

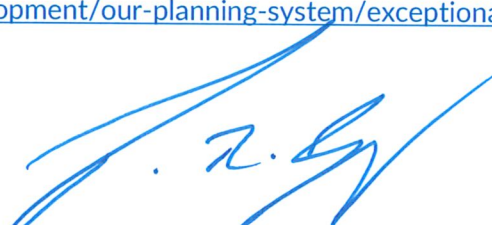
NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

**NOTICE OF DECISION
EXCEPTIONAL DEVELOPMENT PERMIT
EDP2026/0006**

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), granted an Exceptional Development Permit for Lot 2299 (113) Gap Road, The Gap, Town of Alice Springs;
- (b) The Exceptional Development Permit has been granted for the purpose of dwellings-group (3 x 1 bedroom) in two single storey buildings;
- (c) The land is within Zone LR (Low Density Residential) of the NT Planning Scheme 2020, and the development proposes a dwellings-group development, 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>.



JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 – section 41

REASONS FOR DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2026/0006

The decision to grant an Exceptional Development Permit for Lot 2299 (113) Gap Road, The Gap, Town of Alice Springs for the purpose of dwellings-group (3 x 1 bedroom) in two single storey buildings, 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 Exceptional Development Permit (EDP) than to amend the NT Planning Scheme (NTPS) 2020.

An amendment to the NTPS 2020 to rezone the site to Zone LMR (Low Medium Density Residential), which would facilitate the development, is not considered preferable because the immediate locality consists of LR zoning with detached single dwellings. The EDP is supported based on the commensurate floor area dedicated to the single bedroom units. An EDP provides a degree of certainty for adjoining residents on the potential future-built form, as it would not change the existing LR zoning and any future development would be considered against the relevant NTPS 2020 requirements.

2. The decision to grant an EDP was based on cumulative consideration of the reports referred to in section 24 of the *Planning Act 1999* as well as the matters listed in section 42 of the *Planning Act 1999*, including the following pertinent factors:
 - The use would comply with the development requirements as outlined within Part 5 of the NTPS2020.
 - No adverse impacts are anticipated as a result of the development. The conditions and advisory notes included on the development permit will ensure that the built form can address the annual exceedance probability by ensuring that the floor area of all habitable rooms is a minimum 300mm above the flood level for the site.
 - The land is considered capable of supporting the proposed development noting that the subject lot is connected to reticulated power, water and sewerage.
 - The application has considered recent community consultation regarding potential changes to infill development and subdivision for LR zoning.



JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

15 / 7 / 2026