

**DEVELOPMENT CONSENT AUTHORITY  
LITCHFIELD DIVISION**

**NORTHERN TERRITORY PLANNING SCHEME 2020**

**AGENDA ITEM:** **2**      **MEETING DATE:** 17/06/2026      **FILE:** PA2026/0113

**APPLICATION PURPOSE:** Subdivision to create two (2) lots

**SUBJECT SITE:** Section 2524 (140) Collard Road, Humpty Doo, Hundred of Strangways

**ZONE:** RL (Rural Living)

**SITE AREA:** 8.09ha

**APPLICANT**      Cunnington Rosse Town Planning and Consulting –  
Director, Mr Gerard Joseph Rosse

**PERSONS ON WHOSE  
BEHALF THE APPLICATION  
IS MADE**      Landowner

**LANDOWNER**      Lurdes De Fatima Lopes

**ANY PERSON WITH AN  
AGREEMENT TO ACQUIRE  
AN INTEREST IN THE LAND**      None

## 1. PROPOSAL

The application seeks to subdivide the land into two lots of 6.06ha, and 2.02ha respectively. Proposed lot A will contain a portion of the existing built form (dwellings and outbuildings), Proposed Lot B will be a vacant lot with an area in excess of 2 ha. Both lots will utilise existing crossover accesses to Collard Road, with formal driveways established as part of a previous subdivision works. All lots can be connected to reticulated power and can be provided with direct unconstrained access to Collard Road. The proposed lots are irregular in shape, with Lot B configured as a battle-axe allotment, connected to the road via a 15 m wide access handle.

A locality map is included at **Bookmark A**, and a copy of the application is at **Bookmark B**.

## 2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

The application is Impact Assessable under Clause 1.8(1)(c)(ii) of the Northern Territory Planning Scheme 2020 (NTPS 2020) as the proposal for the subdivision of land.

Clause 1.10(4) of the NTPS 2020 stipulates the following for the exercise of discretion by the Consent Authority:

*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.

The table below lists all applicable NTPS 2020 clauses for assessment of the subject development application:

Use	Assessment Category	Overlays	Zones	Subdivision Requirements
Subdivision	Impact Assessable	3.2 CNV (Clearing of Native Vegetation)	4.7 RL - Rural Living	6.3.2 Lot Size and Configuration for Subdivision in Zones RL, R and H, and Unzoned Land 6.3.3 Site Characteristics for Subdivision for Lots of 1ha or Greater in Zones RR, RL, R and H, and Unzoned Land 6.3.4 Infrastructure for Subdivision in Zones RL, R and Unzoned Land

### 3. ASSESSMENT SYNOPSIS

This report recommends that the consent authority approves the subdivision proposal subject to standard conditions as detailed in Sections 7 and 8 of this report.

### 4. BACKGROUND

Section 2542 Hundred of Strangways (the land) is located in Humpty Doo, approximately 3.5km by road from the Humpty Doo Post Office. The site is separated from the Humpty Doo Rural Activity Centre by a swathe of land in Zone CN (Conservation).

Two previous applications were issued for subdivision of the site which have since lapsed:

- DP06/0232 subdivision for two lots issued 25/05/2006 not enacted and subsequently expired.
- DP09/0738 subdivision for three lots issued 28/09/2009  
The previous approval under DP09/0738 was substantially enacted, with key subdivision works including site survey, driveway construction, and administrative processes for title issue largely completed. While the permit lapsed on administrative grounds, the existing works and established subdivision pattern remain evident on site. Accordingly, the current proposal is considered to largely reflect an already implemented subdivision layout, supporting its appropriateness in the context of the site and surrounding locality.
- PA2020/0038 – Subdivision (two lots), 14 April 2020 (refusal):  
The Development Consent Authority carefully considered the submissions made by the applicant, both written and oral; however, it was not satisfied that the proposal was appropriate. The Authority determined that refusal was the correct and preferable decision, primarily due to concerns regarding limited water supply, with groundwater resources identified as already over-allocated based on advice from the Department of Environment and Natural Resources (DENR), and therefore insufficient to support the proposed subdivision.

## 5. PUBLIC EXHIBITION

The application was placed on public exhibition for a period of two weeks (17 April 2026 to 01 May 2026). No public submission raising concern with the subdivision proposal was received under section 49(1) of the *Planning Act 1999*, as outlined further within this report.

## 6. MATTERS TO BE TAKEN INTO ACCOUNT (SECTION 51 OF THE *PLANNING ACT*)

Pursuant to Section 51(1) of the *Planning Act 1999*, a consent authority must, in considering a development application, take into account any of the following relevant to the development:

*(a) any planning scheme that applies to the land to which the application relates*

The proposal has been assessed against the NTPS 2020 at **Bookmark C** and complies with all applicable clauses.

*(b) any proposed amendments to such a planning scheme:*

*(i) that have been or are on exhibition under Part 2, Division 3;*

*(ii) in respect of which a decision has not been made under Part 2, Division 5; and*

*(iii) that are relevant to the development proposed in the development application*

There are no proposed amendments to the Northern Territory Planning Scheme 2020 which affect this proposal.

*(c) an interim development control order, if any, in respect of the land to which the application relates*

No interim development control order currently applies to the proposal.

*(d) an environment protection objective within the meaning of the Waste Management and Pollution Control Act 1998 that is relevant to the land to which the application relates*

No environmental protection objectives are relevant to the subject proposal.

*(e) any submissions made under section 49, and any evidence or information received under section 50, in relation to the development application*

No public submission was received under section 49(1) of the *Planning Act 1999*.

*(f) a matter that the Minister has, under section 85, directed it to consider in relation to development applications generally*

The Minister has made no direction in relation to the development application.

*(g) if a public environmental report, or an environmental impact statement, has been prepared or is required under the Environmental Assessment Act in relation to the proposed development the report or statement and the results of any assessment of the report or statement under that Act by the Minister administering that Act*

The proposed development does not require the preparation of any environmental reports or impact statements under the *Environmental Assessment Act 1982*.

**(h) the merits of the proposed development as demonstrated in the application**

The applicant has listed the merits of the application as:

- Consistent with the strategic planning objectives and principles outlined in the Darwin Regional Land Use Plan and the Litchfield Subregional Land Use Plan
- Complies with the relevant subdivision requirements of the Planning Scheme
- Demonstrates planning merit by aligning with established land use policies
- Provides additional rural lifestyle opportunities to meet current market demand

**(j) the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development**

The subject land is zoned Rural Living (RL), and the proposed subdivision is consistent with the applicable subdivision requirements of the Northern Territory Planning Scheme 2020. No new land use is proposed as part of this application. The site has frontage to Collard Road and Hayball Road and contains an existing dwelling, sheds, and outbuildings. Existing crossover access is provided via Collard Road, with formalised driveways established under a previous subdivision approval.

A Land Suitability Assessment (LSA) and Site and Soil Evaluation (SSE) confirm that each proposed lot contains sufficient unconstrained land, appropriate access, and the capacity to accommodate on-site wastewater treatment systems. The site is classified as S1 - Highly suitable for subdivision, with over 1 ha of unconstrained land per lot, low slopes ( $\leq 1\%$ ), well-drained soils, low erosion risk, and no identified constraints relating to salinity, acid sulphate soils, or flooding. Adequate separation distances for bores and wastewater systems can also be achieved, indicating minimal environmental and planning constraints.

The site is located over and intersects two groundwater resources: Noonamah and Howard South. A small portion of north eastern corner of proposed Lot A falls within the area covered by the Howard Water Allocation Plan (HWAP), where the groundwater resource is currently over-allocated (See image 1 overpage). Further development of land within HWAP declared area has the potential to increase pressure on the already stressed Howard South resource. The consent authority has previously refused a subdivision of this land to protect this resource, which would normally be accessible under Section 14 of the *Water Act 1992* which permits groundwater extraction for domestic purposes, stock watering, and limited garden irrigation on any new lots created.

HWAP declaration now clarified matters relating to access to groundwater on this site as the larger balance of the parcel overlies the Noonamah aquifer which is not overallocated. The proposed lot A already has two existing bores (outside the HWAP zone) and so any new groundwater supply would only be need for Lot B and this can be sourced only from the Noonamah aquifer. With a groundwater access being possible, the subdivision can therefore be supported at this time.



- (m) *the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose*

The proposal was circulated to relevant authorities for comment. Responses are summarised as follows:

**Local Authority:**

Litchfield Council – Bookmark D1

Supports the proposed subdivision subject to conditions relating to development contributions. Council noted that driveway crossovers have been constructed under a previous development permit; however, finalisation of that approval appears incomplete. These matters can be addressed through standard conditions.

**Service Authority:**

Power and Water Corporation (Power) – Bookmark D2

Advised that no upgrades to power infrastructure are required. Existing servicing arrangements established under Development Permit DP09/0738 remain applicable for the proposed lots. This can be addressed through standard conditions and advice notes.

Power and Water Corporation (Water) – Bookmark D3

Raised no objections and confirmed that reticulated water and sewer services are not available in the area.

Department Lands Planning and Environment (DLPE) – Bookmark D

- Flora and Fauna Division: The site is cleared and unlikely to impact significant habitat or threatened species.
- Environmental Regulations Division: Recommends consideration of site suitability in accordance with contaminated land guidelines and notes statutory obligations under the Waste Management and Pollution Control Act 1998. An erosion and sediment control plan is not required; however, standard control measures during works are recommended.
- Land Resources Division – Land Assessment: Confirms the site is suitable for subdivision, with low slopes (<1%), well-drained soils, and sufficient unconstrained land (>1 ha per lot). Access is also unconstrained.
- Land Management Unit: Does not require an ESCP condition due to the nature of the proposal and low gradients.
- Weed Management Branch: Provided standard advice in accordance with the Weeds Management Act 2001.
- Environment and Heritage Division: Provided standard advice under the Heritage Act 2011.
- Water Resources Division: Noted the site is outside the Howard South Restricted Water Extraction Area. While the Howard South system is over-allocated, capacity remains within the Noonamah Groundwater System. It is recommended that any new bores be located within the Noonamah system. The Division also noted that groundwater extraction rights under Section 14 of the Water Act 1992 will apply; however, practical access may be limited to one lot based on the subdivision layout.

All matters raised can be addressed through standard conditions and advisory notes.

- (n) *the potential impact on the existing and future amenity of the area in which the land is situated*

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The subdivision creates the potential for each lot to be developed in a manner consistent with the land uses expected within the Rural Living zone.

However, the groundwater system within the area is recognised as over-allocated, and further development may place additional pressure on this resource. Increased demand has the potential to result in a reduction in both the quantity and quality of available groundwater. Any decline in groundwater availability may adversely affect existing users and the surrounding environment. The application will not contribute to any overuse as adequate groundwater resource can be sourced from another groundwater supply.

In all other aspects the proposed subdivision will not impact on the amenity of the locality.

**(p) the public interest, including (if relevant) how the following matters are provided for in the application:**

- (i) community safety through crime prevention principles in design;**
- (ii) water safety;**
- (iii) access for persons with disabilities**

The proposed development is generally consistent with the requirements of the NTPS 2020 and is considered to be in the public interest.

**(pa) for a proposed subdivision or consolidation of land in a Restricted Water Extraction Area – whether the subdivision or consolidation complies with the restrictions of sections 14A and 14B of the Water Act 1992 and the requirements of section 14C(1) of that Act;**

The site is only partially located within the Howard South Water Restriction Area and the restriction only applies to a small portion of the proposed Lot A which already has registered bores sourcing groundwater from Noonamah aquifer. Only bore required will be for proposed Lot B which overlies and can only source groundwater from the same aquifer as Lot A. A risk to the Howard Groundwater Resource has therefore been sufficiently minimised and addressed. Accordingly, a specific condition of approval requiring a restriction notice will not be required, should subdivision approval be granted.

**(q) for a proposed subdivision of land on which a building is, or will be, situated – whether the building complies, or will comply, with any requirements prescribed by regulation in relation to the building (including, for example, requirements about the structural integrity and fire safety of the building)**

A statement from a practising NT building surveyor is included with the application and outlines all existing structures are to be retained as part of the proposed subdivision and will continue to comply with the applicable building standards of the site.

**(r) any potential impact on natural, social, cultural or heritage values, including, for example, the heritage significance of a heritage place or object under the Heritage Act 2011**

There are no nominated, provisionally declared or declared heritage places or objects within the subject land or no known natural, social, cultural or heritage values on the site or in the immediate surrounding area.

**(s) any beneficial uses, quality standards, criteria, or objectives, that are declared under section 73 of the Water Act 1992**

The following declared beneficial uses apply to the subject land for the Darwin Rural Water Control District:

Agriculture, aquaculture, public water supply, environment, cultural, industry, rural stock and domestic, mining activity and petroleum activity.

It is the responsibility of the developer and landowner to ensure that land use does not result in a contravention of the Water Act 1992.

**(t) other matters it thinks fit**

No other matters are raised for consideration by the consent authority.

## **Section 51(2) of the Planning Act 1999**

***If a development proposal is required to be referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019, the consent authority must not make a decision under this Division in relation to a development application for the proposal unless:***

***(a) the NT EPA has determined that an environmental impact assessment is not required under that Act for that proposal; or***

***(b) if the NT EPA has determined that an environmental impact assessment is required - an environmental approval has been granted under that Act for the proposal and the decision is consistent with that approval; or***

***(c) the Environment Protection Act 2019 otherwise permits the making of the decision.***

The proposed subdivision does not require the preparation of any environmental reports or impact statements under the *Environmental Protection Act 2019*.

## **7. RECOMMENDATION**

That, the Development Consent Authority, pursuant to Section 53(a) of the *Planning Act 1999*, consent to the application to develop Section 2524 (140) Collard Road, Humpty Doo, Hundred of Strangways, for the purpose of a subdivision to create two (2) lots, subject to the following conditions:

### **CONDITION PRECEDENT:**

1. Prior to the endorsement of plans and commencement of the use, the applicant must confirm the number of registered bores located on the site and provide amended plans of the subdivision, showing bores to be used for water supply for stock and domestic purposes and compliant septic outfall locations with any additional bores being marked as “not to be used for water supply”, to the satisfaction of the Consent Authority. When approved, the plans will be endorsed and will then form part of this permit.
2. 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 Litchfield Council’s stormwater drainage system, shall be submitted to and approved by Litchfield Council.

### **GENERAL CONDITIONS:**

3. The works carried out under this permit shall be in accordance with drawing/s which is endorsed as forming part of this permit.

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4. All new easements, and amendments to existing easements, to be vested in the relevant authority for which the easement is to be created must be shown on the survey plan, to the satisfaction of the consent authority for approval by the Surveyor General.
5. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity to the development/each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
7. The kerb crossovers and driveways to the site are to meet the technical standards of the of Litchfield Council, to the satisfaction of the consent authority.
8. Engineering design and specifications for the proposed and affected roads, street lighting, stormwater drainage, vehicular access, pedestrian/cycle corridors, and streetscaping shall be to the technical requirements and approval of Litchfield Council, with all approved works constructed at the developer's expense. Note: Design drawings shall be approved by Litchfield Council prior to construction of the works.
9. All proposed and affected:
  - a. roads;
  - b. stormwater drainage;
  - c. vehicular access; and
  - d. streetscapingmust be designed and constructed at the owner's expense in accordance with the requirements of the Northern Territory Subdivision Development Guidelines and to the technical requirements of the Department of Logistics and Infrastructure, to the satisfaction of the consent authority.
10. Before the completion of the subdivision, the applicant must, in accordance with Part 6 of the Planning Act 1999, pay a monetary contribution to the Litchfield Council for the upgrade of local infrastructure, in accordance with its Development Contribution Plan, noting that this parcel is located in Catchment 13B.

## NOTES:

1. This permit will expire if one of the following circumstances applies:
  - a. the development and use is/are not started within two years of the date of this permit;  
or
  - b. the development is not completed within four years of the date of this permit.The consent authority may extend the periods referred to if a request is made in writing before the permit expires.
2. A Works Permit is required from the Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's Road network. Fees may apply.
3. Notwithstanding any approved plans, signs within Litchfield Council's municipal boundaries are subject to approval under Interim Development Control Order 33.
4. The Power and Water Corporation (PWC) advises that the existing two points of power service to Section 2524 will remain unchanged for proposed Lot A and a basic power

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service of 25kVA, 3-phase was provided to the proposed Lot B on Collard Road by the proponent in the previous 3 lots subdivision as per Development Permit Dp09/0738.

5. The Bushfires Northern Territory Division of the Northern Territory Fire and Emergency Services advises that firebreaks along boundaries or at appropriate locations shall be provided on each created lot of this subdivision.
6. A groundwater extraction licence may be required under the *Water Act 1992* for any bore used for purposes other than rural stock and domestic water supply. For advice on water extraction licences please contact the Water Licensing and Regulation Branch of the Department of Lands, Planning and Environment.
7. The permit holder is advised that it is an offence to disturb or destroy prescribed archaeological places without consent under the *Heritage Act 2011*. Should any heritage or archaeological material be discovered during over the course of work, cease operation and please phone Heritage Branch of the Department of Lands, Planning and Environment.
8. For the purposes of best practice land management and environmental protection it is recommended that a Type 1 Erosion and Sediment Control Plan (ESCP) be developed in accordance with the Department of Lands, Planning and Environment *ESCP Standard Requirements 2019* available at <https://nt.gov.au/environment/soil-land-vegetation>. The ESCP should be prepared prior to commencement of works and implemented during the construction phase (including clearing and early works); and all disturbed soil surfaces should be satisfactorily stabilised against erosion at completion of works. For further advice, contact the Land Development Coordination Branch: (08) 8999 4446.
9. There are statutory obligations under the *Waste Management and Pollution Control Act 1998* (the Act), that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is required to comply at all times with the Act, including the General Environmental Duty under Section 12 of the Act. There is also a requirement to obtain an authorisation prior to conducting any of the activities listed in Schedule 2 of the Act. Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority website at <https://ntepa.nt.gov.au/publications-and-advice/environmental-management>. The Act, administered by the Northern Territory Environment Protection Authority, is separate to and not reduced or affected in any way by other legislation administered by other Departments or Authorities. The Environment Operations Branch of the Environment Division may take enforcement action or issue statutory instruments should there be non-compliance with the Act.
10. 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. 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 statutory weed management plans are available online: <https://nt.gov.au/environment/weeds/weed-management-planning>.

Should you require further weed management advice contact the weed management branch by phone on (08) 8999 4567 or by email to [weedinfo@nt.gov.au](mailto:weedinfo@nt.gov.au).

## 8. REASONS FOR THE RECOMMENDATION

1. Pursuant to section 51(1)(a) of the *Planning Act 1999*, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

The Northern Territory Planning Scheme 2020 applies to the land and a subdivision, to create two (2) lots, requires consent under Clause 1.8 (When development consent is required). It is identified as Impact Assessable under Clause 1.8(1)(c)(ii); therefore: the Strategic Framework (Part 2 of the Scheme, including the Darwin Regional Land Use Plan and the Litchfield Sub-Regional Land Use Plan), zone purpose and outcomes of Clause 4.7 (Zone RL (Rural Living)), and Clauses: 3.2 (Overlay CNV (Clearing of Native Vegetation)); 6.3.2 (Lot Size and Configuration for Subdivision in Zones RL, R and H, and Unzoned Land); 6.3.3 (Site Characteristics for Subdivision for Lots of 1ha or Greater in Zones RR, RL, R and H, and Unzoned Land); 6.3.4 (Infrastructure for Subdivision in Zones RL, R and Unzoned Land), need to be considered.

These clauses have been considered, and it is found that the proposal complies with all relevant requirements of the Northern Territory Planning Scheme 2020.

