

**NORTHERN TERRITORY OF AUSTRALIA**

*Planning Act 1999 - section 40*

**EXCEPTIONAL DEVELOPMENT PERMIT**

EDP2022/0418

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

Section 05122  
Hundred of Bagot  
845 STUART HWY, HOLTZE

**APPROVED PURPOSE**

To use and develop the land for the purpose of a showroom sales (landscaping supplies) in a single storey building, 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.



**JOSHUA BURGOYNE**  
Minister for Lands, Planning and Environment

25 / 2 /2026

## EXCEPTIONAL DEVELOPMENT PERMIT

EDP2022/0418

### SCHEDULE OF CONDITIONS

#### CONDITIONS PRECEDENT

1. Prior to the endorsement of plans, and within three months of the date of this permit, a Stormwater Management Plan must be prepared and be submitted to and approved by the Crown Land Estate of the Department of Lands, Planning and Environment to detail how stormwater will be collected and discharged into the adjacent open stormwater drain within Section 5533, Hundred of Bagot, to the satisfaction of the Minister.

#### GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. The use and/or development as shown on the endorsed plans must not be altered without the further consent of the Minister.
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. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the Crown Land Estate of the Department of Lands, Planning and Environment and the Litchfield Council, to the satisfaction of the Minister.
6. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into the Crown Land Estate of the Department of Lands, Planning and Environment and/or Litchfield Council drains or to any watercourse, to the satisfaction of the Minister.
7. The kerb crossovers and driveways to the site approved by this permit and any resultant reinstatement works are to meet the technical requirements of and be at no cost to the Litchfield Council, to the satisfaction of the Minister.
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.
9. The Stuart Highway road reserve boundaries must be fenced in accordance with the Department of Logistics and Infrastructure, standards and requirements, to the satisfaction of the consent authority.
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.

11. 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.
12. Advertising signage, either permanent or temporary, e.g. 'A' frame, vehicle or trailer mounted shall not be erected or located within the Stuart Highway road reserve.
13. The finish of any Prime Identification sign, if erected, shall be such that, if illuminated, day and night readability is the same and is of constant display (i.e. not flashing or variable message). The sign shall be positioned: so as not to create sun or headlight reflection to motorists; and be located entirely (including foundations and aerially) within the subject lot.
14. 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. All proposed work (including the provision or connection of services) within or impacting upon the Stuart Highway, road reserve shall be in accordance with the standards and specifications of the Department of Logistics and Infrastructure. Design documents must be submitted to the Director Corridor Management, Transport and Civil Infrastructure Division for Road Agency Approval and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve". Upon completion of any works within the road reserve, the road reserve shall be rehabilitated to the standards and requirements of the Transport and Civil Infrastructure Division of the Department of Logistics and Infrastructure.
4. 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.

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 <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.
6. 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](mailto:weedinfo@nt.gov.au).
7. 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.
8. 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.
9. 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.
10. All developers, including owner-builders, are required to comply with Commonwealth telecommunications requirements. Under Commonwealth law, developers are generally required to provide fibre-ready pit and pipe in their developments at their expense. Developers may be able to access an exemption from these arrangements in some circumstances. For more information visit [www.infrastructure.gov.au/tind](http://www.infrastructure.gov.au/tind)

11. If you choose nbn to service your development, you will need to enter into a development agreement with nbn. The first step is to register the development via <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html> once registered nbn will be in contact to discuss the specific requirements for the development. Nbn requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to nbn guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html>



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