

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 40

EXCEPTIONAL DEVELOPMENT PERMIT

EDP2026/0014

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

N.T. Portion 01646
Lot 00587
Townsite of Gunbalanya
22730 CENTRAL ARNHAM RD, WEST ARNHAM
43 MAIN RD, GUNBALANYA

APPROVED PURPOSE

To use and develop the land for the purpose of a rooming accommodation (worker's accommodation) comprising of seven bedrooms, two bathrooms, laundry and kitchen) in two single storey buildings, in accordance with the attached schedule of conditions and the endorsed plans.

BASE PERIOD OF THE PERMIT

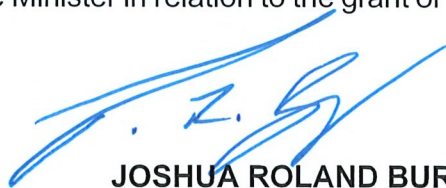
This permit will expire if one of the following circumstances applies:

- (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 ROLAND BURGOYNE
Minister for Lands, Planning and Environment

19 / 7 / 2026

EXCEPTIONAL DEVELOPMENT PERMIT

EDP2026/0014

SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings numbered 2026/0014/01 to 2026/0014/06 endorsed as forming part of this permit.
2. The use and/or development as shown on the endorsed plans must not be altered without the further consent of the Minister for Lands, Planning and Environment.
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 for Lands, Planning and Environment.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage and electricity facilities to the development shown on the endorsed plans in accordance with authorities' requirements and relevant legislation at the time.
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 for Lands, Planning and Environment.
6. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Minister for Lands, Planning and Environment, including that any dead, diseased or damaged plants are to be replaced.
7. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the Minister for Lands, Planning and Environment.
8. 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 for Lands, Planning and Environment.
9. 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. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.



