

**DEVELOPMENT CONSENT AUTHORITY  
LITCHFIELD DIVISION**

**NORTHERN TERRITORY PLANNING SCHEME 2020**

**AGENDA ITEM:** **5**      **MEETING DATE:** 18 June 2025      **FILE:** PA2015/0385

**APPLICATION PURPOSE:** Extension of time to DP15/0504 for a period of 2 years

**SUBJECT SITE:** Section 1747 (350) Lawton Road, Blackmore, Hundred of Cavenaugh. (**Bookmark A**)

**ZONE:** RL (Rural living) and CN (Conservation).

**SITE AREA:** 129.4ha

**APPLICANT** Earl James and Associate, Mr Kevin Dodd.

**PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE** William David Hutchinson, Director Gehadi Pty Ltd

**LANDOWNER** Gehadi Pty Ltd.

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

## 1. PROPOSAL

On 19 May 2025, an application for an extension of time for 2 years to DP15/0504 was received. The permit granted consent for a subdivision to create 52 lots.

The reason for the extension of time is to provide time for the finalization of design plans, construction and title issue. The application details are at **Bookmark B**.

## 2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

Section 58 of the *Planning Act 1999* states that a development permit is in force for two years (this is called a base period). Section 58 also provides for an extension of the period of the permit for additional two years if works to develop the site and establish the use commence during the base period. These provisions allow the development to be established within a four year period.

Section 59 of the *Planning Act 1999* provides an additional option for “the owner of the land to which a development permit applies, or a person authorised in writing by the owner, [to], at any

*time before the permit lapses, apply to the consent authority for an extension of the period of the permit”.*

The application for the extension of the expiry date can be made either for the base period of the permit or its final expiry date. For such an application to be considered valid, it must be formally lodged prior to the expiry of the date of the relevant period of the permit.

The current application is made under section 59 of the *Planning Act 1999* and seeks an extension of the period of DP15/0504. The application was lodged on 16 May 2025.

### 3. ASSESSMENT SYNOPSIS

The following options are available under the Act:

- Option 1: Pursuant to section 59(3)(a), approve an extension of the period of permit DP15/0504 for a further 2 years or such period as the Authority deems appropriate; or
- Option 2: Pursuant to section 59(3)(b), refuse to extend the period of the permit.

This report concludes that the Authority should approve the extension.

### 4. BACKGROUND

DP14/0757 (PA2014/0007) was issued on 31 October 2014 for the purpose of a subdivision to create 38 lots. (**Bookmark D1**)

DP15/0504 (PA2015/0385) was issued on 26 August 2015 for the purpose of changes to DP14/0757 to create an additional 14 lots, alter lot boundaries and the location of a road (**Bookmark D2**). The permit granted consent for the subdivision to create 52 lots. Two public submissions were received during the exhibition of the subdivision. In accordance with the permit works were required to be substantial commenced by 26 August 2017 and completed by 26 August 2019.

DP15/0504A was issued on 17 May 2016 to vary condition 7 of DP15/0504 for the purpose of staging the subdivision into two stages. (**Bookmark D3**). The permit did not alter the time periods applicable to DP15/0504.

A Part 5 Certificate of Compliance was issued on 2 June 2016 for stage 1. A copy of the survey plans for stage 1 is at **Bookmark E**.

DP15/0504B was issued on 15 November 2018 to extend the period of DP15/0504. This extended the period of the permit to 26 August 2021 (**Bookmark D4**)

DP15/0504C was issued on 7 May 2021 to further extend the period of DP15/0504 for a further two years with the permit lapsing on 26 August 2023. (**Bookmark D5**)

DP15/0504D was issued on 8 May 2023 to further extend the period of DP2015/0504 for a further 2 years with the permit lapsing on 26 August 2025. (**Bookmark D6**)

In summary the development in accordance with the DP15/0504 has been partially completed. The extension of time being sought only applies to the development of Section 1747.

## 5. PUBLIC EXHIBITION

Extension of Period of Permit applications do not require public exhibition as per the requirements of the *Planning Act 1999*.

## 6. MATTERS TO BE TAKEN INTO ACCOUNT (SECTION 51 OF THE *PLANNING ACT 1999*)

The Act does not provide specific matters to be taken into account to extend the period of a permit. Case law provides guidance for the assessment of an application to extend a period of a permit (prior to commencement of works), generally referred to as the 'Kantor test', which is summarised as follows:

- (a) Whether there has been a change of planning policy;
- (b) Whether the land owner is seeking to warehouse the permit;
- (c) Any intervening circumstances which bear upon the grant or refusal of the extension request;
- (d) The lapse of time between the permit and the request;
- (e) Whether the time limit imposed was adequate;
- (f) The economic burden imposed on the land owner by the permit; and
- (g) The probability of a permit issuing should a fresh application be made.

