

**NORTHERN TERRITORY OF AUSTRALIA**

*Planning Act 1999 - section 40*

**EXCEPTIONAL DEVELOPMENT PERMIT**

EDP24/0006

**DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT**

Lot 14770  
Town of Palmerston  
14 GARRICK ST, ZUCCOLI

**APPROVED PURPOSE**

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

**BASE PERIOD OF THE PERMIT**

This permit will expire if one of the following circumstances applies:

- (a) the development is 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 an application is made in the approved form before the permit expires.

**RIGHT OF APPEAL**

There is no right of appeal against a determination by the Minister in relation to the grant or variation of an Exceptional Development Permit.



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

21 / 3 / 2024

## EXCEPTIONAL DEVELOPMENT PERMIT

EDP24/0006

### SCHEDULE OF CONDITIONS

#### CONDITIONS PRECEDENT

1. 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 Minister.
2. Prior to the commencement of works, in principle approval by the City of Palmerston is required for the crossover and driveways to the lots from the road reserve, to the satisfaction of the Minister.

#### GENERAL CONDITIONS

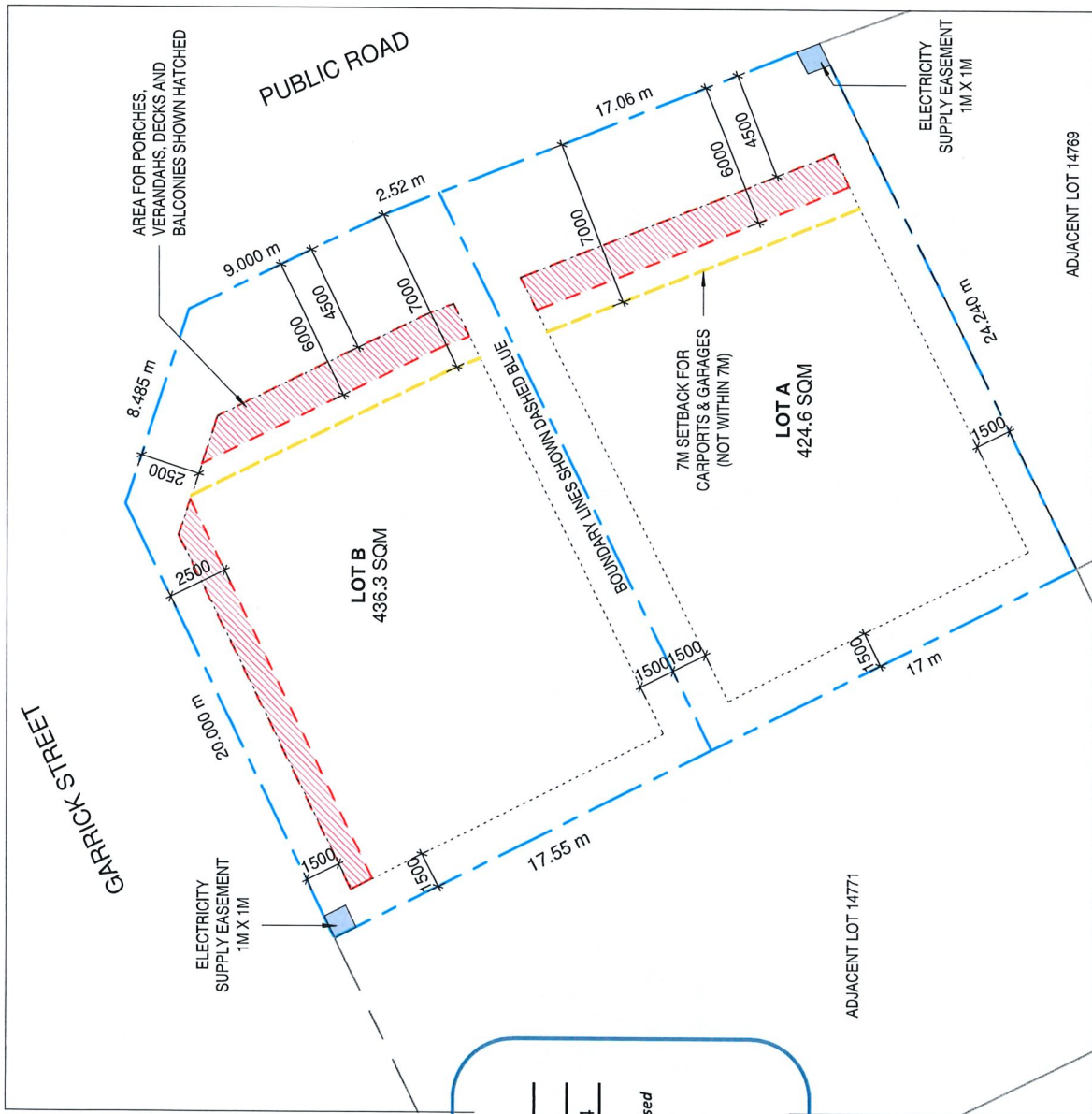
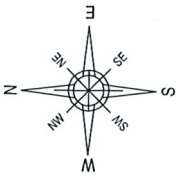
3. The works carried out under this permit shall be in accordance with the drawing 2023/0268/01 endorsed as forming part of this permit.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage, and electricity services to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notation 1 for further information.
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. 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 Minister.
7. 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 Minister.
8. Before the issue of titles, the developer is to provide written confirmation (in the form of plans or drawings) demonstrating that all lots less than 600m<sup>2</sup> for single dwellings allow for future vehicle access via a single driveway unrestricted by street infrastructure (including any power, water, sewer or stormwater infrastructure) which demonstrates a 3.5 metre driveway can be located on each lot to ensure that the each lot's street frontage has a minimum continuous length of 6.5m, to the satisfaction of the Minister.

