Australian Government
Department of Climate Change, Energy, the Environment and Water

Variation of conditions attached to approval

Lee Point Master-planned Urban Development, Darwin, Northern Territory [EPBC 2015/7591]

This decision to vary conditions of approval is made under section 143(1)(a) of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

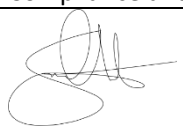
Approved action

approval holder	Defence Housing Australia ABN: 72 968 504 934
approved action	To construct a master-planned urban residential development on Lot 4873 and Lot 9370 at Lee Point, approximately 14 km northeast of Darwin, Northern Territory [See EPBC Act referral 2015/7591]
Period for which the approval has effect	This approval has effect until 31 December 2035

Variation

variation of conditions attached to approval	The variation is: Delete conditions 2A, 5, 7, 8, 8B, 8E, 10A, 10B, 12, attached to the approval and substitute with the conditions specified in the table below. Add new condition 2B specified in the table below. Delete definition for 2CRU, Black-footed Tree-rat Offset area, Casuarina Coastal Reserve, EPBC Act listed species, Konfrontasi Cruciform, Lee Point bunkers, Muirhead North, Project Area, Stage 1A, Stage 2 and Stage 3. Add new definitions for 2CRU, Black-footed Tree-rat Offset area, Casuarina Coastal Reserve, Clearing/clear/cleared, EPBC Act listed species, Incident(s), Konfrontasi Cruciform, Lee Point bunkers, Muirhead North, Project Area, Protected Matter(s), Stage 1A, Stage 1, Stage 2 and Stage 4 specified in the table below. Revoke Attachment A, Attachment B and Attachment C. Replace Attachment D with Attachment D1 and Attachment D2 specified in the notice below.
date of effect	This variation has effect on the date this instrument is signed.

Person authorised to make decision

name and position	Sam Hush Acting Branch Head Compliance and Enforcement
signature	
date of decision	27 July 2025

Date of decision	Conditions attached to the approval
Original dated 17/3/2019	1) For the protection of **EPBC Act listed species** and **the Environment**, the approval holder must not **clear** more than 110 ha within the **project area**.
As varied on 15 June 2023	2) To mitigate and manage impacts to **EPBC Act listed species** and **the Environment**, the approval holder must comply with and implement the **Stormwater Management Plan - 2CRU**, **Stormwater Management Plan - Muirhead North** and **Water Quality Monitoring Plan**.
Varied on date this instrument was signed	2A) To mitigate and manage impacts to **Gouldian Finch** in the **project area** and **Migratory Shorebirds** at the **Sandy and Buffalo Creek roosts**, the approval holder must submit to the **department,** for the **Minister's** approval, a revised version of the **Construction Environmental Management Plan**. The revised **Construction Environmental Management Plan** must include **details** of: a) measures to mitigate the impacts of **clearing** to **Gouldian Finch**, including but not limited to: i) pre-clearance surveys; ii) tree felling protocols; and iii) the oversight of all clearing by **fauna spotter catcher(s)**. b) additional measures to those in the **Construction Environmental Management Plan** that avoid, mitigate and manage impacts of the action to **Migratory Shorebirds**; c) measures to plant native grass species where gamba grass is removed in conservation areas; and d) activities to monitor and ensure the efficacy and integrity of these measures, including trigger values and corrective actions that will be implemented if trigger values are realised. The approval holder must not undertake any **clearing** in the **project area**, other than **Stage 1A** in Attachment D1**, Stage 1** and **Stage 2** in Attachment D2 and clearing up to 20 meters from the perimeters of these stages (as required to facilitate construction), unless the **Minister** has approved the revised **Construction Environmental Management Plan** in writing. The approval holder may undertake **clearing** where required for the removal of contamination, noxious weeds (including gamba grass), and/or the creation and maintenance of fire breaks. The approval holder must implement the revised **Construction Environmental Management Plan** approved by the **Minister**.
Varied on date this instrument was signed	2B) The approval holder may undertake **clearing** in the area identified in Attachment D2 as Casuarina Coastal Reserve and CCR for the purpose of rehabilitating existing erosion gullies and maintenance of existing bike tracks.
Original dated 17/3/2019	3) For the protection of the heritage values of **the environment** on the **project area** the approval holder must:

	a) retain the existing **Konfrontasi Cruciform** and **Lee Point bunkers** at their current location; and b) engage a **heritage expert** to develop and install signage and interpretation material for the **Konfrontasi Cruciform** and **Lee Point bunkers** which must be maintained until at least the expiry date of approval.
Original dated 17/3/2019	4) In the event of a discovery of a heritage place item (including an object) within the **project area**, the approval holder must: a) cease work within 20 meters of the discovery, fence and cover the area from further disturbance; b) seek advice from the relevant authority administering the NT Heritage Act; and c) document, salvage and store the discovery consistent with advice received in accordance with condition 4(b), prior to any recommencement of work within 20 meters of the discovery.
Varied on date this instrument was signed	5) To minimise light pollution impacts to **turtles**, the approval holder must restrict artificial lighting on buildings above 15 meters in height in **Stage 4**, and any other lighting directly visible from the beach, by: a) only permitting lights of a long-wavelength (560 nanometers or longer) to which **turtle** hatchlings are not sensitive b) ensuring lighting is directed in a downwards direction and faced away from the **Casuarina Coastal Reserve** and 12 months from the commencement of **Stage 4**, at least once each year prior to **turtle** hatching season, conducting an audit of compliance with 5)a) and 5)b) and replace or correct any non-compliant light source.
As varied on 15 June 2023	6) For the protection of **the environment** the approval holder must determine if **PFASs** are known or likely to be present on the **project area** using the procedures outlined in the *National Environment Protection (Assessment of Site Contamination) Measure 1999*, which must include a desktop historical review of past fire suppression practices. If **PFASs** are known to be or likely to be present, prior to **commencement** of **clearing** or other works which have the potential to disturb areas of known or potential **PFAS** contamination, the approval holder must submit a **PFAS** Management Plan for the written approval of the **Minister**. If **PFASs** are known to be or are likely to be present the approval holder must not **commence** the action until the **PFAS** Management Plan is approved by the **Minister** in writing. The **PFAS** Management Plan must: a) identify the extent and concentrations of possible contamination within the **project area**; b) identify possible exposure pathways and ecological receptors including from stored material; c) identify possible risks tailored to the identified concentrations, pathways and receptors; d) outline management strategies to be undertaken, as well as any remediation action plans or strategies, to manage any identified or potential risks and provide for ongoing monitoring; and

	e) commit to: i) any **PFAS** contaminated material (including but not limited to excavated soil or sediment, leachate from soil or sediment, water arising from de-watering of soil or sediment, concrete, tarmac, appliances, pumps, pipes, hoses, fittings) will be handled in accordance with current best practice and disposed of in an approved receiving facility such that the **PFAS** content is unlikely to enter/spread into **the environment**; and ii) any **PFAS** contaminated material with a **PFOS**, **PFHxS** or **PFOA** content above 50 milligrams per kilogram or litre (mg/kg or L) will be stored or disposed of in an approved receiving facility such that there will be no release of its **PFAS** content into **the environment**.
Varied on date this instrument was signed	7) To offset the loss of **Black-footed Tree-rat** habitat from **2CRU**, the approval holder must provide the following to the **department**: a) written agreement between the approval holder and **Northern Territory Government** committing to transfer of the title for the **Black-footed Tree-rat offset area** to the **Northern Territory Government** by the approval holder. The **Black-footed Tree-rat offset area** must contain at least 21.5 ha of **Black-footed Tree-rat** habitat; b) documentation demonstrating that the **Northern Territory Government** is satisfied with the **management funding** agreed to be provided by the approval holder for the management and monitoring required by **Northern Territory Government** of the **Black-footed Tree-rat offset area;** c) the **offset attributes** and **shapefile** for the **Black-footed Tree-rat offset area** required by condition 7a). Unless otherwise agreed to in writing by the **Minister**, the approval holder must not continue the action at **2CRU** for more than 36 months from the date of **commencement** of the action unless the approval holder has provided the requirements of condition 7(a-c) to the **department**.
Varied on date this instrument was signed	8) To offset the loss of 10 ha of **Black-footed Tree-rat** habitat from **Muirhead North**, within 12 months of **commencement** of the action at **Muirhead North** the approval holder must submit a Black-footed Tree-rat Offset Plan to the **department** for the **Minister**'s approval. The approval holder must not undertake the action at **Muirhead North** for more than 24 months from the date of **commencement** of the action unless the **Minister** has approved the Black-footed Tree-rat Offset Plan in writing, and the provisions of condition 2A and 8B have been met. The cessation of the action does not include the trunk sewer main as defined in Attachment D1 or the construction of dwellings on **Stage 1A**. a) The Black-footed Tree-rat Offset Plan must provide a framework for how the **clearance** of **Black-footed Tree-rat** habitat will be offset, and must: i) include a review of relevant **approved conservation advices, recovery plans and threat abatement plans**; ii) identify threats to **Black-footed Tree-rat**, and potential recovery actions and research opportunities; and

	iii) specify a process for developing Black-footed Tree-rat Offset Projects, and a staged process for submitting proposed Black-footed Tree-rat Offset Projects and milestones for completion of Black-footed Tree-rat Offset Projects to the **department** for approval by the **Minister**. b) Black-footed Tree-rat Offset Projects submitted to the **department** for approval in accordance with Condition 8.a)iii) must: i) specify the location and nature of Black-footed Tree-rat Offset Projects activities; ii) include project goal/s, budget and a detailed Black-footed Tree-rat Offset Project description, including timeframes for the elements of the Black-footed Tree-rat Offset Project, and reporting and publishing of the Black-footed Tree-rat Offset Project results; iii) demonstrate how the Black-footed Tree-rat Offset Project is consistent with the Black-footed Tree-rat Offset Plan; iv) describe advice obtained to develop the Black-footed Tree-rat Offset Project; v) explain how the Black-footed Tree-rat Offset Project complies with the principles of the **EPBC Act Environmental Offsets Policy** and, if relevant, provide details of how the Black-footed Tree-rat Offset Project meets the criteria for research and educational programs identified in Appendix A of the **EPBC Act Environmental Offsets Policy**; and vi) identify and manage risks associated with implementing the Black-footed Tree-rat Offsets Project. The approval holder must not implement any Black-footed Tree-rat Offset Project until it has been approved in writing by the **Minister**. Each approved Black-footed Tree-rat Offset Project must be implemented. The approval holder must expend an amount equivalent to at least $78,750 (excluding GST) on implementation of the Black-footed Tree-rat Offset Projects approved in accordance with Condition 8a) and 8b).
As varied on 15 June 2023	8A) The approval holder must not **clear** more than 94.64 ha of **Gouldian Finch breeding habitat** and 62.05 ha of **Gouldian Finch foraging habitat** within the **project area**. All **clearing** of **Gouldian Finch breeding habitat** and **Gouldian Finch foraging habitat** within the **project area** must be offset in accordance with the requirements of conditions 8B and 8C.
Varied on date this instrument was signed	8B) To compensate for the loss of **Gouldian Finch breeding habitat** and **Gouldian Finch foraging habitat** within the **project area**, the approval holder must submit to the **department** a Gouldian Finch Strategy and Offset Plan (GFSOP) for the **Minister's** approval. The approval holder must implement the GFSOP approved by the **Minister**. The approval holder must not undertake any **clearing** in the **project area**, other than **Stage 1A** in Attachment D1, **Stage 1** and **Stage 2** in Attachment D2, and **clearing** extending no more than 20 meters from the perimeters of these stages (as required to facilitate construction), unless the **Minister** has approved the GFSOP. The approval holder may undertake **clearing** where required for the removal of contamination, noxious weeds (including gamba grass), and/or the creation or

	maintenance of fire breaks.
As varied on 15 June 2023	8C) The GFSOP must be prepared by a **suitably qualified independent expert**, and must: a) be consistent with the **department's** published **Environmental Management Plan Guidelines**; b) include an ecological survey of **Gouldian Finch breeding habitat** and **Gouldian Finch foraging habitat** within the **project area**, conducted by a **suitably qualified independent expert**; c) specify the actual area of **Gouldian Finch breeding habitat** and **Gouldian Finch foraging habitat** that will be **cleared**; d) for any areas of **Gouldian Finch breeding habitat** and / or **Gouldian Finch foraging habitat** to be retained within the **project area**: i) identify and assess the likelihood and consequence of potential project-related impacts that may lead to the functional loss of retained areas of **Gouldian Finch breeding habitat** and **Gouldian Finch foraging habitat**; ii) include details of measures that will be implemented to avoid, mitigate, monitor and manage risks for the period of effect of approval to prevent the functional loss of retained areas of **Gouldian Finch breeding habitat** and **Gouldian Finch foraging habitat**. Where applicable, activities must be consistent with the **Survey Guidelines for Australia's Threatened Birds**; and iii) include details of contingency responses, including triggers, corrective actions and reporting requirements that will be implemented in the event retained areas of **Gouldian Finch breeding habitat** and / or **Gouldian Finch foraging habitat** are functionally lost; e) identify suitable environmental offsets to provide compensation for the actual area of **Gouldian Finch breeding habitat** and **Gouldian Finch foraging habitat** that has been or will be **cleared**, that are consistent with the **EPBC Act Offsets Policy**; f) specify outcomes for **Gouldian Finch** habitat quality that will be attained for each offset; g) specify timebound and measurable completion criteria that will be achieved and maintained and demonstrate the attainment of outcomes; h) specify timebound and measurable performance targets that will be achieved and maintained and demonstrate the likely achievement of completion criteria; i) include **details** of measures that will be implemented to achieve and maintain performance targets and completion criteria; j) include **details** of activities to monitor the achievement and maintenance of performance targets and completion criteria, and the attainment of outcomes; k) specify timebound actions that will be implemented in the event performance targets and/or completion criteria are not achieved or maintained, with the capacity to correct this failure; and l) include **details** of reporting requirements, including triggers for different reporting types.

As varied on 15 June 2023	8D) The approval holder must legally secure the environmental offset(s) **for Gouldian Finch** identified in the GFSOP approved by the **Minister**, within 48 months of the **Minister** approving the GFSOP.
Varied on date this instrument was signed	8E) The approval holder must not transfer the ownership or long-term management responsibility of the area marked as 'conservation' in **Muirhead North** as shown in Attachment D1 to another entity unless the proposed transfer has been approved by the **Minister** in writing. Note: The proposed arrangement must serve to protect that part of the **project area** in perpetuity from any impact on **EPBC Act listed species** or **the environment.**
Original dated 17/03/2019	9) Within 30 days of **commencement** of the action, the approval holder must advise the **Department** of the actual date of **commencement**.
Original dated 17/03/2019	10) The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the management plans, and make them available upon request to the **department**. Such records may be subject to audit by the **department** or an independent auditor in accordance with section 458 of the **EPBC Act**, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the **department's** website. The results of audits may also be publicised through the general media.
Varied on date this instrument was signed	10A) The approval holder must prepare a **compliance report** for each 12-month period following the date of **commencement**. Each **compliance report** must include: a) accurate and complete details of compliance and any non-compliance with the conditions and the **plans**, and any **incidents**; b) one or more **shapefile** showing all **clearing** of any **EPBC Act listed species**, and/or their habitat, undertaken within the 12-month period at the end of which that **compliance report** is prepared; and c) a schedule of all **plans** in existence in relation to these conditions and accurate and complete **details** of how each plan is being implemented.
Varied on date this instrument was signed	10B) Each **compliance report** must be consistent with the **department**'s *Annual Compliance Report Guidelines (2014),* or any subsequent official version, and include: a) accurate and complete details of compliance and any non-compliance with the conditions and the plans, and any **incidents**; b) one or more **shapefile** showing all **clearing** of any **EPBC Act listed species**, and/or their habitat, undertaken within the 12-month period at the end of which that **compliance report** is prepared; and c) a schedule of all **plans** in existence in relation to these conditions and accurate and complete details of how each plan is being implemented.

As varied on 15 June 2023	10C) The approval holder must: a) publish each **compliance report** on the **website** within 60 **business days** following the end of the 12-month period for which that **compliance report** is required; b) notify the **department** electronically, within 5 **business days** of the date of publication that a **compliance report** has been published on the **website**; c) provide the weblink for the **compliance report** in the notification to the **department**; d) keep all published **compliance reports** required by these conditions on the **website** until the expiry date of this approval; e) exclude or redact **sensitive ecological data** from **compliance reports** published on the **website** or otherwise provided to a member of the public; and f) if **sensitive ecological data** is excluded or redacted from the published version, submit the full **compliance report** to the **department** within 5 **business days** of its publication on the **website** and notify the **department** in writing of what exclusions and redactions have been made in the version published on the website. **Note**: **Compliance reports** may be published on the **department's** website.
Original dated 17/03/2019	11) Upon the direction of the **Minister**, the approval holder must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the **Minister**. The independent auditor and audit criteria must be approved by the **Minister** prior to the commencement of the audit. The audit report must address the criteria to the satisfaction of the **Minister.**
Varied on date this instrument was signed	12) The approval holder may choose to revise a management **plan** specified in condition 2, 8, 8B, and/or 8C without submitting it for approval under section 143A of the **EPBC Act**, if the taking of the action in accordance with the revised plan would not be likely to have a **new or increased impact**. If the approval holder makes this choice it must notify the **department** in writing that the **plan** has been revised and provide the **department**, at least four weeks before implementing the revised plan, with: a) an electronic copy of the revised plan; b) an explanation of the differences between the revised plan and the approved plan; and c) the reasons the approval holder considers that the taking of the action in accordance with the revised plan would not be likely to have a **new or increased impact**.
Original dated 17/03/2019	12A) The approval holder may revoke its choice under condition 12 at any time by notice to the **department.** If the approval holder revokes the choice to implement a revised plan, without approval under section 143A of the **EPBC Act**, the **plan** approved by the **Minister** must be implemented.

Original dated 17/03/2019	12B) If the **Minister** gives a notice to the approval holder that the **Minister** is satisfied that the taking of the action in accordance with the revised plan would be likely to have a **new or increased impact**, then: a) Condition 12 does not apply, or ceases to apply, in relation to the revised plan; and b) The approval holder must implement the **plan** approved by the Minister. To avoid any doubt, this condition does not affect any operation of conditions 12 and 12A in the period before the day the notice is given. At the time of giving the notice the **Minister** may also notify that for a specified period of time, that condition 11 does not apply for one or more specified plans required under the approval.
Original dated 17/03/2019	12C) Conditions 12, 12A and 12B are not intended to limit the operation of section 143A of the **EPBC Act** which allows the approval holder to submit a revised plan to the **Minister** for approval.
Original dated 17/03/2019	13) Unless otherwise agreed to in writing by the **Minister**, the approval holder must publish all **plans** referred to in these conditions of approval on their **website**. Each **plan** must be published on the **website** within one (1) month of being approved by the **Minister** or being submitted under condition 12 and must remain published for the life of the approval.
Original dated 17/03/2019	14) If, at any time after five (5) years from the date of this approval, the approval holder has not substantially **commenced** the action, then the approval holder must not substantially **commence** the action without the written agreement of the **Minister**.
Definitions	
Varied on date this instrument was signed	**2CRU** is the area shown in Attachment D2, where it is marked within the outer blue perimeter line and includes the area marked as CCR.
Original dated 17/03/2019	**Approved conservation advices, recovery plans and threat abatement plans** is a threat abatement plan/s, conservation advice/s and/or recovery plan/s made or adopted by the Minister under the EPBC Act.
Original dated 17/03/2019	**Black-footed Tree-rat** is the **EPBC Act** listed Black-footed Tree-rat (Kimberley and mainland Northern Territory) (*Mesembriomys gouldii gouldii*).
Varied on date this instrument was signed	**Black-footed Tree-rat Offset area** means the area represented in Attachment D2, as Casuarina Coastal Reserve and CCR.
As varied on 15 June 2023	**Business day** means a day that is not a Saturday, a Sunday or a public holiday in the Northern Territory.
Varied on date this instrument was signed	**Casuarina Coastal Reserve** is the area shown in Attachment D2, where it is depicted as Casuarina Coastal Reserve, and marked as CCR.
Varied on date this instrument was signed	**Clearing/clear/cleared** means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of native vegetation. The action excludes clearing that is required for the removal of contamination (including asbestos), noxious weed management and the creation

	and maintenance of fire breaks.
Original dated 17/03/2019	**Commencement/commence/commenced** means the clearing of any vegetation or construction of any infrastructure, excluding fences and signage, associated with the proposed action.
As varied on 15 June 2023	**Compliance report** means a written report of compliance with, and fulfilment of, the conditions attached to the approval.
Original dated 1/03/13	**Construction Environmental Management Plan** is the document entitled '*Construction Environmental Management Plan (CEMP): Lee Point Master-planned Urban Development', dated July 2018, authored by Ecology and Heritage Partners Pty Ltd*, which was provided to the **department** with the final assessment documentation; or as revised under these conditions or under section 143A of the **EPBC Act**.
As varied on date this instrument was signed	**Department** means the Australian Government agency administering the **EPBC Act**.
Varied on date this instrument was signed	**Detail(s)** means specific information that clearly identifies, as relevant to each activity or measure: a) its purpose; b) where it will be implemented; c) the duration, frequency and timing, calendar year and/or season, of implementation; d) the personnel responsible for implementation; and i) the method of implementation.
Original dated 1/03/13	**Environmental Management Plan Guidelines** means the *Environmental Management Plan Guidelines, Commonwealth of Australia 2014*.
Original dated 1/03/13	**EPBC Act** is the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).
Original dated 1/03/13	**EPBC Act Environmental Offsets Policy** is the *Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy* (October, 2012), or subsequent revision, including the Offsets Assessment Guide. Available at: http://www.environment.gov.au/epbc/publications/epbc-act-environmental-offsets-policy.
Original dated 1/03/13	**EPBC Act listed species** means the **Black-footed Tree-rat**, **Gouldian Finch**, Dwarf Sawfish (*Pristis clavata*), Green Sawfish (*Pristis zijsron*), Largetooth Sawfish (*Pristis pristis*), Eastern Curlew (*Numenius madagascariensis*), and **turtles**.
As varied on 15 June 2023	**Fauna spotter catcher(s)** means a person who has demonstrable identification and handling skills, and behaviour knowledge (including nesting requirements) for **EPBC Act listed species** that have the potential to occur, are likely to occur, or are known to occur, in the area being impacted by the relevant **clearing**.
Original dated 1/03/13	**Functional loss / functionally lost** means, as relevant to **Gouldian Finch breeding habitat**, habitat that is no longer utilised by **Gouldian Finch** for breeding, as evidenced by:

	a) 3 consecutive years without an observation of **Gouldian Finch**, and b) The absence of obvious factors other than the action that can be attributed for the lack of observation.
As varied on 15 June 2023	**Gouldian Finch** means the **EPBC Act** listed Gouldian Finch (*Erythrura gouldiae*).
As varied on 15 June 2023	**Gouldian Finch breeding habitat** means all land comprising the following vegetation types as shown at Attachment E: a) B. *Eucalyptus tetrodonta* Woodland, in the dark-yellow shaded polygon; b) C. Low *Eucalyptus tetrodonta* Woodland with Monsoon Vine Thicket elements, in the light-yellow shaded polygon; c) D. Disturbed *Eucalyptus tetrodonta* Woodland with *Calytrix exstipulata* shrubland, in the brown shaded polygon; d) 2. Darwin Stringybark (*Eucalyptus tetrodonta*) and Woollybutt (*E.miniata*) Open Forest over *Sarga intrans* Grassland, in the pinkish-orange shaded polygon; e) 3. Darwin Stringybark (*Eucalyptus tetrodonta*) Open Woodland over *Sarga intrans* grassland understorey, in the light-green shaded polygon; f) 4. Eucalyptus and Corymbia Open Woodland (mixed species) over introduced grasses, in the light-blue shaded polygon; and g) 6. *Lophostemon lactifluus* and *Pandanus spiralis* open woodland to low open woodland, in the lavender shaded polygon.
As varied on 15 June 2023	**Gouldian Finch foraging habitat** means all land identified at Attachment F as: i. Very High, in polygons with a dark-green hash; ii. High, in polygons with a dark-blue hash; iii. Medium, in polygons with an orange hash; and iv. Low, in polygons with a light yellow hash.
Original dated 1/03/13	**Heritage expert** is a heritage expert with relevant qualifications and expertise appointed and funded by the approval holder.
As varied on the date this instrument was signed	**Incident(s)** means any event which has the potential to, or does, impact on one or more protected matter(s), other than as authorised by this approval.
As varied on the date this instrument was signed	**Konfrontasi Cruciform** is the area described in *Muirhead North (Lot 9370 Town of Nightcliff) – Archaeological Survey Report* (Jung 2015) submitted with the **EPBC Act** referral 2015/7591. Location labelled as 'Military Heritage Site (Konfrontasi)' and marked with a red asterisk in Attachment D1.
As varied on the date this instrument was signed	**Lee Point bunkers** is the area described in *Heritage and Archaeologial Investigations over block 4873 Lee Point Road, Darwin Final Report* (Crassweller, 2010) submitted with the **EPBC Act** referral 2015/7591. Location labelled as 'WWII Heritage Area' and marked with a brown asterisk in Attachment D2.
Original dated 17/03/2019	**Management funding** is a monetary contribution made by the approval holder for the implementation of management measures on the **offset area**.
As varied on the date this instrument was signed	**Migratory Shorebirds** means species of **EPBC Act listed species** of migratory shorebirds found at Lee Point.

Original dated 17/03/2019	**Minister** means the Minister administering the **EPBC Act** and includes a delegate of the Minister.
As varied on the date this instrument was signed	**Muirhead North** is the area on the eastern side of Lee Point Road and marked with a blue perimeter line in Attachment D1.
As varied on 15 June 2023	**New or increased impact** means any direct or indirect increase in the impacts of an action, an increase to the likelihood of an impact occurring, a reduction to the monitoring or mitigation measures for a protected matter, and/or a change to the nature or management of an environmental offset as outlined in the *Guidance on 'new or increased impact' relating to changes to approved management plans under EPBC Act environmental approvals* (2017).
Original dated 17/03/2019	**Northern Territory Government** means Northern Territory body responsible for the administration of the *Parks and Wildlife Commission Act 2013* (NT) or the *Territory Parks and Wildlife Conservation Act 2014* (NT).
Varied on date this instrument was signed	**Offset attributes** means electronic files including '.xls' files and ESRI shapefiles containing '.shp', '.shx' and '.dbf' files capturing the relevant attributes of the **Black-footed Tree-rat offset area**, including the **EPBC Act** reference number, the physical address of the **Black-footed Tree-rat offset area**, coordinates of the boundary points in decimal degrees, the **EPBC Act protected matters** that the **Black-footed Tree-rat offset area** compensates for, any additional **EPBC Act protected matters** benefiting from the offset and the size of the **Black-footed Tree-rat offset area** (in hectares).
Original dated 17/03/2019	**PFAS/PFASs** means a per-and poly-fluoroalkyl substance or per-and poly-fluoroalkyl substances. **PFAS** substances include **PFOS**, **PFOA**, **PFHxS**, and their precursors. Where the identity of **PFOS**, **PFOA**, and PFHxS precursors are unknown, the suite of analytes in Eurofins (method LTM-ORG-2100) or other equivalent laboratory techniques is appropriate for the measurement of **PFAS** substances and may be reported as 'Sum of PFASs (n=28)'.
Original dated 17/03/2019	**PFOS** means perfluorooctane sulfonate.
Original dated 17/03/2019	**PFOA** means perfluorooctanoic acid.
Original dated 17/03/2019	**PFHxS** means perfluorohexane sulfonate.
As varied on 15 June 2023	**Plan(s)** means any action management plan or strategy that the approval holder is required by these conditions to implement.
Varied on date this instrument was signed	**Project Area** means the area represented in Attachment D1 and D2 by all zones enclosed by a solid blue perimeter line.
Varied on date this instrument was signed	**Protected Matter(s):** means a matter protected under a controlling provision in Part 3 of the *Environment Protection and Biodiversity Conservation Act 1999* for which this approval has effect.
As varied on 15 June 2023	**Sandy and Buffalo Creek roosts** means the areas shown at Attachment G, within the pale pink polygons identified as roosting location.

Varied on date this instrument was signed	**Sensitive ecological data** means data as defined in the Australian Government Department of the Environment (2016) *Sensitive Ecological Data – Access and Management Policy V1.0*, Commonwealth of Australia, 2016 available from: https://www.awe.gov.au/sites/default/files/documents/sensitive-ecological-data-access-mgt-policy.pdf
As varied on 15 June 2023	**Shapefile(s)** means location and attribute information about the Action provided in an Esri shapefile format. Shapefiles must contain '.shp', '.shx', '.dbf' files and a '.prj' file that specifies the projection/geographic coordinate system used. Shapefiles must also include an '.xml' metadata file that describes the shapefile for discovery and identification purposes**.**
Varied on date this instrument was signed	**Stage 1A** means the area represented at Attachment D1 by the zone labelled '1A' and enclosed by a solid blue line.
Varied on date this instrument was signed	**Stage 1** means the area represented at Attachment D2 by the zone labelled '1A' and '1B' and enclosed by solid blue lines.
Varied on date this instrument was signed	**Stage 2** means the area represented at Attachment D2 by the zone labelled '2' and enclosed by a solid blue line.
Varied on date this instrument was signed	**Stage 4** means the area represented at Attachment D2 by the zone labelled '4A' and '4B' and enclosed by a solid blue line.
Original dated 17/03/2019	**Stormwater Management Plan – 2CRU** is the document entitled '2CRU - Lee Point Road, Lee Point - Stormwater Management Plan - DC1603/R1/V3', dated 11 October 2017, authored by Cardno (Qld) Pty Ltd, which was provided to the **department** with the final assessment documentation; or as revised under these conditions or under section 143A of the **EPBC Act.**
Original dated 17/03/2019	**Stormwater Management Plan – Muirhead North** is the document entitled 'Muirhead North - Lee Point Road, Lee Point - Stormwater Management Plan - DC1603/R1/V2', dated 11 October 2017, authored by Cardno (Qld) Pty Ltd, which was provided to the **department** with the final assessment documentation; or as revised under these conditions or under section 143A of the **EPBC Act.**
As varied on 15 June 2023	**Suitably qualified independent expert(s)*** means a person(s) or firm that: i does not have any individual, financial**, employment** or family affiliation or any conflicting interests with the project, the approval holder or the approval holder's staff, representatives, or associated persons; and ii has relevant professional qualifications and at least 3 years of work experience designing and implementing surveys for threatened birds and can give an authoritative assessment and advice on the presence of **Gouldian Finch** and their habitat using relevant protocols, standards, methods and/or literature. *the approval holder may use the services of a team to fully meet the requirements. **other than for the purpose of undertaking the role for which an independent person is required.
As varied on 15 June 2023	**Survey Guidelines for Australia's Threatened Birds** means the *Survey guidelines for Australia's threatened birds; Guidelines for detecting birds listed as threatened under the Environment Protection and Biodiversity Conservation Act 1999, 2010,*

	or a published successor document.
Original dated 17/03/2019	**The Environment** means the *environment* as defined under section 528 of the **EPBC Act**.
Original dated 17/03/2019	**Turtles** are the **EPBC Act listed** Flatback Turtle (*Natator depressus*), Olive Ridley Turtle (*Lepidochelys olivacea*) and Green Turtle (*Chelodina mydas*).
Original dated 17/03/2019	**Water Quality Monitoring Plan** is the document entitled 'Lee Point Master-planned Urban Development – Water Quality Monitoring Plan', dated October 2017, authored by Ecology and Heritage Partners Pty Ltd, which was provided to the **department** with the final assessment documentation; or as revised under these conditions or under section 143A of the **EPBC Act**.
As varied on 15 June 2023	**Website** means a set of related web pages located under a single domain name attributed to the approval holder and available to the public.

Attachment A:
Revoked on the date this instrument was signed

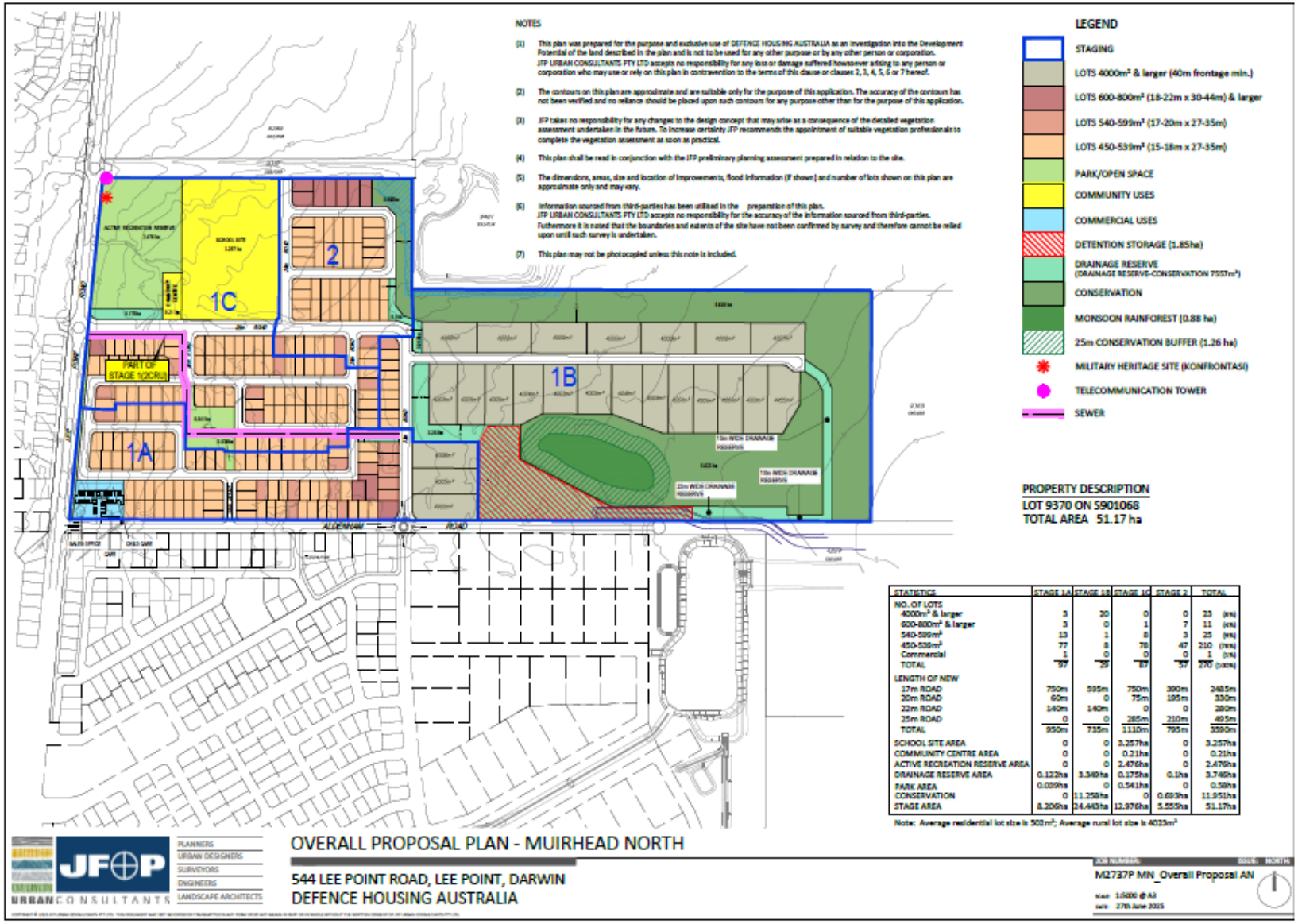
Attachment B

Revoked on the date this instrument was signed

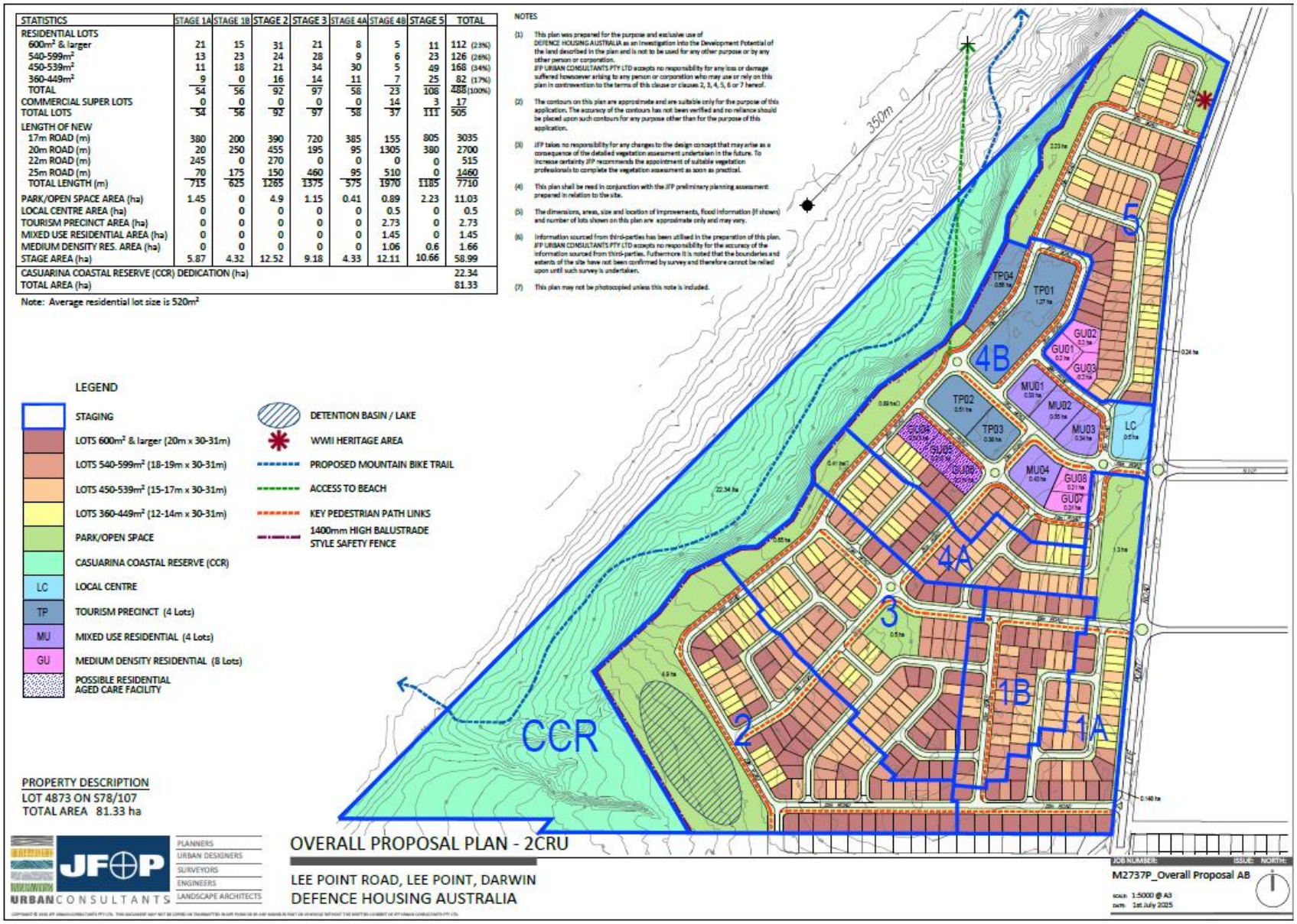
Attachment C

Revoked on the date this instrument was signed

Attachment D1: Overall Concept Plan – Muirhead North (Varied on the date this instrument was signed)



