



- Legend**
- Commercial Uses
 - Commercial Mixed Use
 - Rural Lots
 - Sites for Single Dwellings
 - Sites for Multiple Dwellings (MD)
 - Innovation Lots



SUBJECT TO CHANGE*

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ZUCCOLI ASPIRE
Public Open Space Masterplan
Report

D16_0033 ISSUE M 10/03/2026



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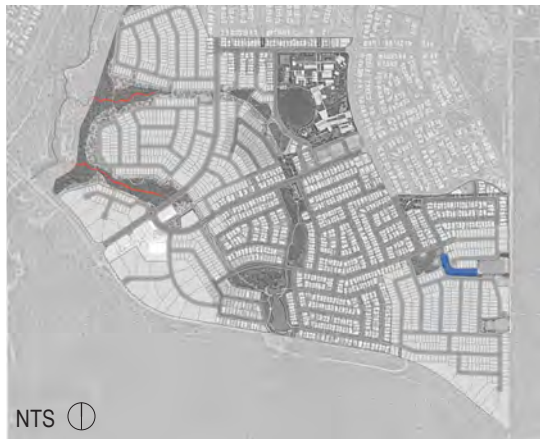
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AREA SCHEDULE

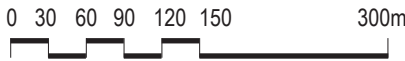
ITEM	AREA
Total Development Area	171.15 Ha
Total Public Open Space Area	16.94% (28.995 Ha)
Unencumbered Public Open Space Area	16.35% (27.985 Ha)
Encumbered Public Open Space Area	0.59% (1.01 Ha)
POS4 & POS5 Creeklines (5m width)	4,700m ²
POS8 Open Drain	5,400m ²

NTS

SUBDIVISION LANDSCAPE PLAN

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STAGING PLAN (LANDSCAPE)

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0 30 60 90 120 150

300m



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- COMPLETED

POS 1 - RED PARK (Total Area = 38,650m²)
 - Recreational lake.
 - Linking shared user paths with feature bridge.
 - Passive recreation with lake edge amenity.
 - Viewing platform with BBQ and picnic tables.
 - Retained bushland with explorative pathways.
 - Shaded irrigated grass areas.
- COMPLETED

POS 2 - ORANGE PARK (Total Area= 22,150m²)
 - All ages playground.
 - Open irrigated grass kickabout space with goals.
 - Pockets of retained bushland.
 - Retained trees in dryland grass.
 - Picnic facilities.
 - Linking shared user paths.
- POS 3 - PINK PARK** (Total Area = 32,300m²)
 - Young-mid aged playground complimented with swings, exploration, climbing and balance equipment.
 - Complete street workout and callisthenics fitness station with multi-timer adjoining shared path loop.
 - Large pockets of remnant bushland with a ridgeline of rocky outcrops retained throughout the park.
 - Linking shared user paths intertwined with the retained natural features.
 - Passive recreation areas with shaded grass areas.
 - Shared use of adjacent school sporting facilities.
- POS 4 - PURPLE PARK (NORTHERN)**
(Total Area = 81,550m²)
 - Extensive areas of creekline and vegetation.
 - Medium sized fitness equipment station.
 - Linking shared user paths.
 - Picnic facilities with shelter.
 - Connections to existing Mitchell Creek bush trails and the adjoining POS5.
- POS 5 - PURPLE PARK (SOUTHERN)**
(Total Area = 55,900m²)
 - Large areas of creekline and vegetation.
 - Pockets of shaded irrigated grass areas.
 - Picnic facilities with shelter.
 - Linking shared user paths.
 - Passive recreation.
- POS 6 - GUIDO ZUCCOLI PARK** (Total Area = 9,450m²)
 - Paved and hardscaped surfaces with feature shaded seating nodes and feature shade trees.
 - Open grass area for active and passive recreation.
 - Shaded playground with various play features.
 - Water play elements with run off integrated into the landscape with nature play opportunities.
 - Seating opportunities with informal walls and traditional park seats.
 - Pocket of protected vegetation.
 - Public art.
 - Feature garden beds.
- POS 7 - YELLOW PARK** (Total Area = 4,600m²)
 - 'Green Entry' into the development.
 - Nature playground with sandplay features.
 - Shaded irrigated grass.
 - Linking shared user path.
- POS 8 - GREEN PARK** (Total Area = 27,900m²)
 - Active play equipment playground with climbing and swinging opportunities.
 - Multi-generational fun-sport fitness station.
 - Picnic area with shelters and barbecue.
 - Linking shared user paths with extensive network of secondary paths for exploration, ease of access and for children's cycling and running.
 - Large connected pockets of retained bushland.
 - Key public art opportunity.
- POS 9 - BLUE PARK** (Total Area = 7,650m²)
 - Passive park with retained trees in grass.
 - Pond edge viewing with picnic shelter.
- (F)** Fitness Station
- ## PUBLIC OPEN SPACE PLAN
- CLOUSTON ASSOCIATES • LANDSCAPE ARCHITECTS • URBAN DESIGNERS • LANDSCAPE PLANNERS
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- 300m
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NATURE PLAY FOCUSED PLAYGROUND - YELLOW PARK (POS 7)



- The ESTABLISHED playground includes the following:
- Dry creek bed with water play opportunities.
 - Large sand play area with sand diggers.
 - Play elements including bridge and monkey bars, rock climbing mound and sand steppers/hoppers.
 - Shade structure over the playground.
 - Seating areas including accessible furniture with bubbler and bins adjacent to the play activity area.
 - Bicycle bush track throughout the retained tree area.



MAJOR PLAYGROUND - GUIDO ZUCCOLI PARK (POS 6)



- Aeroplane-themed feature play structure for connection and commemoration to Guido Zuccoli.
- Shaded play areas including large feature swings and numerous smaller nature play elements.
- Water splash pad with jets.
- Water play elements embedded into natural themed nature play areas.
- Formal accessible furniture as well as informal seating opportunities amongst recreational spaces.
- Shaded picnic table facilities.
- Accessible public toilet facilities adjoining Parkside Bistro, with wayfinding signage.
- Public art elements.
- Thematic feature planting to compliment water play and be reflective of natural stormwater and top end water systems.



ALL AGES PLAYGROUND - ORANGE PARK (POS 2)



- The ESTABLISHED playground includes the following:
- Large twin dual flying foxes.
 - Small and large sides.
 - Climbing towers.
 - Stepping and climbing obstacles.
 - Seating and water bubblers.
 - Large kickabout space with multi-purpose goal posts.
 - Shaded accessible picnic and bbq facilities.



EARLY CHILDHOOD FOCUSED PLAYGROUND - PINK PARK (POS 3)



- Shaded playground with Nature & Discovery elements mainly catered to children from 0-5 years.
- Cubby house and daisy desk for the little ones
- Climbing and net structure with slide and spinner aimed for all ages.
- Balance Rope.
- Swing with rope basket net seat.
- Stepping rocks and boulders
- Tree canopy cover with shade sail shade.
- Shaded seating facilities.
- Pockets of vegetation and retained trees surrounding the playground.
- Partial fencing to playground.
- Shaded fitness equipment station within nearby location to playground for parents use. Contains multimer which adjoins a shared path fitness loop.
- Accessible access with rubber softfall surfacing to all play and fitness area.



FITNESS STATION - PURPLE PARK (POS 4/5)



- Accessible multi-aged shaded fitness work stations.
- Static equipment with items such as pull-up bars.
- Drinking bubblers and bench seating.
- Adjoining accessible picnic and barbecue facilities with fixed shelter providing shade.
- Rubbish and dog poo bag dispensers.
- Water bubbler facilities for dogs.

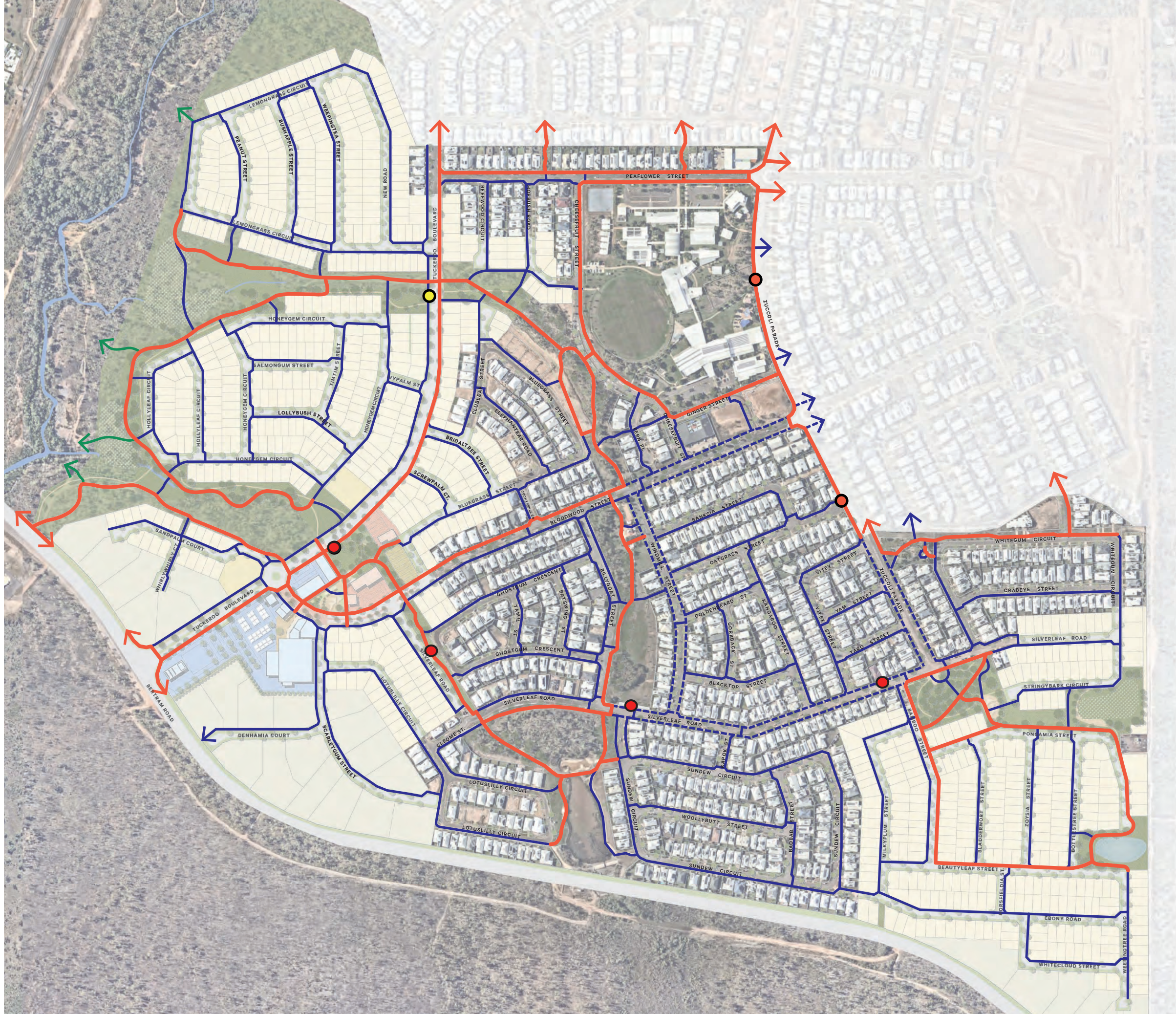


ADVENTURE & ACTIVE FOCUSED PLAYGROUND - GREEN PARK (POS 8)



- Accessible playground including inclusive swing seat with rubber softfall.
- Rope, climbing nets and slides.
- Climbing tunnels and rock steppers.
- Fully shaded play and fitness areas with adjoining shaded trees.
- Adjoining shaded picnic and barbecue facilities with fixed shelter.
- Interpretation and reflection area for remembrance and commemoration with feature Zuccoli public art.
- Sports equipment station with static equipment.





LEGEND

- 2.5m Shared Path
- 1.5m Footpath on both sides of the street (Part of PSP network)
- 1.5m Footpath
- Potential link to Mitchell Creek Corridor (subject to CoP's Mitchell Creek Concept works)
- Bus Stop (Constructed)
- Bus Stop (Future)

SHARED PATH & PUBLIC OPEN SPACE NETWORK PLAN

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LANDSCAPE DESIGN STRATEGY

The following **Design Principles** have been developed to guide the design of all Public Open Spaces throughout Zuccoli Aspire forming the Landscape Design Strategy. These principles align with key strategic directions as outlined in the NTSDG and City of Palmerston’s Place Space Strategy 2022.

- **Design for Local Communities**

Develop a strong character and sense of place through creation of an environment that accommodates the local community with suitable facilities and amenities.

- **Promote Ease of Circulation**

Establishing pathways and access across the park to provide connections within and to the wider development ensuring inclusion and equity is supported, promoting access for all.

- **Engagement with Nature**

Protect, maintain and enhance the existing vegetation in the park while integrating new planting in the design along with shade trees in an effort to enrich community appreciation of our natural environment.

- **Facilitate Diverse Uses**

Ensuring there is a balance of both formal and informal play environments as well as passive spaces across the site to cater for a diverse range of community activities.

- **Achieve Sustainable Management**

Facilitating sustainable resource management practices, and ensuring the landscape is well maintained, managed and operated for the long-term.

With Zuccoli Aspire substantially constructed, the below summarises how the Design Principles are being implemented and achieved throughout the development:

Designing for the Local Community

A strong sense of character has been created in Zuccoli Aspire through numerous features that area used consistency throughout public spaces. Some of the features include:

- *Coloured themed playgrounds parks, assisting with wayfinding, each with their own particular character tying into an overall sense of place.*
- *Consistent use of furniture suites, strengthening character with resilient, tried & tested amenities appropriate for the community use.*
- *Remnant and revegetated bushland, celebrating and retaining the natural environment.*
- *Coherent and recurring materials and finishes, implement consistently throughout the public spaces in line with standards and requirements.*

Promoting Circulation & Accessibility

Pedestrian & Shared pathways have been implemented throughout the subdivision providing connections through and to key areas. These pathways promote circulation and are designed to meet AS standards to ensure they cater for persons with disability, ensuring inclusion and equity. Accessibility is further supported with play, fitness and picnic areas having traversable surfaces as suitable (such as rubber softfall) promoting universal access.

