

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 – section 41

REASONS FOR DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2025/0416

The decision to grant an Exceptional Development Permit for Lot 5437 (8) Conacher Street, Fannie Bay, Town of Darwin for the purpose of caravan park (recreational vehicle park) in 3 stages 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 than to amend the NT Planning Scheme 2020 (NTPS2020). An amendment to the NTPS2020 to rezone the site to an alternative zone which would facilitate the development of a caravan park (recreational vehicle park) is not considered preferable as the site is not identified as an area for change as part of the Darwin Inner Suburbs Area Plan 2016. An Exceptional Development Permit is preferable as it provides a degree of certainty for nearby residents and relevant development specific conditions of consent can 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 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.

The site slopes down towards the north-west, is not affected by the Australian Noise Exposure Forecast (ANEF) 20-unit value or greater contour line and with the exception of a small area along the northern boundary, is outside areas of identified storm surge/flooding. The site is connected to reticulated power, water and sewerage, albeit with limited capacity.

The proposed development is sited outside the area identified for storm surge/flooding, noting that further planning consent would likely be required for any works within this area. In addition, while the development does not propose any standalone excavation and fill, site preparation works may be required. Condition precedent 1(a)(i) is applied to the permit to ensure that the annotation of the development plans does not approve any standalone excavation and fill. A permit note outlining best practice land management and environmental protection in relation to developing and implementing an Erosion and Sediment Control Plan (ESCP) is applied to the permit.

In addition, the proposed development provides power and potable water connections to 10 recreational vehicle sites in Stage 1, an additional 10 recreational vehicle sites in Stage 2 and an additional 9 recreational vehicle sites in Stage 3. A communal dump point and water outlet connected to reticulated sewerage also forms part of Stage 1. The Power and Water Corporation did not raise any objections to the proposed development, with the Water Services division requesting conditions be applied requiring written approval prior to commencement on works on the dump point and requiring Power and Water Corporation review of the effectiveness of the discharge controls prior to commencement of Stage 3.

Permit conditions in relation to servicing requirements can reasonably address these constraints, with the land considered capable of supporting the proposed development.

3. Pursuant to section 42(1) and section 51(n) of the *Planning Act 1999*, the Minister must take into account 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.

Submissions received during the public exhibition of the application raised a number of issues including potential for adverse impacts on local lifestyle/residential/Bundilla Beach amenity from noise, waste and light; increased risk of crime/anti-social behaviour; lack of existing infrastructure to cater for the development; traffic/pedestrian safety concerns; lack of detail around how the caravan park will be operated; to the potential for local precedence as a result of this application.

The proposed caravan park (recreational vehicle park) is considered to reasonably mitigate its adverse amenity impacts within the locality and on nearby residential land uses for the following reasons:

- The caravan park (recreational vehicle park) is located on the western side of the site, with the closest residentially zoned land located approximately 150m east of the development site, and which is separated by the existing Bowls Club and East Point Road. This separation, along with the existing Bowls Club structures, vegetation along East Point Road and East Point Road itself, will reasonably moderate any visual or noise impacts on the existing residential properties.
- Sufficient on-site car parking, safe access and appropriately designed accessways are provided in accordance with the requirements of clause 5.2.4 (Car Parking) of the NTPS2020. In addition, a condition precedent is applied to the permit requiring a comprehensive Traffic Impact Assessment report (TIA) and all recommendations implemented, to the requirements of the City of Darwin ensuring that the development avoids adverse impacts on the local road network.

- The provision of 3m wide dense landscaping along Conacher Street and Atkins Drive will improve the appearance of the development site and provide amenity to the streetscape.
- Specific conditions of approval including an operational management plan will ensure the proposed caravan park (recreational vehicle park) operates appropriately in its context, and in particular, it will address the procedures required for residents to enter and exit the park including the requirement for all residents to be staying in a recreational vehicle (noting that recreational vehicles are defined as self-contained accommodation).
- In addition, the provision of communal facilities including a dump point, water outlets, internal pedestrian paths and solar lighting combined with the nature of recreational vehicles being self-contained mobile accommodation, ensures that the proposed development provides its residents adequate amenity and generally accords with the relevant caravan park development requirements of the NTPS2020. Condition precedent 1(a)(ii) is applied to ensure the annotation on the development plan reflects the proposed nature of the use.
- Specific conditions of approval including standard servicing conditions and conditions regarding management of the communal dump point will ensure that adequate infrastructure is provided to the development to the requirements of the relevant service authorities.
- The development of the land for a caravan park (recreational vehicle park) will not reasonably prejudice the future development potential of the land for Zone OR purposes



JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

18/18/2026

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2025/0416

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 5437 (8) Conacher Street, Fannie Bay, Town of Darwin;
- (b) the Exceptional Development Permit has been granted for the purpose of caravan park (recreational vehicle park) in 3 stages;
- (c) the land is within Zone OR (Organised Recreation) of the NT Planning Scheme 2020, and the development proposes a caravan park, 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

18 / 8 / 2026