

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)(i) of the Act, made an amendment decision to approve the amendment proposal to rezone NT Portion 1646 (Administrative lots 260, 263, 434 and part administrative lots 262 and 436, Townsite of Ngukurr), part portion from Zone PS (Public Open Space) to Zone MD (Multiple Dwelling Residential), part portion from Zone MD (Multiple Dwelling Residential) to Zone C (Commercial) and part portion from Zone C (Commercial) to Zone MD (Multiple Dwelling Residential).

REASONS FOR DECISION

This rezoning is suitable because:

- The amendment proposal will facilitate the development of the Ngukurr police complex.
- It is consistent with the planning principles and framework within the Northern Territory Planning Scheme, including the Ngukurr Area Plan, to allow the establishment of improved facilities, residential accommodation, the administration of law and enforcement in the Roper Gulf region.
- The development would not significantly impact the amenity or the existing character of the area and would allow an expansion of the police station to support operations including accommodation for police officers.
- The proposal is considered not to unduly impact on existing or future amenity of the area.

The amendment decision does not determine the concurrent application;

and

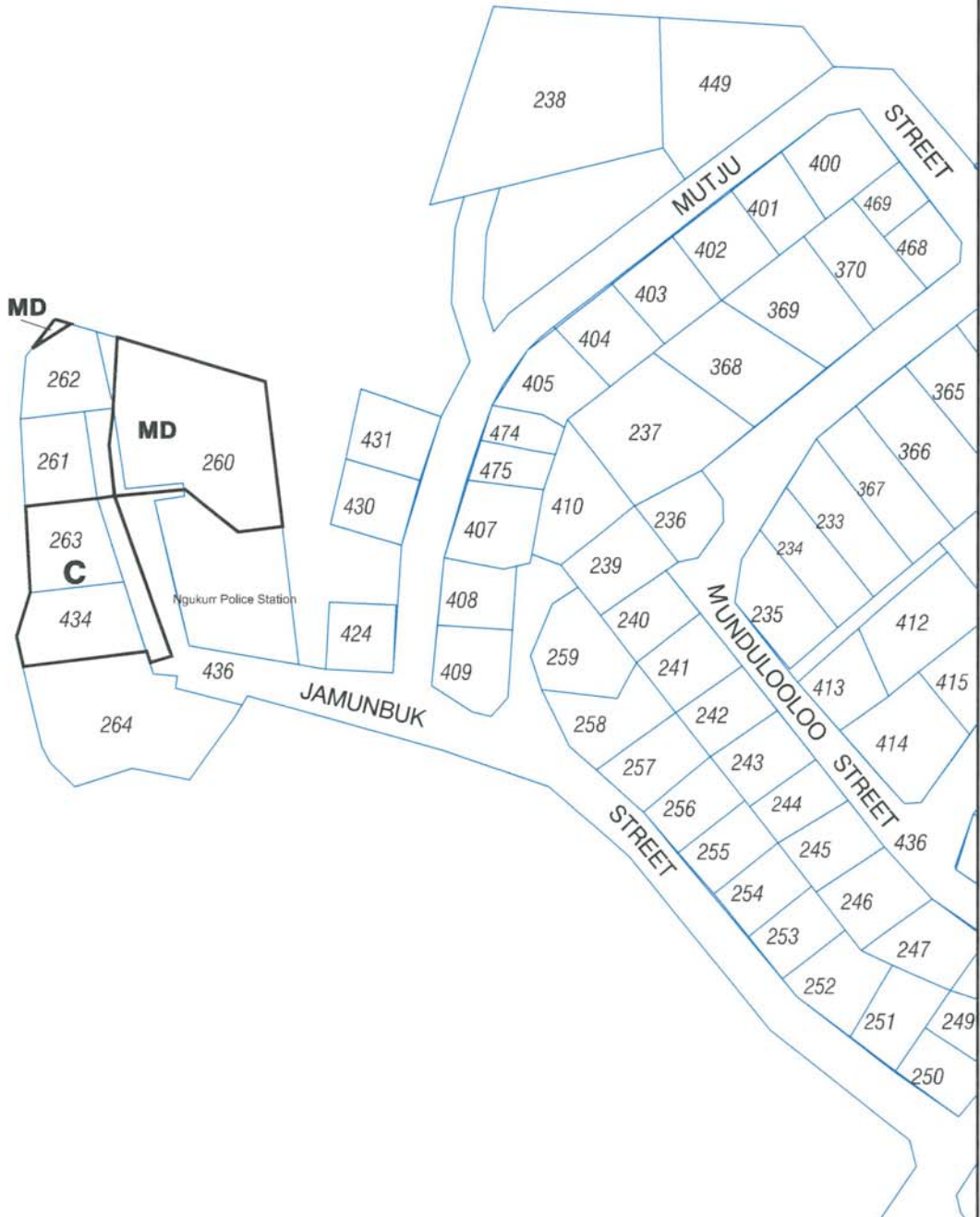
The amendment decision will take effect:

- (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.