As part of the design of all pathways and key area CPTED principals have been integral with considerations of movement, layout, sightlines, proximity to properties in an effort creating safe, inviting spaces for the public.

Engaging with Nature

Considerable efforts have been undertaken in the design process to protect, maintain and enhance the existing vegetation in Zuccoli Aspire. New planting along with shade trees are consistently employed throughout the development for the community’s appreciation of our natural environment, while providing cooling and shading benefits. This is further progressed as outlined in the vegetation strategy and subsequent material.

Facilitating Diverse Use of Play

The recreational strategy outlines the numerous existing and proposed play environments provided throughout the parks. These are enhanced with numerous grassed and shaded passive spaces across the development catering for a diverse range of uses by the community.

Achieving Sustainable Management

Costojic and their consultants work closely with the City of Palmerston throughout the design, construction and maintenance phases to ensure ongoing management practices are well considered to ensure the landscape is well maintained and operated for their whole of life. Sustainable and robust products and materiality sections are key considerations along with maintenance access considerations. Appropriate manuals and management plans are provided to the authority to ensure successful ongoing management.



MAJOR & MINOR STORM EXTENT

The plan provided to support the POS Stormwater Strategy indicates the extent and general areas inundated in a major storm. The civil modelling excludes the completed constructed areas and focuses on the future areas of Zuccoli West Stages and Eastern Precincts. The modelling is based on Masterplanning bulk earthworks and will be further developed in the detailed design phase at which time Minor Storm extents can be provided.

For further information refer Stormwater MP documents and the Zuccoli West Project Plan.

THE POS STORMWATER MANAGEMENT STRATEGY

With the development's stormwater directed through POS areas, the intent of the POS stormwater design of Zuccoli Aspire is to ensure that all key play and gathering areas are excluded from inundation. All play & fitness equipment, shared pathways, seating and shade structures are to be constructed outside of minor drainage flow paths and not inundated in a minor storm event.

Further to this, through detailed documentation the minor storm events directed to POS 4 & 5 are captured before entering the park are piped to Mitchell Creek minimising minor storm inundation. Refer Zuccoli West Project Plan for further detail.

The strategy and plan provided demonstrate that throughout open space areas storm extents are largely contained to drainage areas such as grassed swales, basins and retained creeklines.

During the design development stages, detailed plans will be provided with any design solutions outlined to demonstrate alignment with the aforementioned stormwater design intent within Public Open Spaces.

LEGEND

- Major Storm Event Extent (1% AEP)
- Easement - Sewer





CREEKLINE & VEGETATION WITHIN OPEN SPACE AREAS

MANAGEMENT REQUIREMENTS

The retention of existing creeklines and adjacent vegetation within the parklands of Zuccoli Aspire is an important aspect of the overall environmental outcomes of the development. Typically they are related to existing natural drainage lines where they are able to support a diverse mix of plants and animals while also being a responsible approach to water sensitive urban design within greenfield residential sub-divisions.

The creekline and vegetation require carefully targeted maintenance effort and will generally be a cost effective landscape treatment. The whole of life costs are low, while the environmental and aesthetic returns are high. Maintenance activities may include:

Weed management and control:

- Key focus would be grass weeds including Mission Grass (annual and perennial) and Gamba Grass.
- Monitor and treat as necessary any garden escapes. The inclusion of the 4 metre minimum firebreak buffer to adjoin properties will reduce this risk.
- All maintenance activities should utilise best practice bush management and regeneration techniques which includes minimising disturbance, work from the edges of the healthiest areas outwards, promotion of natural regeneration of species. Importantly, weed control should utilise herbicides and weedicides very carefully to minimise impacts on existing desirable plants and natural regeneration.

Fire management:

- Reduction of fuel loads within the creekline vegetation through active weed management – mainly introduced grasses.
- Landscaped buffers, including pathways, running parallel to the edges of all creekline vegetation provide maintained with very low fuel loads while also providing emergency access.

Tree management:

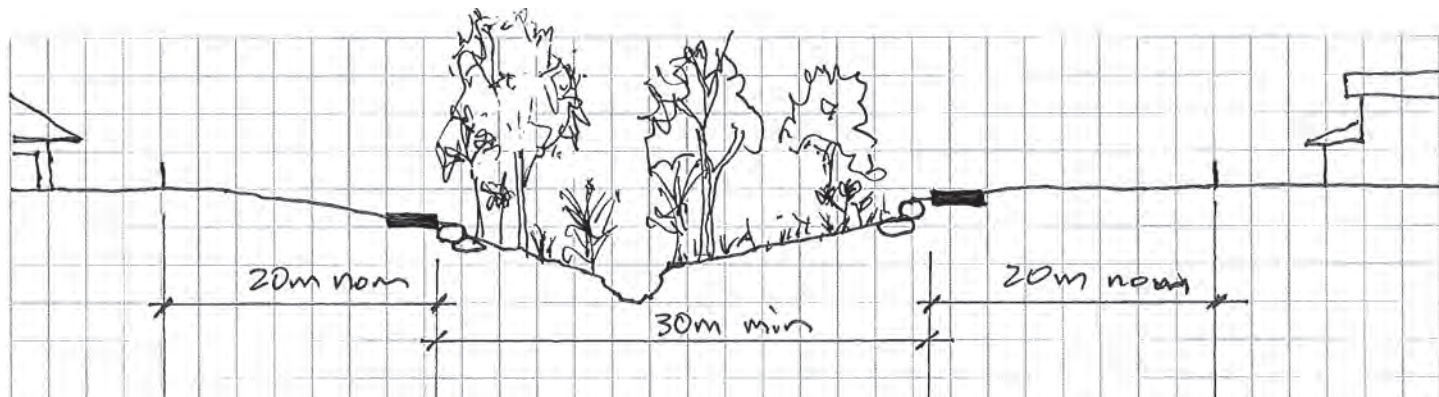
- Annual monitoring of trees within area to assess any risks. Undertake necessary tree management.
- Monitoring and action would only apply to those trees that pose a risk to people using adjoining areas of the park. Limb drop and tree failure within a bush area is a natural occurrence that poses a low and known risk. The resultant habitat provided by these natural functions is an important value of the bush areas.

Revegetation:

- Generally limited to selective infill planting to repair damaged and disturbed areas.
- Adoption of a Landcare Group approach via an organised Community Planting Day can be an effective community building activity when combined with an educational talk and BBQ. Through this process, local residents can become important advocates and participants in bush management.

LEGEND

- Creekline Vegetation
- Retained Bushland



ITEM	AREA
Public Open Spaces 1-9	280,150 m2
Pedestrian Links	9,800 m2
Total Public Open Space	289,950 m2
Retained Bushland	120,800 m2
Percentage of Retained Bushland	41.67%

LANDSCAPE BUFFER

- May include subdivision earthworks and services.
- Will include:
 - 4m clear grass adjoining fence line.
 - 3m wide maintenance/recreation path.
 - Open and clear sightlines and recreation facilities.

RETAINED CREEKLINE & NATIVE VEGETATION

- Area retained largely intact.
- Corridor to consider natural topography and landscape features including exposed rock ledges.

LANDSCAPE BUFFER

- May include subdivision earthworks and services.
- Will include:
 - 4m clear grass adjoining fence line (firebreak).
 - 2.5m wide maintenance/recreation path.
 - Open and clear sightlines and recreation facilities.

PRIVATE PROPERTY ADJOINING



CREEKLINE & VEGETATION STRATEGY





LEGEND

Medium Trees

- Brachychiton diversification*
- Buchanania arborescens*
- Canarium australianum*
- Carallia brachiata*
- Mimusops elengi*
- Syzygium armstrongii*
- Syzygium nervosum*
- Tabebuia argentea*
- Tabebuia rosea*

Large Trees

- Allosyncarpia ternata*
- Alphitonia excelsa*
- Alstonia actinophylla*

Palms

- Wodyetia bifurcata*
- Extent of Stages Constructed

NOTES

- The street tree masterplan is indicative only. The final tree selection and layout will be subject to detailed design.
- The theming plan reflects a significant portion of stages where streets have been completed and trees installed.
- It is acknowledged that final street tree species are subject to availability and final designs once 90% of the houses are constructed.
- Additional species may be considered, subject to CoP's approval, to promote resilience and diversity throughout the suburb, with consideration to a balanced approach of the existing and proposed theming that assists in place creation and wayfinding.

STREET TREE FRAMEWORK & THEMING PLAN

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0 30 60 90 120 150

300m



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POS 4 & POS 5



POS 8 & POS 9

IRRIGATION STRATEGY

Irrigation is fundamental to ensure the successful establishment of all soft landscaping elements throughout Zuccoli Aspire. Beyond initial establishment, irrigation plays a critical role in long term plant health, maintenance efficiency, and overall landscape resilience. A strategic, waterwise approach strategy is proposed to ensure that Public Open Space areas receive sufficient reticulation to create and sustain landscapes for the local community's use.

The strategy outlines the approach for key landscape elements:

- Tree Bubblers to all trees in Parks and their adjoining verges. Bubblers supported with aeration pipes allow for deep watering encouraging strong root development and long-term stability.
- Garden Beds with targeted irrigation to support proposed planting.
- Grassed Areas. Irrigation for grass is consolidated to active area surrounds including along shared pathways and where adjoining key spaces such as play, fitness, picnic facilities, ball/games play areas and features such as public artwork.
- Revegetation & Dryland Grassed Areas. Temporary irrigation points (wired to main controllers) are installed to support establishment.

Irrigation documentation is produced on a stage-by-stage basis during design development. During this phase main lines systems, controllers and water sources will be identified. During design development any future provisions will be identified, with items such as mainlines, additional values and controller wires provided.

Please note the Irrigation strategy has changed over the years, originally the CoP requirement was to irrigate at minimum 40% of grassed area and has evolved to significantly reduce the extent of irrigated grass with a balanced waterwise and useability approach implemented.

At the time of this Irrigation Strategy document's inclusion into the POSMP, the remaining POS's have proceeded into detailed design phase. Therefore, with concepts produced, indicative irrigation extents have been shown with approximate percentage of permanent irrigation provided.

LEGEND

Permanently Irrigated Areas - Indicative

APPROXIMATE PERCENTAGE OF PERMANENTLY IRRIGATED AREAS

POS 4	14%
POS 5	14%
POS 8	20%
POS 9	29%





KEY PLAN ①

LEGEND

- 1 Viewing Platform with Picnic Shelter
- 2 Informal Bush Track
- 3 Lake Maintenance Access
- 4 Lake Edge Planting
- 5 Seating Node
- 6 Garden Bed
- 7 Trees in Irrigated Grass
- 8 Retained Bushland



POS 1 - RED PARK

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POS 1 - RED PARK

Location: Stage 2D & Stage 4A
 SDG Category: Local Park
 Area: 38,650 m2
 CoP Play Space Hierarchy: N/A
 Status: Constructed (handed over to CoP)

POS 1 offers a picturesque lake surrounded by a high-amenity landscape for local residents. Situated on the southern section of the development's main shared pathway loop, the park provides numerous grassed areas that are shaded and fully irrigated for recreational use. A key element of the park is the lake viewing platform, providing a social gathering space with shaded picnic tables and barbecue facilities. The feature bridge over the lake is a highlight of the main shared pathway loop which is complemented with numerous connecting pathways. Additionally, a significant portion of remnant bushland has been preserved, enhanced an informal bush track which has created a unique experience for use by local residents to explore and enjoy a natural environment within the development.

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0 5 10 15 20 25 50m



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KEY PLAN ①

LEGEND

- ① Playground
- ② Kickabout Space
- ③ Picnic Shelter
- ④ Seating Node
- ⑤ Garden Bed
- ⑥ Grass & Trees
- ⑦ Retained Bushland



POS 2 - ORANGE PARK

Location:	Stage 1 & Stage 3B
SDG Category:	Neighbourhood Park
Area:	22,150 m ²
CoP Play Space Hierarchy:	Major / Local (as referenced in CoP's PSS)
Status:	Constructed (handed over to CoP)

POS 2 is a substantially sized linear park in the centre of the development. It provides a high level of active areas for the local community's use. The large playground offers a focal play area for various ages of children which is accompanied by shaded seating and barbecue/picnic facilities. The park also contains a large informal kickabout space while retaining significant areas of vegetation. The accessible pedestrian path connections ensure that Orange Park can be easily accessed by local residents as well as the greater Zuccoli Aspire neighbourhood via the shared path loop.

POS 2 - ORANGE PARK

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KEY PLAN ①

LEGEND

- 1 Playground
- 2 Fitness Zone
- 3 Seating Node
- 4 Garden Bed
- 5 Grass & Trees
- 6 Retained Bushland



STAGE 1 PARK
(Existing)

STAGE 6B

STAGE 6B
(Future Design)

POS 3 - PINK PARK

Location:	Stage 3D & Stage 6B & Stage 1
SDG Category:	Local Park
Area:	32,300 m2
CoP Play Space Hierarchy:	Local
Status:	Design Development - Approved

Pink Park is a Local Park that focuses on providing a large recreational space for local residents while offering amenity at a neighbourhood level for the adjoining school communities.

The playspace has been strategically positioned in a cleared area, surrounded by retained tree canopies, located across from the school. The intention is that this space offers an accessible space for families who can explore the park's natural features and playspace with their younger children while their older children attend school.

The parks layout is responsive to the existing natural ridgeline landform. Large expanses of remnant bush with feature rock have been preserved in the design which adjoin shared and pedestrian paths. All park features have been integrated with stormwater management elements.



POS 3 - PINK PARK

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POS 4 - PURPLE PARK (NORTHERN)

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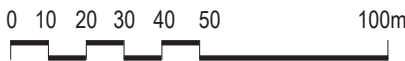


POS 5 - PURPLE PARK (SOUTHERN)

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KEY PLAN ①

LEGEND

- 1 Public Accessible Toilet
- 2 Playground
- 3 Waterplay
- 4 Shelters with table & seating
- 5 Shaded Seating
- 6 Garden Bed
- 7 Irrigated Grass & Shade Tree Planting
- 8 Retained Bushland



POS 6 - GUIDO ZUCCOLI PARK

Location:	Stage 4D2
SDG Category:	Neighbourhood Park
Area:	9,450 m ²
CoP Play Space Hierarchy:	Major
Status:	Design Development – Approved

POS 6 is the park centrally located in the development and includes a key playspace for the Zuccoli Aspire community. The park has a higher proportion of hardscape treatments reflecting its urban nature and to support the intended higher frequency use and relatively small scale when compared to the other POS's in Zuccoli. The various pathways ensure strong pedestrian and micromobility access to the park from both the adjoining bistro & supermarket as well as the shared connections throughout the subdivision. The substantial playspace, inclusive of fixed and nature play elements, is suitable for all ages. It is supported by fixed shade structures and extensive shade tree planting. Along with a retained pocket of native vegetation, these elements promote a cool urban environment. Guido Zuccoli Park is a park aimed to create an enjoyable multi-aged destination for the Zuccoli Aspire neighbourhood.