SITE PLAN
Scale 1:25

This document contains drawing numbers:
2026/0014/01 through to 2026/0014/06

Referred to in Permit No: EDP2026/0014

Issued on: 19 / 7 / 2026

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

[Signature]
Minister for Lands, Planning and Environment

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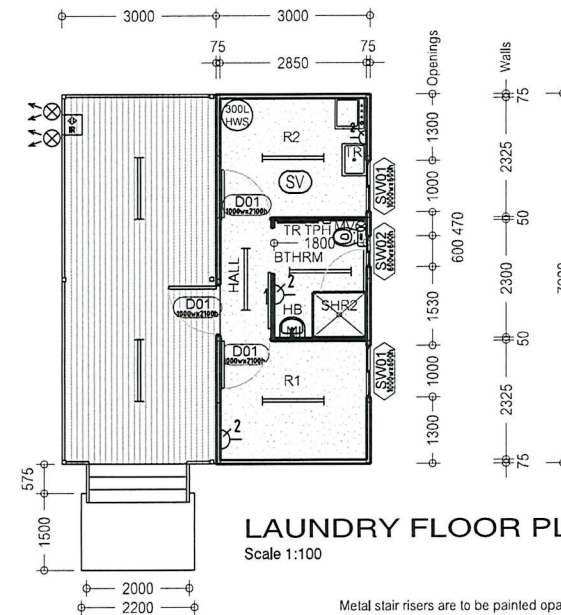
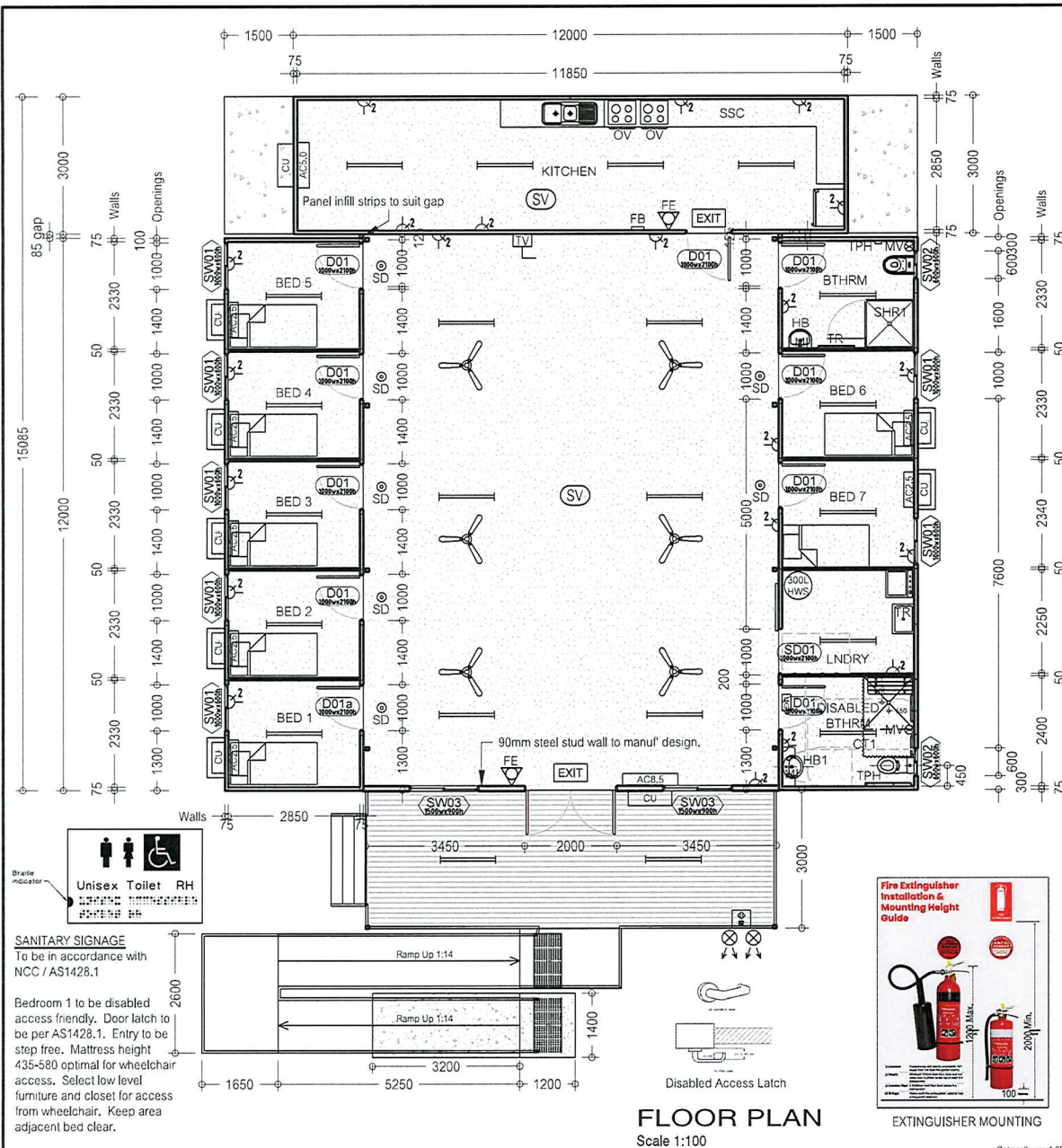


TITLE
**PROPOSED ACCOMODATION FACILITIES,
GUNBALANYA, JABIRU**

SITE PLAN

No.	DESCRIPTION	DATE	NAME
3	ISSUED FOR REVIEW	17/10/25	
2	ISSUED FOR REVIEW	10/10/25	
1	ISSUED FOR REVIEW	08/10/25	
AMENDMENTS			

