

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 40

VARIATION OF EXCEPTIONAL DEVELOPMENT PERMIT

EDP20/0015A

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Section 03181
Hundred of Glyde
398 MERMAID CCT, DUNDEE BEACH

APPROVED PURPOSE

To vary Condition 4 of Exceptional Development Permit EDP20/0015 for the purpose of changes to the carparking layout, a sea container addition, a storage container with reduced setbacks and the change in use of the former managers dwelling to an accommodation unit suitable for disabled access, in accordance with the attached schedule of conditions and the endorsed plans.

BASE PERIOD OF THE PERMIT

This permit does not extend the base period of the original permit.

RIGHT OF APPEAL

There is no right of appeal against a determination by the Minister in relation to the grant or variation of an Exceptional Development Permit.



JOSHUA ROLAND BURGoyNE
Minister for Lands, Planning and Environment

29 / 11 / 2024

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SCHEDULE OF CONDITIONS

1. Prior to the endorsement of plans and prior to commencement of works, amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application but modified to show:
 - a) floor plans and elevations of the proposed demountable structures illustrating building layout and dimensions.
2. The works carried out under this permit shall be in accordance with the drawing endorsed and numbered 2019/0348/A1 as forming part of this permit.
3. Within three months of the date of this permit, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - a) constructed with a dust suppressant surface
 - b) properly formed to be well drained
 - c) line marked to indicate each car space
 - d) car spaces and driveways must be kept available for these purposes at all times.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity facilities, with the authorities' requirements and relevant legislation at the time.
5. Before the use or occupation of the development, certification is to be provided that any new on-site wastewater system has been installed by a qualified licensed self-certifying plumber and complies with the NT Code of Practice for small on-site sewage and sullage treatment systems and the disposal or reuse of sewage effluent.
6. Any development on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the minister.
7. No more than 12 persons (combined residents, staff and guests) are to be accommodated on the land at any one time without further consent of the minister.
8. The site is not to be used for the storage, servicing and/or operation of commercial boats.
9. Provision must be made on the land for the storage and collection of garbage. The storage areas are to be screened from public view and adjacent properties. Waste must be regularly removed from the site to an approved facility. All vehicles removing the waste must be fully secured and contained so that no waste is spilled, or dust or odour is created to the satisfaction of the minister.
10. Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the minister.

11. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the minister.
12. Supplementing water tanks with groundwater extracted on site is not permitted.
13. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a) transport of materials, goods or commodities to or from the land
 - b) appearance of any building, works or materials.
 - c) emission of noise, artificial light
14. Firebreaks shall be established to the requirements of Bushfires NT.

Notes

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. Water used for commercial purposes must meet the standard as outlined in the Australian *Drinking Water Guidelines and the Food Act*. This will need to be demonstrated prior to and throughout the registration period. Any vehicle used to truck water to the site would also need to be a registered as a transport vehicle under the Food Act. Please note the link to private water guidelines. [https://nt.gov.au/environment/water/water-quality-and-supply/private-water-supply - Manage private water supplies](https://nt.gov.au/environment/water/water-quality-and-supply/private-water-supply-Manage-private-water-supplies)
3. The proposed operations will mean the owner of the business will need to apply for a Commercial Visitor Accommodation (CVA) registration and a Food Registration. Please see links for further information on the registration and requirements
<https://nt.gov.au/industry/hospitality/accommodation-and-food-businesses/register-accommodation-business>
and
<https://nt.gov.au/industry/hospitality/accommodation-and-food-businesses/register-food-business>
4. The operator is responsible for the treatment of their own water supplies to ensure that it is suitable for potable water consumption. The operator is responsible for chlorinating, cleaning and maintaining their tanks.
5. It is advised to engage a building certifier, within the meaning of the Building Act, regarding compliance with the *Building Act*.