POS 6 - GUIDO ZUCCOLI PARK

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KEY PLAN ①

LEGEND

- 1 Public Accessible Toilet
- 2 Central Node
- Bespoke shelter and furniture.
- 3 Public art, monument &/or interpretation piece at centre of park.
- 4 Play Equipment
(Plane Themed)
- Feature Climbing Frame
- 5 Play Equipment
- Feature Swing
- 6 Waterplay Splash Pad
- Including Buckets, Jets and Sprayers
- 7 Dry Creek Bed with Bridge Crossings & Play Wiers
- 8 Nature Play Grove
- 9 Large Shelter with tables & seating
- 10 Lush Tropical Feature Planting to play area surrounds. Includes palms & pandanus.
- 11 Large Open Irrigated Grass Area with Shade Tree Planting
- 12 Retained Bushland
- 13 Pedestrian Connections
- 14 Public Accessible Toilet Signage



POS 6 - GUIDO ZUCCOLI PARK - DETAILED PLAN

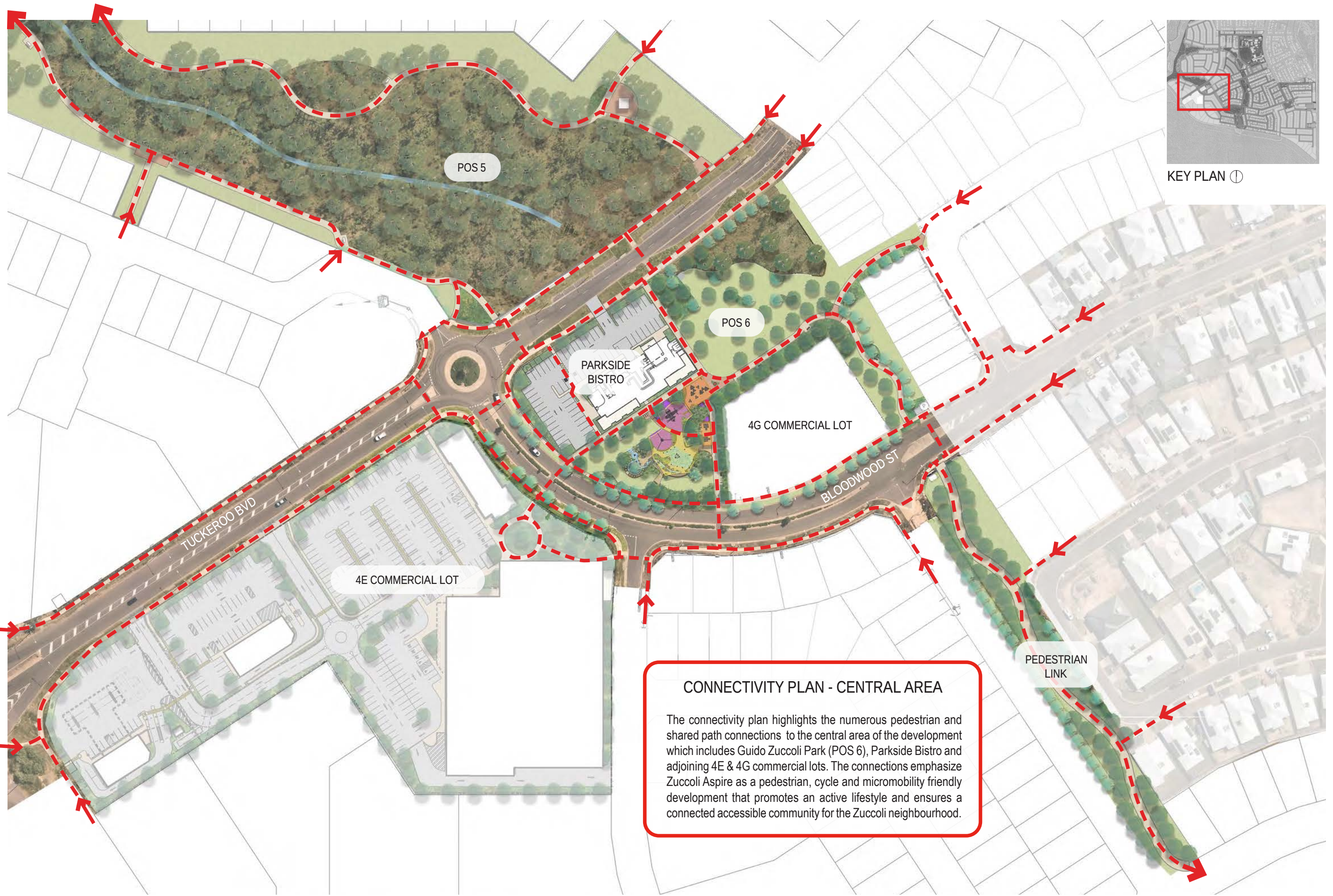
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KEY PLAN ①

CONNECTIVITY PLAN - CENTRAL AREA

The connectivity plan highlights the numerous pedestrian and shared path connections to the central area of the development which includes Guido Zuccoli Park (POS 6), Parkside Bistro and adjoining 4E & 4G commercial lots. The connections emphasize Zuccoli Aspire as a pedestrian, cycle and micromobility friendly development that promotes an active lifestyle and ensures a connected accessible community for the Zuccoli neighbourhood.

CONNECTIVITY PLAN - SUBDIVISION CENTRAL AREA

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KEY PLAN ①

LEGEND

- ① Playground
- ② Seating Node
- ③ Garden Bed
- ④ Trees in Irrigated Grass
- ⑤ Retained Upper Canopy with Open, Mulched Understorey with Bush Trail



POS 7 - YELLOW PARK

Location:	Precinct B
SDG Category:	Local Park
Area:	4,600 m ²
CoP Play Space Hierarchy:	Local
Status:	Constructed (handed over to CoP)

POS 7 is the smallest park in Zuccoli Aspire, situated at the estate's entry on Zuccoli Parade its purpose is to facilitate a small local space for nearby community members.

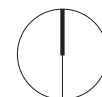
A substantial area of upper canopy vegetation has been retained in order to create a well-shaded park. A linking shared path provides convenient connections. Yellow Park is intended for shorter visits and includes a modest nature play focused playground. The playspace with a drycreek bed and sand play features have resulted in the park being colloquially known as 'Digger Park'.



POS 7 - YELLOW PARK

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1:500 @A3



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POS 8 - GREEN PARK

Location: Precinct D
 SDG Category: Local Park
 Area: 27,900 m2
 CoP Play Space Hierarchy: Local
 Status: Design Development - Concept
 Active Area: 24%

POS 8 is a large space for use by local residents. A medium-sized playspace has been proposed that is complimented with shaded picnic and barbecue facilities and a medium-sized fitness station. The western area of the park encompasses a detention basin and drainage corridor. With an integrated landscape design with desirable batters, it permits passive recreation outside of wet weather events. Overall Green Park is well-balanced between shaded grassed recreational spaces and retained remnant bush areas.



POS 8 - GREEN PARK

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1:1000 @A3

0 5 10 15 20 25

50m



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22



KEY PLAN ①

LEGEND

- 1 Picnic Shelter
- 2 Pond Maintenance Access
- 3 Garden Bed
- 4 Grass and Trees
- 5 Pathway transitions from 2.5m to 1.5m Path
- 6 Connection Layout to be refined in Civil Design
- 7 Basin Outlet
- 8 Indicative Location Cabinet for Irrigation Controller & Aerator

POS 9 - BLUE PARK

Location:	Precinct D4
SDG Category:	Local Park
Area:	7,650 m ²
CoP Play Space Hierarchy:	N/A
Status:	Design Development - Concept
Active Area:	28%

POS 9 comprises of a feature pond surrounded by a passive landscaped park. As a stormwater treatment device, the landscape design ensures a high level of amenity is provided to the pond through the surrounding pedestrian paths and a feature shaded picnic facility. The open water body with submerged aquatic plants is further supported by areas of vegetation and shade trees throughout grassed areas creating a cool and inviting environment.

The intention is that the Blue Park is used by local residents for shorter stays, providing a connection to nature as a place to relax and recreate.

POS 9 - BLUE PARK

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1:500 @A3

0 5 10 15 25m



CLOUSTON associates

D16_0033 ISSUE M MARCH 2026



Technical Assessment PA2024/0147

TECHNICAL ASSESSMENT OF PROPOSED DEVELOPMENT AGAINST RELEVANT PROVISIONS OF THE NORTHERN TERRITORY PLANNING SCHEME 2020

Application No: PA2024/0147

Lot number: 12433

Town/Hundred: Town of Palmerston

Zone: FD (Future Development)

Site Area: 52.92ha

Proposal: Subdivision to create 52 lots and building setback plan (Zuccoli Aspire Stage 5B)

Plans used for assessment: Subdivision Plan (24 October 2023)

Proposed Zoning Plan (24 October 2023), Zuccoli Aspire Stage 5B Engineering Services Report (7 November 2003), site arrangement drawings, subdivision plan (building setbacks 24 October 2023), Master Plan (undated), Staging Plan (26 April 2018), Landscape Master Plan (December 2016)

Date assessment finalised: 8 August 2024

The proposed development requires consent under the Northern Territory Planning Scheme 2020 as described in the below table:

Zone FD (Future Development)				
Use	Assessment Category	Strategic Framework	Overlays	General Development Requirements
Subdivision	Impact Assessable	- Darwin Regional Land Use Plan - Holtze to Elizabeth River Subregional Land Use Plan - Palmerston Eastern Suburbs Area Plan	N/A	6.5.1 Subdivision in Zone FD 6.2.1 Lot Size and Configuration for Subdivision in Zones LR, LMR, MR and HR 6.2.2 Lots Less Than 600m2 for Dwellings-Single 6.2.3 Site Characteristics for Subdivision in Zones LR, LMR, MR and HR 6.2.4 Infrastructure and Community Facilities for Subdivision in Zones LR, LMR, MR and HR

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

1. Guidance

Clause 1.8(1)(c)(ii)

- (c) Impact Assessable – use and development that requires the exercise of discretion by the consent authority to determine if it is appropriate given the location of the site and the potential impacts on surrounding uses, and if it accords with the Strategic Framework.

Use and development of land requires consent and is Impact Assessable when any of the following apply:

- i. it is for the subdivision of land other than that included at Clause 1.8(1)(b)(iii)

Clause 1.10 Exercise of Discretion by the Consent Authority

1. In considering an application for consent for a use or development, the consent authority must consider the use or development in its entirety except in relation to:
 - (a) an application to alter, change or vary a development permit under sections 43A, 46 or 57 of the Act;
 - (b) access to a main road; or
 - (c) a Merit Assessable application under Clause 1.8(1)(b)(ii)(2).
4. In considering an application for a use or development identified as Impact Assessable the consent authority must take into account all of the following:
 - (a) any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;
 - (b) any Overlays and associated requirements in Part 3 that apply to the land;
 - (c) the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and
 - (d) any component of the Strategic Framework relevant to the land as set out in Part 2.

NOTED

2. Strategic Framework

The following is relevant to the subject site.

Darwin Regional Land Use Plan (DRLUP):

The DRLUP identifies Zuccoli within the urban area. The key objectives of the urban and peri-urban areas include providing suitable opportunities for residential development to meet market demand, encouraging a range of dwelling types, and encouraging detailed design that recognises and protects the natural character of an area, and is climatically appropriate and avoids the creation of heat islands.

Holtze to Elizabeth River Land Use Plan 2022 (HESLUP):

The HESLUP states that *"Within the boundary of this subregional plan, uses and development of land that require impact assessment will need to accord with the relevant concepts and policy in this document; or, if the land is subject to an area plan, accord with that more detailed level of the strategic framework."*

The land is subject to the Palmerston Eastern Suburbs and Area Plan as discussed below.

Palmerston Eastern Suburbs Planning Principles and Area Plan:

Palmerston Eastern Suburbs Planning Principles and Area Plan includes 7 planning principles which are discussed below:

Planning Principle 1:

Future development within the Eastern Suburbs is to:

1. Provide compact, accessible and walkable neighbourhoods that are safe and foster a sense of community and local identity and include:
 - (a) the use of natural areas, open spaces and traffic corridors to delineate and identify individual neighbourhoods;
 - (b) neighbourhood centres located to maximise opportunities for vehicular, cycle and pedestrian access via streets or open space corridors;
 - (c) a mix of housing types and lot sizes including smaller lots and medium density housing in areas within or adjacent to neighbourhood centres, public transport and areas of high amenity such as close to parks;
 - (d) a network of local and neighbourhood parks that cater for a range of activities and are cost effective to maintain;
 - (e) a stormwater management system that, where appropriate, utilises open space and natural corridors;
 - (f) an arterial road network providing direct links to the city centre, designed to support efficient public transport, pedestrian and cycle networks and landscaped to provide shade and visual amenity;
 - (g) landscaped boulevard style avenues to provide movement corridors within neighbourhoods and establish a 'sense of place'; and
 - (h) an interconnected local street network providing access, route choice, and designed with priority for safe, efficient, and pleasant walking and cycling.

The application refers to the submitted Master Plan and Landscape Master Plan to respond to principle 1.

The submitted Master Plan shows indicative street networks, residential density, open spaces and staging of subdivision development areas which identify Stage 5B intended for 52 single dwelling lot adjacent open space. It is noted that the submitted Master Plan differs from the version currently available on the Zuccoli Aspire website (Figure 1), including:

- Stage 5B boundary re-alignment;
- change in the number of lots from 59 to 52 lots; and
- change in the dwelling types and density by removing 1x "MD" site (now deleted from the Master Plan) and 1x "MR" site (now in Stage 4D and only referred to as commercial mixed use site).

