

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 40

EXCEPTIONAL DEVELOPMENT PERMIT

EDP2024/0136

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 00014, LTO Plan 67002
Hundred of Strangways
75 GULNARE RD, BEES CREEK

APPROVED PURPOSE

To use and develop the land for the purpose of a transport terminal with ancillary office, in accordance with the attached schedule of conditions and the endorsed plans.

BASE PERIOD OF THE PERMIT

This permit will expire if one of the following circumstances applies:

- (a) the development is not started within two years of the date of this permit; or
- (b) the development is not completed within four years of the date of this permit.

The Minister may extend the periods referred to if an application is made in the approved form before the permit expires.

RIGHT OF APPEAL

There is no right of appeal against a determination by the Minister in relation to the grant or variation of an Exceptional Development Permit.



JOANNE TOWNSEND
Delegate of the
Minister for Lands, Planning and Environment

2 October 2025

EXCEPTIONAL DEVELOPMENT PERMIT

EDP2024/0136

SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawing numbered 2024/0136/01 endorsed as forming part of this permit.
2. The use and/or development as shown on the endorsed plans must not be altered without the further consent of the Minister for Lands, Planning and Environment.
3. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the Minister for Lands, Planning and Environment.
4. The proponent must submit and have approved and thereafter implement to the satisfaction of the Minister for Lands, Planning and Environment, a Containments Spill Management Plan addressing the prevention and mitigation of spills and wash downs of hydrocarbons, chemicals and other toxic or hazardous substances stored and used as part of the approved transport terminal land use.
5. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Litchfield Council and/or the Department of Logistics and Infrastructure, to the satisfaction of the Minister for Lands, Planning and Environment.
6. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into Litchfield Council drains or to any watercourse, to the satisfaction of the Minister for Lands, Planning and Environment.
7. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Minister for Lands, Planning and Environment, including that any dead, diseased or damaged plants are to be replaced.
8. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street, in accordance with the requirements of Litchfield Council to the satisfaction of the Minister for Lands, Planning and Environment.
9. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Litchfield Council, to the satisfaction of the Minister for Lands, Planning and Environment.
10. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land, to the satisfaction of the Minister for Lands, Planning and Environment.
11. No goods are to be stored or left exposed outside the building(s) so as to be visible from any public road, to the satisfaction of the Minister for Lands, Planning and Environment.
12. The loads of all trucks entering and leaving the site of works are to be constrained in such a manner as to prevent the dropping or tracking of materials onto streets. This includes ensuring

that all wheels, tracks and body surfaces are free of mud and other contaminants before entering onto the sealed road network. Where tracked material on the road pavement becomes a potential safety issue, the proponent will be obliged to sweep and clean material off the road.

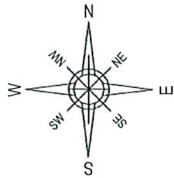
13. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
- a) transport of materials, goods or commodities to or from the land;
 - b) appearance of any building, works or materials;
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste, water, waste products, grit or oil; and
 - d) presence of vermin.

NOTES

1. This permit will expire if one of the following circumstances applies:
 - a. the development and use is/are not started within two years of the date of this permit; or
 - b. the development is not completed within four years of the date of this permit.The consent authority may extend the periods referred to if a request is made in writing before the permit expires.
2. A Works Permit is required from Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's road network. Fees may apply.
3. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
4. There are statutory obligations under the *Waste Management and Pollution Control Act 1998* (the Act), that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is required to comply at all times with the Act, including the General Environmental Duty under Section 12 of the Act. There is also a requirement to obtain an authorisation prior to conducting any of the activities listed in Schedule 2 of the Act. Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority website at <https://ntepa.nt.gov.au/publications-and-advice/environmental-management>. The Act, administered by the Northern Territory Environment Protection Authority, is separate to and not reduced or affected in any way by other legislation administered by other Departments or Authorities. The Environment Operations Branch of the Environment Division may take enforcement action or issue statutory instruments should there be non-compliance with the Act.
5. All land in the Northern Territory is subject to the *Weeds Management Act 2001* (WM Act). The WM Act describes the legal requirements and responsibilities that apply to owners and occupiers of land regarding declared weeds. Section 9 general duties include the requirement to take all reasonable measures to prevent land being infested with a declared weed and to prevent a declared weed from spreading. There are additional duties including a prohibition on buying, selling, cultivating, moving or propagating any declared weed and the requirement to notify the

Weed Management Branch of a declared weed not previously present on the land within 14 days of detection. Should you require further weed management advice contact the weed management branch by phone on (08) 8999 4567 or by email to weedinfo@nt.gov.au.

6. A groundwater extraction licence may be required under the *Water Act 1992* for any bore used for purposes other than rural stock and domestic water supply. For advice on water extraction licences please contact the Water Licensing and Regulation Branch of the Department of Lands, Planning and Environment.
7. The permit holder is advised that it is an offence to disturb or destroy prescribed archaeological places without consent under the *Heritage Act 2011*. Should any heritage or archaeological material be discovered during over the course of work, cease operation and please phone Heritage Branch of the Department of Lands, Planning and Environment.
8. For the purposes of best practice land management and environmental protection it is recommended that a Type 1 Erosion and Sediment Control Plan (ESCP) be developed in accordance with the Department of Lands, Planning and Environment ESCP Standard Requirements 2019 available at <https://nt.gov.au/environment/soil-land-vegetation>. The ESCP should be prepared prior to commencement of works and implemented during the construction phase (including clearing and early works); and all disturbed soil surfaces should be satisfactorily stabilised against erosion at completion of works. For further advice, contact the Land Development Coordination Branch: (08) 8999 4446.



SITE CONTEXT PLAN

- LEGEND**
- ACCESS EASEMENT
 - ACCESS /DRIVEWAY
 - NAC OFFICES / DEMOUNTABLES
 - NAC SHED
 - OUTDOOR STORAGE
 - CAR PARKING

This document contains drawing numbers:

2024/0136/01

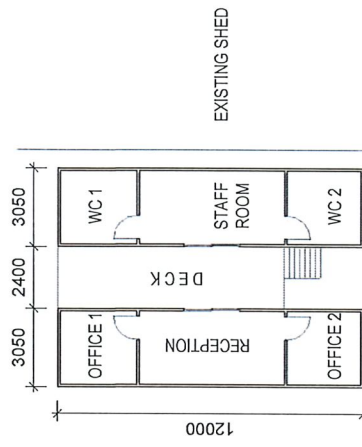
Referred to in Permit No: EDP2024/0136

Issued on:

2 / 19 2025

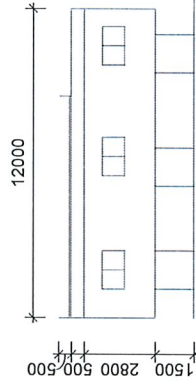
All drawings contained within this document have been authorised by the Delegate of the Minister for Lands, Planning and Environment

Delegate of the Minister



DEMOUNTABLE FLOOR PLAN

SCALE 1:200



ELEVATIONS

SCALE 1:200

LOT 14 (75) GULNARE ROAD, BEES CREEK
HUNDRED OF STRANGWAYS

Drawing number 2024/0136/01

Referred to in Permit No: EDP2024/0136

SITE CONTEXTS PLAN & DEMOUNTABLE DETAILS