

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NOTICE OF AMENDMENT DECISION

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)(ii) of the *Planning Act 1999*, altered the amendment proposal, and made an amendment decision to approve the altered proposal as specified in the Schedule, to rezone Part NT Portion 7006(A) (open space adjoining Administrative Lot 555, Townsite of Angurugu) from Zone PS (Public Open Space) to **SAN1** (Specific Use No.1 - Angurugu).

REASONS FOR DECISION

The proposal originally sought to include the land within Zone LI (Light Industry). I decided to alter the proposal to rezone the land to a specific use zone.

The specific use zone prohibits certain land uses from occurring on the subject land. The purpose behind prohibiting these land uses is to minimise the potential for adverse impacts on adjoining residential uses.

However, the specific use zone will allow light industrial uses to occur on the site so long as they do not have impacts on the amenity of adjoining residential land.

I have approved the altered amendment without exhibition because:

- no public comments were received in relation to the proposal to rezone the land; and
- the alteration responds to comments from a service authority.

The amount of zoned public open space land available after this rezoning will still be sufficient to cater for the needs of the community.

NOTES ABOUT THIS DECISION

The amendment decision does not determine the concurrent application.

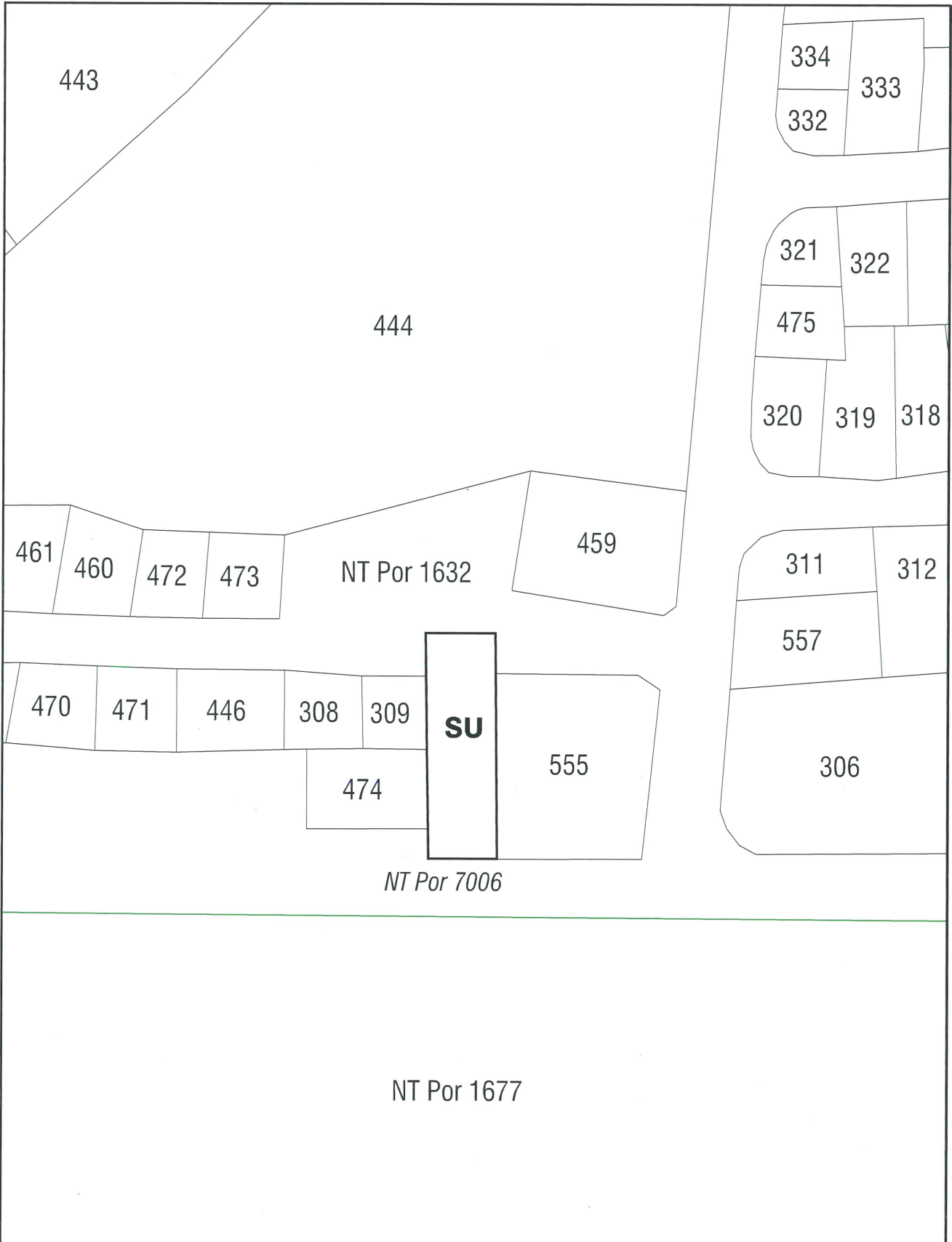
The amendment decision will take effect:

- (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.



Minister for Infrastructure, Planning and Logistics

22 6 / 2020



NT PLANNING SCHEME
 AMENDMENT No. 555
 NT Portion 1632 (NT Portion 7006(A))
 Townsite of Angurugu



Department of Infrastructure, Planning and Logistics



Scale 1: 2000 @ A4



MINISTER FOR INFRASTRUCTURE, PLANNING AND LOGISTICS

W. S. L. S. L.

Date 22/6/20

File No. PA2019/0311

Date: 29-May-20

Drawing Name: PSA Part NT Portion 7006(A).dgn

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 30W(1)(a)

DEVELOPMENT PERMIT

DP20/0190

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Part NT Portion 1632
Part NT Portion 7006(A)
(open space adjoining Administrative Lot 555)
TOWNSITE OF ANGURUGU

APPROVED PURPOSE

To use and develop the land for a subdivision to create one lot for the purpose of a lease in excess of 12 years, 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.



ANDREW KIRKMAN

14 July 2020

DEVELOPMENT PERMIT

DP20/0190

SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with drawing number 2019/0311/01 endorsed as forming part of this permit.
2. 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.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage, drainage, electricity and telecommunication facilities, to the lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
4. Engineering design and specifications for the proposed and affected roads, street lighting, stormwater drainage, site earthworks, vehicular access, pedestrian/ cycle corridors and streetscape (as required), are to be to the technical requirements of East Arnhem Regional Council to the satisfaction of the consent authority and all approved works constructed at the owner's expense.
5. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to East Arnhem Regional Council, to the satisfaction of the consent authority.

Notes

1. 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 website at <http://ntepa.ntg.gov.au/waste-pollution/guidelines/guidelines>

The Act, administered by the Northern Territory Environment Protection Authority, is separate to and not reduced or affected in any way by other legislation administered by other Departments or Authorities. The Environment Operations Branch of the Environment Division may take enforcement action or issue statutory instruments should there be non-compliance with the Act.

2. The Power and Water Corporation advise that the Regions and Remote Operations, Remote Development team, remotedevelopment@powerwater.com.au should be contacted via email a minimum 2 to 3 months prior to expected construction works commencing to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding

infrastructure. The information provided from the developer will determine whether or not a Site Servicing Plan (SSP) will be required to be developed.

3. An Application for Reticulation for telecommunication servicing can be made through the Telstra website <https://www.telstra.com.au/smart-community>
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/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>