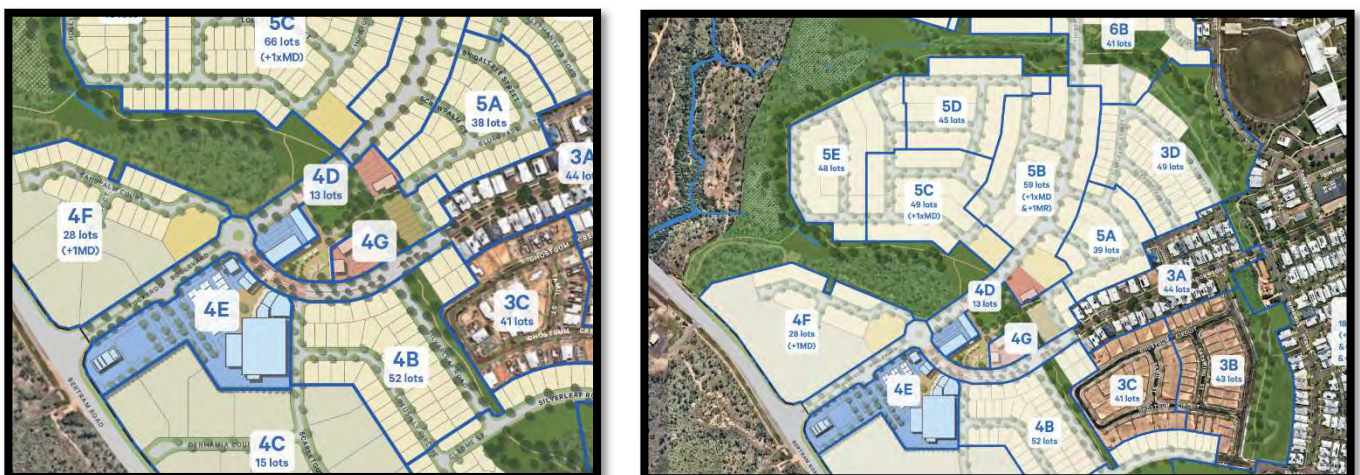


Figure 1: Left: Extract from submitted Master Plan; Right: Extract from existing Master Plan

The Landscape Master Plan dated December 2016 similarly shows indicative street networks, residential density, open space, street tree plan, pedestrian/cycle path route, park facilities/infrastructure, creek line protection areas (native vegetation retained). The Landscape Master Plan also identifies waterbodies not otherwise included in the Master Plan.

The Palmerston Eastern Suburbs Area Plan identifies the site is adjacent a “primary neighbourhood centre” which is to be “supported by medium density residential and mixed use development” and within a “compact neighbourhood” which “maximises the number of dwellings within 400m walk from the neighbourhood centre and bus stop” (Figure 2).

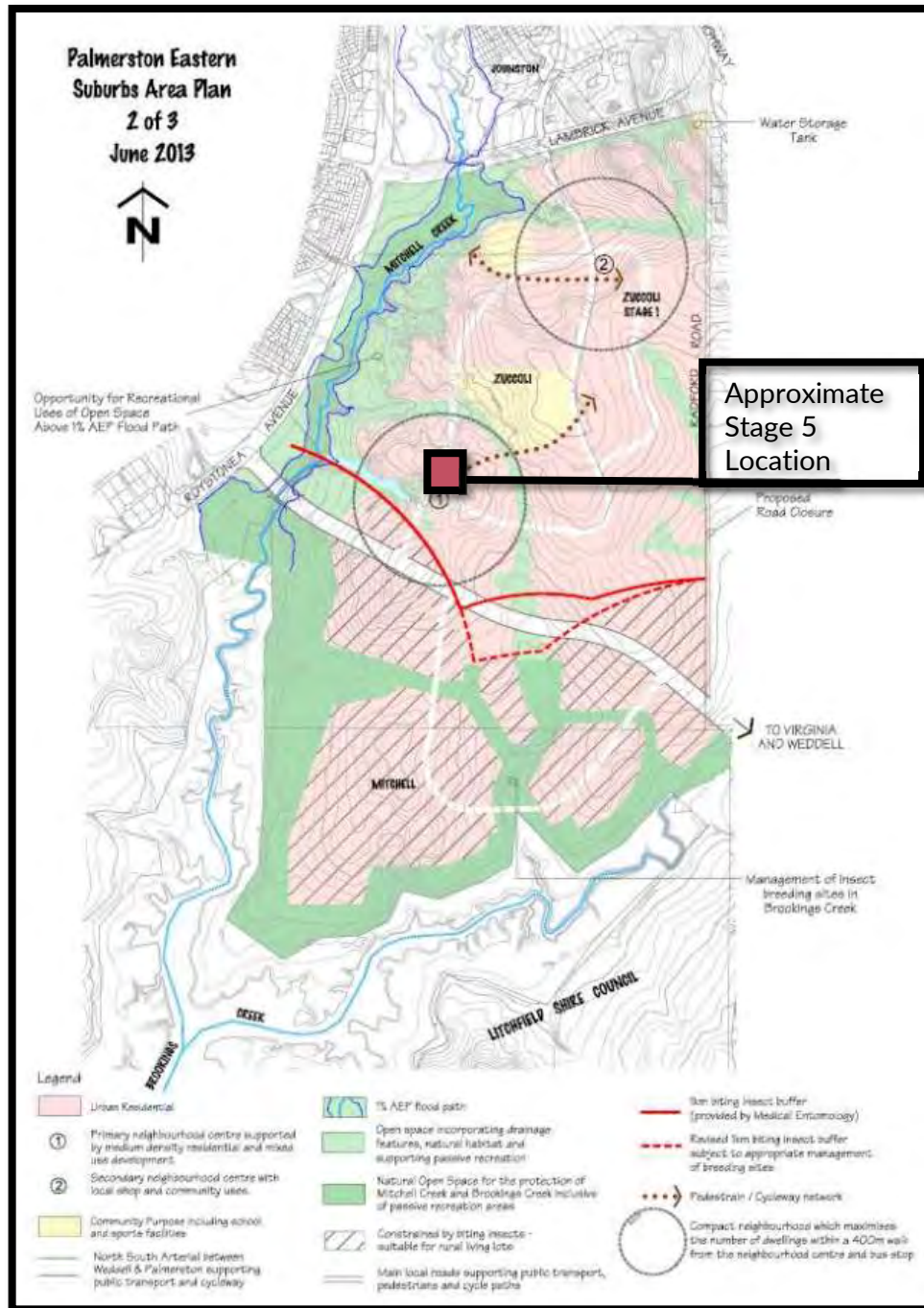


Figure 2: Approximate location of the proposed subdivision within the urban extent of the Palmerston Eastern Suburbs Area Plan

The proposed lots are largely within 400m walking distance to Zone C and a proposed bus stop in the park adjacent (Figure 3). The application proposes the subdivision of land to create 52 lots within Zone LMR (Low – Medium Density Residential), a zone which has a minimum lot size of 300m², for single dwellings. The proposed lot sizes range from 415m² - 664m² with an average lot size of 440m². There are two lots for multiple dwellings envisaged adjacent the land within Zone C (in Stage 5C and Stage 4F). The neighbourhood centre is also partly surrounded by land within a 1km biting insect buffer that may only accommodate larger rural lots, reducing dwelling density.

The application refers to the development of components of the neighbourhood centre provided in Stage 4D (now within Zone C – Commercial) and further sites to be developed as part of Stage 4E. It is noted that the submitted Master Plan identifies three lot types: single dwellings, multiple dwellings and rural lots however does not clearly reflect how dwelling density is being maximised within 400m to the neighbourhood centre in relation to the current stage. The Compact Urban Growth Policy considers medium density as a locality where densities are approximately 60 dwellings per hectare.

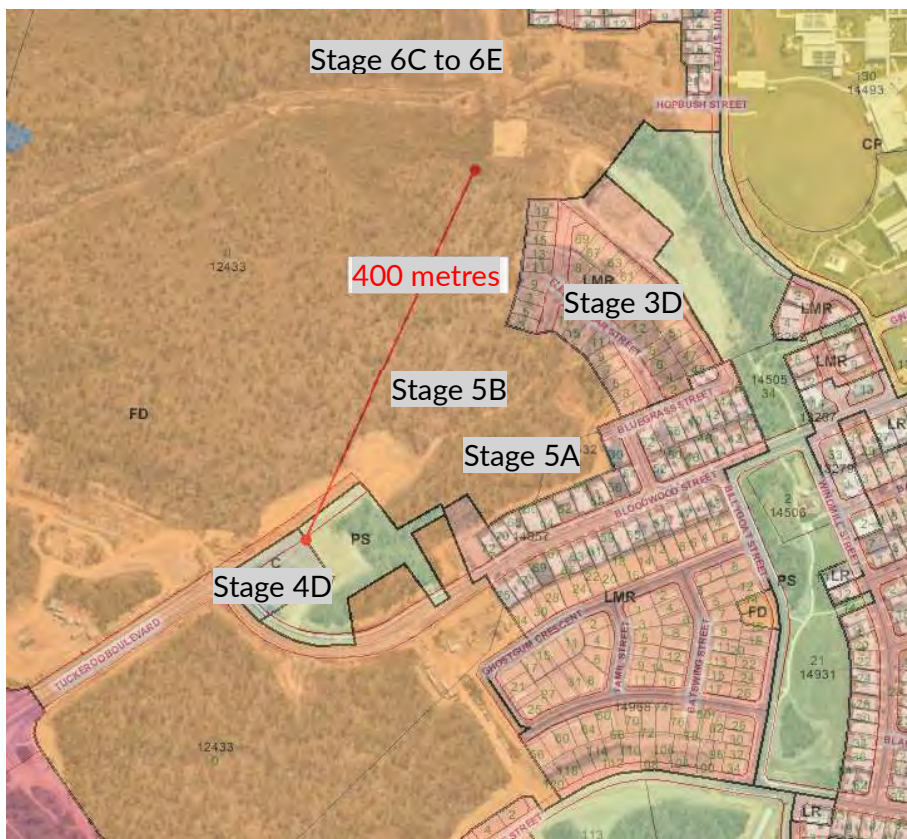


Figure 3: Indicative representation of 400m distance from neighbourhood centre and bus stop in relation to the subdivision and surrounding stages.

Notwithstanding the changes to the Master Plan, the application demonstrates a compact residential subdivision that is generally in accordance with the Area Plan and planning principles, however the change proposed exclude a larger lot in Stage 5B reduces the mix of dwelling types and lots sizes adjacent to a future neighbourhood centre.

With regards to open space, the proposed subdivision stage excludes provision of areas for open space. However the application proposes 16m, 18m and 24m wide road reserves with capacity to accommodate bicycle paths and adequate footpath provisions to link to adjacent public open space. Proposed local road networks will connect into the existing local road network and provide access to future areas of open

space. An existing park within Zone PS to the west includes landscaping, paths and a playground (Figure 4). An area of land within Zone PS (Public Open Space) is identified to the south however is not currently developed as a park (within Stage 4D).

Areas of future open space are identified directly adjacent the subject subdivision to the north and south (Figure 4). This open space will accommodate aspects of stormwater management from the proposed subdivision. It is noted that the Master Plan does not identify which stage the open space around Stage 5 will be delivered and more generally the extent of open space that forms part of the stormwater management system (encumbered vs unencumbered).

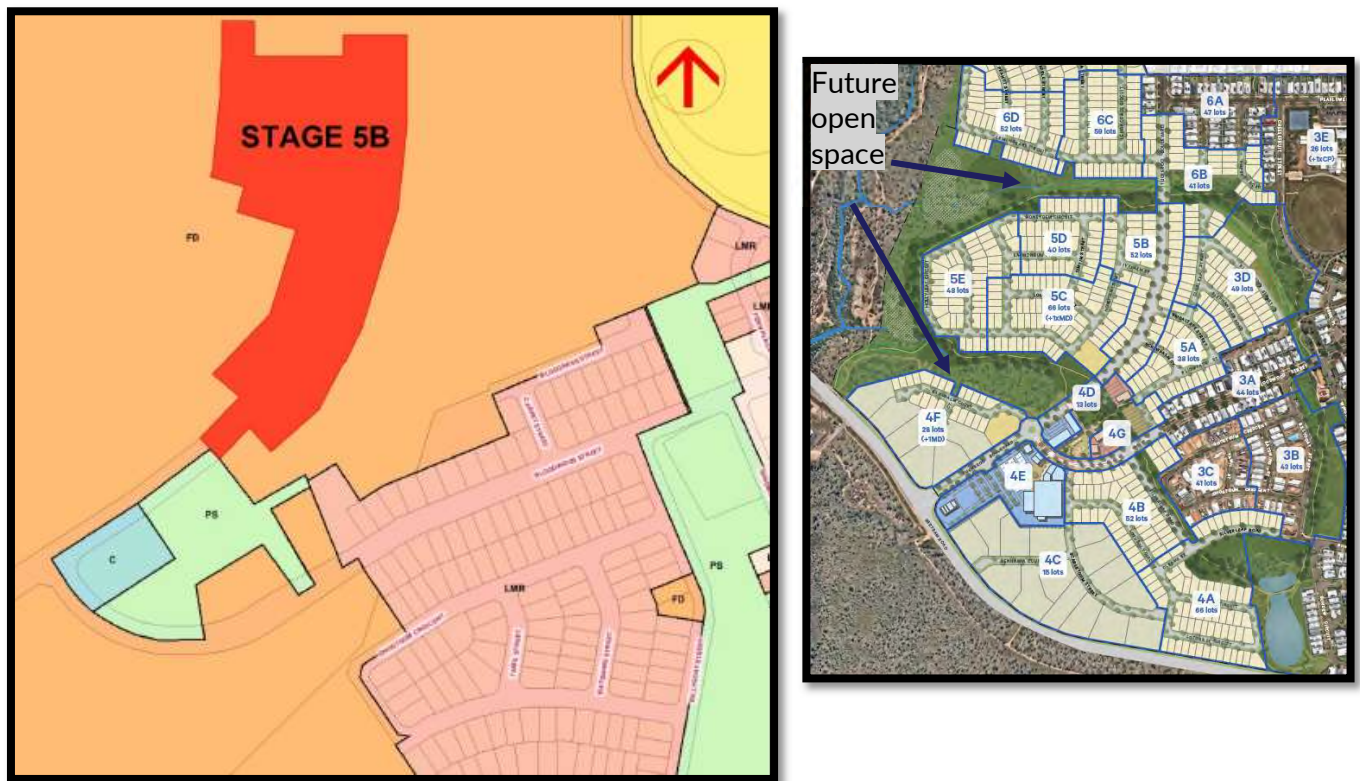


Figure 4: Proximity of subdivision to land within Zone PS (Public Open Space) and potential future public open space.