Attachment D2: Overall Concept Plan – 2CRU (Varied on the date this instrument was signed)



Attachment E – Vegetation Types (strata) sampled (As varied on 15 June 2023)



Attachment F – Understorey mapping (As varied on 15 June 2023)

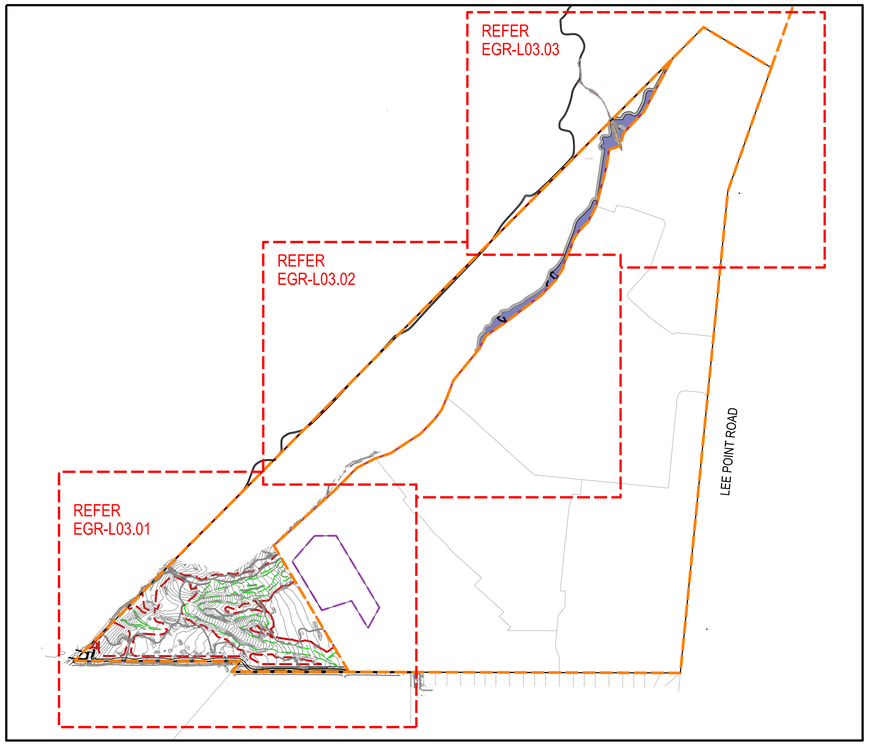


Attachment G – Lee Point showing migratory shorebird habitat (As varied on 15 June 2023)



D17-0020
2CRU SUBDIVISION - CCR PACKAGE
EROSION GULLY & REHABILITATION
LANDSCAPE WORKS DRAWING SET
DA SUBMISSON
MAY 2026

DRAWING NUMBER	TITLE	SCALE	REVISION
EGR-L01.01	COVER PAGE	-	A
EGR-L02.01	SCHEDULES SHEET 1 OF 3	-	A
EGR-L02.02	SCHEDULES SHEET 2 OF 3	-	A
EGR-L02.03	SCHEDULES SHEET 3 OF 3	-	A
EGR-L03.01	GENERAL ARRANGEMENT PLAN - SHEET 1 OF 3	1:1000@A1	A
EGR-L03.02	GENERAL ARRANGEMENT PLAN - SHEET 2 OF 3	1:1000@A1	A
EGR-L03.03	GENERAL ARRANGEMENT PLAN - SHEET 3 OF 3	1:1000@A1	A
EGR-L04.01	DETIALED PLAN - MAINTENANCE TRACK	-	A
EGR-L04.02	DETAILS	-	A
EGR-L05.01	TREE SURVEY - OVERVIEW	1:2500@A1	A
EGR-L06.01	TREE REMOVAL & PROTECTION PLAN - SHEET 1 OF 3	1:1000@A1	A
EGR-L06.02	TREE REMOVAL & PROTECTION PLAN - SHEET 2 OF 3	1:1000@A1	A
EGR-L06.03	TREE REMOVAL & PROTECTION PLAN - SHEET 3 OF 3	1:1000@A1	A



SITE LOCATION MAP

Prepared by
CLOUSTON associates - A Division of Beveridge Williams
LANDSCAPE ARCHITECTS URBAN DESIGNERS LANDSCAPE PLANNERS
LEVEL 5, 21 KNUCKEY STREET
DARWIN NT 0800
EMAIL darwin@clouston.com.au
TELEPHONE +61 8 8941 2450
www.clouston.com.au

NOTE: This document is Preliminary unless Verified.

REV	REVISION DESCRIPTION	REVISION DATE	REVIEW	VERIFY
A	DA SUBMISSION	25/05/2026	AY	TC

25/05/2026 1:03:46 PM Q:\dar\LA Projects\D17\D17-0020 2CRU\07 DOC_CCR_VEG\C PLANS\D17-0020_LA_COVER - DA.dgn

CLIENT

BUILDING 4, 631 STUART HWY
BERRIMAH NT 0828

LEAD CONSULTANT
CLOUSTON associates
a divison of Beveridge Williams
LANDSCAPE ARCHITECTS
LEVEL 5
21 KNUCKEY STREET
DARWIN NT 0800
darwin@clouston.com.au
TELEPHONE (08) 8941 2450

CLOUSTON associates

a division of Beveridge Williams

PROJECT	CLIENT	SCALE
LANDSCAPE WORKS DRAWING SET 2CRU SUBDIVISION - EROSION GULLY & REHABILITATION	DHA	-

DRAWING TITLE	DRAWING NUMBER	DRAWN	REVISION
COVER PAGE	D17-0020 EGR-L01.01	HS	A

REVEGETATION TREATMENT - TYPE 1, 2, 3 4 & 5

SPECIES	REVEGETATION TREATMENT - TYPE 1 *DRY THICKET / OPEN WOODLAND (DIRECT SEEDING)* Sowing Rate 5kg/Ha	REVEGETATION TREATMENT - TYPE 2 *LOW LYING WOODLAND (DIRECT SEEDING) 0.5 g/m² Sowing Rate*	REVEGETATION TREATMENT - TYPE 3 *LOW SHRUBS & GROUNDCOVERS, GRASSES (DIRECT SEEDING) 0.5 g/m²Sowing Rate*	REVEGETATION TREATMENT - TYPE 4 *DRY THICKET / OPEN WOODLAND (DIRECT SEEDING) 0.5 g/m² Sowing Rate*	REVEGETATION TREATMENT - TYPE 4 *DRY THICKET / OPEN WOODLAND (TUBESTOCK) 2,790M2 @ average 4m centres*	REVEGETATION TREATMENT - TYPE 5 TEMPORARY - FUTURE BEACH ACCESS *(TUBESTOCK) 370M2 @ average 2m centres*	REVEGETATION TREATMENT - TYPE 6 ESCARPMENT EDGE REHABILITATION *(TUBESTOCK) 6,630M2 @ average 2m centres*
Acacias	**40%**	**40%**	**40%**	**40%**			
Acacia difficilis	4%	4%	4%	4%	7	9	14
Acacia dimidiata	4%	4%	4%	4%	7	9	26
Acacia holosericea	4%	4%	4%	4%	7	9	26
Acacia lamprocarpa	4%	4%	4%	4%	7	9	14
Acacia latescens	4%	4%	4%	4%	7	8	26
Acacia leptocarpa	4%	4%	4%	4%	7	8	14
Acacia mimula	4%	4%	4%	4%	7	8	14
Acacia oncinocarpa	4%	4%	4%	4%	7	8	14
Acacia platycarpa	4%	4%	4%	4%	7	8	14
Acacia leptocarpa	4%	4%	4%	4%	7	8	14
Eucalypts / Corymbias	**20%**	**20%**	**0%**	**10%**			
Corymbia bella	1.0%	2.5%		0.50%	-		8
Corymbia bleeseri	1.0%	2.5%		0.50%	-		8
Corymbia grandifolia	1.0%	-		0.50%	3		8
Corymbia polycarpa	1.0%	-		0.50%	3		8
Corymbia polysciada	1.0%	-		0.50%	3		8
Corymbia ptychocarpa	1.0%	5.0%		0.50%	-		8
Eucalyptus alba	1.0%	2.5%		0.50%	-		8
Eucalyptus apodophylla	1.0%	-		0.50%	-		8
Eucalyptus bigalerita	1.0%	2.5%		0.50%	-		8
Eucalyptus miniata	4.5%	2.5%		2.25%	3		40
Eucalyptus phoenicea	1.0%	-		0.50%	-		8
Eucalyptus tetradonta	4.5%	2.5%		2.25%	3		40
Eucalyptus tectifica	1.0%	-		0.50%	3		8
Others	**40%**	**40%**	**40%**	**40%**			
Aidia racemosa	-	2.25%	-	0.74%	-		
Alphitonia excelsa	-	2.25%	-	0.74%	-		
Alstonia actinophylla	-	2.25%	-	0.74%	-		25
Ampelocissus acetosa	-	2.25%	-	0.74%	-		
Brachychiton diversifolius	0.91%	2.25%	0.93%	0.74%	-		
Brachychiton megaphyllus	0.91%	2.25%	0.93%	0.74%	-		
Buchanania arborescens	0.91%	2.25%	0.93%	0.74%	-		
Buchanania obovata	0.91%	2.25%	0.93%	0.74%	-		25
Calophyllum soulattri	0.91%	2.25%	0.93%	0.74%	-		
Calytrix exstipulata	0.91%	-	0.93%	0.74%	-		25
Carallia brachiata	0.91%	2.25%	0.93%	0.74%	-		
Cochlospermum frazeri	0.91%	-	0.93%	0.74%	-		
Cordia subcordata	0.91%	2.25%	0.93%	0.74%	-		25
Crotalaria novae-hollandiae	0.91%	-	0.93%	0.74%	-		
Croton schultzii	0.91%	2.25%	0.93%	0.74%	-		
Cupaniopsis anacardiodes	0.91%	2.25%	0.93%	0.74%	6		
Cyclophyllum schultzii	0.91%	2.25%	0.93%	0.74%	-		
Denhamia obscura	0.91%	2.25%	0.93%	0.74%	6		
Drypetes deplanchei	0.91%	2.25%	0.93%	0.74%	-		
Elaeocarpus arnhemicus	0.91%	2.25%	0.93%	0.74%	-		
Erythrophleum chlorostachys	0.91%	2.25%	0.93%	0.74%	6		25
Exocarpus latifolius	0.91%	2.25%	0.93%	0.74%	-		
Gardenia megasperma	0.91%	2.25%	0.93%	0.74%	6		25
Grevillea decurrens	0.91%	2.25%	0.93%	0.74%	-		
Grevillea dryandri	0.91%	-	0.93%	0.74%	-		25
Grevillea formosa	0.91%	-	0.93%	0.74%	-		
Grevillea goodii	0.91%	-	0.93%	0.74%	6		
Grevillea heliosperma	0.91%	-	0.93%	0.74%	6		
Grevillea pteridifolia	0.91%	2.25%	0.93%	0.74%	-		25
Ixora timorensis	0.91%	2.25%	0.93%	0.74%	-		
Leea rubra	0.91%	2.25%	0.93%	0.74%	-		
Lophostemon lactifluus	0.91%	2.25%	0.93%	0.74%	-		
Maranthes corymbosa	0.91%	2.25%	0.93%	0.74%	-		
Melaleuca leucadendra	-	2.25%	-	0.74%	-		25
Melaleuca nervosa	-	2.25%	-	0.74%	-		
Melaleuca viridiflora	-	2.25%	-	0.74%	-		25
Micromelumn minutum	-	2.25%	-	0.74%	-		25
Myristica insipida	0.91%	2.25%	0.93%	0.74%	6		
Owenia vernicosa	0.91%	2.25%	0.93%	0.74%	6		
Pandanus spiralis	1 nut per 10m²	1 nut per 10m²	-	1 nut per 10m²	-		25
Pavetta brownii	0.91%	-	0.93%	0.74%	-		
Persoonia falcata	0.91%	2.25%	0.93%	0.74%	-		
Pittosporum moluccanum	0.91%	2.25%	0.93%	0.74%	-		
Planchonia careya	0.91%	2.25%	0.93%	0.74%	-		
Sterculia quadrifida	0.91%	2.25%	0.93%	0.74%	-		25
Syzygium eucalyptoides bleeseri	0.91%	2.25%	0.93%	0.74%	-		
Syzygium suborbiculare	0.91%	2.25%	0.93%	0.74%	6		
Tabernaemontana orientalis	0.91%	2.25%	0.93%	0.74%	-		
Timonius timon	0.91%	2.25%	0.93%	0.74%	-		
Terminalia carpentariae	0.91%	2.25%	0.93%	0.74%	6		
Terminalia ferdinandiana	0.91%	2.25%	0.93%	0.74%	6		25
Grasses	**0%**	**0%**	**20%**	**10%**			
Alloteropsis semialata			4%	2%	4	4	35
Cymbopogon bombycinus			4%	2%	4	4	35
Sorghum plumosum			4%	2%	4	4	35
Themeda triandra			4%	2%	4	4	35
Triodia bitextura			4%	2%	4	4	35

FERTILISER SCHEDULE

Type	Fertilisers	Rate
DIRECT SEEDING	NO FERTILISER REQUIRED	NA
TUBESTOCK (NON GREVILLEA SPECIES)	BLOOD & BONE	100 grams
	OSMOCOTE PLUS TRACE ELEMENTS: NATIVE GARDENS	30 grams
TUBESTOCK (GREVILLEA SPECIES)	NO FERTILISER REQUIRED	NA

TOPSOIL SCHEDULE

TYPE	REQUIREMENTS
SITE SALVAGED TOPSOIL	REFER TO SPECIFICATIONS.

MINOR GULLY REHABILITATION (ESTIMATION SUBJECT TO DETAILED SURVEY)

ITEM	OVERALL AREA	DUMPED ROCK (AREA/M³)	CLEAN FILL (M³)	REVEGETATION TREATMENT TYPE 6 AREA
MG1	100M²	40M² / 70M³	110M³	110M²
MG2	50M²	20M² / 40M³	40M³	80M²
MG3	70M²	30M² / 45M³	50M³	120M²
MG4	180M²	60M² / 100M³	200M³	450M²

NOTE:

ATLAS MOTH:
ALLOW FOR ADDITIONAL 200 TUBESTOCK PLANTING THROUGHOUT REVEGETATION TREATMENT TYPE 2.
- CROTON HABROPHYLLUS (FOOD PLANTING)

BLACK FOOTED TREE RAT HABITAT PLANTING:
ALLOW FOR ADDITIONAL 300 TUBSTOCK THROUGHOUT REVEGETATION TREATMENT.
- EUCALYPTUS TETRODONTA
- EUCALYPTUS MINIATA
- PANDANUS SPIRALIS
- GREVILLEA PTERIDIFOLIA
- GREVILLEA DRYANDRI

NOTE: This document is Preliminary unless Verified.

REV	REVISION DESCRIPTION	REVISION DATE	REVIEW	VERIFY
A	DA SUBMISSION	25/05/2026	AY	TC

CLIENT

BUILDING 4, 631 STUART HWY
BERRIMAH NT 0828

LEAD CONSULTANT
CLOUSTON associates
a divison of Beveridge Williams
LANDSCAPE ARCHITECTS
LEVEL 5
21 KNUCKEY STREET
DARWIN NT 0800
darwin@clouston.com.au
TELEPHONE (08) 8941 2450

CLOUSTON associates

a division of Beveridge Williams

PROJECT LANDSCAPE WORKS DRAWING SET
2CRU SUBDIVISION - EROSION GULLY & REHABILITATION

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DRAWING TITLE
SCHEDULES SHEET 1 OF 3

DRAWING NUMBER
D17-0020 EGR-L02.01

DRAWN
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REVISION
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CCR TREE SCHEDULE

Tree Id	Botanical Name	Common Name	Age Class	Vitality	Structural Condition	Amenity Value	Quantity	Action	Location
1	*Alstonia actinophylla*	Milkwood	Mature	Poor	Fair	High		Retain and Protect	
2	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Good	High		Retain and Protect	
3	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Good	High		Retain and Protect	
4	*Alstonia actinophylla*	Milkwood	Mature	Fair	Good	High		Retain and Protect	
5	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Fair	High		Retain and Protect	
6	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Good	High		Retain and Protect	
7	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Fair	Moderate		Retain and Protect	
8	*Alstonia actinophylla*	Milkwood	Mature	Good	Good	High		Retain and Protect	
9	*Alstonia actinophylla*	Milkwood	Mature	Good	Fair	High		Retain and Protect	
10	*Alstonia actinophylla*	Milkwood	Mature	Fair	Fair	High		Retain and Protect	
11	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Good	High		Retain and Protect	
12	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Good	High		Retain and Protect	
13	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Poor	Moderate		Retain and Protect	
14	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Good	High		Retain and Protect	
15	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Good	High		Retain and Protect	
16	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Good	High		Retain and Protect	
17	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Good	High		Retain and Protect	
18	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Good	High		Retain and Protect	
19	*Alstonia actinophylla*	Milkwood	Mature	Good	Good	High		Retain and Protect	
20	*Alstonia actinophylla*	Milkwood	Mature	Good	Good	High		Retain and Protect	
21	*Alstonia actinophylla*	Milkwood	Mature	Good	Good	High		Retain and Protect	
22	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Fair	High		Retain and Protect	
23	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Good	High		Retain and Protect	
24	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Good	High		Retain and Protect	
25	*Alstonia actinophylla*	Milkwood	Mature	Good	Good	High		Retain and Protect	
26	*Alstonia actinophylla*	Milkwood	Mature	Good	Good	High		Retain and Protect	
27	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Fair	High		Retain and Protect	
28	*Alstonia actinophylla*	Milkwood	Mature	Good	Good	High		Retain and Protect	
29	*Alstonia actinophylla*	Milkwood	Mature	Good	Good	High		Retain and Protect	
30	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Fair	High		Retain and Protect	
31	*Alstonia actinophylla*	Milkwood	Mature	Fair	Fair	High		Retain and Protect	
32	*Alstonia actinophylla*	Milkwood	Mature	Good	Good	High		Retain and Protect	
33	*Alstonia actinophylla*	Milkwood	Mature	Fair	Fair	High		Retain and Protect	
34	*Alstonia actinophylla*	Milkwood	Mature	Fair	Good	High		Retain and Protect	
35	*Alstonia actinophylla*	Milkwood	Mature	Good	Fair	High		Retain and Protect	
36	*Alstonia actinophylla*	Milkwood	Mature	Good	Fair	Moderate		Retain and Protect	
37	*Alstonia actinophylla*	Milkwood	Mature	Good	Fair	High		Retain and Protect	
38	*Alstonia actinophylla*	Milkwood	Mature	Good	Fair	High		Retain and Protect	
39	*Alstonia actinophylla*	Milkwood	Mature	Good	Fair	High		Retain and Protect	
40	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Poor	High		Retain and Protect	
41	*Alstonia actinophylla*	Milkwood	Mature	Good	Fair	High		Retain and Protect	
42	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Good	High		Retain and Protect	
43	*Alstonia actinophylla*	Milkwood	Mature	Good	Fair	High		Retain and Protect	
44	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Good	High		Retain and Protect	
45	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Fair	High		Retain and Protect	
46	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Poor	High		Retain and Protect	
47	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Fair	High		Retain and Protect	
48	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Good	High		Retain and Protect	
49	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Good	High		Retain and Protect	
50	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Good	High		Retain and Protect	
51	*Alstonia actinophylla*	Milkwood	Mature	Fair	Good	High		Retain and Protect	
52	*Alstonia actinophylla*	Milkwood	Semi Mature	Poor	Fair	High		Retain and Protect	
53	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Fair	High		Retain and Protect	
54	*Alstonia actinophylla*	Milkwood	Semi Mature	Poor	Poor	High		Retain and Protect	
55	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Fair	High		Retain and Protect	
56	*Alstonia actinophylla*	Milkwood	Mature	Fair	Fair	High		Retain and Protect	
57	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
58	*Alstonia actinophylla*	Milkwood	Juvenile	Poor	Fair	High		Retain and Protect	
59	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Fair	High		Retain and Protect	
60	*Alstonia actinophylla*	Milkwood	Juvenile	Poor	Fair	High		Retain and Protect	
61	*Alstonia actinophylla*	Milkwood	Mature	Good	Good	High		Retain and Protect	
62	*Alstonia actinophylla*	Milkwood	Mature	Poor	Good	High		Retain and Protect	
63	*Alstonia actinophylla*	Milkwood	Mature	Good	Good	High		Retain and Protect	
64	*Alstonia actinophylla*	Milkwood	Mature	Fair	Good	High		Retain and Protect	
65	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
66	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Good	High		Retain and Protect	
67	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Poor	High		Retain and Protect	
68	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Fair	High		Retain and Protect	
69	*Alstonia actinophylla*	Milkwood	Mature	Fair	Fair	High		Retain and Protect	
70	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Good	High		Retain and Protect	
71	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Good	High		Retain and Protect	
72	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Fair	High		Retain and Protect	
73	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Good	High		Retain and Protect	
74	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Fair	High		Retain and Protect	
75	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Fair	High		Retain and Protect	
76	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Has Failed	High		Retain and Protect	
77	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Good	High		Retain and Protect	
78	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Good	High		Retain and Protect	
79	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Fair	High		Retain and Protect	
80	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Good	High		Retain and Protect	
81	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Good	High		Retain and Protect	
82	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Good	High		Retain and Protect	
83	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Fair	High		Retain and Protect	
84	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	2	Retain and Protect	
85	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Retain and Protect	
86	*Cycas armstrongii*	Cycad	Juvenile	Fair	Fair	High	2	Retain and Protect	
87	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Retain and Protect	
88	*Cycas armstrongii*	Cycad	Juvenile	Fair	Good	High	1	Retain and Protect	
89	*Cycas armstrongii*	Cycad	Mature	Fair	Good	High	9	Retain and Protect	
90	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	2	Retain and Protect	
91	*Cycas armstrongii*	Cycad	Mature	Poor	Fair	High	1	Retain and Protect	
92	*Cycas armstrongii*	Cycad	Mature	Poor	Good	High	3	Retain and Protect	
93	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Poor	High		Retain and Protect	
94	*Cycas armstrongii*	Cycad	Juvenile	Poor	Good	High	1	Retain and Protect	
95	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Poor	High		Retain and Protect	
96	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	12	Retain and Protect	
97	*Cycas armstrongii*	Cycad	Mature	Fair	Good	High	1	Retain and Protect	
98	*Cycas armstrongii*	Cycad	Mature	Fair	Good	High	8	Retain and Protect	
99	*Cycas armstrongii*	Cycad	Mature	Good	Poor	High	1	Retain and Protect	
100	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Retain and Protect	
101	*Cycas armstrongii*	Cycad	Mature	Fair	Good	High	1	Retain and Protect	
102	*Cycas armstrongii*	Cycad	Juvenile	Good	Good	High	1	Retain and Protect	
103	*Cycas armstrongii*	Cycad	Juvenile	Good	Good	High	3	Retain and Protect	
104	*Cycas armstrongii*	Cycad	Mature	Fair	Good	High	1	Retain and Protect	
105	*Alstonia actinophylla*	Milkwood	Juvenile	Poor	Poor	High		Retain and Protect	
106	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Good	High		Retain and Protect	
107	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Poor	High		Retain and Protect	
108	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Poor	High		Retain and Protect	
109	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Fair	High		Retain and Protect	
110	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Fair	High		Retain and Protect	
111	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Fair	High		Retain and Protect	
112	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
113	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Fair	High		Retain and Protect	
114	*Alstonia actinophylla*	Milkwood	Juvenile	Poor	Fair	High		Retain and Protect	
115	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Fair	High		Retain and Protect	
116	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Good	High		Retain and Protect	
117	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Fair	High		Retain and Protect	
118	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Fair	High		Retain and Protect	
119	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Good	High		Remove	Within Earthworks Zone
120	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Retain and Protect	
121	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Fair	High		Remove	Within Earthworks Zone
122	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Fair	High		Remove	Within Earthworks Zone
123	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Good	High		Remove	Within Earthworks Zone
124	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Good	High		Remove	Within Earthworks Zone
125	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Salvage	Within Earthworks Zone
126	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Fair	High		Remove	Within Earthworks Zone
127	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Good	High		Remove	Within Earthworks Zone
128	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Good	High		Retain and Protect	Where works methodology allows
129	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Salvage	Within Earthworks Zone
130	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Fair	High		Remove	Within Earthworks Zone
131	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Salvage	Within Earthworks Zone
132	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Good	High		Remove	Within Earthworks Zone
133	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Poor	High		Remove	Within Earthworks Zone
134	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Fair	High		Remove	Within Earthworks Zone
135	*Melaleuca viridiflora*	Broad-Leaved Paperbarl	Mature	Fair	Fair	High		Remove	Within Earthworks Zone
136	*Melaleuca viridiflora*	Broad-Leaved Paperbarl	Semi Mature	Fair	Poor	High		Remove	Within Earthworks Zone
137	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Fair	High		Remove	Within Earthworks Zone
138	*Melaleuca viridiflora*	Broad-Leaved Paperbarl	Mature	Fair	Poor	Moderate		Remove	Within Earthworks Zone
139	*Cycas armstrongii*	Cycad	Semi Mature	Good	Good	High	2	Salvage	Within Earthworks Zone
140	*Alstonia actinophylla*	Milkwood	Mature	Good	Good	High		Retain and Protect	
141	*Cycas armstrongii*	Cycad	Juvenile	Poor	Fair	High	4	Retain and Protect	
142	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Good	High		Salvage	Within Earthworks Zone
143	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Salvage	Within Earthworks Zone
144	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Good	High		Retain and Protect	Where works methodology allows
145	*Cycas armstrongii*	Cycad	Semi Mature	Good	Good	High	2	Retain and Protect	
146	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Retain and Protect	
147	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Fair	High		Retain and Protect	
148	*Cycas armstrongii*	Cycad	Semi Mature	Fair	Good	High	1	Salvage	Within Earthworks Zone
149	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Fair	High		Remove	Within Earthworks Zone
150	*Cycas armstrongii*	Cycad	Semi Mature	Fair	Good	High	1	Salvage	Within Earthworks Zone
151	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Retain and Protect	
152	*Cycas armstrongii*	Cycad	Semi Mature	Fair	Good	High	2	Retain and Protect	
153	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	2	Retain and Protect	
154	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Salvage	Within Earthworks Zone
155	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	2	Retain and Protect	
156	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Good	High		Retain and Protect	
157	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Retain and Protect	
158	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	11	Salvage	Within Earthworks Zone

NOTE: This document is Preliminary unless Verified.

REV	REVISION DESCRIPTION	REVISION DATE	REVIEW	VERIFY
A	DA SUBMISSION	25/05/2026	AY	TC

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CLIENT

BUILDING 4, 631 STUART HWY
BERRIMAH NT 0828

LEAD CONSULTANT
CLOUSTON associates
a divison of Beveridge Williams
LANDSCAPE ARCHITECTS
LEVEL 5
21 KNUCKEY STREET
DARWIN NT 0800
darwin@clouston.com.au
TELEPHONE (08) 8941 2450

CLOUSTON associates

a division of Beveridge Williams

PROJECT LANDSCAPE WORKS DRAWING SET 2CRU SUBDIVISION - EROSION GULLY & REHABILITATION	CLIENT DHA	SCALE -	
DRAWING TITLE SCHEDULES SHEET 2 OF 3	DRAWING NUMBER D17-0020 EGR-L02.02	DRAWN HS	REVISION A

CCR TREE SCHEDULE

159	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Remove	Within Earthworks Zone
160	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Good	Good	High		Remove	Within Earthworks Zone
161	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Good	Fair	High		Remove	Within Earthworks Zone
162	*Cycas armstrongii*	Cycad	Mature	Fair	Good	High	7	Salvage	Within Earthworks Zone
163	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Salvage	Within Earthworks Zone
164	*Cycas armstrongii*	Cycad	Semi Mature	Fair	Good	High	1	Salvage	Within Earthworks Zone
165	*Cycas armstrongii*	Cycad	Mature	Poor	Good	High	1	Salvage	Within Earthworks Zone
166	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Good	Fair	High		Remove	Within Earthworks Zone
167	*Cycas armstrongii*	Cycad	Mature	Fair	Good	High	1	Salvage	Within Earthworks Zone
168	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Salvage	Within Earthworks Zone
169	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Fair	Fair	High		Remove	Within Earthworks Zone
170	*Melaleuca leucadendra*	Weeping Paperbark	Juvenile	Fair	Fair	High		Remove	Within Earthworks Zone
171	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Fair	Fair	High		Remove	Within Earthworks Zone
172	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Good	Fair	High		Remove	Within Earthworks Zone
173	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Poor	Poor	Moderate		Remove	Within Earthworks Zone
174	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Poor	Fair	High		Retain and Protect	
175	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Fair	Fair	High		Retain and Protect	
176	*Melaleuca leucadendra*	Weeping Paperbark	Juvenile	Poor	Poor	Moderate		Retain and Protect	
177	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Fair	High		Retain and Protect	
178	*Alstonia actinophylla*	Milkwood	Juvenile	Good	Fair	High		Retain and Protect	
179	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Fair	Fair	High		Remove	Within Earthworks Zone
180	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Salvage	Within Earthworks Zone
181	*Cycas armstrongii*	Cycad	Semi Mature	Poor	Good	High	6	Salvage	Within Earthworks Zone
182	*Melaleuca viridiflora*	Broad-Leaved Paperbar	Semi Mature	Fair	Fair	High		Retain and Protect	
183	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Good	Fair	High		Remove	Within Earthworks Zone
184	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Good	Fair	High		Retain and Protect	
185	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Good	Fair	High		Retain and Protect	
186	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	3	Retain and Protect	
187	*Cycas armstrongii*	Cycad	Semi Mature	Poor	Good	High	7	Retain and Protect	Where works methodology allows
188	*Cycas armstrongii*	Cycad	Semi Mature	Poor	Good	High	1	Retain and Protect	
189	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Good	Good	High		Retain and Protect	
190	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Good	Fair	High		Retain and Protect	
191	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Retain and Protect	
192	*Cycas armstrongii*	Cycad	Semi Mature	Poor	Good	High	1	Retain and Protect	
193	*Cycas armstrongii*	Cycad	Semi Mature	Fair	Good	High	2	Retain and Protect	
194	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Retain and Protect	
195	*Alstonia actinophylla*	Milkwood	Mature	Good	Fair	High		Retain and Protect	
196	*Alstonia actinophylla*	Milkwood	Juvenile	Poor	Poor	High		Remove	Within Earthworks Zone
197	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Fair	High		Remove	Within Earthworks Zone
198	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Poor	Moderate		Retain and Protect	
199	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Good	Fair	High		Retain and Protect	Where works methodology allows
200	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	Where works methodology allows
201	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Poor	High		Retain and Protect	Where works methodology allows
202	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	Where works methodology allows
203	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Fair	Good	High		Retain and Protect	Where works methodology allows
204	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Fair	Good	High		Retain and Protect	Where works methodology allows
205	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Fair	Fair	High		Retain and Protect	Where works methodology allows
206	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Good	Fair	High		Retain and Protect	Where works methodology allows
207	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	Where works methodology allows
208	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Poor	Has Failed	Moderate		Retain and Protect	Where works methodology allows
209	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Good	Good	High		Retain and Protect	Where works methodology allows
210	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Poor	High		Retain and Protect	Where works methodology allows
211	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	
212	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	Where works methodology allows
213	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	Where works methodology allows
214	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Poor	High		Retain and Protect	Where works methodology allows
215	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Fair	Fair	High		Retain and Protect	Where works methodology allows
216	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	Where works methodology allows
217	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Poor	Poor	Moderate		Retain and Protect	
218	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Poor	Fair	High		Retain and Protect	
219	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	
220	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Fair	Fair	High		Retain and Protect	
221	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Good	Fair	High		Retain and Protect	Where works methodology allows
222	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Fair	Fair	High		Retain and Protect	
223	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	Where works methodology allows
224	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	
225	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	
226	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Good	Fair	High		Retain and Protect	
227	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	
228	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Good	Fair	High		Retain and Protect	
229	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	
230	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Fair	Fair	High		Retain and Protect	
231	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Good	Fair	High		Retain and Protect	
232	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	
233	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	
234	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Poor	High		Retain and Protect	
235	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	
236	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	
237	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Good	Fair	High		Retain and Protect	
238	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Fair	Poor	High		Retain and Protect	
239	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Fair	Fair	High		Retain and Protect	
240	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Fair	Fair	High		Retain and Protect	
241	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Fair	Fair	High		Retain and Protect	
242	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Fair	Fair	High		Retain and Protect	
243	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	
244	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	
245	*Melaleuca leucadendra*	Weeping Paperbark	Semi Mature	Fair	Fair	High		Retain and Protect	
246	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	
247	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Poor	High		Retain and Protect	
248	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Good	Good	High		Retain and Protect	
249	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Good	Good	High		Retain and Protect	
250	*Melaleuca leucadendra*	Weeping Paperbark	Mature	Fair	Fair	High		Retain and Protect	
251	*Cycas armstrongii*	Cycad	Mature	Good	Good	High	1	Retain and Protect	Where works methodology allows
252	*Cycas armstrongii*	Cycad	Juvenile	Fair	Fair	High	1	Retain and Protect	
253	*Cycas armstrongii*	Cycad	Semi Mature	Poor	Good	High	1	Retain and Protect	Where works methodology allows
254	*Cycas armstrongii*	Cycad	Semi Mature	Fair	Good	High	1	Retain and Protect	Where works methodology allows
255	*Alstonia actinophylla*	Milkwood	Mature	Poor	Fair	High		Retain and Protect	
256	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
257	*Alstonia actinophylla*	Milkwood	Mature	Fair	Fair	High		Retain and Protect	
258	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
259	*Alstonia actinophylla*	Milkwood	Semi Mature	Good	Fair	High		Retain and Protect	
260	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Poor	High		Retain and Protect	
261	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
262	*Alstonia actinophylla*	Milkwood	Mature	Good	Poor	High		Retain and Protect	
263	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Poor	High		Retain and Protect	
264	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
265	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Poor	High		Retain and Protect	
266	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Fair	High		Retain and Protect	
267	*Alstonia actinophylla*	Milkwood	Mature	Fair	Fair	High		Retain and Protect	
268	*Alstonia actinophylla*	Milkwood	Mature	Fair	Has Failed	High		Retain and Protect	
269	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Poor	High		Retain and Protect	
270	*Alstonia actinophylla*	Milkwood	Mature	Fair	Fair	High		Retain and Protect	
271	*Alstonia actinophylla*	Milkwood	Mature	Fair	Fair	High		Retain and Protect	
272	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
273	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
274	*Alstonia actinophylla*	Milkwood	Mature	Good	Good	High		Retain and Protect	
275	*Alstonia actinophylla*	Milkwood	Mature	Good	Fair	High		Retain and Protect	
276	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Poor	High		Retain and Protect	
277	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Poor	High		Retain and Protect	
278	*Alstonia actinophylla*	Milkwood	Mature	Fair	Good	High		Retain and Protect	
279	*Alstonia actinophylla*	Milkwood	Mature	Fair	Fair	High		Retain and Protect	
280	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Fair	High		Retain and Protect	
281	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
282	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Poor	High		Retain and Protect	
283	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
284	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
285	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
286	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
287	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
288	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Poor	High		Retain and Protect	
289	*Alstonia actinophylla*	Milkwood	Mature	Good	Fair	High		Retain and Protect	
290	*Alstonia actinophylla*	Milkwood	Mature	Good	Good	High		Retain and Protect	
291	*Alstonia actinophylla*	Milkwood	Mature	Fair	Fair	High		Retain and Protect	
292	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
293	*Alstonia actinophylla*	Milkwood	Mature	Fair	Good	High		Retain and Protect	
294	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Poor	High		Retain and Protect	
295	*Alstonia actinophylla*	Milkwood	Mature	Fair	Good	High		Retain and Protect	
296	*Alstonia actinophylla*	Milkwood	Mature	Fair	Fair	High		Retain and Protect	
297	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Poor	High		Retain and Protect	
298	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
299	*Alstonia actinophylla*	Milkwood	Mature	Good	Fair	High		Retain and Protect	
300	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
301	*Alstonia actinophylla*	Milkwood	Mature	Good	Poor	High		Retain and Protect	
302	*Alstonia actinophylla*	Milkwood	Mature	Fair	Fair	High		Retain and Protect	
303	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Poor	High		Retain and Protect	
304	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
305	*Alstonia actinophylla*	Milkwood	Mature	Good	Poor	High		Retain and Protect	
306	*Alstonia actinophylla*	Milkwood	Mature	Good	Fair	High		Retain and Protect	
307	*Alstonia actinophylla*	Milkwood	Mature	Fair	Poor	High		Retain and Protect	
308	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Poor	High		Retain and Protect	
309	*Alstonia actinophylla*	Milkwood	Juvenile	Fair	Poor	High		Retain and Protect	
310	*Alstonia actinophylla*	Milkwood	Mature	Fair	Fair	High		Retain and Protect	
311	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Poor	High		Retain and Protect	
312	*Alstonia actinophylla*	Milkwood	Semi Mature	Fair	Poor	High		Retain and Protect	