Drawing number 2026/0014/01
Referred to in Permit No: EDP2026/0014



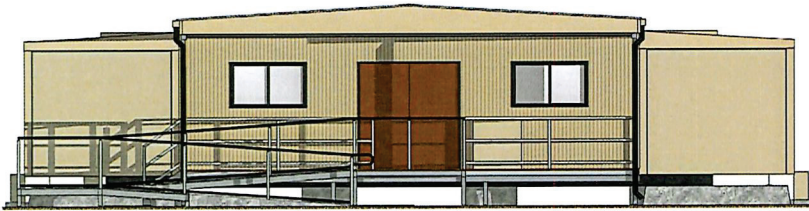
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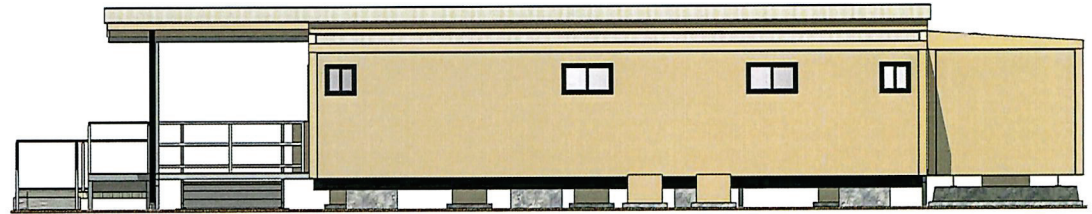
TITLE
**PROPOSED ACCOMODATION FACILITIES,
GUNBALANYA, JABIRU**
FLOOR PLAN

No.	DESCRIPTION	DATE	NAME
1	ISSUED FOR REVIEW	01/02/25	
2	ISSUED FOR REVIEW	24/02/25	
3	ISSUED FOR REVIEW	05/02/25	
4	ISSUED FOR REVIEW	31/07/25	
5	ISSUED FOR REVIEW	18/07/25	
6	ISSUED FOR REVIEW	07/07/25	
7	ISSUED FOR REVIEW	04/07/25	

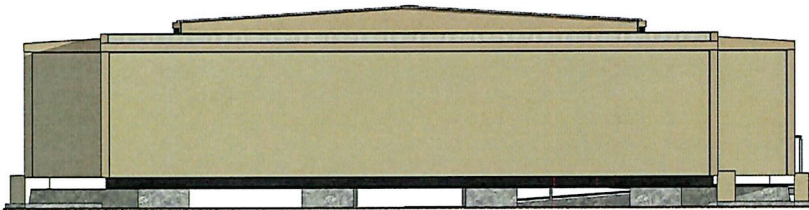
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Referred to in Permit No: EDP2026/0014



