

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2026/0007

I, JOSHUA ROLAND BURGOYNE, the Minister for Lands, Planning and Environment, in pursuance of section 40(6) of the *Planning Act 1999*, give notice that –

- (a) I have, in pursuance of section 40(2)(a), granted an Exceptional Development Permit for Lot 6207, 9 Mallam Crescent, Sadadeen, Town of Alice Springs;
- (b) the Exceptional Development Permit has been granted for the purpose of dwellings-group (3 x 1 bedroom) in two single storey buildings;
- (c) the land is within Zone LR (Low Density Residential) of the NT Planning Scheme 2020, and the development proposes dwelling group x 3, which would otherwise be prohibited; and
- (d) copies of the Exceptional Development Permit and the Reasons for the Decision are available online at <https://nt.gov.au/property/land-planning-and-development/our-planning-system/exceptional-development-permit-decisions>.



JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

15 / 7 / 2026

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 – section 41

REASONS FOR DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2026/0007

The decision to grant an Exceptional Development Permit for Lot 6207, Town of Alice Springs (9 Mallam Crescent, Sadadeen), for the purpose of dwellings-group (3 x 1 bedroom) in two single storey buildings was made pursuant to section 40(2)(a) of the *Planning Act 1999* for the following reasons:

1. Pursuant to section 40(1) of the *Planning Act 1999*, it is considered preferable to grant consent to an Exceptional Development Permit than to amend the NT Planning Scheme 2020 (NTPS 2020). An amendment to the NTPS 2020 to rezone the site to Zone LMR (Low-Medium Density Residential) is not preferable because the proposal consists of small floor areas for the purpose of social housing. Rezoning the land could create increased density and heights which could facilitate smaller setback and density requirements. An EDP is preferable as it provides a degree of certainty for adjoining residents on the potential future- built form which would require additional consent for any alterations or additions.
2. Pursuant to section 42(1) of the *Planning Act 1999*, the Minister must take into account any submissions made under section 51(i)(e) any submissions made under section 49, and any evidence or information received under section 50 in relation to the development application.

One public submission was received pursuant to section 49 of the *Planning Act 1999*. The submitter objected to the development citing that an increase in density is not compatible with the streetscape and amenity of the area. Specifically, the submitter raised concerns such as limited car parking options, stormwater impacts with adjoining properties and the street, overlooking due to the orientation of private open space and the removal of existing tree canopy. The submitter highlighted that the site has a history of anti-social behaviour associated with previous tenants.

A public hearing was conducted by the Chair of the NT Planning Commission on 30 March 2026. The submitter attended the hearing in person and spoke in support of their submission, expressing concerns that increased residential density for the purpose of social housing could lead to overcrowding within the units. The Commission considered the matters raised by the submitter and noted that its role in the EDP application process is to provide the Minister with a summary of public submissions and all issues raised during the hearing.

While acknowledging the concerns raised by the submitter, the planning scheme considers the appropriateness of the proposed land use, being a dwellings-group development comprising one-bedroom units within a residential zone, rather than the characteristics or circumstances of future occupants.

It is also acknowledged that the submitter raised concerns regarding the proximity of the proposed private open space areas to Lot 6206. The applicant proposed the installation of a fence higher than 1.8m along the side boundary. However, any fence higher than 1.8m along the common boundary between the subject site and Lot 6206 would not be consistent with fencing expectations for residential development in the locality. It is considered that a higher fence would not result in a materially improved amenity outcome for the adjoining property.

3. Pursuant to section 42(1) of the *Planning Act 1999*, the Minister must take into account the matters specified in section 51(1)(j) for the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on the other land, the physical characteristics of which may be affected by the development.

The land can support a dwelling group design noting that the proposed layout would otherwise be compliant with the provisions of the NTPS 2020. It is noted that the characteristic of the area is predominately single dwellings, but consideration has been given to the commensurate floor area of the 3 units which entail 1 bedroom per unit.

4. Pursuant to section 41(1) of the *Planning Act 1999*, the Minister must take into account the matter specified under section 51(1)(n) the potential impact on the existing and future amenity of the area in which the land is situated.

It is considered that the development ensures all efforts are taken to assist the amenity of the area through the provisions of landscaping along the primary street boundary. It is anticipated that the development will be subject to post construction clearance to ensure the extent of compliance with the conditions enforced as part of this development approval.



JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

15 / 7 / 2026