

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 40

EXCEPTIONAL DEVELOPMENT PERMIT

EDP2024/0161

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 00031, LTO Plan 81005
Hundred of Bagot
1 DE CAEN CL, VIRGINIA

APPROVED PURPOSE

To use and develop the land for the purpose of vehicle sales and hire addition to an existing rural service centre, in accordance with the attached schedule of conditions and the endorsed plans.

BASE PERIOD OF THE PERMIT

This permit will expire if one of the following circumstances applies:

- (a) the development is not started within two years of the date of this permit; or
- (b) the development is not completed within four years of the date of this permit.

The Minister may extend the periods referred to if an application is made in the approved form before the permit expires.

RIGHT OF APPEAL

There is no right of appeal against a determination by the Minister for Lands, Planning and Environment in relation to the grant or variation of an Exceptional Development Permit.



LEAH CLIFFORD
Delegate of the Minister
for Lands, Planning and Environment

4/9/2025

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SCHEDULE OF CONDITIONS

1. The use and/or development as shown on the endorsed plans must not be altered without the further consent of the Minister for Lands, Planning and Environment.
2. Any developments 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 for Lands, Planning and Environment.
3. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Litchfield Council and/or the Department of Logistics and Infrastructure, to the satisfaction of the Minister for Lands, Planning and Environment.
4. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Minister, including that any dead, diseased or damaged plants are to be replaced.
5. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street, in accordance with the requirements of Litchfield Council to the Minister for Lands, Planning and Environment.
6. No additional access to the development site is permitted from the Stuart Highway. All access shall be provided from the existing access from De Caen Close only, to the standards and requirements of the Litchfield Council and/or the Department of Logistics and Infrastructure, to the satisfaction of the Minister for Lands, Planning and Environment.
7. Where unfenced, the Stuart Highway or De Caen Close frontages are to be appropriately fenced in accordance with the the Department of Logistics and Infrastructure, standards and requirements, to the satisfaction to the Minister for Lands, Planning and Environment.
8. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Minister for Lands, Planning and Environment.
9. Advertising signage including temporary or permanent, e.g. 'A' frame, vehicle or trailer mounted, etc. shall not be erected or located within the Stuart Highway or De Caen Close road reserve.
10. The finish of any prime Identification sign, if erected, shall be such that, if illuminated, day and night readability is the same and is of constant display (i.e. not flashing or of variable message). The sign shall be positioned:
 - (i) so as not to create sun or headlight reflection to motorists; and
 - (ii) be located entirely (including foundations and aerially) within the subject Lot.

NOTES

1. This permit will expire if one of the following circumstances applies:
 - a. the development and use is/are not started within two years of the date of this permit; or
 - b. the development is not completed within four years of the date of this permit.

The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. A Works Permit is required from Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's road network. Fees may apply.
3. 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.
4. All proposed work (including the provision or connection of services) within or impacting upon the Stuart Highway and/or De Caen Close road reserve shall be in accordance with the standards and specifications of the Transport and Civil Services Division of the Department of Logistics and Infrastructure, Design documents must be submitted to the Director Corridor Management, Transport and Civil Services Division for Road Agency Approval and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve". Upon completion of any works within the Stuart Highway and/or De Caen Close road reserves, the road reserve shall be rehabilitated to the standards and requirements of the Transport and Civil Services Division, Department of Logistics and Infrastructure.