

INDUSTRIAL ESTATE - NHULUNUBY

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PART 1 – PRELIMINARY

1 Application

This policy applies to the area of land as defined in Special Purposes Lease 250 (Industrial Estate) as identified on the Nhulunbuy Town Development Plan.

This policy is designed to provide guidelines for land development on SPL 250, to preserve the rights and interests of the Lessors, the Traditional Owners and the residents of Nhulunbuy.

This policy does not apply to Special Purposes Lease 214 (Town of Nhulunbuy).

2 Final Authority

Alcan Gove Pty Limited (Alcan) is the final authority for the purpose of this policy.

Any alterations or amendments to the Nhulunbuy Town Development Plan requires the NT Administrator's consent. The Nhulunbuy Town Development Plan can be viewed at the offices of Nhulunbuy Corporation Limited.

This policy is subject to the provisions of:-

Mining (Gove Peninsula Nabalco Agreement) Ordinance 1968
Special Purposes Leases Ordinance 1953 - 1968
Special Purposes Lease 250 (SPL 250)
Special Mineral Lease 11 (SML 11)
Nhulunbuy Town Development Plan

Alcan may vary or amend the requirements of this policy at any time.

2.1 Consent Required

Any development on the land on SPL 250 requires Alcan's consent in writing, prior to commencement.

2.2 Prescribed Form

An application for a development shall be made by way of the prescribed form "Application for Development Permit - SPL 250" as shown in Annexure "A".

2.3 Time Limitation

A development permit is valid for two (2) years from the date of approval.

2.4 Building Approval

This policy does not negate the requirement to obtain a separate building application and building approval from Nhulunbuy Corporation Limited prior to construction of building/s.

2.5 Energy Efficiency Requirements

It is a requirement that all development proposals and building applications will feature energy saving devices where possible to ensure the conservation of limited power and water resources.

PART II - LAND USE

3 Land Use

The land to which this policy applies is strictly zoned General Industrial in accordance with Special Purposes Lease 250.

3.1 Permitted Developments

Permitted use and/or development of land on SPL 250 shall be allowed only with the consent of Alcan.

PART III – PROVISIONS

MINIMUM LOT SIZE

4 Development Controls

4.1 Subdivision of attached buildings of any kind on SPL 250 is strictly prohibited.

4.2 Any subdivision creating an irregularly shaped lot shall be prohibited.

4.3 Minimum Lot Size

Objective

To ensure that the Industrial Estate allotments are of a size and area compatible with their intended future use for industrial purposes.

Policy

Land within SPL 250 shall not be subdivided into allotments having an area of less than 1,500 sqm.

Subdivision of attached buildings is strictly prohibited.

4.4 Battle-axed Developments

Objective

To ensure that SPL 250 allotments are of a size and area compatible with their use and that the amenity of SPL 250 is maintained.

Policy

The subdivision of battle-axed allotments is strictly prohibited.

4.5 Caravans

Policy

Caravans on SPL 250 are prohibited. Nhulunby Corporation Limited's Caravan Policy applies in addition to this policy.

4.6 Residential Dwellings

Policy

Residential dwellings are prohibited on SPL 250.

INDUSTRIAL ESTATE LAND DEVELOPMENT POLICY (SPL 250)

4.7 Caretakers

Policy

Caretaker's residences are generally prohibited on SPL 250, however, applications will be considered in special circumstances. The Caretaker's Policy (SPL 250) applies in addition to this policy.

4.8 Retailing

Policy

Retailing on SPL 250 is prohibited.

4.9 Building Site Coverage

Objective

To ensure SPL 250 allotments are developed in a manner which will provide adequate building and landscape setback, car parking areas and loading bays.

Policy

The area of a site covered by buildings will not exceed 60% of the site.

4.10 Building Setbacks

Objective

To ensure that an adequate level of visual amenity is provided and maintained.

Policy

Buildings shall only be located in accordance with the table to the clause.

