

NORTHERN TERRITORY OF AUSTRALIA

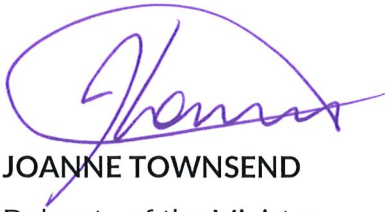
Planning Act 1999 – section 41

REASONS FOR DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2025/0239

The decision to grant an Exceptional Development Permit for Lot 8642 (3) Coulthard Ct, Ciccone Town of Alice Springs for the purpose of Warehouse addition to existing warehouse with height exceeding 8.5m and reduced car parking 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. The land is within zone LI (Light Industry) and the existing and proposed use is consistent with other established light industrial development in the area. The application seeks approval for uses consistent with the purpose of the zone but requires a variation to the maximum building height to accommodate a larger capacity and more efficient warehouse facility. The use, together with ancillary offices is considered appropriate and the proposed development is expected to remain compatible with existing and likely future development within the immediate locality.
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:
 - a. The proposed extension to the warehouse is of a scale and form considered appropriate to the site and locality. The proposed warehouse addition for a freezer within an area comprising of other light industry development. The additions are not expected to material impact on the existing or future amenity despite exceeding the standard building height limit of 8.5m by approximately 2.9m.
 - b. The application was publicly exhibited and no adverse submissions from either the public or the local authority were received.
 - c. The application proposes expansion of an established warehouse use within a Light Industry zoned area. The Alice Springs Regional Land Use Plan 2016 promotes redevelopment/intensification of existing serviced industrial land.
 - d. Comments provided by service authority and other regulatory agencies in response to the application have been taken into consideration and permit

conditions are expected to assist in ensuring the orderly development and servicing of the additions.



JOANNE TOWNSEND

Delegate of the Minister

for Lands, Planning and Environment

9 January 2026

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP2025/0239

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 8642 (3) Coulthard Ct, Ciccone Town of Alice Springs;
- (b) The Exceptional Development Permit has been granted for the purpose of Warehouse addition to existing warehouse with height exceeding 8.5m and reduced car parking;
- (c) The land is within Zone LI (Light Industry) of the NT Planning Scheme 2020, and the development proposes extension to warehouse with height exceeding 8.5m, 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

9 January 2026