

NORTHERN TERRITORY OF AUSTRALIA

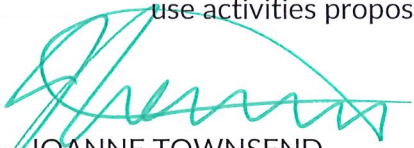
Planning Act 1999 - section 41

REASONS FOR DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2024/0136

The decision to grant an Exceptional Development Permit for Lot 14 (75) Gulnare Road, Bees Creek, Hundred of Strangeways for the purpose of a transport terminal with ancillary office 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 as the existing Rural Living zoning of the subject property applies to a wider area which includes buildings that are not part of this application. Rezoning of the land to a zone which supports this use would then apply to areas where the transport terminal with ancillary office is not currently proposed. Such an amendment would therefore be unnecessary at this time and would also result in a broader range of land uses being permissible for the site, which may not be appropriate in the locality. Furthermore, issuing an EDP can regulate and manage the operation of the specific land use activities proposed via conditions of approval.
2. The decision to grant an Exceptional Development Permit was based on cumulative consideration of the following pertinent factors:
 - The transport terminal with ancillary office land uses are compatible with the established character and amenity of the immediate Bees Creek locality, based on the location, nature, scale and intensity of the proposal. A maximum of four staff will be employed full time within the office component of the proposal with the site predominantly used as depot for the storage, collection and return of civil and mining fleet vehicles on a portion of the site located as far as possible from any nearby residential sensitive land uses. The development will be provided with an appropriate level of services and infrastructure to minimise impacts on sensitive environments and unsustainable demands on surface water and groundwater. Existing screening vegetation along the front property boundary to Gulnare Road will be retained to further mitigate the amenity impacts of the industry land uses.

- The site is conveniently located close to the Stuart Highway, with suitable access, ample existing hard stand / car parking space and building facilities. The development is screened from the road frontage, which minimises visual impact of the use when viewed from the road. There are no alterations proposed to the existing buildings / structures on the site.
- The land uses have been operating at this site without detriment to the locality, as demonstrated by the lack of public submissions to the proposal during the consultation period. In addition, there have been no objections raised by service authorities.
- Issuing an EDP can regulate and manage the operation of the specific land use activities proposed via conditions of approval



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

2 October 2025

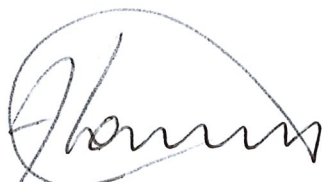
NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2024/0136

I, JO 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 Lot 14 (75) Gulnare Road, Bees Creek, Hundred of Strangeways;
- (b) The Exceptional Development Permit has been granted for the purpose of a transport terminal with ancillary office;
- (c) The land is within Zone RL (Rural Living) of the Northern Territory Planning Scheme 2020, and the development proposes a transport terminal with ancillary office land uses 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>.



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

2 October 2025