TABLE TO CLAUSE 4.9
Building Setback Table - SPL 250

<u>Minimum Setback to Lot Boundary</u>	Setback in Metres
Buildings with frontage to John Flynn Drive (from kerb)	6
Buildings with frontage to all other streets (from front fence line)	3
<u>Minimum setbacks to Side and Rear Boundaries</u>	
Distance from at least one side boundary	3
Distance from rear boundary	3
Distance from boundary of front adjoining lot (if applicable)	4

Three (3) metres of the minimum frontage setback required pursuant to clause 4.9 shall be landscaped with lawn, gardens, shrubs or trees and be continuously maintained to the satisfaction of Nhulunbuy Corporation Limited and shall not be used for any other purpose except for appropriate access

driveways and/or footpaths.

4.11 Business and Promotional Signs

Objective

To ensure that advertising signs within SPL 250 do not detract from the visual amenity of the area by reason of the number of signs and/or their individual size.

Policy

The total area of business and/or promotional signs shall not exceed six (6) sqm per premises.

4.12 Utilities

Policy

Each allotment shall ensure that it has its own separate water and power supply with independent metres.

4.13 Sewerage

Objective

To ensure that the land on SPL 250 is developed to a standard which conforms to health and safety regulations.

Policy

Each allotment shall ensure that it is properly connected to the sewer. In the event that sewerage connection is not yet available, an independent septic system shall be installed, and must conform to the requirements of the Department of Health and Community Services.

4.14 Drainage

Objective

To ensure that grey water and storm water does not run off the allotment onto neighbouring land and that the land on SPL 250 is developed to a standard which conforms to health and safety regulations.

Policy

Each allotment shall have appropriate, adequate drainage installed and must conform to the requirements of Nhulunbuy Corporation Limited and other relevant authorities.

4.15 Access

Objective

To ensure the land on SPL 250 is developed to a standard which will allow convenient access to each development whilst remaining compatible with

adjacent and nearby properties.

Policy

Each allotment will provide its own vehicular access to a minimum width of four (4) metres.

Battleaxed allotments will provide its own vehicular access handle to a minimum width of six (6) metres.

CAR PARKING

5 Provision For Car Parking

5.1 Parking Requirements

Objective

To ensure that developments provide sufficient off-street car parking to service the proposed business.

Policy

A person shall not use or develop land on SPL 250 unless adequate provision is made on the land for car parking spaces, being no fewer than:-

- For every 100 sqm of nett floor area - 1 plus
- For every 25 sqm of nett floor area used as office - 1

5.2 Parking Layout

Objective

To ensure that a parking layout is constructed to a standard and so located as will facilitate its convenient use.

Policy

A parking area must be well drained and not allow water to pool, and shall conform to AS 2890-1 of 1993.

BUILDING HEIGHT AND PLOT RATIO

6 Development Controls

6.1 Plot Ratio

Objective

To ensure that land on SPL 250 is developed in a manner which will, in terms of building massing, be compatible with adjacent and nearby development.

Policy

The plot ratio of a site will not exceed 0.75.

6.2 Height Limitations

Objective

To ensure that the height of buildings on SPL 250 do not impinge on the amenity of adjoining properties.

Policy

Subject to the provisions of clause 6.2.1, no building except a flag pole, aerial or antenna shall exceed a height of seven (7) metres from the lowest ground that abuts the building.

- 6.2.1** The height of any point of a building shall be measured from the ground level immediately below that point but shall also include the height of a mound specifically provided or made for the purpose of elevating a building above the surrounding ground level.

LOADING BAYS

7 Loading Bays

Objective

To ensure that adequate provision is made on site for the loading and unloading of vehicles associated with the allotment.

Policy

A building or site shall not be developed unless provision is made wholly within the site for the accommodation of vehicles whilst being loaded or unloaded.

A loading bay required by this clause shall have minimum dimensions of 7.5 metres by 3.5 metres and a minimum height clearance of 4 metres and adequate access shall be provided.

FILE NO. _____

**Development Policy SPL 250 (Industrial Estate) Nhulunbuy
Application for Development Permit**

COPIES

Proposals to SUBDIVIDE OR CONSOLIDATE : require an original and 4 copies of this form and its attachments.	Proposals to DEVELOP INCLUDING BUILDING WORKS : require an original and 4 copies of this form and its attachments.
A separate form is required for each type of proposal.	

