

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 – Section 41

REASONS FOR DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2026/0014

The decision to grant an Exceptional Development Permit (EDP) for Administrative Lot 587 (43), Main Street, Townsite of Gunbalanya for the purpose of rooming accommodation (worker's accommodation) comprising of seven bedrooms, two bathrooms, laundry and kitchen 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 EDP than to amend the Northern Territory Planning Scheme 2020 as a scheme amendment to include 'rooming accommodation' as a discretionary/permitted use in Zone LMR is not considered preferable as this land use is of a tourist commercial nature which is generally not suitable for urban LMR zoned localities throughout the Northern Territory due to visual appearance, traffic and parking implications, and for adverse amenity impacts by way of noise, irregular resident attendance, and increased waste generation (amongst other matters).

In this instance, there is scope for the proposal to be considered under the EDP approval pathway as the site is in a remote community and has historically operated for the subject purpose prior to the land use zoning of the site and the wider Gunbalanya locality. Additionally, issuing an EDP provides a mechanism to regulate and manage the specific land use activities through enforceable conditions of approval. The rooming accommodation land use has been operating at this site without detriment to the locality, as demonstrated by the lack of public submissions to the proposal during the consultation period. In addition, there have been no objections raised by service authorities which cannot be addressed via approval conditions on an EDP.

2. The decision to grant an EDP was based on consideration of the matters listed in Section 42 of the *Planning Act 1999*, including the following pertinent factors:

The proposal will provide for the redevelopment of the established workforce accommodation use of the land, with a capacity for accommodating up to seven persons at any one time. On this basis it considered the development is compatible with the established character and amenity of the Gunbalanya remote locality, based on the location, nature, scale and intensity of the development.

The development will be provided with an appropriate level of services and infrastructure, and the manner in which it is operated minimises impacts on sensitive environments and does not impose unsustainable demands on surface

water and groundwater. Additionally, the new design of the small-scale accommodation facility will have raised finished floor levels to respond to flooding of the site and to safeguard this new local government accommodation asset for the general benefit of the Gunbalanya community.



JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

19 / 7 / 2026

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2026/0014

I, JOSHUA ROLAND BURGOYNE, 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 Administrative Lot 587 (43), Main Street, Townsite of Gunbalanya;
- (b) The Exceptional Development Permit has been granted for the purpose of rooming accommodation (worker's accommodation) comprising of seven bedrooms, two bathrooms, laundry and kitchen in two single storey buildings;
- (c) The land is within Zone LMR (Low-Medium Density Residential) of the Northern Territory Planning Scheme 2020, and the development proposes a rooming accommodation land use 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

19 / 7 / 2026