

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 40

EXCEPTIONAL DEVELOPMENT PERMIT

EDP2026/0065

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 02335
Town of Darwin
25 CAVENAGH ST, DARWIN CITY

APPROVED PURPOSE

To use and develop the land for the purpose of part change of use from office to warehouse (self-storage facility) and associated carrying out of works in 2 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.

WILLIAM CARL YAN

Treasurer

Acting on behalf of Minister for Lands, Planning and Environment

19 / 7 / 2026

EXCEPTIONAL DEVELOPMENT PERMIT

EDP2026/0065

SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings numbered 2026/0065/01 through 2026/0065/04, endorsed as forming part of this permit.
2. The use and development as shown on the endorsed plans must not be altered without the further consent of the Minister.
3. The development must proceed in the order of stages as shown on the endorsed plan unless otherwise agreed in writing by the Minister.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, and sewerage, 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.
5. 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.
6. 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.
7. All new pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Minister.
8. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view and from view of neighbouring or nearby developments (or developments reasonably anticipated), located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the Minister. The use of angled louvered slats for screening purposes is acceptable, however the slat screening must be designed with a panel to gap ratio, such that the condenser units are not readily visible from any angle.

NOTES

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (developer.concierge@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. 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. The proposal shows upgrade works to the building access points, with no non-compliant

works identified. The builder is to ensure that these works are to comply with the National Construction Code and the Australian Standard AS1428.1.

3. The applicant is advised to engage a Northern Territory registered building certifier to ensure that the intended use of any existing buildings or structures is permitted by occupancy certification in accordance with the *Building Act 1993*.
4. 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.

This document contains drawing numbers:

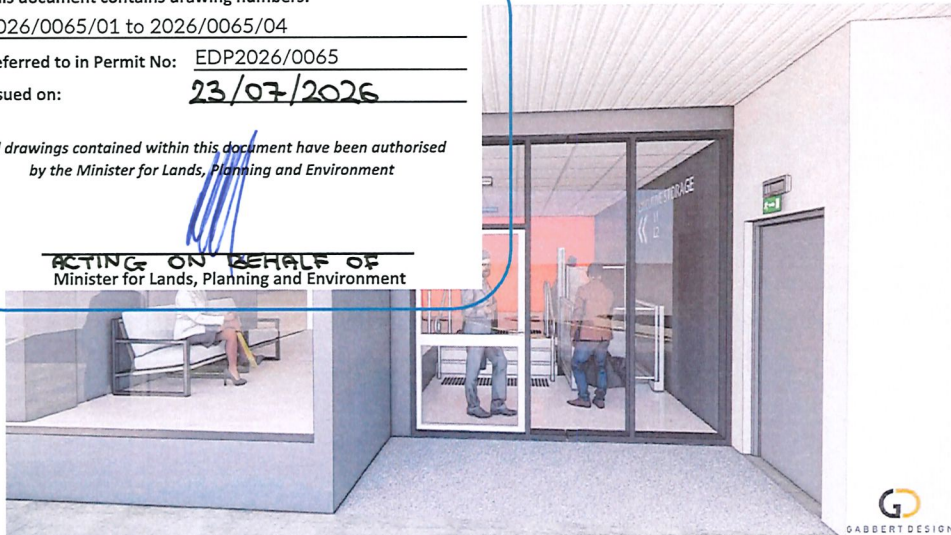
2026/0065/01 to 2026/0065/04

Referred to in Permit No: EDP2026/0065

Issued on: 23/07/2026

All drawings contained within this document have been authorised by the Minister for Lands, Planning and Environment

