

**NORTHERN TERRITORY OF AUSTRALIA**

*Planning Act 1999 - section 40*

**VARIATION OF EXCEPTIONAL DEVELOPMENT PERMIT**

EDP19/0010B

**DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT**

Section 04277  
Hundred of Bagot  
16 BOWERLEE RD, BERRIMAH

**APPROVED PURPOSE**

To vary Condition 9 of Exceptional Development Permit EDP19/0010A for the purpose of the addition of 130 warehouse units (self-storage facility) in three single-storey buildings to an existing warehouse (self-storage facility) in accordance with the attached schedule of conditions and the endorsed plans.

**BASE PERIOD OF THE PERMIT**

This permit will lapse two years from the date of issue.

**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.



**JOSHUA ROLAND BURGoyNE**  
Minister for Lands, Planning and Environment

16 / 9 / 2025

## **VARIATION OF EXCEPTIONAL DEVELOPMENT PERMIT**

EDP19/0010B

### **SCHEDULE OF CONDITIONS**

#### **CONDITIONS PRECEDENT**

1. Prior to the commencement of works (including site preparation), a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Darwin stormwater drainage system shall be submitted to and approved by the City of Darwin, to the satisfaction of the Department of Lands, Planning and Environment. The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.

#### **GENERAL CONDITIONS**

2. The works carried out under this permit shall be in accordance with the drawings numbered 2019/0129/01B to 2019/012904B endorsed as forming part of this permit.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage and electricity to the development/each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notations 1 for further information.
4. 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.
5. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created.
6. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Darwin, to the satisfaction of the Minister.
7. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Darwin, to the satisfaction of the Minister.
8. Storage for waste disposal bins is to be provided to the requirements of City of Darwin, to the satisfaction of the Minister.
9. 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 City of Darwin, to the satisfaction of the Minister.
10. Before the use or occupation of the development starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
  - a. constructed;
  - b. properly formed to such levels that they can be used in accordance with the plans;
  - c. surfaced with an all-weather-seal coat;

- d. drained;
- e. line marked to indicate each car space and all access lanes; and
- f. clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the consent authority.

Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.

11. Before the use or occupation of the development, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Minister.

12. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Minister, including that any dead, diseased or damaged plants are to be replaced.

## NOTES

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section ([waterdevelopment@powerwater.com.au](mailto:waterdevelopment@powerwater.com.au)) and Power Network Engineering Section ([powerdevelopment@powerwater.com.au](mailto: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.
2. A separate requests for assessment and approval must be submitted to Darwin International Airport and the Department of Defence NT for any cranes used during construction that will infringe on either the Obstacle Limitation Surfaces (OLS) or Procedures for Air Navigation Services – Operations (PANS-OPS) surfaces for Darwin Airport.
3. The site is subject to the 'Defence Areas Control Regulations (DACR)'. All structures, including temporary structures, higher than 15m above ground level, including, but not limited to, additional buildings, light poles, cranes used during construction, vegetation etc., require approval from the Department of Defence NT.
4. The applicant is advised that the provision of lighting at the site is required to be consistent with the CASA Manual of Standards (MOS-139) Aerodromes to minimise the potential for conflict with aircraft operations. The design of lighting is a developer responsibility and if it is later found that lights or glare endangers the safety of aircraft operations, the Department of Defence NT or the Civil Aviation Safety Authority may require the lighting to be extinguished or suitably modified.
5. 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 <http://ntepa.ntg.gov.au/waste-pollution/guidelines/guidelines>.
6. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by

the Northern Territory *Building Act 1993* before commencing any demolition or construction works.

7. Any proposed works which fall within the scope of the *Construction Industry Long Service Leave and Benefits Act 2005* must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email ([info@ntbuild.com.au](mailto:info@ntbuild.com.au)) or by phone on 08 8936 4070 to determine if the proposed works are subject to the Act.
8. Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by City of Darwin and all approved works shall be constructed at the applicant's expense, to the requirements of City of Darwin.
9. Any proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.
10. Any proposed signage for the site shall be subject to a separate assessment in accordance with City of Darwin's Policy 6310.100.E.R – Outdoor Advertising Signs Code.
11. Any new connections for the proposed development to the existing on-site wastewater management system is to be installed in accordance with the Code of Practice for Wastewater Management