2. Pursuant to section 51(1)(j) of the *Planning Act 1999*, the consent authority must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.

A Land Suitability Assessment, Stormwater Management Plan, and Site and Soil Evaluation were submitted as part of the application. These documents, confirm that each proposed lot is capable of supporting the subdivision for rural lifestyle purposes. Amended plans showing the location of all bores to be used for water supply and potential septic outfall locations is required to confirm that water supply and waste management can be effectively provided on each lot without compromising the site and soil evaluation assessment undertaken for this proposal.

3. Pursuant to section 51(1)(m) of the *Planning Act 1999*, the consent authority must take into consideration the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose.

The two lots to be created as part of the subject subdivision can be provided with a grid electricity supply and unconstrained driveway/crossover access to Arnhem Highway. To ensure these subdivision works are completed accordingly, conditions of approval for the benefit of the relevant service authority providers for this infrastructure have been imposed on the development permit.

4. Pursuant to section 51(1)(n) of the *Planning Act 1999*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

The subdivision creates two additional Rural Living zoned lots of a size suitable to retain the existing horticulture and intended rural lifestyle use of the subject property, that is consistent with the rural character and historical land use development of the rural locality of Humpty Doo. On this basis, it is concluded that the subdivision is unlikely to adversely impact on the existing and future amenity of the Humpty Doo locality.

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5. Pursuant to section 51(1) (pa) of the Planning Act 1999, the consent authority must take into consideration reasons for a proposed subdivision or consolidation of land in a Restricted Water Extraction Area – whether the subdivision or consolidation complies with the restrictions of sections 14A and 14B of the Water Act 1992 and the requirements of section 14C(1) of that Act;

The subdivision has been conditioned to comply with the Howard South Restricted Water Extraction Area requirements under Section 14 of the Water Act 1992, ensuring that only one of the resulting lots retains unlicensed access to groundwater for domestic and stock purposes within the over-allocated groundwater area.

Advice from the Water Resources Division raises no objection to the proposal, subject to any future groundwater bore being located within the Noonamah Groundwater System to avoid additional extraction pressure on the Howard South Groundwater System. While groundwater availability in the wider Humpty Doo area is recognised as limited, the subject site is not wholly located within a restricted extraction area. Further advice confirms that sufficient capacity is available within the underlying Noonamah Groundwater System to support the proposed subdivision. Accordingly, the proposal is considered to satisfy Clause 6.3.4(5) of the NT Planning Scheme 2020.

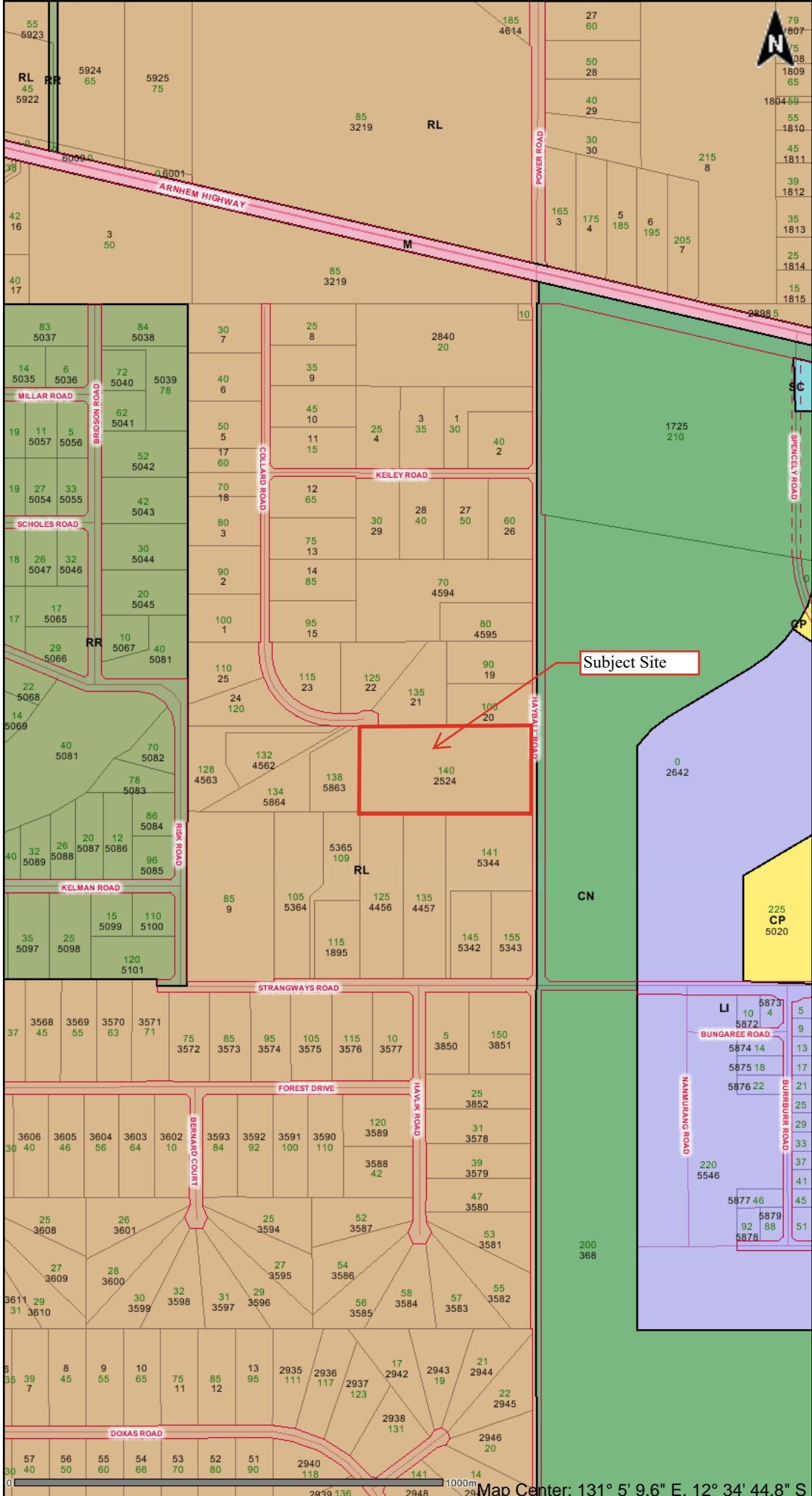
**AUTHORISED:**



**DRASHTI CHOVIYA  
RURAL, REGIONAL & REMOTE PLANNER  
DEVELOPMENT ASSESSMENT SERVICES**

# Section 2524 (140) Collard Road, Humpty Doo

# Legend



- General Lines
- Road Boundaries
- Town Planning Zones
- A - Agriculture
- CV - Caravan Park
- CB - Central Business
- C - Commercial
- CL - Community Living
- CP - Community Purpose
- CN - Conservation
- DV - Development
- RR - Rural Residential
- GI - General Industry
- HT - Heritage
- HR - High Density Residential
- H - Horticulture
- LI - Light Industry
- M - Main Road
- MR - Medium Density Residential
- LMR - Low-Medium Density Residential
- CA - No Planning Scheme Controls
- OR - Organised Recreation
- PM - Proposed Main Road
- PS - Public Open Space
- RW - Railway
- RD - Restricted Development
- R - Rural
- RL - Rural Living
- SC - Service Commercial
- LR - Low Density Residential
- S - Specific Use
- TC - Tourist Commercial
- U - Utilities
- WM - Water Management
- FD - Future Development
- RJ - Residential Jabiru
- PSJ - Public Open Space Jabiru
- ORJ - Organised Recreation Jabiru
- CJ - Commercial Jabiru
- SCJ - Service Commercial Jabiru
- TCJ - Tourist Commercial Jabiru
- CPJ - Community Purpose Jabiru
- FDJ - Future Development Jabiru
- IJ - Industrial Jabiru
- MJ - Main Road Jabiru
- UJ - Utilities Jabiru

- Road Labels**
- Road Centrelines**
- Highway
- Other Road
- Street Numbers**
- Parcel Numbers**
- Cadastre
- Coastline

Created by DCHOV

Bottom Left: 131° 04' 38", -12° 35' 01"  
 Top Right: 131° 05' 40", -12° 34' 28"  
 Approximate Scale: 1:13,000  
 Datum: GDA 1994  
 Data for information purposes only  
 - accuracy not guaranteed  
 N.T. Land Information System  
 Copyright Northern Territory of Australia

Map Center: 131° 5' 9.6" E, 12° 34' 44.8" S

# Section 2524 (140) Collard Road, Humpty Doo



Created by DCHOV

Bottom Left: -12° 34' 56", 131° 04' 52" Top Right: -12° 34' 33", 131° 05' 36" Approximate Scale: 1:4,600 Datum: GDA 1994

Data for information purposes only - accuracy not guaranteed

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

Map Center: 131° 5' 14.6" E, 12° 34' 45.3" S

# Land owner/s authorisation to lodge a development application

## *The Planning Act 1999*

### Before you fill in the form

Signatures from ALL landowners registered on the land title must be provided. The authorisation must be dated within six months of the submission of the application.

Fields marked with an asterisk (\*) are required.  
Fields marked with a carat (^) are required if applicable.

#### 1. Applicant

In accordance with Section 46(3)(aa)(i) of the *Planning Act 1999*, a development application is to contain the name and contact details of the applicant AND any person on whose behalf the application is made.

Name of Applicant/Consultant or Acting agent	Cunnington Rosse Town Planning and Consulting		
Address	PO Box 36004 WINNELLIE NT 0821		
Phone	0400754842	Email	gerard@crtpc.com.au

#### 2. Persons on whose behalf the application is made:

Person/s on whose behalf the application is made:	Lurdes De Fatima Lopes		
Address	PO Box 1200, Darwin NT 0801		
Phone	0419828977	Email	edssales5@gmail.com

#### 3. The applicant is hereby authorised to lodge a development application over the subject land described as:

*Lot/NT portion	Section 2524
*Location/town/hundred	Hundred Of Strangways
*Street address	140 Collard Road, Humpty Doo

**4. The application is for the purpose of:**


<p><b>*Proposed development</b> Brief description of proposed development</p>	<p>Subdivision</p>
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**5. Landowner/s signature**

In accordance with Section 46(3)(aa)(ii) of the *Planning Act 1999*, a development application is to contain the name and contact details of the owner of the land to which the application relates.

Written authorisation from each:

- **Individual owner:** Each person listed on the title must provide written authorisation for the application.
- **Companies:** For each company listed on the title, written authorisation must be obtained from the **director** or **authorised representative** of the company. This authorisation confirms that the company is giving consent for the application and that the person signing on behalf of the company has the legal authority to do so.

<p><b>*Full name</b></p>	<p>Lurdes De Fatima Lopes</p>		
<p><b>^Company name</b></p>	<p>N/A</p>		
<p><b>^Title</b> <i>(e.g. director/authorised representative)</i></p>	<p>N/A</p>		
<p><b>Phone</b></p>	<p>0419828977</p>	<p><b>Email</b></p>	<p>edssales5@gmail.com</p>
<p><b>*Signature</b></p>			
<p><b>*Date</b></p>	<p>07/01/2026</p>		

**6. Any Persons with an interest in the land (as applicable)**

In accordance with section 46(3)(aa)(iii) and (iv) of the *Planning Act 1999*, a development application is to contain the name and contact details of **any person who entered into an agreement with the applicant and/or landowner, to acquire an estate or interest in the land to which the application relates; and any person with an interest prescribed by regulation.**

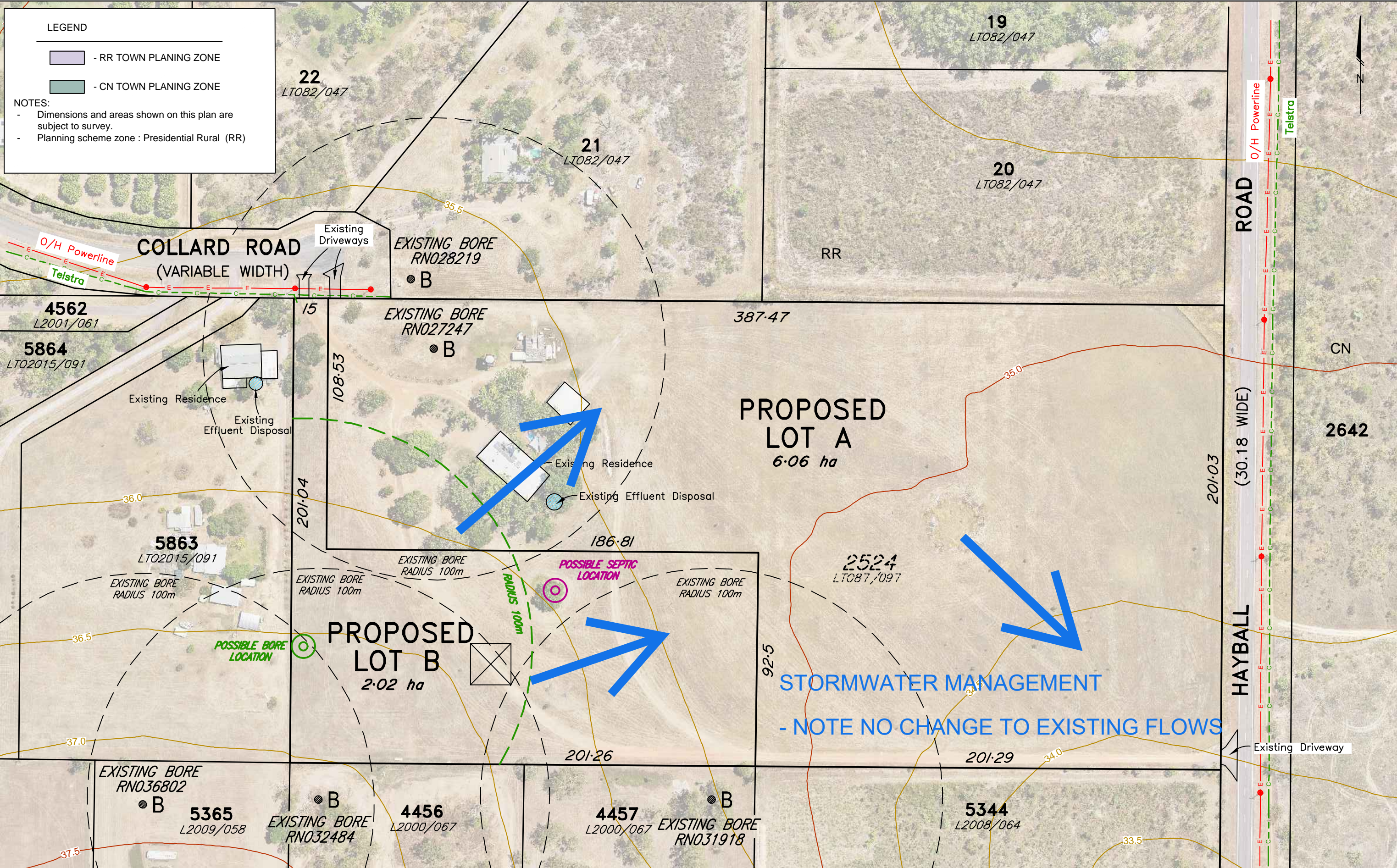
- **No Additional Persons**

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**LEGEND**

- RR TOWN PLANING ZONE
- CN TOWN PLANING ZONE

**NOTES:**

- Dimensions and areas shown on this plan are subject to survey.
- Planning scheme zone : Residential Rural (RR)

**SURVEYORS & SPATIAL CONSULTANTS**  
**CROSS SOLUTIONS**

EMAIL: quotes@cross-solutions.com.au  
 WEB: www.cross-solutions.com.au

Survey Plan:	LTO 87/97	SCALE:	1:1500 at A3
CUFT:	Vol 832 Fol 170	COORD. SYSTEM:	MGA 94 ZONE 52
Bearings:	TRUE	LEVEL DATUM:	N/A
Date :	14/01/2026	CONTOUR INTERVAL:	0.5 m
JOB No:	2026-0016		
APPROVED	GH		

**PROPOSED SUBDIVISION**  
**LOTS A AND B**  
**OVER SECTION 2524 HUNDRED OF STRANGWAYS**  
**140 COLLARD ROAD, HUMPTY DOO**

CLIENT: CUNNINGTON ROSSE TOWN PLANNING      DRAWING No: DA-2026-0016-01      REV:A      SHEET No: 1 of 2

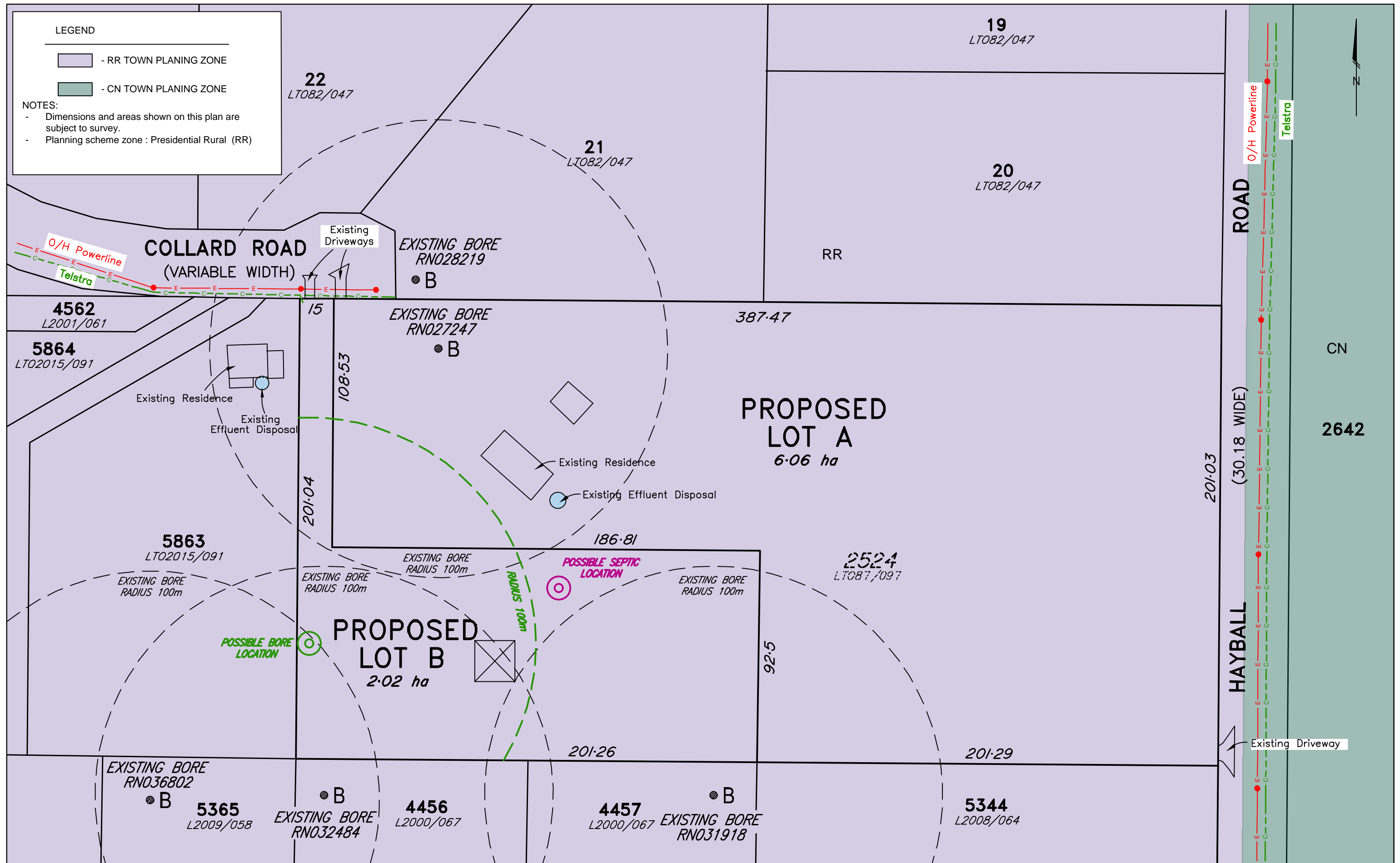
**A3**

**LEGEND**

- RR TOWN PLANING ZONE
- CN TOWN PLANING ZONE

**NOTES:**

- Dimensions and areas shown on this plan are subject to survey.
- Planning scheme zone : Residential Rural (RR)



**SURVEYORS & SPATIAL CONSULTANTS**  
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**LOTS A AND B**  
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CLIENT: CUNNINGTON ROSSE TOWN PLANNING      DRAWING No: DA-2026-0016-01      REV:A      SHEET No: 2 of 2

**A3**



**CUNNINGTON ROSSE**  
Town Planning & Consulting

# Statement of Effect

## **SUBDIVISION TO CREATE TWO LOTS**

140 COLLARD ROAD, HUMPTY DOO (SECTION 2524, HUNDRED OF STRANGWAYS)

**March 2026**

## Contact

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## Document Control

<b>Author</b>	Gerard Rosse
<b>Version</b>	1.0
<b>Date</b>	March 2026

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## 1.0 Introduction

Cunnington Rosse Town Planning and Consulting have been engaged to prepare, lodge and manage a Development Application for a subdivision to create two lots at 140 Collard Road, Humpty Doo.