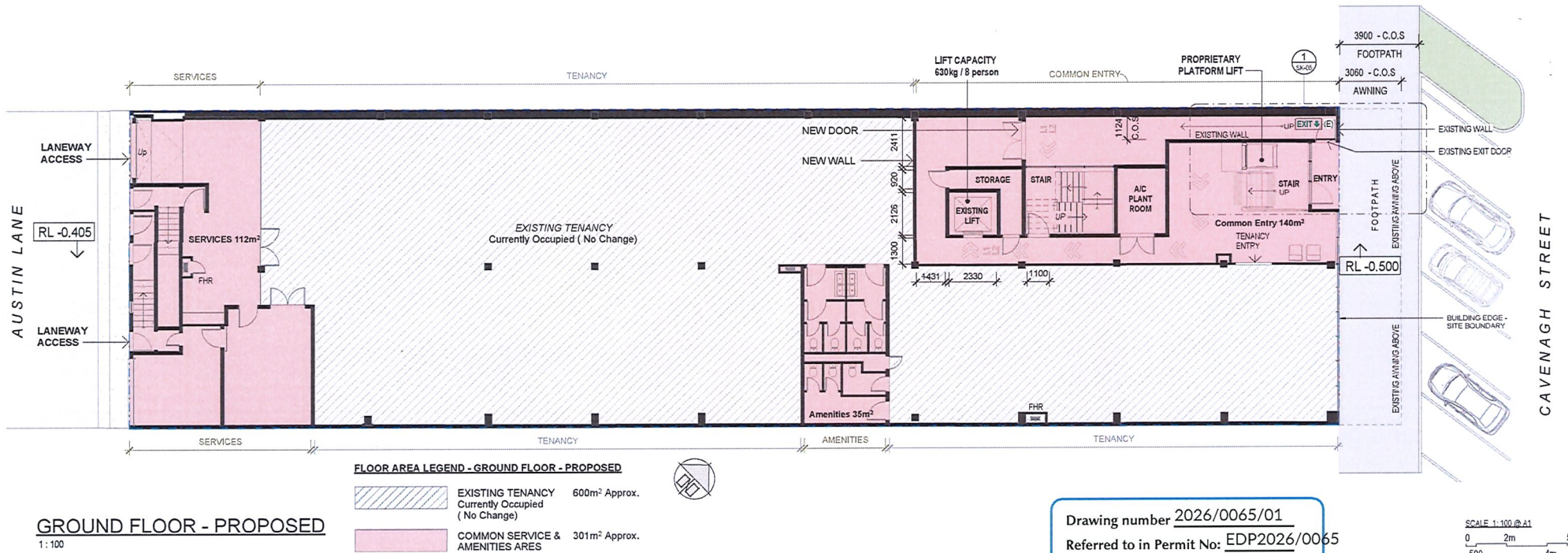
ACTING ON BEHALF OF
Minister for Lands, Planning and Environment



3D VIEW - BUILDING ENTRY (IMAGE INDICATIVE ONLY)



3D VIEW - COMMON AREA (IMAGE INDICATIVE ONLY)



GROUND FLOOR - PROPOSED

1:100

FLOOR AREA LEGEND - GROUND FLOOR - PROPOSED

	EXISTING TENANCY Currently Occupied (No Change)	600m ² Approx.
	COMMON SERVICE & AMENITIES AREAS	301m ² Approx.

NOTES

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CLIENT
BUILDER

PROJECT CONSULTANTS

- BUILDING CERTIFIER
- STRUCTURAL ENGINEER
- CIVIL ENGINEER
- Mechanical Engineer
- ELECTRICAL ENGINEER

DARWIN
EXECUTIVE STORAGE



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Drawing number 2026/0065/01

Referred to in Permit No: EDP2026/0065

PROJECT TITLE:
EXECUTIVE STORAGE FACILITY

LOT 2335 (25) CAVENAGH STREET, DARWIN

DCA SUBMISSION

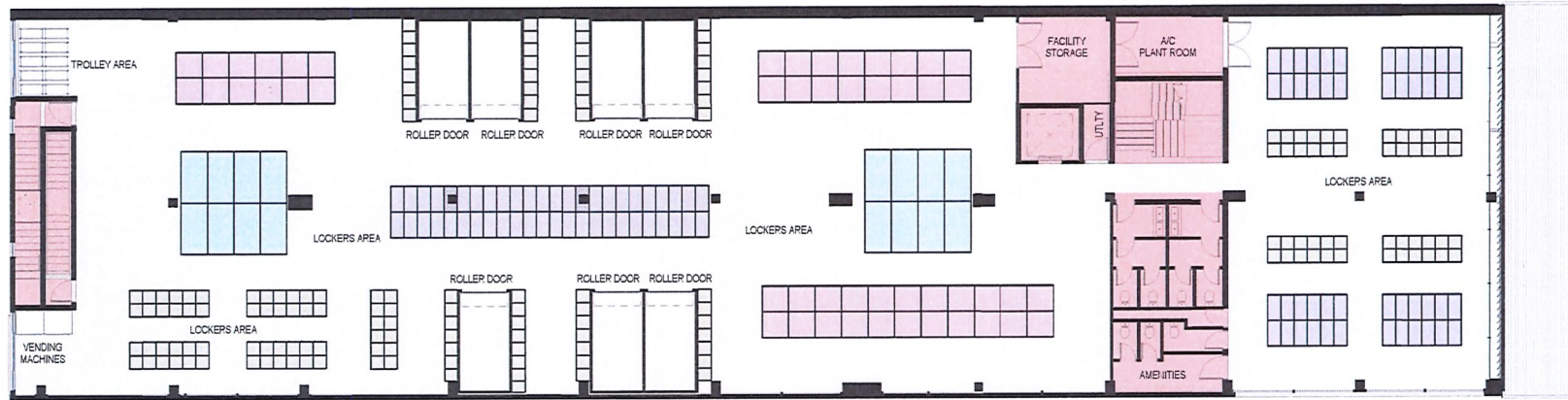
DRAWING TITLE:

