

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 41

EXCEPTIONAL DEVELOPMENT PERMIT

EDP23/0003

REASONS FOR THE DECISION

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. Rezoning this site to accommodate the proposed development would potentially facilitate more intense or diverse development than that proposed and such development is not considered to be appropriate in the context of the rural locality given the preference to protect the rural amenity and in the absence of reticulated water and sewerage services.

Furthermore, the issue of an Exceptional Development Permit provides assurance in regard to the specific nature of the club for veteran support services and ancillary caravan park, which could not be provided through a standard planning scheme amendment process.

2. The decision to grant an Exceptional Development Permit was based on cumulative consideration of the reports referred to in section 24 of the Planning Act 1999 as well as the matters listed in section 42 of the Planning Act 1999, including the following pertinent factors:
 - The proposed club can positively contribute to the social and cultural values of veterans and other defence personnel;
 - The conditions of approval will ensure the use operates and is managed at a scale and intensity that is compatible with the locality without impacting on the character, land capability and the manner of land use on the surrounding land in Zone R (Rural).
 - The conditions of approval will also address the majority of issues raised during the application exhibition period. Furthermore, the conditions will manage and provide transparency of the club's activities for local residents and any future operators.
 - A specific development permit condition has been imposed that further consent is required for any changes to the use and operation of the site to ensure that any future impact of the changes on the land and the surrounding rural locality is appropriately considered; and
 - Service authorities confirm that the proposal will have no significant impact on services in the area and conditions of approval will ensure that the development is constructed in accordance with service authority requirements.



EVA DINA LAWLER

Minister for Infrastructure, Planning and Logistics

28 / 9 / 2023

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP23/0003

I, EVA DINA LAWLER, the Minister for Infrastructure, Planning and Logistics, 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 2 Hundred of Cavenagh, 335 Old Bynoe Road Livingstone;
- (b) The Exceptional Development Permit has been granted for the purpose of a club (veterans retreat) with an ancillary caravan park;
- (c) The land is within Zone R (Rural) of the NT Planning Scheme 2020, and the development proposes a club, which would otherwise be prohibited;
- (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>.



Minister for Infrastructure, Planning and Logistics

28/ 9/2023