NORTHERN TERRITORY OF AUSTRALIA

Planning Act

NOTICE OF AMENDMENT DECISION

AMENDMENT 417

I, DAVID WILLIAM TOLLNER, Minister for Lands and Planning, under section 30U(1) of the Planning Act, give notice that –

AMENDMENT DECISION

I have, under section 30R(2)(a)(ii) of the Act, made an amendment decision to approve to rezone part Section 4231 (213) Taylor Road, Holtze, Hundred of Bagot.

REASONS FOR DECISION

This rezoning is suitable because it:

• facilitates development that meets the growing needs of specialised health services into the future;
• is strategically located to best service the region near existing essential services and infrastructure; and
• complies with the intent of the draft Holtze Urban Area Plan and Planning Principles, and the Darwin Regional Land Use Plan 2015.

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 Lands and Planning

18/9/2015
NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 54 and 55

DEVELOPMENT PERMIT
DP15/0575

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Section 04231
Hundred of Bagot
213 TAYLOR RD, HOLTZE

APPROVED PURPOSE

To use and develop the land for the purpose of subdivision to create 3 lots, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clause 11.1.1 (Minimum Lot Sizes and Requirements) of the NT Planning Scheme

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the Planning Act, this permit will lapse two years from the date of issue.

DENIS BURKE
Delegate
Development Consent Authority

21/9/2015
DEVELOPMENT PERMIT
DP15/0575

SCHEDULE OF CONDITIONS

1. Works carried out under this permit shall be in accordance with drawing number 2015/0370/1, endorsed as forming part of this permit.

2. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.

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.

4. All proposed roads to be created on the plan of subdivision submitted for approval by the Surveyor General must be dedicated to the relevant Northern Territory or local government authority.

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

6. Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.

7. Engineering design and specifications for the proposed and affected roads, street lighting, stormwater drainage, vehicular access, pedestrian/ cycle corridors and streetscaping are to be to the technical requirements of Litchfield Council or the Department of Transport, as the case may be, to the satisfaction of the consent authority and all approved works constructed at the owner’s expense.

8. All proposed work (including provision of services) within, or impacting upon the Stuart Highway, Glyde Point arterial, Temple Terrace and Roystonea Avenue road reserves shall be designed, supervised and certified on completion by a practicing and registered civil engineer, and shall be in accordance with the standards and specifications of the Chief Executive, Department of Transport. Drawings must be submitted to the Director Roads for Road Agency, Department of Transport, irrespective of approvals granted by other Authorities. No works are to commence prior to approval and receipt of a “Permit to Work Within a Road Reserve”.

9. Before the issue of titles, firebreaks along boundaries or at appropriate locations shall be provided to the satisfaction of the consent authority on advice from the Northern Territory Fire and Rescue Services.

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 to determine the Corporation’s servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

2. The Developer, his Contractor or Service Provider is required to obtain a “Permit to Work within a Road Reserve” from the Manager Road Operations, Road Projects Division, Department of Construction and Infrastructure (2nd Floor, Highway House, Palmerston) prior to the commencement of any works within the Stuart Highway and Glyde Point arterial road reserves.

3. You are advised to contact the relevant service provider prior to construction works commencing in order to determine the relevant telecommunication network servicing requirements for the development, including the potential requirement to provide fibre ready telecommunication facilities.

4. All new roads are required to be named under the Place Names Act. You should immediately make application to the Place Names Committee to commence the road naming process. Contact the Place Names Unit on 8995 5333 or placenames.dpi@nt.gov.au. Further information can be found at http://www.placenames.nt.gov.au.

5. Clause 10.2 (Clearing of Native Vegetation) of the NT Planning Scheme requires that any clearing of native vegetation in excess of 1ha in aggregate on a site within Zone CP (Community Purpose) requires consent.

6. There are statutory obligations under the Weeds Management Act to take all practical measures to manage weeds on the property. For advice on weed management please contact the Department of Land Resource Management.

7. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Department of Land Resource Management.

8. 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 5354. The numbers shown on the plans endorsed as forming part of this permit are indicative only and are not for addressing purposes.