

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 40

EXCEPTIONAL DEVELOPMENT PERMIT

EDP2025/0416

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 05437
Town of Darwin
8 CONACHER ST, FANNIE BAY

APPROVED PURPOSE

To use and develop the land for the purpose of caravan park (recreational vehicle park) in 3 stages, 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 in relation to the grant or variation of an Exceptional Development Permit.



JOSHUA BURGOYNE

Minister for Lands, Planning and Environment

18 / 8 / 2026

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SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works, amended plans to the satisfaction of Development Assessment Services, Department of Lands, Planning and Environment must be submitted to and approved by Development Assessment Services, Department of Lands, Planning and Environment. 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. update drawing A01 to:
 - i. remove annotation stating 'site to be cut & fill as required to ensure storm water drainage is directed to Bundilla Creek (to future civil engineers details)'.
 - ii. rephrase annotation stating 'the intention is for all RV's/Motor Homes utilising the site to be fully self-contained' to state 'all RV's/Motor Homes utilising the site to be fully self-contained'.
 - b. update drawing A04 to:
 - i. show the provision of 'no left turn for vehicles of residents of the caravan park (recreational vehicle park)' signage or the like at the Bowls Club car park exit, pending the outcomes of the traffic impact assessment.
 - ii. provide annotation of internal traffic direction signage at the intersection of the internal RV park accessway with the temporary access entryway that indicates the location of the RV bays (sites #... with a left arrow, sites #... with a right arrow etc).
 - c. update drawing A05 to:
 - i. provide annotation stating that 'stage 1 caravan park (recreational vehicle park) access sign located at the entrance to the Bowls Club car parking entrance will be removed.'
 - ii. show the provision of 'no left turn for vehicles of residents of the caravan park (recreational vehicle park)' signage or the like at the stage 2 exit to Conacher Street, pending the outcomes of the traffic impact assessment.
 - iii. show location of fencing at the vehicular entrance off Conacher Street.
2. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), an operational management plan (OMP) shall be prepared, to the satisfaction of the Minister. When approved, the OMP will be endorsed and will then form part of the permit. The OMP must include the following:
 - a. details of activities undertaken on the development site, including operation of any communal facilities. Communal facilities, including the communal dump point and water outlet, must not be made available for use by the general public.
 - b. the procedures required for residents to enter and exit the caravan park (recreational vehicle park), including verification that all residents will be accommodated within a recreational vehicle (which is defined as self-contained mobile accommodation).
 - c. the storage and collection of garbage and other solid waste.

- d. stipulate that vehicles of residents of the caravan park (recreational vehicle park) will be directed to turn right when leaving the site, pending the outcomes of the traffic impact assessment
3. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), an engineered plan completed by a suitably qualified civil engineer demonstrating the on-site collection of stormwater and its discharge into the local underground stormwater drainage system, shall be submitted to, and approved by the City of Darwin, to the satisfaction of the Minister. The plan shall include details of site levels, and Council's stormwater drain connection point/s and connection details.
4. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), a traffic impact assessment report is to be prepared by a suitably qualified traffic engineer with attention to the modelling of adjacent intersections and identify any upgrades that may be necessary to the requirements of the City of Darwin, to the satisfaction of the Minister. This report must consider if there will be any adverse outcomes if vehicles of residents of the caravan park (recreational vehicle park) are directed to not turn left when exiting the site, and should also consider the traffic implication of the Bundilla Beach Master Plan; include swept paths for waste collection vehicles entering and exiting the site; and identify any necessary upgrades to the surrounding street network as a result of the implications of the development.
5. Prior to the endorsement of plans and prior to the commencement of works (including site preparation) associated with Stage 2 of the proposed development, in principle approval is required for the crossover and driveway to the site from the City of Darwin road reserve, to the satisfaction of the Minister.
6. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), a waste management plan demonstrating waste disposal, storage and removal in accordance with City of Darwin's Waste Management Guidelines, shall be submitted to and approved by the City of Darwin, to the satisfaction of the Minister.
7. Prior to the commencement of works (including site preparation), in principle approval is required for the dump point sewer connection to the requirements of the Power and Water Corporation (Water Services), to the satisfaction of the Minister.
8. Prior to the commencement of works (including site preparation), the applicant is to prepare a dilapidation report covering infrastructure within the road reserves to the requirements of the City of Darwin, to the satisfaction of the Minister.
9. Prior to the commencement of works (including site preparation), the applicant is to prepare a site construction management plan (SCMP) to the requirements of the City of Darwin, to the satisfaction of the Minister. The SCMP should specifically address the impact to Council owned public spaces and include a waste management plan for disposal of waste to Shoal Bay, traffic control for affected City of Darwin roads, haulage routes, storm water drainage and sediment control, use of City of Darwin land, and how this land will be managed during the construction phase.
10. Prior to the commencement of works (including site preparation), the applicant is to prepare an unexpected finds protocol to the requirements of the Heritage Branch of the Department of Lands, Planning and Environment, to the satisfaction of the Minister.

