



## **DEVELOPMENT CONSENT AUTHORITY**

### **LITCHFIELD DIVISION**

### **MINUTES**

**MEETING NO. 309 – WEDNESDAY 20 MAY 2026**

**AGORA ROOM  
HUDSON BERRIMAH  
4 BERRIMAH ROAD  
BERRIMAH**

**MEMBERS PRESENT:** Suzanne Philip, Rick Grant, Emma Sharp and Daisy Crawford

**APOLOGIES:** Mitchell Virgin and Rachael Wright

**LEAVE OF ABSENCE:** None

**OFFICERS PRESENT:** Elya Sugg (Acting Secretary), George Maly and Shaik Aamir Shaik Alauddeen (Development Assessment Services) and Anita Gajski (Lands Planning)

**COUNCIL REPRESENTATIVE:** Jaimie O'Connor

**Meeting opened at 10:23 am and closed at 10:36 am**

THE MINUTES RECORD OF THE EVIDENTIARY STAGE AND THE DELIBERATIVE STAGE ARE RECORDED SEPARATELY. THESE MINUTES RECORD THE DELIBERATIVE STAGE. THE TWO STAGES ARE GENERALLY HELD AT DIFFERENT TIME DURING THE MEETING AND INVITEES ARE PRESENT FOR THE EVIDENTIARY STAGE ONLY.

**ITEM 1**                    **CONCURRENT APPLICATION: SUBDIVISION TO CREATE TWO LOTS AND**  
**PA2026/0087**           **REZONE FROM ZONE RL (RURAL LIVING) TO ZONE RR (RURAL**  
                                 **RESIDENTIAL)**  
                                 **LOT 3851 HUNDRED OF STRANGWAYS, 150 STRANGWAYS ROAD ,**  
                                 **HUMPTY DOO**  
**APPLICANT**           **MASTERPLAN SA PTY LTD**

Applicant: George Dakis (Masterplan SA Pty Ltd) attended.

Submitters in attendance: none attended.

**RESOLVED**  
**22/26**

That, pursuant to section 30P(1)(a) of the *Planning Act 1999*, the consent authority makes a preliminary decision that, if the Minister were to approve the proposal to rezone Lot 3851 (150) Strangways Road, Humpty Doo, Hundred of Strangways from Zone RL (Rural Living) to Zone RR (Rural Residential), it would be likely to determine to consent to the development under section 30W(1)(a) for the purpose of a subdivision to create two (2) lots, subject to the following conditions:

**CONDITION PRECEDENT**

1. Prior to the endorsement of drawings and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the Litchfield Council's stormwater drainage system shall be submitted to and approved by the Litchfield Council, to the satisfaction of the consent authority.
2. Prior to the endorsement of drawings and prior to the commencement of works, a crossover/driveway plan shall be designed for the proposed subdivision in accordance with the Northern Territory Subdivision Development Guidelines, and be submitted to and approved by Litchfield Council, to the satisfaction of the consent authority.

**GENERAL CONDITIONS**

3. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
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.

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6. The developer must enter into agreements with the Power and Water Corporation for the provision of water supply and electricity services to each lot shown on the endorsed drawings with the requirements of the Northern Territory Subdivision Development Guidelines and relevant authority policies.
7. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply and electricity services to each lot shown on the endorsed drawings in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notation 4 for further information.
8. 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 Litchfield Council, to the satisfaction of the consent authority.
9. Prior to the issue of Part 5 (section 62 *Planning Act 1999*) clearance, the owner must, in accordance with Part 6 of the *Planning Act 1999*, make any contribution required in accordance with the Litchfield Council Development Contribution Plan, to the satisfaction of the consent authority.

### 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 advises that the Water and Sewer Services Development Section ([waterdevelopment@powerwater.com.au](mailto:waterdevelopment@powerwater.com.au)) and Power Network Engineering Section ([powerdevelopment@powerwater.com.au](mailto:powerdevelopment@powerwater.com.au)) should be contacted via email a minimum of 1 month prior to construction works commencing in order to

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determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

5. All developers, including owner-builders, are required to comply with Commonwealth telecommunications requirements. Under Commonwealth law, developers are generally required to provide fibre-ready pit and pipe in their developments at their expense. Developers may be able to access an exemption from these arrangements in some circumstances. For more information visit [www.infrastructure.gov.au/tind](http://www.infrastructure.gov.au/tind)
6. If you choose nbn to service your development, you will need to enter into a development agreement with nbn. The first step is to register the development via <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/newdevelopments.html> once registered nbn will be in contact to discuss the specific requirements for the development. Nbn requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to nbn guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html>
7. 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.
8. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under the *Northern Territory Aboriginal Sacred Sites Act 1989*. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.
9. 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 work and please phone Heritage Branch of the Department of Lands, Planning and Environment.
10. Any proposed works which fall within the scope of the *Construction Industry Long Service Leave and Benefits Act 2005* must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email ([info@ntbuild.com.au](mailto:info@ntbuild.com.au)) or by phone on 08 8936 4070 to determine if the proposed works are subject to the Act.
11. 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

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works. For further advice, contact the Land Development Coordination Branch: (08) 8999 4446.

