

Agenda

Special Council Meeting

I hereby give notice that a Special Meeting of Council will be held on:

- Date:** Tuesday, 17 March 2026
- Time:** 5:30 pm
- Location:** Council Chambers Darrandirra
Level 1, Civic Centre
Harry Chan Avenue, Darwin
- Webcasting:** [MS Teams Link to Webcast](#)

Simone Saunders

Chief Executive Officer



ORDINARY COUNCIL MEMBERS

The Right Worshipful, the Lord Mayor Peter Styles (Chair)

Deputy Lord Mayor Mick Palmer

Councillor Jimmy Bouhoris

Councillor Nicole Brown

Councillor Shani Carson

Councillor Kim Farrar

Councillor Julie Fraser

Councillor Edwin Joseph

Councillor Sylvia Klonaris

Councillor Peter Pangquee

Councillor Patrik Ralph

Councillor Sam Weston

OFFICERS

Chief Executive Officer, Simone Saunders

General Manager Community, Matt Grassmayr

General Manager Corporate, Natalie Williamson

General Manager Innovation, Alice Percy

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- 1 **ACKNOWLEDGEMENT OF COUNTRY****

- 2 **THE LORD’S PRAYER****

- 3 **MEETING DECLARED OPEN****

- 4 **APOLOGIES AND LEAVE OF ABSENCE****
 - 4.1 **APOLOGIES****
 - 4.2 **LEAVE OF ABSENCE GRANTED****
 - 4.3 **LEAVE OF ABSENCE REQUESTED****

- 5 **ELECTRONIC MEETING ATTENDANCE****
 - 5.1 **ELECTRONIC MEETING ATTENDANCE GRANTED****
 - 5.2 **ELECTRONIC MEETING ATTENDANCE REQUESTED****

- 6 **DECLARATION OF INTEREST OF MEMBERS AND STAFF****

- 7 **MOVING OF ITEMS****

- 8 **DEPUTATIONS AND BRIEFINGS****

Nil

9 ACTION REPORTS

9.1 APPLICATION FOR EXCEPTIONAL DEVELOPMENT PERMIT - 80 SERVICED APARTMENTS - 430 STUART HIGHWAY, WINNELLIE

Author: Manager Planning and Place
Executive Manager Place and Economic Development

Authoriser: General Manager Innovation

Attachments: 1. Draft Submission Letter [↓](#)

RECOMMENDATIONS

1. THAT the report entitled Application for Exceptional Development Permit - 80 Serviced Apartments - 430 Stuart Highway, Winnellie be received and noted.
2. THAT Council endorse the draft submission letter to the Department of Lands, Planning and Environment provided at **Attachment 1**.

PURPOSE

The purpose of this report is to seek endorsement from Council to make a submission to an application for an Exceptional Development Permit (EDP).

KEY ISSUES

- An application for an EDP sought for a five-storey building containing 80 serviced apartments, which is a prohibited use in zone SC (Service Commercial).
- The site previously operated as Hi Way Inn Motel until it was demolished 2019.
- Access is via existing Stuart Highway, which contains an existing stormwater network.
- Proposed landscaping covers 30% of site, meeting the minimum zone requirements.
- Onsite parking and bicycle spaces exceed Service Commercial zone minimum standards.
- There are no impacts on City of Darwin assets. The road and stormwater network are owned by Northern Territory Government.
- The development is comparable to former motel and will be low impact on surrounding service commercial activities.
- City of Darwin officers have no objection to the proposal.

DISCUSSION

EDP process

The EDP (application reference: PA2026/0024) seeks approval for a development containing 80 serviced apartments, which is a prohibited land use within the Service Commercial zone.

Under the Northern Territory *Planning Act 1999*, rezoning is the standard mechanism for altering land-use permissions. However, pursuant to Part 5, Sections 40(1), 42 and 51(1)(p), the Minister may issue an EDP for a prohibited use when it is considered preferable to a planning scheme amendment and can be demonstrated to satisfy public interest, amenity, environmental and infrastructure requirements.