This document contains drawing numbers:  
2019/0129/01B to 2019/0129/04B

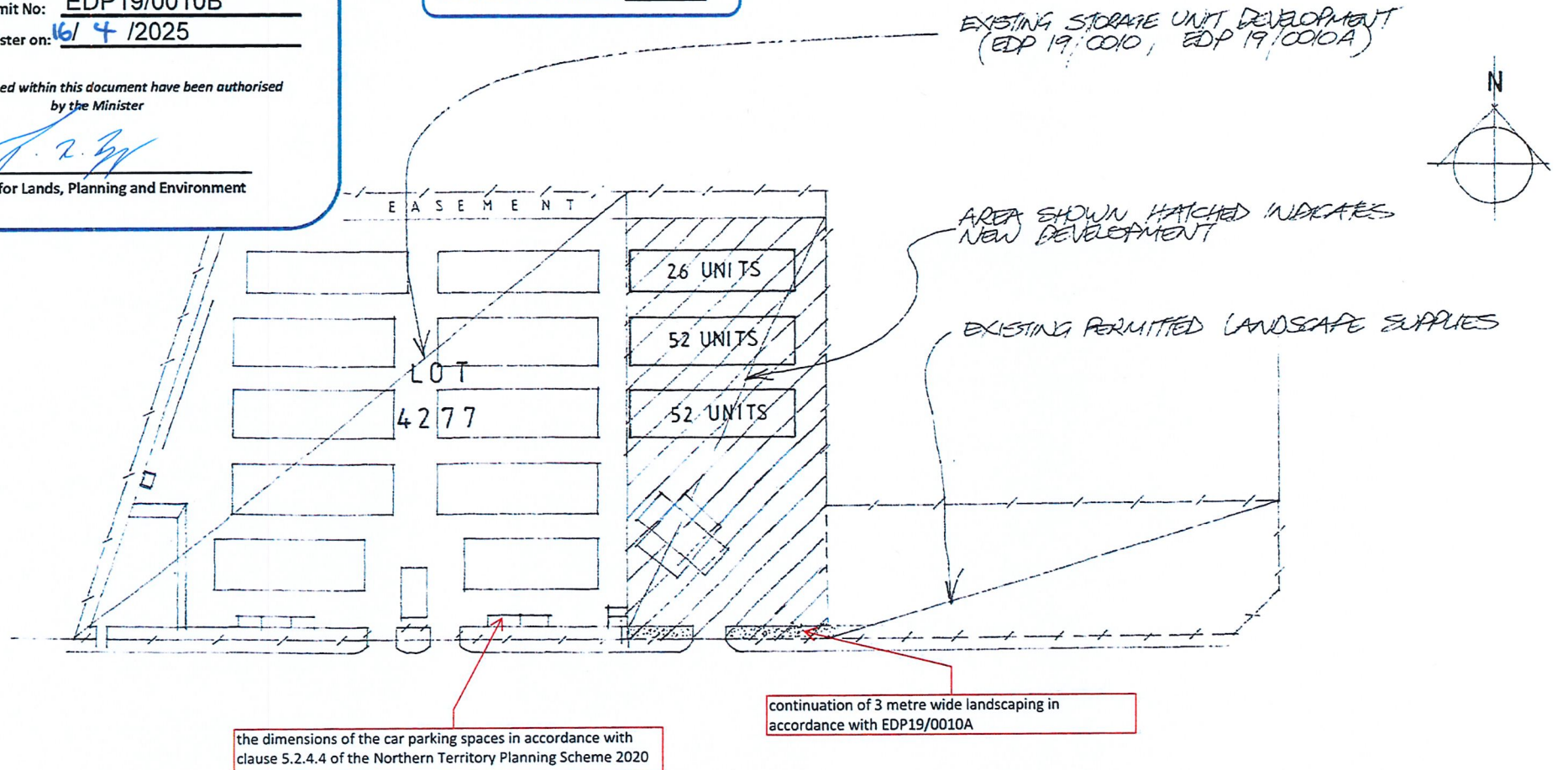
Referred to in Permit No: EDP19/0010B

Issued by the Minister on: 16/4/2025

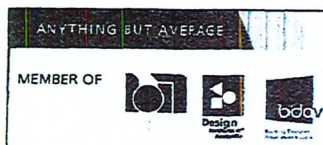
All drawings contained within this document have been authorised  
by the Minister