The subject land is located within Zone RL (Rural Living) per the *Northern Territory Planning Scheme 2020* (the Scheme). In accordance with Clause 1.8(1)(c)(ii) the proposed subdivision is an Impact Assessable form of development. Pursuant to **Section 44(b)** of the *Northern Territory Planning Act 1999* (the Act) a Development Permit is required.

This report details the nature of the subject land and locality, the proposed subdivision, considers the proposal against the relevant provisions of the Scheme, and the relevant components of **Section 46(3)** of the Act. This report (and application) is to be read in conjunction with the following attachment:

**Attachment A:** Subdivision Plan and Stormwater Management Plan

**Attachment B:** Land Suitability Assessment

**Attachment C:** Site and Soil Evaluation

## 2.0 Site, Locality and Planning History

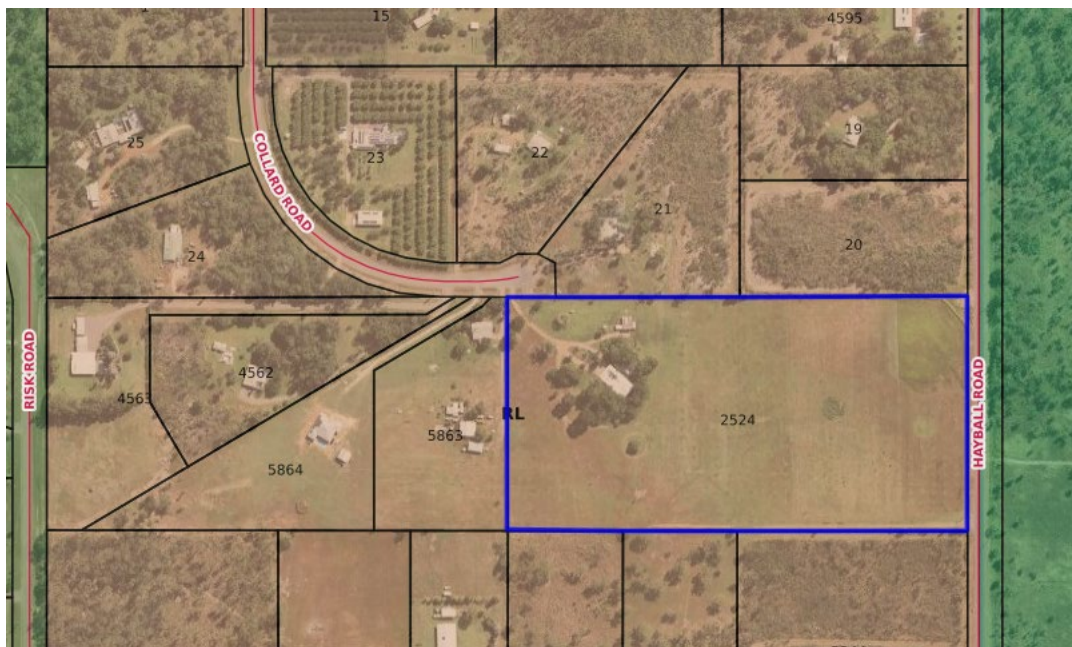
### 2.1 Site and Locality

The site and locality are identified and described in **Table 1** and **Figure 1** below.

Site Details	
Location	140 COLLARD ROAD, HUMPTY DOO (SECTION 2524, HUNDRED OF STRANGWAYS)
Area Under Title	8.09HA
Easements Identified on Title	NIL
Planning Scheme Context	
Planning Scheme	<a href="#">Northern Territory Planning Scheme 2020</a>
Existing Zone	RL (Rural Living)

<b>Strategic Framework</b>	Darwin Regional Land Use Plan  Litchfield Subregional Land Use Plan
<b>Overlays</b>	CNV – Clearing of Native Vegetation
<b>Subdivision Requirements</b>	Clause 6.3.2 - Lot Size and Configuration for Subdivision in Zones RL, R and H, and Unzoned Land  Clause 6.3.3 - Site Characteristics for Subdivision for Lots of 1ha or Greater in Zones RR, RL, R and H, and Unzoned Land  Clause 6.3.4 - Infrastructure for Subdivision in Zones RL, R and Unzoned Land

**Table 1:** Site Details



**Figure 1:** Locality and zoning plan

Section 2524 is an 8.09HA ha parcel within Zone RL (Rural Living ) in the rural locality of Humpty Doo. The site has frontage to Collard Road (driveway access) and Hayball Road and contains an existing dwelling, sheds and outbuildings. The site is roughly 25 kilometres southeast of the Darwin CBD and 15 kilometres south of the Palmerston CBD. Land immediately abutting the site to the North, West and South is all within Zone RL. Land across from the Site (Hayball Road) to the East is zone CN (Conservation).

### 3.0 Planning History

Understanding the site history, including previous development approvals and the substantial partial enactment of those approvals, is critical to the assessment of this application. Notably, the site has previously benefited from subdivision approvals that were largely implemented on the ground, with only administrative clearances outstanding to enable the issue of titles.

In summary, the site has been subject to three previous planning applications:

- **Development Permit DP06/0232** for subdivision to create two lots was approved on 25/05/2006 but was not enacted and subsequently expired.
- **Development Permit DP09/0738** for subdivision to create three lots was approved on 28/09/2009 and was partially enacted. Works undertaken included construction of a new driveway, survey of the site, and liaison with the Registrar-General regarding the issue of new titles in 2010. Delays in completing the final works arose due to a range of circumstances, including the illness and subsequent passing of the owner in the years following approval.

Despite this, further works continued in subsequent years up to 2019. In mid-2019, the applicant sought to finalise clearance of conditions to enable the issue of titles. During this process, Development Assessment Services advised that the approval had lapsed on administrative grounds, notwithstanding that substantial works associated with the subdivision had already been undertaken. Importantly, the majority of physical works associated with the approved subdivision were completed, meaning the current proposal largely reflects an already established subdivision pattern.

- **Application PA2020/0038** to create two lots was submitted in 2019 but was refused on 14 April 2020. The refusal was based on advice from the Department of Environment and Natural Resources (DENR) that groundwater extraction rights in the McMinn's Howard River sub-catchment were approximately 43% of recharge, exceeding the NT Water Allocation Planning Framework's 20% sustainable use threshold. As a result, further intensification of development was not supported under the Litchfield Subregional Land Use Plan (LSLUP). Importantly, the refusal was not based on subdivision design, land suitability, or planning merit, but solely on groundwater availability constraints at that time.

Since the 2020 refusal, further investigation and review of groundwater availability has been undertaken, including updated technical assessment and consideration of current regulatory settings. This review confirms that sufficient groundwater is now available to support the proposed subdivision, directly addressing the sole reason for refusal of the previous application.

Importantly, subsequent regulatory changes have clarified groundwater management in the locality. The declaration of the Howard South Restricted Aquifer Area identifies locations where groundwater extraction is subject to heightened control. The subject site is located outside this declared area and is therefore not subject to those restrictions.

This confirms that groundwater resources are available to sustainably support the proposed subdivision, consistent with the requirements of the NT Planning Scheme and relevant water allocation frameworks. Accordingly, the key constraint underpinning the 2020 refusal has been resolved. The proposal is now supported by updated groundwater

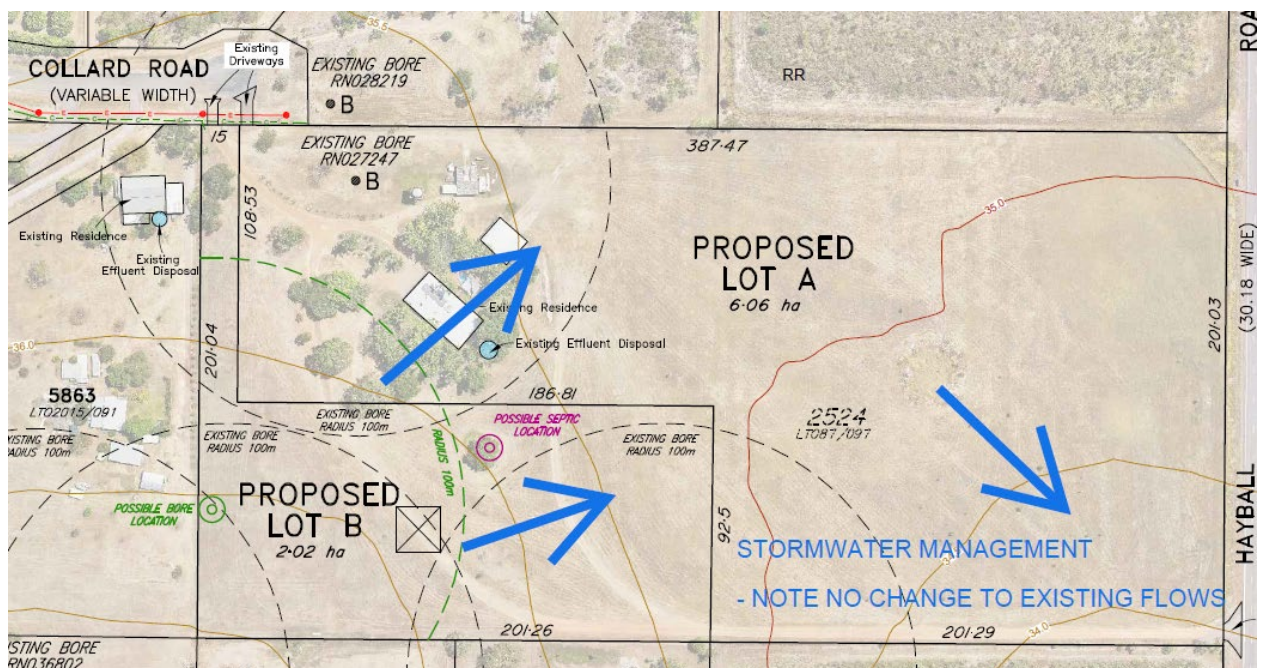
information and current regulatory settings, and there are no remaining strategic, environmental or site-based impediments to the subdivision.

#### 4.0 Proposed Development

The proposal seeks consent to subdivide the land into two (2) parcels. Lot 1 proposed will retain the existing dwelling and have an area of approximately 6 ha. Lot 2 is proposed to be a vacant lot with an area of 2ha.

Separate crossover accesses for both lots are existing via Collard Road, with the construction of formal driveways occurring as a result of the partial enactment of the previous subdivision approval.

A copy of the subdivision plans is provided at **Attachment A** and at **Figure 2** below.



**Figure 2:** Proposed subdivision layout

A Land Suitability Assessment (LSA) and Site Soile Evaluation (SSE) has been completed and is available at **Attachment B and Attachment C**. It demonstrates the presence of unconstrained land and access on each proposed lot and that on site waste water treatment can be accommodated.

The Land Suitability Assessment concludes that Section 2524, Hundred of Strangways is highly suitable (S1) for subdivision into two rural living lots, with over 1ha of unconstrained land available within each lot and appropriate access to Collard Road. Field and desktop investigations confirmed favourable site conditions including low slopes ( $\leq 1\%$ ), well-drained soils, low erosion risk, no salinity or acid sulphate soil constraints, and no impact from storm tide flooding. Adequate separation distances can be achieved for bores and onsite wastewater systems, and the soil-

landscape is capable of supporting compliant wastewater disposal. Overall, the site presents minimal environmental or planning constraints and is considered suitable for the proposed subdivision.

The Site and Soil Evaluation demonstrates that the unconstrained land within Section 2524 is suitable for onsite wastewater management systems in accordance with the NT Code of Practice and AS1547:2012. The site features gently sloping, moderately well-drained soils with adequate depth and low risk of waterlogging or salinity, allowing for effective wastewater disposal through standard systems such as absorption trenches. Sufficient land area exists within each proposed lot to accommodate compliant land application areas while meeting all setback requirements from bores and other features. The assessment confirms that, with standard design and management practices, onsite wastewater systems can be successfully installed without adverse environmental impact.

#### **4.0 Section 46(3)(a) - NT Planning Scheme**

##### **4.1 Nature of Development**

Subdivision (where it is not for consolidation or for the creation of a unit title scheme) is an Impact Assessable form of development pursuant to **Clause 1.8(1)(c)** of the Scheme.

In accordance with **Clause 1.10(4)**, when considering an application for consent 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.*

In accordance with **Clause 1.10(5)**, the consent authority may consent to a proposed use or development that is not in accordance with a requirement set out in Parts 3, 5 or 6 only if it is satisfied that the variation is appropriate having regard to:

- a) the purpose and administration clauses of the requirement; and*
- b) the considerations listed under Clause 1.10(3) or 1.10(4).*

The proposal has been assessed to comply with the relevant clauses of the Scheme.

## 4.2 Strategic Framework

The Darwin Regional Land Use Plan 2015 (DRLUP) and the Litchfield Subregional Land Use Plan 2016 (LSLUP) are applicable to the site.

### Darwin Regional Land Use Plan

The Darwin Regional Land Use Plan was prepared by the NT Planning Commission and incorporated into the Planning Scheme in 2015. The Darwin Regional Land Use Plan identifies the essential characteristics and needs that will shape the future development in the region and presents a broad rational foundation for long term use and development of land identified in the area. The DRLUP land structure plan at page 13 identifies the site as Rural Lifestyle. The key objectives for Rural Lifestyle land use set out at Page 19 are to:

- *Identify opportunities for rural lifestyle development to meet market demand.*
- *Encourage opportunities for a choice of lifestyle in terms of lot size and access to services.*
- *Provide appropriate buffers between different residential localities to maintain and enhance the amenity of established areas and protect the natural environment.*

The proposed subdivision is consistent with these objectives in providing opportunities for rural lifestyle development to meet market demand, encouraging opportunities for a choice in lifestyle, and protecting the natural environment.

### Litchfield Subregional Land Use Plan

The Litchfield Subregional Land Use Plan was prepared by the NT Planning Commission and incorporated into the Planning Scheme in 2016. The Litchfield Subregional Land Use Plan provides a contemporary response to planning challenges in line with the direction set by the Darwin Regional Land Use Plan (2015), including statements of policy specific to the Litchfield subregion.

The proposed subdivision is consistent with the relevant Statements of Policy within the plan for *Residential Land Use – Rural Area*:

#### *14. Maintain rural amenity and lifestyle choice.*

- *continue to support the subdivision of suitable land outside rural activity centres into 2 ha lots in Zone RL (Rural Living) and into 8 ha lots in Zone R (Rural);*
- *require reliable water supply adequate for residential use;*

- *require stormwater drainage for new residential development to not adversely impact on the receiving environment; and*
- *require residential subdivision to provide roads and infrastructure to the requirements of the responsible authorities.*

The subdivision is consistent with the minimum lot size requirements for Zone RL, including a minimum of 1 hectare of unconstrained land.

### 4.3 Clause 4.21 – Zone RL (Rural Living)

#### Zone Purpose

*Provide for a range of rural lifestyle choices and rural activities, in areas where access to reticulated water and sewerage may not be available.*

The proposal is for the subdivision of land in Zone RL to create 2 lots. The development will provide for a range of rural lifestyle choices and rural activities. The subject site does not have access to a reticulated water or sewage network. It therefore will rely on ground water and on-site wastewater management solutions, which can be accommodated for in the proposed subdivision.

#### Zone Outcomes

1. *Predominantly dwellings-single and dwellings-independent within a rural lifestyle setting.*

The subdivision enables future development for dwellings-single and dwellings-independent within a rural lifestyle setting by providing lot sizes consistent with the design requirements in Part 6 of the Scheme.

2. *Home based businesses and dwellings-community residence are of a scale, intensity and nature that is compatible with the character and amenity of the surrounding locality.*
3. *Residential development, such as residential care facilities, does not interfere with the character and amenity of the zone.*
4. *Rural activities, such as agriculture, animal boarding, horticulture, intensive animal husbandry, plant nursery, industry-primary, stables, and veterinary clinic where the scale, intensity and nature of the activity is compatible with the character and amenity of the surrounding locality and the land is capable of supporting the development.*

Subclauses 2, 3 and 4 will be a matter for consideration in the future development of the proposed lots.

5. *Development for residential purposes does not interfere with the existing or ongoing use of rural land for productive agricultural or horticultural purposes.*

Any existing productive agricultural or horticultural uses in proximity of the subject land are unlikely to be adversely impacted by future development given the retained minimum lot sizes per Part 6 of the Scheme.

6. *Community focused activities, such as community centre, child care centre, and emergency management facility:*
  - a. *are of a scale and intensity compatible with the character and amenity of the area;*

- b. wherever possible, are co-located with other non-residential activities in the locality;*
- c. avoid adverse impacts on the surrounding road network; and*
- d. are managed to minimise unreasonable impacts on the amenity of surrounding residents.*

Subclause 6 will be a matter for consideration in the future development of the proposed lots.

- 7. The design and site layout of all development are sympathetic to the existing streetscape, scale and character of surrounding development.*

The layout of the subdivision considers the existing road layout and subdivision pattern within the broader locality. The proposal respects the existing locality and development outcomes reasonably anticipated by ensuring lots are in accordance with the lot size and configuration requirements in Part 6 of the Scheme.

- 8. Development does not impose unsustainable demands on surface water and groundwater.*

The site will utilise the existing Bore for lot A and on site water storage will be utilised for Lot B.

- 9. Subdivision design is informed by land suitability assessment to confirm the land is able to support residential development.*

The Land Suitability Assessment confirms the land is able to support residential development, confirming the unconstrained land exceeds the minimum area requirements and is directly accessible from the adjacent road frontages. Each parcel includes unconstrained land as required and is also identified as capable of sustaining onsite wastewater management to support residential development.

- 10. Development is provided with an appropriate level of services and infrastructure, and minimises impacts on sensitive environments.*

Lots will be provided with reticulated power, water storage, with the land able to accommodate on-site septic systems. The location, layout and servicing arrangements for the proposed subdivision are such that adverse impacts on sensitive environments will be negligible.

- 11. 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.*

Not applicable.

