

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 41

REASONS FOR DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2024/0324

The decision to grant an Exceptional Development Permit for Lot 4317 (191) Leanyer Drive, Leanyer, Town of Sanderson for the purpose of a transport terminal 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. A scheme amendment to include 'transport terminal' as an assessable use within Zone RL (Rural Living) is not considered preferable, nor would a scheme amendment to a different zone that would allow for a broad range of land uses be suitable in this locality.
2. The decision to grant an Exceptional Development Permit was based on consideration of the matters listed in section 42 of the *Planning Act 1999*, including the following pertinent factors:
 - The application is for the regularisation of a land use that has existed for over 35 years.
 - The application seeks a time limited permit, to allow for the business to be lawful, while acknowledging that site activities are winding down.
 - No adverse submissions were made by directly adjoining landowners.
 - The issue of an exceptional development permit will allow for permit conditions relating to the impact on local amenity, such as external lighting, provision and maintenance of landscaping, to be managed.
 - That no adverse comments were made by relevant service authorities.



Joanne Townsend
Delegate of the Minister
for Lands, Planning and Environment

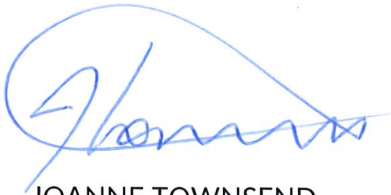
NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2024/0324

I, JOANNE TOWNSEND, delegate of 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 4317 (191) Leanyer Drive, Leanyer, Town of Sanderson;
- (b) The Exceptional Development Permit has been granted for the purpose of a transport terminal;
- (c) The land is within Zone RL (Rural Living) of the NT Planning Scheme 2020, and the development proposes a transport terminal, 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>.



JOANNE TOWNSEND
Delegate of the Minister
for Lands, Planning and Environment

22/9/2025