  
Minister for Lands, Planning and Environment

Drawing number 2019/0129/01B  
Referred to in Permit No: EDP19/0010B



SITE PLAN A3 1:1000



PROPOSED STORAGE UNITS  
SECTION 4277, #16 BOWERLEE ROAD, BERRIMAH  
M and K McCOURT PTY LTD

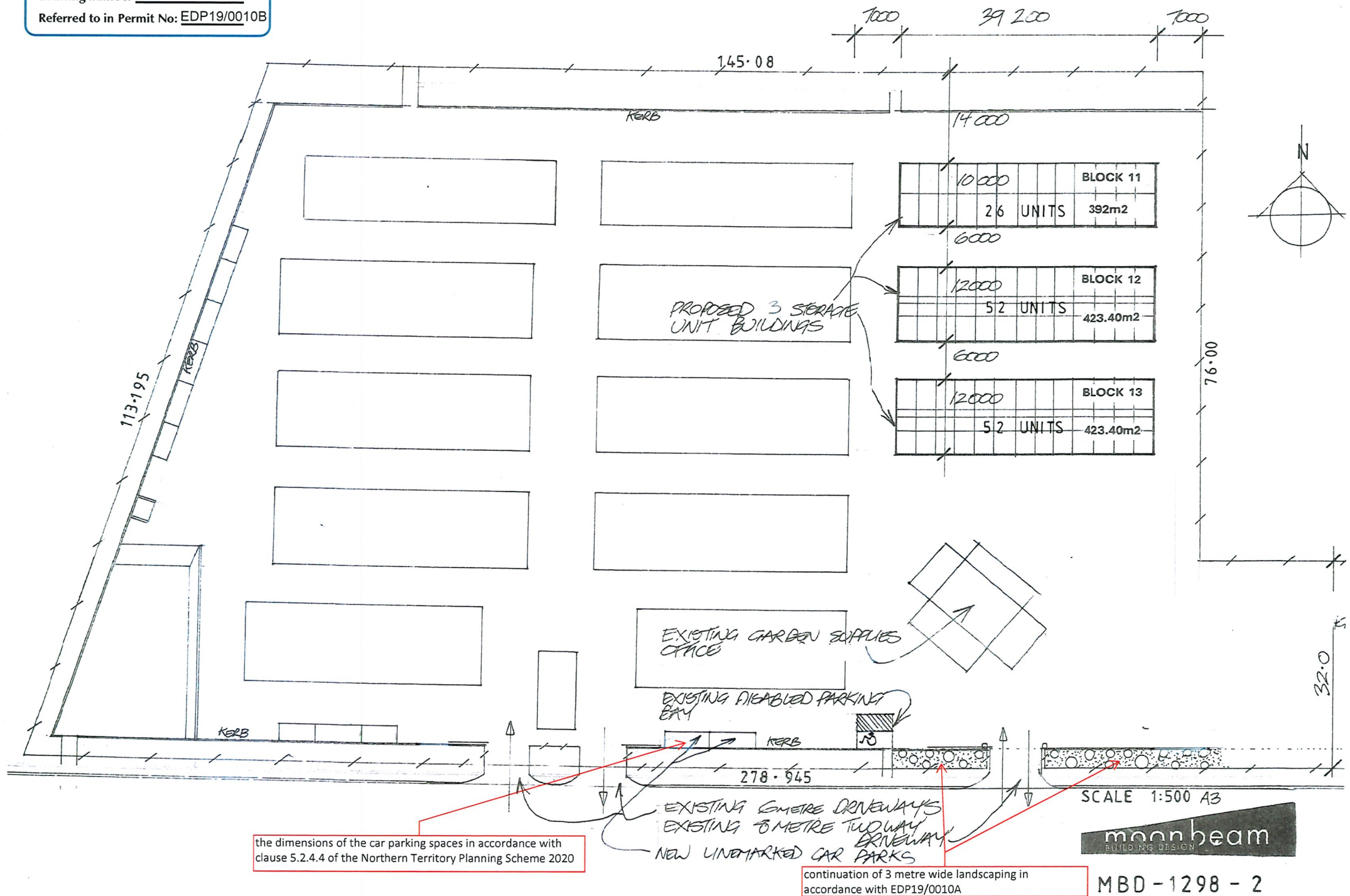
PO BOX 37445 WINNELLIE NT 0821  
08 8947 5411 | 0409 893 873 | 08 8947 5422  
CHRIS@MOONBEAMDESIGN.COM.AU  
MOONBEAMDESIGN.COM.AU | 91 102 682 55