2. Promote community focused neighbourhood centres with a compatible mix of uses serving the local community through:
 - (a) the provision of commercial and business activities within the centres which focus on local community needs and create opportunities for local employment without detracting from the City Centre as the principle focus for higher order services;
 - (b) the provision of community services such as child and elderly persons care;
 - (c) integration of medium density residential development above commercial and community uses;
 - (d) incorporation of urban open spaces to assist in establishing a sense of place and provide opportunities for people to congregate and interact;
 - (e) responsive neighbourhood centre layout and design that provides an active interface between various activities and creates opportunities for casual surveillance to contribute to personal and property security; and
 - (f) community facilities designed to accommodate a variety of uses and be adaptable to changing neighbourhood requirements over time.
3. Relate the scale of development within neighbourhood centres to both the surroundings and the desired future character by:
 - (a) protecting the amenity of adjoining residential areas;
 - (b) incorporating a range of building heights; and
 - (c) creating positive mixed use relationships to reduce conflicts between public and private uses.
4. Provide a range of both lot sizes and housing choice to cater for diverse household types by:
 - (a) creating a mix of lot sizes for dwellings-single, dwellings-group and / or dwellings-multiple ;
 - (b) associating medium density housing including, townhouses and apartments and accommodation for aged persons and people requiring assistance with neighbourhood centres or areas of high amenity; and
 - (c) providing rural residential lots as a further choice and to serve as buffers between urban residential areas and existing rural living or potential biting insect areas.

Planning Principles 2 and 3 relates to neighbourhood centres.

Planning Principle 4 relates to the provision of a range of lot sizes and housing choice as previously discussed. The application proposes lots for single dwellings only.

5. Providing community purpose sites of sufficient size to allow co-location and integration of schools and other significant community and active recreation facilities serving more than an individual neighbourhood to:
 - (a) respond to policies for the provision of education facilities and increase opportunities for local choice in education through the collocation of facilities;
 - (b) minimise the impacts that large community purpose sites have on the walkability and/or population capacity of individual neighbourhoods;
 - (c) achieve efficiencies through shared use of facilities and infrastructure particularly active recreation spaces; and
 - (d) maximise opportunities to access public transport and provide efficient and safe pedestrian and cycle networks.
6. Preserve and integrate areas of environmental and heritage significance by:
 - (a) limiting use of estuarine mangrove areas and the Mitchell Creek drainage corridor and associated upland areas to recreation activities which enhance rather than detract from conservation values;
 - (b) implementing appropriate environmental and engineering measures, including but not limited to the application of principles of water sensitive urban design; and
 - (c) retention of the 17 and a half mile WWII camp site as public open space.
7. Establish a compact neighbourhood centre around the Temple Terrace Mixed Use Node to:
 - (a) provide medium density housing in this area characterised by high residential amenity and high accessibility;
 - (b) facilitate commercial and business activities at ground level within the Node to meet local community needs without impacting on the primacy of the Palmerston CBD; and
 - (c) ensure a robust, adaptable design and appropriate orientation of mixed use development fronting Temple Terrace reinforcing the role of the Node as an activity spine linking the Palmerston CBD and the Palmerston Regional Hospital Precinct.

Planning Principle 5 relates to the provision of community purpose land identified by the strategic framework as located in other areas of Zuccoli. Planning Principles 6 and 7 relate to environmental and heritage significant areas, and neighbourhood centres identified by the strategic framework. Land outside the subdivision within the Mitchell Creek corridor is identified as natural open space for the protection of Mitchell Creek and associated drainage lines are identified for open space incorporating drainage features, natural habitats and supporting passive recreation. The application states that *“Subdivision works will be carried out in accordance with approved Stormwater and Erosion and Sediment Control Plans, which will avoid undue adverse effects on the water environment in the vicinity of the land”*. The application included an Engineering Services Report prepared by ADG, which indicates:

- all stormwater runoff generated within Stage 5B shall ultimately discharge to Mitchell Creek via an existing ephemeral drainage line; and
- given the proximity to Mitchell Creek and the development being located within the bottom of the Mitchell Creek catchment, it is considered beneficial to release flows quickly and not provide detention measures such as lakes (as referenced in the Zuccoli Aspire Stormwater Masterplan Report Update prepared by ADG Engineers dated 28 February 2022).

Further information may be required to demonstrate how the development will preserve the environment and apply principles of water sensitive urban design (preservation of natural hydrological flow regimes, retention of natural Waterways, selection of stormwater drainage infrastructure to slow down flows,

maximise groundwater recharge, and filter out nutrients and other pollutants and management of stormwater quality).

NOTED

3. Overlays

There are no applicable overlays

NOT APPLICABLE

4. Zones

4.27 Zone FD (Future Development)

Zone Purpose

Identify an area that is intended for future rezoning and development in accordance with the Strategic Framework. Development is limited to a level that will not prejudice future development or is compatible with planned future purposes.

Zone Outcomes

1. *Subdivision and development responds to the Strategic Framework, and does not compromise existing or planned or future development or infrastructure through its location and operation.*
 2. *Subdivision and development demonstrates that it does not prejudice the intended ultimate subdivision and future development.*
 3. *Subdivision and development demonstrates that infrastructure can be provided and funded in accordance with an approved plan for infrastructure and will be to a standard that satisfies the requirements of the responsible service authority.*
 4. *Interim development that is time limited may be established to ensure the land remains available for future development in accordance with the Strategic Framework.*
 5. *Dwelling-community residence, dwelling-independent and home based business are provided with an appropriate level of services and infrastructure.*
 6. *Development:*
 - (a) *supports the needs of the immediate community;*
 - (b) *is of a scale and intensity compatible with the character and amenity of the area;*
 - (c) *minimises impacts on sensitive environments;*
 - (d) *avoids adverse impacts on the local road network; and*
 - (e) *is managed to minimise unreasonable impacts to the amenity of surrounding land.*
 7. *Development does not impose unsustainable demands on surface water and groundwater.*
 8. *Subdivision design is informed by land suitability assessment to confirm the land is able to support the intended future development.*
-

9. *Development is provided with an appropriate level of services and infrastructure. If reticulated sewerage is unavailable, lots are suitable for the on-site disposal of effluent in a manner that does not pollute ground or surface waters.*
10. *Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.*

The purpose of Zone FD is to preserve land for future zoning and development in accordance with the strategic framework.

The applicant considered the subdivision to be in accordance with the Area Plan, a Master Plan and Staging Plan and as such, will not prejudice or compromise the intended ultimate future subdivision and future development of the land. Services to be made available on a staged basis and the application referred to service authorities for comment.

NOTED

6. Subdivision Requirements

6.5.1 Subdivision in Zone FD

Purpose

Provide for the subdivision of land in Zone FD in a manner that will not prejudice the intended ultimate subdivision and future development of the land envisaged in the strategic framework.

Administration

1. *The consent authority may consent to a subdivision that is not in accordance with sub-clauses 3 or 4, only if it is satisfied the subdivision is consistent with the purpose of this clause.*
2. *An application for subdivision in accordance with sub-clause 4 must include a proposed zoning plan that identifies the intended future zoning.*

Requirements

3. *The minimum lot size is 50ha.*
4. *Despite sub-clause 3, subdivision may create lots consistent with the intended future zoning if it:*
 - (a) *complies with the relevant subdivision requirements of the intended future zone;*
 - (b) *is generally in accordance with an area plan or other relevant component of the strategic framework; and*
 - (c) *services are, or can be, made available to that land.*

The application identifies the likely intended future zone of the subdivision is Zone LMR (Low-Medium Density Residential). An assessment of the relevant subdivision requirements is provided below, and an assessment against the Area Plan is provided above. Comments have been sought from service authorities.

DOES NOT COMPLY – does not comply with Zone LMR (Low-Medium Density Residential) subdivision requirements – Clause 6.2.1 (sub-clause 6), Clause 6.2.3 (sub-clause 2 and 6), Clause 6.2.4 (7) may comply subject to further information.

6.2 Subdivision in Zone LR, LMR, MR and HR

6.2.1 Lot Size and Configuration for Subdivision in Zones LR, LMR, MR and HR

Purpose

Ensure that subdivision of land for urban residential purposes creates lots of a size, configuration and orientation suitable for residential development at a density envisaged by the zone.

Administration

1. The consent authority must not consent to a subdivision that reduces a lot size by an area greater than 5% of the minimum specified in Table A to this clause:
 - (a) in Zone LR; or
 - (b) in Zones LR and MR in Alice Springs and adjacent zoned areas.
2. The consent authority must not consent to a subdivision in Zone LMR that is not in accordance with Table A to this clause.
3. The consent authority may consent to a subdivision in Zone LR, MR or HR that is not in accordance with Table A to this clause only if it is satisfied that all lots created are consistent with the purpose of this clause and the zone purpose and outcomes.
4. The consent authority may consent to a subdivision that is not in accordance with sub-clauses 5-12, only if it is satisfied the subdivision is consistent with the purpose of this clause and the zone purpose and outcomes.

Requirements

5. Land is to be subdivided in accordance with Table A to this clause.
6. Lots are to conform with the building envelope requirements in Table B to this clause.
7. Lots have sufficient area and appropriate dimensions to provide for the proposed density of developments including dwellings, vehicle access, parking and ancillary buildings.
8. There are no battle-axe lots.
9. Lots are oriented to allow dwellings to take advantage of environmental conditions such as prevailing breezes and sunlight.
10. Lots are connected to reticulated services.
11. Potential land use conflicts are minimised by taking account of the visual and acoustic privacy of residents.
12. Where there are lots for medium and higher density residential development, those lots are:
 - (a) distributed in small groups serviced by public transport;
 - (b) in close proximity to public open space and with adequate access to community facilities and services; and
 - (c) not located in a cul-de-sac.

Table A to Clause 6.2.1: Lot Size and Configuration in Residential Subdivisions	
Zone	Minimum Lot Size
LMR	300m ²

<i>Table B to Clause 6.2.1: Lot Size and Configuration in Residential Subdivisions</i>	
<i>Lot Size</i>	<i>Minimum Building Envelope Requirement</i>
300m ² to less than 450m ²	7m x 15m (exclusive of any boundary setbacks or service authority easements)
450m ² to less than 600m ²	8m x 15m (exclusive of any boundary setbacks or service authority easements).
600m ² and greater	17m x 17m (exclusive of any boundary setbacks or service authority easements)

The applicant identifies the intended zoning for the subdivision will be Zone LMR (Low-Medium Density Residential). The minimum lot size in Zone LMR is 300m². The proposed minimum lot size is 415m² with all lots exceeding the minimum lot size in Table A for Zone LMR.

The minimum lot frontage proposed for all lots between 300m² and 450m² is approximately 13.5m and can accommodate a building envelope of 7m x 15m. The minimum lot frontage proposed for all lots between 450m² and 600m² is approximately 14m which can accommodate a building envelope of 8m x 15m.

Except for Lots 12 and 14, all lots in excess of 600m² lots can accommodate a building envelope of 17m x 17m (Figure 5). In addition to current setback requirements of the NTPS2020, the application proposes a reduced setback plan for the proposed subdivision to further enable compliance with the Planning Scheme. The reduced setback plan would resolve the non-compliance with proposed Lot 12.



Figure 5: Proposed Lot 12 and 14 with non-compliant building envelopes.

Apart from proposed lot 14, lots will have sufficient area to accommodate the minimum building envelopes and an engineering report included in the application shows driveways are able to meet the requirements outlined by the NTPS 2020, specifically Clause 5.2.4.5 of Part 5.

No battle-axe lots are proposed.

Lots allowing for an east-west building orientation to minimise morning and afternoon sun exposure to external walls is preferable, and the majority of the lots are configured to support this.

Proposed lots are intended to be connected to reticulated services.

Surrounding land provides or is identified for similar residential uses and public open space which is unlikely to cause any land use conflict. Proposed Lot 40 is directly adjacent land identified for commercial/mixed use in the Master Plan and has a lot size of 448m². The common side boundary has a length of 27.4m and a proposed zero (or 300mm) setback is identified in the application. Potential land use conflicts are minimised by taking account of the visual and acoustic privacy of residents through the nomination of the reduced setback to the affected boundary, which enables promotion of opportunities for private open space away from the potential future commercial use.

The subdivision is not intended for medium or higher density development

DOES NOT COMPLY

6.2.2 Lots Less Than 600m² for Dwellings-Single

Purpose

Ensure the subdivision of land to lots of less than 600m² will allow residential development that minimises impact on amenity and the functionality of the street infrastructure.

Administration

- 1. The consent authority must not consent to a subdivision that is not in accordance with sub-clauses 3 and 4.*
- 2. An application must provide plans to demonstrate the requirements of sub-clause 4.*

Requirements

- 3. Lots subject to this clause shall not have a boundary to any public road less than specified in the table to this clause.*
- 4. The site layout of lots subject to this clause is able to comply with the purpose of this clause and the development requirements for vehicle parking (5.2.4), building setbacks (5.4.3 and 5.4.3.3) and private open space (5.4.6).*

Table to Clause 6.2.2: Lots Less than 600m ² for Dwellings-Single	
Range of Lot Size	Minimum length of any Boundary to a Public Road
300m ² to less than 450m ²	10m
450m ² to less than 600m ²	13m

The lots meet the minimum boundary length to a public road as specified in the table to this clause with the minimum lot frontage provided for lots between 300m² and 450m² approximately 13.5m, and 14m for lots between 450m² and 600m².

The application included site layout plans which consider the requirements for vehicle parking (5.2.4), building setbacks (5.4.3 and 5.4.3.3) and private open space (5.4.6). The plans identify typical lots of regular shape and the smallest lot of the irregular shaped lots (Lot 36), with wider and/or deeper lots deemed to comply.

