

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 40

EXCEPTIONAL DEVELOPMENT PERMIT

EDP24/0009

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

N.T. Portion 1646
Administrative Lot 726
88 Main Road Gunbalanya
Townsite of Gunbalanya

APPROVED PURPOSE

To use and develop the land for the purpose of rooming accommodation with 13 rooms in five single storey buildings with ancillary outbuildings and carparking, in accordance with the attached schedule of conditions and the endorsed plans.

BASE PERIOD OF THE PERMIT

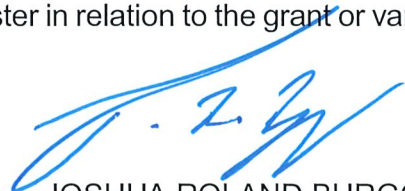
This permit will expire if one of the following circumstances applies:

- (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 ROLAND BURGOYNE
Minister for Lands, Planning and Environment

16 / 12 / 2024

EXCEPTIONAL DEVELOPMENT PERMIT

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SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings endorsed and numbered 2024/0058/01 through to 2024/0058/08, forming part of this permit.
2. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the West Arnhem Regional Council, to the satisfaction of the consent authority.
3. 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 consent authority.
4. Before the use or occupation of the development starts, the area(s) 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 consent authority.
5. The car parking shown on the endorsed plan(s) must be available at all times for the exclusive use of the occupants of the development and their (visitors/ clients).
6. The loading and unloading of goods from vehicles must only be carried out on the land.
7. Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
8. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
9. 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.
10. Storage for waste disposal bins is to be provided to the requirements of the West Arnhem Regional Council to the satisfaction of the consent authority.
11. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - (a) transport of materials, goods or commodities to or from the land
 - (b) appearance of any building, works or materials
 - (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
 - (d) presence of vermin

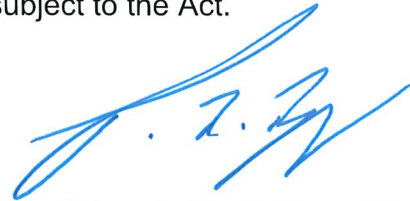
12.External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the consent authority.

NOTES

1. The Power and Water Corporation advise that the Regions and Remote Operations, Remote Development team, remotedevelopment@powerwater.com.au should be contacted via email a minimum 2 to 3 months prior to expected construction works commencing to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure. The information provided from the developer will determine whether or not a Site Servicing Plan (SSP) will be required to be developed.
Power and Water Corporation advise that prior to initial reviews and assessments being undertaken to determine Power and Water Corporations servicing requirements, the developer should submit an Expression of Interest (Eoi) form via email to remotedevelopment@powerwater.com.au
2. A "Permit to Work Within a Road Reserve" may be required from the West Arnhem Regional Council or Transport and Civil Services Division of the Department of Logistics and Infrastructure, before commencement of any work within the road reserve. Fees may apply.
3. 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>.
4. All land in the Northern Territory is subject to *the Weeds Management Act 2001* (WM Act). The WM Act describes the legal requirements and All land in the Northern Territory is subject to the Weeds Management Act 2001 (WM Act). The WM Act describes the legal requirements and responsibilities that apply to owners and occupiers of land regarding declared weeds. Section 9 general duties include the requirement to take all reasonable measures to prevent land being infested with a declared weed and to prevent a declared weed from spreading. There are additional duties including a prohibition on buying, selling, cultivating, moving or propagating any declared weed and the requirement to notify the Weed Management Branch of a declared weed not previously present on the land within 14 days of detection.
Should you require further weed management advice contact the weed management branch by phone on (08) 8999 4567 or by email to weedinfo@nt.gov.au
5. 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 phone Heritage Branch of the Department of Lands, Planning and Environment.
6. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under *the Northern Territory Aboriginal Sacred Sites*

Act 1989. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.

7. 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.
8. The development and use hereby permitted must be in accordance with Northern Territory legislation including (but not limited to) *the Building Act 1993*, *the Public and Environmental Health Act 2011* and *the Food Act 2004*.
9. 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.



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Minister for Lands, Planning and Environment

16-12-2024