Submissions on EDP applications are reviewed by the Northern Territory Planning Commission before a determination is made by the Minister. While community members, service authorities and local government may provide submissions, there are no third-party appeal rights, meaning the community's and City of Darwin's influence ends at public exhibition.

Once the Minister has determined the application, only the applicant retains appeal rights, either by requesting reconsideration of permit conditions or by seeking a review if the permit is refused.

Site history

The 4,070m² development site formerly accommodated the Hi Way Inn Motel, which operated from the mid-1990s until its demolition in 2019.



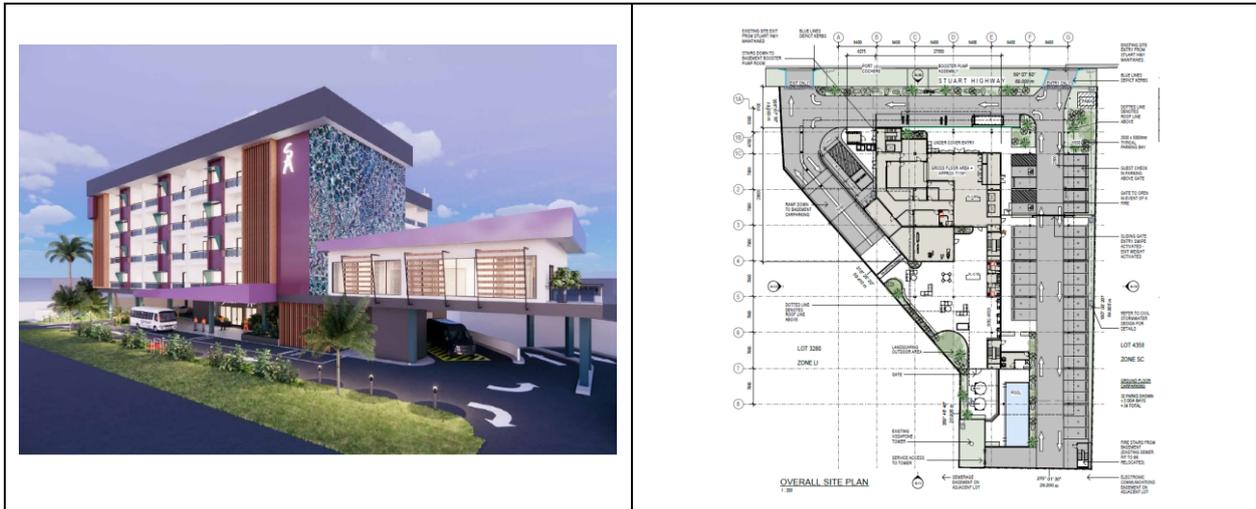
The proposal

The application seeks approval for a five-storey serviced apartment development comprising 80 self-contained suites (72 x one-bedroom and eight x two-bedroom serviced apartments), a basement carpark, ground-floor lobby and guest facilities, and landscaped communal areas. Vehicle access is retained from Stuart Highway, incorporating a porte-cochere, internal circulation routes and parking and bicycle facilities designed to meet short-stay accommodation needs.

The proposal seeks to re-establish the long-standing accommodation use of the site. However, serviced apartments fall within the Dwelling-Multiple land use under the Northern Territory Planning Scheme 2020 (NTPS), which is prohibited in Zone SC and therefore requires an EDP. Although classified differently, it is comparable to other tourist accommodation types (such as hotel/motel) that are impact-assessable and capable of support in the zone. In practical terms, both provide short-term visitor accommodation consistent with the site's historic function.

The primary differentiator between these uses and 'serviced apartments' is the self-contained nature of each suite. The site is fully serviced by reticulated power, water, sewerage and telecommunications. Existing crossovers on the Northern Territory Government's Stuart Highway provide access. This road also contains an existing stormwater network. The design integrates stormwater management, landscaping, loading areas, bicycle infrastructure and end-of-trip facilities. Airport-related height, lighting and acoustic requirements have been addressed.