The site layout of lots proposed by the subdivision complies with the purpose of the clause and allows for development that meets the requirements for vehicle parking, building setbacks, and private open space. In addition to regular setbacks, the application proposes a reduced setback plan for the proposed subdivision to further enable compliance with the Planning Scheme.

COMPLIES

6.2.3 Site Characteristics for Subdivision in Zones LR, LMR, MR and HR

Purpose

Ensure that the subdivision of land provides lots suitable for urban residential purposes that respond appropriately to the physical characteristics of the land and does not detrimentally impact on surrounding land.

Administration

1. The consent authority may consent to a subdivision that is not in accordance with sub-clauses 2-6, only if it is satisfied the subdivision design is consistent with the purpose of this clause.

Requirements

2. Avoid the development of land of excessive slope, unstable or otherwise unsuitable soils (e.g. seasonally waterlogged) and natural drainage lines.
3. Ensure, by site selection or site grading, that areas intended for lots less than 600m² do not slope in excess of 2%, such that the need for on-site stormwater structures, retaining walls and the like is minimised.
4. Retain and protect significant natural and cultural features.
5. Avoid development of land affected by a 1% AEP flood or storm surge event.
6. Retain and protect natural drainage lines and any distinctive landform features or stands of natural vegetation and incorporate them into public open space.

The subject land falls within land unit 1c and 2a1, both characterised as having well drained soils. The southern half of the subdivision is described as low rises with gradients less than 4% and the northern half as low scarps and short steep slopes. Excessive slope includes land where gradient exceeds 3% and should be avoided, however the application includes details of bulk earthworks showing intended cut and fill.

Drainage lines are not avoided through the subdivision works. To the north of the development, the landform includes a drainage feature and potentially seasonally waterlogged soils (Figure 6). City of Palmerston note that Stage 5B is the first stage of works on the western side of Tuckeroo Boulevard, which has stormwater discharging directly into Mitchell Creek, and the northern lots of stage 5B are immediately adjacent a proposed open drain. The Engineering Services Report confirm the stormwater shall be discharged via a drainage line into Mitchell Creek.



Figure 6: Aerial image of Stage 5B showing existing drainage features and drainage lines.

The submitted Bulk Earthworks Layout Plans indicate nominal lot grades of 1 and 2% for residential lots under 600m² (Figure 7). It is noted that proposed lot 10 is one example of lots that exceed 2% in part, such as the rear and front of the lot.

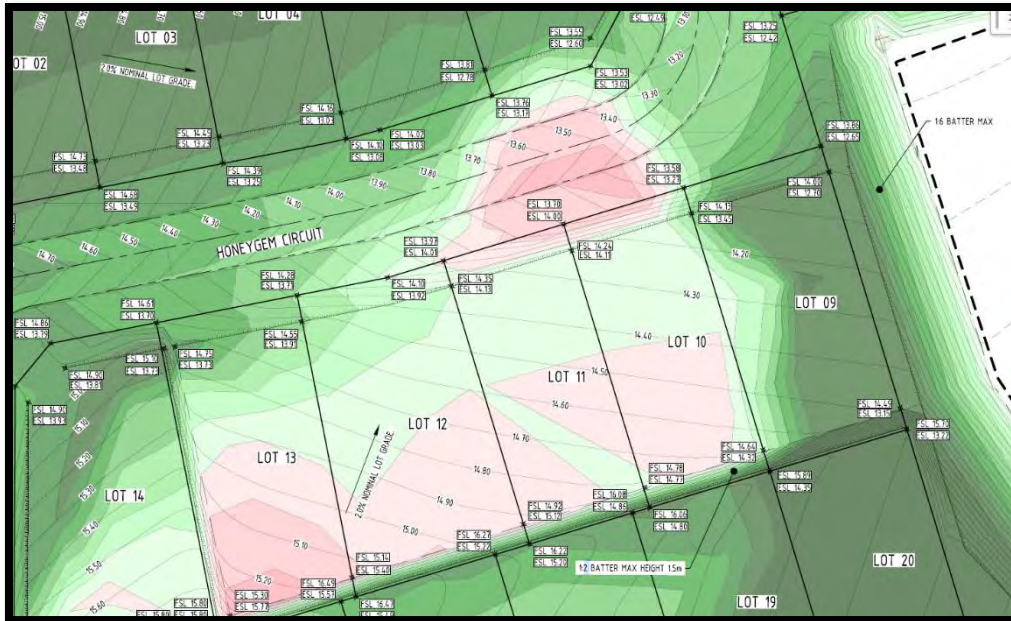


Figure 7: Extract of Bulk Earthworks Plans.

There are no natural or cultural features within the subdivision footprint, however the subdivision will include stormwater drainage discharge into Mitchell Creek. Further information on stormwater design may assist to address how the subdivision works will protect significant natural features.

The subdivision footprint is not located within a designated 1% AEP flood or storm surge event area.

The subdivision footprint excludes natural drainage lines and any distinctive landform features or stands of natural vegetation that would otherwise be incorporated into public open space, however the associated works to provide stormwater drainage impacts on drainage features and the land is not identified as part of any stages of the subdivision on the Master Plan, however is partly included on the Staging Plan as part of Stage 5.

DOES NOT COMPLY

6.2.4 Infrastructure and Community Facilities for Subdivision in Zones LR, LMR, MR and HR

Purpose

Ensure that subdivision of land for residential purposes is appropriately integrated with infrastructure, community services and facilities.

Administration

1. The consent authority may consent to a subdivision that is not in accordance with sub-clauses 2-7, only if it is satisfied the subdivision is consistent with the purpose of this clause.

Requirements

2. Provide a high level of internal accessibility and external connections for pedestrian, cycle and vehicle movements.
3. Provide links to schools, commercial facilities and public transport services.
4. Provide traffic management to restrain vehicle speed, deter through traffic and create safe conditions for all road users.
5. Incorporate street networks capable of accommodating safe and convenient bus routes with stops within a 400m radius of a majority of dwellings.
6. Provide for connection to reticulated services.
7. Provide a minimum of 10% of the subdivision area as public open space which:
 - (a) ensures the majority of dwellings are within 400m walking distance of a neighbourhood park;
 - (b) incorporates recreational open space in larger units available for active leisure pursuits;
 - (c) is unencumbered by drains and has sufficient flat area for informal recreation; and
 - (d) is designed to provide a safe environment for users by allowing clear views of the open space from surrounding dwellings or passing vehicles.

The subdivision includes an extension of Tuckeroo Boulevard and two new local streets together with a road stub to the east. In the context of the Master Plan and Landscape Master Plan, the subdivision will provide for a high level of external connections for pedestrian, cycle and vehicle movements (Figure 8). Interim external connections is limited to the southern connection to Tuckeroo Boulevard.

Interim pedestrian and cycle movements could further support accessibility (e.g. through to the school and bus stop to access short term route extension).



Figure 8: Left: Extract from Landscape Master Plan showing pedestrian/cycle network; Right: Extract from current bus route and bus stop plan supplied by Department of Infrastructure, Planning and Logistics

Traffic management will be determined in accordance with the function of each road, with the subdivision consisting of local access roads, including Tuckeroo Boulevard based on the traffic volume anticipated as per the Engineering Report. As Tuckeroo Boulevard is existing, the road reserve width will be maintained (24m).

The bus route submitted with the application (Annexure 5 in the Development Application) has been superseded and a current route map has been provided by the Department of Infrastructure, Planning and Logistics during the assessment of the Development Application. The proposed bus route of travel will be along Tuckeroo Boulevard upon the future connection of this road through to the north. Proposed bus

stops in the area are not located within the subdivision, however stops within a 400m radius of a majority of future dwellings will be available in the longer term.

All lots will be connected to reticulated services as part of subdivision works.

The application refers to the submitted Master Plan to respond to the minimum requirements of public open space and to examples of the proportion of public open space provided in other stages of subdivision in Zuccoli Aspire including:

Stage 3 – 22.5%
Stage 4A – 17.8%
Stage 4D – 47%
Precinct D – 24%

However a plan that identifies the available area of unencumbered public open space (existing vs proposed) would support the assessment to confirm compliance, noting the space is also required to accommodate drainage.

MAY COMPLY – information required to show 10% unencumbered POS

ID: 590866 – NN:ct

5 July 2024

Telephone
(08) 8935 9922

Email
palmerston@palmerston.nt.gov.au

Address
Civic Plaza
1 Chung Wah Terrace
Palmerston NT 0830

PO Box 1
Palmerston NT 0831

ABN 42 050 176 900

palmerston.nt.gov.au

Development Assessment Services
Department of Infrastructure, Planning and Logistics

By email: das.ntg@nt.gov.au

Dear Sir/Madam,

Re: Development Application reference PA2024/0147 - Lot 12433 Town of Palmerston, Zuccoli Pde, Zuccoli NT - Subdivision to create 52 lots and building setback plan (Zuccoli Aspire Stage 5B)

I refer to the above development application which was sent to the City of Palmerston (CoP) as a referral authority on 7 June 2024.

CoP makes this response to the application in accordance with Section 49(6) of the *Northern Territory Planning Act 1999* (the Act).

CoP has made an assessment based on the information presented within the development application. However, this has been difficult due to the information provided being incomplete in relation to some parts. A 14-day extension to the comment period for CoP was approved by Palmerston Division of the Development Consent Authority under section 49(8B) of the Act. CoP considers that the application is incomplete because it does not contain all the information required under Section 46(3) of the Act.

In accordance with the Act, CoP considers that the application should therefore be rejected, or additional information provided.

The application is considered incomplete and therefore has been unable to be fully assessed for all aspects of the development due to the following reasons.

Section 46(3)(a) – Compliance with NT Planning Scheme 2020

The application does not demonstrate compliance with the NT Planning Scheme 2020 (NTPS), which is the planning scheme that applies to the land.

Minimum setbacks cannot be achieved for some of the proposed lots. In the absence of an approved setback plan, a revised plan should be submitted showing compliance with requirements of Clause 6.2.1.6 to avoid potential future non-compliance with Clause 5.4.3.3, otherwise there is a risk that lots will be created that cannot be developed for their intended purpose.

Section 46(3)(e) – Effect of development on other land

The application does not include a detailed assessment demonstrating the effect of the development on other land, and specifically the effect the development will have on:

- stormwater drainage functionality in the area;
- public open space calculations;
- the road hierarchy.

Critical to this assessment is how this phase of Zuccoli Aspire will affect the stormwater management system on future adjacent phases 5D, 5C, 5E and the future “Creek View Park.” Further, the current park and drainage areas are not contained within the staged masterplan provided.

An updated Public Open Space Masterplan and Part 1 Stormwater Management Plan for this stage and future stages of Zuccoli Aspire is required before an informed decision about the effect of the development on ‘other land’ can be made. Details are also required in relation to the proposed timing of these areas being developed, including proposed interim stormwater management arrangements.

Stage 5B is the first stage of works that is part of the development on the western side of Tuckeroo Boulevard, which has stormwater discharging directly into Mitchell Creek. In addition to understanding the areas of drainage required, how they function, and open space allocations, the northern lots of stage 5B are immediately adjacent a proposed open drain.

The engineering report provided with the application references the 2022 Zuccoli Aspire Stormwater Masterplan Report Update, which proposes that dumped rock is utilised in the existing drainage line (connecting into Mitchell Creek) in areas requiring erosion protection or that currently have ponding water. This is unlikely to be an outcome compliant with the NT SDG, including within a proposed open space area. Details of the flows, proposed treatments and locations, and proposed integration with the open space areas are required to enable an assessment.

A Part 1 Stormwater Management Plan, as requested, will provide the appropriate level of information for assessment, including; riverine / catchment flood levels and extent) locations of stormwater discharges, any impacts of the Subdivision on the catchment-wide drainage system, and stormwater management options that may mitigate any adverse impacts on existing drainage infrastructure.

Further, an understanding of how this phase of Zuccoli Aspire will inform the road hierarchy of connecting stages of Zuccoli Aspire, and is requested so that there is a complete understanding of the effect of the development on other land.

Section 46(3)(f) – Available public open space in the area

The application does not include details of the public open space available in the area in which the land is situated.

The application materials provide details of public open space in the context of some of the other stages of Zuccoli Aspire; however, it does not include the overall percentage of usable public open space for Zuccoli Aspire, and if the amount of usable public open space can comply with the minimum requirements of the NTPS when this development, and future stages of Zuccoli Aspire are included.

As noted above, an updated Public Open Space Masterplan is required before an informed decision about the available public open space in the area can be made.

Summary

As outlined, CoP believes that there is insufficient information to make a complete assessment of the application. This results in a risk that, on the provision of this information, that the development may require amendment to achieve the required outcomes of the NTPS and the NT Subdivision Development Guidelines. The highest risks are related to stormwater drainage and public open space.

Should the consent authority decide that the application;

- a) complies with the planning scheme that applies to the area;
- b) includes sufficient information to properly consider the effect of the development on other land;
- c) includes enough detail about useable public open space in the area; then

CoP requests the following conditions precedents, general conditions and notes be included on the development permit.

Conditions Precedent

1. Prior to the endorsement of plans, submit the following to the City of Palmerston for approval in accordance with the Subdivision Masterplan requirements of the Northern Territory Subdivision Development Guidelines, and the City of Palmerston;
 - a. an updated Street network and hierarchy design for the entire Zuccoli Aspire development
 - b. an updated Public Open Space Masterplan for the entire Zuccoli Aspire development
 - c. an updated Part 1 Stormwater Management Plan for the remaining stages of Zuccoli Aspire

These plans are to include demonstration of the required allocation of areas for usable open space, park hierarchy, and drainage, and staging for works.

2. Prior to the commencement of works, submit the following to the City of Palmerston for approval in accordance with the Northern Territory Subdivision Development Guidelines, and the City of Palmerston requirements (as relevant):
 - a. Part 2 Stormwater Management Plan
 - b. Detailed drawings relating to stormwater drainage
 - c. Bulk earthworks plan
 - d. Roads, pathways (including cycle pathways) and vehicle crossings
 - e. Street-scaping and landscaping (including irrigation and lighting)

General Conditions

3. All approved works must be completed to the satisfaction of City of Palmerston and constructed at the developer's expense.
4. Any easements or reserves required for the purpose of stormwater drainage, street lighting, roads, access or for any other purpose, must be provided free of cost to the City of Palmerston
5. Any reinstatement works required as a result of any damage caused to infrastructure or landscaping must be undertaken by the developer, to the technical standards of and at no cost to the City of Palmerston, to the

satisfaction of the consent authority. This includes grassing the verge between the property boundary and the kerb.