#### **4.4 Overlays**

##### **4.4.1 Clause 3.2 – CNV (Clearing of Native Vegetation)**

###### Purpose

*Identify areas with limits to the clearing of native vegetation and ensure that clearing in these areas does not:*

- a) impact on the conservation values of land within Zone CN; or*
- b) unreasonably contribute to environmental degradation of the locality.*

###### Administration

- 1. The clearing of native vegetation of more than one hectare in aggregate of land (including any area already cleared of native vegetation) within the area subject to the Clearing of Native Vegetation Overlay requires consent. This Overlay applies to land within Zones RR, RL, R, H, A, CP, CN, RD, WM and Unzoned land.*
- 2. Notwithstanding sub-clause 1, all clearing of native vegetation in Zone CN requires consent, other than as provided for by sub-clause 4.*
- 3. The consent authority may consent to the clearing of native vegetation that is not in accordance with subclause 5 only if it is satisfied that it is consistent with the purpose of this requirements and is appropriate in the context of the site and the locality having regard to such matters as:*
  - a. the suitability of the site for the proposed use;*
  - b. the values associated with the environmental characteristics (as applicable);*
  - c. the significance, extent and likelihood of any potential environmental impacts; and*
  - d. the measures the application proposes will be implemented to mitigate any potential impacts.*
- 4. This Overlay does not apply if the clearing of native vegetation is required or controlled under any Act in force in the Territory, or is for the purpose of:*
  - a. a firebreak as specified by the Bushfires Management Act 2016 or the Fire and Emergency Act 1996, up to 5m wide along a boundary of a lot having an area of 8ha or less, up to 10m wide on a lot having an area greater than 8ha unless otherwise specified by a Regional Fire Control Committee;*
  - b. an internal fence line up to 10m wide on a lot having an area greater than 8ha;*
  - c. a road to access the land or other land; or*

- d. *the maintenance and repair of public infrastructure.*

Clearing of native vegetation is not proposed as part of this application, no native vegetation exists on the site.

#### **4.5 Subdivision Requirements**

##### 4.5.1 Clause 6.3.2 - Lot Size and Configuration for Subdivision in Zones RL, R and H, and Unzoned Land

###### Purpose

*Ensure subdivisions of rural and unzoned land:*

- a) *have lots that are of a size and configuration suited for the intended purpose;*
- b) *have lots that are of a size consistent with the topographical constraints of the land (that may dictate that lots are of an area in excess of the specified minimum); and*
- c) *do not impose unsustainable demands on groundwater or unreasonably degrade the environment.*

###### Administration

1. *The consent authority may consent to a subdivision that is not in accordance with sub-clauses 5-10 if it is satisfied that:*
  - a. *the subdivision does not result in an increased lot yield; and*
  - b. *the lot size and/or configuration achieves at least one of the following:*
    - i. *an existing boundary encroachment by a building is remedied;*
    - ii. *the lots created are more regular in shape;*
    - iii. *access is provided to a lot that previously had no access or an unsuitable access;*
    - iv. *the subdivision will better meet the overall outcomes for the zone and the relevant components of the strategic framework applicable to the locality;*
    - v. *the arrangement of lots results in a significant protection of areas of environmental value;*  
*or*
    - vi. *provides opportunity for a future local road network; and*

- c. *the consent authority is satisfied that the lots created will be consistent with the purpose of this requirement and the zone purpose and outcomes*
- 2. *The consent authority may consent to a subdivision on Unzoned Land that is not in accordance with the table to this clause only if it is satisfied that the lots created will be consistent with the purpose of this requirement.*
- 3. *Despite sub-clause 1, the consent authority must not consent to a subdivision in Zone RL in Alice Springs and adjacent zoned areas that is not in accordance with the table to this clause.*
- 4. *The unconstrained nature of the land is to be demonstrated by a land suitability assessment addressing the NT Land Suitability Guidelines, in accordance with clause 6.3.3.*

Requirements

- 5. *Land is to be subdivided in accordance with the table to this clause.*

Table to Clause 6.3.2 sets out the minimum lot size and requirement in Zone RL as 2ha with a minimum of 1ha of unconstrained land. Each of the proposed lots will exceed 2ha and the LSA at **Attachment B** demonstrates each proposed lot will include more than 1ha of unconstrained land.

- 6. *Lots have a depth to width ratio not exceeding 4:1.*

The lots are of irregular shape but ultimately reflective of the existing site layout, infrastructure, site features, access and shape. Notwithstanding, the lots have a depth to width ratio not exceeding 4:1.

- 7. *Incorporate as far as practicable, drainage lines and drainage floors wholly within a single lot.*

Complies as far as practicable, noting no drainage lines or floors existing on the site.

- 8. *Allow for 70m separation between bores, both proposed and existing.*

Complies – 70m separation between bores, both proposed and existing can be achieved.

- 9. *Lot boundaries are to be:*

- a. *at right angles to any watercourse;*
- b. *sufficiently up slope to be outside of seepage zones where following drainage lines; and*
- c. *at right angles to contours or along contours where slope is between 2.0% and 5.0% and follow ridge lines, spurs or contours where slope is above 5.0%.*

Not applicable – no watercourses exist on the site.

*10. Minimise the number of watercourse crossings.*

Not applicable – no watercourses exist on the site.

4.5.2 Clause 6.3.3 - Site Characteristics for Subdivision for Lots of 1ha or Greater in Zones RR, RL, R and H, and Unzoned Land

Purpose

*Ensure subdivision of land in Zones RR, RL, R and H, and unzoned land, responds to the physical characteristics of the land.*

Administration

1. *The consent authority must not consent to a subdivision that does not include 1ha of land per lot in Zones RL, R and Unzoned Land, and 25ha in Zone H, identified as unconstrained in relation to:*
  - a. *Storm tide flooding;*
  - b. *Riverine flooding;*
  - c. *Localised stormwater flooding; in accordance with the land suitability assessment and stormwater management plan.*
2. *The consent authority must not consent to a subdivision unless the relevant government agencies, local government council and service authorities provide formal comment to the consent authority in relation to the land suitability assessment and stormwater management plan and the possibility of storm tide flooding, riverine flooding and localised stormwater flooding of the identified 1ha of land.*
3. *The consent authority may consent to an application that is not in accordance with sub-clauses 4-7 if the application includes preliminary land assessment and stormwater management plans prepared by the applicant and approved by the relevant government agency and or service authority, demonstrating that 1ha of land per lot and all internal roads are unconstrained by localised stormwater flooding and by those issues addressed in the NT Land Suitability Guidelines.*

Requirements

4. *Each lot is to have unconstrained access from a public road to the identified unconstrained land.*

The LSA at **Attachment B** confirms that each proposed lot will have unconstrained access from a public road.

5. *An application to subdivide rural or unzoned land should include the following documents prepared by suitably qualified professionals:*
  - a. *a land suitability assessment addressing the NT Land Suitability Guidelines; and*
  - b. *a stormwater management plan including but not limited to; the potential impact on neighboring land, external roads, internal roads and the 1ha of land identified as unconstrained, the upstream and downstream flows and any proposed mitigation measures.*

**Attachment A** contains the Stormwater Management Plan and the LSA is provided at **Attachment B**.

6. *The subdivision design must address the constraints as identified in the land suitability assessment and stormwater management plan in relation to the location of internal roads, lot boundaries and the identified 1ha of unconstrained land.*

The LSA at **Attachment B** identifies the land suitability assessment and constraints on the site. The proposed subdivision layout including the location of access and lot boundaries ensures a minimum of 1ha of unconstrained land is provided on each proposed lot.

7. *An application to subdivide land on the maps “Priority Environmental Management Areas – Litchfield” and “Priority Environmental Management Areas – Katherine” as an area potentially of environmental significance should, on the advice of the relevant government agency, be accompanied by and the consent authority shall have regard to an evaluation by a suitably qualified professional of the environmental significance of the native vegetation and land form (e.g. lagoons, wetlands, rugged terrain and drainage systems).*
8. *An application described in sub-clause 7 must demonstrate that the proposed subdivision design does not adversely affect the environmental values as identified in the evaluation.*

The land is not identified as an area of environmental significance on the *Priority Environmental Management Areas – Litchfield* mapping.

9. *Subdivision design of rural and unzoned land should:*
  - a. *Retain and protect significant natural and cultural features;*
  - b. *Minimise the number of lots in, or exclude from subdivision, areas of high conservation significance and riparian zones;*
  - c. *Minimise alteration or disturbance to natural drainage systems including drainage areas, recognisable watercourses, lagoons and permanent and semi-permanent springs; and*

- d. *Minimise erosion hazard, sedimentation and pollution of watercourses.*

There are no known significant natural or cultural features on the site. The proposed subdivision will not create erosion or sediment hazards and will not disturb natural drainage systems.

#### 5.4.3 Clause 6.3.4 - Infrastructure for Subdivision in Zones RL, R and Unzoned Land

##### Purpose

*Ensure that subdivision of land in Zones RL, R and unzoned land, is integrated with infrastructure, community services and facilities and will not unreasonably affect the environment.*

##### 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. *Minimise disturbance through earthworks associated with the provision of infrastructure.*

Disturbance through the provision of new infrastructure, namely reticulated power and on-site wastewater treatment will be minimized.

3. *Provide for connection to reticulated services where practical.*

Both of the proposed lots will connect to the existing reticulated power network available.

4. *Where no reticulated sewerage is available, a site and soil evaluation report must be completed by an appropriately qualified site-and-soil evaluator demonstrating that onsite wastewater management systems can be installed on each lot in accordance with the requirements of the Code of Practice for Wastewater Management.*

Reticulated sewage is not available in the area. A Site and Soil Evaluation (SSE) is provided at **Attachment C** and demonstrated that an onsite wastewater management system can be installed on each lot in accordance with the requirements of the Code of Practice for Wastewater Management.

5. *Where no reticulated water is available, development is to demonstrate that an adequate supply of groundwater is available for domestic purposes, except where the land is:*

- (a) *Located within Zone RL or R in the Top End Region; and*

*(b) Within a 'restricted water extraction area' as declared by the Minister responsible for the administration of the Water Act 1992.*

The site is not located within a Restricted Water Extraction Area, including the Howard South Restricted Aquifer Area. Adequate groundwater is available to support the development for domestic purposes.

*Roads should:*

- a. be designed to:
  - i. interconnect with the existing road network;*
  - ii. provide for connections to potential future subdivisions of adjoining lands;*
  - iii. provide a clear hierarchy of roads; and**
- b. respond to the physical characteristics of the land by:
  - i. following ridge lines or contours where possible; and*
  - ii. where crossing watercourses be positioned at right angles to the watercourse and minimise the number of crossing points;**
- c. be sealed where lot sizes are 2ha or less;*
- d. be located above the 1.0% AEP flood line or any seepage line, whichever is the higher;*
- e. be designed with discharge drains placed to minimise erosion and associated engineering and maintenance costs;*
- f. provide direct access to lots and avoid battle-axe strips, however, where justified, battle-axe strips should be:
  - i. not less than 10m wide; and*
  - ii. less than 250m in length.**

*(c) Where a road crosses a tidal arm in a rural subdivision it is expected to have a minimum elevation of RL 8m AHD and be designed to enable a discharge of at least a 5.0% AEP flood event.*

No new roads are proposed as part of the subdivision. Each proposed lot will take access from the existing road network, in this case Collard Road.

## **5.0 Section 46(3)(b) – Interim Development Control Order**

There are no Interim Development Control Orders currently applicable to the site or proposed subdivision.

## **6.0 Section 46(3)(c) – Environmental Protection Act, Waste Management and Pollution Control Act**

Formal consideration under the *Northern Territory Environmental Protection Act 2019* is not required and the proponent is aware of their environmental obligations under the *Waste Management and Pollution Control Act 1998*.

## **7.0 Section 46(3)(d) – Merits of Proposed Development**

The proposed development has merit in that it is consistent with the strategic planning objectives and principles expressed in the Darwin Regional Land Use Plan and Litchfield Subregional Land Use Plan and complies with the relevant subdivision requirements of the Scheme. The proposed subdivision will provide for rural lifestyle choice to meet market demand.

## **8.0 Section 46(3)(e) – Subject Land, Suitability of Development and Effect on Other Land**

**Section 2** of this report detail the subject land and its locality, and **Section 4** considers the potential impact on surrounding land. Given the nature of the subject land and surrounding locality, the proposed subdivision is considered suitable.

## **9.0 Section 46(3)(f) – Public Facilities and Open Space**

The proposal is not required by the Scheme to provide any additional public facilities or public open space.

## **10.0 Section 46(3)(g) – Public Utilities and Infrastructure**

The proposed lots will connect to the existing reticulated power network available in the area, will rely on the existing available groundwater and will comprise on-site wastewater treatment. The SLA and SSE provided at **Attachment B** and **C** confirm the ability for these on-site services to be provided in accordance with the relevant requirements.

## **11.0 Section 46(3)(h) – Impact on Amenity**

Amenity is defined in **Schedule 2** of the Scheme as *any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable*. The subject site is within Zone RL and the

proposed subdivision design will support a subdivision which complies with the relevant rural living subdivision requirements. No new land use is proposed as part of this application. Accordingly, the proposal not considered to have an impact on the amenity of the locality.

## **12.0 Section 46(3)(j) – Benefit/Detriment to Public Interest**

**Section 51** of the Act requires the consent authority to consider whether the proposal is in the public interest with specific consideration given to (where relevant) how the application addresses community safety through crime prevention principles in design, water safety, and access for persons with disabilities.

In response to these considerations, the proposed subdivision design is consistent with general CPTED principles, the proposed subdivision will not impact on water safety, and access requirements for persons with disabilities is administered through relevant building legislation.

## **13.0 Section 46(3)(ja) – Restricted Water Extraction Areas**

In accordance with section 14(c) of the Water Act, it is noted that the site is not located within the Restricted Water Extraction Area (RWEA).

## **14.0 Section 46(3)(k) – Compliance with the Building Act**

A report demonstrating compliance with Section 46(3) (k) is attached to this application.

## **15.0 Section 46(3)(l) – Development of Scheme Land**

The application does not propose the subdivision of land under a unit titles scheme. Accordingly, **Section 46(3)(l)** is not applicable.

## 16.0 Conclusion

The subject Development Application is for a proposed subdivision to create two lots at 140 Collard Road, Humpty Doo. The site is within Zone RL (Rural Living) of the Scheme. Pursuant to Clause 1.8(1)(c)(ii) of the Scheme, subdivision is an Impact Assessable form of development, and a Development Permit is required.

This application has been prepared in accordance with **Section 46(3)** of the Act and includes an assessment of the proposal against the Scheme. The proposal:

- is consistent with the Darwin Regional Land Use Plan and the Litchfield Subregional Land Use Plan;
- is consistent with the zone purpose and outcomes of Zone RL;
- is compliant with the relevant subdivision requirements.

For the reasons detailed above, the proposal will not impact on the amenity of the immediate and surrounding locality and will not be of detriment to the public interest.



**Gerard Rosse**

Cunnington Rosse Town Planning and Consulting

# Land Suitability Assessment for subdivision: Section 2524, Hundred of Strangways

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*Compiled by*

*VPS Land Assessment and Planning*

*March 2026*

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Surface and subsurface conditions are created by natural processes and anthropogenic activities. Site assessment identifies actual subsurface conditions only at those points where samples are taken and when they are taken. This Report is based on assumptions that the site conditions as revealed through selective sampling are indicative of conditions throughout the site. Data derived from literature and external data source review are interpreted to provide an opinion about overall site conditions and their likely impact on the proposed development. Natural landscapes are variable and actual subsurface conditions and soil depth may differ from those inferred to exist. The actual interface between materials may be far more gradual or abrupt than assumed based on the facts obtained.

## Document Control Record

Prepared by	Graeme Owen
Position	Consultant Environmental Scientist
Date	March 2026

## Revision Status

Revision*	Description of Revision	Date	Approved
1	First Issue	27 March 2026	Graeme Owen
2			

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# 1. Executive Summary

VPS Land Assessment and Planning (VPS) was commissioned to conduct a Land Suitability Assessment (LSA) of Section 2524, Hundred of Strangways, to support the proposed two lot subdivision of 140 Collard Road, Humpty Doo. The subject lot is 8.09ha and Zoned RL – Rural Living. Review of publicly available imagery shows that Section 2524 was previously fully developed for a mango orchard prior to 2004. However, by 2017 the mangos were completely removed and the land managed as a grassland since.

The proposed subdivision of Section 2524 will create two lots, each >2ha. Final areas will be determined by a surveyor. This land suitability assessment identified 2.4ha unconstrained land on s2524 with >1ha of in each proposed lot with similarly unconstrained access to Collard Road.

The identified unconstrained land within Section 2524 is classed as *S1 – Highly suitable* for subdivision.

There is no published flood mapping for the area. However, the land owner said that the water had been the highest he has ever seen on his property and described the extent of recent inundation which was mapped by VPS.

NR Maps data shows several bores on and around the property. The new lot will use a bore for potable water supply with required separation bore to bore distances and bore to treated wastewater land application areas achieved.

Both lots will utilise onsite wastewater management. Field assessment confirmed the capability of the soil-landscape of the land within proposed lots to sustain onsite wastewater management using approved treatment and disposal systems that will comply with the *NT Code of Practice for Wastewater Management* (DOH 2020). Minimum separation distances between potential LAAs and other site features (eg bores) can be achieved or exceeded for all new and existing lots. See also the separate Site & Soil Evaluation (SSE) for this proposed subdivision (VPS 2026).

## 2. Introduction

VPS Land Assessment and Planning (VPS) was commissioned to conduct a Land Suitability Assessment (LSA) of Section 2524, Hundred of Strangways, to support the proposed subdivision of 140 Collard Road, Humpty Doo. This LSA was prepared to support a proposal to create two lots, each lot >2ha and each including >1ha of unconstrained land with similarly unconstrained access to Collard Road.

This report presents the results of the LSA. It provides an assessment of the issues and opportunities of the site in the context of the NT *Land Suitability Guidelines* (NTG 2020).

The *Land Suitability Guidelines* (NTG 2020) define land suitability as:

*The fitness of a given area for land utilisation type (or land use), or the degree to which it satisfies the land user.*

The *Guidelines* address seven land suitability categories. These categories are:

- Drainage
- On-site wastewater management \*
- Erosion risk
- Soil salinity
- Acid sulphate soils
- Storm tide flooding
- Riverine flooding.

'Unconstrained land' is land that is unconstrained with respect to all the 7 criteria listed above.

These categories are then assigned *suitability classes* as per Table 2 of the *Guidelines* following assessment of the *relevant* characteristics identified through a review of existing land information and field investigations. Suitability classes 1-2 are generally considered to be 'unconstrained', while suitability classes 3-5 are considered to varying degrees to be 'constrained'. Land classified as suitability class 3-5 may prevent development from proceeding or require additional inputs in terms of design, planning, and on-going management (NTG 2020).

\* in lieu of the *Land Suitability Guidelines* (NTG 2020) criteria, the capability of the subject land is assessed against the capacity of the unconstrained land to support onsite wastewater management systems (OWMS) that would comply with the NT *Code of Practice for Wastewater Management* (DOH 2020a).

This is in accordance with the *NTPS* (2020) that states equally at Part 6.3.1.7 in relation to *Subdivision in Zone RR* and Part 6.3.4.4 in relation to *subdivision in Zones RL, R and Unzoned Land* that:

“... Where no reticulated sewerage is available, a site and soil evaluation report must be completed by an appropriately qualified site-and-soil evaluator demonstrating that onsite wastewater management systems can be installed on each lot in accordance with the requirements of the Code of Practice for Wastewater Management.” (underline by VPS)

According to DOH (2020a, Section 2.5; page 19):

“*The Code ... (DOH 2020a) ... must be read in conjunction with the AS/NZS 1547:2012 which takes a risk management approach to on-site domestic wastewater management for systems normally designed for domestic wastewater flows up to 2,000 litres/day, from a population equivalent of up to 10 persons.*”

*The scope of AS/NZS 1547:2012 applies to all WMS installed in the NT.*”

See separate Site & Soil Evaluation (SSE) for this proposed subdivision (VPS 2026).