PROPOSED GROUND
FLOOR PLAN

SCALE 1:100 @ A1

0 2m 5m
500 4m

PROJECT No: GD-194 DATE: 13.12.2025
DESIGNED: WG
DRAWN: SW
SCALE: As indicated @ A1
REVISION:
B



LOCKER KEY PLAN - FIRST LEVEL

1:100

SELF STORAGE UNITS CURRENT FLOOR TO
BE UPGRADED TO MEET REQUIRED kPa

FLOOR AREA LEGEND - FIRST FLOOR - PROPOSED

	NET FLOOR AREA	780m ² Approx.
	COMMON SERVICE / AMENITIES AREAS / STAIR ON AUSTIN LANE SIDE	109m ² Approx.

STORAGE SCHEDULE

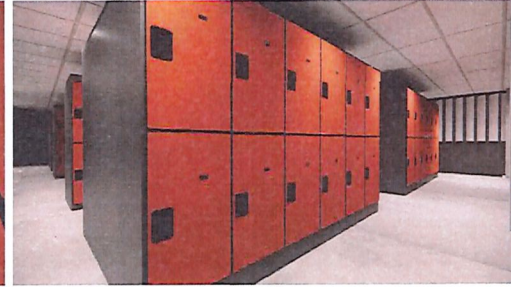
Items	Description (W) x (D) x (H)
TYPE 1	1035 x 1000 x 2100 - 2 TIER LOCKER
TYPE 2	1030 x 2050 x 2100 - SINGLE LOCKER
TYPE 3	500 x 500 x 2100 - 2 TIER LOCKER
TYPE 4	500 x 1000 x 2100 - 2 TIER LOCKER



TYPE 1 - 2 TIER LOCKER (1035W x 1000D x 2100H)



TYPE 2 - SINGLE LOCKER (1030W x 2050D x 2100H)



TYPE 3 - 2 TIER LOCKER (500W x 500D x 2100H)



TYPE 4 - 2 TIER LOCKER (500W x 1000D x 2100H)

LOCKER TYPE - FIRST FLOOR (IMAGE INDICATIVE ONLY)

N.T.S.

Drawing number 2026/0065/02

Referred to in Permit No: EDP2026/0065

SCALE 1:100 @ A1
0 2m 5m
500 4m

No.	Description	Date
C	STAGE PLAN ADDED	23.01.26
B	DCA SUBMISSION	23.01.26
A	DCA SUBMISSION	19.01.26
REVISIONS		

NOTES
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PROJECT CONSULTANTS
BUILDING CERTIFIER
STRUCTURAL ENGINEER
CIVIL ENGINEER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER

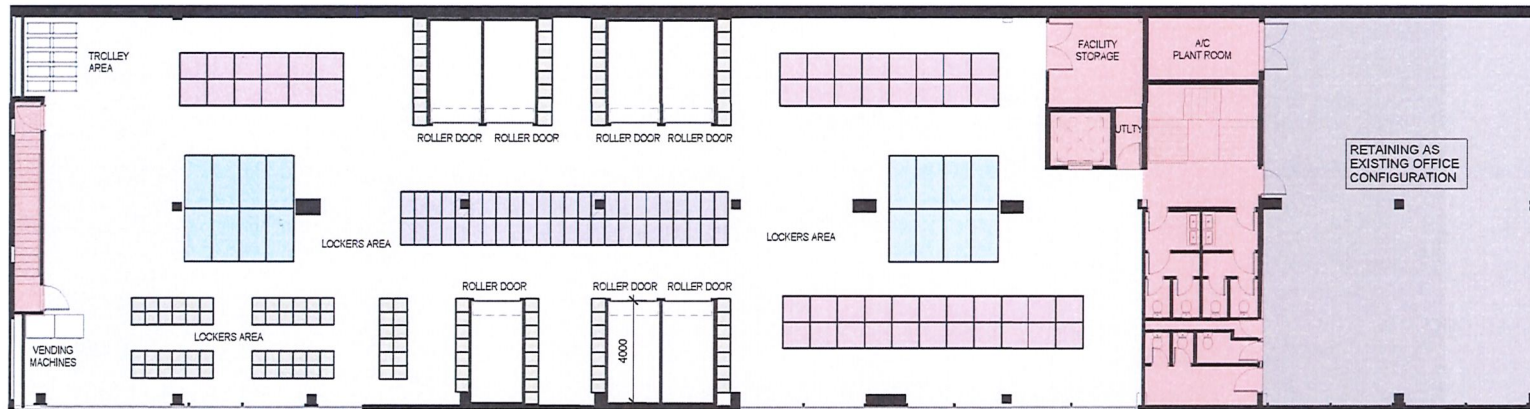
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wayne@gabbertdesign.com.au