Notes

A "Permit to Work Within a Road Reserve" may be required from City of Palmerston before commencement of any work within the road reserve

Should you wish to discuss the above, please contact the undersigned by email: christopher.tickner@palmerston.nt.gov.au or phone (08) 7969 7807.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Nadine Nilon', with a stylized flourish at the end.

Nadine Nilon
General Manager Infrastructure

Daniel Herlihy

From: Christopher Tickner <christopher.tickner@palmerston.nt.gov.au>
Sent: Monday, 22 June 2026 9:24 AM
To: Daniel Herlihy
Subject: RE: Response to Deferral - PA2024/0147 (Zuccoli Aspire Stage 5A)

Hi Daniel

Had a good weekend – hope you did too.

Per below, City of Palmerston has no issue with progressing with the assessment, subject to conditions precedents, conditions and notes confirming public infrastructure details and design to be handed over to Council.

It is respectfully requested, like recent subdivision applications that DAS/City of Palmerston discuss condition wording ahead of any approval.

Thanks
Christopher



Christopher Tickner

Planning & Development Manager

Infrastructure

p: 08 7969 7807

m: 0476 815 594

a: PO Box 1, Palmerston NT 0831 Australia

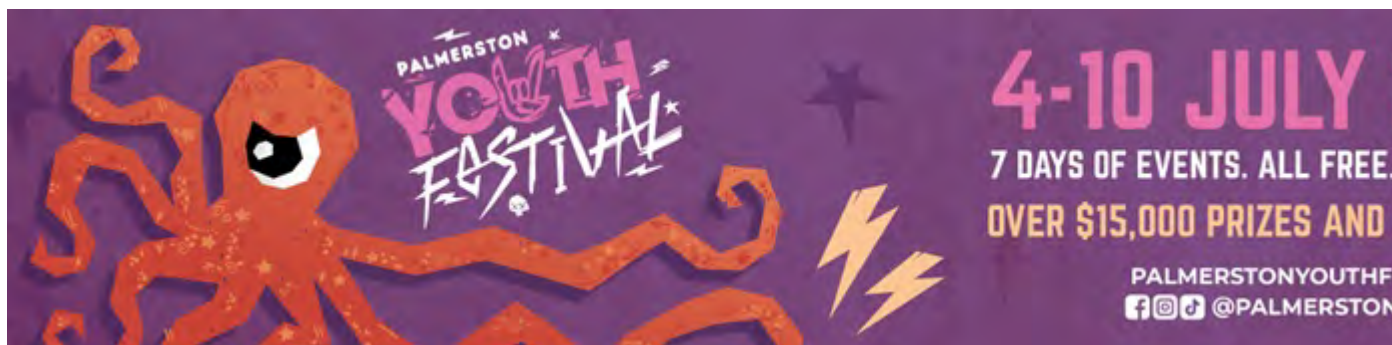
w: www.palmerston.nt.gov.au e: christopher.tickner@palmerston.nt.gov.au



City of Palmerston acknowledges the Larrakia people as the Traditional Custodians of the Palmerston region. We pay our respects to the Elders past, present and future leaders and extend that respect to all Aboriginal and Torres Strait Islander people.



We are committed to our facilities and ethnicity and faith.



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From: Daniel Herlihy <Daniel.Herlihy@nt.gov.au>

Sent: Monday, 22 June 2026 8:42 AM

To: Christopher Tickner <christopher.tickner@palmerston.nt.gov.au>
Subject: Response to Deferral - PA2024/0147 (Zuccoli Aspire Stage 5A)

Good morning Chris,

I hope your weekend went well.

The applicant has provided a response to the deferral for PA2024/0147. The applicant indicates that council no longer have concerns with a permit being issued subject to conditions (image extract from applicant response to deferral below).

In addition to the stormwater investigations and further submissions referred above, the proponent has updated the Public Open Space Master Plan and made further submissions to the City of Palmerston. With Council, it is understood that all outstanding matters have been resolved to the extent that the applicant has no concerns with a development permit being issued, subject to conditions precedent to the development of open space and road infrastructure design and approval from the City of Palmerston.

Can you please confirm if council no longer has concerns and/or can you please provide updated comments that can be included in the report to the consent authority.

Feel free to give me a call/email to discuss further.

Cheers,

Daniel Herlihy
Planner
Development Assessment Services
Department of Lands, Planning and Environment
Northern Territory Government

Level 1, Energy House, 18 – 20 Cavenagh Street, Darwin
GPO Box 1680, Darwin, NT 0801

T: 08 8999 6084
E: daniel.herlihy@nt.gov.au



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From: Brad Cunnington <brad@crtpc.com.au>
Sent: Wednesday, 10 June 2026 4:56 PM
To: Daniel Herlihy <Daniel.Herlihy@nt.gov.au>
Cc: Christopher Tickner <christopher.tickner@palmerston.nt.gov.au>; Hermanus Louw <hermanus@costaland.com.au>
Subject: TRM: Response to Deferral - PA2024/0148 (Zuccoli Aspire Stage 5B)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Daniel

Please find attached:

- Written deferral response to the PA2024/0148 deferral (Zuccoli Stage 5B);
- Attachments A (Deferral notice), B (Tech Assessment) and C (COP Submission).

Once reviewed, please advise if there's anything outstanding in response to this deferral, noting our discussion yesterday that the client's critical DCA date is 10 July.

I have cc'd Council herein. [@Christopher Tickner](#) please let me know if you have any further queries IRT this application.

Finally, as CRTPC were not the original applicant I don't have access to the DAO portal for this application. Please accept this email as the formal deferral response on behalf of the landowner.

Regards

Brad

Brad Cunnington

M: 0427 796 140 **E:** brad@crtpc.com.au **W:** www.cunningtonrossetownplanning.com.au

A: Darwin Corporate Park, Unit 6, T212, 631 Stuart Highway, Berrimah **P:** PO Box 36004 WINNELLIE NT 0821



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From: [James Buckley](#)
To: [Julie Hillier](#)
Cc: [Lyn Walsh](#); [Ainslie Corridon](#); [Rohan Langworthy](#); [Das NTG](#)
Subject: RE: "PA2024/0147 Lot 12433 Town of Palmerston" - New Application Submitted
Date: Friday, 21 June 2024 4:05:17 PM

Good afternoon Julie,

Please see below Crown Land Estate / LDU comments for 5B:

CONDITIONS PRECEDENT

- 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 stormwater drainage system, or an alternate approved connection shall be submitted to and approved by the Land Development Unit, Department of Infrastructure, Planning and Logistics, to the satisfaction of the consent authority

GENERAL CONDITIONS

- Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the Land Development Unit, Department of Infrastructure, Planning and Logistics, to the satisfaction of the consent authority.

Thank you,

James Buckley
Senior Project Officer
Land Transactions
Crown Land Estate
Department of Infrastructure, Planning and Logistics

Floor 5, Energy House, 18-20 Cavenagh Street, Darwin
GPO Box 1680, Darwin, NT 0801

p. 8999 7301
e. james.buckley@nt.gov.au

nt.gov.au

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From: Das NTG <Das.NTG@nt.gov.au>
Sent: Friday, 7 June 2024 8:21 AM
To: CrownLand Estate <CrownLand.Estate@nt.gov.au>
Subject: 'PA2024/0147 Lot 12433 Town of Palmerston' - New Application Submitted

Dear Crown Land Estate - DIPL,

A new subdivision application has been received over:

- Lot 12433 Town of Palmerston, Zuccoli Pde, Zuccoli NT

For the purpose of:

- Subdivision to create 52 lots and building setback plan (Zuccoli Aspire Stage 5B)

In accordance with the requirements of the Planning Act 1999, you are invited to review the [application](#) material through [ILIS](#) and provide written advice or comments no later than 21/06/2024.

You can request a longer submission period to provide advice or comment on this application if required, by emailing the project officer or das.ntg@nt.gov.au. Please include reasons in support of the extension.

If you have any enquiries, please feel free to contact Development Assessment Services Darwin, 8999 6046.

Kind Regards,
Development Assessment Services

Phone 1800 245 092

Web powerwater.com.au

Record number: D2024/222387

Container number: NE590/12433

Your Ref: PA2024/0147

Julie Hillier
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Julie

Re: Lot 12433 (Zuccoli Aspire Subdivision) Zuccoli Town of Palmerston

In response to your letter of the above proposal for the purpose of subdivision to create 52 lots (Zuccoli Aspire Stage 5B); Power and Water advises the following with reference to electricity enquiries:

1. The Developer (Costojic) shall be responsible for the cost to design and install adequate underground electricity reticulation to each of the newly created lots in accordance with Power and Water's NP020 - Guidelines for Developers of Subdivision and Electricity Infrastructure.
2. Costojic shall comply with specific advice on High Voltage Master Plan requirements assessed by Power and Water's Network Development and Planning group.
3. Costojic shall engage Ashburner Francis consultant to submit detailed electrical design drawings for Zuccoli Aspire Stage 5B to Power and Water for construction approvals on:
 - Appropriate high voltage back-boned cable extension;
 - High voltage distribution cable extension and low voltage electricity networks of Zuccoli Aspire Stage 5B;
 - Current standard One-Pillar-per-Two-Lot subdivision design for underground low voltage reticulation as per current NP041 - Guidelines for Electrical Design Consultants; and
 - Street Light Design for the subdivision shall be in accordance with current NP027 - Construction and Connection of Streetlight Assets.
4. Power and Water shall check and approve the electrical design drawings for construction and carry out final connection works at applicable cost.
5. Appropriate electricity easements for substations/pillars shall be surveyed and registered to the Land Titles Office by Costojic at no cost to Power and Water.

If you have any further queries, please contact the undersigned on 8924 5729 or email:

PowerDevelopment@powerwater.com.au

Yours sincerely



Thanh Tang
Manager Distribution Development

12 June 2024

POWER AND WATER CORPORATION

GPO Box 1921, Darwin NT 0801 | ABN 15 947 352 360



Development Assessment Services - DIPL
GPO Box 1680
Darwin NT 0801

Dear Julie,

RE: PA2024/0147 - Lot 12433 Town of Palmerston - Zuccoli Parade Zuccoli - Subdivision to create 52 lots (Zuccoli Aspire Stage 5B)

In response to your letter of the above proposal for development application purpose, Power and Water Corporation advises the following with reference to water and sewer enquiries:

1. **Development permit condition precedent** - The developer must submit an updated water and sewer infrastructure master plan and design report for the entire Zuccoli Aspire development. The master plan and design report must be satisfactory and accepted by Power and Water prior to any commencement of construction.
2. Only a single water and sewer service is permitted for each proposed individual lot. All new services are constructed by the developer, at no cost to Power and Water.
3. If construction water is required please contact our Customer Services Centre on 1800 245092 or to apply for access to one of our filling stations please follow the link below:
<https://www.powerwater.com.au/customers/water-and-wastewater/water-filling-stations>
4. PWC are working towards a water efficient future, through the implementation of water saving practices that provide potential financial savings to our customers. PWC invites you to visit the Living Water Smart website <https://www.livingwatersmart.com.au/> to find out more on how to improve your developments, landscaping and irrigation.
5. All required works mentioned above must all be at according to Power and Water's Connection Code and at the developer's expense. A letter has been sent to the applicant outlining the fees and charges applicable for this development. All standard and quoted charges, as well as contribution charges will be valid for a period of 6 months from date of letter issue. As required, Power and Water will reassess the charges for the development.
6. Power and Water advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) must be contacted via email a minimum of 1 month prior to construction works commencing.

If you have any further queries, please email waterdevelopment@powerwater.com.au

Yours sincerely,

Louise Galey

Services Development

5th July 2024

cc: Ms June D'Rozario

email: drozario@ozemail.com.au

Ms Julie Hillier
Department of Infrastructure, Planning and Logistics
GPO Box 1680
DARWIN NT 0801

Dear Ms Hillier

Re: PA2024/0147 Subdivision to create 52 lots and building setback plan (Zuccoli Aspire Stage 5B)

The Department of Environment, Parks and Water Security (DEPWS) has assessed the information contained in the above application and provides the following comments:

Rangelands Division

Land Management Unit

The Land Management Unit recommends that the following conditions and notes be included on the development permit should the application be approved:

Condition 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, Parks and Water Security Erosion and Sediment Control Plan (ESCP) procedures (see Permit Note 1). The ESCP must be developed and certified by a Certified Professional in Erosion and Sediment Control (CPESC). The ESCP must 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

1. All works relating to this permit must be undertaken in accordance with the endorsed Erosion and Sediment Control Plan (ESCP) to the satisfaction of the consent authority. Should the endorsed ESCP need to be amended, the revised ESCP must be developed and certified by a Certified Professional in Erosion and Sediment Control (CPESC). The revised ESCP must be submitted for acceptance to Development Assessment Services via email: das.ntg@nt.gov.au.
2. 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 on written advice from the CPESC.

Permit Note

1. The Department of Environment, Parks and Water Security Erosion and Sediment Control Plan (ESCP) procedures as updated are available at: <https://depws.nt.gov.au/land-management>.
2. 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 Land Management Factsheets available at <https://nt.gov.au/environment/soil-land-vegetation>. For further advice, contact the Development Coordination Branch: (08) 8999 4446.

Weed Management Branch

No site inspection was conducted for the purposes of this application. A desktop assessment of the NT Weeds Database for Lot 12433 Town of Palmerston, surrounding parcels and roads revealed data records of the following:

Common Name	Botanical Name	Declared
Gamba grass	<i>Andropogon gayanus</i>	Class B
Perennial Mission Grass	<i>Cenchrus polystachios</i>	Class B

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 all persons, owners and occupiers of land regarding declared and potential weeds. General duties described in Division 1 of the WM Act include the requirement for owners or occupiers of land 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.

The WM Act enables a plant to be a declared weed or a potential weed for the purposes of preventing the plant entering into, or managing the plant in, the Territory or a part of the Territory.

