

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 40

EXCEPTIONAL DEVELOPMENT PERMIT

EDP2025/0296

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 02850
Town of Darwin
2 SCOTT ST, FANNIE BAY

APPROVED PURPOSE

To use and develop the land for the purpose of a subdivision to create two lots, 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

EDP2025/0296

SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawing 2025/0296/01 endorsed as forming part of this permit.
2. 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.
3. 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.
4. 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.
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 on the plan of subdivision submitted for approval by the Surveyor General.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage and electricity to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
Please refer to note 1 for further information.

NOTES

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (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. The development must comply with the technical standards of the Northern Territory Subdivision Development Guidelines for the construction of public infrastructure as part of subdivision works to the requirements of the relevant local and service authorities. Prior to any works commencing, it is encouraged that you engage early with the relevant authorities to confirm their requirements, and any variations that may be sought to the Subdivision Development Guidelines, to ensure the works are completed to the relevant authorities' requirements. The Northern Territory Subdivision Development Guidelines can be found at: <https://www.ntlis.nt.gov.au/sdg-online/>.
3. 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.

4. 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) or by phone on (08) 8936 4070 to determine if the proposed works are subject to the Act.
5. As part of any subdivision, the parcel numbers for addressing should comply with the Australian Standard (AS/NZS 4819:2011). For more information contact Survey and Land Records at surveylandrecords@nt.gov.au or 08 8995 5356. The numbers shown on the plans endorsed as forming part of this permit are indicative only and are not for addressing purposes.

This document contains drawing numbers:

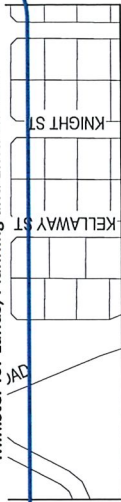
2025/0296/01

Referred to in Permit No: EDP2025/0296

Issued on:

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

[Signature]
Minister for Lands, Planning and Environment



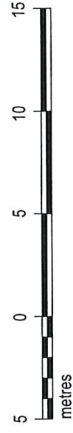
LOCATION DIAGRAM

Not to Scale

Drawing number 2025/0296/01

Referred to in Permit No: EDP2025/0296

Note
Easements should be confirmed with the current Certificate of Title
Areas and dimensions (including easements) are subject to survey
Aerial image obtained from Nearmap, dated 30/09/2024
Aerial image is shown for background information only
and is not rectified or accurately positioned



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LOT 2850, TOWN OF DARWIN
2 SCOTT STREET, FANNIE BAY

CONCEPT SUBDIVISION

Client: NICK SCATURCHIO

Scale: 250 (A3)

Date:

Licensed Surveyor:

Date: 31/07/2025

Drawn by: LC

Car File: 13355-01.DWG

Drawing No:

25/13358/01