The proposal includes 30% landscaping, satisfying the minimum requirements of the Service Commercial zone. The proposal provides 105 onsite parking spaces and 36 bicycle spaces, exceeding the zone's minimum standards.



No Impacts on City of Darwin Assets

The proposal has no impact on City of Darwin assets. Road and stormwater infrastructure in this area is owned and managed by the Northern Territory Government, and the surrounding lots are privately owned.

Applicant's reasons for seeking an EDP, rather than rezoning

The applicant contends that serviced apartments are consistent with the established service-commercial character and would reinstate a long-standing motel-style use. The proposal is said to align with the Darwin Regional Land Use Plan (DRLUP), which identifies the Stuart Highway precinct as part of an established service-commercial corridor. While the DRLUP designates the area as Industry, it recognises the continuation of established commercial uses.

Conclusion

Under the NTPS, serviced apartments are defined as self-contained commercial accommodation that is regularly serviced or cleaned. While this use is prohibited within Zone SC, other tourist accommodation types, such as hotels and motels, may be permitted.

The proposed serviced apartments are unlikely to generate significant adverse impacts on surrounding service-commercial land uses and are generally consistent with the former motel on the site. The proposal does not affect City of Darwin assets. On this basis, City of Darwin has no objections in principle to the application.

PREVIOUS COUNCIL RESOLUTION

N/A

STRATEGIC PLAN ALIGNMENT

2 A Safe, Liveable and Healthy City
 2.2 By 2030, Darwin will be increasingly recognised as a liveable city

BUDGET / FINANCIAL / RESOURCE IMPLICATIONS	Budget/Funding: N/A
LEGISLATION / POLICY CONTROLS OR IMPACTS	Legislation: <i>Northern Territory Planning Act 1999</i> Policy: N/A
CONSULTATION, ENGAGEMENT & COMMUNICATION	Engagement Level: Inform
DECLARATION OF INTEREST	The report author does not have a conflict of interest in relation to this matter. The report authoriser does not have a conflict of interest in relation to this matter. If a conflict of interest exists, staff will not act in the matter, except as authorised by the CEO or Council (as the case requires).



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Manager Urban Planning
Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801

Please Quote: PA2026/0024

20 March 2026

Dear Sir/Madam

Parcel Description: Section 3942 Hundred of Bagot
430 Stuart Hwy, Winnellie

Proposed Development: Dwelling-multiple (72 x one bedroom and 8 x 2 bedroom serviced apartments) in one x 5 storey building including one level of basement car parking

Thank you for the application for an Exceptional Development Permit referred to this office 20 February 2026 concerning the above.

This matter was considered at City of Darwin's Special Council Meeting on 17 March 2026. City of Darwin has no objection to the proposal.

If you require any further information in relation to this application, please feel free to contact City of Darwin's Innovation Team on 8930 0300 or darwin@darwin.nt.gov.au

Yours faithfully

ALICE PERCY
GENERAL MANAGER INNOVATION

darwin.nt.gov.au



10 REPORTS OF REPRESENTATIVES

11 QUESTIONS BY MEMBERS

12 GENERAL BUSINESS

13 CLOSURE OF MEETING TO THE PUBLIC

THAT pursuant to Section 99 (2) of the Local Government Act 2019 and Regulation 8 of the Local Government Regulations the meeting be closed to the public to consider the Confidential Items of the Agenda.

RECOMMENDATIONS

That the Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 99(2) of the *Local Government Act 2019*:

17.1 Northcrest Housing Estate - Letter to Steven Edgington MLA Minister for Housing, Local Government and Community Development

This matter is considered to be confidential under Section 99(2) - 51(e) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with subject to subregulation 51(3) – information provided to the council on condition that it be kept confidential and would, if publicly disclosed, be likely to be contrary to the public interest.

14 ADJOURNMENT OF MEETING AND MEDIA LIAISON