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REV	REVISION DESCRIPTION	REVISION DATE	REVIEW	VERIFY
A	DA SUBMISSION	25/05/2026	AY	TC

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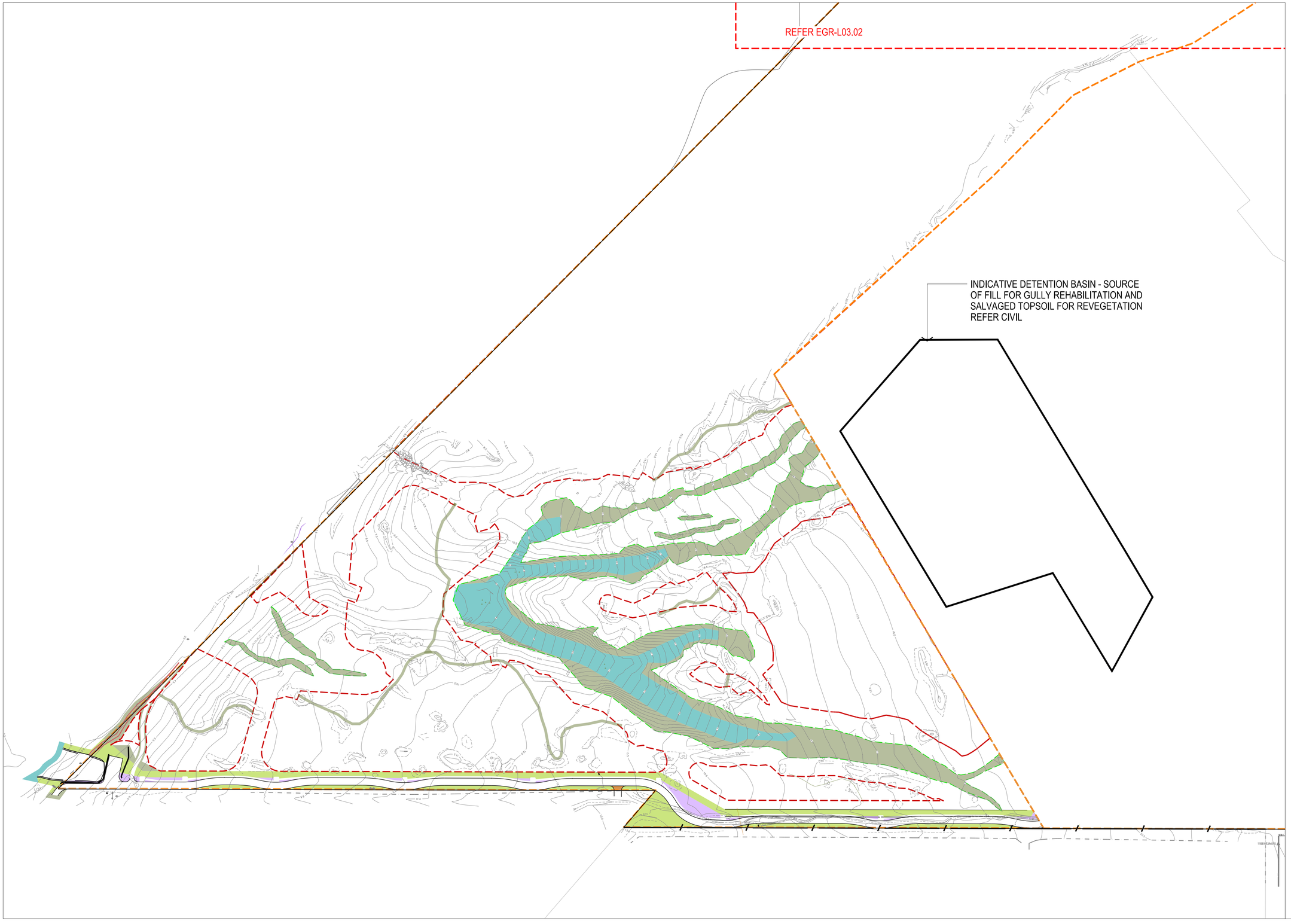
BUILDING 4, 631 STUART HWY
BERRIMAH NT 0828

LEAD CONSULTANT
CLOUSTON associates
a divison of Beveridge Williams
LANDSCAPE ARCHITECTS
LEVEL 5
21 KNUCKEY STREET
DARWIN NT 0800
darwin@clouston.com.au
TELEPHONE (08) 8941 2450

CLOUSTON associates

a division of Beveridge Williams

PROJECT LANDSCAPE WORKS DRAWING SET 2CRU SUBDIVISION - EROSION GULLY & REHABILITATION	CLIENT DHA	SCALE -	
DRAWING TITLE SCHEDULES SHEET 3 OF 3	DRAWING NUMBER D17-0020 EGR-L02.03	DRAWN HS	REVISION A



LEGEND

- PROPERTY BOUNDARY
- MAXIMUM PERMITTED LIMIT OF CLEARING REFER TO CIVIL
- EXTENT OF CIVIL EARTHWORKS
- EXISTING SHARED TRAIL
- REVEGETATION TREATMENT - TYPE 1, REFER DETAIL LA04.02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 2, REFER DETAIL LA04.02 & SCHEDULE LA02.01. SUBJECT TO TIMING OF WORKS, UTILISE FELX TREES TO STABILISE SURFACES.
- REVEGETATION TREATMENT - TYPE 3, REFER DETAIL LA04.02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 4, REFER DETAIL LA04.02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 5, REFER DETAIL LA04.02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 6, REFER DETAIL LA04.02 & SCHEDULE LA02.01

NOTES:

1. REFER TO CIVIL DRAWINGS.
2. CONTRACTOR TO CONFIRM WORKS METHODOLOGY TO MINIMISE EXTENT OF WORKS AND ASSOCIATED CLEARING AND REVEGETATION
3. ANY CLEARED AREAS BEYOND EXTENT OF CIVIL EARTHWORKS ARE TO BE RESTORED - REVEGETATION TREATMENT TYPE 1
   ALL IDENTIFIED TREES IN THIS ZONE TO BE PROTECTED AS SCHEDULED.
   ALL VIABLE CYCADS TO BE SALVAGED
4. IN REVEGETATION AREAS, INSTALL SEDIMENT FENCES AS REQUIRED, SUBJECT TO PLANT ESTABLISHMENT & TIMING OF WORKS. NOT TO BE USED WITHIN DRAINAGE FLOW PATH. CONTRACTOR IS RESPONSIBLE FOR REPAIRING/REVEGETATIONG/MAKING GOOD ALL AREAS DISTURBED BY WORKS.

NOTE: This document is Preliminary unless Verified.

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A	DA SUBMISSION	25/05/2026	AY	TC

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CLIENT

BUILDING 4, 631 STUART HWY
BERRIMAH NT 0828

LEAD CONSULTANT
CLOUSTON associates
a divison of Beveridge Williams
LANDSCAPE ARCHITECTS

LEVEL 5
21 KNUCKEY STREET
DARWIN NT 0800
darwin@clouston.com.au
TELEPHONE (08) 8941 2450

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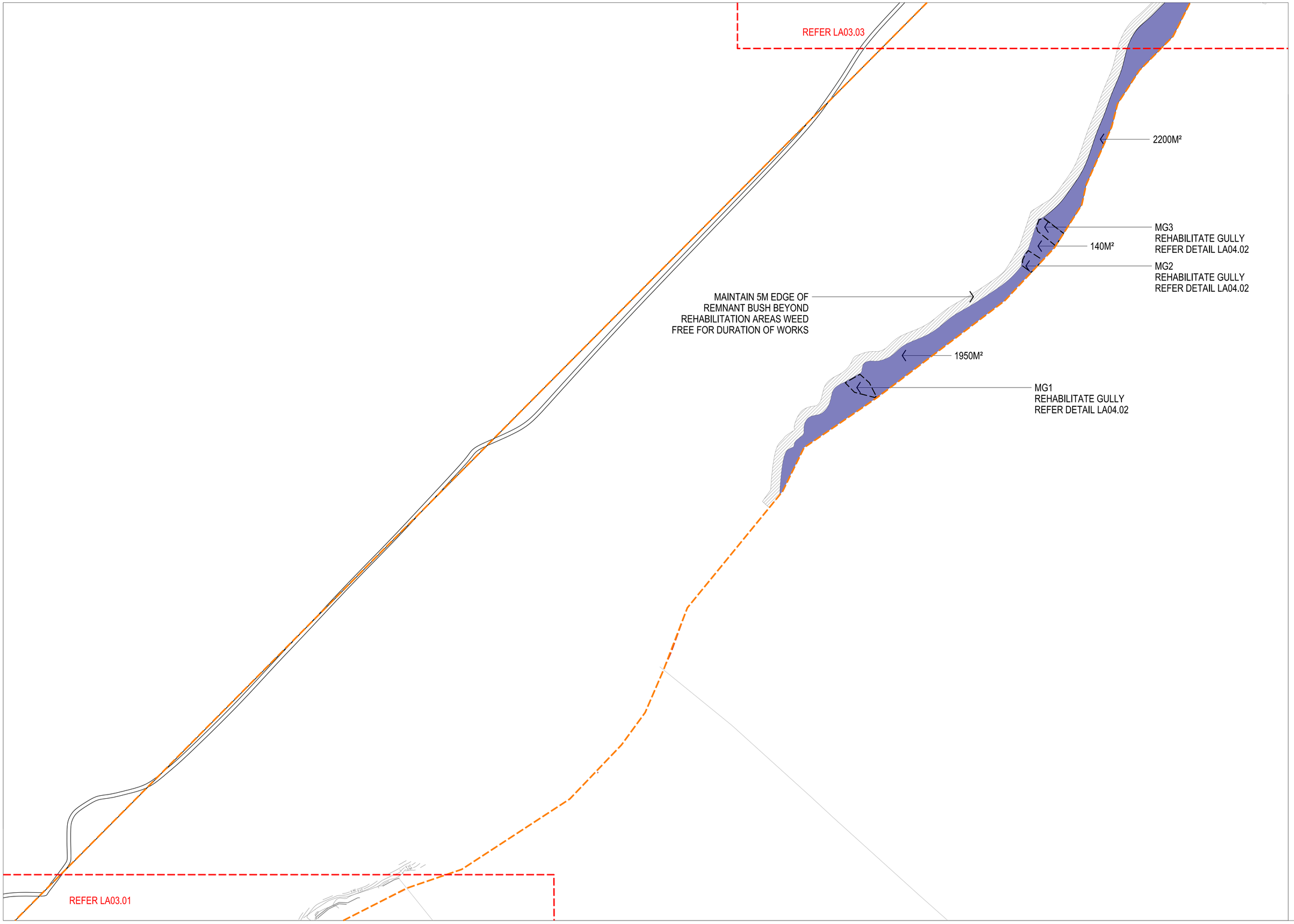
NORTH

CLOUSTON associates

a division of Beveridge Williams

PROJECT	CLIENT	SCALE
LANDSCAPE WORKS DRAWING SET 2CRU SUBDIVISION - EROSION GULLY & REHABILITATION	DHA	1:1000@A1

DRAWING TITLE	DRAWING NUMBER	DRAWN	REVISION
GENERAL ARRANGEMENT PLAN - SHEET 1 OF 3	D17-0020 EGR-L03.01	HS	A



LEGEND

- PROPERTY BOUNDARY
- MAXIMUM PERMITTED LIMIT OF CLEARING REFER TO CIVIL
- EXTENT OF CIVIL EARTHWORKS
- EXISTING SHARED TRAIL
- REVEGETATION TREATMENT - TYPE 1, REFER DETAIL LA04.02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 2, REFER DETAIL LA04.02 & SCHEDULE LA02.01. SUBJECT TO TIMING OF WORKS, UTILISE FELX TREES TO STABILISE SURFACES.
- REVEGETATION TREATMENT - TYPE 3, REFER DETAIL LA04.02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 4, REFER DETAIL LA04.02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 5, REFER DETAIL LA04.02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 6, REFER DETAIL LA04.02 & SCHEDULE LA02.01

NOTES:
1. REFER TO CIVIL DRAWINGS.
2. CONTRACTOR TO CONFIRM WORKS METHODOLOGY TO MINIMISE EXTENT OF WORKS AND ASSOCIATED CLEARING AND REVEGETATION
3. ANY CLEARED AREAS BEYOND EXTENT OF CIVIL EARTHWORKS ARE TO BE RESTORED - REVEGETATION TREATMENT TYPE 1
   ALL IDENTIFIED TREES IN THIS ZONE TO BE PROTECTED AS SCHEDULED.
   ALL VIABLE CYCADS TO BE SALVAGED
4. IN REVEGETATION AREAS, INSTALL SEDIMENT FENCES AS REQUIRED, SUBJECT TO PLANT ESTABLISHMENT & TIMING OF WORKS. NOT TO BE USED WITHIN DRAINAGE FLOW PATH. CONTRACTOR IS RESPONSIBLE FOR REPAIRING/REVEGETATIONG/MAKING GOOD ALL AREAS DISTURBED BY WORKS.

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REV	REVISION DESCRIPTION	REVISION DATE	REVIEW	VERIFY
A	DA SUBMISSION	25/05/2026	AY	TC

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CLIENT

BUILDING 4, 631 STUART HWY
BERRIMAH NT 0828

LEAD CONSULTANT
CLOUSTON associates
a division of Beveridge Williams
LANDSCAPE ARCHITECTS
LEVEL 5
21 KNUCKEY STREET
DARWIN NT 0800
darwin@clouston.com.au
TELEPHONE (08) 8941 2450

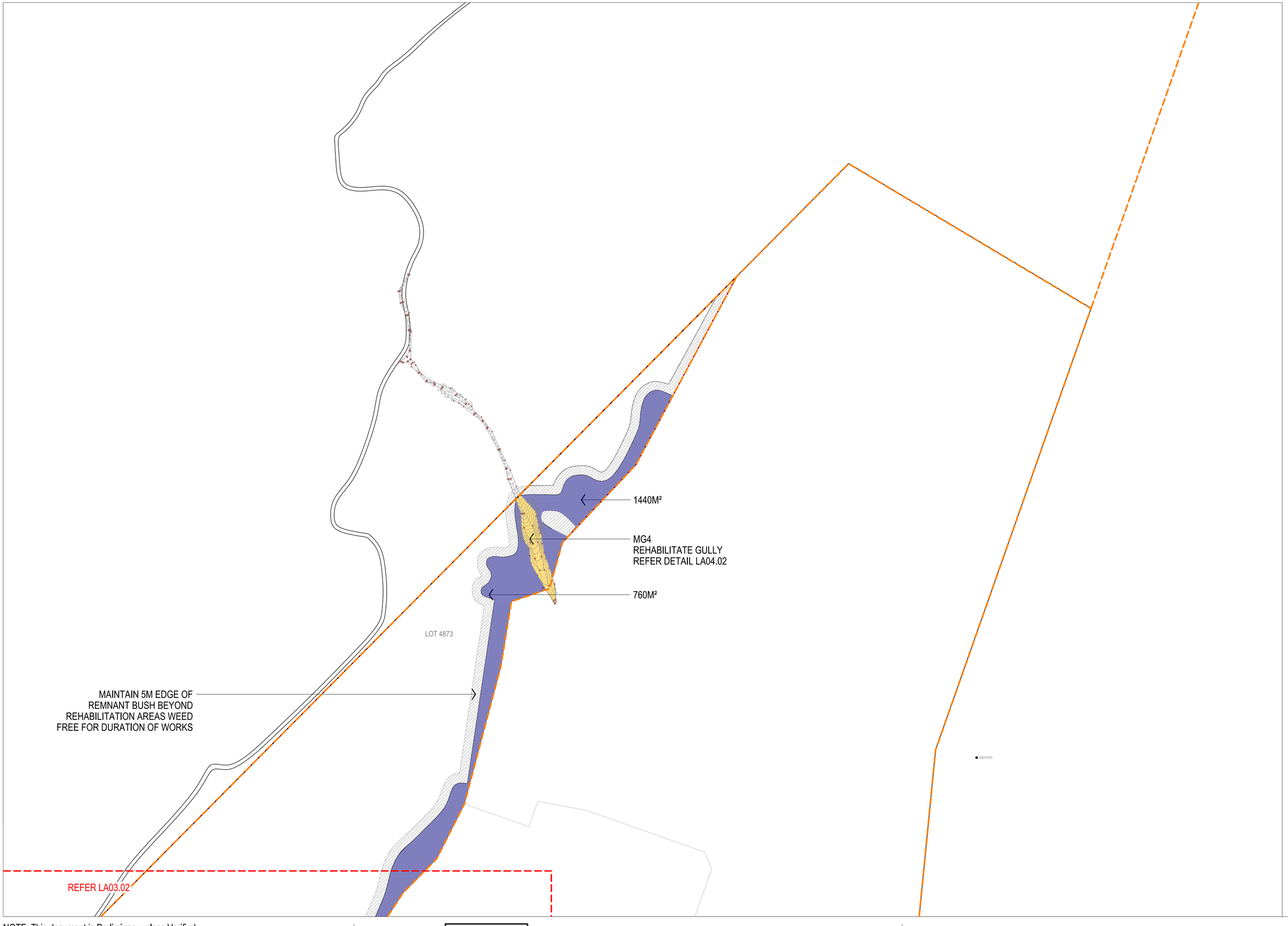
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NORTH

CLOUSTON associates

a division of Beveridge Williams

PROJECT LANDSCAPE WORKS DRAWING SET 2CRU SUBDIVISION - EROSION GULLY & REHABILITATION	CLIENT DHA		SCALE 1:1000@A1
DRAWING TITLE GENERAL ARRANGEMENT PLAN - SHEET 2 OF 3	DRAWING NUMBER D17-0020 EGR-L03.02	DRAWN HS	REVISION A



LEGEND

- PROPERTY BOUNDARY
- MAXIMUM PERMITTED LIMIT OF CLEARING REFER TO CIVIL
- EXTENT OF CIVIL EARTHWORKS
- EXISTING SHARED TRAIL
- REVEGETATION TREATMENT - TYPE 1, REFER DETAIL LA04.02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 2, REFER DETAIL LA04.02 & SCHEDULE LA02.01. SUBJECT TO TIMING OF WORKS, UTILISE FELX TREES TO STABILISE SURFACES.
- REVEGETATION TREATMENT - TYPE 3, REFER DETAIL LA04.02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 4, REFER DETAIL LA04.02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 5, REFER DETAIL LA04.02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 6, REFER DETAIL LA04.02 & SCHEDULE LA02.01

NOTES:
1. REFER TO CIVIL DRAWINGS.
2. CONTRACTOR TO CONFIRM WORKS METHODOLOGY TO MINIMISE EXTENT OF WORKS AND ASSOCIATED CLEARING AND REVEGETATION
3. ANY CLEARED AREAS BEYOND EXTENT OF CIVIL EARTHWORKS ARE TO BE RESTORED - REVEGETATION TREATMENT TYPE 1
   ALL IDENTIFIED TREES IN THIS ZONE TO BE PROTECTED AS SCHEDULED.
   ALL VIABLE CYCADS TO BE SALVAGED
4. IN REVEGETATION AREAS, INSTALL SEDIMENT FENCES AS REQUIRED, SUBJECT TO PLANT ESTABLISHMENT & TIMING OF WORKS. NOT TO BE USED WITHIN DRAINAGE FLOW PATH. CONTRACTOR IS RESPONSIBLE FOR REPAIRING/REVEGETATIONG/MAKING GOOD ALL AREAS DISTURBED BY WORKS.

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REV	REVISION DESCRIPTION	REVISION DATE	REVIEW	VERIFY
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CLIENT

BUILDING 4, 631 STUART HWY
BERRIMAH NT 0828

LEAD CONSULTANT
CLOUSTON associates
a divison of Beveridge Williams
LANDSCAPE ARCHITECTS
LEVEL 5
21 KNUCKEY STREET
DARWIN NT 0800
darwin@clouston.com.au
TELEPHONE (08) 8941 2450

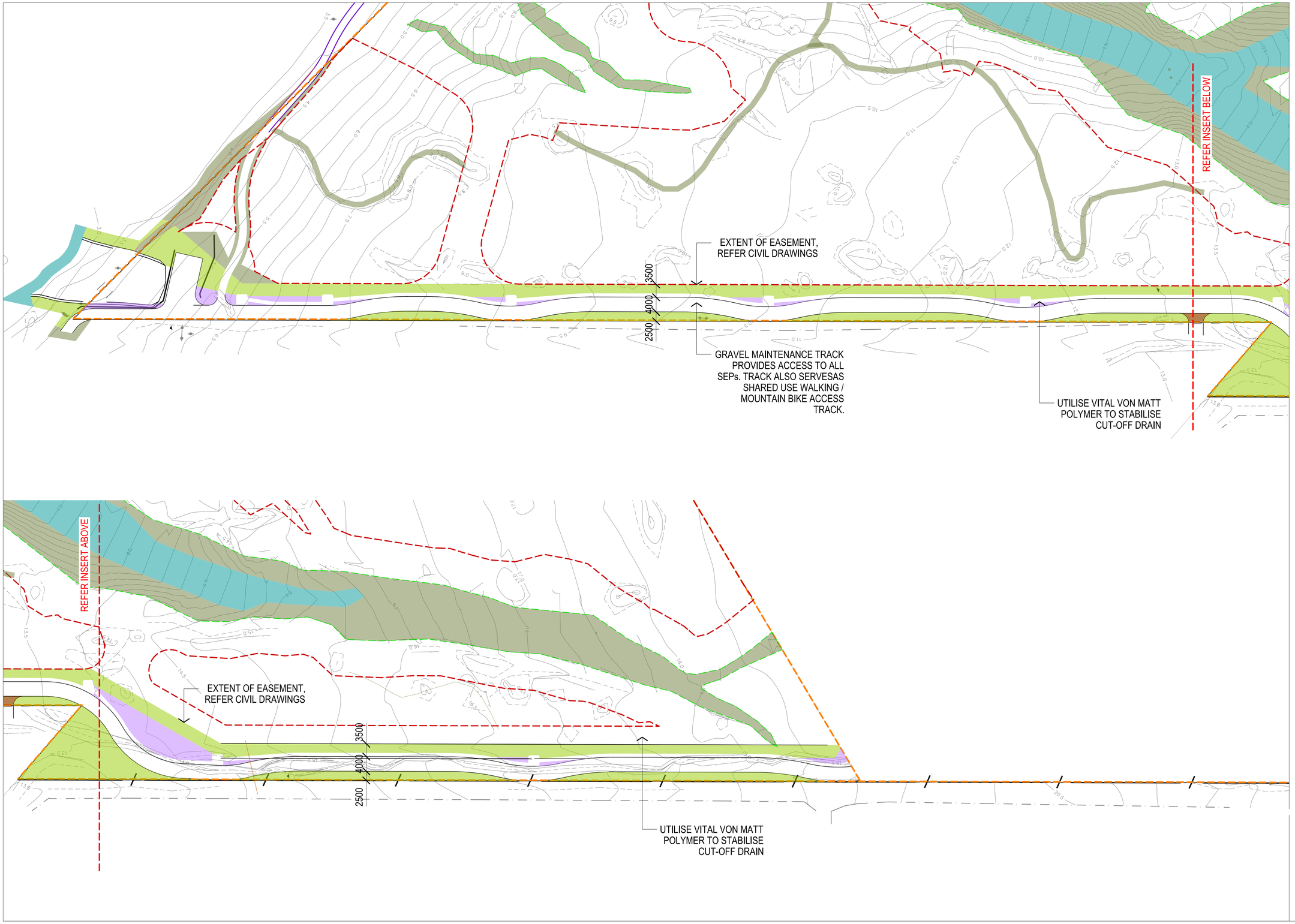
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NORTH

CLOUSTON associates

a division of Beveridge Williams

PROJECT LANDSCAPE WORKS DRAWING SET		CLIENT	SCALE
2CRU SUBDIVISION - EROSION GULLY & REHABILITATION		DHA	1:1000@A1
DRAWING TITLE	DRAWING NUMBER	DRAWN	REVISION
GENERAL ARRANGEMENT PLAN - SHEET 3 OF 3	D17-0020 EGR-L03.03	HS	A



LEGEND

- PROPERTY BOUNDARY
- PERMITTED LEVEL OF CLEARING REFER TO CIVIL
- REVEGETATION TREATMENT - TYPE 1, REFER DETAIL LA04.02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 2, REFER DETAIL LA04.02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 3, REFER DETAIL LA04.02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 4, REFER DETAIL LA04.02 & SCHEDULE LA02.01
- EXISTING SHARED TRAIL (TO BE REHABILITATED)
- EXISTING SHARED TRAIL TO BE UPGRADED (2.5M WIDTH TYP.)
- SHARED TRAIL (2.5M WIDTH TYP.)
- MAINTENANCE TRACK. REFER CIVIL DRAWINGS

NOTE:
IN REVEGETATION AREAS, INSTALL SEDIMENT FENCES AS REQUIRED, SUBJECT TO PLANT ESTABLISHMENT & TIMING OF WORKS. NOT TO BE USED WITHIN DRAINAGE FLOW PATH. CONTRACTOR IS RESPONSIBLE FOR REPAIRING/REVEGETATIONG/MAKING GOOD ALL AREAS DISTURBED BY WORKS.

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CLIENT

BUILDING 4, 631 STUART HWY
BERRIMAH NT 0828

LEAD CONSULTANT
CLOUSTON associates
a divison of Beveridge Williams
LANDSCAPE ARCHITECTS
LEVEL 5
21 KNUCKEY STREET
DARWIN NT 0800
darwin@clouston.com.au
TELEPHONE (08) 8941 2450

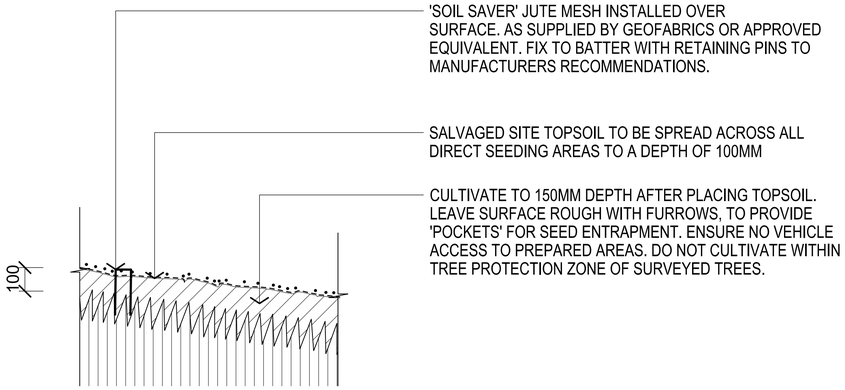
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NORTH

CLOUSTON associates

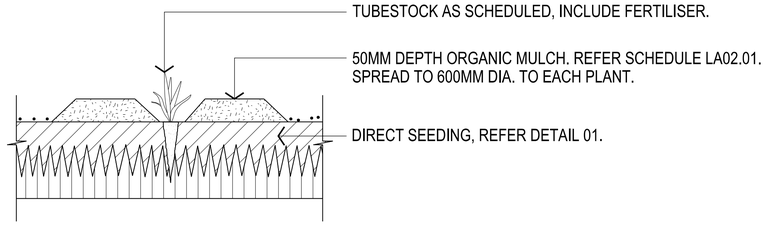
a division of Beveridge Williams

PROJECT LANDSCAPE WORKS DRAWING SET 2CRU SUBDIVISION - EROSION GULLY & REHABILITATION	CLIENT DHA		SCALE 1:500@A1
DRAWING TITLE DETAIL PLAN - MAINTENANCE TRACK	DRAWING NUMBER D17-0020 EGR-L04.01	DRAWN HS	REVISION A

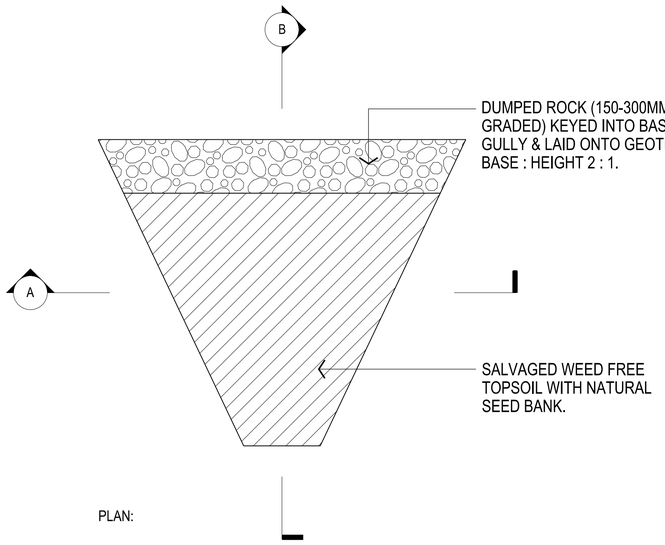


NOTE:
- PROVIDE AN EVEN APPLICATION OF SEED MIX ACROSS THE ENTIRE AREA IMMEDIATELY FOLLOWING GROUND PREPARATION. REFER SCHEDULE LA02.01.
- ON ALL SLOPES GREATER THAN 1:6, INSTALL JUTE MESH IMMEDIATELY FOLLOWING GROUND PREPARATION AND PRIOR TO SEEDING.
- APPLY FLEX AS SURFACE BINDER TO PROTECT SEED WHERE RISK OF EROSION.

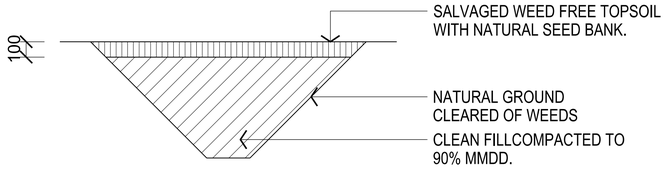
01 / - DIRECT SEEDING
1:10 @ A1



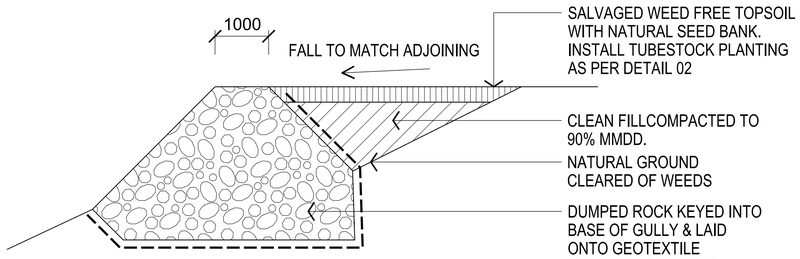
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PLAN:



SECTION A:



SECTION B:

03 / - MINOR GULLY REHABILITATION
NTS

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REV	REVISION DESCRIPTION	REVISION DATE	REVIEW	VERIFY
A	DA SUBMISSION	25/05/2026	AY	TC

CLIENT
BUILDING 4, 631 STUART HWY
BERRIMAH NT 0828

LEAD CONSULTANT
CLOUSTON associates
a divison of Beveridge Williams
LANDSCAPE ARCHITECTS
LEVEL 5
21 KNUCKEY STREET
DARWIN NT 0800
darwin@clouston.com.au
TELEPHONE (08) 8941 2450

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PROJECT LANDSCAPE WORKS DRAWING SET
2CRU SUBDIVISION - EROSION GULLY & REHABILITATION

CLIENT
DHA

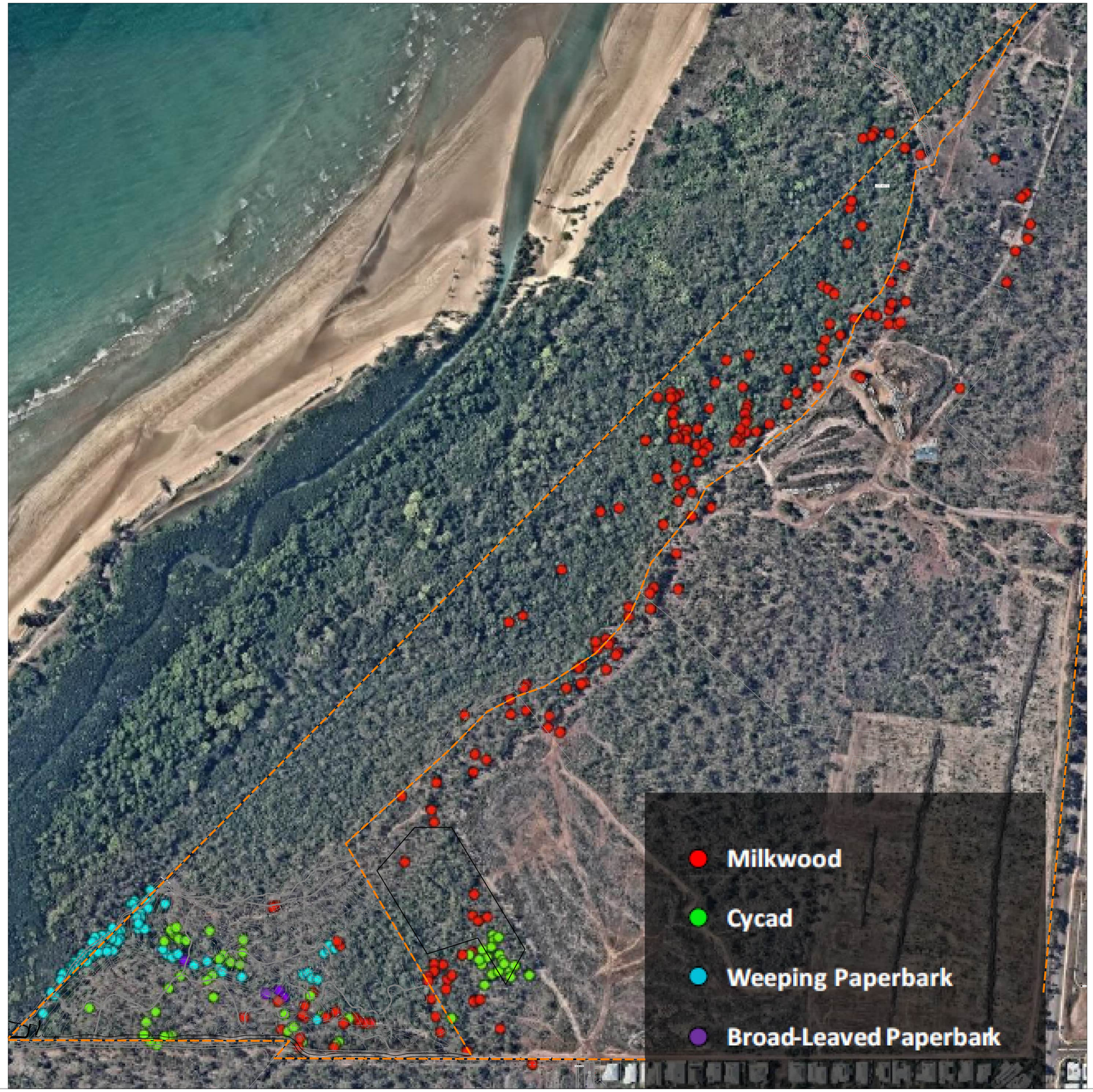
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DETAILS

DRAWING NUMBER
D17-0020 EGR-L04.02

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A	DA SUBMISSION	25/05/2026	AY	TC

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CLIENT

BUILDING 4, 631 STUART HWY
BERRIMAH NT 0828

LEAD CONSULTANT
CLOUSTON associates
a divison of Beveridge Williams
LANDSCAPE ARCHITECTS
LEVEL 5
21 KNUCKEY STREET
DARWIN NT 0800
darwin@clouston.com.au
TELEPHONE (08) 8941 2450

CLOUSTON associates

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NORTH

PROJECT LANDSCAPE WORKS DRAWING SET
2CRU SUBDIVISION - EROSION GULLY & REHABILITATION

CLIENT
DHA

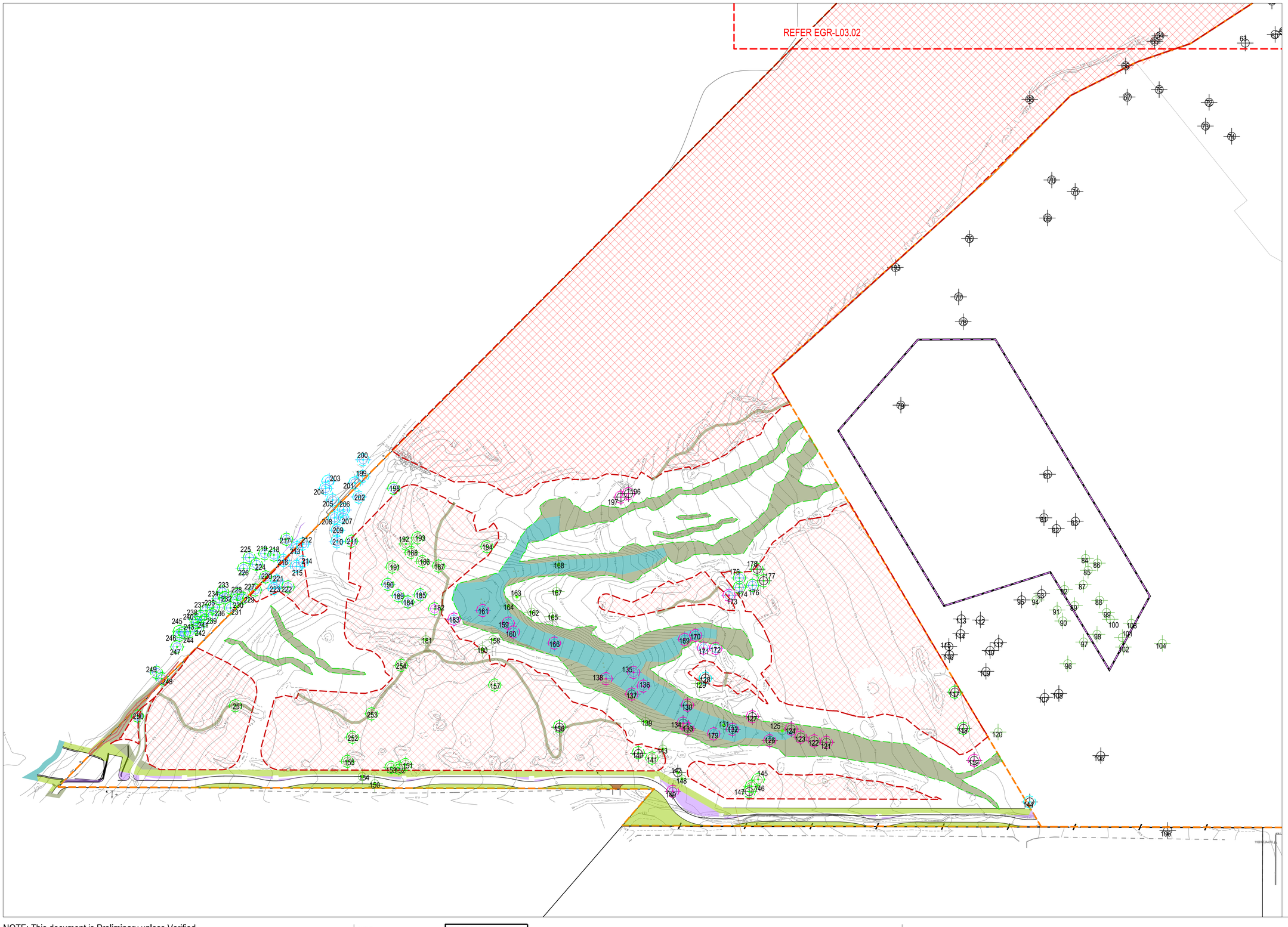
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DRAWING TITLE
TREE SURVEY - OVERVIEW

DRAWING NUMBER
D17-0020 EGR-L05.01

DRAWN
HS

REVISION
A



LEGEND

- PROPERTY BOUNDARY
- MAXIMUM PERMITTED LIMIT OF CLEARING REFER TO CIVIL
- EXISTING SHARED TRAIL
- REVEGETATION TREATMENT - TYPE 1, REFER DETAIL LA05.01/01 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 2, REFER DETAIL LA05.01/01 & SCHEDULE LA02.01, SUBJECT TO TIMING OF WORKS, UTILISE VITAL BON MATT POLYMER TO STABILISE SURFACES.
- REVEGETATION TREATMENT - TYPE 3, REFER DETAIL LA05.01/01 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 4, REFER DETAIL LA05.01/01-02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 5, REFER DETAIL LA05.01/01-02 & SCHEDULE LA02.01
- TREES AND CYCADS TO BE RETAINED AND PROTECTED REFER TO THE CCR TREE SCHEDULE L02.02
- TREES TO BE REMOVED WITHIN EARTHWORKS ZONE REFER TO THE CCR TREE SCHEDULE L02.02
- TREES TO BE RETAINED AND PROTECTED WHERE WORK METHODOLOGY ALLOWS REFER TO THE CCR TREE SCHEDULE L02.02
- CYCAD / GROUP OF CYCADS TO BE SALVAGED REFER TO THE CCR TREE SCHEDULE L02.02
- XXX ALSTONIA ACTINOPHYLLA - MILKWOOD REFER TO THE CCR TREE SCHEDULE L02.02
- XXX CYCAS ARMSTRONGII - CYCAD REFER TO THE CCR TREE SCHEDULE L02.02
- XXX MELALEUCA LEUCADENDRA - WEEPING PAPERBARK REFER TO THE CCR TREE SCHEDULE L02.02
- XXX MELALEUCA VIRIDIFLORA - BROAD-LEAVED PAPERBARK REFER TO THE CCR TREE SCHEDULE L02.02
- NO GO ZONE REFER TO CIVIL ENGINEER DRAWING

NOTE: This document is Preliminary unless Verified.

