

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 – section 41

REASONS FOR DECISION VARIATION TO EXCEPTIONAL DEVELOPMENT PERMIT EDP19/0010B

The decision to vary an Exceptional Development Permit for Section 4277 (16) Bowerlee Road Berrimah, Hundred of Bagot for the purpose of the addition of 130 warehouse units (self-storage facility) in three single-storey buildings to an existing warehouse (self-storage facility) was made pursuant to section 40(2)(a) of the *Planning Act 1999* (the Act) for the following reasons:

1. Pursuant to section 40(1) of the Act, it is preferable to issue an Exceptional Development Permit than to amend the NT Planning Scheme 2020, as making changes to the current zoning of the land (Zone RL) to allow warehouses could have unintended impacts on rural living areas across the Northern Territory. Additionally, rezoning the land to an Industrial zone would conflict with the Berrimah North Planning Principles Area Plan (BNPPAP) and could allow a broader range of uses beyond the proposed development.
2. The site is affected by the ANEF (Australian Noise Exposure Forecast) 20 to 25 contour line as per the Darwin 2043 projections, which restricts the development of land for residential purpose in accordance with BNPPAP. Developing the land for warehouse (self-storage units) is an 'acceptable' form of land use within ANEF 20 to 25.
3. The development would further provide a physical barrier and beneficial separation between future residential uses immediately to the west of the site, and the existing landscape supply business use within the site.
4. No submissions were received during the public exhibition period. The permit includes conditions ensuring compliance with relevant servicing requirements set by service authorities.



JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

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