**moonbeam**  
BUILDING DESIGN

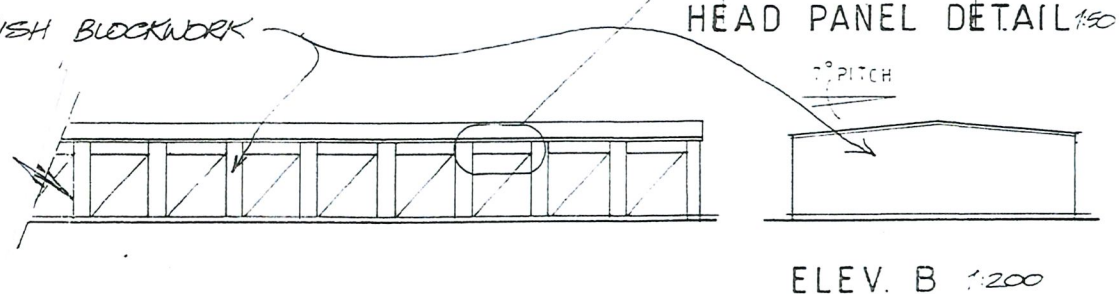
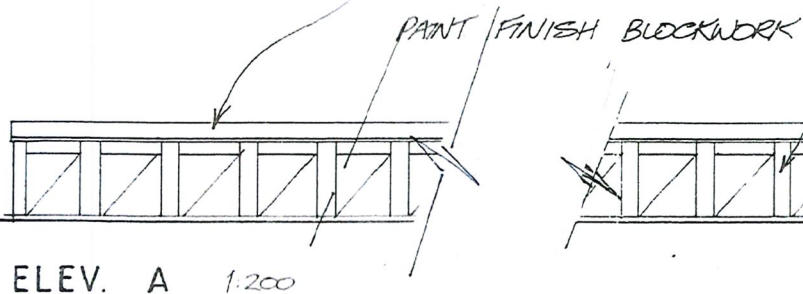
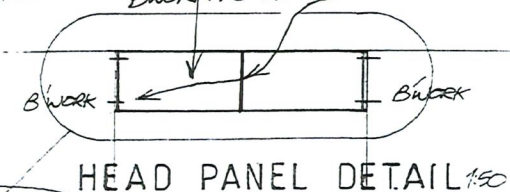
MAY 2024

MBD - 1298 - 1

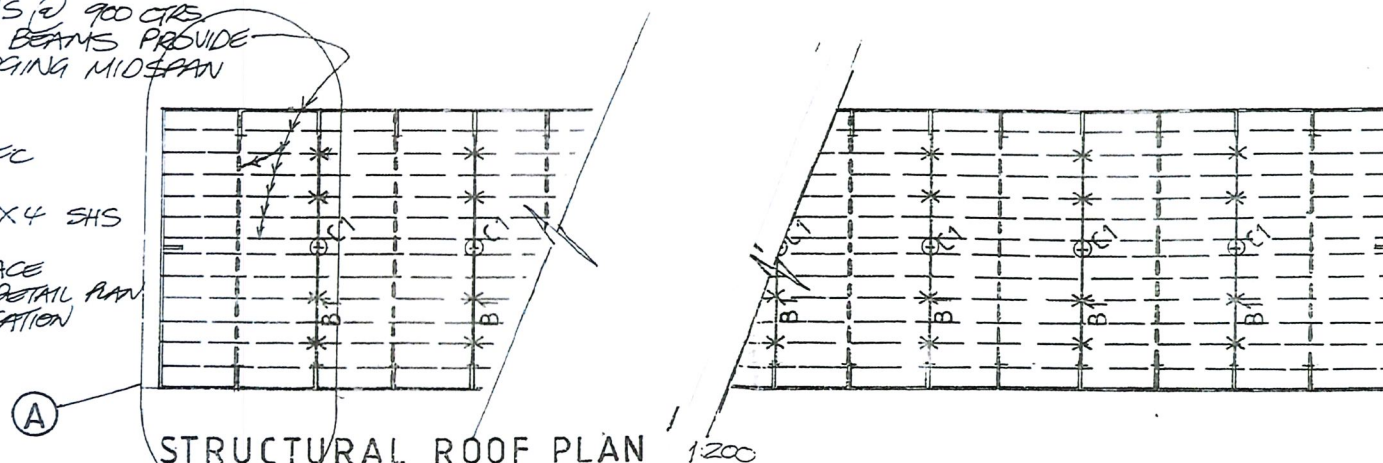




Referred to in Permit No: EDP19/0010B



B1 = 180 PFC  
C1 = 75X75X4 SHS  
X = FLY BRACE  
(REFER DETAIL PLAN  
FOR LOCATION)



moonbeam  
BUILDING DESIGN