REV	REVISION DESCRIPTION	REVISION DATE	REVIEW	VERIFY
A	DA SUBMISSION	25/05/2026	AY	TC

CLIENT

BUILDING 4, 631 STUART HWY
BERRIMAH NT 0828

LEAD CONSULTANT
CLOUSTON associates
a divison of Beveridge Williams
LANDSCAPE ARCHITECTS
LEVEL 5
21 KNUCKEY STREET
DARWIN NT 0800
darwin@clouston.com.au
TELEPHONE (08) 8941 2450

NORTH

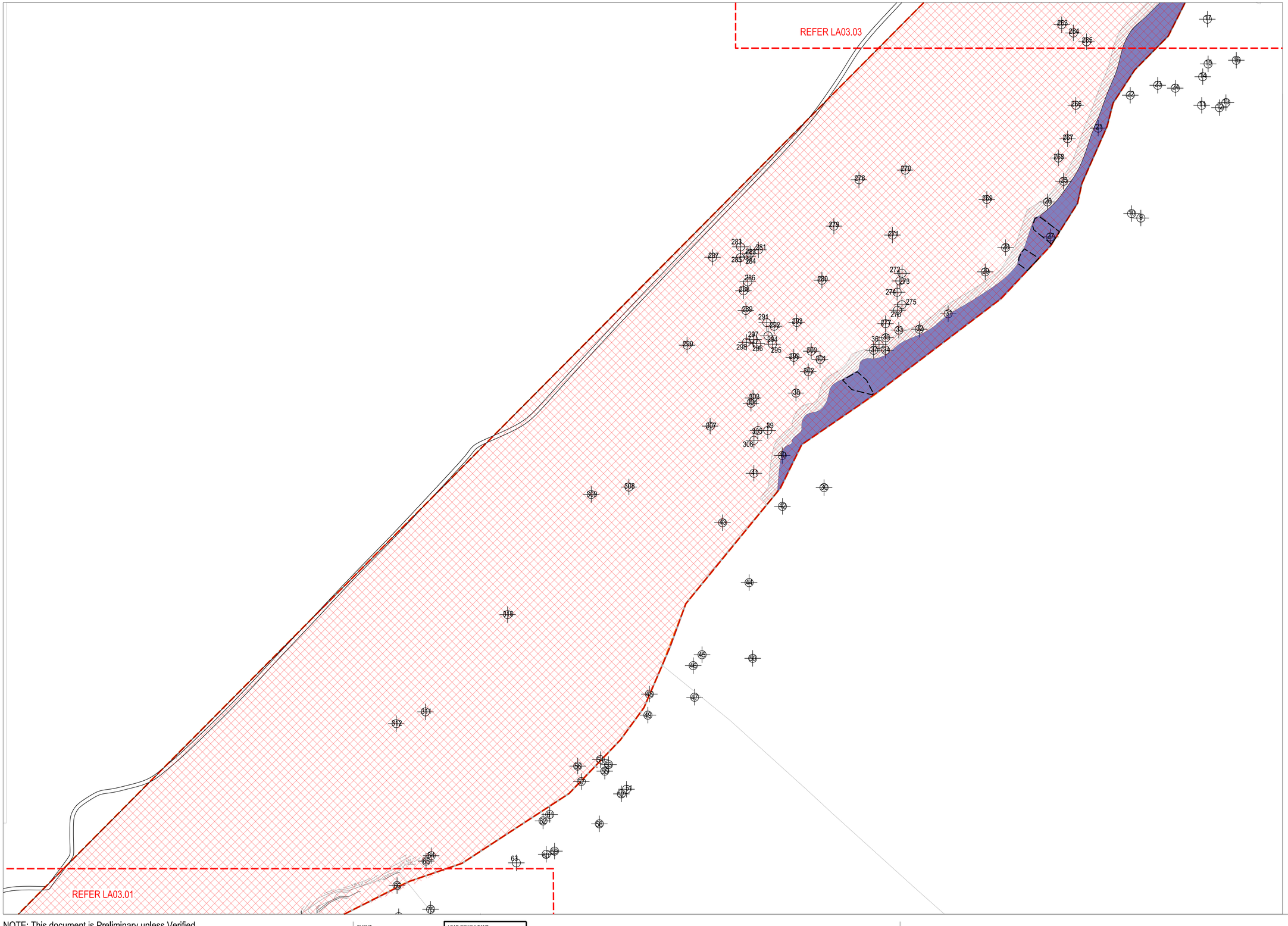
CLOUSTON associates

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PROJECT	CLIENT	SCALE
LANDSCAPE WORKS DRAWING SET 2CRU SUBDIVISION - EROSION GULLY & REHABILITATION	DHA	1:1000@A1

DRAWING TITLE	DRAWING NUMBER	DRAWN	REVISION
TREE REMOVAL & PROTECTION PLAN - SHEET 1 OF 3	D17-0020 EGR-L06.01	HS	A

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LEGEND

- PROPERTY BOUNDARY
- MAXIMUM PERMITTED LIMIT OF CLEARING REFER TO CIVIL
- EXISTING SHARED TRAIL
- REVEGETATION TREATMENT - TYPE 1, REFER DETAIL LA05.01/01 & SCHEDULE LA02.01
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- REVEGETATION TREATMENT - TYPE 3, REFER DETAIL LA05.01/01 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 4, REFER DETAIL LA05.01/01-02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 5, REFER DETAIL LA05.01/01-02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 6, REFER DETAIL LA05.01/01-02 & SCHEDULE LA02.01
- ALSTONIA ACTINOPHYLLA - MILKWOOD REFER TO THE CCR TREE SCHEDULE L02.02
- CYCAS ARMSTRONGII - CYCAD REFER TO THE CCR TREE SCHEDULE L02.02
- MELALEUCA LEUCADENDRA - WEEPING PAPERBARK REFER TO THE CCR TREE SCHEDULE L02.02
- MELALEUCA VIRIDIFLORA - BROAD-LEAVED PAPERBARK REFER TO THE CCR TREE SCHEDULE L02.02
- NO GO ZONE REFER TO CIVIL ENGINEER DRAWING

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REV	REVISION DESCRIPTION	REVISION DATE	REVIEW	VERIFY
A	DA SUBMISSION	25/05/2026	AY	TC

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CLIENT

BUILDING 4, 631 STUART HWY
BERRIMAH NT 0828

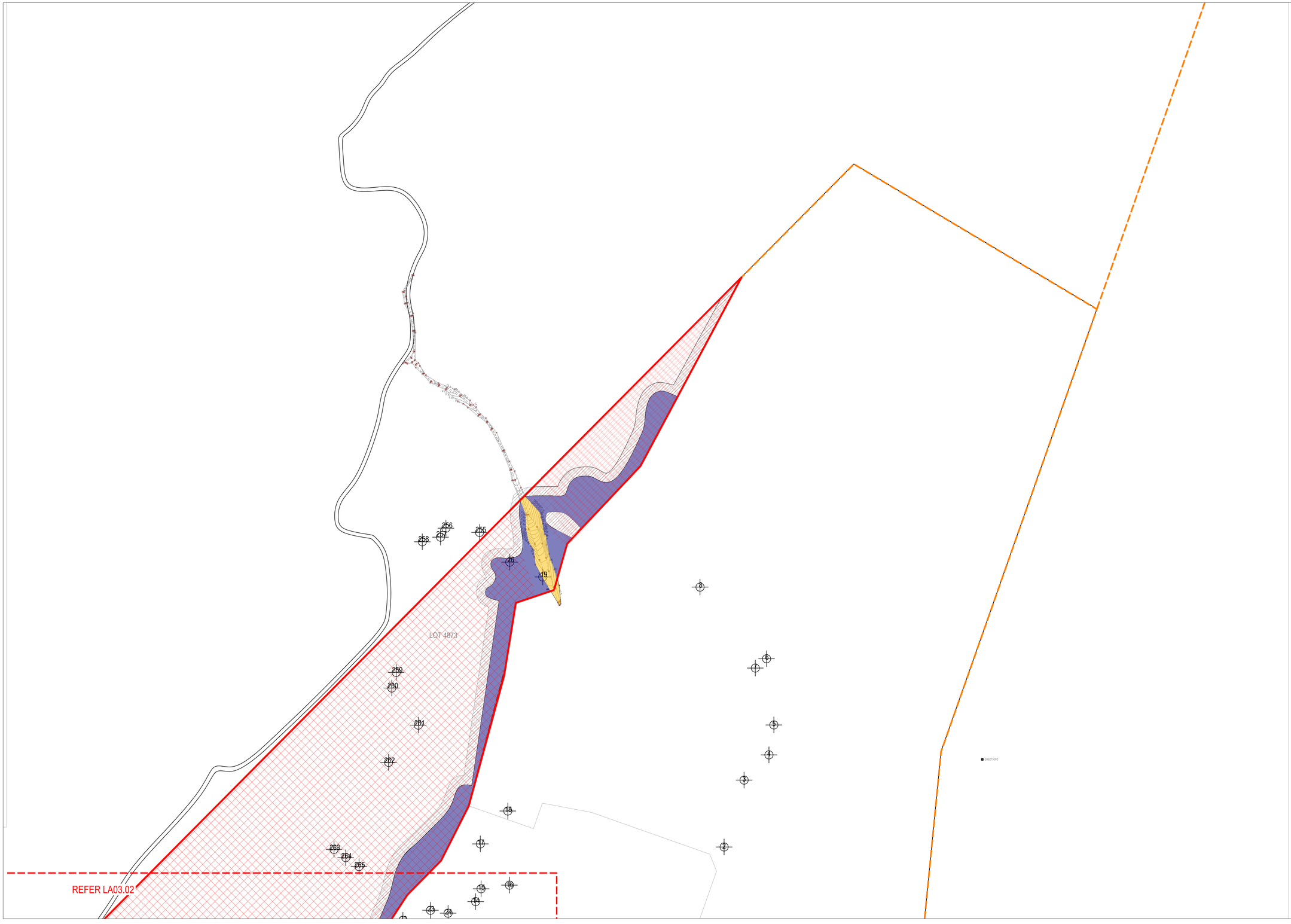
LEAD CONSULTANT
CLOUSTON associates
a divison of Beveridge Williams
LANDSCAPE ARCHITECTS
LEVEL 5
21 KNUCKEY STREET
DARWIN NT 0800
darwin@clouston.com.au
TELEPHONE (08) 8941 2450

CLOUSTON associates — a division of Beveridge Williams

NORTH

PROJECT	CLIENT	SCALE
LANDSCAPE WORKS DRAWING SET 2CRU SUBDIVISION - EROSION GULLY & REHABILITATION	DHA	1:1000@A1

DRAWING TITLE	DRAWING NUMBER	DRAWN	REVISION
TREE REMOVAL & PROTECTION PLAN - SHEET 2 OF 3	D17-0020 EGR-L06.02	HS	A



LEGEND

- PROPERTY BOUNDARY
- MAXIMUM PERMITTED LIMIT OF CLEARING REFER TO CIVIL
- EXISTING SHARED TRAIL
- REVEGETATION TREATMENT - TYPE 1, REFER DETAIL LA05.01/01 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 2, REFER DETAIL LA05.01/01 & SCHEDULE LA02.01, SUBJECT TO TIMING OF WORKS, UTILISE VITAL BON MATT POLYMER TO STABILISE SURFACES.
- REVEGETATION TREATMENT - TYPE 3, REFER DETAIL LA05.01/01 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 4, REFER DETAIL LA05.01/01-02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 5, REFER DETAIL LA05.01/01-02 & SCHEDULE LA02.01
- REVEGETATION TREATMENT - TYPE 6, REFER DETAIL LA05.01/01-02 & SCHEDULE LA02.01
- ALSTONIA ACTINOPHYLLA - MILKWOOD REFER TO THE CCR TREE SCHEDULE L02.02
- CYCAS ARMSTRONGII - CYCAD REFER TO THE CCR TREE SCHEDULE L02.02
- MELALEUCA LEUCADENDRA - WEEPING PAPERBARK REFER TO THE CCR TREE SCHEDULE L02.02
- MELALEUCA VIRIDIFLORA - BROAD-LEAVED PAPERBARK REFER TO THE CCR TREE SCHEDULE L02.02
- NO GO ZONE REFER TO CIVIL ENGINEER DRAWING

NOTE: This document is Preliminary unless Verified.

REV	REVISION DESCRIPTION	REVISION DATE	REVIEW	VERIFY
A	DA SUBMISSION	25/05/2026	AY	TC

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CLIENT

BUILDING 4, 631 STUART HWY
BERRIMAH NT 0828

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21 KNUCKEY STREET
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TELEPHONE (08) 8941 2450

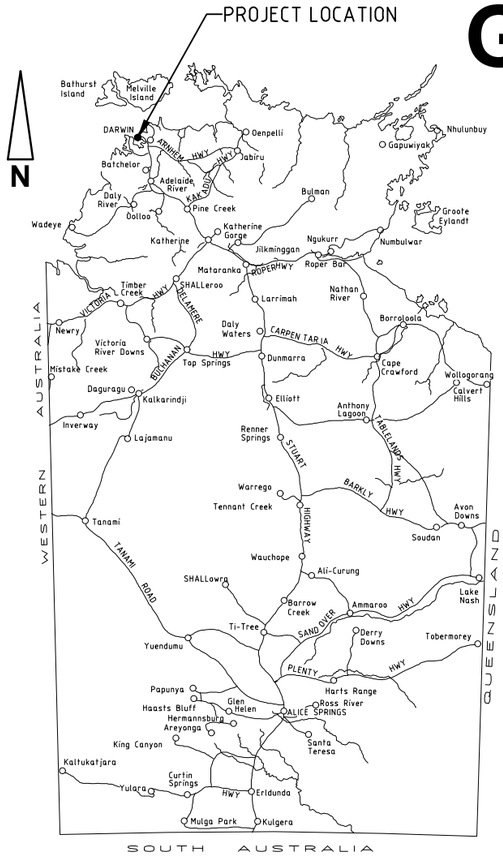
NORTH

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PROJECT LANDSCAPE WORKS DRAWING SET: 2CRU SUBDIVISION - EROSION GULLY & REHABILITATION	CLIENT: DHA		SCALE: 1:1000@A1
DRAWING TITLE: TREE REMOVAL & PROTECTION PLAN - SHEET 3 OF 3	DRAWING NUMBER: D17-0020 EGR-L06.03	DRAWN: HS	REVISION: A

ISSUED FOR CONSTRUCTION

2CRU SUBDIVISION
GULLY REHAB DRY SEASON ESCP



LOCALITY MAP

0 100 150 200 250 300
SCALE Kilometers

GENERAL NOTES

1. THIS IS A "DRY SEASON" ESCP PLAN FOR A SITE IN THE DARWIN TROPICAL REGION . WORKS PAST SEPTEMBER 30 WILL REQUIRE A "WET SEASON" ESCP.
2. ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE APPROVED ESCP AND ASSOCIATED DEVELOPMENT CONDITIONS.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN:
   A. THE APPROVED ESCP AND SUPPORTING DOCUMENTATION; AND
   B. THE LATEST VERSION OF INTERNATIONAL EROSION CONTROL ASSOCIATION (IECA) GUIDELINES, IF THE STANDARDS AND SPECIFICATIONS ARE NOT CONTAINED IN THE APPROVED ESCP.
5. WITHIN THEIR AREA OF WORKS, CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION, MONITORING AND MANAGEMENT OF ALL EROSION AND SEDIMENT CONTROL MEASURES TO THE SATISFACTION OF THE RELEVANT AUTHORITY.
6. WITHIN THEIR AREA OF WORKS, CONTRACTOR SHALL TAKE ALL REASONABLE AND PRACTICABLE MEASURES TO CONTROL STORM WATER FLOW VELOCITIES, MINIMISE SOIL EROSION AND SEDIMENT RUNOFF, AND MITIGATE ENVIRONMENTAL HARM.
7. UNEXPECTED CIRCUMSTANCES OR LARGE STORM EVENTS MAY NECESSITATE AMENDMENT OF THE ESCP. IN THE EVENT THAT SITE CONDITIONS CHANGE SIGNIFICANTLY FROM THOSE CONSIDERED WITHIN THE APPROVED ESCP, A REVISED EROSION AND SEDIMENT CONTROL PLAN (ESCP) SHALL BE PREPARED AND CERTIFIED BY A CPESC, AND SUBMITTED FOR APPROVAL TO THE RELEVANT AUTHORITY WITH VARIATIONS IN EROSION AND SEDIMENT CONTROL MEASURES IMPLEMENTED.
8. WHERE THERE IS HIGH PROBABILITY OF ENVIRONMENTAL HARM OCCURRING DUE TO SEDIMENT LEAVING THE SITE, CONTRACTOR SHALL IMPLEMENT ALL REASONABLE AND PRACTICABLE MEASURES REQUIRED TO MITIGATE SUCH HARM, INCLUDING IMPLEMENTATION OF APPROPRIATE ADDITIONAL CONTROL MEASURES, WITH THE ESCP AMENDED AS SOON AS POSSIBLE AND RE-SUBMITTED FOR APPROVAL TO THE RELEVANT AUTHORITY.
9. CONTRACTOR SHALL MAINTAIN SUFFICIENT EROSION AND SEDIMENT CONTROL MATERIALS ON SITE FOR SHORT NOTICE REPAIRS.
10. CONTRACTOR SHALL MONITOR THE WORKS AREA WEEKLY, OR DAILY DURING RAINFALL, AND ADAPT ESC PRACTICES AS REQUIRED TO MAINTAIN THE REQUIRED PERFORMANCE STANDARD.
11. A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) SHALL BE ENGAGED TO UNDERTAKE INSPECTIONS DURING EXECUTION OF THE WORKS TO ENSURE THAT NOMINATED CONTROLS ARE BEING APPROPRIATELY INSTALLED AND MAINTAINED, AS WELL AS TO REVIEW ANY NEED TO AMEND THE ESCP DESIGN TO ADAPT TO CHANGING SITE OR CLIMATIC CONDITIONS. REFER INSPECTION SCHEDULE.

CLIENT	DEFENCE HOUSING AUSTRALIA	
SITE	2CRU SUBDIVISION	
ADDRESS	NT LOT 4873, LEE POINT	
AREA OF WORKS	APPROX. 2.3 HECTARES	
CONSTRUCTION PERIOD	MAY 2026 TO SEPTEMBER 2026	
CONTRACTOR CONTACTS		
• SITE MANAGER	TBC	04XX XXX XXX
• PROJECT MANAGER	TBC	04XX XXX XXX
• ENVIRONMENTAL OFFICER	TBC	04XX XXX XXX
• ESCP DESIGNER	PAUL BRANDIS	08 8947 2476
	CPESC No. 9681	

INSPECTION SCHEDULE

INSPECTION	MONTH	DESCRIPTION
1	MAY	START UP MEETING WITH DHA AND CONTRACTOR
2	JUN	MONTHLY AUDIT
3	JUL	MONTHLY AUDIT
4	AUG	MONTHLY AUDIT
5	SEP	FINAL INSPECTION

NOTE: ONCE SCHEDULE CONFIRMED, CONSULT ESCP DESIGNER.

SCHEDULE OF DRAWINGS

DRAWING NO.	DRAWING DESCRIPTION
WE05-ESC500	DRY SEASON EROSION AND SEDIMENT CONTROL PLAN - COVER SHEET AND LOCALITY PLAN
WE05-ESC501	DRY SEASON EROSION AND SEDIMENT CONTROL PLAN - NOTES SHEET
WE05-ESC502	DRY SEASON EROSION AND SEDIMENT CONTROL PLAN - EROSION RISK ASSESSMENT AND GENERAL ARRANGEMENT PLAN
WE05-ESC503	DRY SEASON EROSION AND SEDIMENT CONTROL PLAN - SITE ESTABLISHMENT AND CLEARING
WE05-ESC504	DRY SEASON EROSION AND SEDIMENT CONTROL PLAN - FINISHED SURFACES PLAN
WE05-ESC505	DRY SEASON EROSION AND SEDIMENT CONTROL PLAN - TYPICAL SECTION AND DETAILS

IECA SCHEDULE OF STANDARD DRAWINGS

	IECA STANDARD DRAWINGS - DRAINAGE CONTROLS
LS-01	LEVEL SPREADER
RCD-01	CHECK DAMS
	IECA STANDARD DRAWINGS - EROSION CONTROLS
GRAVEL-01	GRAVELLING
	IECA STANDARD DRAWINGS - SEDIMENT CONTROLS
EXIT-01	ROCK PAD
EXIT-02	ROCK PAD
SF-01	SEDIMENT FENCE
SF-02	SEDIMENT FENCE NOTES
MB-01	MULCH FILTER BERM

IECA STANDARD DRAWINGS MAY BE ACCESSED VIA:
https://austieca.com.au/resources/resources-list/bpesc-document/standard-drawings

LEGEND

EROSION AND SEDIMENT CONTROL

- LIMIT OF CLEARING
- NO GO ZONE
- REVEGETATION (REFER LANDSCAPING DRGS)
- GRAVEL (REFER IECA STD DRG GRAVEL-01)
- 415 — EXISTING SURFACE CONTOURS (0.5m) INTERVAL
- 415 — DESIGN CONTOUR (0.25m) INTERVAL
- STORMWATER FLOW PATH
- >CWD> — CLEANWATER DIVERSION BANK (REFER DETAIL ON WE05-ESC505)
- SEDIMENT FENCE (REFER IECA STD DRG SF-01 AND SF-02)
- MB MB — MULCH BERM (REFER IECA STD DRG MB-01)
- EARTH BUND (REFER DETAIL ON WE05-ESC505)
- FLOW — STORMWATER FLOW DIRECTION
- LS — LEVEL SPREADER (REFER IECA STD DRG LS-01)
- CH — CHUTE (REFER DETAIL ON WE05-ESC505)
- RFD — ROCK FILTER DAM (REFER DETAIL ON WE05-ESC505)
- RCD — ROCK CHECK DAM (REFER IECA STD DRG RCD-01)
- ROCK PAD/SHAKER GRID (REFER IECA STD DRG EXIT-01 AND EXIT-02)

WARNING

BEWARE OF UNDERGROUND SERVICES

The locations of underground services are approximate only and their exact position should be proven on site
No guarantee is given that all existing services are shown

DRAWINGS CERTIFIED IN ACCORDANCE WITH BEST PRACTICE EROSION & SEDIMENT CONTROL (BPESC) BY CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC).

NAME: PAUL BRANDIS
CPESC NO: 9681
SIGNATURE:

No	DATE	INITIAL	AMENDMENT
0	26/03/26	PC	ISSUED FOR CONSTRUCTION

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CLIENT: DHA Defence Housing Australia

byrne.
ABN 78 124 388 192
P.O.Box 43420 Casuarina NT 0811
Ph. 08 89472476 Fax: 08 89475098

APPROVED	
PB	
DRAWN	CHECKED
AD	PC
DESIGNED	CHECKED
PC	PB

TITLE: **2CRU SUBDIVISION - GULLY REHAB WORKS**
NT LOT 4873, LEE POINT
DRY SEASON EROSION SEDIMENT CONTROL PLAN
COVER SHEET AND LOCALITY PLAN

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT24102	WE05-ESC500	0

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PLOTTED ON: 25/May/2026 10:53 AM
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ISSUED FOR CONSTRUCTION

SITE MANAGEMENT

1. CONSTRUCTION ACTIVITIES SHALL BE STAGED WHERE PRACTICABLE SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF MANAGEABLE SIZE AND THE EXTENT AND DURATION OF SOIL EXPOSURE IS LIMITED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROGRESSIVELY IMPLEMENTED TO SUIT.
2. ALL OFFICE AND OPERATIONAL ACTIVITIES SHALL BE LOCATED SUCH THAT ALL LIQUID EFFLUENT (E.G. WASH-DOWN WATER) IS TOTALLY CONTAINED AND TREATED WITHIN THE SITE.
3. ALL LIQUIDS AND CHEMICALS SHALL BE STORED AND HANDLED ON-SITE IN ACCORDANCE WITH RELEVANT STANDARDS, INCLUDING AS1940 – THE STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
4. SITE SPOILS SHALL BE LAWFULLY DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ONGOING SOIL EROSION OR ENVIRONMENTAL HARM.
5. NO LIQUID EFFLUENT IS PERMITTED TO BE DISPOSED OF ON SITE.
6. TRACKING OF SEDIMENTS ONTO ROADS EXTERNAL OF THE SITE IS NOT PERMITTED. ENTRY/EXIT TO SITE SHALL BE RESTRICTED TO DEFINED POINTS, WITH SUPPLEMENTARY ENTRY/EXIT SEDIMENT CONTROLS INSTALLED.

CLEARING AND GRUBBING

1. CLEARING WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH APPROVALS AND PERMIT CONDITIONS.
2. MINIMISE DISTURBANCE TO ONLY THOSE AREAS REQUIRED FOR CONSTRUCTION. ALL OTHER AREAS SHALL BE FLAGGED AS "NO-GO ZONE"
3. ALL CLEARING SHALL BE CONDUCTED IN ACCORDANCE WITH FEDERAL, TERRITORY AND LOCAL GOVERNMENT ENVIRONMENTAL POLICIES.
4. BEFORE CLEARING COMMENCES, ALL SACRED SITES, RESTRICTED WORKS AREAS AND AREAS OF VEGETATION NOMINATED FOR PROTECTION SHALL BE CLEARLY IDENTIFIED AND MARKED ON SITE (BY FLAGGING OR FENCING) AND INSPECTED BY THE RELEVANT AUTHORITY. CLEARING OF VEGETATION SHALL BE RESTRICTED TO THE NOMINATED AREAS. THE CONTRACTOR SHALL TAKE ALL REASONABLE AND PRACTICABLE MEASURES TO MITIGATE RISK OF UNNECESSARY LAND CLEARING AND PREVENT REMOVAL OR DISTURBANCE OF ALL VEGETATION AND GROUND COVERS (ORGANIC OR INORGANIC) INTENDED TO BE RETAINED.
5. WHERE CLEARING IS REQUIRED FOR THE PURPOSE OF INSTALLING EROSION AND SEDIMENT CONTROL MEASURES, EXTENTS OF CLEARING SHALL BE KEPT TO A MINIMUM.
6. THE CONTRACTOR SHALL TAKE ALL PRACTICABLE AND REASONABLE MEASURES DURING CLEARING OPERATIONS TO PREVENT THE FORMATION OF FLOW PATHS THAT CAN CONCENTRATE SURFACE RUNOFF AND CREATE POTENTIAL FOR EROSION.

TOPSOIL AND STOCKPILE MANAGEMENT

1. SITE OF STOCKPILES, INCLUDING EXTENT AND LIMIT OF CLEARING, SHALL BE AGREED WITH THE RELEVANT AUTHORITY.
2. STRIPPED TOPSOIL SHALL BE STOCKPILED FOR REUSE. TOPSOIL STOCKPILE HEIGHTS SHALL BE 1.5m MAX. ALL OTHER STOCKPILE HEIGHTS SHALL BE 3.0m MAX WITH 1 IN 4 BATTERS MAX.
3. TOPSOIL STOCKPILE SHALL NOT BE COMPACTED OR WHEEL ROLLED.
4. AVOID PLACEMENT OF STOCKPILES (WHERE PRACTICABLE) WITHIN 50m OF ANY WATERWAYS.
5. THE FOLLOWING CONTROLS SHALL BE IMPLEMENTED FOR STOCKPILES OF ERODIBLE MATERIAL:
   A. STOCKPILES SHALL BE LOCATED AT LEAST 2m FROM ANY RETAINED VEGETATION AND DRAINAGE LINES.
   B. EARTH DIVERSION BUNDS SHALL BE INSTALLED IMMEDIATELY UP-SLOPE OF THE STOCKPILE, WHERE THE CONTRIBUTING CATCHMENT EXCEEDS 1500m^2 AND SHALL BE MANAGED TO AVOID CONCENTRATING FLOW CAUSING EROSION.
   C. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED DOWNSTREAM OF THE STOCKPILE (E.G. MULCH BERMS OR SEDIMENT FENCES).
   D. TRENCH SPOIL AND BACKFILL MATERIAL SHALL GENERALLY BE STOCKPILED A MINIMUM OF 1.0m FROM OPEN TRENCHES.
6. STOCKPILE OF MATERIALS VULNERABLE TO EROSION SHALL BE COVERED IF REQUIRED.
7. SUITABLY STABILISE STOCKPILES OF ERODIBLE MATERIAL WHERE WORKS ARE EXPECTED TO BE SUSPENDED FOR A PERIOD EXCEEDING 30 DAYS IN THE DRY SEASON, 10 DAYS IN THE WET SEASON, WHEN RAINFALL IS REASONABLY POSSIBLE.

SURFACE WATER AND DRAINAGE CONTROL

1. ALL DRAINAGE CONTROL MEASURES SHALL BE APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED ESCP DRAWINGS.
2. DURING THE CONSTRUCTION PHASE, ALL REASONABLE AND PRACTICABLE MEASURES SHALL BE IMPLEMENTED TO:
   A. DIVERT CLEAN SURFACE WATERS AWAY FROM THE SITE IN A MANNER THAT MINIMISES EROSION OR CONTAMINATION OF WATER.
   B. CONTROL FLOW VELOCITIES AND PREVENT SOIL EROSION ALONG DRAINAGE PATHS, INCLUDING ENTRY/EXIT POINTS; AND ENSURE ALL WATERS ARE DISCHARGED ONTO STABLE LAND, IN A NON-EROSIVE MANNER, AND AT A LEGAL POINT OF DISCHARGE.
   C. MANAGEMENT OF DRAINAGE IS TO AVOID CONCENTRATION OF FLOW.
   D. OPEN PROFILE TRAPEZOIDAL DRAINS INSTEAD OF "V" DRAINS SHALL BE USED WHERE PRACTICABLE.
3. CONTROL WATER MOVEMENT THROUGH THE WORKS AREA; FLOW DIVERSION BANKS AND DRAINS SHALL BE INSTALLED AS PER DRAWINGS.

EROSION CONTROL AND SURFACE STABILISATION

1. ALL EROSION CONTROL MEASURES SHALL BE APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED ESCP DRAWINGS.
2. SYNTHETIC EROSION CONTROL TREATMENTS SHALL NOT BE USED IF SUCH MATERIALS ARE LIKELY TO CAUSE ENVIRONMENTAL HARM.
3. SUITABLY STABILISE AREAS WHERE WORKS ARE EXPECTED TO BE SUSPENDED FOR A PERIOD EXCEEDING 30 DAYS IN THE DRY SEASON, 10 DAYS IN THE WET SEASON, WHEN RAINFALL IS REASONABLY POSSIBLE.

DUST CONTROL

1. ALL DUST CONTROL MEASURES SHALL BE APPLIED AND MAINTAINED IN ACCORDANCE WITH APPROVED ESCP DRAWINGS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE EFFECTIVE CONTROL OF ALL DUST AND WINDBORNE MATERIAL EMANATING FROM THE SITE THROUGHOUT THE CONSTRUCTION PERIOD.
3. CONTRACTOR SHALL IMPLEMENT ALL MEASURES NECESSARY TO MINIMISE WIND EROSION AND PREVENT MATERIAL FROM THE SITE BEING BLOWN OVER OR ONTO PROPERTY OUTSIDE OF THE SITE. MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO:
   A. MINIMISING TRAFFIC MOVEMENTS ON DISTURBED SURFACES AND LIMITING VEHICLE SPEEDS WHERE NECESSARY.
   B. MAINTAINING EXPOSED SURFACES IN A MOIST CONDITION THROUGH FREQUENT WATERING, OR APPLICATION OF TRAFFICABLE POLYMERS WHERE APPROPRIATE.
   C. PROGRAMMING WORKS TO MINIMISE THE LIFE OF SOIL STOCKPILES, OR STABILISING LONG TERM STOCKPILES.
4. DURING DRY PERIODS, UTILISE WATER TRUCK TO WATER DOWN WORKS SURFACES TO MINIMISE DUST GENERATION. DUST SUPPRESSION IS TO BE IMPLEMENTED BY SITE SUPERVISOR AS REQUIRED BY VISUAL INSPECTION.

SEDIMENT CONTROL

1. ALL SEDIMENT CONTROL MEASURES SHALL BE APPLIED AND MAINTAINED IN ACCORDANCE WITH APPROVED ESCP DRAWINGS.
2. ALL REASONABLE AND PRACTICABLE MEASURES SHALL BE TAKEN TO PREVENT, OR AT LEAST MINIMISE, THE RELEASE OF SEDIMENT FROM THE SITE. SEDIMENT CONTROL DEVICES SHALL BE INSTALLED TO TRAP SEDIMENT AS CLOSE TO THE SOURCE AS PRACTICABLE.
3. SEDIMENT CONTROL DEVICES SHALL NOT PRESENT A SAFETY HAZARD FOR SITE WORKERS AND/OR THE PUBLIC.
4. SEDIMENT CONTROLS ARE TO REMAIN IN PLACE UNTIL THE ACTIVITIES ARE FINISHED AND AREAS ARE STABILISED.
5. ALL SEDIMENT TO BE COLLECTED AND REMAIN ONSITE AND DISPOSED OFF AT A LOCATION TO BE NOMINATED BY THE RELEVANT AUTHORITY.

