

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 41

EXCEPTIONAL DEVELOPMENT PERMIT

EDP24/0004

REASONS FOR THE DECISION

1. Pursuant to s40(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. A Planning Scheme Amendment to rezone Lot 808 from Low Density Residential (LR) to Low-Medium Density Residential (LMR) is not considered preferable as it would be considered to be a spot rezoning, which in the absence of any wider strategic area planning is generally an undesirable outcome. Approving this development as a standalone EDP allows for a modest increase in dwelling density on the corner lot, safeguards against potential conflicts with adjoining LR zoned properties and provides an opportunity to respond to the demand for increased housing choice within Tennant Creek.
2. The decision to grant an Exceptional Development Permit was based on consideration of the report 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 that:
 - The proposal responds to changing community need within Tennant Creek.
 - The development is single storey and blends in with the existing development in the residential area.
 - Service authorities and the local government authority raised no adverse concern or submission in relation to the development proposal.
 - Granting this EDP is considered appropriate and will supply additional housing in the Barkly Region.



LEAH CLIFFORD

Delegate of the Minister for Infrastructure, Planning and Logistics

21 / 3 / 2024

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP24/0004

I, LEAH CLIFFORD, delegate of 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 808 (15) Shamrock Street, Town of Tennant Creek;
- (b) The Exceptional Development Permit has been granted for the purpose of dwelling group (3 x 2 bedroom) in 2 x 1 storey buildings;
- (c) The land is within Zone (LR) Low Density Residential of the NT Planning Scheme 2020, and the development proposes the development of a dwelling group, 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>.



LEAH CLIFFORD

Delegate of the Minister for Infrastructure, Planning and Logistics

21/3/2024