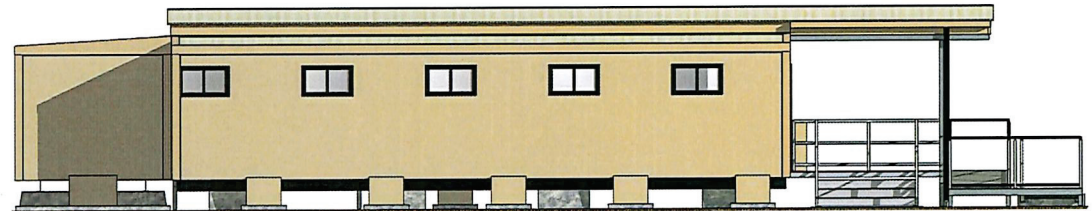
FRONT VIEW
Scale 1:100



RIGHT VIEW
Scale 1:100



REAR VIEW
Scale 1:100



LEFT VIEW
Scale 1:100

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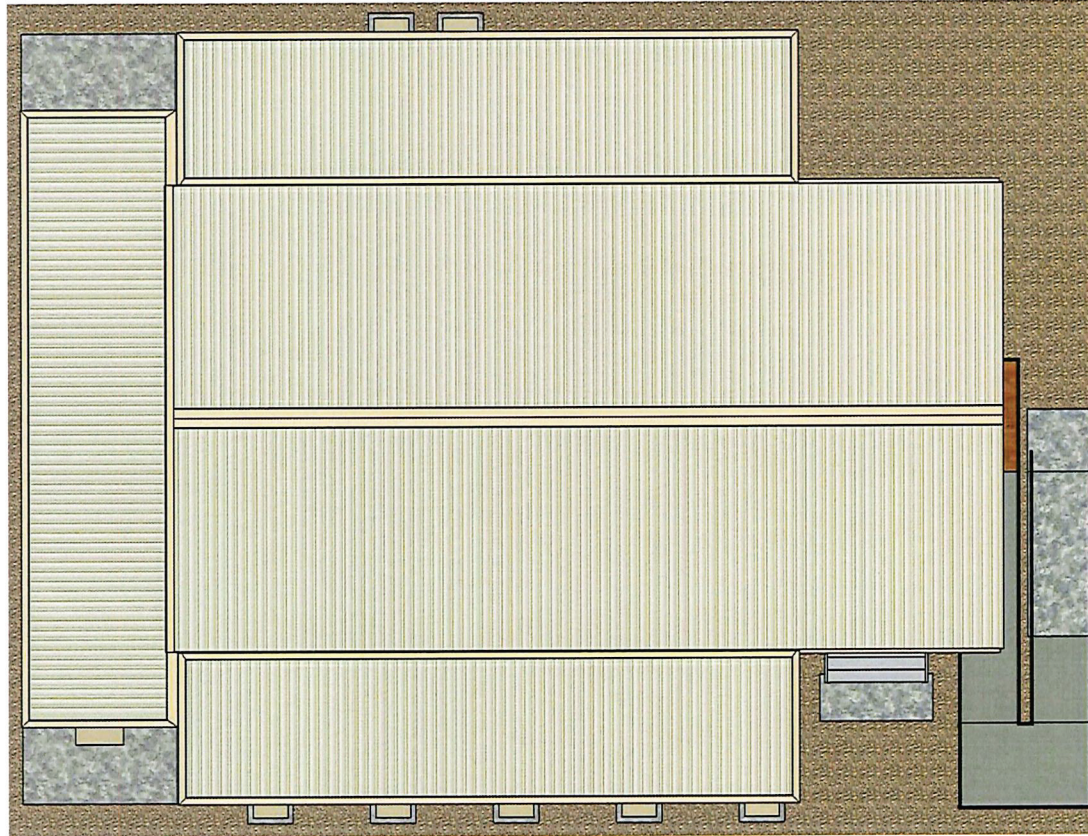
TITLE

**PROPOSED ACCOMODATION FACILITIES,
GUNBALANYA, JABIRU**

ACCOMODATION ELEVATION VIEWS

No.	DESCRIPTION	DATE	NAME
2	ISSUED FOR BUILDING APPROVAL	01/10/25	
1	ISSUED FOR REVIEW	05/08/25	
AMENDMENTS			

Drawing number 2026/0014/03
Referred to in Permit No: EDP2026/0014



ROOF PLAN VIEW

Scale 1:100

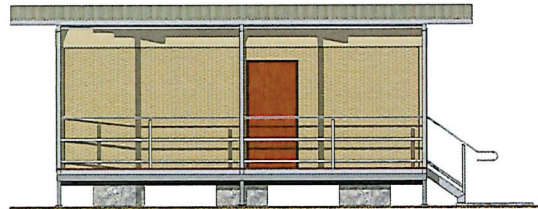
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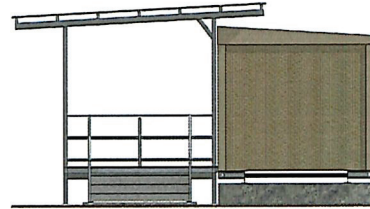
TITLE
**PROPOSED ACCOMODATION FACILITIES,
 GUNBALANYA, JABIRU**
 ACCOMODATION ROOF PLAN VIEW