DEWATERING

1. CONTRACTOR SHALL MITIGATE SEDIMENT RELATED ENVIRONMENTAL HARM AND/OR IMPACT TO STORMWATER INFRASTRUCTURE RESULTING FROM DEWATERING ACTIVITIES.
2. FLOW DIVERSION BARRIERS, OR OTHER APPROPRIATE SYSTEMS, SHALL BE USED TO MINIMISE THE QUANTITY OF WATER ENTERING EXCAVATIONS.
3. SEDIMENT LADEN WATER SHALL NOT BE DISCHARGED OFF-SITE WITHOUT FIRST BEING TREATED SATISFACTORILY TO REQUIREMENTS OF THE RELEVANT AUTHORITY. WHERE NOT SPECIFIED, DISCHARGED WATER SHALL MEET THE FOLLOWING REQUIREMENTS: MAX 75 NTU, PH 6.5 TO 8.0.

REVEGETATION AND REHABILITATION

1. ALL DISTURBED AREAS AND EARTHWORKS MUST BE PROGRESSIVELY REHABILITATED ONCE WORKS ARE COMPLETED, SO FAR AS REASONABLY PRACTICABLE. REFER PROJECT CIVIL AND LANDSCAPING DRAWINGS FOR FINISHED SURFACE DETAILS.

MONITORING

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED:
   A. AT LEAST DAILY (WHEN WORK IS OCCURRING ON-SITE);
   B. AT LEAST WEEKLY (WHEN WORK IS NOT OCCURRING ON-SITE);
   C. WITHIN 24 HOURS PRIOR TO EXPECTED RAINFALL; AND
   D. WITHIN 18 HOURS FOLLOWING A RAINFALL EVENT OF SUFFICIENT INTENSITY AND DURATION TO CAUSE RUNOFF ON-SITE.
2. EROSION AND SEDIMENT CONTROLS ARE DESIGNED IN ACCORDANCE WITH IECA BEST PRACTICE GUIDELINES, USING AN EROSION RISK ASSESSMENT TO CONFIRM THE TYPE OF CONTROLS REQUIRED AROUND EACH SUB-CATCHMENT OF THE SITE. WHERE TYPE 2/3 CONTROLS ARE APPLIED, RELEASE OF SOME TURBID WATER OFFSITE THROUGH THESE CONTROLS IS TO BE EXPECTED.
3. ANY INCIDENT WHICH RESULTS IN UNAUTHORISED DISCHARGE OF SEDIMENT OR SEDIMENT LADEN WATER TO A WATERWAY, OR HAS POTENTIAL TO RESULT IN SERIOUS ENVIRONMENTAL HARM, SHALL BE REPORTED TO THE NT ENVIRONMENT PROTECTION AUTHORITY (NTEPA) WITHIN 24 HOURS VIA THE POLLUTION HOTLINE ON 1800 064 567.

MAINTENANCE

1. ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING DRAINAGE CONTROL MEASURES, SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES DURING THEIR OPERATIONAL LIVES.
2. CONTRACTOR SHALL REPAIR ANY DAMAGED EROSION AND SEDIMENT CONTROL MEASURES, AND MAKE GOOD TO THE SATISFACTION OF THE RELEVANT AUTHORITY.
3. CONTRACTOR SHALL ENSURE SEDIMENT CONTROL DEVICES ARE DE-SILTED AND MADE FULLY OPERATIONAL AS SOON AS PRACTICABLE AFTER SEDIMENT-PRODUCING EVENTS, TO ENSURE THE SEDIMENT RETENTION CAPACITY IS MAINTAINED ABOVE 80% OF ITS DESIGN RETENTION CAPACITY.
4. ALL MATERIALS, WHETHER LIQUID OR SOLID, REMOVED FROM SEDIMENT CONTROL DEVICES AND PLACES OF SEDIMENT DEPOSITION, SHALL BE DISPOSED OF IN AN APPROVED MANNER THAT DOES NOT CAUSE FURTHER SOIL EROSION OR ENVIRONMENTAL HARM. MATERIALS SHALL BE DISPOSED OF IN A LOCATION THAT PREVENTS MATERIALS RE-ENTERING THE SYSTEM.
5. ALL SEDIMENT DEPOSITED OFFSITE AS A DIRECT RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REMOVED AND THE AREA APPROPRIATELY CLEANED / REHABILITATED AS SOON AS PRACTICABLE.

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PLOTTED ON: 25/May/2026 10:53 AM
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No	DATE	INITIAL	AMENDMENT
0	26/03/26	PC	ISSUED FOR CONSTRUCTION

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CLIENT: DHA Defence Housing Australia

byrne.
ABN 78 124 388 192
P.O.Box 43420 Casuarina NT 0811
Ph. 08 89472476 Fax: 08 89475098

APPROVED	
PB	
DRAWN	CHECKED
AD	PC
DESIGNED	CHECKED
PC	PB

TITLE: **2CRU SUBDIVISION - GULLY REHAB WORKS**
NT LOT 4873, LEE POINT
DRY SEASON EROSION SEDIMENT CONTROL PLAN
NOTES SHEET

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT24102	WE05-ESC501	0

CATCHMENT ID	AREA (HA)	R	K	SLOPE LENGTH (m)	SLOPE (%)	LS	P	C	May (t/ha/month)	Jun (t/ha/month)	Jul (t/ha/month)	Aug (t/ha/month)	Sep (t/ha/month)	A (t/ha/yr)	A (t/yr)	CONTROL
Major Gully	1.84	15724	0.053	10	25.0	1.88	1.3	1.00	20.73	1.94	0.65	6.09	10.36	2,037	3,748	TYPE 1
									TYPE 1	TYPE 3	TYPE 3	TYPE 3	TYPE 1			
Minor Gully	0.04	15724	0.053	5	16.7	0.80	1.3	1.00	8.82	0.83	0.28	2.59	4.41	867	35	TYPE 3
									TYPE 3	TYPE 3	TYPE 3	TYPE 3	TYPE 3			

ISSUED FOR CONSTRUCTION

EROSION RISK ASSESSMENT

DISPERSIVE SOIL MANAGEMENT

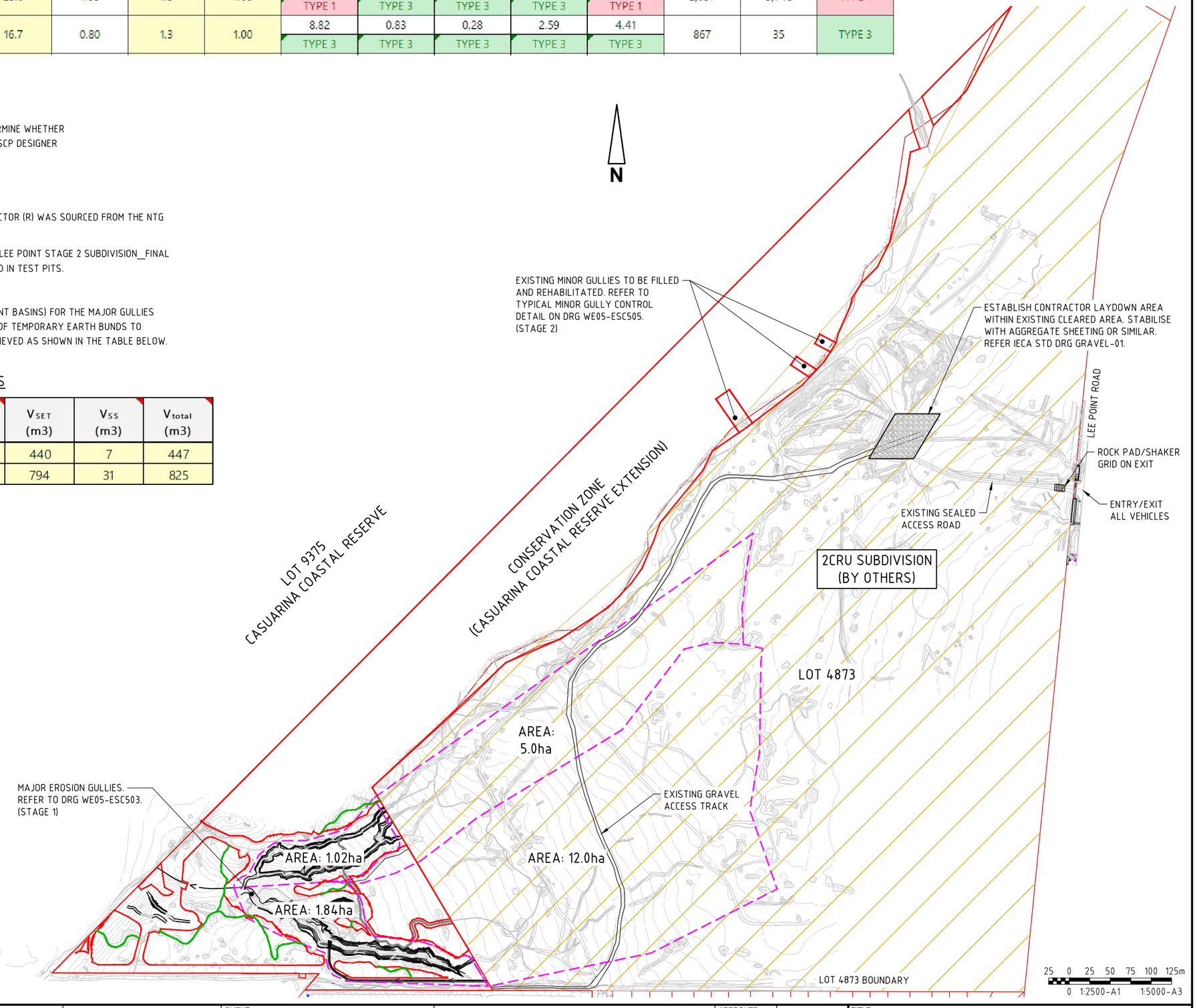
1. AS NEW WORK AREAS ARE OPENED UP, THE CONTRACTOR SHALL UNDERTAKE TESTING TO DETERMINE WHETHER THE AREA CONTAINS DISPERSIVE SOILS. IF DISPERSIVE SOIL ARE ENCOUNTERED, CONTACT THE ESCP DESIGNER FOR FURTHER ADVICE.

ERA NOTES

1. ERA HAS BEEN COMPLETED BASED ON TYPICAL SITE CATCHMENTS. THE RAINFALL EROSIVITY FACTOR (R) WAS SOURCED FROM THE NTG PUBLISHED DATA.
2. K-VALUE WAS IDENTIFIED WITH REFERENCE TO THE GEOTECHNICAL REPORT (STANTEC - DC1603) LEE POINT STAGE 2 SUBDIVISION_FINAL GI REPORT) FOR THE SITE. SILTY SANDY GRAVEL (GW) AND SANDY GRAVEL (GP) WERE IDENTIFIED IN TEST PITS.
3. LS FACTORS WERE DERIVED BASED ON WORST CASE GULLY EROSION / BATTER SLOPES.
4. THE EROSION RISK ASSESSMENT IDENTIFIES THAT TYPE 1 CONTROLS ARE REQUIRED (E.G, SEDIMENT BASINS) FOR THE MAJOR GULLIES DURING MAY AND SEPTEMBER. TYPE D SEDIMENT BASIN ARE PROPOSED THROUGH APPLICATION OF TEMPORARY EARTH BUNDS TO CONTAIN DIRTY WATER WITHIN WORKSITE. CONTRACTOR TO ENSURE MINIMUM VOLUMES ARE ACHIEVED AS SHOWN IN THE TABLE BELOW.

TABLE - SEDIMENT BASIN VOLUMES

BASIN ID	CATCH AREA (HA)	%ILE	R (5 DAY, X%ILE) (mm)	CV	V_{SET} (m3)	V_{SS} (m3)	V_{total} (m3)
Major Gullies - Northern	1.02	85	58	0.74	440	7	447
Major Gullies - Southern	1.84	85	58	0.74	794	31	825



WARNING

BEWARE OF UNDERGROUND SERVICES

The locations of underground services are approximate only and their exact position should be proven on site

No guarantee is given that all existing services are shown

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CLIENT: DHA Defence Housing Australia

byrne. ABN 78 124 388 192
P.O.Box 43420 Casuarina NT 0811
Ph. 08 89472476 Fax: 08 89475098

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PB	
DRAWN	CHECKED
AD	PC
DESIGNED	CHECKED
PC	PB

TITLE: **2CRU SUBDIVISION - GULLY REHAB WORKS**
NT LOT 4873, LEE POINT
DRY SEASON EROSION SEDIMENT CONTROL PLAN
EROSION RISK ASSESSMENT AND GA PLAN

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT24102	WE05-ESC502	0

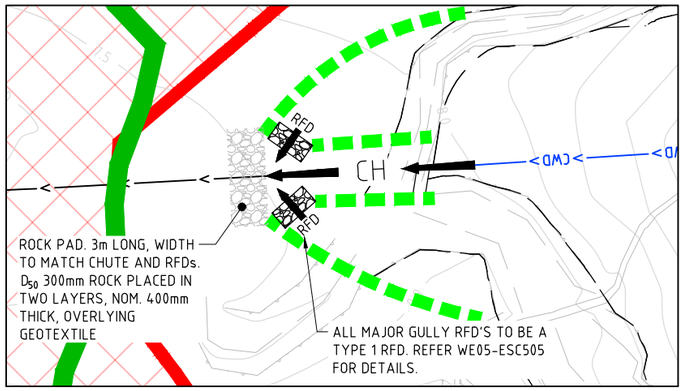
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INSET A
SCALE 1:250

CONSERVATION ZONE
(CASUARINA COASTAL RESERVE EXTENSION)

TO SITE COMPOUND
REFER WE05-ESC502

AREA: 5.0ha

EXISTING GRAVEL ACCESS TRACK

2CRU SUBDIVISION
(BY OTHERS)

LOT 4873

AREA: 12.0ha

CLEAN WATER DRAIN TYPE B
REFER WE05-ESC505 FOR DETAILS.

CLEAN WATER DRAIN TYPE A
REFER WE05-ESC505 FOR DETAILS.

ENSURE CLEAN WATER OUTFLOW DISCHARGE TO LOT 9375 WITHOUT PASSING THROUGH DISTURBED WORK AREAS

EXISTING MINOR GULLIES TO BE FILLED AND REHABILITATED. REFER TO TYPICAL MINOR GULLY CONTROL DETAIL ON DRG WE05-ESC505.

LOT 9375
(CASUARINA COASTAL RESERVE)

AREA: 1.02ha

AREA: 1.84ha

CLEAN WATER DRAIN TYPE A
REFER WE05-ESC505 FOR DETAILS.

PROVIDE SEDIMENT FENCE OR MULCH BERMS TO ALL AREAS WHERE SEDIMENT LADEN WATER CAN SHEET FLOW OFF SITE AND RUNOFF PRODUCING RAINFALL EVENTS ARE REASONABLY POSSIBLE. (TYP)

EXISTING TRAIL

REFER INSET A

EARTH BUND. (TYP)
REFER WE05-ESC505 FOR DETAILS.

LOT 9731

PLAN
SCALE 1:1000

2.5 0 2.5 5.0 7.5 10 12.5m
0 1:250-A1 1:500-A3

10 0 10 20 30 40 50m
0 1:1000-A1 1:2000-A3

WARNING

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byrne
ABN 78 124 388 192
P.O.Box 43420 Casuarina NT 0811
Ph. 08 89472476 Fax: 08 89475098

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PB		
DRAWN	CHECKED	
AD	PC	
DESIGNED	CHECKED	
PC	PB	

TITLE: **2CRU SUBDIVISION - GULLY REHAB WORKS**
NT LOT 4873, LEE POINT
DRY SEASON EROSION SEDIMENT CONTROL PLAN
SITE ESTABLISHMENT AND CLEARING PLAN

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT24102	WE05-ESC503	1

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CONSERVATION ZONE
(CASUARINA COASTAL RESERVE EXTENSION)

2CRU SUBDIVISION
(BY OTHERS)

LOT 4873

INSTALL RCD'S IN REHABILITATED GULLY'S TO CONTROL VELOCITIES DURING ESTABLISHMENT PERIOD. NOM. 1m HIGH AT 25m SPACINGS (TYP). REFER IECA STD DRG RCD-01 FOR DETAILS.

RCD

LOT 9375
(CASUARINA COASTAL RESERVE)

LOT 9375
(CASUARINA COASTAL RESERVE)

REVEGETATION AS PER LANDSCAPING DRGS

LOT 9731

0 10 20 30 40 50m
0 1:1000-A1 1:2000-A3

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byrne
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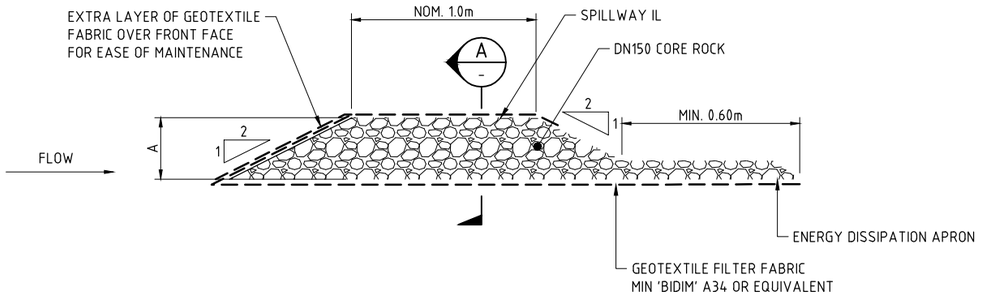
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PB	
DRAWN	CHECKED
AD	PC
DESIGNED	CHECKED
PC	PB

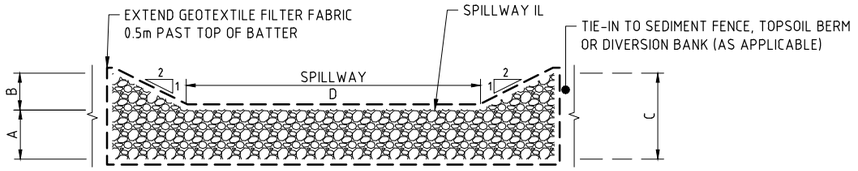
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2CRU SUBDIVISION - GULLY REHAB WORKS
NT LOT 4873, LEE POINT
DRY SEASON EROSION SEDIMENT CONTROL PLAN
FINISHED SURFACES PLAN

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT24102	WE05-ESC504	1

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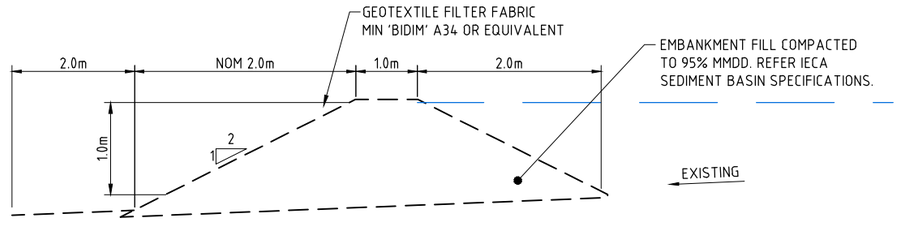




TYPICAL ROCK FILTER DAM SPILLWAY A-

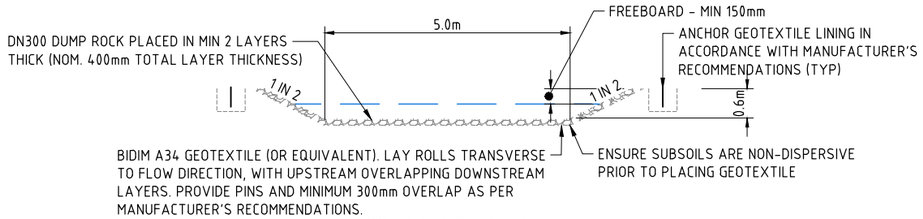
NTS

RFD DIMENSIONS TABLE				
RFD TYPE	A	B	C	D
1	0.6	0.4	1.0	3
2	0.3	0.2	0.5	1



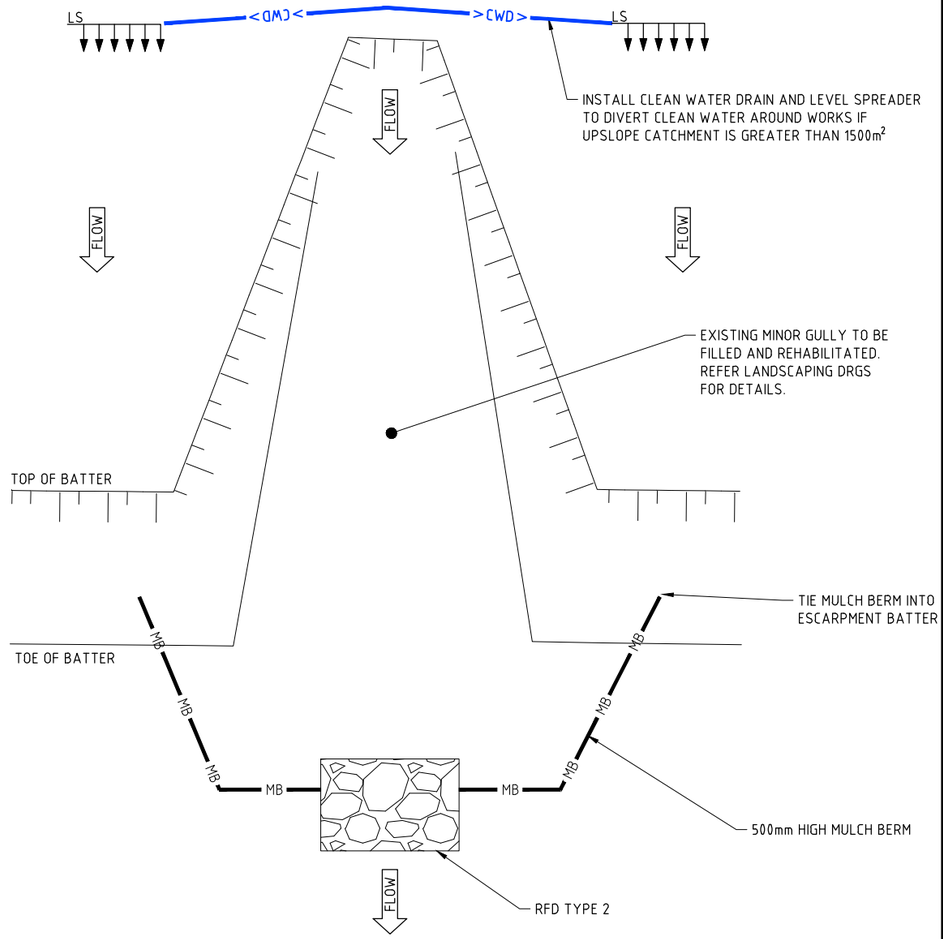
EARTH BUND DETAIL

NTS



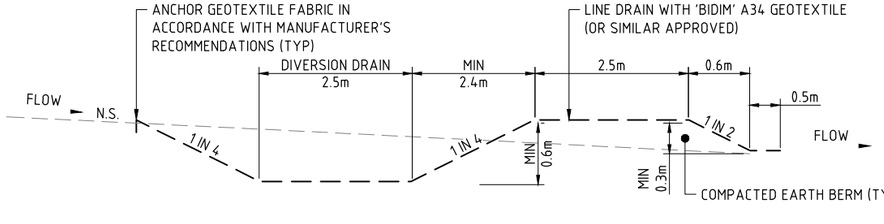
ROCK CHUTE DETAIL

NOT TO SCALE



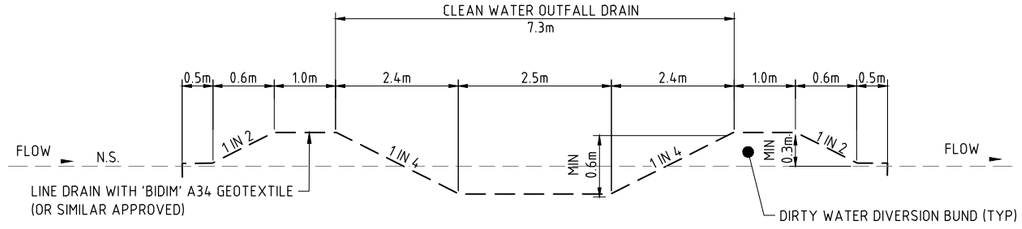
TYPICAL MINOR GULLY CONTROL

NTS



TYPE A CLEAN WATER DRAIN DETAIL

NOT TO SCALE



TYPE B CLEAN WATER DRAIN DETAIL

NOT TO SCALE

WARNING

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byrne
ABN 78 124 388 192
P.O.Box 43420 Casuarina NT 0811
Ph. 08 89472476 Fax: 08 89475098

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PC		PB

TITLE: **2CRU SUBDIVISION - GULLY REHAB WORKS**
NT LOT 4873, LEE POINT
DRY SEASON EROSION SEDIMENT CONTROL PLAN
TYPICAL SECTION AND DETAILS

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT24102	WE05-ESC505	0

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SIMON BYRNE PTY LTD
ABN 78 124 388 192
PO Box 36789, Winnellie NT 0821
e. info@byrneconsultants.com.au
w. www.byrneconsultants.com.au

TECHNICAL MEMO

To	Defence Housing Australia – Chris Grimm
Subject	NT Lot 4873, Town of Nightcliff 577 Lee Point Road, Lee Point NT 0810 Conservation Zone CN (Casuarina Coastal Reserve Extension) – Excavation and Filling – Development Application
From	Byrne Consultants
Byrne Reference	NT24102.05-TM-002_B
Date	25/05/2026

1 Introduction

Defence Housing Australia (DHA, the **Client**) currently owns and is subdividing NT Lot 4873, 577 Lee Point Road, Lee Point NT (the **Lot**) under Northern Territory Government (NTG) Development Permit DP18/0409E. Refer the Masterplan in Attachment A.

The development is subject to a Project Development Agreement (PDA) between DHA and NTG. The PDA sets out that a portion of the Lot, with a minimum size of 21.9ha, is to be rehabilitated to address historical erosion issues and ultimately form part of the Casuarina Coastal Reserve (CCR). This portion of the Lot is shown in Figure 1-1 below and will herein be referred to as the **Site**.

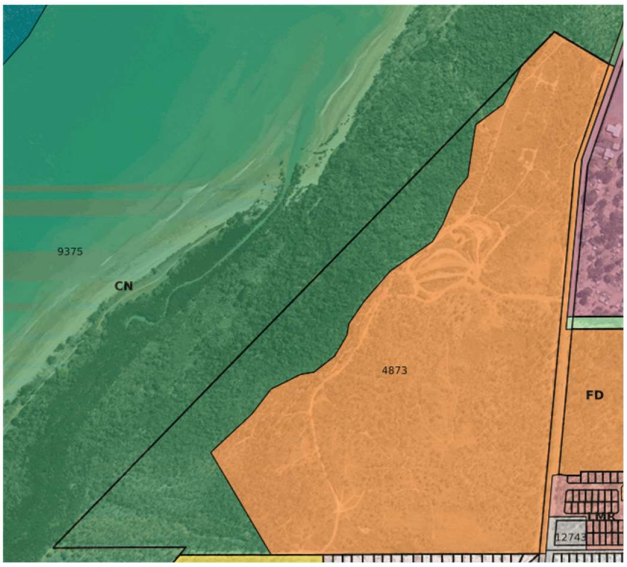


Figure 1-1 – NT Lot 4873 Conservation Zone (Source: NR Maps)

2 The Site

The Site is Conservation Zone (CN), contains uncleared vegetation and generally slopes to the west/northwest towards Sandy Creek and Casuarina Beach. Features include an escarpment along the eastern boundary, a firebreak along the southern boundary, informal mountain bike trails and a pedestrian walkway linking with the existing CCR shared path network.

Historical erosion has occurred at the Site, consisting of major erosion gullies in the southwest, and three isolated minor areas of erosion further north along the escarpment.

Example photos of existing erosion gullies proposed for remediation are included in Figure 2-1 to Figure 2-4 below.



Figure 2-1 – Erosion Gullies Example 1



Figure 2-2 – Erosion Gullies Example 2



Figure 2-3 – Erosion Gullies Example 3



Figure 2-4 – Erosion Gullies Example 4

3 The Works

The works proposed at the Site includes earthworks to remediate existing erosion gullies and rehabilitation to restore vegetation in remediated gullies (the **Works**). Refer Supporting Drawings in Attachment B, which demonstrate the extent of existing erosion gullies and remediation to occur.

The Works are necessary to:

- Prevent further erosion of the gullies.
- Prevent siltation of the existing Conservation Zone downstream from the Site.
- Remediate historical erosion of the site.
- Remediate and re-establish native vegetation and habitat.
- Support continued community amenity and environmental protection of the conservation zone.

4 NT Planning Scheme Requirements

This technical memorandum demonstrates the NT Planning Scheme (NTPS) development requirements are being achieved for 'Clause 5.8.9 Excavation and Fill'. The excavation and fill requirement is summarised as Table 4-1.

Table 4-1 – Development Requirement - Excavation and Fill

NTPS Part	5 – Development Requirements
NTPS Clause	5.8.9 – Excavation and Fill
Purpose	Ensure that the excavation or filling of land does not adversely affect adjacent land or waters, or the quality of adjacent waterways, and associated riparian areas and is suited to the intended future use of the site.
Requirements	2. Demonstrate the suitability of the site for the proposed future use. 3. Provide a hydrological assessment of potential upstream and downstream impacts of the excavation or filling. 4. Provide a plan of management to control erosion and sedimentation, particularly of creeks and riparian areas. 5. Identify measures to prevent the creation of mosquito breeding areas.

5 Clearing and Revegetation

5.1 Clearing

Clearing will be undertaken where required to facilitate access and construction to fill the existing erosion gullies, to support safe access for the remediation works. Clearing and grubbing of the relevant areas will be undertaken in accordance with NTSDG Standard Specifications. Clearing will be minimised so far as reasonably practicable, with all clearing to be rehabilitated and revegetated. Achieving a minimised clearing footprint is proposed using the following methodology:

1. Minimise extent of clearing area at the design stage using engineering judgement.
2. Locate clearing extents to maximising retention of significant trees.
3. Contractor to propose further reduction in clearing total clearing area through detailed construction methodology and localised protection and support of significant trees.

Items 1 and 2 above have been undertaken though a clearing reduction exercise between the earthworks and landscape design teams. The results of the exercise are demonstrated in Attachment C Reduced Clearing Extents, which demonstrates a reduced clearing extent with improved avoidance of significant trees.

For Item 3 above, the contractor will need to propose a gully remediation construction methodology to further reduce the clearing extent and impact on significant trees. Options to further reduce clearing via a considered construction methodology include:

- Applying an efficient excavation benching methodology to reduce clearing and excavation required for benching.
- Engagement of a geotechnical engineer to support minimising excavation and benching extents where ground conditions and safe practice allow.
- Utilising the existing gullies where suitable and safe for earthworks, construction access loops, and working platforms to avoid unnecessary clearing.
- Where clearing is needed, priorities areas of less dense vegetation where appropriate.
- Consider areas where construction access and works can be limited to within the gullies or on one side of the gullies only.

5.2 Revegetation

Revegetation and landscaping design has been completed by Beveridge Williams (Clouston Associates) in coordination with the Byrne Consultants civil design. This includes plans to source topsoil materials locally within the Lot and revegetate the area using native species commensurate with the surrounding environment.

6 Earthworks

6.1 Earthworks Approach

The key intent for the terrain and surface to be restored is to resemble natural conditions prior to historical erosion. Existing erosion gullies will generally be filled in, shaped and rehabilitated to ensure public safety and manage stormwater flows. Gullies will be benched prior to filling, as outlined in Sections 6.2 and 6.3 below. All disturbed areas will be rehabilitated as per Section 5.2.

The Works will be documented in detailed design drawings, and a specification will be in place to control construction standards and quality assurance during the Works.

6.2 Excavation

Due to the depth and shape of the gullies, an earthworks benching design has been proposed to ensure the gullies can be filled in a safe manner and achieve appropriate compaction and integration. This involves benching the gullies down in maximum 1m height steps, in accordance with safe excavation guidelines.

6.3 Filling

Once the gullies have been benched down, they will be filled to finished surface level.

Clean fill material will be taken from the future detention basin in the 2CRU Subdivision Stage 2, with these works covered under Development Permit DP18/0049E.

Earthworks in fill will generally be undertaken in accordance with the NT Subdivision Development Guidelines Standard Specification, comprising clean “Type A – General Fill” compacted to 95% MMDD in maximum 250mm thick compacted layers.

The finished surface will be designed to tie in with the surrounding topography, including maintaining natural depressions and drainage lines where appropriate. The finished surface will be designed to be free draining, with stormwater flows managed as per Section 7.

7 Stormwater Management

7.1 Pre-development Conditions

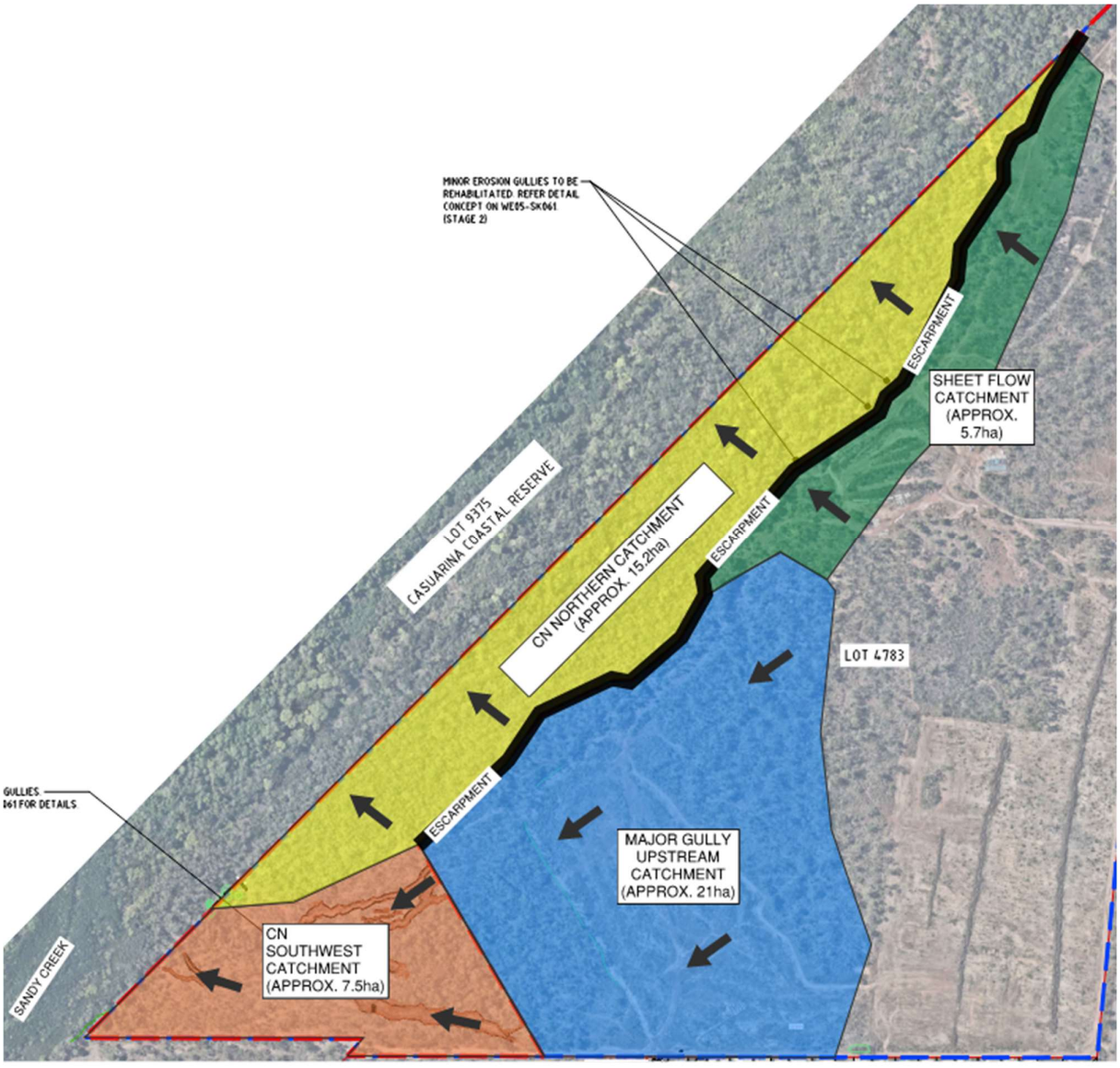


Figure 7-1 - Pre-development Catchments

Pre-development catchments are provided in Figure 7-1.

The Site generally flows from east to West towards Sandy Creek within the CCR.

The northern sections of escarpment generally drain via sheet flow conditions, whilst the southwest corner of the Site comprises natural drainage lines which have formed into major erosion gullies requiring rehabilitation.

