

# NORTHERN TERRITORY OF AUSTRALIA

## *Planning Act 1999*

### NOTICE OF DECISION EXCEPTIONAL DEVELOPMENT PERMIT EDP24/0006

I, LEAH CLIFFORD, Delegate of the Minister for Infrastructure, Planning and Logistics, 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 Lot 14770 (14) Garrick Street, Zuccoli, Town of Palmerston;
- (b) The Exceptional Development Permit has been granted for the purpose of subdivision to create two lots;
- (c) The land is within Zone SP9 (Specific Use Palmerston Number 9) of the NT Planning Scheme 2007, and the subdivision is non-compliant with average lot size and lot frontage requirements, 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>.



LEAH CLIFFORD  
Delegate of the Minister for  
Infrastructure, Planning and Logistics

21 / 3 /2024

# 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 Lot 14770 (14) Garrick Street, Zuccoli, Town of Palmerston for the purpose of subdivision to create two lots was made pursuant to section 40(2)(a) of the *Planning Act 1999* for the following reasons:

1. Pursuant to section 40(1) of the *Planning Act 1999*, it is considered preferable to grant consent to an Exceptional Development Permit than to amend the NT Planning Scheme. A rezoning is not preferable as the existing zoning is reflective of the broader master planned residential estate in which the site is located. Zone SP9 has served its intended purpose in allowing the broader subdivision and subsequent development of the Zuccoli Village estate. A rezoning carried out at a broader level is unnecessary noting there is no vacant greenfield land remaining within Zone SP9.
2. The decision to grant an Exceptional Development Permit was based on consideration of the reports referred to in section 24 of the *Planning Act 1999* as well as the matters listed in section 42 of the *Planning Act 1999*, including the following:
  - The lot is part of the broader Zuccoli Village housing estate, which is being progressively developed as a joint venture between the Land Development Corporation and Urbex Pty Ltd. The subdivision has support from Urbex Pty Ltd.
  - The subdivision is consistent with the broader purpose of Zone SP9 of the Northern Territory Planning Scheme 2007 being to "...Facilitate the subdivision, use and development of the land as a predominately residential estate that provides for housing choice and affordability by offering a range of lot sizes and housing types". The proposal contributes to the range of lot sizes within Zuccoli Village, with Zone SP9 anticipating lots from 255m<sup>2</sup> - 1000m<sup>2</sup>. The 'Courtyard' lots of 436m<sup>2</sup> and 424m<sup>2</sup> are not unique, with around 14% of lots within the broader estate comprising a similar size. The lots provide sufficient area to accommodate dwellings, vehicle access, parking and open space, and the proposed building setbacks are consistent with other phases in the estate.
  - The subdivision will result in no physical works other than servicing arrangements, and is not expected to unduly impact on the existing or future amenity of the area. The future residential development on each lot is expected to be consistent with the existing character of the locality.
  - No public submissions were received during the exhibition period, and service authorities did not raise any objections to the development. The

City of Palmerston raised some concerns regarding access and stormwater, which are addressed through conditions of the approval, as agreed by Council.

*leah clifford*

**LEAH CLIFFORD**

Delegate of the Minister for  
Infrastructure, Planning and Logistics

21 / 3 / 2024