11. Prior to the commencement of works (including site preparation) associated with Stage 3 of the proposed development, the developer must review the effectiveness of site discharge controls to the requirements of the Power and Water Corporation (Water Services), to the satisfaction of the Minister.

GENERAL CONDITIONS

12. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.

13. The development must proceed in the order of stages as shown on the endorsed plan unless otherwise agreed in writing by the Minister.

14. The use must operate in accordance with the operational management plan (OMP) endorsed as forming part of this permit.

15. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage, and electricity to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time. Please refer to note 1 for further information.

16. 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.

17. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created.

18. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Darwin, to the satisfaction of the Minister.

19. All works recommended by the traffic impact assessment are to be completed to the requirements of the City of Darwin to the satisfaction of the Minister.

20. Waste bin enclosures, storage and pick-up shall be provided in accordance with City of Darwin's Waste Management Guidelines, to the satisfaction of the Minister.

21. The kerb crossovers and driveways to the site approved as part of Stage 2 of this permit are to meet the technical standards of the City of Darwin, to the satisfaction of the Minister.

22. Upon completion of any works within or impacting upon existing road reserves, the infrastructure within the adjacent road reserves shall be rehabilitated to the standards and requirements of the City of Darwin and returned to the condition as documented in any dilapidation reports, to the satisfaction of the Minister.

23. No new 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 to the requirements of the City of Darwin, to the satisfaction of the Minister.

24. Before the use or occupation of the development starts, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
a. constructed;

- b. properly formed to such levels that they can be used in accordance with the plans;
- c. surfaced with an all-weather-seal coat;
- d. drained;
- e. line marked to indicate each car space and all access lanes; and
- f. clearly marked to show the direction of traffic along access lanes and driveways, to the satisfaction of the Minister.

Car spaces, access lanes and driveways must be kept available for these purposes at all times.

25. Before the use or 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.

26. 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.

NOTES

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (developer.concierge@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. Notwithstanding the approved plans, any proposed signage for the site shall be subject to a separate assessment in accordance with City of Darwin Policy Number 42 – Outdoor Advertising Signs Code.
3. A 'Permit to Work Within a Road Reserve' may be required from the City of Darwin before commencement of any work within the road reserve.
4. Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by City of Darwin and all approved works shall be constructed at the applicant's expense, to the requirements of City of Darwin.
5. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the Northern Territory *Building Act 1993* before commencing any demolition or construction works.
6. Any proposed works which fall within the scope of the *Construction Industry Long Service Leave and Benefits Act 2005* must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on (08) 8936 4070 to determine if the proposed works are subject to the Act.
7. For the purposes of best practice land management and environmental protection it is recommended that:
 - a. prior to the commencement of works an Erosion and Sediment Control Plan (ESCP) is developed;
 - b. the ESCP is implemented throughout the construction phase including clearing and early works; and

- c. all disturbed soil surfaces are stabilised against erosion at completion of works.
8. Resources regarding erosion and sediment control is available on the IECA website www.austieca.com.au and Land Management Factsheets available at <https://nt.gov.au/environment/soil-land-vegetation>. For further advice, contact the Development Coordination Branch: (08) 8999 4446.
9. The permit holder is advised that it is an offence to disturb or destroy prescribed archaeological places without consent under the *Heritage Act 2011*. Should any heritage or archaeological material be discovered during the clearing operation, cease operation and please contact the Heritage Branch of the Department of Lands, Planning and Environment.
10. There are statutory obligations under the *Waste Management and Pollution Control Act 1998* (the Act), that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is required to comply at all times with the Act, including the General Environmental Duty under Section 12 of the Act. There is also a requirement to obtain an authorisation prior to conducting any of the activities listed in Schedule 2 of the Act. Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority website at <https://ntepa.nt.gov.au/publications-and-advice/environmental-management>. The proponent is advised to take notice of the schedule of environmental considerations provided by DLPE. The Act, administered by the Northern Territory Environment Protection Authority, is separate to and not reduced or affected in any way by other legislation administered by other Departments or Authorities. The Environment Operations Branch of the Environment Division may take enforcement action or issue statutory instruments should there be non-compliance with the Act.
11. Northern Territory Fire and Emergency Services advise that the development must operate in accordance with the requirements of Section 12 of the Fire and Emergency Regulations 1996 relating to Accommodation Parks.