7.2 Post-development Conditions

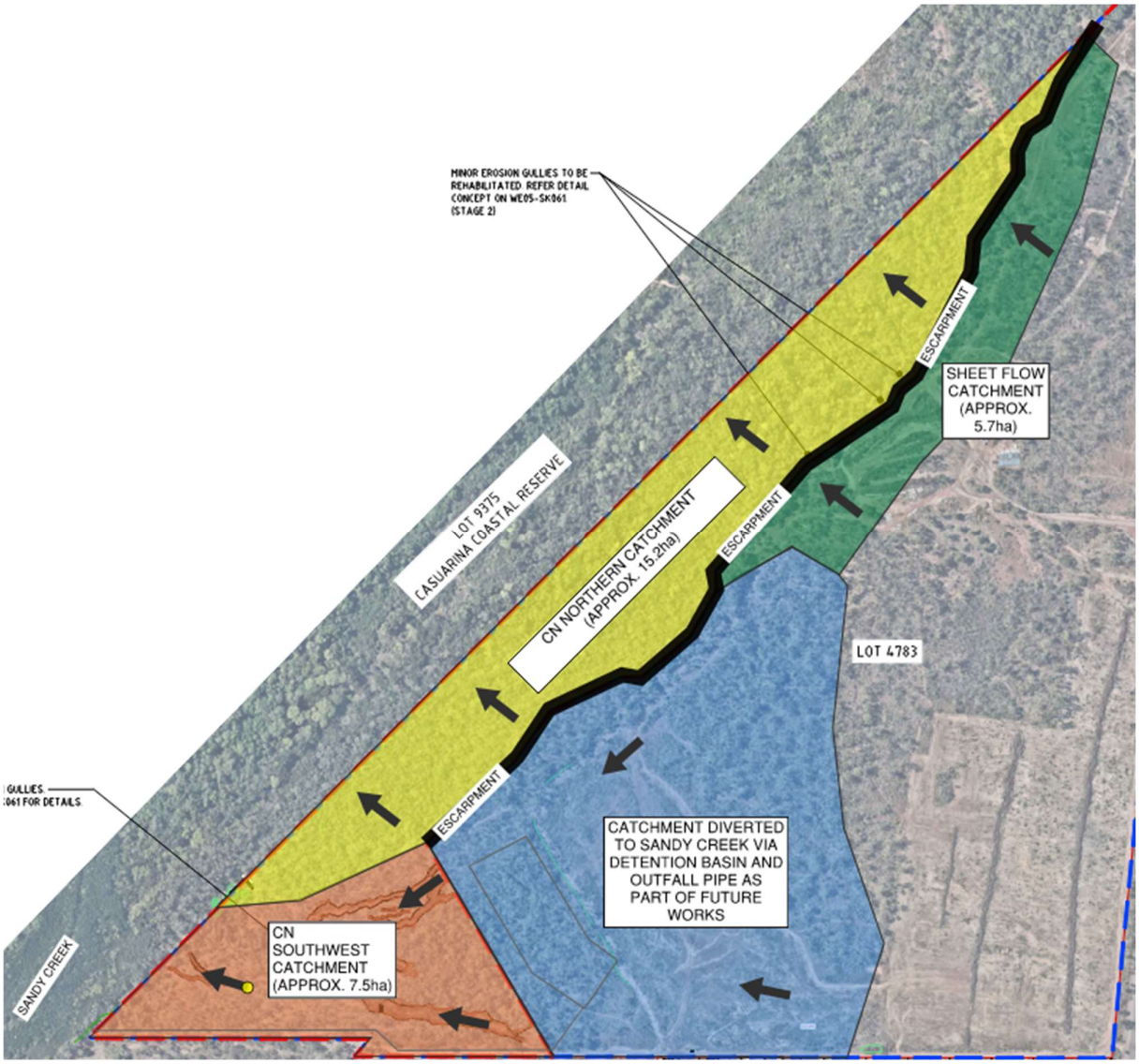


Figure 7-2 - Post-development Catchments

Post-development catchments are provided in Figure 7-2.

The future 2CRU Subdivision upstream of the Site will be designed with a detention basin to attenuate post-development peak flows to within pre-development peak flows for the subdivision.

Stormwater discharge from the detention basin will be controlled into the CCR via a stormwater outfall pipe to provide a free-draining outlet to Sandy Creek, with erosion risks mitigated and minimal ongoing maintenance.

These future works will reduce the catchment that contributes stormwater to the Site and mitigate the risk of recurring erosion issues in the areas of the major erosion gullies. Existing storm water flow volumes will be maintained into CCR and Sandy Creek.

7.3 Hydrological Upstream and Downstream Impacts

7.3.1 Upstream Impacts

The Works will have no adverse impacts on upstream catchments.

Existing hydrological flow paths will be maintained, until such time that upstream flow paths are diverted around the Site during the future 2CRU Subdivision works.

7.3.2 Downstream Impacts

The Works will have a positive impact on downstream environments, by effectively stabilising the Site and mitigating the risk of ongoing erosion.

Existing hydrological flow paths will be maintained, until such time that upstream flow paths are diverted around the Site during the future 2CRU Subdivision works. Existing storm water flow volumes will be maintained into CCR and Sandy Creek.

The Works are outside of defined flood zones and will not adversely impact riverine flooding levels.

A small amount of filling is required to rehabilitate minor gullies below Secondary Storm Surge Levels (approx. RL 6.5 m AHD at Lee Point); however, this will not adversely impact storm surge behaviour.

Erosion and Sediment Control is discussed further in Section 8.

7.4 Biting Insects

The proposed works will improve site drainage and will be designed to be free draining to prevent future water pooling. The Works, when combined with the upstream detention basin, minimises the amount of stormwater discharging to existing interdunal depressions and known mosquito breeding sites within CCR.

Medical Entomology attended several Project Control Groups and were consulted during the design process to ensure compliance with their requirements.

8 Erosion and Sediment Control

An Erosion and Sediment Control Plan (ESCP) has been prepared in accordance with IECA Best Practice Erosion and Sediment Control (BPESC) Guidelines, certified by a Certified Professional in Erosion and Sediment Control (CEPSC ID 9681). Refer Attachment D.

Works are planned to be undertaken during the dry season (May to September), when erosion risk due to rainfall will be ‘Very Low’ and priority will be given to management of dust and trafficking of sediments.

Following completion of work, the Site will be suitably stabilised as per Landscaping Drawings. Rock check dams will be incorporated to manage stormwater flow velocities during the establishment period.

Attachment A – Masterplan

STATISTICS	STAGE 1A	STAGE 1B	STAGE 2	STAGE 3	STAGE 4	STAGE 5	TOTAL
RESIDENTIAL LOTS							
600m² & larger	21	15	31	21	13	11	112 (23%)
540-599m²	13	23	24	28	15	23	126 (26%)
450-539m²	11	18	21	34	35	49	168 (34%)
360-449m²	9	0	16	14	18	25	82 (17%)
TOTAL	54	56	92	97	81	108	488 (100%)
COMMERCIAL SUPER LOTS	0	0	0	0	14	3	17
TOTAL LOTS	54	56	92	97	95	111	505
LENGTH OF NEW							
17m ROAD (m)	380	200	390	720	540	805	3035
20m ROAD (m)	20	250	455	195	1400	380	2700
22m ROAD (m)	245	0	270	0	0	0	515
25m ROAD (m)	70	175	150	460	605	0	1460
TOTAL LENGTH (m)	715	625	1265	1375	2545	1185	7710
PARK/OPEN SPACE AREA (ha)	1.45	0	4.9	1.15	1.31	2.51	11.32
LOCAL CENTRE AREA (ha)	0	0	0	0	0.5	0	0.5
TOURISM PRECINCT AREA (ha)	0	0	0	0	2.83	0	2.83
MIXED USE RESIDENTIAL AREA (ha)	0	0	0	0	1.45	0	1.45
MEDIUM DENSITY RES. AREA (ha)	0	0	0	0	1.06	0.6	1.66
STAGE AREA (ha)	5.87	4.32	12.52	9.18	16.55	10.94	59.38
CASUARINA COASTAL RESERVE (CCR) DEDICATION (ha)							21.95
TOTAL AREA (ha)							81.33

Note: Average residential lot size is 520m²

LEGEND

- STAGING
- LOTS 600m² & larger (20m x 30-31m)
- LOTS 540-599m² (18-19m x 30-31m)
- LOTS 450-539m² (15-17m x 30-31m)
- LOTS 360-449m² (12-14m x 30-31m)
- PARK/OPEN SPACE
- CASUARINA COASTAL RESERVE (CCR)
- LC — LOCAL CENTRE
- TP — TOURISM PRECINCT (4 Lots)
- MU — MIXED USE RESIDENTIAL (4 Lots)
- GU — MEDIUM DENSITY RESIDENTIAL (8 Lots)
- POSSIBLE RESIDENTIAL AGED CARE FACILITY
- DETENTION BASIN / LAKE
- WWII HERITAGE AREA
- 50m BITING INSECT BUFFER
- PROPOSED MOUNTAIN BIKE TRAIL
- ACCESS TO BEACH
- KEY PEDESTRIAN PATH LINKS
- 1400mm HIGH BALUSTRADE STYLE SAFETY FENCE
- RL 28.0m

NOTES

(1) This plan was prepared for the purpose and exclusive use of DEFENCE HOUSING AUSTRALIA as an Investigation into the Development Potential of the land described in the plan and is not to be used for any other purpose or by any other person or corporation.
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(2) The contours on this plan are approximate and are suitable only for the purpose of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any purpose other than for the purpose of this application.

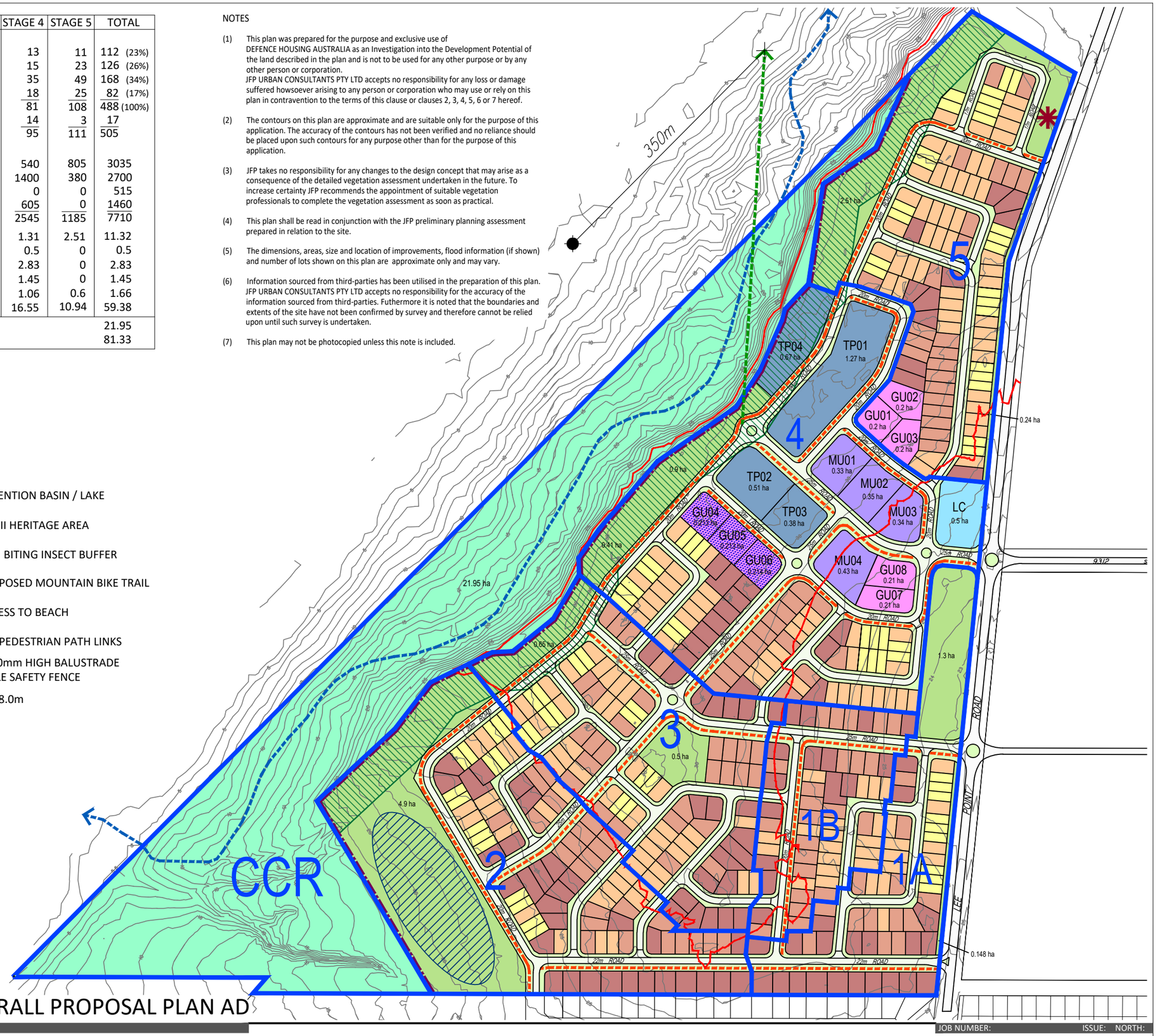
(3) JFP takes no responsibility for any changes to the design concept that may arise as a consequence of the detailed vegetation assessment undertaken in the future. To increase certainty JFP recommends the appointment of suitable vegetation professionals to complete the vegetation assessment as soon as practical.

(4) This plan shall be read in conjunction with the JFP preliminary planning assessment prepared in relation to the site.

(5) The dimensions, areas, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.

(6) Information sourced from third-parties has been utilised in the preparation of this plan. JFP URBAN CONSULTANTS PTY LTD accepts no responsibility for the accuracy of the information sourced from third-parties. Futhermore it is noted that the boundaries and extents of the site have not been confirmed by survey and therefore cannot be relied upon until such survey is undertaken.

(7) This plan may not be photocopied unless this note is included.



PROPERTY DESCRIPTION
LOT 4873 ON S78/107
TOTAL AREA 81.33 ha

JFP URBAN CONSULTANTS
PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS

OVERALL PROPOSAL PLAN AD

LEE POINT ROAD, LEE POINT, DARWIN
DEFENCE HOUSING AUSTRALIA

JOB NUMBER: M2737P_Overall Proposal AD
ISSUE:
NORTH:
SCALE: 1:5000 @ A3
DATE: 15th April 2025

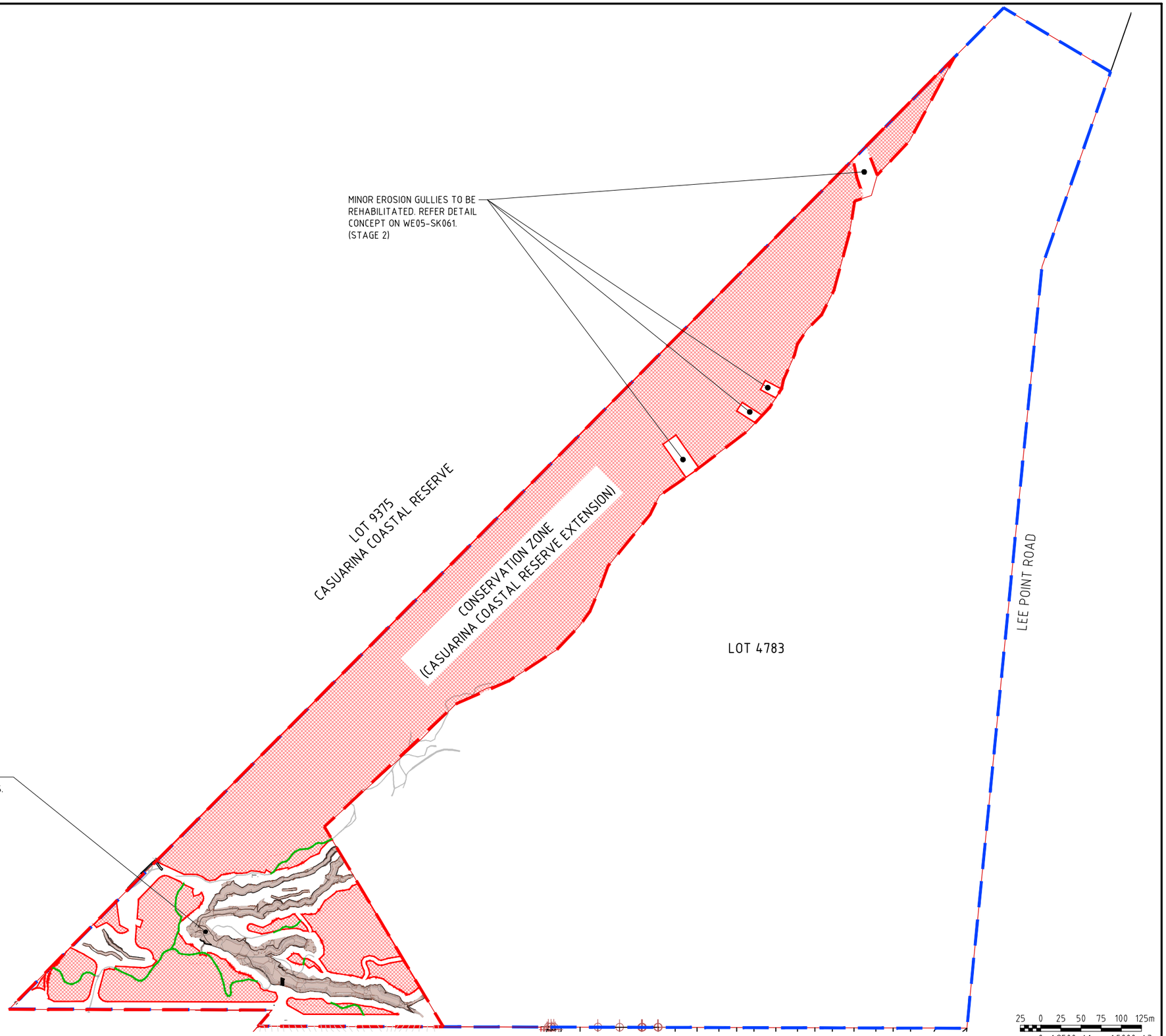
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Attachment B – Supporting Drawings (NT24102-WE05-SK060 & SK061)

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LEGEND

- LOT 4873 BOUNDARY
- CONSERVATION ZONE BOUNDARY
- LIMIT OF CLEARING
- EXISTING TRACKS TO BE CLOSED AND AREAS TO BE REHABILITATED. ALL WORK TO BE COMPLETED BY HAND AND/OR EQUIPMENT OF MAX. 1200mm WIDTH.
- NO GO ZONE

25 0 25 50 75 100 125m

0 1:2500-A1 1:5000-A3

No	DATE	INITIAL	AMENDMENT
B	22/05/26	PD	RE-ISSUED FOR INFORMATION
A	26/03/26	PC	ISSUED FOR INFORMATION

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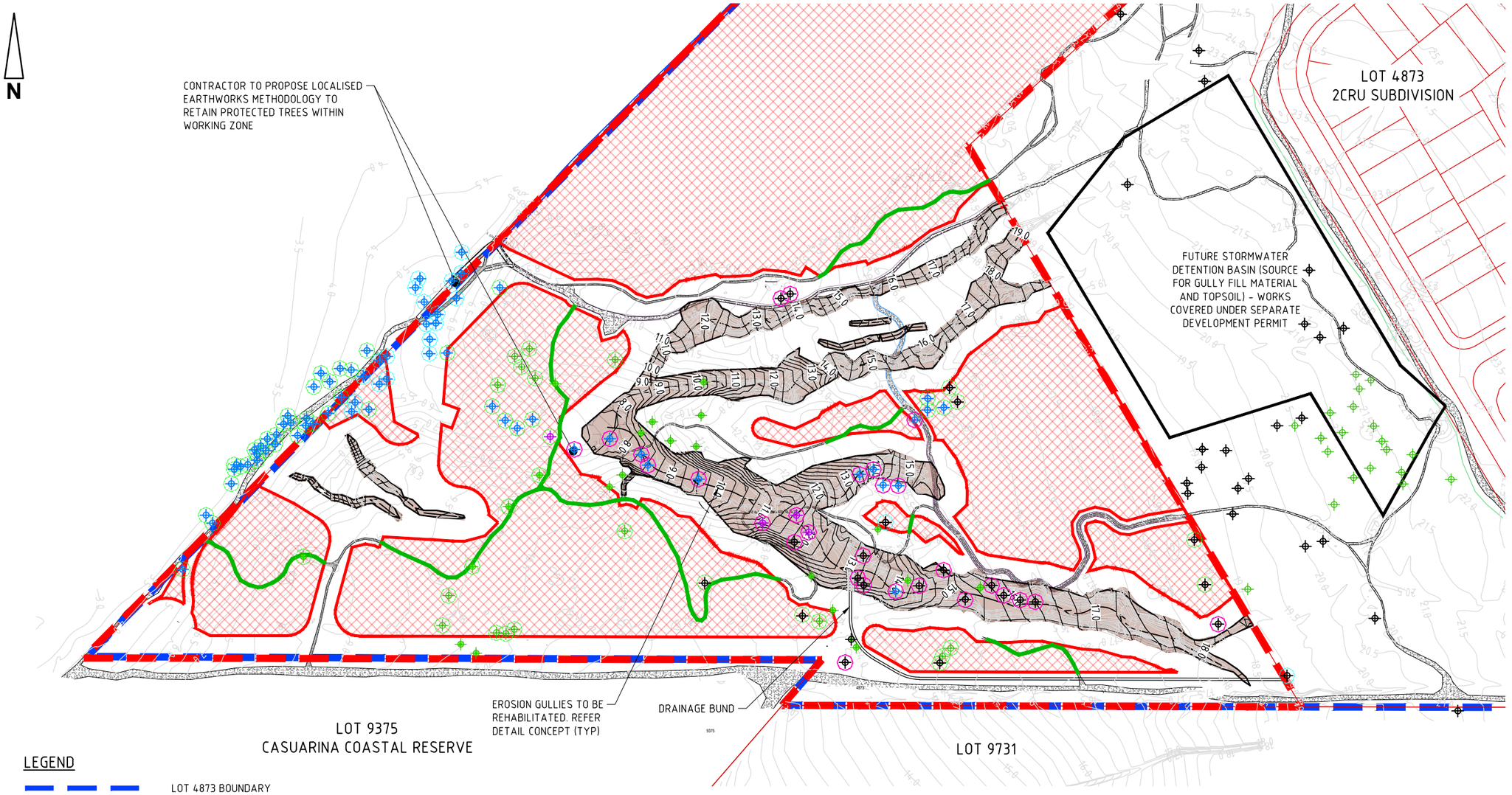
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PB	
DRAWN	CHECKED
AD	PB
DESIGNED	CHECKED
PC	PB

TITLE **2CRU SUBDIVISION - GULLY REHAB WORKS**
NT LOT 4873, LEE POINT
OVERALL LAYOUT

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT24102	WE05-SK060	B

PLOTTED ON: 22/May/2026 3:43 PM
USER: NICK SULLIVAN
FILE LOCATION: C:\12dsws\data\BYRNE-TMS\NT24102 - WE05 - 2CRU Stage 2 Outfall and Gully Rehab (NT24082)_1597\04 CADD\4.2 DWG\SketchesINT24102_SK060_SK062.dwg

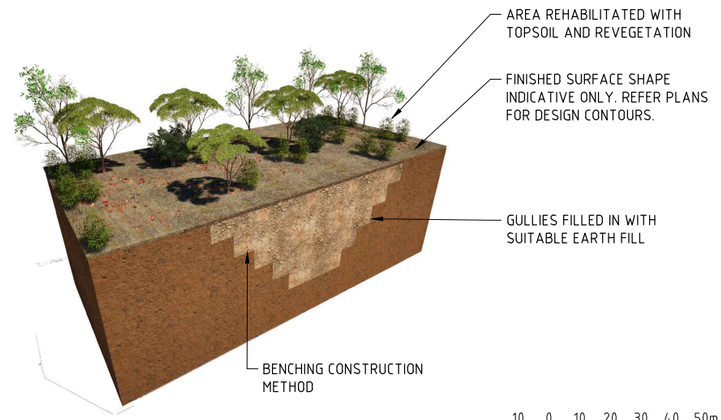
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SCOPE OF WORKS
SCALE 1:1000

LEGEND

- LOT 4873 BOUNDARY
- CONSERVATION ZONE BOUNDARY
- LIMIT OF CLEARING
- EXISTING TRACKS TO BE CLOSED AND AREAS TO BE REHABILITATED. ALL WORK TO BE COMPLETED BY HAND AND/OR EQUIPMENT OF MAX. 1200mm WIDTH.
- EXISTING SURFACE CONTOURS (0.5m) INTERVAL
- DESIGN CONTOUR (0.25m) INTERVAL
- NO GO ZONE
- TREES AND CYCADS TO BE RETAINED AND PROTECTED
- TREES TO BE REMOVED WITHIN EARTHWORKS ZONE
- TREES TO BE RETAINED AND PROTECTED WHERE WORK METHODOLOGY ALLOWS
- CYCAD / GROUP OF CYCADS TO BE SALVAGED
- MILKWOOD
- CYCAD
- WEEPING PAPERBARK
- BROAD-LEAVED PAPERBARK



EROSION GULLY REHABILITATION DETAIL CONCEPT
NTS

10 0 10 20 30 40 50m
0 1:1000-A1 1:2000-A3

No	DATE	INITIAL	AMENDMENT
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A	26/03/26	PC	ISSUED FOR INFORMATION

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DESIGNED	CHECKED
PC	PB

TITLE: **2CRU SUBDIVISION - GULLY REHAB WORKS**
NT LOT 4873, LEE POINT
MAJOR EROSION GULLIES

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT24102	WE05-SK061	B

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Attachment C - Reduced Clearing Exercise

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N

LOT 9375
CASUARINA COASTAL RESERVE

CONSERVATION ZONE
(CASUARINA COASTAL RESERVE EXTENSION)

LOT 4873
2CRU SUBDIVISION

FUTURE STORMWATER DETENTION BASIN (SOURCE FOR GULLY FILL MATERIAL AND TOPSOIL) - WORKS COVERED UNDER SEPARATE DEVELOPMENT PERMIT

EROSION GULLIES TO BE REHABILITATED. REFER DETAIL CONCEPT (TYP)

DRAINAGE BUND

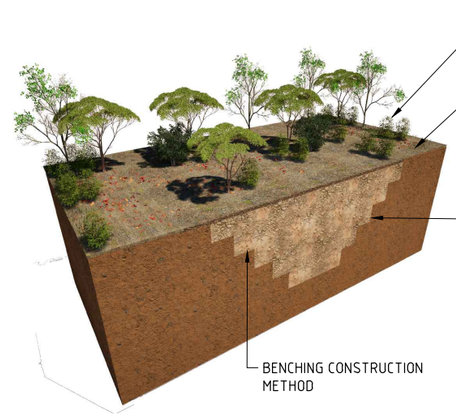
LOT 9375
CASUARINA COASTAL RESERVE

LOT 9731

LEGEND

- LOT 4873 BOUNDARY
- CONSERVATION ZONE BOUNDARY
- LIMIT OF CLEARING
- EXISTING TRACKS TO BE CLOSED AND AREAS TO BE REHABILITATED. ALL WORK TO BE COMPLETED BY HAND AND/OR EQUIPMENT OF MAX. 1200mm WIDTH.
- EXISTING SURFACE CONTOURS (0.5m) INTERVAL
- DESIGN CONTOUR (0.25m) INTERVAL
- NO GO ZONE
- REDUCTION IN CLEARING TO MINIMISE IMPACT ON TREES OF SIGNIFICANCE
- TREES AND CYCADS TO BE RETAINED AND PROTECTED
- TREES TO BE REMOVED WITHIN EARTHWORKS ZONE
- TREES TO BE RETAINED AND PROTECTED WHERE WORK METHODOLOGY ALLOWS
- CYCAD / GROUP OF CYCADS TO BE SALVAGED
- MILKWOOD
- CYCAD
- WEEPING PAPERBARK
- BROAD-LEAVED PAPERBARK

SCOPE OF WORKS
SCALE 1:1000



EROSION GULLY REHABILITATION DETAIL CONCEPT
NTS

10 0 10 20 30 40 50m
0 1:1000-A1 1:2000-A3

No	DATE	INITIAL	AMENDMENT
A	22/05/26	PD	ISSUED FOR INFORMATION

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TITLE: **2CRU SUBDIVISION - GULLY REHAB WORKS**
NT LOT 4873, LEE POINT
REDUCED CLEARING AND SIGNIFICANT TREE IMPACT

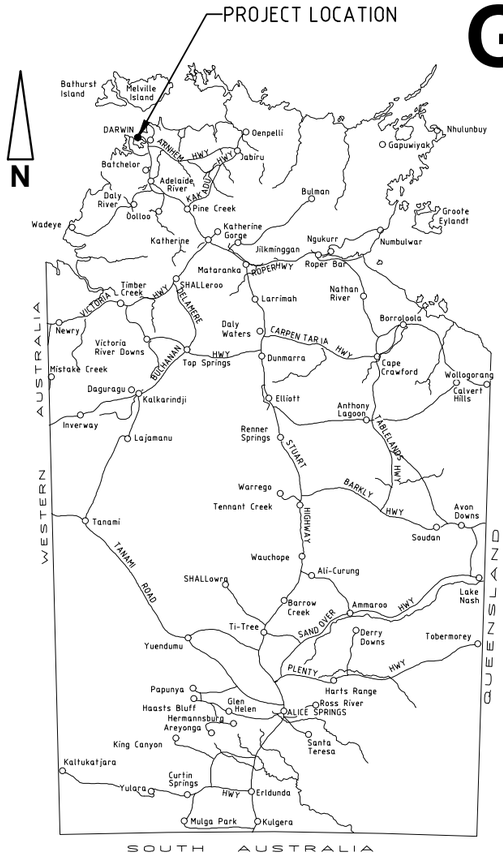
SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT24102	WE05-SK062	A

PLOTTED ON: 22/May/2026 3:44 PM
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Attachment D – Erosion and Sediment Control Plan (NT24102-WE05-ESC500 to ESC505).

ISSUED FOR CONSTRUCTION

2CRU SUBDIVISION
GULLY REHAB DRY SEASON ESCP



LOCALITY MAP

0 100 150 200 250 300
SCALE Kilometers

GENERAL NOTES

1. THIS IS A "DRY SEASON" ESCP PLAN FOR A SITE IN THE DARWIN TROPICAL REGION . WORKS PAST SEPTEMBER 30 WILL REQUIRE A "WET SEASON" ESCP.
2. ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE APPROVED ESCP AND ASSOCIATED DEVELOPMENT CONDITIONS.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN:
   A. THE APPROVED ESCP AND SUPPORTING DOCUMENTATION; AND
   B. THE LATEST VERSION OF INTERNATIONAL EROSION CONTROL ASSOCIATION (IECA) GUIDELINES, IF THE STANDARDS AND SPECIFICATIONS ARE NOT CONTAINED IN THE APPROVED ESCP.
5. WITHIN THEIR AREA OF WORKS, CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION, MONITORING AND MANAGEMENT OF ALL EROSION AND SEDIMENT CONTROL MEASURES TO THE SATISFACTION OF THE RELEVANT AUTHORITY.
6. WITHIN THEIR AREA OF WORKS, CONTRACTOR SHALL TAKE ALL REASONABLE AND PRACTICABLE MEASURES TO CONTROL STORM WATER FLOW VELOCITIES, MINIMISE SOIL EROSION AND SEDIMENT RUNOFF, AND MITIGATE ENVIRONMENTAL HARM.
7. UNEXPECTED CIRCUMSTANCES OR LARGE STORM EVENTS MAY NECESSITATE AMENDMENT OF THE ESCP. IN THE EVENT THAT SITE CONDITIONS CHANGE SIGNIFICANTLY FROM THOSE CONSIDERED WITHIN THE APPROVED ESCP, A REVISED EROSION AND SEDIMENT CONTROL PLAN (ESCP) SHALL BE PREPARED AND CERTIFIED BY A CPESC, AND SUBMITTED FOR APPROVAL TO THE RELEVANT AUTHORITY WITH VARIATIONS IN EROSION AND SEDIMENT CONTROL MEASURES IMPLEMENTED.
8. WHERE THERE IS HIGH PROBABILITY OF ENVIRONMENTAL HARM OCCURRING DUE TO SEDIMENT LEAVING THE SITE, CONTRACTOR SHALL IMPLEMENT ALL REASONABLE AND PRACTICABLE MEASURES REQUIRED TO MITIGATE SUCH HARM, INCLUDING IMPLEMENTATION OF APPROPRIATE ADDITIONAL CONTROL MEASURES, WITH THE ESCP AMENDED AS SOON AS POSSIBLE AND RE-SUBMITTED FOR APPROVAL TO THE RELEVANT AUTHORITY.
9. CONTRACTOR SHALL MAINTAIN SUFFICIENT EROSION AND SEDIMENT CONTROL MATERIALS ON SITE FOR SHORT NOTICE REPAIRS.
10. CONTRACTOR SHALL MONITOR THE WORKS AREA WEEKLY, OR DAILY DURING RAINFALL, AND ADAPT ESC PRACTICES AS REQUIRED TO MAINTAIN THE REQUIRED PERFORMANCE STANDARD.
11. A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) SHALL BE ENGAGED TO UNDERTAKE INSPECTIONS DURING EXECUTION OF THE WORKS TO ENSURE THAT NOMINATED CONTROLS ARE BEING APPROPRIATELY INSTALLED AND MAINTAINED, AS WELL AS TO REVIEW ANY NEED TO AMEND THE ESCP DESIGN TO ADAPT TO CHANGING SITE OR CLIMATIC CONDITIONS. REFER INSPECTION SCHEDULE.

CLIENT	DEFENCE HOUSING AUSTRALIA	
SITE	2CRU SUBDIVISION	
ADDRESS	NT LOT 4873, LEE POINT	
AREA OF WORKS	APPROX. 2.3 HECTARES	
CONSTRUCTION PERIOD	MAY 2026 TO SEPTEMBER 2026	
CONTRACTOR CONTACTS		
• SITE MANAGER	TBC	04XX XXX XXX
• PROJECT MANAGER	TBC	04XX XXX XXX
• ENVIRONMENTAL OFFICER	TBC	04XX XXX XXX
• ESCP DESIGNER	PAUL BRANDIS	08 8947 2476
	CPESC No. 9681	

INSPECTION SCHEDULE

INSPECTION	MONTH	DESCRIPTION
1	MAY	START UP MEETING WITH DHA AND CONTRACTOR
2	JUN	MONTHLY AUDIT
3	JUL	MONTHLY AUDIT
4	AUG	MONTHLY AUDIT
5	SEP	FINAL INSPECTION

NOTE: ONCE SCHEDULE CONFIRMED, CONSULT ESCP DESIGNER.

SCHEDULE OF DRAWINGS

DRAWING NO.	DRAWING DESCRIPTION
WE05-ESC500	DRY SEASON EROSION AND SEDIMENT CONTROL PLAN - COVER SHEET AND LOCALITY PLAN
WE05-ESC501	DRY SEASON EROSION AND SEDIMENT CONTROL PLAN - NOTES SHEET
WE05-ESC502	DRY SEASON EROSION AND SEDIMENT CONTROL PLAN - EROSION RISK ASSESSMENT AND GENERAL ARRANGEMENT PLAN
WE05-ESC503	DRY SEASON EROSION AND SEDIMENT CONTROL PLAN - SITE ESTABLISHMENT AND CLEARING
WE05-ESC504	DRY SEASON EROSION AND SEDIMENT CONTROL PLAN - FINISHED SURFACES PLAN
WE05-ESC505	DRY SEASON EROSION AND SEDIMENT CONTROL PLAN - TYPICAL SECTION AND DETAILS

IECA SCHEDULE OF STANDARD DRAWINGS

	IECA STANDARD DRAWINGS - DRAINAGE CONTROLS
LS-01	LEVEL SPREADER
RCD-01	CHECK DAMS
	IECA STANDARD DRAWINGS - EROSION CONTROLS
GRAVEL-01	GRAVELLING
	IECA STANDARD DRAWINGS - SEDIMENT CONTROLS
EXIT-01	ROCK PAD
EXIT-02	ROCK PAD
SF-01	SEDIMENT FENCE
SF-02	SEDIMENT FENCE NOTES
MB-01	MULCH FILTER BERM

IECA STANDARD DRAWINGS MAY BE ACCESSED VIA:
https://austieca.com.au/resources/resources-list/bpesc-document/standard-drawings

LEGEND

EROSION AND SEDIMENT CONTROL

- LIMIT OF CLEARING
- NO GO ZONE
- REVEGETATION (REFER LANDSCAPING DRGS)
- GRAVEL (REFER IECA STD DRG GRAVEL-01)
- 415 — EXISTING SURFACE CONTOURS (0.5m) INTERVAL
- 415 — DESIGN CONTOUR (0.25m) INTERVAL
- STORMWATER FLOW PATH
- >CWD> — CLEANWATER DIVERSION BANK (REFER DETAIL ON WE05-ESC505)
- SEDIMENT FENCE (REFER IECA STD DRG SF-01 AND SF-02)
- MB MB — MULCH BERM (REFER IECA STD DRG MB-01)
- EARTH BUND (REFER DETAIL ON WE05-ESC505)
- FLOW — STORMWATER FLOW DIRECTION
- LS — LEVEL SPREADER (REFER IECA STD DRG LS-01)
- CH — CHUTE (REFER DETAIL ON WE05-ESC505)
- RFD — ROCK FILTER DAM (REFER DETAIL ON WE05-ESC505)
- RCD — ROCK CHECK DAM (REFER IECA STD DRG RCD-01)
- ROCK PAD/SHAKER GRID (REFER IECA STD DRG EXIT-01 AND EXIT-02)

WARNING

BEWARE OF UNDERGROUND SERVICES

The locations of underground services are approximate only and their exact position should be proven on site
No guarantee is given that all existing services are shown

DRAWINGS CERTIFIED IN ACCORDANCE WITH BEST PRACTICE EROSION & SEDIMENT CONTROL (BPESC) BY CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC).

