

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP2025/0472

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 09185

Lot 09186

Lot 09187

Town of Palmerston

6 HEDLEY PL, DURACK

8 HEDLEY PL, DURACK

10 HEDLEY PL, DURACK

APPROVED PURPOSE

To use and develop the land for the purpose of Dwelling-group (4 x 4 bedroom) in 1 x 2 storey building, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clauses 5.4.1 (Residential Density), 5.4.3 (Building Setbacks of Residential Building and Ancillary Structures), and 5.4.6.1 (Private Open Space for Dwellings single, Dwellings independent and Dwellings group) 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

Delegate

Development Consent Authority

25 August 2026

DEVELOPMENT PERMIT

DP2025/0472

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works, amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application but modified to:
 - a. remove the notation “keep hedge height to a maximum of 1.0m high along rear boundary to allow for views of golf course”, or amend the notation to “keep planting height to a minimum of 1m (at maturity) along rear boundary to allow for views of golf course” (or similar), and approve a variation to Clause 5.4.6.1 of the NTPS2020 that allows plants along this boundary to have a minimum height of 1m at maturity.
 - b. include a window schedule that identifies window types of inner facades. Windows should be opaque glass or of high (sill) height or similar design treatment to mitigate against overlooking between dwellings
 - c. show unobstructed access to the Power and Water Corporation electricity supply easements/distribution pillars from the road reserve.
 - d. show locations or required water meters (multi meters and associated common property / clearance distances as required by the Power and Water Corporation).
2. Prior to the commencement of works, a schematic plan demonstrating the on site collection of stormwater and its discharge into the City of Palmerston stormwater drainage system shall be submitted to and approved by the City of Palmerston, to the satisfaction of the consent authority. The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system or an alternate approved connection.
3. Prior to the commencement of works, a Waste Management Plan addressing the City of Palmerston's Waste Management Guidelines must be prepared, to the requirements of the City of Palmerston, to the satisfaction of the consent authority.
4. Prior to the commencement of works, the applicant is to prepare and submit a driveway plan to be approved by City of Palmerston, to the satisfaction of the consent authority.

GENERAL CONDITIONS

5. The works carried out under this permit shall be in accordance with the drawings, endorsed as forming part of this permit.
6. Before the use or occupation of the development starts, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed drawings must be:
 - a. constructed;
 - b. properly formed to such levels that they can be used in accordance with the drawings;

- c. surfaced with an all weather seal coat; and
- d. drained;

to the satisfaction of the consent authority. Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.

7. Before the use/occupation of the development starts, the landscaping works shown on the endorsed drawings must be carried out and completed to the satisfaction of the consent authority.
8. The landscaping shown on the endorsed drawings 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, sewerage, electricity and telecommunications services to the development shown on the endorsed drawings in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notations 3, 4 & 5 for further information.
10. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant authority to the satisfaction of the consent authority.
11. 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.
12. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Palmerston, to the satisfaction of the consent authority.
13. 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, in accordance with the requirements of the City of Palmerston, to the satisfaction of the consent authority.
14. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the City of Palmerston, to the satisfaction of the consent authority.
15. Storage for waste disposal bins is to be provided to the requirements of the City of Palmerston to the satisfaction of the consent authority.
16. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner, to the satisfaction of the consent authority.
17. Prior to the use/occupation of the development and connection of services (i.e. power and water), the owner of the land must apply for street addressing from the Surveyor General of the Northern Territory. This will form the legal address and will be required to be placed on the meters within the development in accordance with the allocation. A Certificate of Compliance (section 65 Planning Act 1999) will not be able to be granted until such time as addressing is obtained.
18. Confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) from a suitably qualified professional confirming that all new number labels have been correctly installed at the Customer's Metering Panel(s)

and water meters (where applicable). Please provide a copy of an email addressed to both waterdevelopment@powerwater.com.au and powerconnection@powerwater.com.au.

19. Prior to issue of Certificate of Compliance (section 65 *Planning Act 1999*) for this permit or commencement of the use, Lots 9185, 9186 and 9187, Town of Palmerston are to be consolidated, and title issued for the new lot.

NOTES

1. 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.
2. This permit will expire if one of the following circumstances applies:
 - a. the development and use is/are 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 consent authority may extend the periods referred to if a request is made in writing before the permit expires.

3. The Power and Water Corporation advises that the Water and Sewer Service Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@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.
4. 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/newdevelopments.html](http://www.nbnco.com.au/newdevelopments.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/newdevelopments/buildersdesigners.html](http://www.nbnco.com.au/newdevelopments/buildersdesigners.html).
5. All developers, including owner builders, are required to comply with Commonwealth telecommunications requirements. Under Commonwealth law, developers are generally required to provide fibre ready pit and pipe in their developments at their expense. Developers may be able to access an exemption from these arrangements in some circumstances. For more information, visit www.infrastructure.gov.au/tind.
6. 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.
7. Any reinstatement works required to Council infrastructure or landscaping must be undertaken by the applicant, to the technical standards of and at no cost to the City of Palmerston.

8. All approved works impacting on City of Palmerston infrastructure must be completed to the satisfaction and technical requirements of City of Palmerston and constructed at the developer's expense.
9. A "Permit to Work in a Public Place" will be required from the City of Palmerston before commencement of any work within Council owned land.
- 10 Any signage is subject to the City of Palmerston approval, at no cost to Council.
11. 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 (NT EPA) website at [http://ntepa.ntg.gov.au/waste pollution/guidelines/guidelines](http://ntepa.ntg.gov.au/waste%20pollution/guidelines/guidelines). The proponent is advised to take notice of the Northern Territory Noise Management Framework Guideline provided by the NT EPA, and which is available at [https://ntepa.nt.gov.au/your environment/noise](https://ntepa.nt.gov.au/your%20environment/noise).