PROJECT TITLE
EXECUTIVE STORAGE FACILITY
LOT 2335 (25) CAVENAGH STREET, DARWIN

DCA SUBMISSION
DRAWING TITLE
STORAGE SCHEDULE -
FIRST FLOOR

PROJECT No: GD-194
DATE: 12.12.2025
DESIGNED: WG
DRAWN: SW
SCALE: As indicated @ A1
REVISION:
C



LOCKER KEY PLAN - SECOND LEVEL

1:100

SELF STORAGE UNITS CURRENT FLOOR TO
BE UPGRADED TO MEET REQUIRED kPa

FLOOR AREA LEGEND - SECOND FLOOR - PROPOSED

	NET FLOOR AREA - STORAGE	629m ² Approx.
	NET FLOOR AREA - EXISTING OFFICE	162m ² Approx.
	COMMON SERVICE / AMENITIES AREAS / STAIR ON AUSTIN LANE SIDE	104m ² Approx.

STORAGE SCHEDULE

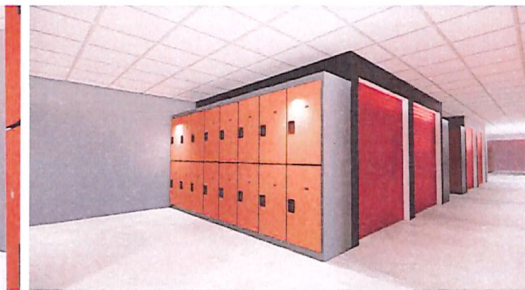
Items	Description (W) x (D) x (H)
TYPE 1	1035 x 1000 x 2100 - 2 TIER LOCKER
TYPE 2	1030 x 2050 x 2100 - SINGLE LOCKER
TYPE 3	500 x 500 x 2100 - 2 TIER LOCKER
TYPE 4	500 x 1000 x 2100 - 2 TIER LOCKER



TYPE 1 - 2 TIER LOCKER (1035W x 1000D x 2100H)



TYPE 2 - SINGLE LOCKER (1030W x 2050D x 2100H)



TYPE 3 - 2 TIER LOCKER (500W x 500D x 2100H)



TYPE 4 - 2 TIER LOCKER (500W x 1000D x 2100H)

LOCKER TYPE - SECOND FLOOR (IMAGE INDICATIVE ONLY)

N.T.S.

Drawing number 2026/0065/03

Referred to in Permit No: EDP2026/0065

SCALE 1:100 @ A1
0 2m 5m
500 4m

REVISIONS	Description	Date
B	DCA SUBMISSION	20.01.26
A	DCA SUBMISSION	19.01.26

NOTES

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PROJECT CONSULTANTS

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- CIVIL ENGINEER
- HYDRAULIC ENGINEER
- MECHANICAL ENGINEER
- ELECTRICAL ENGINEER



