NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT
DP20/0120

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 04251
Town of Palmerston
575 ROYSTONEA AVE, ZUCCOLI

APPROVED PURPOSE

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

VARIATIONS GRANTED

Nil.

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
2020.04.16
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SUZANNE PHILIP
Delegate
Development Consent Authority
16 April 2020
DEVELOPMENT PERMIT
DP20/0120

SCHEDULE OF CONDITIONS
1. The works carried out under this permit shall be in accordance with the drawing numbered PA2019/0227/01 as forming part of this permit.

2. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities to the development/each lot shown on the endorsed plan in accordance with the authorities’ requirements and relevant legislation at the time.

3. 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.

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.
Dear Mr Dodd

NOTICE OF CONSENT (SECTION 53B OF THE PLANNING ACT 1999)
LOT 4251 (575) ROYSTONEA AVENUE, ZUCCOLI, TOWN OF PALMERSTON

The Development Consent Authority has determined in accordance with section 53(a) of the Planning Act 1999, to grant consent to the proposal to use and develop the abovementioned land for the purpose of subdivision to create one lot, subject to the conditions specified on the attached Development Permit DP20/0120.

Reasons for the Determination

1. Pursuant to sections 30P(2)(a) and (b) of the Planning Act 1999, the consent authority must take into account any planning scheme that applies to the land to which the application relates and the amendment proposal contained within the application.

The proposed subdivision has been assessed against the relevant clauses of the Northern Territory Planning Scheme and complies. The proposal will facilitate the transfer of ownership of the Sewer Pump Station to Power and Water Corporation.

The Darwin Regional Land Use Plan 2015 (DRLUP), a policy document included in Schedule 2, identifies an overarching framework for future development within the greater Darwin area. The proposal is consistent with key objectives of the DRLUP in facilitating opportunities for the urban development of land and the efficient provision and utilisation of infrastructure.

The Palmerston Eastern Suburb Area Plan outlines the future land use structure and planning principles for the area. The subject lot is identified for urban residential use as part of the suburb of Zuccoli. The proposal will provide an essential service for the area and is therefore considered to accord with the Area Plan.

Clause 11.1.1 – Minimum Lot Size and Requirements

The amendment will rezone the proposed new lot, which will be 3120m² in area, to Zone U (Utilities). There is no minimum lot size in Zone U. The minor realignments of the surrounding Zones PS, CN, FD and PM will not create any new non-compliances with the requirements of this clause.
Clause 13.3 – Utilities

The subject land comprises an existing Sewer Pump Station. The proposal accords with the primary purpose of this clause, which is to ensure the use or development of land in Zone U does not prejudice the future development of the utility.

2. Pursuant to Section 30P(2)(l) of the Planning Act 1999, the consent authority must take into consideration the capability of the public utilities or infrastructure provided in the area in which the land is situated and any requirement for public facilities and services to be connected to the land; and facilities, infrastructure or land to be provided by the applicant.

The application was circulated to the City of Palmerston, Power and Water Corporation, Department of Environment and Natural Resources, and the Transport and Civil Services Division for comment. No objections were raised by service authorities and issues raised can be addressed in the condition of the subdivision permit.

Right of Appeal

Applicants are advised that a right of appeal to the Northern Territory Civil and Administrative Tribunal exists under Part 9 of the Planning Act 1999. An appeal under section 114 against a determination of a development application must be made within 28 days of the service of this notice.

The Northern Territory Civil and Administrative Tribunal can provide information regarding the Notice of Appeal form and fees payable. The address for lodgement of a Notice of Appeal is: Northern Territory Civil and Administrative Tribunal, PO Box 41860 CASUARINA NT 0810 or Level 1, The Met Building, 13 Scaturchio Street, CASUARINA NT 0806 (Telephone: 08 8944 8720 or Facsimile 08 8922 7201 or email AGD.ntcat@nt.gov.au).

There is no right of appeal by a third party under section 117 of the Planning Act 1999 in respect of this determination as there were no submissions received under section 49 of the Act.

If you have any queries in relation to this Notice of Consent or the attached Development Permit, please contact Development Assessment Services on telephone (08) 8999 6046.

Yours faithfully
Suzanne Philip
2020.04.16
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+09'30"

SUZANNE PHILIP
Delegate
16 April 2020

Attachment
cc City of Palmerston

Notice of Consent – DP20/0120 – Lot 4251 (575) Roystonea Avenue, Zuccoli, Town of Palmerston
NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 30U

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 526

I, EVA DINA LAWLER, Minister for Infrastructure, Planning and Logistics, under section 30U(1) of the Planning Act 1999, give notice that –

AMENDMENT DECISION

I have, under section 30R(2)(a)(i) of the Act, made an amendment decision to approve the proposal to rezone Lot 4251 Town of Palmerston (575 Roystonea Avenue, Zuccoli) and Lot 4252 Town of Palmerston (9 Channel Road, Mitchell) from Zone FD (Future Development) and Zone PM (Proposed Main Road) to Zone U (Utilities), Zone PM (Proposed Main Road), Zone FD (Future Development), Zone CN (Conservation) and Zone PS (Public Open Space).

REASONS FOR DECISION

The rezoning proposal is suitable because:

- it will formally recognise the Zuccoli West Sewer Pump Station, which is a vital piece of infrastructure;
- the administrative lot for the sewer pump station will be serviced and accessed by the already constructed portion of Bertram Road;
- it will ensure that the constructed and revised alignment of Bertram Road is reflected in the town planning zones, which will also ensure the delivery of a functioning and interconnected road corridor over time;
- it will enable essential urban services for the new suburb of Zuccoli in a manner that supports the vision of the Palmerston Eastern Suburbs Area Plan, which seeks to facilitate the development of Zuccoli; and
- there will be no net loss of land for open space and natural open space as a result of this rezoning.
The amendment decision does not determine the concurrent application; and

The amendment decision will take effect:

(i) only if the consent authority consents to the development proposal under section 30W(1)(a) or (b) and, after the determination of any appeals under Part 9, issues a development permit under section 54 for the proposal; and

(ii) if a development permit is issued, on the date on which it is issued.

[Signature]

Minister for Infrastructure, Planning and Logistics

6/14/2020