NAME: PAUL BRANDIS
CPESC NO: 9681
SIGNATURE:

No	DATE	INITIAL	AMENDMENT
0	26/03/26	PC	ISSUED FOR CONSTRUCTION

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Ph. 08 89472476 Fax: 08 89475098

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DRAWN	CHECKED
AD	PC
DESIGNED	CHECKED
PC	PB

TITLE: **2CRU SUBDIVISION - GULLY REHAB WORKS**
NT LOT 4873, LEE POINT
DRY SEASON EROSION SEDIMENT CONTROL PLAN
COVER SHEET AND LOCALITY PLAN

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT24102	WE05-ESC500	0

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SITE MANAGEMENT

1. CONSTRUCTION ACTIVITIES SHALL BE STAGED WHERE PRACTICABLE SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF MANAGEABLE SIZE AND THE EXTENT AND DURATION OF SOIL EXPOSURE IS LIMITED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROGRESSIVELY IMPLEMENTED TO SUIT.
2. ALL OFFICE AND OPERATIONAL ACTIVITIES SHALL BE LOCATED SUCH THAT ALL LIQUID EFFLUENT (E.G. WASH-DOWN WATER) IS TOTALLY CONTAINED AND TREATED WITHIN THE SITE.
3. ALL LIQUIDS AND CHEMICALS SHALL BE STORED AND HANDLED ON-SITE IN ACCORDANCE WITH RELEVANT STANDARDS, INCLUDING AS1940 – THE STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
4. SITE SPOILS SHALL BE LAWFULLY DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ONGOING SOIL EROSION OR ENVIRONMENTAL HARM.
5. NO LIQUID EFFLUENT IS PERMITTED TO BE DISPOSED OF ON SITE.
6. TRACKING OF SEDIMENTS ONTO ROADS EXTERNAL OF THE SITE IS NOT PERMITTED. ENTRY/EXIT TO SITE SHALL BE RESTRICTED TO DEFINED POINTS, WITH SUPPLEMENTARY ENTRY/EXIT SEDIMENT CONTROLS INSTALLED.

CLEARING AND GRUBBING

1. CLEARING WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH APPROVALS AND PERMIT CONDITIONS.
2. MINIMISE DISTURBANCE TO ONLY THOSE AREAS REQUIRED FOR CONSTRUCTION. ALL OTHER AREAS SHALL BE FLAGGED AS "NO-GO ZONE"
3. ALL CLEARING SHALL BE CONDUCTED IN ACCORDANCE WITH FEDERAL, TERRITORY AND LOCAL GOVERNMENT ENVIRONMENTAL POLICIES.
4. BEFORE CLEARING COMMENCES, ALL SACRED SITES, RESTRICTED WORKS AREAS AND AREAS OF VEGETATION NOMINATED FOR PROTECTION SHALL BE CLEARLY IDENTIFIED AND MARKED ON SITE (BY FLAGGING OR FENCING) AND INSPECTED BY THE RELEVANT AUTHORITY. CLEARING OF VEGETATION SHALL BE RESTRICTED TO THE NOMINATED AREAS. THE CONTRACTOR SHALL TAKE ALL REASONABLE AND PRACTICABLE MEASURES TO MITIGATE RISK OF UNNECESSARY LAND CLEARING AND PREVENT REMOVAL OR DISTURBANCE OF ALL VEGETATION AND GROUND COVERS (ORGANIC OR INORGANIC) INTENDED TO BE RETAINED.
5. WHERE CLEARING IS REQUIRED FOR THE PURPOSE OF INSTALLING EROSION AND SEDIMENT CONTROL MEASURES, EXTENTS OF CLEARING SHALL BE KEPT TO A MINIMUM.
6. THE CONTRACTOR SHALL TAKE ALL PRACTICABLE AND REASONABLE MEASURES DURING CLEARING OPERATIONS TO PREVENT THE FORMATION OF FLOW PATHS THAT CAN CONCENTRATE SURFACE RUNOFF AND CREATE POTENTIAL FOR EROSION.

TOPSOIL AND STOCKPILE MANAGEMENT

1. SITE OF STOCKPILES, INCLUDING EXTENT AND LIMIT OF CLEARING, SHALL BE AGREED WITH THE RELEVANT AUTHORITY.
2. STRIPPED TOPSOIL SHALL BE STOCKPILED FOR REUSE. TOPSOIL STOCKPILE HEIGHTS SHALL BE 1.5m MAX. ALL OTHER STOCKPILE HEIGHTS SHALL BE 3.0m MAX WITH 1 IN 4 BATTERS MAX.
3. TOPSOIL STOCKPILE SHALL NOT BE COMPACTED OR WHEEL ROLLED.
4. AVOID PLACEMENT OF STOCKPILES (WHERE PRACTICABLE) WITHIN 50m OF ANY WATERWAYS.
5. THE FOLLOWING CONTROLS SHALL BE IMPLEMENTED FOR STOCKPILES OF ERODIBLE MATERIAL:
   A. STOCKPILES SHALL BE LOCATED AT LEAST 2m FROM ANY RETAINED VEGETATION AND DRAINAGE LINES.
   B. EARTH DIVERSION BUNDS SHALL BE INSTALLED IMMEDIATELY UP-SLOPE OF THE STOCKPILE, WHERE THE CONTRIBUTING CATCHMENT EXCEEDS 1500m^2 AND SHALL BE MANAGED TO AVOID CONCENTRATING FLOW CAUSING EROSION.
   C. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED DOWNSTREAM OF THE STOCKPILE (E.G. MULCH BERMS OR SEDIMENT FENCES).
   D. TRENCH SPOIL AND BACKFILL MATERIAL SHALL GENERALLY BE STOCKPILED A MINIMUM OF 1.0m FROM OPEN TRENCHES.
6. STOCKPILE OF MATERIALS VULNERABLE TO EROSION SHALL BE COVERED IF REQUIRED.
7. SUITABLY STABILISE STOCKPILES OF ERODIBLE MATERIAL WHERE WORKS ARE EXPECTED TO BE SUSPENDED FOR A PERIOD EXCEEDING 30 DAYS IN THE DRY SEASON, 10 DAYS IN THE WET SEASON, WHEN RAINFALL IS REASONABLY POSSIBLE.

SURFACE WATER AND DRAINAGE CONTROL

1. ALL DRAINAGE CONTROL MEASURES SHALL BE APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED ESCP DRAWINGS.
2. DURING THE CONSTRUCTION PHASE, ALL REASONABLE AND PRACTICABLE MEASURES SHALL BE IMPLEMENTED TO:
   A. DIVERT CLEAN SURFACE WATERS AWAY FROM THE SITE IN A MANNER THAT MINIMISES EROSION OR CONTAMINATION OF WATER.
   B. CONTROL FLOW VELOCITIES AND PREVENT SOIL EROSION ALONG DRAINAGE PATHS, INCLUDING ENTRY/EXIT POINTS; AND ENSURE ALL WATERS ARE DISCHARGED ONTO STABLE LAND, IN A NON-EROSIVE MANNER, AND AT A LEGAL POINT OF DISCHARGE.
   C. MANAGEMENT OF DRAINAGE IS TO AVOID CONCENTRATION OF FLOW.
   D. OPEN PROFILE TRAPEZOIDAL DRAINS INSTEAD OF "V" DRAINS SHALL BE USED WHERE PRACTICABLE.
3. CONTROL WATER MOVEMENT THROUGH THE WORKS AREA; FLOW DIVERSION BANKS AND DRAINS SHALL BE INSTALLED AS PER DRAWINGS.

EROSION CONTROL AND SURFACE STABILISATION

1. ALL EROSION CONTROL MEASURES SHALL BE APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED ESCP DRAWINGS.
2. SYNTHETIC EROSION CONTROL TREATMENTS SHALL NOT BE USED IF SUCH MATERIALS ARE LIKELY TO CAUSE ENVIRONMENTAL HARM.
3. SUITABLY STABILISE AREAS WHERE WORKS ARE EXPECTED TO BE SUSPENDED FOR A PERIOD EXCEEDING 30 DAYS IN THE DRY SEASON, 10 DAYS IN THE WET SEASON, WHEN RAINFALL IS REASONABLY POSSIBLE.

DUST CONTROL

1. ALL DUST CONTROL MEASURES SHALL BE APPLIED AND MAINTAINED IN ACCORDANCE WITH APPROVED ESCP DRAWINGS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE EFFECTIVE CONTROL OF ALL DUST AND WINDBORNE MATERIAL EMANATING FROM THE SITE THROUGHOUT THE CONSTRUCTION PERIOD.
3. CONTRACTOR SHALL IMPLEMENT ALL MEASURES NECESSARY TO MINIMISE WIND EROSION AND PREVENT MATERIAL FROM THE SITE BEING BLOWN OVER OR ONTO PROPERTY OUTSIDE OF THE SITE. MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO:
   A. MINIMISING TRAFFIC MOVEMENTS ON DISTURBED SURFACES AND LIMITING VEHICLE SPEEDS WHERE NECESSARY.
   B. MAINTAINING EXPOSED SURFACES IN A MOIST CONDITION THROUGH FREQUENT WATERING, OR APPLICATION OF TRAFFICABLE POLYMERS WHERE APPROPRIATE.
   C. PROGRAMMING WORKS TO MINIMISE THE LIFE OF SOIL STOCKPILES, OR STABILISING LONG TERM STOCKPILES.
4. DURING DRY PERIODS, UTILISE WATER TRUCK TO WATER DOWN WORKS SURFACES TO MINIMISE DUST GENERATION. DUST SUPPRESSION IS TO BE IMPLEMENTED BY SITE SUPERVISOR AS REQUIRED BY VISUAL INSPECTION.

SEDIMENT CONTROL

1. ALL SEDIMENT CONTROL MEASURES SHALL BE APPLIED AND MAINTAINED IN ACCORDANCE WITH APPROVED ESCP DRAWINGS.
2. ALL REASONABLE AND PRACTICABLE MEASURES SHALL BE TAKEN TO PREVENT, OR AT LEAST MINIMISE, THE RELEASE OF SEDIMENT FROM THE SITE. SEDIMENT CONTROL DEVICES SHALL BE INSTALLED TO TRAP SEDIMENT AS CLOSE TO THE SOURCE AS PRACTICABLE.
3. SEDIMENT CONTROL DEVICES SHALL NOT PRESENT A SAFETY HAZARD FOR SITE WORKERS AND/OR THE PUBLIC.
4. SEDIMENT CONTROLS ARE TO REMAIN IN PLACE UNTIL THE ACTIVITIES ARE FINISHED AND AREAS ARE STABILISED.
5. ALL SEDIMENT TO BE COLLECTED AND REMAIN ONSITE AND DISPOSED OFF AT A LOCATION TO BE NOMINATED BY THE RELEVANT AUTHORITY.

DEWATERING

1. CONTRACTOR SHALL MITIGATE SEDIMENT RELATED ENVIRONMENTAL HARM AND/OR IMPACT TO STORMWATER INFRASTRUCTURE RESULTING FROM DEWATERING ACTIVITIES.
2. FLOW DIVERSION BARRIERS, OR OTHER APPROPRIATE SYSTEMS, SHALL BE USED TO MINIMISE THE QUANTITY OF WATER ENTERING EXCAVATIONS.
3. SEDIMENT LADEN WATER SHALL NOT BE DISCHARGED OFF-SITE WITHOUT FIRST BEING TREATED SATISFACTORILY TO REQUIREMENTS OF THE RELEVANT AUTHORITY. WHERE NOT SPECIFIED, DISCHARGED WATER SHALL MEET THE FOLLOWING REQUIREMENTS: MAX 75 NTU, PH 6.5 TO 8.0.

REVEGETATION AND REHABILITATION

1. ALL DISTURBED AREAS AND EARTHWORKS MUST BE PROGRESSIVELY REHABILITATED ONCE WORKS ARE COMPLETED, SO FAR AS REASONABLY PRACTICABLE. REFER PROJECT CIVIL AND LANDSCAPING DRAWINGS FOR FINISHED SURFACE DETAILS.

MONITORING

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED:
   A. AT LEAST DAILY (WHEN WORK IS OCCURRING ON-SITE);
   B. AT LEAST WEEKLY (WHEN WORK IS NOT OCCURRING ON-SITE);
   C. WITHIN 24 HOURS PRIOR TO EXPECTED RAINFALL; AND
   D. WITHIN 18 HOURS FOLLOWING A RAINFALL EVENT OF SUFFICIENT INTENSITY AND DURATION TO CAUSE RUNOFF ON-SITE.
2. EROSION AND SEDIMENT CONTROLS ARE DESIGNED IN ACCORDANCE WITH IECA BEST PRACTICE GUIDELINES, USING AN EROSION RISK ASSESSMENT TO CONFIRM THE TYPE OF CONTROLS REQUIRED AROUND EACH SUB-CATCHMENT OF THE SITE. WHERE TYPE 2/3 CONTROLS ARE APPLIED, RELEASE OF SOME TURBID WATER OFFSITE THROUGH THESE CONTROLS IS TO BE EXPECTED.
3. ANY INCIDENT WHICH RESULTS IN UNAUTHORISED DISCHARGE OF SEDIMENT OR SEDIMENT LADEN WATER TO A WATERWAY, OR HAS POTENTIAL TO RESULT IN SERIOUS ENVIRONMENTAL HARM, SHALL BE REPORTED TO THE NT ENVIRONMENT PROTECTION AUTHORITY (NTEPA) WITHIN 24 HOURS VIA THE POLLUTION HOTLINE ON 1800 064 567.

MAINTENANCE

1. ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING DRAINAGE CONTROL MEASURES, SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES DURING THEIR OPERATIONAL LIVES.
2. CONTRACTOR SHALL REPAIR ANY DAMAGED EROSION AND SEDIMENT CONTROL MEASURES, AND MAKE GOOD TO THE SATISFACTION OF THE RELEVANT AUTHORITY.
3. CONTRACTOR SHALL ENSURE SEDIMENT CONTROL DEVICES ARE DE-SILTED AND MADE FULLY OPERATIONAL AS SOON AS PRACTICABLE AFTER SEDIMENT-PRODUCING EVENTS, TO ENSURE THE SEDIMENT RETENTION CAPACITY IS MAINTAINED ABOVE 80% OF ITS DESIGN RETENTION CAPACITY.
4. ALL MATERIALS, WHETHER LIQUID OR SOLID, REMOVED FROM SEDIMENT CONTROL DEVICES AND PLACES OF SEDIMENT DEPOSITION, SHALL BE DISPOSED OF IN AN APPROVED MANNER THAT DOES NOT CAUSE FURTHER SOIL EROSION OR ENVIRONMENTAL HARM. MATERIALS SHALL BE DISPOSED OF IN A LOCATION THAT PREVENTS MATERIALS RE-ENTERING THE SYSTEM.
5. ALL SEDIMENT DEPOSITED OFFSITE AS A DIRECT RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REMOVED AND THE AREA APPROPRIATELY CLEANED / REHABILITATED AS SOON AS PRACTICABLE.

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byrne.
ABN 78 124 388 192
P.O.Box 43420 Casuarina NT 0811
Ph. 08 89472476 Fax: 08 89475098

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TITLE: **2CRU SUBDIVISION - GULLY REHAB WORKS**
NT LOT 4873, LEE POINT
DRY SEASON EROSION SEDIMENT CONTROL PLAN
NOTES SHEET

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT24102	WE05-ESC501	0

CATCHMENT ID	AREA (HA)	R	K	SLOPE LENGTH (m)	SLOPE (%)	LS	P	C	May (t/ha/month)	Jun (t/ha/month)	Jul (t/ha/month)	Aug (t/ha/month)	Sep (t/ha/month)	A (t/ha/yr)	A (t/yr)	CONTROL
Major Gully	1.84	15724	0.053	10	25.0	1.88	1.3	1.00	20.73	1.94	0.65	6.09	10.36	2,037	3,748	TYPE 1
									TYPE 1	TYPE 3	TYPE 3	TYPE 3	TYPE 1			
Minor Gully	0.04	15724	0.053	5	16.7	0.80	1.3	1.00	8.82	0.83	0.28	2.59	4.41	867	35	TYPE 3
									TYPE 3	TYPE 3	TYPE 3	TYPE 3	TYPE 3			

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EROSION RISK ASSESSMENT

DISPERSIVE SOIL MANAGEMENT

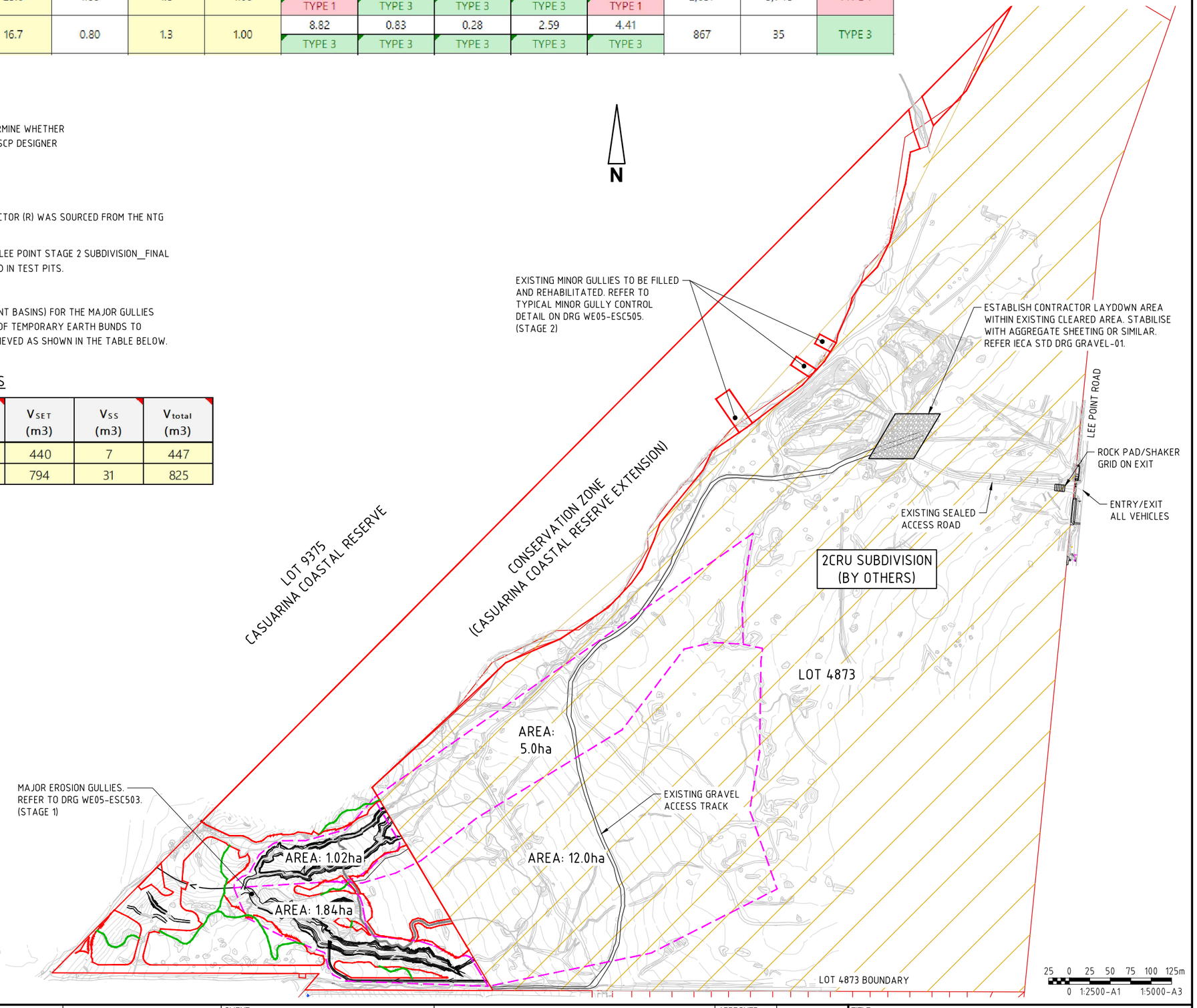
1. AS NEW WORK AREAS ARE OPENED UP, THE CONTRACTOR SHALL UNDERTAKE TESTING TO DETERMINE WHETHER THE AREA CONTAINS DISPERSIVE SOILS. IF DISPERSIVE SOIL ARE ENCOUNTERED, CONTACT THE ESCP DESIGNER FOR FURTHER ADVICE.

ERA NOTES

1. ERA HAS BEEN COMPLETED BASED ON TYPICAL SITE CATCHMENTS. THE RAINFALL EROSIVITY FACTOR (R) WAS SOURCED FROM THE NTG PUBLISHED DATA.
2. K-VALUE WAS IDENTIFIED WITH REFERENCE TO THE GEOTECHNICAL REPORT (STANTEC - DC1603) LEE POINT STAGE 2 SUBDIVISION_FINAL GI REPORT) FOR THE SITE. SILTY SANDY GRAVEL (GW) AND SANDY GRAVEL (GP) WERE IDENTIFIED IN TEST PITS.
3. LS FACTORS WERE DERIVED BASED ON WORST CASE GULLY EROSION / BATTER SLOPES.
4. THE EROSION RISK ASSESSMENT IDENTIFIES THAT TYPE 1 CONTROLS ARE REQUIRED (E.G, SEDIMENT BASINS) FOR THE MAJOR GULLIES DURING MAY AND SEPTEMBER. TYPE D SEDIMENT BASIN ARE PROPOSED THROUGH APPLICATION OF TEMPORARY EARTH BUNDS TO CONTAIN DIRTY WATER WITHIN WORKSITE. CONTRACTOR TO ENSURE MINIMUM VOLUMES ARE ACHIEVED AS SHOWN IN THE TABLE BELOW.

TABLE - SEDIMENT BASIN VOLUMES

BASIN ID	CATCH AREA (HA)	%ILE	R (5 DAY, X%ILE) (mm)	CV	V_{SET} (m3)	V_{SS} (m3)	V_{total} (m3)
Major Gullies - Northern	1.02	85	58	0.74	440	7	447
Major Gullies - Southern	1.84	85	58	0.74	794	31	825



WARNING

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byrne. ABN 78 124 388 192
P.O.Box 43420 Casuarina NT 0811
Ph. 08 89472476 Fax: 08 89475098

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TITLE: **2CRU SUBDIVISION - GULLY REHAB WORKS**
NT LOT 4873, LEE POINT
DRY SEASON EROSION SEDIMENT CONTROL PLAN
EROSION RISK ASSESSMENT AND GA PLAN

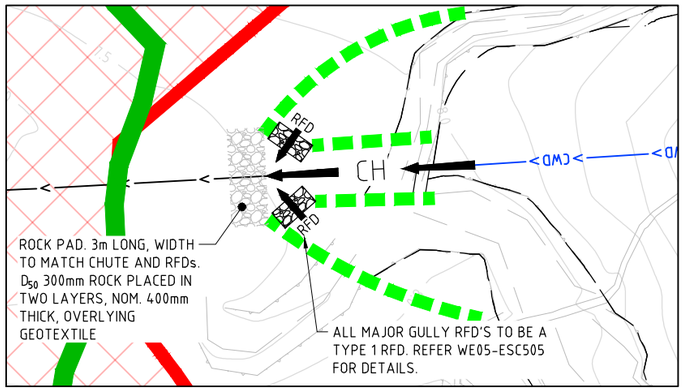
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AS SHOWN	NT24102	WE05-ESC502	0

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INSET A
SCALE 1:250

CONSERVATION ZONE
(CASUARINA COASTAL RESERVE EXTENSION)

TO SITE COMPOUND
REFER WE05-ESC502

AREA: 5.0ha

EXISTING GRAVEL ACCESS TRACK

2CRU SUBDIVISION
(BY OTHERS)

LOT 4873

AREA: 12.0ha

CLEAN WATER DRAIN TYPE B
REFER WE05-ESC505 FOR DETAILS.

CLEAN WATER DRAIN TYPE A
REFER WE05-ESC505 FOR DETAILS.

ENSURE CLEAN WATER OUTFLOW DISCHARGE TO LOT 9375 WITHOUT PASSING THROUGH DISTURBED WORK AREAS

EXISTING MINOR GULLIES TO BE FILLED AND REHABILITATED. REFER TO TYPICAL MINOR GULLY CONTROL DETAIL ON DRG WE05-ESC505.

LOT 9375
(CASUARINA COASTAL RESERVE)

AREA: 1.02ha

AREA: 1.84ha

CLEAN WATER DRAIN TYPE A
REFER WE05-ESC505 FOR DETAILS.

PROVIDE SEDIMENT FENCE OR MULCH BERMS TO ALL AREAS WHERE SEDIMENT LADEN WATER CAN SHEET FLOW OFF SITE AND RUNOFF PRODUCING RAINFALL EVENTS ARE REASONABLY POSSIBLE. (TYP)

EXISTING TRAIL

REFER INSET A

EARTH BUND. (TYP)
REFER WE05-ESC505 FOR DETAILS.

LOT 9731

PLAN
SCALE 1:1000

2.5 0 2.5 5.0 7.5 10 12.5m
0 1:250-A1 1:500-A3

10 0 10 20 30 40 50m
0 1:1000-A1 1:2000-A3

WARNING

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ABN 78 124 388 192
P.O.Box 43420 Casuarina NT 0811
Ph. 08 89472476 Fax: 08 89475098

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TITLE: **2CRU SUBDIVISION - GULLY REHAB WORKS**
NT LOT 4873, LEE POINT
DRY SEASON EROSION SEDIMENT CONTROL PLAN
SITE ESTABLISHMENT AND CLEARING PLAN

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT24102	WE05-ESC503	1

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CONSERVATION ZONE
(CASUARINA COASTAL RESERVE EXTENSION)

2CRU SUBDIVISION
(BY OTHERS)

LOT 4873

INSTALL RCD'S IN REHABILITATED GULLY'S TO CONTROL VELOCITIES DURING ESTABLISHMENT PERIOD. NOM. 1m HIGH AT 25m SPACINGS (TYP). REFER IECA STD DRG RCD-01 FOR DETAILS.

RCD

LOT 9375
(CASUARINA COASTAL RESERVE)

LOT 9375
(CASUARINA COASTAL RESERVE)

REVEGETATION AS PER LANDSCAPING DRGS

LOT 9731

0 10 20 30 40 50m
0 1:1000-A1 1:2000-A3

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P.O.Box 43420 Casuarina NT 0811
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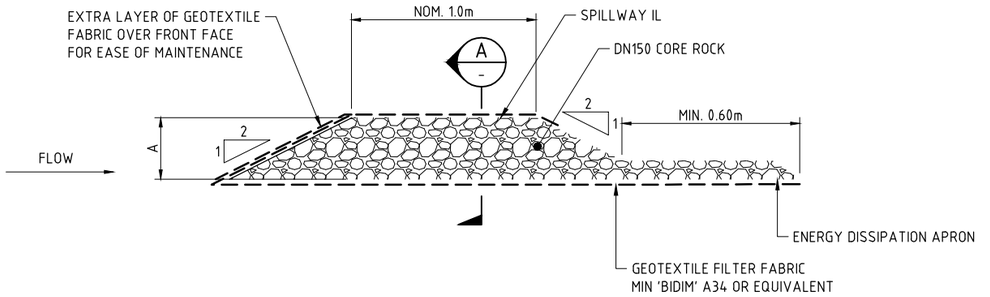
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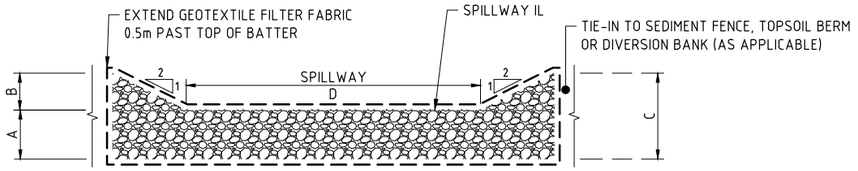
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2CRU SUBDIVISION - GULLY REHAB WORKS
NT LOT 4873, LEE POINT
DRY SEASON EROSION SEDIMENT CONTROL PLAN
FINISHED SURFACES PLAN

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT24102	WE05-ESC504	1

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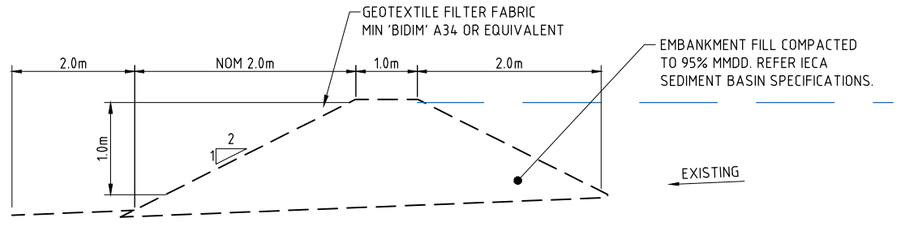




TYPICAL ROCK FILTER DAM SPILLWAY A-

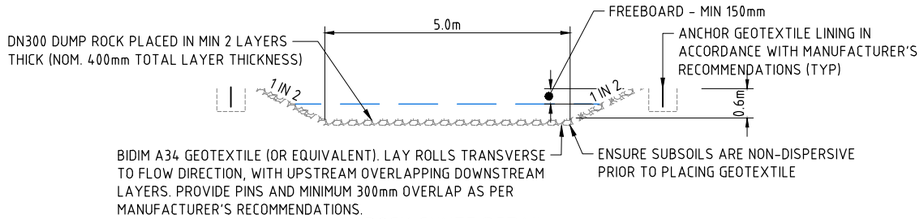
NTS

RFD DIMENSIONS TABLE				
RFD TYPE	A	B	C	D
1	0.6	0.4	1.0	3
2	0.3	0.2	0.5	1



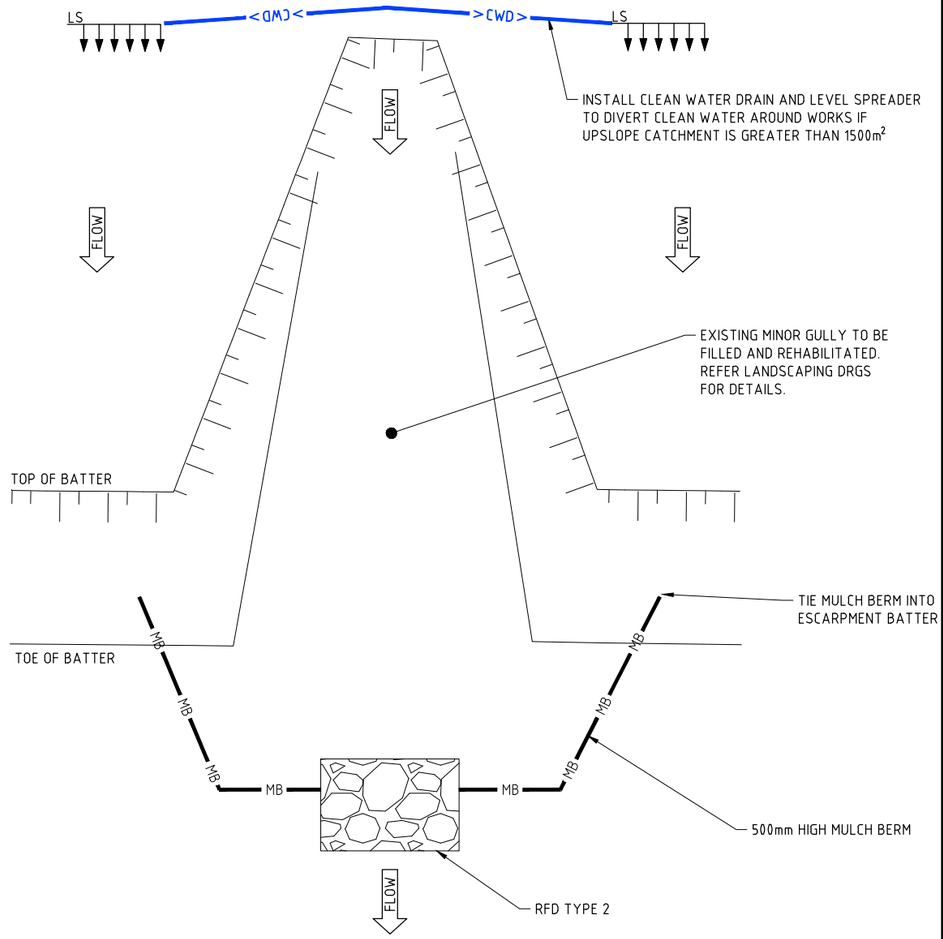
EARTH BUND DETAIL

NTS



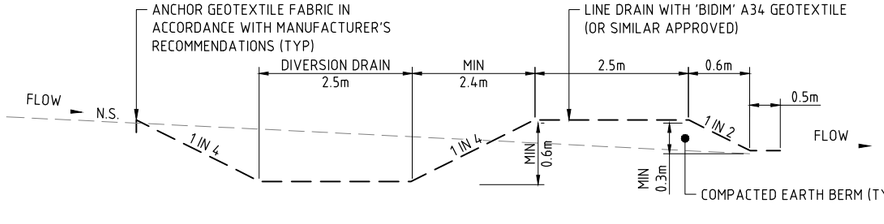
ROCK CHUTE DETAIL

NOT TO SCALE



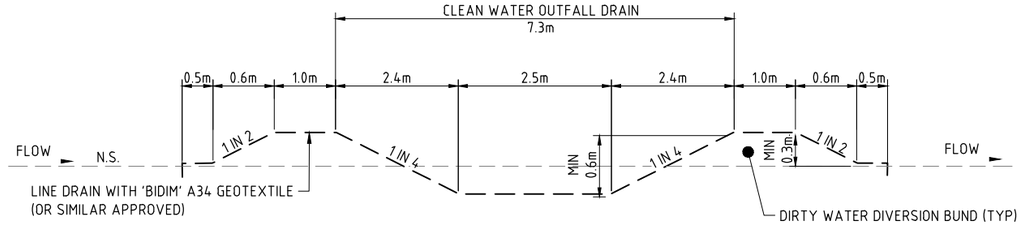
TYPICAL MINOR GULLY CONTROL

NTS



TYPE A CLEAN WATER DRAIN DETAIL

NOT TO SCALE



TYPE B CLEAN WATER DRAIN DETAIL

NOT TO SCALE

WARNING

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byrne
ABN 78 124 388 192
P.O.Box 43420 Casuarina NT 0811
Ph. 08 89472476 Fax: 08 89475098

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TITLE: **2CRU SUBDIVISION - GULLY REHAB WORKS**
NT LOT 4873, LEE POINT
DRY SEASON EROSION SEDIMENT CONTROL PLAN
TYPICAL SECTION AND DETAILS

SCALE	PROJECT No	DRAWING No	AMDT
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Vegetation Assessment

Defence Housing Australia

4 elements

Revision History

Version	Purpose	Issued by	Date	Reviewer	Date
1	Draft	JC	16/03/32026	PT	16/03/2026
2	Final	JC	07/04/2026	PT	07/04/2026

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4 Elements Consulting
169-171 Aumuller Street
Bungalow, QLD 4870
www.4elementsconsulting.com.au

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1.0 Introduction

As part of the Lee Point Master-Planned Urban Development, Defence Housing Australia (DHA) will transfer land to the Casuarina Coastal Reserve (CCR) Conservation Zone in accordance with the Development Agreement between DHA and the Northern Territory Government. Northern Territory Parks and Wildlife is the nominated NT agency that will assume management of the site, and DHA must ensure that all remediation works, including stabilisation of eroded gullies, are completed prior to handover. Remediation works will include the selective clearing of vegetation where necessary to provide access for machinery and personnel to undertake gully stabilisation and infilling activities.

Four Elements Consulting (4E) was engaged by DHA to conduct a vegetation assessment within the proposed clearance area (**Figure 1**) to ensure compliance with Clause 3.2 – Clearing of Native Vegetation of the Northern Territory Planning Scheme (2020), and the Northern Territory Land Clearing Guidelines (2020). The survey methodology and results are outlined below.

2.0 Methodology

Vegetation within the proposed clearing footprint was mapped using the National Vegetation Information System (NVIS) dataset (DCCEW 2022 – **Figure 2**). Field surveys were conducted on the 17/02/2026 by a suitably qualified ecologist with experience conducting vegetation assessments in the Northern Territory. Surveys were conducted in accordance with the Northern Territory Guidelines and Field Methodology for Vegetation Survey and Mapping (2007), with quaternary surveys conducted throughout the site (per Neldner 2022) to ground-truth vegetation mapping, assess vegetation quality and condition, and determine presence/absence of significant and/or sensitive vegetation.

