ancillary offices;
- (c) The land is within Zone CP (Community Purpose) of the Northern Territory Planning Scheme 2020, and the development proposes the land uses of rooming accommodation and a transport terminal with ancillary offices which would otherwise be prohibited; and
- (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>.



JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - Section 41

REASONS FOR DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2026/0030

The decision to grant an Exceptional Development Permit (EDP) for Administrative Lot 776, Townsite of Wadeye for the purpose of rooming accommodation (worker's accommodation) with 15 rooms in a single storey building and a transport terminal with ancillary offices was made pursuant to section 40(2)(a) of the *Planning Act 1999* for the following reasons:

1. Pursuant to section 40(1) of the *Planning Act 1999*, it is considered preferable to grant consent to an EDP than to amend the Northern Territory Planning Scheme 2020 as a scheme amendment to include 'rooming accommodation' and 'transport terminal' as a discretionary/permitted land uses in Zone CP (Community Purpose) is not considered preferable as these land uses are of a tourist commercial and industrial nature respectively which are generally not suitable for urban Community Purpose zoned localities throughout the Northern Territory. This is due to visual appearance, traffic and parking implications on prominent sites, and for adverse amenity impacts by way of noise, odour, irregular hours of people coming and going, and increased waste generation (amongst other matters).

In this instance, there is scope for the freight logistics hub development to be considered under the EDP approval pathway as the site is in a remote community, and the adjoining airport facility has historically operated for the sought purposes prior to the land use zoning of the site and the wider Wadeye locality. Additionally, issuing an EDP provides a mechanism to regulate and manage the specific land use activities through enforceable conditions of approval. In addition, no public submissions were received and there have been no objections raised by service authorities which cannot be addressed via approval conditions on an EDP.

2. Pursuant to sections 42(1), 51(j) and 51(n) of the *Planning Act 1999*, the Minister must take into account 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; and the potential impact on the existing and future amenity of the area in which the land is situated.

The freight logistics hub development by Murin Association Incorporated is upon an unconstrained site that is serviced by reticulated electricity, water and sewer connections to avoid impacts on sensitive environments and not impose unsustainable demands on surface water and groundwater.

The development will provide essential transport, freight, civil works, and homelands services and support services to the Wadeye community and the broader West Daly region on land set aside for community use.

The site is suitably located at the entry to the townsite, adjacent the existing airport facility, to not reasonably compromise the amenity of community land set aside for residential purposes.



JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

16 / 6 / 2026