## 3. Background

### 3.1. Site location

Section 2524, Hundred of Strangways (140 Collard Road, Humpty Doo) lies around 12kms southeast of Palmerston by road (Figure 1).

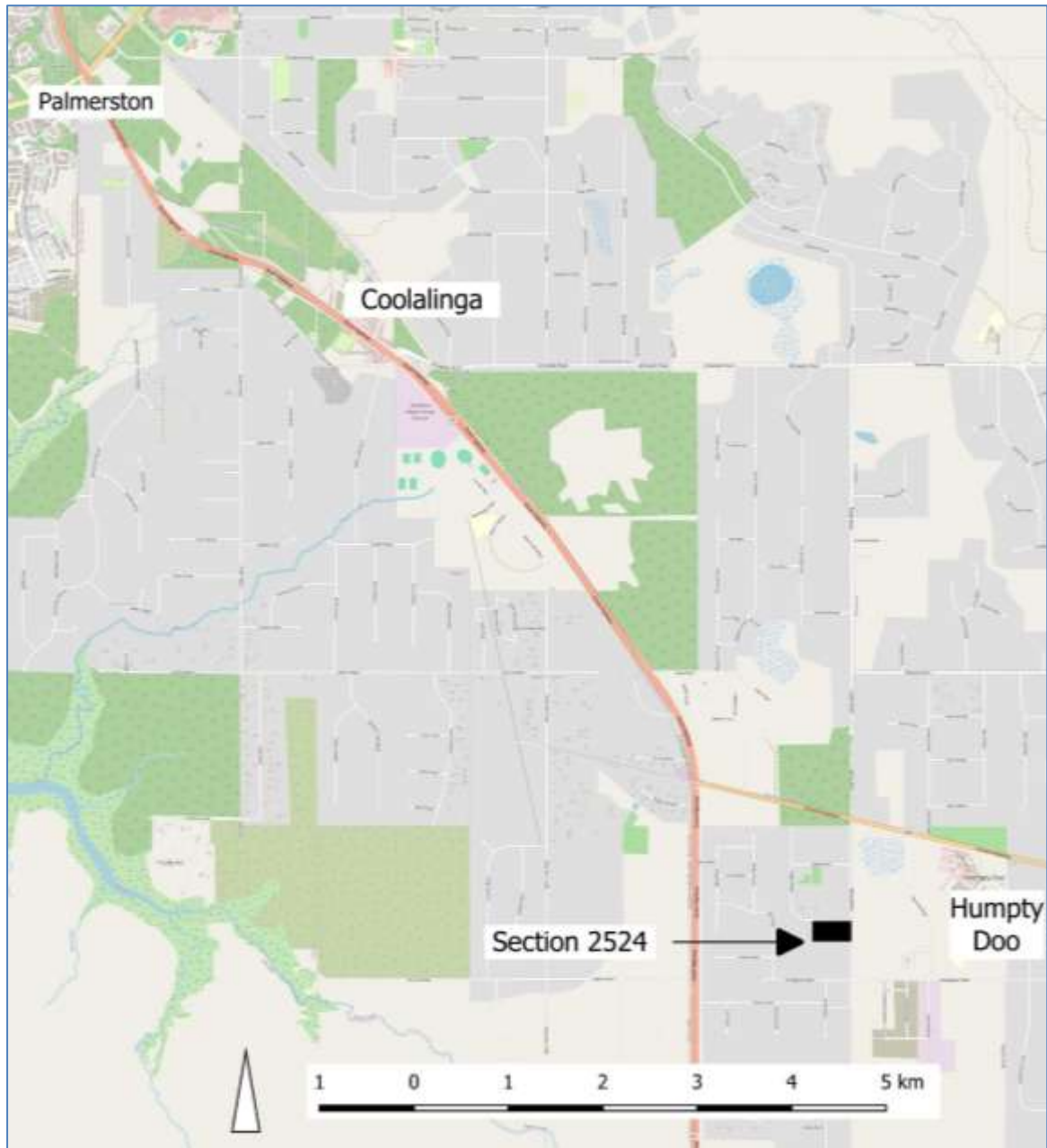


Figure 1: Location of Section 2524

### 3.2. Site Description and proposed subdivision

Section 2524 lot is 8.09ha and Zoned RL – Rural Living. Review of publicly available imagery shows that Section 2524 was previously fully developed for a mango orchard prior to 2004. However, by 2017 the mangos were completely removed and the land maintained as a grassland since (Figure 2).

Both proposed lots are  $\geq 2$ ha, will utilise bores for potable water supply and onsite wastewater management systems (OWMS).

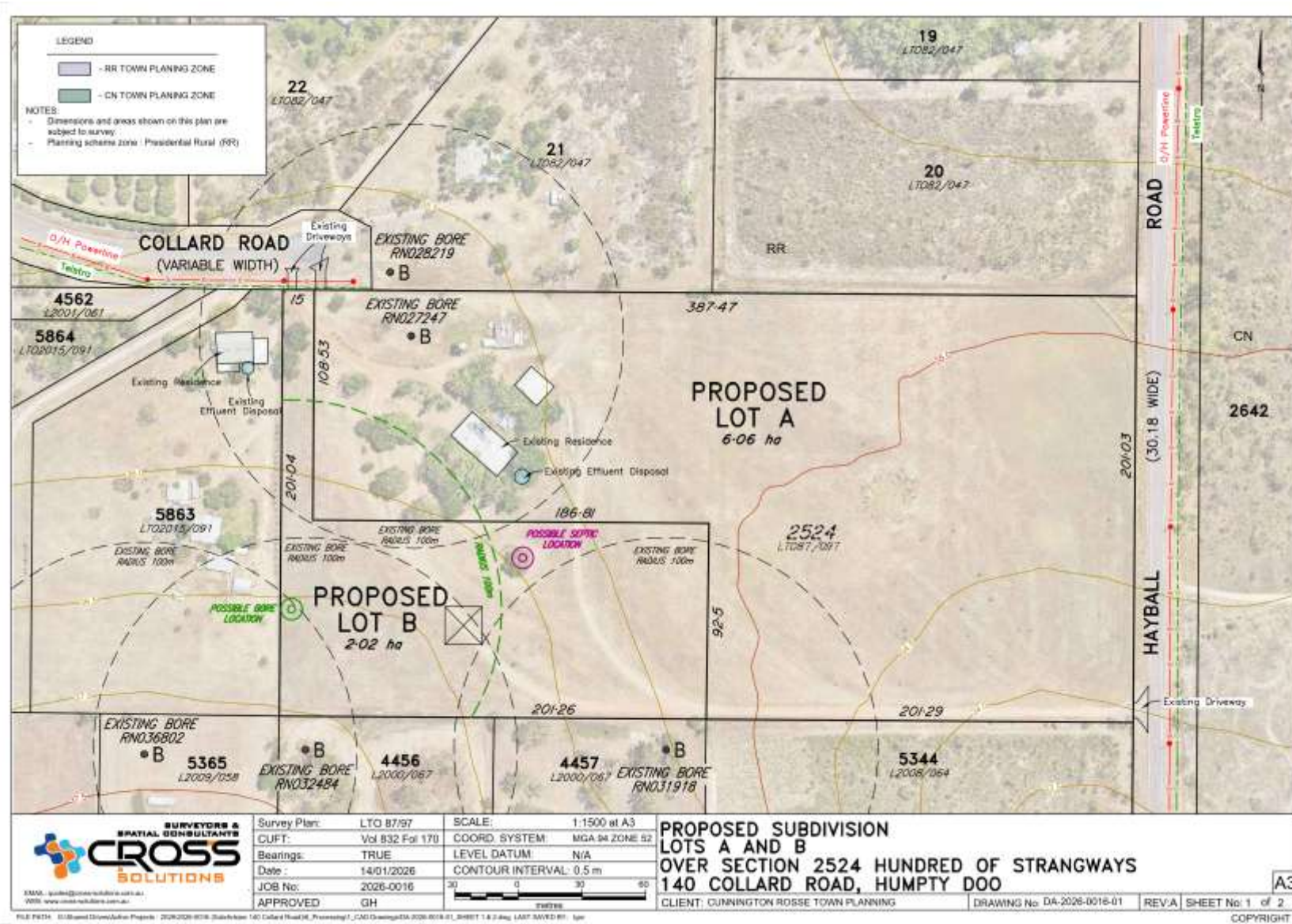


Figure 2: Subdivision plan for Section 2524

## 4. Assessment

### 4.1. Overview

Field assessment of Section 2524 was undertaken on 19 March 2026. Field assessment confirmed that each proposed lot includes >1ha unconstrained land on low slopes ( $\leq 1\%$ ) with similarly unconstrained access to Collard Road.

### 4.2. Soil and Landscape assessment

Published land resource information (Greater Darwin Land Units – NR Maps – DLPE) indicated that the land comprised two land units, 3c (moderately well drained) and 3e (imperfectly to poorly drained). Field assessment involved traversing Section 2524 with a handheld Garmin GPS to identify unconstrained land. Slope was assessed in the field using a hand-held clinometer. Slope ( $\leq 1\%$ ) was recorded across the unconstrained land for each proposed lot (Figure 3). A moderately deep, moderately well-drained, gravelly brown Kandosols was described within proposed lot 2 (Figure 3, Appendix 1, Table 1).

**Table 1 Soil profile location\***

Waypoint	Site	Easting	Northing
3123	1	726600	8608394

\*Map Grid of Australia 1994, Zone 52

### 4.3. Site assessment

Around 2.4ha of unconstrained land was identified in the western part of s2524 (Figure 3). As per NTPS 6.3.2.7, field assessment identified that each proposed lot contains >1ha unconstrained with similarly unconstrained access to Collard Road (Figure 3). The unconstrained land comprises a moderately deep, moderately well drained, gravelly brown Kandosols on slope  $\leq 1\%$ .

For the purposes of addressing Part 6.3.2.9 (NTPS 2020), and the DOH (2020a) setback requirements for onsite wastewater land application areas (LAA), the identified unconstrained land is >200m from any watercourse, drain or any waterbody used for potable water supply.

NR Maps identified several bores on and around s2524. As shown in Figure 3, a 100m LAA exclusion buffer has been applied to all existing bores used for potable water supply. The new bore proposed for Lot 2 will meet both the 70m bore to bore and 100m bore to LAA separation distances that will satisfy both NTPS 2020 and DOH (2020a) setback requirements.

Field investigation confirmed that the land naturally drains away from the unconstrained land east towards Hayball Road and that stormwater will accumulate within the flooding zone identified by the land owner (Figure 3).

Published mapping available on NR Maps shows that s2524 is not affected by either storm tide flooding (SEA 2006) or acid sulfate soil risk mapping (Hill and Edmeades 2008). Vibrant grassland vegetation indicates that the unconstrained area on s2524 is not affected by salinity.



Figure 3 Unconstrained land and site assessment summary

## 5. Land Suitability Assessment

An assessment of environmental constraints and administrative requirements identified through an analysis of data used for desktop review combined with field validated soil, landscape and site information was undertaken in accordance with requirements of relevant NT Government documents including:

- NT *Land Suitability Guidelines* (NTG 2020)
- NT *Planning Scheme 2020*
- DOH. 2020. *Code of Practice for Wastewater Management*. Department of Health, Northern Territory Government

Based on the findings of the desktop assessment and field investigation, an assessment of the site was undertaken to determine land suitability classes and provide a summary of the issues for the subject land. The suitability class ratings have been applied only to the land mapped as unconstrained. No 'constrained' land (eg poorly drained, steep slopes, etc) is considered in this land suitability assessment.

Suitability classes can be improved by engineering works and the application of other site management practices. As per the Land Suitability Guidelines (NTG 2020, iv) a lower land suitability rating “*does not necessarily prevent a land use from occurring, but in most situations indicates that additional inputs in terms of costs, design, planning and ongoing management could be required.*” Table 1 contains a summary of the subdivision land suitability assessment.

**Table 2 Land Suitability Assessment**

Land Suitability Category	Assessment	Suitability Class
<b>Drainage</b>	Unconstrained land within proposed lots comprises moderately well drained brown kandosols. Appendix 1.	S1 - Highly Suitable
<b>Onsite Wastewater Management (OWM)</b> Land capability assessed against the requirements of the DoH. 2020. <i>Code of Practice for Wastewater Management</i>	Soil is Lot 2 is moderately well drained and moderately deep. See Appendix 1. There is ample room to install a suitable land application area (LAA) at within the unconstrained land. The lot sizes allow bores to be located within each proposed lot and achieve required setbacks. Slope recorded across the block is not a constraint for OWM as per AS1547:2012 as slope $\leq 10\%$ is unconstrained for all disposal systems. AS1547-2012 provides guidance for disposal method selection and suggests a range of 'standard' mitigation measures to address site and/or soil limitations such as soil depth and subsoil gravel. Field assessment confirmed the capability of the unconstrained land to sustain onsite wastewater management using existing approved treatment and disposal systems that will comply with the NT <i>Code of Practice for Wastewater Management</i> (DOH 2020).	S1 - Highly Suitable
<b>Erosion Risk</b>	Slope across unconstrained land within both proposed lots $\leq 1\%$ . Proposed lot B and nominated new boundaries comprise an established grassland and erosion is therefore considered very low risk.	S1 - Highly Suitable
<b>Soil Salinity</b>	Not affected – vegetation consists of mown grassland with no evidence to suggest site is affected by salinity. Salinity hazard mapping by Tickell and Tyson (1994) indicates that subject land has a <i>Low Risk</i> of soil salinity.	S1 - Highly Suitable
<b>Acid Sulphate soils (ASS)</b>	Mapping by Hill <i>et al</i> (2008) indicates that there is no risk of acid sulphate soils within the identified unconstrained land	S1 - Highly Suitable
<b>Storm tide flooding</b>	Published storm surge mapping (NR Maps) indicates that no part of s2524 is affected by modelled storm tide flooding (SEA 2006).	S1 - Highly Suitable
<b>Riverine Flooding</b>	Flooding limit advised by land owner.	S1 - Highly Suitable

## 6. Conclusion

The proposed subdivision of Section 2524 will create two new lots, each  $\geq 2$ ha with final areas to be determined by a surveyor. This land suitability assessment identified  $>1$ ha of unconstrained land within each proposed lot with similarly unconstrained access to Collard Road.

The unconstrained land identified within Section 2524 is classed as *S1 - Highly Suitable* for subdivision.

All proposed lots will use groundwater bores for potable water supply. Setbacks between new and existing bores (70m), and 100m separation between bores to onsite wastewater land application areas (LAAs) are achievable.

Field assessment confirmed the capability of the soil-landscape of the land within both proposed lots to sustain onsite wastewater management using approved treatment and disposal systems that will comply with the NT *Code of Practice for Wastewater Management* (DOH 2020a). Minimum separation distances between potential LAAs and other site features can be achieved for all proposed lots. See also the separate Site & Soil Evaluation (SSE – VPS 2026) for this proposed subdivision.

## 7. References

- Australian Standard AS/NZS 1547:2012 On-site domestic-wastewater management
- Cardno. 2014. *Elizabeth and Blackmore Rivers Catchments Flood Study*
- DOH. 2020a. *Code of Practice for Wastewater Management*. Department of Health, Northern Territory Government
- 2020b. *Guidance notes for wastewater management*. Department of Health, Northern Territory Government
- DLPE. *NR Maps*. Department of Lands, Planning and the Environment digital data discovery tool
- Fogarty PJ, Lynch B and Wood BG. 1984. *The Land Resources of the Elizabeth, Darwin and Blackmore Rivers*. Land Conservation Unit, Conservation Commission of the Northern Territory, DARWIN, NT.
- Hill JV and Edmeades BFJ. 2008. *Acid Sulfate Soils of the Darwin Region*. Dept of Natural Resources, Environment, the Arts and Sport. Tech Report 09/2008D
- NTG. 2020. *Northern Territory Land Suitability Guidelines*. Northern Territory Government Darwin, Australia
- NTG. 2020. *Northern Territory Planning Scheme 2020*
- SEA. 2006. *Darwin Storm Tide Mapping Study 2006*. Systems Engineering Australia Pty Ltd (SEA)
- Tickell SJ and Tyson P. 1994. *Dryland Salinity Hazard Map*. NT Department of Infrastructure, Planning and Environment. 2002 Revision.
- VPS. 2026. *Subdivision Site and Soil Evaluation for Section 2524, Hundred of Strangways*

# Appendix 1 - Soil and Vegetation Assessment

Rep Site 1 – Moderately well drained, moderately deep, gravelly, brown Kandosol



<b>Slope:</b> <1%	<b>Stopped by:</b> dense gravel		<b>Drainage:</b> moderately well	
<b>Erosion:</b> nil	<b>Surface gravel (%):</b> 5%		<b>Potable surface water:</b> >100m	
<b>Runoff:</b> Moderate	<b>Rock outcrop:</b> scattered coffee rock		<b>Surface:</b> nil	
<b>Vegetation:</b> Grassland				
<b>Level</b>	<b>1</b>	<b>2</b>	<b>3</b>	
<b>Depth (cm)</b>	0 – 10	10 - 30	30-55	
<b>Field Texture</b>	Sandy loam	Sandy clay loam	Sandy clay loam	
<b>Structure</b>	Massive earthy	Massive earthy	Massive earthy	
<b>Dominant Colour</b>	Grayish brown	Dark yellowish brown	Strong brown	
<b>Mottles</b>	nil	nil	nil	
<b>Dispersion</b>	Non dispersive	Non dispersive	Non dispersive	
<b>Coarse Frags (%)</b>	5	15	40	



## Site and Soil Evaluation for Subdivision

Section 2524, Hundred of Strangways  
140 Collard Road, Humpty Doo

VPS Land Assessment and Planning  
27 March 2026

<b>Site Address</b>	140 Collard Road, Humpty Doo
<b>Parcel</b>	Section 2524, Hundred of Strangways
<b>Lot size (m<sup>2</sup> or ha)</b>	8.09 ha
<b>Building Control Area</b>	Darwin
<b>Zone</b>	RL – Rural Living
<b>Date of SSE</b>	27 March 2026, field work 19 March 2026
<b>Existing land use</b>	Cleared, grassland
<b>Proposed land use and lot size(s)</b>	Small lot subdivision, 2 proposed lots, Lot A 6.1ha, Lot B 2ha
<b>Potable water supply</b>	Bore for both lots
<b>Proposed treatment and land application system</b>	Primary and secondary treatment and disposal systems approved under NT <i>Code of Practice for Wastewater Management</i> (DOH 2020)
<b>Distance to bores (m)</b>	Current bore, RN 27247 will be retained in Lot A. All bores on adjoining blocks buffered by 100m wastewater disposal exclusion area
<b>Distance to surface water used for potable supply</b>	Nil waterbodies used for potable supply within vicinity (<200m) of proposed subdivision

### Discussion

This site and soil evaluation SSE prepared as per the *NTPS* (2020). Both Part 6.3.1.7 in relation to Subdivision in Zone LI and Part 6.3.4.4 in relation to subdivision in Zones RL, R and Unzoned Land require that:

“... Where no reticulated sewerage is available, a site and soil evaluation report must be completed by an appropriately qualified site-and-soil evaluator demonstrating that onsite wastewater management systems can be installed on each lot in accordance with the requirements of the *Code of Practice for Wastewater Management*.”

This SSE has been undertaken to address the requirements of the NT *Code of Practice for Wastewater Management* (DOH 2020) with reference to AS1547:2012, Appendix C *Site-And-Soil Evaluation for Planning, Rezoning, and Subdivision of Land*.