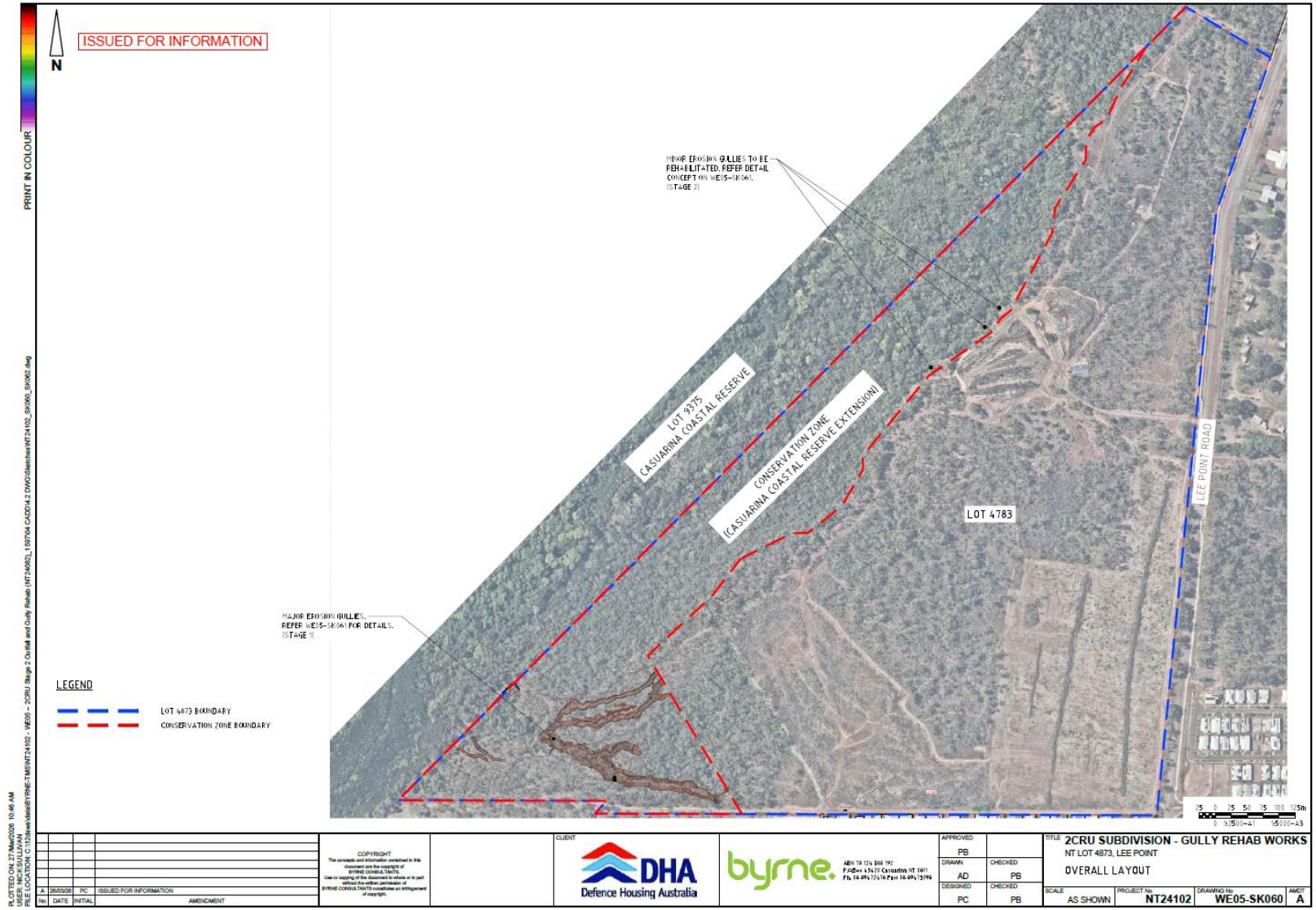


Figure 1 – Project Scope

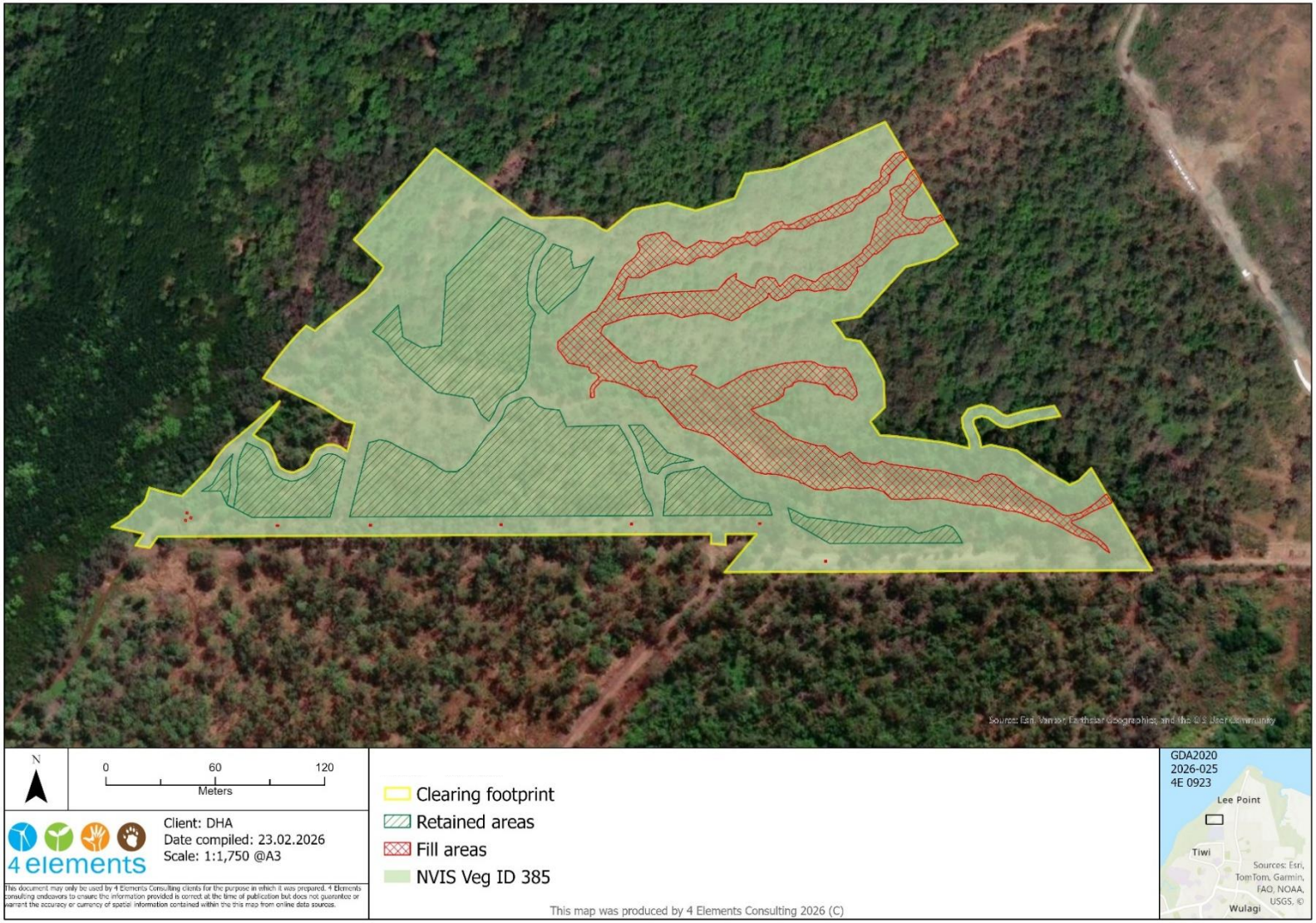


Figure 2 – NVIS Mapping

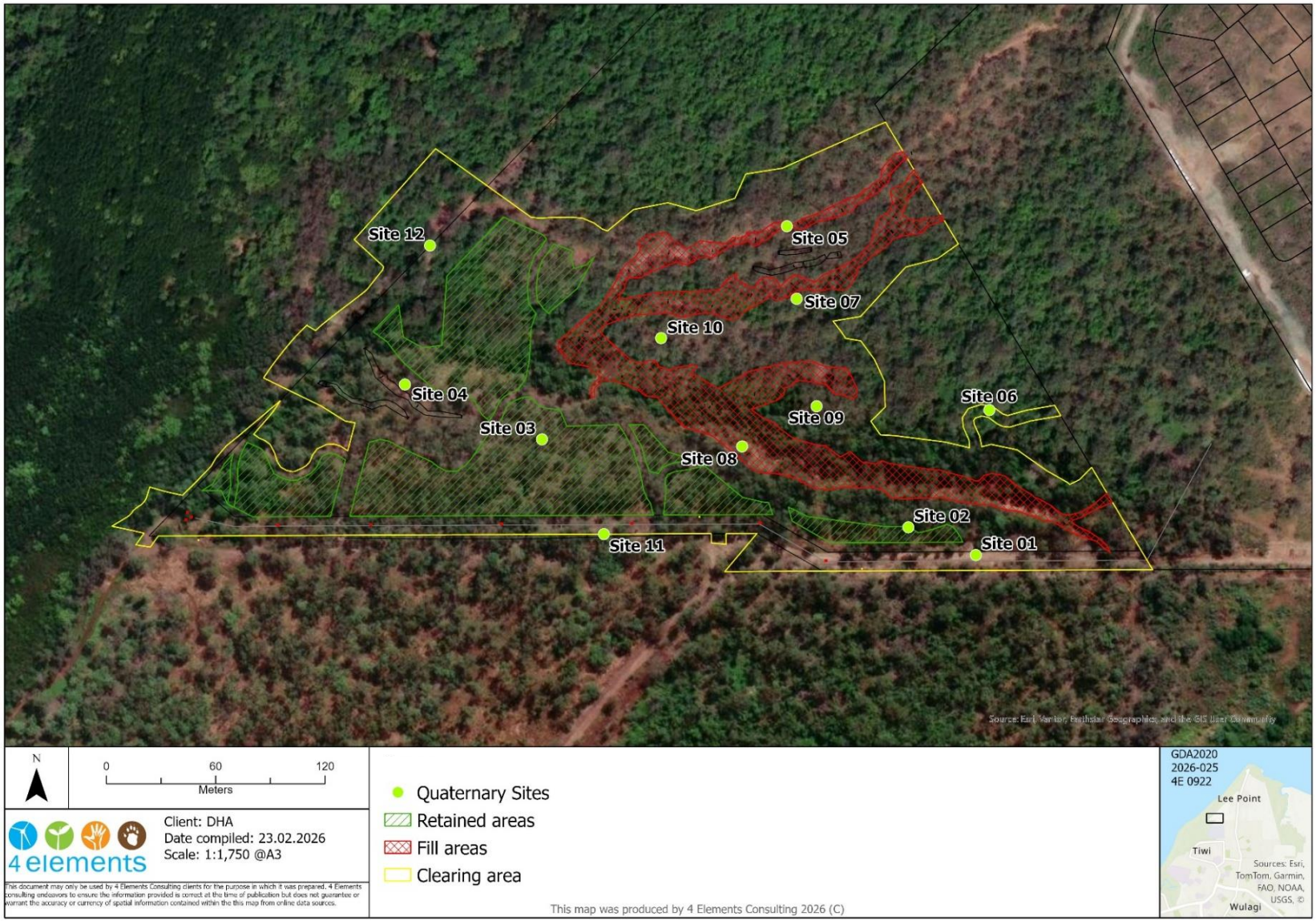


Figure 3 – Quaternary Survey Sites

3.0 Results

Quaternary surveys confirmed that vegetation within the proposed clearing footprint is broadly consistent with the NVIS mapping (Veg ID 385 - **Table 1**). Vegetation across all survey sites comprised *Eucalyptus tetrodonta* woodland, occurring either as remnant vegetation or high-value regrowth.

Table 1 – NVIS Vegetation Description

NVIS Veg ID	Class	Structural Formation	Common Species	Environmental Description
385	Woodland	Eucalyptus mid woodland	*Eucalyptus tetrodonta, Eucalyptus miniata, Corymbia bleeser, Livistona humilis, Planchonia careya, Brachychiton paradoxusshrub, Sorghum intrans, Heteropogon triticeus, Sorghum plumosum.*	Well drained rises and low hills, gently sloping plateaux or plains with well drained sandy and some lateritic red earth soils

Canopy structure was consistent across the site. *Eucalyptus tetrodonta*, *Corymbia arafurica*, and *Corymbia polycarpa* were the dominant species, with *Melaleuca leucadendra* occurring along drainage lines and in low-lying areas in the western portion of the site. Common sub-canopy species across the clearing footprint included *Terminalia ferdinandiana*, *Acacia auriculiformis*, *Brachychiton diversifolius*, and *Buchanania obovata*. The shrub layer was diverse and varied between survey sites, with common species including *Santalum lanceolatum*, *Erythrophleum chlorostachys*, *Acacia spicata*, *Grewia sp.*, and *Livistona humilis*. A grassy ground layer was present across the clearance footprint, dominated by *Sarga sp. and Heteropogon sp.* In some drainage lines, an emerging dry coastal vine thicket understorey is present; however, the canopy remains dominated by *Eucalyptus sp. and Corymbias sp.* Quaternary survey results are summarised in **Table 2** below, with a full species list in **Appendix A**.

Weeds were recorded throughout the proposed clearing footprint, occurring predominantly along tracks and in previously disturbed areas. Gamba grass (*Andropogyn gayanus*) was the most common species and is present in isolated patches across the site, with heavier infestations in disturbed areas. Weed cover was generally sparse within remnant vegetation.

No significant or sensitive vegetation was observed within the clearance footprint. The Darwin cycad (*Cycas armstrongii*), which is listed as Vulnerable under the TWPC Act, is present throughout the survey site (**Plate 1** and **Plate 2**).



Plate 1 Mature Darwin Cycad (*Cycas armstrongii*)



Plate 2 Mature Darwin Cycad (*Cycas armstrongii*)

Site	NVIS	Canopy Layer	Sub-canopy	Shrub Layer	Ground Layer	Description	Site Photo
1	385	**Height:** 8-15m **Cover:** 20-40% **Dominant species:** *E. tetrodonta*, *C. arafurica*, *C. polycarpa*	**Height:** 6-10m **Cover:** <20% **Dominant species:** *T. ferdinandiana*, *A. auriculiformis*, *B. diversifolius*, *B. obovate*, canopy associates.	**Height:** 1-2m **Cover:** <10% **Dominant species:** *A. dunni*, *S. lucida*, *C. fraseri.*	**Height:** 1m **Cover:** 80% **Dominant species:** *Sarga. sp.*	Eucalypt woodland community with grassy understorey. Sparse sub-canopy and shrub layer.	
2	385	**Height:** 8-15m **Cover:** 20-40% **Dominant species:** *E. tetrodonta*, *C. arafurica*, *C. polycarpa*	**Height:** 6-10m **Cover:** <20% **Dominant species:** *T. ferdinandiana*, *A. auriculiformis*, *B. diversifolius*, *B. obovate*, canopy associates.	**Height:** 1-2m **Cover:** <10% **Dominant species:** *A. dunni*, *S. lucida*, *C. fraseri.*	**Height:** 1m **Cover:** 80% **Dominant species:** *Sarga. sp.*	Eucalypt woodland community with grassy understorey. Sparse sub-canopy and shrub layer.	

3	385	**Height:** 8-15m **Cover:** 20-40% **Dominant species:** *E. tetrodonta*, *C. arafurica*, *C. polycarpa*	Absent	**Height:** 1-2m **Cover:** <10% **Dominant species:** *C. exstipulate, G. decurrens*	**Height:** <1m **Cover:** 20-40% **Dominant species:** *Sarga. sp.*	Eucalypt woodland community on gravelly soils. No sub-canopy, mid-dense shrub layer and generally sparse vegetation cover.	
4	385	**Height:** 8-15m **Cover:** 20-40% **Dominant species:** *E. tetrodonta*, *C. arafurica*, *C. polycarpa*	Absent	**Height:** 1-4m **Cover:** 20-40% **Dominant species:** *S. lucida, E. chlorastachys, A. spicata, Grewia sp., Livistona humilis.*	**Height:** 1m **Cover:** 40% **Dominant species:** *Sarga. sp*	Eucalypt woodland community with diverse shrub layer and mosaic ground layer.	

5	385	**Height:** 8-15m **Cover:** 20-40% **Dominant species:** *E. tetrodonta*, *C. arafurica*, *C. polycarpa*	Absent	**Height:** 1-4m **Cover:** 20-40% **Dominant species:** *S. lucida, E. chlorastachys, A. spicata, Grewia sp., Livistona humilis.*	**Height:** 1m **Cover:** 20-40% **Dominant species:** *Sarga. sp*	Eucalypt woodland community with diverse shrub layer and mosaic ground layer.	
6	385	**Height:** 8-15m **Cover:** 20-40% **Dominant species:** *E. tetrodonta*, *C. arafurica*, *C. polycarpa*	**Height:** 6-10m **Cover:** <20% **Dominant species:** *T. ferdinandiana*, *A. auriculiformis*, *B. diversifolius*, *B. obovate,*	**Height:** 1-4m **Cover:** 40% **Dominant species:** *S. lucida, E. chlorastachys, A. spicata, Grewia sp., Livistona humilis.*	Absent	Eucalypt woodland community with emerging dry rainforest understorey.	

7	385	**Height:** 8-15m **Cover:** 20-40% **Dominant species:** *E. tetrodonta*, *C. arafurica*, *C. polycarpa*	Absent	**Height:** 1-2m **Cover:** <10% **Dominant species:** *C. exstipulate, G. decurrens*	**Height:** 1m **Cover:** 40% **Dominant species:** *Sarga. sp.*	Woodland community on gravelly soils. No sub-canopy, mid-dense shrub layer and generally sparse vegetation cover.	
8	385	**Height:** 8-15m **Cover:** 20-40% **Dominant species:** *E. tetrodonta*, *C. arafurica*, *C. polycarpa*	Absent	**Height:** 1-4m **Cover:** 20-40% **Dominant species:** *S. lucida, E. chlorastachys, A. spicata, Grewia sp., Livistona humilis.*	**Height:** 1m **Cover:** 40% **Dominant species:** *Sarga. sp*	Eucalypt woodland community with diverse shrub layer and mosaic ground layer.	

9	385	**Height:** 8-15m **Cover:** 20-40% **Dominant species:** *E. tetrodonta*, *C. arafurica*, *C. polycarpa*	Absent	**Height:** 1-4m **Cover:** 20-40% **Dominant species:** *S. lucida, E. chlorastachys, A. spicata, Grewia sp., Livistona humilis.*	**Height:** 1m **Cover:** 40% **Dominant species:** *Sarga. sp*	Woodland community with diverse shrub layer and mosaic ground layer.	
10	385	**Height:** 8-15m **Cover:** 20-40% **Dominant species:** *E. tetrodonta*, *C. arafurica*, *C. polycarpa*	Absent	**Height:** 1-4m **Cover:** 20-40% **Dominant species:** *S. lucida, E. chlorastachys, A. spicata, Grewia sp., Livistona humilis.*	**Height:** 1m **Cover:** 40% **Dominant species:** *Sarga sp., Heteropogon sp.,*	Woodland community with diverse shrub layer and mosaic ground layer.	

11	385	**Height:** 8-15m **Cover:** 20-40% **Dominant species:** *E. tetrodonta*, *C. arafurica*, *C. polycarpa*	**Height:** 6-10m **Cover:** <20% **Dominant species:** *T. ferdinandiana*, *A. auriculiformis*, *B. diversifolius*, *B. obovate,* canopy associates.	**Height:** 1-2m **Cover:** <10% **Dominant species:** *A. dunni, S. lucida, C. fraseri.*	**Height:** <1m **Cover:** 80% **Dominant species:** *Sarga. sp.*	Woodland community with grassy understorey. Sparse sub-canopy and shrub layer.	
12	385	**Height:** 8-15m **Cover:** 20-40% **Dominant species:** *E. tetrodonta*, *C. arafurica*, *C. polycarpa, Me. leucadendra*	**Height:** 6-10m **Cover:** <20% **Dominant species:** *T. ferdinandiana*, *A. auriculiformis*, *B. diversifolius*, *B. obovate,* canopy associates.	**Height:** 1-4m **Cover:** 20-40% **Dominant species:** *S. lucida, E. chlorastachys, A. spicata, Grewia sp., Livistona humilis.*	**Height:** <1m **Cover:** 40% **Dominant species:** *Sarga. sp*	Woodland community with diverse shrub layer and mosaic ground layer.	

4.0 References

Brocklehurst, P., Lewis, D., Napier, D. & Lynch, D. 2007, *Northern Territory Guidelines and Field Methodology for Vegetation Survey and Mapping*, Technical Report No. 02/2007D, Department of Natural Resources, Environment and the Arts, Northern Territory Government, Palmerston, NT. https://hdl.handle.net/10070/635994.

Department of Climate Change, Energy, the Environment and Water 2022, *National Vegetation Information System (NVIS)*, Australian Government, Canberra, viewed 10 February 2026, https://www.dcceew.gov.au/environment/land/native-vegetation/national-vegetation-information-system.

Neldner, V.J., Addicott, E.P., Appelman, C.N., Butler, D.W., Dillewaard, H.A., McDonald, W.J.F., Richter, D., Ryan, T.S. & Wilson, B.A. 2022, *Methodology for surveying and mapping regional ecosystems and vegetation communities in Queensland*, Version 6.0, Department of Environment and Science, Queensland Government, Brisbane. http://nla.gov.au/nla.obj-3069553315.

Northern Territory Government 2020, *Land Clearing Guidelines – Northern Territory Planning Scheme 2020*, Northern Territory Government, Darwin. https://nt.gov.au/property/land-planning-and-development/our-planning-system/nt-planning-scheme/referenced-documents-guidelines.

Northern Territory Government 2020, *Northern Territory Planning Scheme 2020*, Department of Infrastructure, Planning and Logistics, Darwin. https://nt.gov.au/property/land-planning-and-development/our-planning-system/nt-planning-scheme.

Appendix A Species List

Common Name	Scientific Name	EPBC Listing	TWPC Listing
Ear-pod wattle	*Acacia auriculiformis*	-	-
Dunn's wattle	*Acacia dunnii*	-	-
Strap wattle	*Acacia holosericea*	-	-
Northern milkwood	*Alstonia actinophylla*	-	-
Chain fruit	*Alyxia spicata*	-	-
Gamba grass	*Andropogon gayanus***	-	-
Cotton tree	*Bombax ceiba*	-	-
Northern kurrajong	*Brachychiton diversifolius*	-	-
-	*Breynia cernua*	-	-
-	*Buchanania obovata*	-	-
Pink turkey bush	*Calytrix exstipulata*	-	-
White beech	*Canarium australianum*	-	-
Carpentaria palm	*Carpentaria acuminata*	-	-
Elegant marsh plant	*Cartonema spicatum*	-	-
-	*Cassytha filiformis*	-	-
-	*Chloris barbata*	-	-
Blue pea	*Clitoria ternatea*	-	-
Kapok	*Cochlospermum fraseri*	-	-
Arafura bloodwood	*Corymbia arafurica*	-	-
Long-fruited bloodwood	*Corymbia polycarpa*	-	-
-	*Crotalaria retusa*	-	-
-	*Crotalaria montana*	-	-
Darwin cycad	*Cycas armstrongii*	-	Vulnerable
Egyptian crowfoot	*Dactyloctenium aegyptium**	-	-
Blackthorn	*Denhamia obscura*	-	-
-	*Dolichandrone filiformis*	-	-
Cooktown ironwood	*Erythrophleum chlorostachys*	-	-
Darwin stringybark	*Eucalyptus tetrodonta*	-	-
Broad-leaved native cherry	*Exocarpos latifolius*	-	-
-	*Flacourtia territorialis*	-	-
-	*Flagellaria indica*	-	-
Clothes peg tree	*Grevillea decurrens*	-	-
Dryandra grevillea	*Grevillea dryandri*	-	-
-	*Grewia mesomischa*	-	-
-	*Grona triflora*	-	-
Sea hibiscus	*Hibiscus tiliaceus*	-	-
-	*Ichnocarpus frutescens*	-	-

-	*Ipomoea abrupta*	-	-
Lantana	*Lantana camara***	-	-
-	*Leucaena leucocephala**	-	-
Sand palm	*Livistona humilis*	-	-
Weeping paperbark	*Melaleuca leucadendra*	-	-
Cocky apple	*Planchonia careya*	-	-
Atlantic milkwort	*Polygala orbicularis*	-	-
-	*Sarga intrans*	-	-
Pigeon grass	*Setaria apiculata*	-	-
-	*Smilax australis*	-	-
-	*Spermacoce leptoloba**	-	-
-	*Strychnos lucida*	-	-
Native apple	*Syzygium eucalyptoides*	-	-
Iodine plant	*Tabernaemontana orientalis*	-	-
-	*Tacca leontopetaloides*	-	-
Kakadu plum	*Terminalia ferdinandiana*	-	-
Damson plum	*Terminalia microcarpa*	-	-
-	*Tinospora smilacina*	-	-
Poison peach	*Trema tomentosum*	-	-
-	*Urochloa sp.*	-	-
*Invasive **NT Declared Weeds			

Date Registered: 29/05/2014 **Volume** 788 **Folio** 729
Duplicate Certificate as to Title issued? No

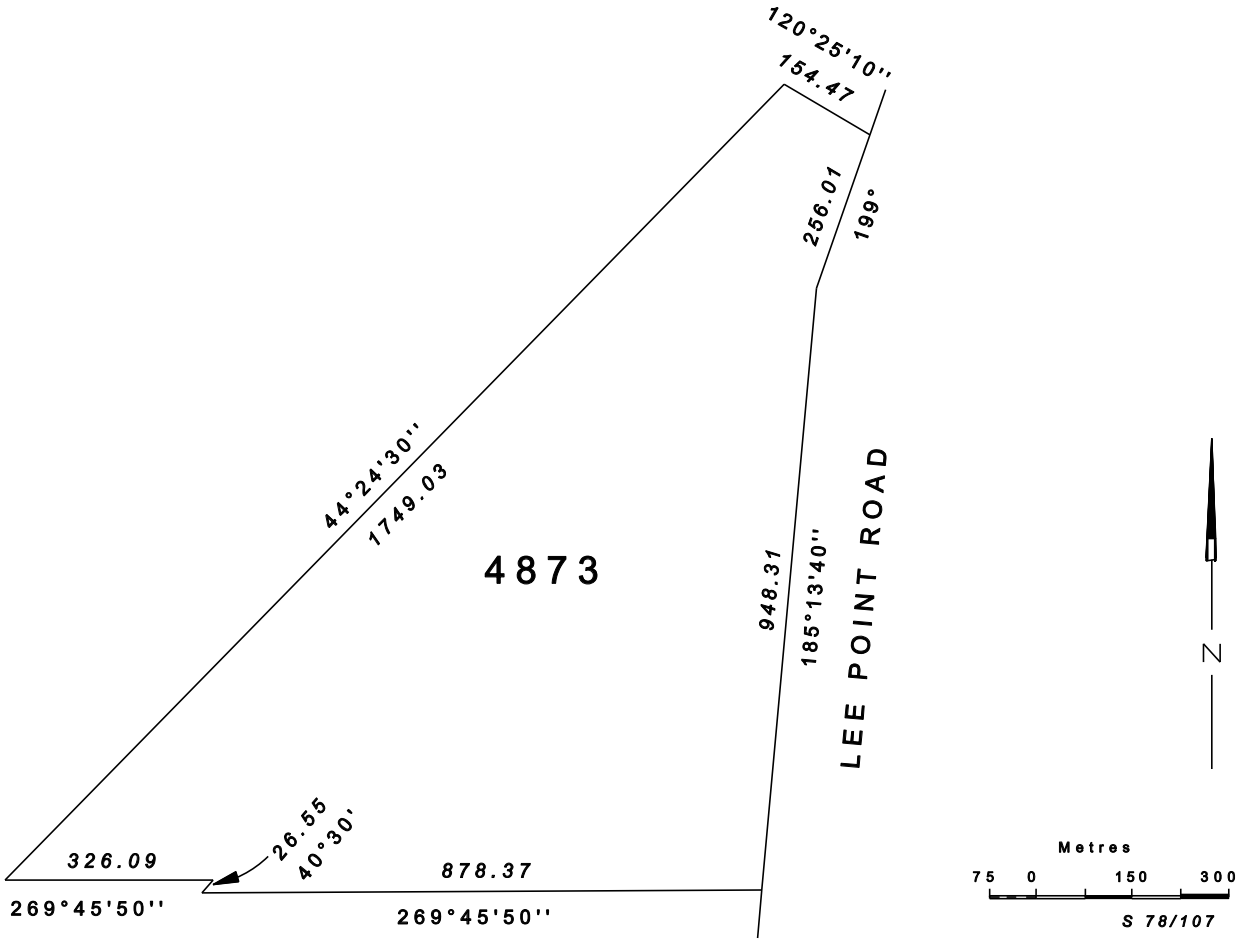
SEARCH CERTIFICATE

Lot 4873 Town of Nightcliff from plan(s) S 78/107
Area under title is 81 hectares 3300 square metres

Owner:
Defence Housing Australia
of 26 Brisbane Avenue, Barton ACT 2600

Registered Date	Dealing Number	Description
		Previous title is **Volume** 786 **Folio** 001
04/06/2014	823893	Request to withdraw Caveat (823114)
27/05/2014	823114	Lapsing Caveat Defence Housing Australia - expiring 27/08/2014

End of Dealings



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

Record of Administrative Interests and Information
The information contained in this record of Administrative Interests only relates to the below parcel reference.

Parcel Reference: Lot 04873 Town of Nightcliff plan(s) S 78/107

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

Government Land Register
(none found)

Custodian - Registrar General (+61 8 8999 6252)

Current Title
CUFT 788 729 (order 1)

Tenure Type
ESTATE IN FEE SIMPLE

Tenure Status
Current

Area Under Title
81 hectares 3300 square metres

Owners
Defence Housing Australia
26 Brisbane Avenue, Barton ACT 2600

Easements
(none found)

Scheme Name
(none found)

Scheme Body Corporate Name
(none found)

Reserved Name(s)
(none found)

Unit Entitlements
(none found)

Transfers
29/05/2014 for $18,440,000

Tenure Comments
(none found)

Historic Titles
CUFT 786 001 (order 1)
CUFT 614 082 (order 1)
Visit the website http://www.nt.gov.au/justice/bdm/land_title_office/

Custodian - Surveyor General (+61 8 8995 5346)

Address
577 LEE POINT RD, LEE POINT

Survey Plan
S 78/107

Survey Status
Approved

Parcel Status
CURRENT

Parcel Area
81 hectares, 3300 square metres

Map Reference
Code 200 Scale 2500 Sheet 32.30
Code 200 Scale 2500 Sheet 31.30
Code 200 Scale 2500 Sheet 32.31

Parent Parcels
(none found)

Parcel Comments
FORMER HD BAGOT POR 1381 S72/235/25 RAAF RADAR SITE S78/107/4. ACQ BY C OFA CG 5 0 19/12/1978. NATIVE TITLE CLAIM DC96/7 DISMISSED 27/2/2008. STREETNUMBER ALLOCA TED 3/09 ON RURAL ADDRESSING SYSTEM. TO BE SUBDIVIDED INTO LOTS 12844 TO 12956 - LTO2022/025.

Survey Comments
(none found)

Proposed Easements
(none found)

Local Government Area
DARWIN MUNICIPALITY

Region
DARWIN

Custodian - Valuer General (+61 8 8995 5375)

Owner's Last Known Address
DEFENCE HOUSING AUSTRALIA, FINANCIAL SERVICES, PO BOX 4923, KINGSTON ACT 2604

Parcels in Valuation
Lot 04873 Town of Nightcliff

Unimproved Capital Value
$13,425,000 on 01/07/2023
$12,200,000 on 01/07/2020
$16,975,000 on 01/07/2017
$17,500,000 on 01/07/2014
$20,000,000 on 01/07/2011
$10,100,000 on 01/07/2008
$10,100,000 on 01/07/2005
$8,250,000 on 01/07/2002
$7,500,000 on 01/07/1999
$2,000,000 on 01/07/1996
$500,000 on 01/07/1993
$440,000 on 01/01/1991
$400,000 on 01/01/1988
$260,000 on 01/01/1985
$160,000 on 01/01/1982
$100,000 on 01/05/1979

Custodian - Property Purchasing (+61 8 8999 6886)

Acquisitions
(none found)

Custodian - Building Advisory Service (+61 8 8999 8965)

Building Control Areas
BBDAR001 - Building Control Area DARWIN BUILDING AREA

Building Permits
(none found)

Visit the website http://www.nt.gov.au/building/

Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)

Planning Scheme Zone
MZ (Multi Zone)

Overlays: The following overlays may apply to your land
- HLSSI - Helicopter Landing Sites of Strategic Importance
- CNV - Clearing of Native Vegetation
- LSSS - Land Subject to Storm Surge

Refer to the NT Planning Scheme 2020 for more information.

Strategic Frameworks: The following strategic frameworks may apply to your land
Regional Plans:
- Darwin Regional Land Use Plan

Sub Regional Plans:
- None

Area Plans:
- Lee Point Area Plan

Interim Development Control Orders
(none found)

Planning Notes
(none found)

Planning Applications

File Number
PA2017/0569

Type
Extension of Time

Date Received
09/10/2025

Application Purpose
Extension of time to DP18/0409E for a period of 3 years

Application Status
Approved

Other Affected Parcels
(none found)

Instrument Signed
22/10/2025

Instrument Number
DP18/0409F

Instrument Issued
Signed

Instrument Status
Current

File Number
PA2017/0569

Type
Variation of Development Permit

Date Received
10/04/2025

Application Purpose
Variation to Condition 11 of Development Permit DP18/0409B to allow "Stage 1" works to be completed in 2 stages

Application Status
Approved

Other Affected Parcels
(none found)

Instrument Signed
22/04/2025

Instrument Number
DP18/0409E

Instrument Issued
Signed

Instrument Status
Current

File Number
PA2017/0569

Type
Appeal

Date Received
10/02/2025

Application Purpose

Application Status
Current

Other Affected Parcels
(none found)

Instrument Signed

Instrument Number

Instrument Issued
Not Complete

Instrument Status

File Number
PA2017/0569

Type
Appeal

Date Received
02/01/2025

Application Purpose

Application Status
Current

Other Affected Parcels
(none found)

Instrument Signed

Instrument Number

Instrument Issued
Not Complete

Instrument Status

File Number
PA2017/0569

Type
Appeal

Date Received
14/05/2024

Application Purpose

Application Status
Completed

Other Affected Parcels
(none found)

Instrument Signed
20/08/2024

Instrument Number

Instrument Issued
Not Complete

Instrument Status
Completed

File Number
PA2017/0569

Type
Extension of Time

Date Received
27/10/2023

Application Purpose
Extension of Time for a period of two years

Application Status
Approved

Other Affected Parcels
(none found)

Instrument Signed
01/12/2023

Instrument Number
DP18/0409D

Instrument Issued
Signed

Instrument Status
Current

File Number
PA2017/0569

Type
Extension of Time

Date Received
06/10/2022

Application Purpose
Extension of Time - DP18/0409B (12 months)

Application Status
Approved

Other Affected Parcels
(none found)

Instrument Signed
27/10/2022

Instrument Number
DP18/0409C

Instrument Issued
Signed

Instrument Status
Current

File Number
PA2017/0569

Type
Variation of Development Permit

Date Received
21/06/2022

Application Purpose
Variation to condition 11 of DP18/0409 for the purpose of relocating lot 488, deleting one public open space lot of 450m2, boundary realignments to lots 49, 50, 178, 179, 319 & 320, and reconfiguring the staging to allow the subdivision to occur in five stages

Application Status
Approved

Other Affected Parcels
(none found)

Instrument Signed
14/07/2022

Instrument Number
DP18/0409B

Instrument Issued
Signed

Instrument Status
Current

File Number
PA2017/0569

Type
Extension of Time

Date Received
06/10/2020

Application Purpose
Extension of time - DP18/0409 (2 years)

Application Status
Approved

Other Affected Parcels
(none found)

Instrument Signed
17/11/2020

Instrument Number
DP18/0409A

Instrument Issued
Signed

Instrument Status
Current

File Number
PA2019/0134

Type
Development

Date Received
11/04/2019

Application Purpose
Excavation and fill (stockpile)

Application Status
Approved

Other Affected Parcels
(none found)

Instrument Signed
21/05/2019

Instrument Number
DP19/0129

Instrument Issued
Signed

Instrument Status
Current

File Number
PA2017/0569

Type
Subdivision

Date Received
27/11/2017

Application Purpose
Subdivision to create 513 lots in two stages

Application Status
Approved

Other Affected Parcels
(none found)

Instrument Signed
30/11/2018

Instrument Number
DP18/0409

Instrument Issued
Signed

Instrument Status
Current

File Number
PA2014/0922

Type
Planning Scheme Amendment

Date Received
20/11/2014

Application Purpose
To include Lot 4873 Town of Nightcliff into the NTPS to Zone FD (Future Development) and to rezone Lot 9370 Town of Nightcliff from Zone SD26 (Specific Use Darwin No. 26) to Zone FD (Future Development) and to introduce the Lee Point Area Plan to Part 8 of the NTPS

Application Status
Approved

Other Affected Parcels
Lot 09370 Town of Nightcliff

Instrument Signed

Instrument Number
369

Instrument Issued
Signed

Instrument Status
Current

Custodian - Pastoral Estate - Vegetation Assessment Unit (+61 8 8999 4454)
(none found)

Visit the website for information on Pastoral land permits.

Custodian - Power and Water Corporation (1800 245 092)

Meters on Parcel

Power Water - Electricity	2
Power Water - Water	2

For Account balances, contact the Power and Water Corporation.

Custodian - Pool Fencing Unit (+61 8 8924 3641)

Swimming Pool/Spa Status
(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

Custodian - Department of Mining and Energy (+61 8 8999 5263)

Mineral Titles

Title ID	Status	Title Type	Expiry Date	Legislation
RL390	Granted	Reserve Land		Mineral Titles Act 2010

For additional information contact the Mineral Titles Team on +61 8 8999 5322

Energy Titles

Title ID	Status	Title Type	Expiry Date	Legislation
GRO1	Granted	Geothermal Reserved from Occupation		Geothermal Energy Act 2009
RB56	Granted	Reservation of Blocks		Petroleum Act 1984
RB101	Granted	Reservation of Blocks		Petroleum Act 1984

For additional information contact the Petroleum Tenure Team on +61 8 8999 5263

Land Access Agreements
(none found)

For additional information contact the Land Access Team on +61 8 8999 5240

For further information contact as above or visit the website https://strike.nt.gov.au

Custodian - NT Environment Protection Authority (+61 8 8924 4218)

Results of site contamination assessment
(none found)

For further information contact Environment Protection Authority or visit the website
https://ntepa.nt.gov.au/your-business/public-registers/contaminated-land-audits

Custodian - Heritage Branch (+61 8 8999 5039)

Heritage Listing:
(none found)

For further information on heritage places contact Heritage Branch or visit the website
https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects

Other Interests

For Account balances, contact Darwin City Council

Storm Surge: This lot is within a primary surge zone. For more information contact Lands Planning on 8999 8963.

Storm Surge: This lot is within a secondary surge zone. For more information contact Lands Planning on 8999 8963.

Locality Diagram

