

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF AMENDMENT DECISION
AMENDMENT 418**

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)(i) of the Act, made an amendment decision to approve to rezone part Section 6057 Hundred of Bagot (1 College Road, Berrimah) from Zone CP (Community Purposes) to Zone LI (Light Industry) and subdivide to create four lots.

REASONS FOR DECISION

This rezoning is suitable because:

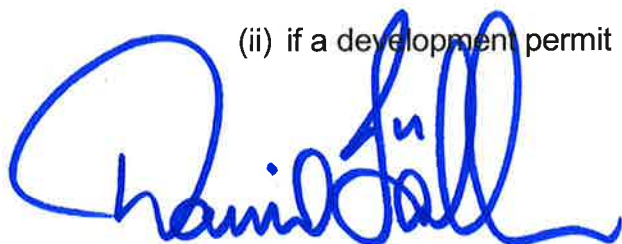
- part Section 6057 has convenient access to major transport network and key infrastructure; and
- the proposal is consistent with the future designation of the subject site for industrial purposes as identified in the Darwin Regional Land Use Plan 2015.

The amendment decision does not determine the concurrent application;

and

The amendment decision will take effect;

- 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
- if a development permit is issued - on the date on which it is issued.



Minister for Lands and Planning

25 / **2** / 2016

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 54 and 55

DEVELOPMENT PERMIT

DP16/0098

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Section 06057
Hundred of Bagot
1 COLLEGE RD, BERRIMAH

APPROVED PURPOSE

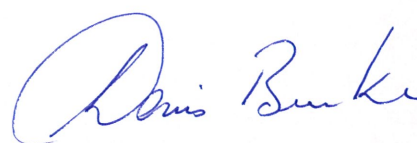
To use and develop the land for the purpose of subdivision and consolidation to create four (4) lots, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Nil.

BASE PERIOD OF THE PERMIT

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



DENIS BURKE

Delegate
Development Consent Authority

9 / 3 / 2016

DEVELOPMENT PERMIT

DP16/0098

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Darwin stormwater drainage system shall be submitted to and approved by the City of Darwin, 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.

GENERAL CONDITIONS

2. Works carried out under this permit shall be in accordance the plans endorsed as forming part of this permit.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and telecommunication networks to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
4. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement of site is to be created.
5. 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.
6. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Darwin to the satisfaction of the consent authority.
7. 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.
8. All proposed works impacting on College Road are to 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 City of Darwin. Drawings must be submitted to the General Manager Infrastructure for approval and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".
9. 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.
10. All proposed works impacting on Berrimah Road are to 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 Department of Transport. Drawings must be submitted to the Department of Transport for approval and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".

11. Where unfenced, the Berrimah Road frontage is to be appropriately fenced in accordance with the Department of Transport's standards and requirements to the satisfaction of the consent authority.

NOTES

1. 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.
2. 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 in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
3. Notwithstanding the approved plans, any proposed works (including landscaping and awnings) within the City of Darwin's road reserve is subject to Council's approval and shall meet Council's requirements, to the satisfaction of the General Manager of Infrastructure, City of Darwin and at no cost to Council.