This SSE applies to the unconstrained land across Section 2524 (Figure 1) on the assumption that proposed lots will utilise onsite wastewater treatment systems approved under the NT *Code of Practice for Wastewater Management* (DOH 2020a). Unconstrained land comprises all land above the 1% AEP flood line.

As per Section 5.2.1 (AS1547:2012) the objective of the SSE is to “*Provide sufficient information for deciding whether or not a development area, subdivision, or lot is suitable for on-site system(s)*”. The SSE process identifies soil/site characteristics that may need to be addressed through modifications to the soil or the site, including the use of different technologies or management options or a combination of these, to improve site capability, if required, and ensure compliance with the NT *Code of Practice for Wastewater Management* (DOH 2020a). AS1547-2012, particularly Appendix K (Tables K1 and K2) and Appendix R, provide a range of suggestions for disposal method selection and suggest a range of mitigation measures in line with ‘*standard industry practice*’ to address soil and site limitations. Assessments in this table/matrix reflect the application of these standard mitigation measures to address the identified site-specific limitations and ensure site OWMS compliance with the NT *Code of Practice for Wastewater Management* (DOH 2020a).

### Notes:

1. Under the NT *Public and Environmental Health Regulations* 2014 (in force 20 November 2020) Clause 69, the “*prescribed code for wastewater management* is the *Code of Practice for Wastewater Management*, as amended from time to time.”
2. According to DOH (2020a, Section 2.5; page 19):  
“The Code ... (DOH 2020a) ... must be read in conjunction with the AS/NZS 1547:2012 which takes a risk management approach to on-site domestic wastewater management for systems normally designed for domestic wastewater flows up to 2,000 litres/day, from a population equivalent of up to 10 persons. The scope of AS/NZS 1547:2012 applies to all WMS installed in the NT.”
3. DOH (2020b) provides a range of options to reduce daily flow which may reduce the size of an LAA.

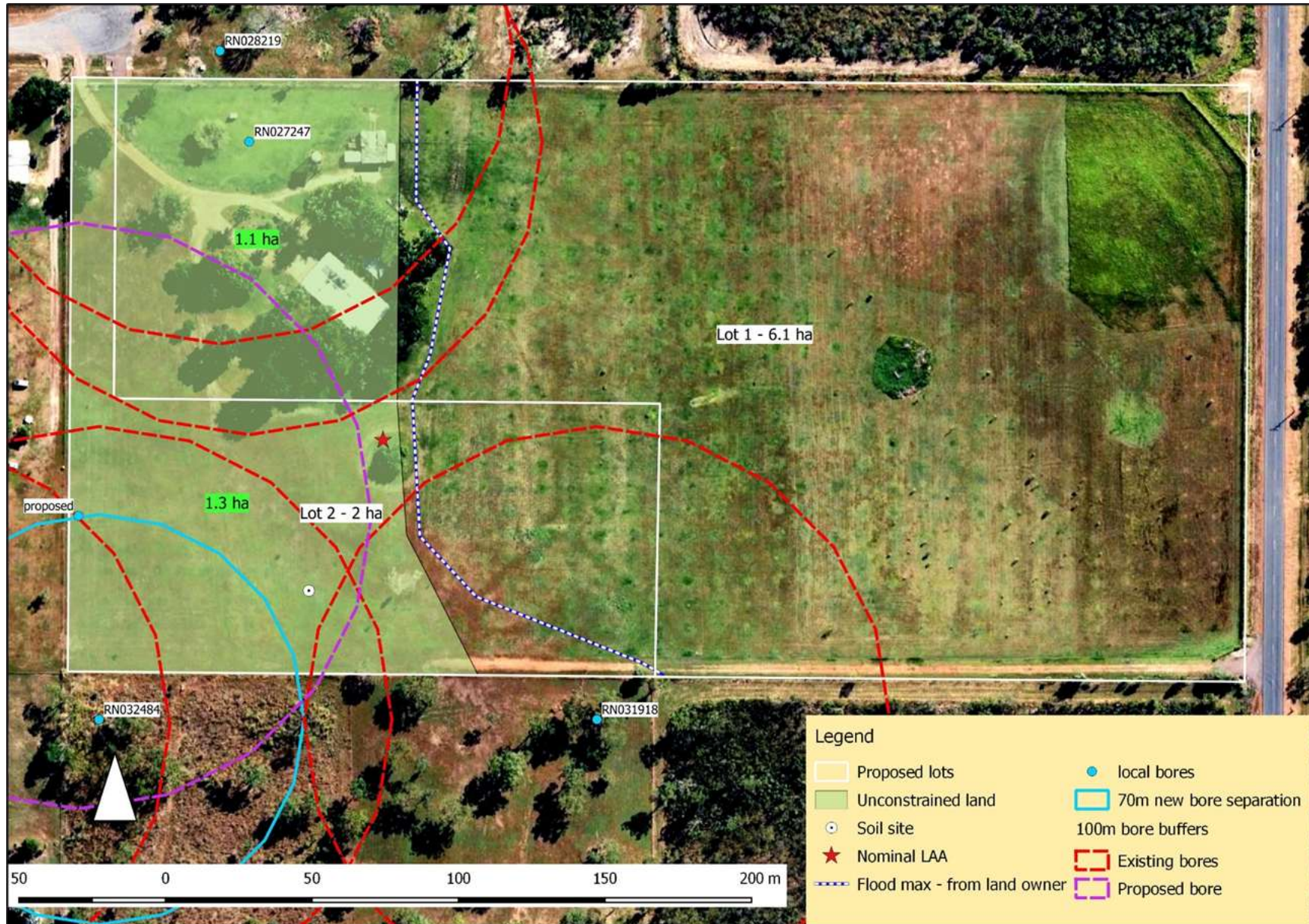


Figure 1 Summary assessment of Section 2524

### Land Capability Assessment Matrix for On-site Wastewater Management Systems

Field investigation of Section 2524 was undertaken on 19 March 2026. Appendix 1 provides a site summary and Appendix 2 contains a summary of the soil profiles reviewed.

<b>Site Characteristic</b>	<b>Assessment / considerations</b>
<b>Climate</b>	Nearest rainfall data from Humpty Doo Collard Road (BOM Station Number: <a href="#">014226</a> ) – Average annual rainfall ~ 1864 mm – highly seasonal with vast majority of rain falling between October to April BOM map of annual “Average pan evaporation 1975-2005” shows the Humpty Doo region lies within an area that experiences 2000-2400mm average annual evaporation (which exceeds annual rainfall).
<b>Exposure</b>	Site inspection found the whole site to be cleared and managed as a grassland. All proposed lots will have good exposure
<b>Vegetation</b>	Grassland
<b>Landform &amp; Slope</b>	Gently undulating plain with slopes $\leq 1\%$ Slope unconstrained for all disposal systems as per AS1547:2012 – Table K2, p136
<b>Fill</b>	Site cleared originally for mango orchard but now a grassland. No evidence of fill.
<b>Surface gravel &amp; Rock outcrop</b>	Surface gravel 5%. This is unlikely to affect land application areas (LAA) utilising surface irrigation Rock outcrop – scattered coffee rock
<b>Erosion potential</b>	Low risk – Proposed lot B and nominated new boundaries comprise an established grassland. Erosion risk associated with installation of effluent disposal systems can be managed through appropriate timing of soil disturbance and minimising the area of soil exposed during installation, followed by site stabilisation on completion.
<b>Flood risk and stormwater</b>	Field investigation confirmed that the land naturally drains away from the unconstrained land east towards Hayball Road and that stormwater will accumulate within the flooding zone identified by the land owner
<b>Proximity surface water used for potable supply</b>	Nil waterbodies used for potable supply within vicinity (<200m) of proposed subdivision
<b>Proximity to groundwater</b>	Review of bore reports for bores on the property and nearby (available from NR Maps) shows local permanent water table below 15m. Adequate vertical and horizontal separation from ground water will be achieved
<b>Protection of potable water supply</b>	Bores on neighbouring blocks may be used for potable water supply. All existing bores and new bore within Lot B are buffered by 100m wastewater disposal exclusion area. Current bore, RN 14226 will be retained on Lot A.
<b>Code of Practice (CoP 2020) setback distances</b>	As per Figure 1, all required setback distances can be achieved
<b>Soil Profile Characteristic</b>	<b>Assessment / considerations</b>
<b>Soil depth</b>	As per Appendix 2, soil depth is 0.55m. Approved disposal systems include those that do not discharge treated effluent to the environment and are therefore unaffected by soil type, slope, or soil depth.
<b>Indicative Saturated hydraulic conductivity Ksat m/day</b>	Maximum soil profile field texture is massive sandy clay loam (Appendix 2) See Table 5.1 AS1547:2012 for indicative permeabilities as a feature of soil category / soil texture class. For example, the heaviest soil texture described by VPS is at Waypoint 3123 (Appendix 2), a massive sandy clay loam - Soil Category 4 - indicative Ksat of 0.06 – 0.12 m/day.

<b>Seasonal waterlogging &amp; Depth to water table</b>	No evidence of prolonged saturation (no redoximorphic features) in assessed soil layers. No seasonally waterlogged areas (poorly to very poorly drained) identified within unconstrained land. Review of bore reports for bores on the property and nearby (available from NR Maps) shows local permanent water table below 15m.
<b>Risk of local area salinity &amp; Sodidity ESP %</b>	<i>Dryland Salinity Hazard Map</i> (Tickell and Tyson 2002) indicates that unconstrained land has a very low risk of localised salinity.
<b>Subsurface gravels, stones, boulders</b>	Profile generally gravelly throughout. Subsurface gravels variable to 40%.
<b>Design</b>	<b>Assessment</b>
<b>Disposal method selection</b>	A range of disposal systems using both primary and secondary treated effluent are approved under the NT <i>Code of Practice</i> (DoH 2020) and could be used within the development site. AS1547:2012, particularly Appendices K (Tables K1 and K2) and R, provide guidance for disposal method selection and suggest a range of mitigation measures using standard industry practices to address specific site and/or soil limitations. DOH (2020b) provides a range of options to reduce daily flow rates and thus reduce the size of the LAA. For discussion, the 'design system' to assess site capability comprises a <b>primary</b> effluent treatment system coupled with a <b>conventional</b> absorption trench.
<b>Soil category</b> Table E1, AS1547:2012 & <b>Drainage Class</b>	Relevant soil category will depend on the most limiting layer as defined by the selected method of disposal. For example, for surface and shallow subsurface irrigation systems, Table M1 Note 1 states that "For <i>Category 3 to 5 soils (loams to light clays)</i> , the drip irrigation system needs to be installed in an adequate depth of topsoil (in the order of 150 – 250 mm of in situ or imported good quality topsoil) to slow the soakage and assist with nutrient reduction." For an absorption trench typically installed at 0.6m, texture of the soil layers below 0.6m will define the Soil Category. For this discussion, assuming a conventional trench at Waypoint 3123 (Appendix 2), the maximum subsoil texture described in a soil profile is a sandy clay loam which equates to Soil Category 4. Drainage Class – Moderately well drained across all unconstrained land
<b>Limiting site / soil feature(s)</b>	Methods to mitigate these limitations using standard industry practices are discussed in AS1547:2012, particularly Appendices E and K. <ul style="list-style-type: none"> <li>• Variable gravels &lt;40%</li> <li>• Soil depth 0.55m</li> </ul>
<b>Design loading rate - DLR</b> Table 5.2, AS1547:2012	DLR (design loading rate) or DIR (design irrigation rate) will depend on both the selected treatment system (primary or secondary), disposal method and soil texture / structure. See Appendices L-N (AS1547:2012). For discussion, the design system comprises a <b>primary treated effluent</b> and a conventional absorption trench in the vicinity of Waypoint 3132. As per AS1547:2012 Table L1 'Recommended Design Loading Rates for Trenches and Beds' for <b>primary treated effluent</b> the DLR range for 'Massive, sandy clay loam' – Soil Cat 4 is 5 L/m <sup>2</sup> /day Use of secondary treatment systems coupled with a trench / bed LAA will increase DLR to 10L/m <sup>2</sup> /day and decrease LAA footprint
<b>Model area required for land application areas (LAA)</b>	Assuming a 4-bedroom home using primary treatment system and disposal via a conventional absorption trench into a massive sandy clay loam subsoil (DLR = 5, as per AS1547:2012 Table L1). Design occupancy = 6 persons as per Table 7 (DOH 2020a) DLR: 900L/day = 6 x 150L/pers/day as per Table 8 (DOH 2020a) Trench / bed LAA @ DLR 5L/m <sup>2</sup> /day = 1800 ÷ 10 = 180m <sup>2</sup> There is ample room to locate a 180m <sup>2</sup> LAA within Lot B that will satisfy all requirements, including setbacks, of the NT <i>Code of Practice for Wastewater Management</i> (2020a).

	<p>Use of secondary treated effluent with a DLR of 10L/m<sup>2</sup>/day would reduce the LAA to 90m<sup>2</sup>.</p> <p>Options for reducing the volume of wastewater, thereby reducing the size of the LAA, are discussed in DOH (2020b).</p>
<p><b>Site and Soil Capability Assessment</b></p> <p>This SSE demonstrates that:</p> <ul style="list-style-type: none"> <li>• onsite wastewater disposal systems can be installed using standard industry practices as outlined in AS1547:2012 (Appendix K) that will comply with the <i>NT Code of Practice</i> (DOH 2020a)</li> <li>• Erosion risk across LAA can be managed through appropriate timing of soil disturbance and minimising the area of soil exposed during installation, followed by site stabilisation on completion.</li> <li>• For LAA sites with subsoil gravel content &gt;20%, sufficient land is available per lot to allow for expanding size of LAA to compensate for gravel content if required</li> <li>• The unconstrained land within Lot B allows for location of LAA to a site within the lot with deeper soils, or use of imported fill, mounds as per AS1547:2012 (Appendix K) or use of approved disposal systems that do not involve discharge to the environment and are therefore independent of soil type, slope, or soil depth.</li> <li>• As the lot size enables development of LAAs that will treat effluent within property boundaries, the risk of impact on either groundwater and nearby surface waters from onsite wastewater management is considered low.</li> <li>• This assessment assumes that the setback requirements, including bores, for a primary (septic) wastewater treatment system are achievable for most proposed lots.</li> </ul> <p><b>Conclusion</b></p> <p>This SSE for the proposed two lot subdivision of Section 2524, Hundred of Stragways, has demonstrated that onsite wastewater disposal systems can be installed using standard industry practices as outlined in Appendix K (AS1547:2012) that will comply with the <i>NT Code of Practice for Wastewater Management</i> (DOH 2020a) assuming the lots using primary effluent treatment system.</p> <p>DOH (2020b) provides a range of options to reduce daily flow rates and thus reduce the size of the LAA</p>	

### **References**

- AS/NZS 1547:2012 *On-site domestic-wastewater management*. Standards Australia / Standards New Zealand.
- DOH. 2020a. *Code of Practice for Wastewater Management*. Department of Health, NT Government
- 2020b. *Guidance notes for wastewater management*. Department of Health, Northern Territory Government
- NT Planning Scheme 2020*
- VPS. 2026. Land Suitability Assessment – Section 2524, Hundred of Strangways
- Tickell S and Tyson P (latest version 2002). *Dryland Salinity Hazard Map*

### ***Reliance, Uses and Limitations***

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This study, report and analyses have been based on the information available to VPS Land Assessment and Planning at the time of preparation. VPS Land Assessment and Planning accepts responsibility for the report and its conclusions to the extent that the information was sufficient and accurate at the time of preparation.

Certain information contained in this report is based on sources believed to be reliable. VPS Land Assessment and Planning is not in a position to, and has not, verified the accuracy or completeness of such information. Accordingly, VPS Land Assessment and Planning takes no responsibility for, and assumes no liability in respect of, any information provided to it by others or sourced from external sources for the purpose of preparing this report, or the consequences of the use of such information.

Surface and subsurface conditions are created by natural processes and anthropogenic activities. Site assessment identifies actual subsurface conditions only at those points where samples are taken and when they are taken. This Report is based on assumptions that the site conditions as revealed through selective sampling are indicative of conditions throughout the site. Data derived from literature and external data source review are interpreted to provide an opinion about overall site conditions and their likely impact on the proposed development. Natural landscapes are variable and actual subsurface conditions and soil depth may differ from those inferred to exist. The actual interface between materials may be far more gradual or abrupt than assumed based on the facts obtained.

## **Appendix 1 – Site assessment**

### 1.1 Rainfall

The nearest rainfall data is available from Humpty Doo Collard Road (BOM Station Number: [014226](#)). As shown in the table below, average annual rainfall is 1864 mm with vast majority of rain falling between October and April.

<b>Statistic</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Annual</b>
<b>Mean</b>	470	359	316	101	20	1	1	4	18	77	179	310	1864
<b>Median</b>	421	337	302	88	6	0	0	0	8	75	171	283	1844

BOM map of annual “*Average pan evaporation 1975-2005*” shows the Humpty Doo area lies within an area that experiences 2000-2400mm average annual evaporation (which exceeds annual rainfall).

### 1.2 Soil and landscape assessment

To guide the interpretation of existing soil and site data and other information, VPS assessed one moderately well drained, moderately deep, gravelly brown kandosol within proposed lot B (Appendix 2).

Field assessment involved traversing the unconstrained land with a handheld Garmin GPS Map65 (Map Grid of Australia 1994, Zone 52) and slope (%) was assessed using a hand-held clinometer.

#### Location of assessed soil profile

<b>Waypoint</b>	<b>Site</b>	<b>Easting*</b>	<b>Northing*</b>
3123	1	726600	8608394

\* Map Grid of Australia 1994, Zone 52

**Appendix 2 – VPS soil profile**

Rep Site 1 – Moderately well drained, moderately deep, gravelly, brown Kandosol



<b>Slope:</b> <1%	<b>Stopped by:</b> dense gravel		<b>Drainage:</b> moderately well	
<b>Erosion:</b> nil	<b>Surface gravel (%):</b> 5%		<b>Potable surface water:</b> >100m	
<b>Runoff:</b> Moderate	<b>Rock outcrop:</b> scattered coffee rock		<b>Surface:</b> nil	
<b>Vegetation:</b> Grassland				
<b>Level</b>	<b>1</b>	<b>2</b>	<b>3</b>	
<b>Depth (cm)</b>	0 – 10	10 - 30	30-55	
<b>Field Texture</b>	Sandy loam	Sandy clay loam	Sandy clay loam	
<b>Structure</b>	Massive earthy	Massive earthy	Massive earthy	
<b>Dominant Colour</b>	Grayish brown	Dark yellowish brown	Strong brown	
<b>Mottles</b>	nil	nil	nil	
<b>Dispersion</b>	Non dispersive	Non dispersive	Non dispersive	
<b>Coarse Frags (%)</b>	5	15	40	





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Our Ref: ABC-26126

To Whom it may concern,

RE: Statement from a Building Certifier Re: Section 46(3)(k) of the Planning Act for Proposed Subdivision of Section 2524 (140) Collard Road, Humpty Doo, Hundred of Strangways.

In accordance with Section 46(3)(k) & (l) of the Planning Act and Drawings 'DA-2026-0016-01' Sheets 1 and 2 issued by Cross Solutions attached, I can confirm that the proposal is suitable for Subdivision and will not affect compliance with the NT Building Act or National Construction Code/Building Code of Australia.

Note, structures proposed to be retained will not affect compliance with the NT Building Act or National Construction Code/Building Code of Australia.