Note: Separate Building Approval from Nhulunbuy Corporation Limited is required prior to construction commencement.

APPLICANT INFORMATION

<p>Applicant: Name: Postal Address:</p> <p>Telephone No. (business hours) Facsimile No. (business hours) E-mail:</p> <p>Contact person for further information (or write 'as above'): Name: Postal Address:</p> <p>Telephone No. (business hours) Facsimile No. (business hours) E-mail:</p>
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NOTE:
Correspondence will go to the person and address indicated here.

OWNER

<p>Name: For business/company provide ABN or ACN: Postal Address:</p> <p>Attach owner's consent (signed and/or sealed) if the applicant is not the owner:</p> <p align="center"><input type="checkbox"/> Attachment A</p>
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APPLICANT TO SIGN AND/OR AFFIX SEAL

<p>Application complete and all required documents attached.</p> <p>_____/_____/_____ Signature Date</p>
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FOR OFFICE USE

Fee \$	Receipt No.	
_____ Signature		_____/_____/_____ Date

Note: The application fee is non-refundable

LAND INFORMATION

Location of proposed development: Special Purposes Lease No. 250 Lot Number: Street Number and Name: Sublease No.	
Attach locality plan at legible scale showing outline of land affected in relation to drainage lines, other natural features, roads and surrounding properties.	<input type="checkbox"/> Attachment B
Attach current copy of the Sublease including title diagram.	<input type="checkbox"/> Attachment C

EXISTING PERMITTED LAND USE

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DESCRIPTION OF DEVELOPMENT/PROPOSAL

Eg. Construct caretaker's residence; construct workshop; create 2 lots	Estimated value of works (excluding land): <div style="text-align: right;">\$ <input style="width: 100px;" type="text"/></div>
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EFFECT OF SUBDIVISION/CONSOLIDATION

Attach statement describing the effect of the proposed sublease/consolidation	<input type="checkbox"/> Attachment D – see attached guide
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VARIATIONS SOUGHT

Eg. Nil/Permitted use of lot

FOR SUBDIVISION/CONSOLIDATION

Site area (m ²): Number of existing lots: Number of lots to be created: Existing buildings on site: YES/NO	
If YES, attach statement outlining compliance of existing building/s with the Building Act, following subdivision/consolidation as proposed. Obtain this from a building certifier	<input type="checkbox"/> Attachment E

DIMENSIONED PLANS

Attach dimensioned plans	<input type="checkbox"/> Attachment F – see attached guide
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This is Annexure "A"
GUIDE TO ATTACHMENT D

Development applications for SPL 250 require the applicant to provide a statement describing the effect of a proposed development or of the proposal. This statement is referred to on this form as Attachment D. The statement should be detailed and should address, but need not be limited to, the matters listed.

Brief summaries of the requirements are listed below for guidance:

MATTERS TO BE ADDRESSED IN APPLICATION	
1	An assessment demonstrating how the proposed development will comply with the Development Policy for SPL 250 (Industrial Estate) Nhulunbuy as it applies to the land.
2	An assessment demonstrating that the proposed development will comply with Special Purpose Lease 250.
3	If a public environmental report or an environmental statement has been prepared or is required by Alcan, a copy of the report and the results of its assessment.
4	An assessment demonstrating the merits of the proposed development.
5	The physical characteristics of the land and a detailed assessment of its suitability for the proposed development AND the effect of the proposed development on the land and other land.
6	The utilities or infrastructure provided in the area in which the land is situated, the requirement for facilities and services to be connected and how these are to be provided.
7	In the case of a proposed subdivision/consolidation of land, an assessment demonstrating that each lot will be serviced by a legal access road, constructed to the standards required by Nhulunbuy Corporation Limited.
8	An assessment of the potential impact of the development on the existing and future amenity of the area.
9	An assessment of the maximum demand calculations for power for the proposed development.
10	An assessment of how the public and Alcan's interest will be affected by the proposed development addressing detriment and benefit.