12. 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.

13. All land in the Northern Territory is subject to the *Weeds Management Act 2001* (WM Act). The WM Act describes the legal requirements and responsibilities that apply to owners and occupiers of land regarding declared weeds. Section 9 general duties include the requirement to take all reasonable measures to prevent land being infested with a declared weed and to prevent a declared weed from spreading. There are additional duties including a prohibition on buying, selling, cultivating, moving or propagating any declared weed and the requirement to notify the Weed Management Branch of a declared weed not previously present on the land within 14 days of detection.

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

### REASONS FOR THE DECISION

1. Pursuant to sections 30P(2)(a) and (b) of the *Planning Act 1999*, the consent authority must take into account any planning scheme that applies to the land to which the application relates and the amendment proposal contained within the application.

Rezoning from Zone RL to Zone RR (to enable two x 1ha minimum allotments), is consistent with objectives under the Strategic Framework, which seek to protect rural lands in the Humpty Doo locality, by sustainably transitioning residential densities between the Humpty Doo Rural Activity Centre and surrounding rural properties., The transitioning of densities allows for efficient use of land and available infrastructure.

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2. Pursuant to Section 30P(2)(j) of the *Planning Act 1999*, the consent authority must take into consideration the capability of the land to support the development proposal and the effect of the proposal on the land, and on other land, the physical characteristics of which may be affected by the proposal.

The response from the Land Resources Division of the Department of Lands, Planning and Environment responses to the application confirm that each new lot is capable of supporting the subject rural residential subdivision.

3. Pursuant to Section 30P(2)(l) 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 and any requirement for: public facilities and services to be connected to the land; and facilities, infrastructure or land to be provided by the applicant.

Both lots to be created as part of the subject subdivision can and will be provided connected to the reticulated electricity and water supply and an unconstrained driveway/crossover access to Strangways Road (established public road with bitumen carriageway).

The conditions of approval and advisory notes are intended to assist in ensuring:

- (a) Service authority interests are duly recognised in terms of storm water drainage, works within the road reserves, works on or adjacent to easements, connections to and upgrading of electricity supply, water supply that apply to the development on the site; and
- (b) The NTPS2020 objectives and development performance criteria relating to access, works within road reserves and the provision of services/infrastructure will be complied with.

4. Pursuant to Section 30P(2)(m) 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 proposed subdivision of the site into two lots provides an additional Rural Residential zoned lot of a size suitable to retain the existing and intended rural lifestyle use of the subject site, 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 proposed subdivision is unlikely to adversely impact on the existing and future amenity of the immediate locality.

**RESOLVED**  
**23/26**

That under section 30Q of the *Planning Act 1999*, the consent authority provide the Minister for Lands, Planning and Environment, a report including its preliminary decision, , submissions received by the consent authority, information about any issues raised in submissions or any consultations, and any other matters it considers the Minister should take into account when considering the amendment proposal.

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**RESOLVED**  
24/26

That, pursuant to section 86(1) of the *Planning Act 1999*, the Development Consent Authority delegates its powers to the Chair, or in the absence of the Chair, any member of the Litchfield Division of the Development Consent Authority to:

1. determine pursuant to Section 30W(1)(a) to consent to the development proposal contained in the concurrent application and consent to the concurrent application after receipt of a notice under Section 30U(1) that the Minister has approved the amendment proposal contained in the application;
2. issue a conditional development permit under section 54(1), in relation to the development proposal, to develop Lot 3851 (150) Strangways Road, Humpty Doo, Hundred of Strangways for the purpose of subdivision to create two (2) lots; and
3. issue the relevant notices under Section 30Y.

**FOR: 4**

**AGAINST: 0**

**ABSTAIN: 0**

**ACTION:** Report to the Minister

**RATIFIED AS A RECORD OF ATTENDANCE AND DETERMINATIONS MADE AT THE MEETING**

**SUZANNE PHILIP**  
Chair

23 May 2026