

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 41

REASONS FOR DECISION IN RELATION TO PROPOSED EXCEPTIONAL DEVELOPMENT PERMIT

The decision to grant an Exceptional Development Permit for NT Portion 1646, Administrative lot 726, (88) Main Road, Townsite of Gunbalanya for the purpose of Rooming Accommodation, 13 rooms in five single storey buildings with ancillary outbuildings and carparking was made pursuant to section 40(2)(a) of the *Planning Act 1999* for the following reasons:

- The land has a historical use for rooming accommodation.
- The site of the proposed development is readily accessible to the range of community and commercial services available within the community.
- No land capability matters have been identified that have the potential to impact on the use of the land for the proposed uses.
- The development is to be connected to reticulated power, water and sewer services.
- The development is consistent with the mixed-use nature of the locality.
- The provision of rooming accommodating supports the development of the community in providing accommodation facilities for workers.
- The development will contribute to the amenity of the locality by providing a new built form and associated landscaping to the site.
- The development is generally consistent with the requirements of the NTPS 2020. The common open space provided is centrally located, provides sheltered access from all accommodations units and provides for the needs of the occupants.
- No public submissions were received, no objections from service authorities.



JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

16 /12 /2024

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP24/0009

I, JOSHUA ROLAND BURGOYNE, 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 NT Portion 1646, Administrative lot 726, (88) Main Road, Townsite of Gunbalanya;
- (b) The Exceptional Development Permit has been granted for the purpose of Rooming Accommodation, 13 rooms in five single storey buildings with ancillary outbuildings and carparking;
- (c) The land is within Zone CP (Community Purpose) of the NT Planning Scheme 2020, and the development proposes Rooming accommodation with 13 rooms in five single storey buildings with ancillary outbuildings and carparking, 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>.



JOSHUA ROALND BURGOYNE
Minister for Lands, Planning and Environment

16 / 12 / 2024