<p>Applicants are further advised that under the Development Policy for SPL 250 (Industrial Estate) Nhulunbuy, an application may be rejected without further consideration if it does not address the matters specified above.</p>
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This is Annexure "A"
GUIDE TO ATTACHMENT F

Dimensioned plans are required as part of this application. Depending upon the complexity of the development application or proposal to change permitted land use, or if you are having difficulty understanding these requirements, it is in your best interests to engage a surveyor, planner, engineer or other design professional to assist you in the preparation of your application or to prepare it on your behalf.

If you consider some of the following information is unnecessary due to the nature of the particular development proposed, your proposal can be submitted incomplete. The Nhulunbuy Corporation Limited will then decide whether the information is required prior to assessing the application.

PROPOSALS TO SUBDIVIDE/CONSOLIDATE:	
An original plus 4 copies each of plans showing the information indicated below are required of which 2 copies of plans and drawings must be A3 in size.	
Plans should be at a legible scale, typically between 1:500 and 1:10 000 and show the following information:	
1	The north point, area of the existing parcel and boundary dimensions.
2	Approximate area of each of the proposal parcels.
3	Existing buildings, bores and other improvements on site and on adjoining properties, in relation to lot boundaries.
4	Contours at not greater than 2 metre intervals, flood lines, seepage lines and other natural features.
5	Land units.
6	Constrained land ie, subject to waterlogging, with slope exceeding 5%, rock outcrops or pavement.
7	Areas or sites of conservation, cultural or heritage significance.
8	Existing substations, services, easements and reserves.
9	Proposed substations, services, easements and reserves.
10	Dimensions and bearings of proposed lot boundaries and roads.
11	Vehicle access routes.

PROPOSALS TO UNDERTAKE DEVELOPMENT INCLUDING BUILDING WORKS:	
An original plus 4 copies each of plans showing the information indicated below are required of which 2 copies of plans and drawings must be A3 in size.	
1	The north point, area of the existing parcel and boundary dimensions.
2	Existing and proposed buildings and their distance from lot boundaries.
3	Any easements, substations and services.
4	Vehicle access points.
5	Proposed surfacing of parking areas, driveways, vehicle turning areas and un/loading areas (locations and dimensions).
6	Landscape and open space areas including types of planting, details of screening and/or fencing (locations and descriptions).
7	The proximity of adjoining buildings and their uses.
Floor layout plans at a scale of not less than 1:200, showing:	
1	Floor plans of existing and proposed buildings showing layout, partitioning, room size, uses.
2	A schedule stating the total area of each component use in the building, the total floor area, percentage of site cover and plot ratio.
Elevations and sections at a scale not less than 1:200, showing:	
1	All elevations of buildings, indicating finished floor levels, finished ground levels and external finishes.
2	Sufficient cross-sections and longitudinal sections to show the relationship between structures and their respective heights.

FOR OFFICE USE

ATTACHMENT CHECK: PROPOSALS TO SUBDIVIDE OR CONSOLIDATE	
A	Owner's authorisation
B	Plan showing land affected by application
C	Sublease
D	Statement describing effect of development/proposal
E	Statement of Compliance with Building Act
F	Dimensioned plans

ATTACHMENT CHECK: PROPOSALS TO UNDERTAKE DEVELOPMENT INCLUDING BUILDING WORKS	
A	Owner's authorisation
B	Plan showing land affected by application
C	Sublease
D	Statement describing effect of development/proposal and maximum demand calculations
E	Statement of Compliance with Building Act
F	Dimensioned plans

APPLICATION CHECK

Signature	_ / _ / _
Name (please print)	
	<input type="checkbox"/> FEE CHECKED

RECOMMENDATIONS/APPROVAL – OFFICE USE ONLY

Recommended NCL: _____ _____ Date: _ / _ / _ Name (please print)	<p style="text-align: center;">APPROVED/NOT APPROVED</p> Alcan representative: _____ _____ Date: _ / _ / _ Name (please print)
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