No.	DESCRIPTION	DATE	NAME
2	ISSUED FOR BUILDING APPROVAL	01/10/25	
1	ISSUED FOR REVIEW	05/06/25	
AMENDMENTS			

Drawing number 2026/0014/04
 Referred to in Permit No: EDP2026/0014



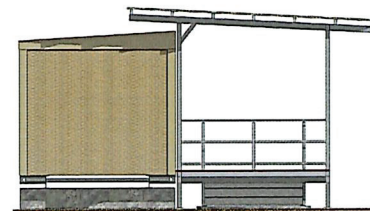
FRONT VIEW
Scale 1:100



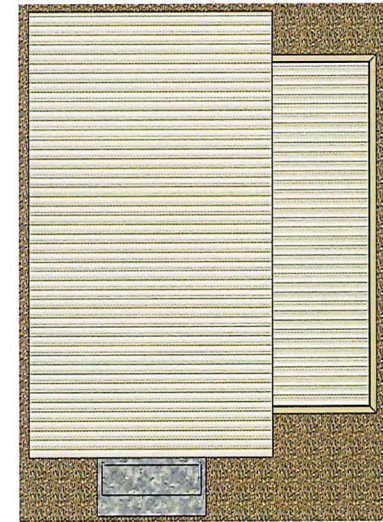
RIGHT VIEW
Scale 1:100



REAR VIEW
Scale 1:100



LEFT VIEW
Scale 1:100



ROOF PLAN VIEW
Scale 1:100

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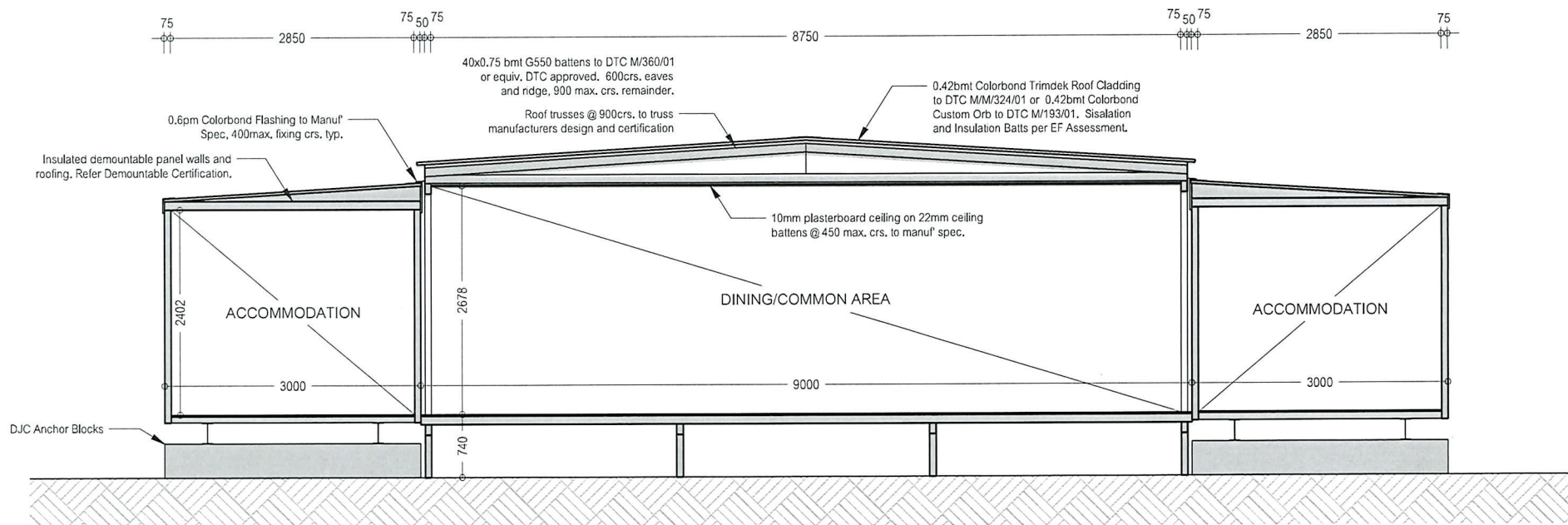


TITLE
**PROPOSED ACCOMODATION FACILITIES,
GUNBALANYA, JABIRU**

LAUNDRY ELEVATION VIEWS

No.	DESCRIPTION	DATE	NAME
1	ISSUED FOR REVIEW	05/06/25	
AMENDMENTS			

Drawing number 2026/0014/05
Referred to in Permit No: EDP2026/0014



SECTION DETAIL

Scale 1:50

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TITLE
**PROPOSED ACCOMODATION FACILITIES,
GUNBALANYA, JABIRU**

SECTION DETAIL

No.	DESCRIPTION	DATE	NAME
4	ISSUED FOR BUILDING APPROVAL	01/10/25	
3	ISSUED FOR REVIEW	18/07/25	
2	ISSUED FOR REVIEW	07/07/25	
1	ISSUED FOR REVIEW	04/07/25	
AMENDMENTS			

Drawing number 2026/0014/06
Referred to in Permit No: EDP2026/0014