

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 40

EXCEPTIONAL DEVELOPMENT PERMIT

EDP2024/0324

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 04317
Town of Sanderson
191 LEANYER DR, LEANYER

APPROVED PURPOSE

To use and develop the land for the purpose of a transport terminal, 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 of an Exceptional Development Permit.



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

22 / 8 / 2025

EXCEPTIONAL DEVELOPMENT PERMIT

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SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawing numbered 2024/0324/01 endorsed as forming part of this permit.
2. The use of the land for the purpose of a transport terminal must cease within 5 years of the issue of this permit.
3. The car parking shown on the endorsed plan must be available at all times for the exclusive use of the occupants of the development and their visitors.
4. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land, to the satisfaction of the Minister.
5. Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Minister.
6. 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.
7. Provision must be made on the land for the storage and collection of garbage and other solid waste. This area must be graded and drained and screened from public view, to the satisfaction of the Minister.
8. Any security boom, barrier or similar device controlling vehicular access to the premises must be located a minimum of six metres inside the property to allow vehicles to stand clear of Leanyer Drive pavement and footpath.
9. The loading and unloading of goods from vehicles must only be carried out on the land and must not disrupt the circulation and parking of vehicles on the land.
10. 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; or
 - c. emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
11. No goods are to be stored or left exposed outside the buildings so as to be visible from any public street.
12. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into City of Darwin drains or to any watercourse.

NOTES


1. 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.
2. 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>. 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.



SITE PLAN

scale 1:1000

LOT 4317 , 191 LEANYER DRIVE

 denotes screening vegetation
(Radermachera Plants)

2024/0324/01

EDP2024/0324

Drawing number 2024/0324/01
Referred to in Permit No: EDP2024/0324

This document contains drawing numbers:
2024/0324/01

Referred to in Permit No: EDP2024/0324

Issued on: 22/8/2025

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


Delegate of the Minister