

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP23/0169

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 05182
Lot 08630
Town of Darwin
Town of Nightcliff
213 DICK WARD DR, LUDMILLA
95 DICK WARD DR, COCONUT GROVE

DEVELOPMENT PERMIT

DP23/0169

APPROVED PURPOSE

To use and develop the land for a subdivision to create one lot for the purpose of 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.



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by Amit
Magotra
Date: 2023.07.11
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AMIT MAGOTRA
Delegate
Development Consent Authority
11 July 2023

DEVELOPMENT PERMIT

DP23/0169

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the commencement of works, an updated revised, signed version of the hydrological assessment report be provided to the satisfaction of the consent authority.

GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawing numbered 2023//0145/01 endorsed as forming part of this permit.
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. The owner of land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage, and electricity and telecommunication services to the lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
5. Part 5 clearance for subdivision will not be granted until the relevant Certificate of Compliance has been issued for the development as shown on DP15/0078.

NOTES

1. Any proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.
2. All land in the Northern Territory is subject to the *Weeds Management Act 2001 (WM Act)*. The WM Act describes the legal requirements and responsibilities that apply to owners and occupiers of land regarding declared weeds. Section 9 general duties include the requirement to take all reasonable measures to prevent land being infested with a declared weed and to prevent a declared weed from spreading. There are additional duties including a prohibition on buying, selling, cultivating, moving or propagating any declared weed and the requirement to notify the Weed Management Branch of a declared weed not previously present on the land within 14 days of detection. Should you require further weed management advice contact the weed management branch by phone on (08) 8999 4567 or by email to weedinfo@nt.gov.au
3. 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.

4. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under the *Northern Territory Aboriginal Sacred Sites Act 1989*. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.
5. 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>.
6. 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.

Information resources are available on the IECA website www.austieca.com.au and the Department of Environment, Parks and Water Security ESCP Standard Requirements 2019 and Land Management Factsheets available at <https://nt.gov.au/environment/soil-land-vegetation>. For further advice, contact the Land Development Coordination Branch: (08) 8999 4446.

LOT 8630
Town of Nightcliff

ZONE CN

Part Lot 8630
Area = 1.7455 ha.

PROPOSED LEASE AREA SHOWN IN RED
ZONE SD44

Lease Area Part Lot 5182
Area = 0.7545 ha.

ZONE CN

LOT 5182
Town of Darwin

Lot 5182 Lease Area = 0.7455 ha.
Lot 8630 Lease Area = 1.7545 ha.
Total Lease Area = 2.5 ha.
(SHOWN IN RED)

P. G. Bateman
Peter Graham Bateman (Licensed Surveyor)

16/2/2015
Date.

Given Co-ordinates from
Aboriginal Areas Protection
Authority - 01-05-2014

A	E 701284	N 8628210
B	E 701309	N 8628205
C	E 701309	N 8628187
D	E 701284	N 8628187



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NOTE :

Surveyed	P.G.B.
Drawn	P.G.B.
Checked	
CAD File	
GC10 4073-12.	

PROPOSED LEASE AREA
Part Lot 5182 Town of Darwin and
Part Lot 8630 Town of Nightcliff.

Scale 1 : 1100

Date 14-02-2015.

File No. ASV14-0073

Ref. 4073 - 12.

Sheet
1 of 1

Revision 01.

Plot Size
A3

Drawing number 2023/0145/01
Referred to in Permit No: DP23/0169