Yours Sincerely,

Annette Joseland

Building Certifier

Registration Number: 264433BU

02/04/2026

Documents Enclosed: 'DA-2026-0016-01' Sheets 1 and 2 issued by Cross Solutions

# Technical Assessment PA2026/0113

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

Application No: PA2026/0113

Lot number: Section 2524 (140) Collard Road, Humpty Doo

Town/Hundred: Hundred of Strangways

Zone: RL (Rural Living)

Site Area: 8.09ha

Proposal: Subdivision to create two lots

Plans used for assessment: ATT A - 140 Collard Road (Dimensioned Plan), CRTPC364-26 (Statement of Effects), (Subdivision Plan), Attachment A- Stormwater Management Plan, Attachment B- Land Suitability Assessment, Attachment C- Site and Soil Evaluation Report and Building certifier statement (Statement of Compliance).

Date assessment finalised: 11 May 2026

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

				4.6 Zone RR (Rural Residential)
Use	Assessment Category	Overlays	Zone	General/Specific Development Requirements
Subdivision	Impact Assessable	3.2 CNV – Clearing of Native Vegetation	4.7 Zone RL- Rural Living	Litchfield Subregional Land Use Plan 6.3.2 Lot Size and Configuration for Subdivision in Zones RL, R and H, and Unzoned Land 6.3.3 Site Characteristics for Subdivision for Lots of 1ha or Greater in Zones RR, RL, R and H, and Unzoned Land 6.3.4 Infrastructure for Subdivision in Zones RL, R and Unzoned Land

### 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 require consent and is Impact Assessable when any of the following apply:
- ii. 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

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; and
  - (d) any component of the Strategic Framework relevant to the land as set out in Part 2.

## Part 2. Strategic Framework

### 2.4 Strategic Land Use Plans

Clause 1.10.4(d) of the NTPS states that considering an application for a use or development identified as Impact Assessable the consent authority must take into account any component of the Strategic Framework relevant to the land as set out in Part 2.

#### The Litchfield Subregional Land Use Plan (LSLUP) 2016

The Litchfield Subregional Land Use Plan (LSLUP) is a referenced document in the Northern Territory Planning Scheme and provides detailed planning specific to the Litchfield subregion and land use concept plans to guide development. The LSLUP includes land use policy that provides opportunities for urban growth in both the short and long term, whilst supporting the rural land uses and environment and respecting cultural heritage.

The LSLUP is a long-term plan that identifies the land to support growth while protecting the established rural areas. It seeks to protect the long-term sustainability of ground water resources by identifying locations for residential and rural residential lots on reticulated town water.

The protection of land and water resources contribute to the quality of and amenity of the natural environment in Litchfield. Much of Litchfield relies on groundwater as the primary source for potable water. Groundwater also sustains the natural environment and contributes to the regional water supply. Over extraction will reduce discharge to receiving environments and groundwater dependent ecosystems. In addition, proliferation of on-site effluent disposal systems can potentially compromise quality in water supply aquifers where they overly them.

A Statement of Policy for rural areas is to require reliable water supply adequate for residential use.

The LSLUP identifies the site is within a 'Rural Area'. A statement of policy for rural areas is identified below:

#### RURAL AREA

- |  |  |
|--|--|
| <p>13. <b>Maintain rural amenity and lifestyle choice.</b></p> <ul style="list-style-type: none"> <li>• continue to support the subdivision of suitable land outside rural activity centres into 2 ha lots in Zone RL (Rural Living) and into 8 ha lots in Zone R (Rural);</li> <li>• require reliable water supply adequate for residential use;</li> <li>• require stormwater drainage for new residential development to not adversely impact on the receiving environment; and</li> <li>• require residential subdivision to provide roads and infrastructure to the requirements of the responsible authorities.</li> </ul> | <p>14. <b>Provide opportunity for residential land uses in the Rural Area to meet market demand.</b></p> <ul style="list-style-type: none"> <li>• provide a transition of residential density from rural land uses to rural activity centres;</li> <li>• demonstrate the capability of the land to support closer residential settlement;</li> <li>• have regard for the impact of clearing native vegetation and any adverse impacts on areas identified on the Priority Environmental Management Map (page 42); and</li> <li>• provide road reserves that connect to adjacent properties in order to allow the establishment of an interconnected local road network.</li> </ul> |
|--|--|

#### Assessment

The proposed two-lot subdivision within the Humpty Doo locality is considered to be generally consistent with the relevant strategic objectives. The proposal will facilitate the creation of two rural lots that exceed the minimum 2-hectare lot size requirement for land zoned Rural Living and is located outside but adjoining the Humpty Doo Rural Activity Centre, thereby supporting orderly rural development in the area.

As outlined in the Statement of Effect, further investigation into groundwater availability has been undertaken since the 2020 refusal, including updated technical assessments and consideration of the current regulatory framework. This review confirms that sufficient groundwater is now available to support the

proposed subdivision, directly addressing the sole reason for refusal of the previous application. Importantly, subsequent regulatory changes have clarified groundwater management within the locality. The declaration of the Howard South Restricted Aquifer Area identifies areas subject to heightened groundwater extraction controls; however, the subject site is located outside this declared area and is therefore not subject to those restrictions.

Accordingly, groundwater resources are available to sustainably support the proposed subdivision, consistent with the requirements of the NT Planning Scheme and relevant water allocation frameworks. The key constraint underpinning the 2020 refusal has therefore been resolved. The proposal is now supported by updated groundwater information and current regulatory settings, and there are no remaining strategic, environmental, or site-based impediments to the subdivision.

A land suitability assessment was submitted that details the lands suitability for subdivision for rural residential purposes. Each proposed lot comprises over 1 hectare of unconstrained land with similarly unconstrained access to Collard Road. The report also confirms that the proposed lot is capable of supporting an onsite wastewater treatment and disposal system. Overall, the site is determined to be moderately to well drained, relatively flat and not subject to erosion or flooding.

The proposal is consistent with the following statements of policy:

- There is reliable water supply for residential use.
- There are existing roads and infrastructure for the subdivision.
- The subdivision provides residential opportunity for the market
- The subdivision connects to an existing road reserve that is an interconnected local road network.

## CONSISTENT WITH POLICY

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### Part 3. Overlays

#### 3.2 Clearing of Native Vegetation

##### Purpose

*Identify areas with limits to the clearing of native vegetation and ensure that clearing in these areas does not:*

- (a) impact on the conservation values of land within Zone CN; or  
(b) unreasonably contribute to environmental degradation of the locality.*

##### Administration

*1. The clearing of native vegetation of more than one hectare in aggregate of land (including any area already cleared of native vegetation) within the area subject to the Clearing of Native Vegetation Overlay requires consent. This includes all land within Zones RR, RL, R, H, A, CP, CN, RD, WM and Unzoned land.*

*2. Notwithstanding sub-clause 1, all clearing of native vegetation in Zone CN requires consent, other than as provided for by sub-clause 4.*

*3. The consent authority may consent to the clearing of native vegetation that is not in accordance with sub-clause 5 only if it is satisfied that it is consistent with the purpose of this requirements and is appropriate in the context of the site and the locality having regard to such matters as:*

- (a) the suitability of the site for the proposed use;  
(b) the values associated with the environmental characteristics (as applicable);  
(c) the significance, extent and likelihood of any potential environmental impacts; and  
(d) the measures the application proposes will be implemented to mitigate any potential impacts.*

*4. This Overlay does not apply if the clearing of native vegetation is required or controlled under any Act in force in the Territory, or is for the purpose of:*

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- (a) a firebreak specified by the Bushfires Management Act 2016;
- (b) an internal fence line up to 10m wide on a lot having an area greater than 8ha;
- (c) a road to access the land or other land; or
- (d) the maintenance and repair of public infrastructure.

**Editor's note: examples of legislation that may have effect under sub-clause 4 may include Territory Parks and Wildlife Conservation Act 1976, the Mining Management Act 2001, the Pastoral Land Act 1992, and the Environment Protection and Biodiversity Conservation Act 1999 (Cth).**

#### Requirements

5. The clearing of native vegetation is to:

- (a) avoid impacts on environmentally significant or sensitive vegetation;
- (b) be based on land capability and suitability for the intended use;
- (c) avoid impacts on drainage areas, wetlands and waterways;
- (d) avoid habitat fragmentation and impacts on native wildlife corridors; and
- (e) avoid impacts on highly erodible soils.

6. An application for the clearing of native vegetation is to demonstrate consideration of the following:

- (a) the Land Clearing Guidelines (as amended from time to time) by the agency responsible for natural resources and the environment;
- (b) the presence of threatened wildlife as declared under the Territory Parks and Wildlife Conservation Act 1976;
- (c) the presence of sensitive or significant vegetation communities such as rainforest, vine thicket, closed forest or riparian vegetation;
- (d) the presence of essential habitats, within the meaning of the Territory Parks and Wildlife Conservation Act 1976;
- (e) the impact of the clearing on regional biodiversity;
- (f) whether the clearing is necessary for the intended use;
- (g) whether there is sufficient water for the intended use;
- (h) whether the soils are suitable for the intended use;
- (i) whether the slope is suitable for the intended use;
- (j) the presence of permanent and seasonal water features such as billabongs and swamps;
- (k) the retention of native vegetation adjacent to waterways, wetlands and rainforests;
- (l) the retention of native vegetation buffers along boundaries;
- (m) the retention of native vegetation corridors between remnant native vegetation;
- (n) the presence of declared heritage places or archaeological sites within the meaning of the Heritage Act 2011; and
- (o) the presence of any sacred sites within the meaning of the NT Aboriginal Sacred Sites Act 1989.

#### **Assessment**

Clearing of native vegetation is not proposed as part of this application, no native vegetation exists on the site.

#### **COMPLIES**

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## Part 4. Zones and Assessment

### 4.6 Zone RL – Rural Living

#### Zone Purpose

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*Provide for a range of rural lifestyle choices and rural activities, in areas where access to reticulated water and sewerage may not be available.*

### Zone Outcomes

1. *Predominantly dwellings-single and dwellings-independent within a rural lifestyle setting.*
2. *Home based businesses and dwellings-community residence are of a scale, intensity and nature that is compatible with the character and amenity of the surrounding locality.*
3. *Residential development, such as residential care facilities, does not interfere with the character and amenity of the zone.*
4. *Rural activities, such as agriculture, animal boarding, horticulture, intensive animal husbandry, plant nursery, industry-primary, stables, and veterinary clinic where the scale, intensity and nature of the activity is compatible with the character and amenity of the surrounding locality and the land is capable of supporting the development.*
5. *Development for residential purposes does not interfere with the existing or ongoing use of rural land for productive agricultural or horticultural purposes.*
6. *Community focused activities, such as community centre, child care centre, and emergency management facility:*
  - (a) are of a scale and intensity compatible with the character and amenity of the area;*
  - (b) wherever possible, are co-located with other non-residential activities in the locality;*
  - (c) avoid adverse impacts on the surrounding road network; and*
  - (d) are managed to minimise unreasonable impacts on the amenity of surrounding residents.*
7. *The design and site layout of all development are sympathetic to the existing streetscape, scale and character of surrounding development.*
8. *Development does not impose unsustainable demands on surface water and groundwater.*
9. *Subdivision design is informed by land suitability assessment to confirm the land is able to support residential development.*
10. *Development is provided with an appropriate level of services and infrastructure and minimises impacts on sensitive environments.*
11. *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.*

### Assessment

The proposed subdivision is generally in accordance with the above zone purpose and outcomes as it will provide for a range of rural lifestyle choices and rural activities. The subject site does not have access to a reticulated water or sewage network. It therefore will rely on ground water and on-site wastewater management solutions, which can be accommodated for in the proposed subdivision. Furthermore, the subdivision avoids adverse impacts on the sensitive wetland landform to the rear/south of the site, through its location and design, which is informed by a land suitability assessment to respond to the site's physical characteristics.

## **CONSISTENT**

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## Part 6. Subdivision and Consolidation Requirements

### 6.3.2 Lot Size and Configuration for Subdivision in Zones RL, R and H, and Unzoned Land

#### Purpose

Ensure subdivisions of rural and unzoned land:

- a) have lots that are of a size and configuration suited for the intended purpose;
- b) have lots that are of a size consistent with the topographical constraints of the land (that may dictate that lots are of an area in excess of the specified minimum); and
- c) do not impose unsustainable demands on groundwater or unreasonably degrade the environment.

#### Administration

1. The consent authority may consent to a subdivision that is not in accordance with sub-clauses 5-10 if it is satisfied that:
  - a) the subdivision does not result in an increased lot yield; and
  - b) the lot size and/or configuration achieves at least one of the following:
    - i. an existing boundary encroachment by a building is remedied;
    - ii. the lots created are more regular in shape;
    - iii. access is provided to a lot that previously had no access or an unsuitable access;
    - iv. the subdivision will better meet the overall outcomes for the zone and the relevant components of the strategic framework applicable to the locality;
    - v. the arrangement of lots results in a significant protection of areas of environmental value; or
    - vi. provides opportunity for a future local road network; and
  - c) the consent authority is satisfied that the lots created will be consistent with the purpose of this requirement and the zone purpose and outcomes.
2. The consent authority may consent to a subdivision on Unzoned Land that is not in accordance with the table to this clause only if it is satisfied that the lots created will be consistent with the purpose of this requirement.
3. Despite sub-clause 1, the consent authority must not consent to a subdivision in Zone RL in Alice Springs and adjacent zoned areas that is not in accordance with the table to this clause.
4. The unconstrained nature of the land is to be demonstrated by a land suitability assessment addressing the NT Land Suitability Guidelines, in accordance with clause 6.3.3.

#### Requirements

5. Land is to be subdivided in accordance with the table to this clause.
6. Lots have a depth to width ratio not exceeding 4:1.
7. Incorporate as far as practicable, drainage lines and drainage floors wholly within a single lot.
8. Allow for 70m separation between bores, both proposed and existing.
9. Lot boundaries are to be:
  - a) at right angles to any watercourse;
  - b) sufficiently up slope to be outside of seepage zones where following drainage lines; and
  - c) at right angles to contours or along contours where slope is between 2.0% and 5.0% and follow ridge lines, spurs or contours where slope is above 5.0%.
10. Minimise the number of watercourse crossings.

**Table to Clause 6.3.2: Lot Size and Configuration for Subdivision in Zones RL, R and H, and Unzoned Land**

Zone	Minimum Lot Size and Requirements
RL	2ha with a minimum of 1ha of unconstrained land
R	8ha with a minimum of 1ha of unconstrained land or 40ha in Alice Springs and Tennant Creek municipalities, with a minimum of 1ha of unconstrained land
H	25ha all unconstrained land
Unzoned Land	8ha

## Assessment

The proposed subdivision to create three lots of 8.09 ha or greater, with direct access to Arnhem Highway and located outside the Humpty Doo Rural Activity Centre, complies with the requirements of Zone RL (Rural Living). Zone RL requires a minimum lot size of 2 ha, with at least 1 ha of unconstrained land per lot. The proposal involves subdivision of the 8.09 ha site into one 6 ha lot and one 2 ha lot, and the submitted LSA demonstrates that each proposed lot contains a minimum of 1 ha of unconstrained land.

## **COMPLIES**

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### **6.3.3 Site Characteristics for Subdivision for Lots of 1ha or Greater in Zones RR, RL, R and H, and Unzoned Land**

#### Purpose

Ensure subdivision of land in Zones RR, RL, R and H, and unzoned land, responds to the physical characteristics of the land.

#### Administration

1. The consent authority must not consent to a subdivision that does not include 1ha of land per lot in Zones RL, R and Unzoned Land, and 25ha in Zone H, identified as unconstrained in relation to:
  - a) Storm tide flooding;
  - b) Riverine flooding;
  - c) Localised stormwater flooding;
 in accordance with the land suitability assessment and stormwater management plan.
2. The consent authority must not consent to a subdivision unless the relevant government agencies, local government council and service authorities provide formal comment to the consent authority in relation to the land suitability assessment and stormwater management plan and the possibility of storm tide flooding, riverine flooding and localised stormwater flooding of the identified 1ha of land.
3. The consent authority may consent to an application that is not in accordance with sub-clauses 4-7 if the application includes preliminary land assessment and stormwater management plans prepared by the applicant and approved by the relevant government agency and or service authority, demonstrating that 1ha of land per lot and all internal roads are unconstrained by localised stormwater flooding and by those issues addressed in the NT Land Suitability Guidelines.

#### Requirements

4. Each lot is to have unconstrained access from a public road to the identified unconstrained land.
5. An application to subdivide rural or unzoned land should include the following documents prepared by suitably qualified professionals:
  - a) a land suitability assessment addressing the NT Land Suitability Guidelines; and
  - b) a stormwater management plan including but not limited to; the potential impact on neighbouring land, external roads, internal roads and the 1ha of land identified as unconstrained, the upstream and downstream flows and any proposed mitigation measures.
6. The subdivision design must address the constraints as identified in the land suitability assessment and stormwater management plan in relation to the location of internal roads, lot boundaries and the identified 1ha of unconstrained land.
7. An application to subdivide land on the maps "Priority Environmental Management Areas – Litchfield" and "Priority Environmental Management Areas – Katherine" as an area potentially of environmental significance should, on the advice of the relevant government agency, be accompanied by and the consent authority shall have regard to an evaluation by a suitably qualified professional of the environmental significance of the native vegetation and land form (e.g. lagoons, wetlands, rugged terrain and drainage systems).
8. An application described in sub-clause 7 must demonstrate that the proposed subdivision design does not adversely affect the environmental values as identified in the evaluation.
9. Subdivision design of rural and unzoned land should:
  - a) Retain and protect significant natural and cultural features;

- b) Minimise the number of lots in, or exclude from subdivision, areas of high conservation significance and riparian zones;
- c) Minimise alteration or disturbance to natural drainage systems including drainage areas, recognisable watercourses, lagoons and permanent and semi-permanent springs; and
- d) Minimise erosion hazard, sedimentation and pollution of watercourses.

### **Assessment**

Each of the proposed lots exceeds 2 ha, and the submitted Land Suitability Assessment (LSA) demonstrates that each lot contains more than 1 ha of unconstrained land not impacted by flooding. While the lots are of good shape, this reflects the existing site layout, infrastructure, access arrangements, site features, and overall landform, and the subdivision design is therefore considered appropriate and responsive to the characteristics of the site.

Comments were received from the relevant agencies and authorities and are summarised above. Litchfield Council raised no concerns in relation to land suitability, the preliminary stormwater management plan is considered acceptable, and the LSA provides an adequate demonstration of suitable unconstrained land with unconstrained access.

## **COMPLIES**

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### **6.3.4 Infrastructure for Subdivision in Zones RL, R and Unzoned Land**

#### Purpose

Ensure that subdivision of land in Zones RL, R and unzoned land, is integrated with infrastructure, community services and facilities and will not unreasonably affect the environment.

#### 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. Minimise disturbance through earthworks associated with the provision of infrastructure.
3. Provide for connection to reticulated services where practical.
4. Where no reticulated sewerage is available, a site and soil evaluation report must be completed by an appropriately qualified site-and-soil evaluator demonstrating that onsite wastewater management systems can be installed on each lot in accordance with the requirements of the Code of Practice for Wastewater Management.
5. Where no reticulated water is available, development is to demonstrate that an adequate supply of groundwater is available for domestic purposes, except where the land is:
  - (a) Located within Zone RL or R in the Top End Region; and
  - (b) Within a 'restricted water extraction area' as declared by the Minister responsible for the administration of the Water Act 1992.
6. Roads should:
  - (a) be designed to:
    - i. interconnect with the existing road network;
    - ii. provide for connections to potential future subdivisions of adjoining lands;
    - iii. provide a clear hierarchy of roads; and
    - iv. minimise individual lot access to major roads;
  - (b) respond to the physical characteristics of the land by:
    - i. following ridge lines or contours where possible; and
    - ii. where crossing watercourses be positioned at right angles to the watercourse and minimise the number of crossing points;
  - (c) be sealed where lot sizes are 2ha or less;
  - (d) be located above the 1.0% AEP flood line or any seepage line, whichever is the higher;

(e) be designed with discharge drains placed to minimise erosion and associated engineering and maintenance costs;

(f) provide direct access to lots and avoid battle-axe strips, however, where justified, battle-axe strips should be:

- i. not less than 10m wide; and
- ii. less than 250m in length.

