

# NORTHERN TERRITORY OF AUSTRALIA

## *Planning Act 1999* – section 41

### REASONS FOR DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2025/0284

The decision to grant an Exceptional Development Permit for development of NT Portion 3480 (210) Greatorex Rd, Ilparpa NT for the purpose of dwelling-single with associated one bedroom hotel/motel (historic train carriage) and separate effluent disposal system 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.
2. The decision to grant an Exceptional Development Permit 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:
  - a. The site comprises of 20,200m<sup>2</sup> within Zone Rural Living and is improved by an existing dwelling-single and ancillary dwelling-independent. The single bedroom hotel/motel in a historic train carriage with a separate effluent disposal system can be considered a small-scale commercial use supported by the residential dwelling on site.
  - b. The application was publicly exhibited and no adverse submissions from either the public or the local authority were received.
  - c. Comments provided by service authority and other regulatory agencies in response to the application have been taken into consideration and development permit conditions are expected to assist in ensuring the orderly development and servicing.



**JOANNE TOWNSEND**

Delegate of the Minister

for Lands, Planning and Environment

15 January 2026

# NORTHERN TERRITORY OF AUSTRALIA

## *Planning Act 1999*

### NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2025/0284

I, JOANNE TOWNSEND, Delegate of 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 N.T. Portion 3480 (210) Greatorex Rd, Ilparpa NT;
- (b) The Exceptional Development Permit has been granted for the purpose of dwelling-single with associated one bedroom hotel/motel (historic train carriage) and separate effluent disposal system;
- (c) The land is within Zone RL (Rural Living) of the NT Planning Scheme 2020, and development for a hotel/motel use 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>.



JOANNE TOWNSEND

Delegate of the Minister  
for Lands, Planning and Environment

15 January 2026