Minister for Infrastructure, Planning and Logistics

29 / 1 / 2020

NT Por 1646



NT PLANNING SCHEME
 AMENDMENT No. 540
 Part NT PORTION 1646
 (Administrative Lots 262, 260, 434, 436 and 263)
 TOWN OF NGUKURR



Department of Infrastructure, Planning and Logistics



Scale 1: 3000 @ A4



MINISTER FOR INFRASTRUCTURE, PLANNING AND LOGISTICS

Pauline

Date 29/1/2020

File No. PA2019/0278

Date: 6-Jan-20

Drawing Name: PSA Ngukurr.dgn

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP20/0050

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

NT Portion 1646
(Administrative Lots 434, 436, 260, 262, and 263)
Townsite of Ngukurr
22730 Central Arnhem Road, West Arnhem

APPROVED PURPOSE

To use and develop the land for the purpose of subdivision to create two lots for the purpose of leases 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
Consent Authority
13 / 3 / 2020

DEVELOPMENT PERMIT

DP20/0050

SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings 2019/0278/1 through to 2019/0278/5 endorsed as forming part of this permit.
2. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities, to the development shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
3. 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.
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 or site is to be created.
5. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the Roper Gulf Council to the satisfaction of the consent authority.

Notes

1. 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.
2. 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.
3. 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/buildersdesigners.html>

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP20/0051

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

NT Portion 1646
(Administrative Lots 434, 436, 260, 262, and 263)
Townsite of Ngukurr
22730 Central Arnhem Road, West Arnhem

APPROVED PURPOSE

To use and develop the land for the purpose of a police station in a single storey building (includes multi-function room for use as community court room); and 4 x 1 bedroom accommodation in a single storey building (visiting officers quarters - VOQ), in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clause 6.5.3 (Parking Layout) of the Northern Territory Planning Scheme.

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
Consent Authority
13 / 3 / 2020

DEVELOPMENT PERMIT

DP20/0051

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the commencement of works, a Type 2 Erosion and Sediment Control Plan (ESCP) must be developed in accordance with the Department of Environment and Natural Resources ESCP Standard Requirements 2019 available at <https://nt.gov.au/environment/soil-land-vegetation>. The ESCP must be developed and/or certified by a Certified Professional in Erosion and Sediment Control (CPESC) to the satisfaction of the consent authority. The ESCP should be submitted for acceptance prior to the commencement of any earth disturbing activities (including clearing and early works) to Development Assessment Services via email: das.ntg@nt.gov.au.

GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings 2019/0278/6 through to 2019/0278/18 endorsed as forming part of this permit.
3. Prior to the commencement of the use:
 - i. a baby change table is to be provided within the public toilet; and
 - ii. a pedestrian crossing is to be provided from the carpark to the entry point access.
4. All works relating to this permit must be undertaken in accordance with the endorsed Type 2 Erosion and Sediment Control Plan (ESCP) to the requirements of the consent authority. Should the endorsed Type 2 Erosion and Sediment Control Plan (ESCP) need to be amended, the revised ESCP must be developed and/or certified by a Certified Professional in Erosion and Sediment Control (CEPSC) to the satisfaction of the consent authority. The revised ESCP should be submitted for acceptance to Development Assessment Services via email: das.ntg@nt.gov.au.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities, to the development shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
6. 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.
7. 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.
8. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the Roper Gulf Council to the satisfaction of the consent authority.
9. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the Roper Gulf Council, to the satisfaction of the consent authority.

Notes

1. 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.
2. 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.
3. 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/buildersdesigners.html>
4. All reasonable and practicable measures must be undertaken to prevent: erosion occurring onsite, sediment leaving the site, and runoff from the site causing erosion offsite. Appropriate erosion and sediment control measures must be effectively implemented throughout the construction phase of the development (including clearing and early works) and all disturbed soil surfaces must be satisfactorily stabilised against erosion at completion of works, to the satisfaction of the consent authority. For further information refer to Note below. At completion of works, clearance should be sought from the Department of Environment and Natural Resources regarding satisfactory implementation of permanent erosion and sediment control measures and site stabilisation. To arrange a clearance site inspection, email the Land Development Coordination Branch at: DevelopmentAssessment.DENR@nt.gov.au
5. Information regarding erosion and sediment control can be obtained from the IECA Best Practice Erosion and Sediment Control 2008 books available at www.austieca.com.au and the Department of Environment and Natural Resources ESCP Standard Requirements 2019 and Land Management Factsheets available at <https://nt.gov.au/environment/soiland-vegetation>. For further advice, contact the Land Development Coordination Branch: (08) 8999 4446.