There are four types of classifications for a declared or potential weed under the WM Act: Class A (to be eradicated); Class B (growth and spread to be controlled); Class C (not to be introduced into the Territory or part of the Territory); and Class D (prevent the growth and spread by actions of persons).

Gamba grass is subject to a statutory weed management plan. Management obligations outlined in this plan must be adhered to by all land holders. The weed management plan can be accessed online¹.

Should this development application receive consent the Weed Management Branch recommend the following:

Permit note:

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.

¹ <https://nt.gov.au/environment/weeds/how-to-comply-with-the-law/weed-management-plans-regional-strategy>

From: [Allan Warchot](#)
To: [Das NTG](#)
Subject: RE: "PA2024/0147 Lot 12433 Town of Palmerston" - New Application Submitted
Date: Friday, 21 June 2024 10:44:44 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Dear Assessment Officer

There are no Medical Entomology comments.

Kind regards
Allan

Allan Warchot

Advice and Control Officer
Medical Entomology - Centre for Disease Control
Public Health Division
NT Health

Building 19, Royal Darwin Hospital, 105 Rocklands Drive, Tiwi, NT 0810
GPO Box 41326, Casuarina, NT 0811

t. 08 8922 8337 **m.** 0477351537
f. 08 8922 8820



nt.gov.au
health.nt.gov.au



I acknowledge Aboriginal people as the Traditional Owners of the country I work on, and their connection to land and community. I pay my respect to all Traditional Owners, and to the Elders both past and present.

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From: Das NTG <Das.NTG@nt.gov.au>

Sent: Friday, June 7, 2024 8:21 AM

To: Allan Warchot <Allan.Warchot@nt.gov.au>

Subject: 'PA2024/0147 Lot 12433 Town of Palmerston' - New Application Submitted

Dear Department of Health - Medical Entomology Branch,

A new subdivision application has been received over:

- Lot 12433 Town of Palmerston, Zuccoli Pde, Zuccoli NT

For the purpose of:

- Subdivision to create 52 lots and building setback plan (Zuccoli Aspire Stage 5B)

In accordance with the requirements of the Planning Act 1999, you are invited to review the [application](#) material through [ILIS](#) and provide written advice or comments no later than 21/06/2024.

You can request a longer submission period to provide advice or comment on this application if required, by emailing the project officer or das.ntg@nt.gov.au. Please include reasons in support of the extension.

If you have any enquiries, please feel free to contact Development Assessment Services Darwin, 8999 6046.

Kind Regards,
Development Assessment Services

Gamba grass is subject to a statutory weed management plan. Management obligations outlined in this plan are legally binding on all owners and occupiers. Management requirements and copies of the statutory weed management plans are available at: <https://nt.gov.au/environment/weeds/weed-management-planning>.

Information regarding weed management is available at the Northern Territory Government website: <https://nt.gov.au/environment/weeds>, or alternatively contact the Weed Management Branch for further advice on (08) 8999 4567.

Flora and Fauna Division

The application area has been partially cleared/disturbed and the remaining area of vegetation is unlikely to support biodiversity values.

Environment Division

All persons are required to comply with the General Environmental Duty under section 12 of the *Waste Management and Pollution Control Act 1998* (WMPC Act). Activities that require authorisation are listed in Schedule 2 of the WMPC Act. The proponent is responsible for ensuring their activities comply with the WMPC Act.

The proponent is advised to take notice of this non-exhaustive list of environmental issues that should be considered to help satisfy the General Environmental Duty:

1. **Dust:** The proposed activities have the potential to generate dust, particularly during the dry season. The proponent must ensure that nuisance dust and/or nuisance airborne particles are not discharged or emitted beyond the boundaries of the premises.
2. **Noise:** The proponent is to ensure that the noise levels from the proposed premises comply with the latest version of the Northern Territory Environment Protection Authority (NT EPA) Northern Territory Noise Management Framework Guideline available online².
3. **Erosion and Sediment Control (ESC):** The proponent must ensure that pollution and/or environmental harm do not result from soil erosion.

The ESC measures should be employed prior to and throughout the construction stage of the development. Larger projects should plan, install and maintain ESC measures in accordance with the current International Erosion Control Association (IECA) Australasia guidelines³.

Basic advice for small development projects is provided by the NT EPA document: Guidelines to Prevent Pollution from Building Sites⁴ and Keeping Our Stormwater Clean⁵.

4. **Storage:** If an Environment Protection Approval or Environment Protection Licence is not required, the proponent should store liquids only in secure bunded areas in accordance with VIC EPA Publication 1698: Liquid storage and handling guidelines⁶. Where these guidelines are not relevant, the storage should be at least 110% of the total capacity of the largest vessel in the area.

Where an Environment Protection Approval or Environment Protection Licence is required, the proponent must act in accordance with that authorisation.

² https://ntepa.nt.gov.au/_data/assets/pdf_file/0004/566356/noise_management_framework_guideline.pdf

³ <https://www.austieca.com.au/publications/best-practice-erosion-and-sediment-control-bpesc-document>

⁴ https://ntepa.nt.gov.au/_data/assets/pdf_file/0010/284680/guideline_prevent_pollution_building_sites.pdf

⁵ https://ntepa.nt.gov.au/_data/assets/pdf_file/0006/284676/guideline_keeping_stormwater_clean_builders_guide.pdf

⁶ <https://www.epa.vic.gov.au/about-epa/publications/1698>

5. **Site Contamination:** If the proposal relates to a change of land use or if the site is contaminated, including as a result from historical activities such as cyclones, a contaminated land assessment may be required in accordance with the National Environment Protection (Assessment for Site Contamination) Measure (ASC NEPM). The proponent is encouraged to refer to the information provided on the NT EPA website⁷, and the NT Contaminated Land Guidelines⁸.
6. **Waste Management - Import and Export of Fill:** The proposed activities have the potential to generate fill and/or involve the importation of fill for use on-site. All fill imported or exported as part of the activity must be certified virgin excavated natural material in accordance with the NSW EPA guidelines⁹.

All imported fill material must be accompanied by details of its nature, origin, volume, testing and transportation details. All records must be retained and made available to authorised officers upon request. The proponent should also consider the following NT EPA fact sheets: How to avoid the dangers of accepting illegal fill onto your land¹⁰, and Illegal Dumping - What You Need to Know¹¹.
7. **Odour or Smoke:** The proposed activities may have the potential to create odours and/or smoke. The proponent must ensure that nuisance odours or smoke are not emitted beyond the boundaries of the premises.
8. **Water:** If this activity requires the discharge of waste to water or could cause water to be polluted then a waste discharge licence under the *Water Act 1992* may be required. Please refer to the Guidelines¹².

Should you have any further queries regarding these comments, please contact the Development Coordination Branch by email DevelopmentAssessment.DEPWS@nt.gov.au or phone (08) 8999 4446.

Yours sincerely



Maria Wauchope
Executive Director Rangelands

21 June 2024

⁷ <https://ntepa.nt.gov.au/your-environment/contaminated-land/investigating-contaminated-land>

⁸ https://ntepa.nt.gov.au/_data/assets/pdf_file/0020/434540/guideline_contaminated_land.pdf

⁹ <https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/virgin-excavated-natural-material/>

¹⁰ https://ntepa.nt.gov.au/_data/assets/pdf_file/0005/285728/factsheet_avoid_danger_accepting_illegal_fill_to_your_land.pdf

¹¹ https://ntepa.nt.gov.au/_data/assets/pdf_file/0008/285740/factsheet_illegal_dumping_what_you_need_to_know.pdf

¹² https://nt.gov.au/_data/assets/pdf_file/0016/1131073/waste-discharge-licensing-guidelines.pdf

From: [June D'Rozario](#)
To: [Julie Hillier](#)
Subject: PA2024_0147 Zuccoli Aspire Stage 5B
Date: Wednesday, 12 June 2024 4:24:23 PM
Attachments: [Signs map Stage 5B.pdf](#)
[5B 1.jpg](#)
[5B 2.jpg](#)
[5B 3.jpg](#)
[5B 4.jpg](#)
[5B 5.jpg](#)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello, Julie

I spoke to Daniel earlier today, and mentioned that I would be sending him a map of the sign locations and photos of the signs. I'm assuming you would like the same.

Enclosed are photos of the signs on Lot 12433 together with a map showing their locations.

Kind regards,
June D'Rozario

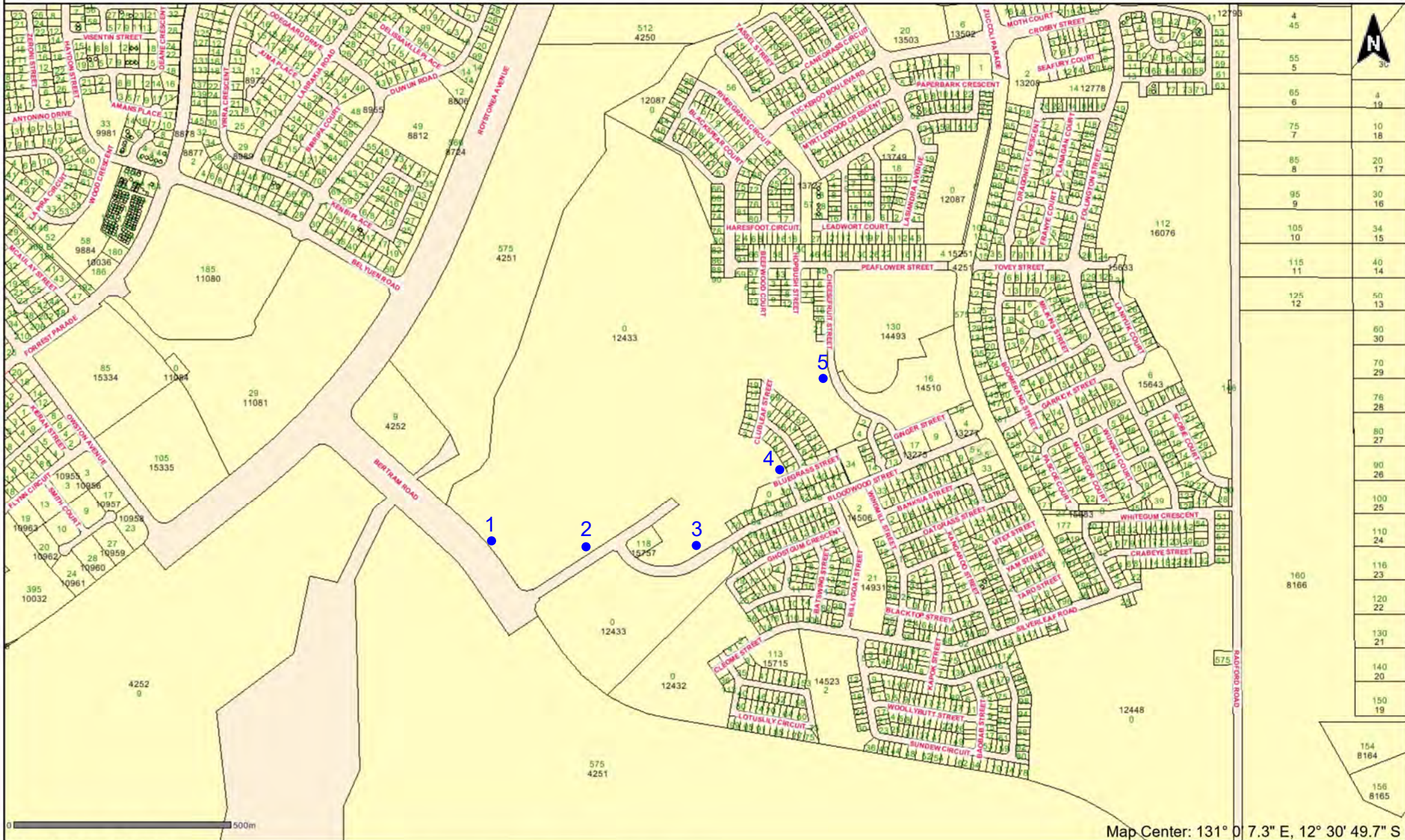
June D'Rozario & Associates

Unit 2, 85 Cavenagh Street, Darwin NT 0800
GPO Box 780, Darwin NT 0801
Telephone 08 89 81 1284 0400 291 556



Virus-free www.norton.com

Map created Thu Jun 06 13:42:25 ACST 2024



Map Center: 131° 0' 7.3" E, 12° 30' 49.7" S

Created by Public User

Bottom Left: -12° 31' 14", 130° 59' 13" Top Right: -12° 30' 24", 131° 01' 00" Approximate Scale: 1:11,000 Datum: GDA 1994

Data for information purposes only - accuracy not guaranteed

N.T. Land Information System Copyright Northern Territory of Australia

NOTICE OF PROPOSED DEVELOPMENT

SUBMISSIONS CLOSE: MIDNIGHT, 21/06/2024

APPLICATION REF: 2024/01147

APPLICANT: Jura Offshore & Aquaculture Pty Ltd

ADDRESS: Lot 114/115, Sullis Park, Darwin, Northern Territory

ZONE(S): R2 (Rural Zone)

PROPOSAL: Construction of a new 12m x 12m steel structure for aquaculture purposes.

VIEW THE APPLICATION AND LODGE A SUBMISSION:

ONLINE:



EMAIL:

2024/01147@nt.gov.au

DARWIN

PHONE: 08 9491 1111

FAX: 08 9491 1112

0800 000 000



NOTICE OF PROPOSED DEVELOPMENT

SUBMISSIONS CLOSE: MIDNIGHT, 21/06/2024

APPLICATION REF: PA2024/0147

APPLICANT: June D'Roberto & Associates Pty Ltd

ADDRESS: Lot 12433 Zuccoli Pde, Zuccoli, Town of Palmerston

ZONE(S): MZ (Multi Zone)

PROPOSAL: Subdivision to create 52 lots and building setback plan (Zuccoli Aspire Stage 5B)

VIEW THE APPLICATION AND LODGE A SUBMISSION:

ONLINE:



www.darwin.gov.au/development

EMAIL: development@darwin.gov.au

DARWIN

PHONE: 08 898 8346

POST: GPO Box 1590

Darwin NT 5800





NOTICE OF PROPOSED DEVELOPMENT
SUBMITTED TO THE PUBLIC FOR REVIEW
DATE: 10/10/2018
PROJECT: [illegible]
LOCATION: [illegible]
[illegible]
[illegible]
[illegible]