7. Where a road crosses a tidal arm in a rural subdivision it is expected to have a minimum elevation of RL 8m AHD and be designed to enable a discharge of at least a 5.0% AEP flood event.

### **Assessment**

The proposed subdivision is considered to meet the requirements of this clause as both proposed lots:

- proposed lots can be adequately serviced and developed. Reticulated sewerage is not available in the area; however, all proposed lots will connect to the existing reticulated power network.
- It has been demonstrated that an on-site wastewater management system can be installed on each lot in accordance with the Code of Practice for Wastewater Management.
- The site is not located within a Restricted Water Extraction Area, including the Howard South Restricted Aquifer Area, and adequate groundwater is available to support domestic use.
- Existing commercially licensed groundwater bores will be retained to enable the continuation of horticultural land use on each created lot.
- No new roads are proposed, with each lot to take access from the existing road network via Collard Road.

### **COMPLIES**

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Phone 1800 245 092  
Web [powerwater.com.au](http://powerwater.com.au)

Record number: D2026/115329  
Container number: NE695/2524

Your Ref: PA2026/0113

Drashti Chovatiya  
Development Assessment Services  
GPO Box 1680  
Darwin NT 0801

Dear Drashti

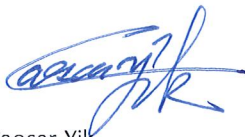
**Re: Section 2524 (140) Collard Road Humpty Doo Hundred of Strangways**

In response to your letter of the above proposal for the purpose of subdivision to create 2 lots (Zoned RL, Rural Living), Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. No power servicing upgrade requirement will be required in this 2 lots subdivision:
  - Current power service to Section 2524 on Collard Road will remain unchanged become the service to the proposed Lot A.
  - A basic power service of 25kVA, 3-phase was provided to the proposed Lot B on Collard Road by the Proponent in the previous 3 lots subdivision as per Development Permit DP09/0738.
2. Power clearance for the proposal shall be issued to the Applicant after receiving:
  - Copy of the subdivision development permit.
  - Copy of survey plan showing new lot numbers for checking and acceptance.

If you have any further queries, please contact Thanh Tang, Manager Distribution Development on 8924 5729 or [PowerDevelopment@powerwater.com.au](mailto:PowerDevelopment@powerwater.com.au)

Yours sincerely



Caesar Yik  
A/Manager Distribution Development

21 April 2026



Container No: LD695/2524

DLPE - Development Assessment Services  
GPO Box 1680  
Darwin NT 0801

Dear Drashti Chovatiya

**RE: PA2026/0113 - Section 02524 Hundred of Strangways - 140 Collard Rd, Humpty Doo NT  
- Subdivision to create two lots**

In response to the above proposal for development application purposes, Power and Water Corporation (Water Services) advise the following with reference to water and sewer enquiries:

1. Reticulated water and sewer services are currently unavailable in the area. The developer must contact relevant authorities to discuss servicing requirements for the proposed development.
2. Power and Water have no objections or requirements for the proposed development.

If you have any further queries, please contact the undersigned on 08 9463 2089, or email [waterdevelopment@powerwater.com.au](mailto:waterdevelopment@powerwater.com.au)

Yours sincerely

*Craig Thomas*

Craig Thomas  
Services Development

30 April 2026

cc: Gerard Joseph Rosse  
email: [gerard@crtpc.com.au](mailto:gerard@crtpc.com.au)



29 April 2026

Development Assessment Services  
Department of Lands, Planning and Environment  
GPO Box 1680  
Darwin NT 0801

**RE: Letter of Comment Development Application**

**PA2026/0113**

**Hun: 695 P: 02524 140 Collard Road HUMPTY DOO, Hundred of Strangways  
Subdivision to create two lots**

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Thank you for the Development Application referred to this office on 17/04/2026, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

**Council does not object to the granting of a Development Permit for the following reasons:**

- a) The proposal aligns with the Litchfield Subregional Land Use Plan to support the subdivision of suitable land outside rural activity centres into 2 ha lots in Zone RL (Rural Living).
- b) The provided preliminary stormwater plan appears suitable and the land suitability assessment provides an adequate indication of suitable unconstrained land with unconstrained access.

**Council can provide the following comments in relation to the application:**

- a) It is noted that the Humpty Doo Rural Activity Centre Area Plan (area plan) is applicable to the site as this parcel falls within the boundary of the rural activity centre. Noting that this parcel is ear-marked for potential future 0.4ha (1 acre) Rural Residential transition. Though it is understood this is a subdivision application only and not a rezoning, the subdivision is required to adhere to Objective 9.1 of the area plan due to its location in proximity (fronting) Hayball Road. Council does not object to the subdivision, however acknowledges that approvals may be necessary from the responsible Northern Territory Government agency.
- b) Council also notes that driveway crossovers have already been constructed under the previous development permit, though it would appear that finalisation of the approvals was not completed. Council has inspection records detailing some improvements which appear not to have been done. This can be addressed through conditions on the permit.

**Should the application be approved, the Council requests the following condition(s) be included as Condition(s) Precedent in any Development Permit issued by the consent authority:**

- a) 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 Litchfield Council's stormwater drainage system, shall be submitted to and approved by Litchfield Council.

**Should the application be approved, the following condition(s) pursuant to the *Planning Act* and Council's responsibility under the *Local Government Act* are also recommended for inclusion in any Development Permit issued by the consent authority:**

- a) A monetary contribution is required to be paid to Litchfield Council in accordance with its development contribution plan, noting that this parcel is located in Catchment 13B.
- b) Engineering design and specifications for the proposed and affected roads, street lighting, stormwater drainage, vehicular access, pedestrian/cycle corridors, and streetscaping shall be to the technical requirements and approval of Litchfield Council, with all approved works constructed at the developer's expense.

**Note:** Design drawings shall be approved by Litchfield Council prior to construction of the works.

- c) All existing or proposed easements or reserves required for the purposes of stormwater drainage, roads, access or for any other purpose, shall be made available free of cost to, and in favour of, Litchfield Council and/or neighbouring property owners.

**Should the application be approved, the following notes are recommended for inclusion in any Development Permit issued by the consent authority:**

- a) Litchfield Council's current Fees and Charges may apply to the above conditions. Additional information can be found at [www.litchfield.nt.gov.au](http://www.litchfield.nt.gov.au).
- b) A *Works Permit* is required from Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's road network.

If you require any further discussion in relation to this application, please contact Litchfield Council on 08 8983 0600.

Kind regards,



Jaimie O'Connor  
Planning and Development Program Leader

13 May 2026

Ms Drashti Chovatiya  
Development Assessment Services  
Department of Lands, Planning and Environment  
GPO Box 1680  
DARWIN NT 0801

E [DevelopmentAssessment.DLPE@nt.gov.au](mailto:DevelopmentAssessment.DLPE@nt.gov.au)

T 08 8999 4446

Our Ref: DLPE2026/0127

Your Ref: PA2026/0113

Dear Ms Chovatiya

**Re: PA2026/0113 Subdivision to create two lots**

The information provided for the above application has been assessed by the relevant divisions within the department, and the following comments are provided:

### Flora and Fauna Division

The site is entirely cleared and/or modified. The proposal is unlikely to impact on important habitat for threatened species or critical habitat for biodiversity.

### Environmental Regulations Division

Based on the information provided, the proposal does not appear to trigger the licensing requirements of an Environment Protection Approval (EPA) under the *Waste Management and Pollution Control Act 1998* (NT) (WMPC Act). Activities requiring authorisation are listed in Schedule 2 of the WMPC Act.

Under the WMPC Act, all persons have statutory obligations to take all reasonable and practicable measures to prevent or minimise pollution and environmental harm, and to reduce the amount of waste generated. This is known as the **General Environmental Duty**, set out in section 12 of the WMPC Act. The proponent is responsible for ensuring that their activities comply with these obligations.

Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority (NT EPA) website.<sup>1</sup>

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

1. **Site Contamination:** Please note the potential for groundwater contamination due to the proximity to the former Humpty Doo Landfill site on the eastern side of Hayball Rd. The NT EPA recommends bores associated with the proposed subdivision are tested for contaminants of concern.

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<sup>1</sup> <https://ntepa.nt.gov.au/publications-and-advice/environmental-management>

If the proposal relates to a change of land use or if the site is known to be contaminated, 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 website, and the NT Contaminated Land Guidelines.

2. **Dust:** The proponent must ensure that nuisance dust and/or nuisance airborne particles are not discharged or emitted beyond the boundaries of the premises.
3. **Noise:** The proponent must ensure that noise levels from the premises comply with the latest version of the NT EPA Northern Territory Noise Management Framework Guideline<sup>2</sup>.

If the proposal is situated where there are existing activities nearby that may already generate noise, please see the NT EPA advice on Recommended Land Use Separation Distances<sup>3</sup>.

4. **Erosion and Sediment Control (ESC):** The proponent must ensure that pollution and/or environmental harm do not result from soil erosion.

ESC measures must 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 guidelines<sup>4</sup>.

Where sediment basins are required by the development, the NT EPA recommends the use of at least Type B basins, unless prevented by site specific topography or other physical constraints.

Basic advice for small development projects is provided by the NT EPA document: Guidelines to Prevent Pollution from Building Sites<sup>5</sup> and Keeping Our Stormwater Clean<sup>6</sup>.

5. **Storage:** Where an Environmental Protection Approval or Environmental Protection Licence is required, the proponent must act in accordance with that authorisation.

If an Environment Protection Approval or Environment Protection Licence is not required, the proponent must store liquids only in secure bunded areas in accordance with VIC EPA Publication 1698: Liquid storage and handling guidelines<sup>7</sup>. Where these guidelines are not relevant, the storage must be at least 110% of the total capacity of the largest vessel in the area.

6. **Waste Management - Import and Export of Fill:** The proponent must ensure all fill imported or exported as part of the activity must be certified virgin excavated natural material (VENM) in accordance with the NSW EPA guidelines<sup>8</sup>.

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 sheet: Illegal Dumping - What You Need to Know<sup>9</sup>.

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<sup>2</sup> [https://ntepa.nt.gov.au/\\_data/assets/pdf\\_file/0004/566356/noise\\_management\\_framework\\_guideline.pdf](https://ntepa.nt.gov.au/_data/assets/pdf_file/0004/566356/noise_management_framework_guideline.pdf)

<sup>3</sup> [https://ntepa.nt.gov.au/\\_data/assets/pdf\\_file/0006/453192/guideline\\_recommended\\_land\\_separation\\_distances\\_oct.pdf](https://ntepa.nt.gov.au/_data/assets/pdf_file/0006/453192/guideline_recommended_land_separation_distances_oct.pdf)

<sup>4</sup> <https://www.austieca.com.au/publications/best-practice-erosion-and-sediment-control-bpesc-document>

<sup>5</sup> [https://ntepa.nt.gov.au/\\_data/assets/pdf\\_file/0010/284680/guideline\\_prevent\\_pollution\\_building\\_sites.pdf](https://ntepa.nt.gov.au/_data/assets/pdf_file/0010/284680/guideline_prevent_pollution_building_sites.pdf)

<sup>6</sup> [https://ntepa.nt.gov.au/\\_data/assets/pdf\\_file/0006/284676/guideline\\_keeping\\_stormwater\\_clean\\_builders\\_guide.pdf](https://ntepa.nt.gov.au/_data/assets/pdf_file/0006/284676/guideline_keeping_stormwater_clean_builders_guide.pdf)

<sup>7</sup> <https://www.epa.vic.gov.au/about-epa/publications/1698>

<sup>8</sup> <https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/virgin-excavated-natural-material>

<sup>9</sup> [https://ntepa.nt.gov.au/\\_data/assets/pdf\\_file/0008/285740/factsheet\\_illegal\\_dumping\\_what\\_you\\_need\\_know.pdf](https://ntepa.nt.gov.au/_data/assets/pdf_file/0008/285740/factsheet_illegal_dumping_what_you_need_know.pdf)

7. **Odour or Smoke:** The proponent must ensure that nuisance odours or smoke are not emitted beyond the boundaries of the premises.

If the proposal is situated where there are existing activities nearby that may already generate odour or smoke, please see the NT EPA advice on Recommended Land Use Separation Distances<sup>10</sup>.

8. **Water:** The proponent must ensure stormwater is not polluted, refer to water management in the NT EPA guidelines to Prevent Pollution from Building Sites<sup>11</sup>.

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* (NT) may be required. Please refer to the Guidelines<sup>12</sup>.

## Land Resources Division

### Land Assessment Branch

A review of land resource information indicates that the proposed lots are likely located on gently undulating plains (slopes <1%) with well drained, gravelly brown earths. Both lots contain a minimum of 1 hectare of land unconstrained by drainage. All intended access areas are similarly unconstrained by drainage.

### Land Management Unit

Based on a desktop assessment, the Land Management Unit provides the following advice.

Due to the application being for subdivision only, and the generally low surface gradients, the Land Management Unit does **not** require an Erosion and Sediment Control Plan (ESCP) condition on the Development Permit.

Despite not requiring an ESCP, it is important that erosion and sediment control measures are employed throughout the development stage in accordance with the recommended Permit Note below.

#### Permit Notes:

1. For the purposes of best practice land management and environmental protection, it is recommended that:
  - (a) prior to the commencement of works an Erosion and Sediment Control Plan (ESCP) is developed;
  - (b) the ESCP is implemented throughout the construction phase including clearing and early works; and
  - (c) all disturbed soil surfaces are stabilised against erosion at completion of works.
2. Resources regarding erosion and sediment control is available on the International Erosion Control Association (IECA) website <https://austieca.com.au/home> and Land Management Factsheets available at <https://nt.gov.au/environment/soil-land-vegetation>. For further advice, contact the Development Coordination Branch: (08) 8999 4446.

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<sup>10</sup> [https://ntepa.nt.gov.au/\\_data/assets/pdf\\_file/0006/453192/guideline\\_recommended\\_land\\_separation\\_distances\\_oct.pdf](https://ntepa.nt.gov.au/_data/assets/pdf_file/0006/453192/guideline_recommended_land_separation_distances_oct.pdf)

<sup>11</sup> [https://ntepa.nt.gov.au/\\_media/waste-and-pollution/pdf/guidelines/guideline\\_prevent\\_pollution\\_building\\_sites.pdf](https://ntepa.nt.gov.au/_media/waste-and-pollution/pdf/guidelines/guideline_prevent_pollution_building_sites.pdf)

<sup>12</sup> [https://ntepa.nt.gov.au/\\_data/assets/pdf\\_file/0005/950603/guidelines-waste-discharge-licensing.pdf](https://ntepa.nt.gov.au/_data/assets/pdf_file/0005/950603/guidelines-waste-discharge-licensing.pdf)

## Weed Management Branch

A desktop assessment of the NT Weeds Database for the application area, surrounding parcels and roads has revealed current and or previous data records of the following:

Common Name	Botanical Name	Declared
Gamba grass	<i>Andropogon gayanus</i>	Class A
Perennial mission grass	<i>Cenchrus polystachios</i>	Class B
Hyptis	<i>Mesosphaerum suaveolens</i>	Class B

All land in the NT 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.

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 online<sup>13</sup>.

Gamba grass and perennial mission grass are declared weeds, Class B and are listed in the Darwin Regional Weeds Strategy 2021-2026 as Category 2 – priority weeds for strategic control.

Guidelines for the prevention of weed spread are outlined in '*Preventing Weed Spread is Everybody's Business*<sup>14</sup>', which highlights the areas of risk for all activities associated with weed spread. The document details the pathways through which weeds are spread and provides actions to reduce weed spread. Proponents seeking to develop land for any purpose should address these actions.

Further information regarding weed management requirements is available online<sup>15</sup>, or alternatively contact the Weed Management Branch for further advice on (08) 8999 4567.

Should this application be approved, the Weed Management Branch recommends the following note be included on the development permit:

### 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. Division 1 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.

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

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<sup>13</sup> <https://nt.gov.au/environment/weeds/weed-management-planning>

<sup>14</sup> [https://denr.nt.gov.au/\\_data/assets/pdf\\_file/0011/257987/preventing-weed-spread.pdf](https://denr.nt.gov.au/_data/assets/pdf_file/0011/257987/preventing-weed-spread.pdf)

<sup>15</sup> <http://www.nt.gov.au/environment/weeds>

of the statutory weed management plans are available online:  
<https://nt.gov.au/environment/weeds/weed-management-planning>.

Information regarding weed management is available on the Department of Lands, Planning and Environment (DLPE) website: <https://nt.gov.au/environment/weeds>, or alternatively contact the Weed Management Branch for further advice on (08) 8999 4567.

## **Environment and Heritage Division**

### **Heritage Branch**

A search has found that there are no nominated, provisionally declared or declared heritage places or objects within the subdivision area.

The search has also found that there are no recorded Aboriginal or Macassan archaeological places and objects within the subject site, and the likelihood of unrecorded Aboriginal or Macassan archaeological places existing has been assessed as possible.

It is recommended that an unexpected finds protocol and site inductions for heritage are developed and implemented for this project. If archaeological places are discovered over the course of the work, establish an exclusion zone around the site and contact the Heritage Branch immediately.

### **Context of Heritage Branch Advice**

The NT Government's Heritage Branch administers the *Heritage Act 2011* and provides authoritative advice about obligations under the *Heritage Act 2011*, including steps to take to manage the impact of proposed work on Aboriginal and Macassan archaeological places and objects.

It is important that advice given by the Heritage Branch is followed. A failure to follow advice received from the Heritage Branch may be considered as evidence in an investigation if damage occurs to a declared heritage place, an Aboriginal or Macassan archaeological place or object.

### **Relevant parts of the NT's *Heritage Act 2011***

1. All provisionally declared and declared heritage places and objects are protected under the *Heritage Act 2011*;
2. All Aboriginal or Macassan archaeological places and objects are automatically protected - this includes places and objects not previously recorded;
3. Places and objects include an artefact or thing given shape by a person - examples include stone tools, stone arrangements, fish traps, rock art, modified trees, and shell middens;
4. Ancestral remains are also protected;
5. Underwater Cultural Heritage is protected, up to three nautical miles from the coast; and
6. There is an obligation to notify of the discovery of Aboriginal or Macassan archaeological places or objects.

### **Conditions of advice**

This advice is based on the description of the works provided to the Heritage Branch. If the work expands or changes significantly seek further advice.

In preparing this advice, the Heritage Branch has referred to the NT Heritage Register and the Heritage Branch archaeological database which includes information about Aboriginal and Macassan archaeological places and objects in the NT. However, the database only includes information about known archaeological places. The fact that there are no known archaeological places recorded may be because no archaeological surveys have been conducted in that particular area and is not necessarily an indication that they do not exist.

### Water Resources Division

If approved, there would be a statutory right for each lot to take groundwater following subdivision for stock and domestic purposes. There is no mechanism available under the *Water Act 1992* to limit those rights being exercised, unless a site is contained within a water restriction area.

The development site transects two groundwater systems as follows:

- Noonamah; and
- Howard South.

Whilst the site is located outside of the Howard South Water Restriction Area; it is advised that the Howard South Groundwater System is over-allocated.

Allocation is available within the Noonamah Groundwater System.

Any new bores installed should be contained within the Noonamah Groundwater System in order to not contribute to the further over-allocation of the Howard South Groundwater System.

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

Yours sincerely



Maria Wauchope  
Executive Director Land Resources