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PROJECT TITLE
EXECUTIVE STORAGE FACILITY

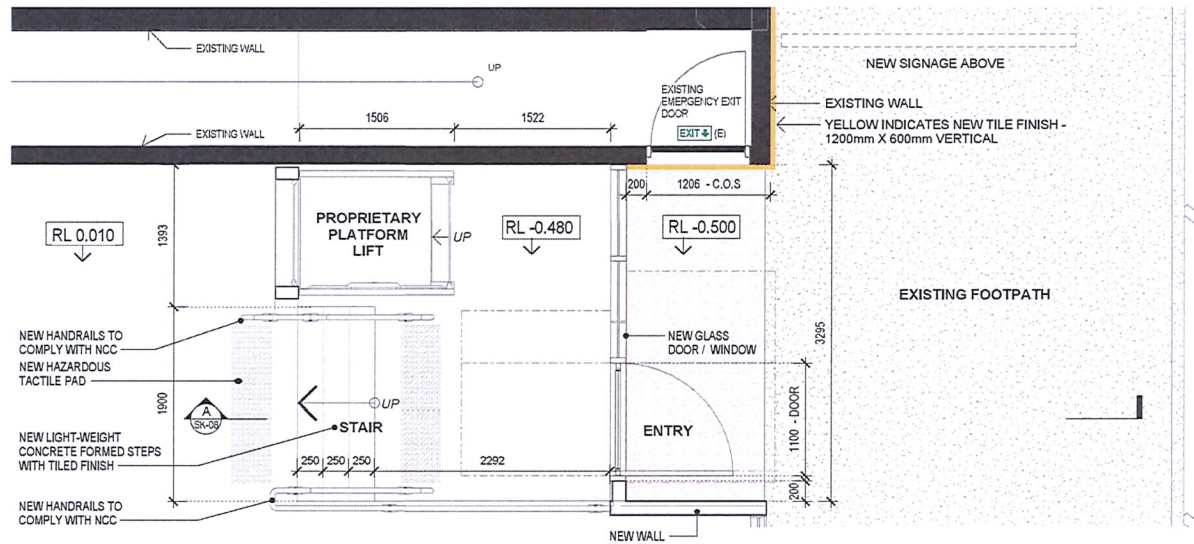
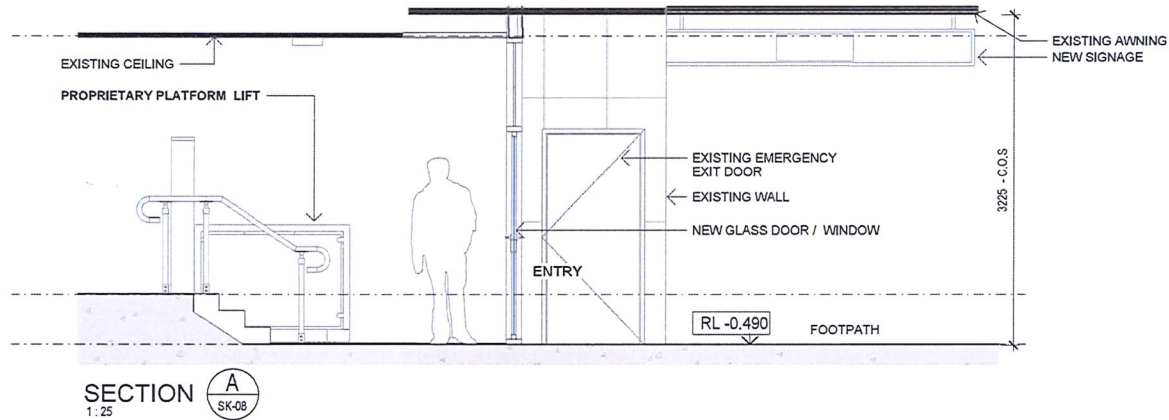
LOT 2335 (25) CAVENAGH STREET, DARWIN

DCA SUBMISSION

DRAWING TITLE

**STORAGE SCHEDULE -
SECOND FLOOR**

PROJECT No: GD-024	DATE: 12.12.2025
DESIGNED: WG	DRAWN: GW
REVIEW: B	SCALE: As indicated @ A1



ENLARGED PLAN - GROUND FLOOR - PLATFORM LIFT AND STAIR
1:25

Drawing number 2026/0065/04
Referred to in Permit No: EDP2026/0065

DIMENSIONS
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION.

SCALE 1:25 @ A1
0 .5m 1.25m
.125m 1m

REVISIONS		
No.	Description	Date
B	DCA SUBMISSION	29.01.26
A	DCA SUBMISSION	19.01.26

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PROJECT TITLE:
EXECUTIVE STORAGE FACILITY
LOT 2335 (25) CAVENAGH STREET, DARWIN

DCA SUBMISSION
DRAWING TITLE:
PROPOSED GROUND FLOOR ENTRY

PROJECT No: GD-104
DATE: 13.12.2025
DESIGNED: WG
DRAWN: BW
SCALE: 1:25 @ A1
B