

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP21/0135

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 02975
Town of Darwin
15 GOLDSMITH ST, FANNIE BAY

APPROVED PURPOSE

To use and develop the land for the purpose of a subdivision to create two lots, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clause 6.2.1 (Lot Size and Configuration for Subdivision in Zones LR, LMR, MR and HR) of the Northern Territory Planning Scheme 2020.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the Planning Act 1999, this permit will lapse two years from the date of issue.



Suzanne Philip
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SUZANNE PHILIP
Delegate
Development Consent Authority
14 May 2021

DEVELOPMENT PERMIT

DP21/0135

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the commencement of works (including site preparation), 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 consent authority.
2. Prior to the commencement of works (including site preparation), the applicant is to prepare a dilapidation report covering infrastructure within the road reserve to the requirements of the City of Darwin, to the satisfaction of the consent authority.

GENERAL CONDITIONS

3. The works carried out under this permit shall be in accordance with the drawing 2020/0412/01, endorsed forming part of this permit.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage and electricity facilities to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
5. 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 on the plan of subdivision submitted for approval by the Surveyor General.
6. 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.
7. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the City of Darwin, to the satisfaction of the consent authority.
8. The owner shall:
 - a. remove disused vehicle and/ or pedestrian crossovers;
 - b. provide footpaths/ cycleways;
 - c. collect stormwater and discharge it to the drainage network; and
 - d. undertake reinstatement works;all to the technical requirements of and at no cost to the City of Darwin, to the satisfaction of the consent authority.
9. No 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.
10. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Darwin, to the satisfaction of the consent authority.

11. Prior to the issue of the Part V clearance for the subdivision, a written confirmation from a building certifier confirming that the existing building (on Lot A) comply with the *Building Act 1999*, must be provided to the satisfaction of the consent authority.
12. Prior to the issue of the Part V clearance for the subdivision, a written confirmation from a building certifier confirming that the setback of the existing building (on Lot A) to the internal boundary of the subdivision that created the lot complies with the requirements of Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structure), must be provided to the satisfaction of the consent authority.

NOTES

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@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. If you choose nbn to service your development, you will need to enter into a development agreement with nbn. The first step is to register the development via <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html> once registered nbn will be in contact to discuss the specific requirements for the development. Nbn requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to nbn guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html>.
3. The Surveyor-General advises you should immediately make an application for unit/street addresses to the Survey and Land Records Unit on (08) 8995 5362 (surveylandrecords@nt.gov.au).
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. Any proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.
6. All street trees shall be protected at all times. No tree on the road reserve/footpath/verge shall be pruned, removed or damaged in any way as a result of adjacent development work, unless written permission is obtained from City of Darwin.



2974

ROSS SMITH AVENUE

126°14'15"

28.955
18.455

36°14'15"

10.5

306°14'15"

Lot A
664m²

32.005

6.465
171°14'15"

2973

Lot B
384m²

36.575

13.885
24.385

2976

306°14'15"

36.575

10.5
216°14'15"


GOLDSMITH STREET

This document contains drawing numbers:
2020/0412/01

Referred to in Permit No: DP21/0135

Issued by the consent authority on: 14 May 2021

All drawings contained within this document have been authorised
by the delegate of the consent authority.


Suzanne Philip
2021.05.14
15:28:17
10930

Delegate

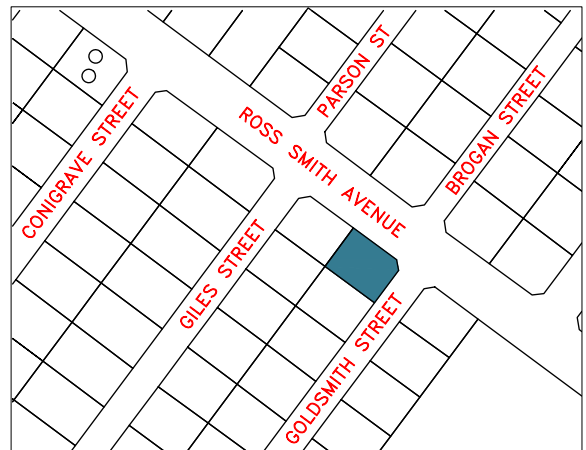
Drawing number 2020/0412/01

Referred to in Permit No: DP21/0135

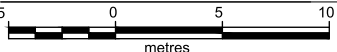
Note

Residence and other improvements to be removed
The Building sitting on proposed boundary is subject to survey
Areas and dimensions are subject to survey

LOCALITY PLAN



Not to Scale

SCALE:	1:250
COORD. SYSTEM:	LOCAL
LEVEL DATUM:	N/A
CONTOUR INTERVAL:	N/A
	

SURVEYOR:	
SURVEY DATE:	
DRAWN BY:	IF
CHECKED BY:	AT
JOB No:	2020-0319
APPROVED	AT

CROSS SOLUTIONS
SURVEYORS & SPATIAL CONSULTANTS

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SCI QUAL
INTERNATIONAL

SUBDIVISION PLAN

PROPOSED 2 LOT SUBDIVISION OF
LOT 2975 TOWN OF DARWIN
15 GOLDSMITH STREET FANNIE BAY

CLIENT: ZEST DCA PTY LTD

DRAWING No: 2020-0319-01

SHEET No: 4 of 4

REV:D