#### Notes

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section ([waterdevelopment@powerwater.com.au](mailto: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.

2. A "Permit to Work Within a Road Reserve" may be required from City of Palmerston before commencement of any work within the road reserve.
3. As part of any subdivision, the parcel numbers for addressing should comply with the Australian Standard (AS/NZS 4819:2011). For more information contact Survey and Land Records surveylandrecords@nt.gov.au 08 8995 5356. The numbers shown on the plans endorsed as forming part of this permit are indicative only and are not for addressing purposes.
4. 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 89364070 to determine if the proposed works are subject to the Act.
5. The development must comply with the technical standards of the Northern Territory Subdivision Development Guidelines for the construction of public infrastructure as part of subdivision works to the requirements of the relevant local and service authorities. Prior to any works commencing, it is encouraged that you engage early with the relevant authorities to confirm their requirements, and any variations that may be sought to the Subdivision Development Guidelines, to ensure the works are completed to the relevant authorities' requirements. The Northern Territory Subdivision Development Guidelines can be found at: <https://www.ntlis.nt.gov.au/sdg-online/>



**SITE PLAN**  
SCALE 1:200

This document contains drawing numbers:  
2023/0268/01

Referred to in Permit No: EDP24/0006  
Issued by the consent authority on: 21 / 3 / 2024

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

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Delegate

Drawing number 2023/0268/01  
Referred to in Permit No: EDP24/0006

No.	DESCRIPTION	DATE

concept designs

Tenancy 214  
Building 2, Level 11  
Darwin Corporate Park  
631 Stuart Highway, Darwin  
© Copyright Reserved  
p. 08 8942 2238  
e. info@conceptdesigns.com.au

14 GARRICK STREET, ZUCCOLI (LOT 14770) SUBDIVISION PLAN	
SHEET No.	A100
SCALE	AS SHOWN
DATE	07/02/2024
PROJECT No.	23012
DRAWN	JB
AMENDMENT	SHEET SIZE
A3	