### (a) Whether there has been a change of planning policy;

#### Strategic Framework.

The application for subdivision was assessed against the relevant provisions of the NTPS2007. There have been no significant change to the strategic framework since the application was originally considered. The Darwin Regional Land Use Plan and the Litchfield Subregional Land Use Pan did and still do apply.

#### Northern Territory Planning Scheme (NTPS)

The subdivision was approved under the former NTPS 2007 with the NTPS 2020 now in effect. This transition resulted in minor changes to clause numbering and arrangement, but generally did not substantially alter subdivision requirements. This transition resulted in minor changes to wording, numbering and clause arrangement, but did not alter requirements applicable to the development. The NTPS 2020 also introduced Overlays under Part 3. Overlays LSF (Land subject to flooding) and CNV (Clearing of native vegetation) apply to the last portion of the original subdivision, approved by DP 15/0504, (section 1747). The original subdivision took into consideration the potential impact of riverine flooding and the clearing of native vegetation resulting from the subdivision.

#### Northern Territory Planning Act

The *NT Planning Act 1999* has also been amended to include section 51(2) which relates to the making of decisions regarding development proposals where referral to the NT EPA under the *Environment Protection Act 2019* is required. At the time the subdivision was considered, referral was not required.

### (b) Whether the land owner is seeking to warehouse the permit;

Stage 1 of the works were completed in 2016. An engineering design has already been completed but the new landowner requires a reassessment of these designs. There is no evidence that the land owner does not intend to complete Stage 2.

**(c) Any intervening circumstances which bear upon the grant or refusal of the extension request;**

The transition from the NTPS 2007 to NTPS 2020 resulted in minor changes to clause numbering and arrangement, but generally did not substantially alter development requirements. The application notes that the extension is required to accommodate changes in ownership, finalizing design plans, construction and title issues.

**(d) The lapse of time between the permit and the request;**

The application for the extension of time was received 16 May 2025, prior to DP15/0504 expiring on 26 August 2025. This is the fifth extension of time.

**(e) Whether the time limit imposed was adequate;**

DP15/0504 was issued on 26 August 2015. Almost 10 years has lapsed since the approval was granted. It is noted that stage 1 of the development was finalised in 2016 and titles issued.

**(f) The economic burden imposed on the landowner by the permit;**

Section 1747 is in private ownership. Unknown.

**(g) The probability of a permit issuing should a fresh application be made;**

Given that there have been no significant changes to planning policy likely to cause a conflict with the proposal, it is expected that consent would be granted for a fresh application if lodged today.

## **7. SERVICE AUTHORITY COMMENTS**

Extension of time applications are not ordinarily circulated to service authorities for comment, but given the time that has passed since the original permit was approved, the application was circulated to service authorities to determine whether their requirements are still being met through the conditions that were originally applied to the permit. It should be noted that no changes to existing permit conditions can be made through an extension of time application process, but that service authority comments can be taken into account to assist in determining whether or not an extension should be granted.

Any comments received from service authorities will be tabled at the meeting.



## 8. RECOMMENDATION

That, pursuant to section 59(3)(a) of the *Planning Act 1999*, the Development Consent Authority consent to the application to extend the period of Development Permit DP15/0504 (for the purpose of a 52 lot subdivision at (formerly) Sections 1718 (2335), 1719 (2415), Cox Peninsula Road, Blackmore, Section 1741 (175), and currently Section 1747 (350) Lawton road Blackmore, Hundred of Cavenaugh for a period of two years.

**SIGNED:**

A handwritten signature in black ink, consisting of a stylized 'L' followed by a large 'S' and a horizontal stroke.

Senior Planner – Rural, Regional and Remote Planning.  
LITCHFIELD  
**DEVELOPMENT ASSESSMENT SERVICES**

Parcel to be developed

1749

Sec. 1748

Sec. 1747

Sec. 2830

Sec. 2881

Sec. 2809

740

Sec. 2889

Sec. 2874

Sec. 2883

Sec. 2873

Sec. 2747

Sec. 2748

© Northern Territory of Australia 2014

well Road

12°42'56.45"

Our Ref: 10714

**Development Permit DP15/0504D**

**Extension of Time Application**

The initial part of the subdivision approved by DP15/0504 was completed in 2016 but for various reasons the subdivision of the Section 1747 component has yet to be finalised.

To accommodate delays due to change of ownership and design changes, time extensions have previously been sought and approved for DP15/0504.

The landowner's civil engineering consultants are currently consulting with Litchfield Council as the Council's requirements in relation to road sealing have changed and this will require amendment of the approved engineering plans.

Until such time as the plans are re-approved, the finalisation of the construction of the subdivision works is on hold. All of the proposed lot boundaries and the proposed road reserve have previously been cleared and recently the landowner has slashed the boundaries and road reserve to remove re-growth.

This application is seeking an extension of time for DP15/0504 until 26 August, 2027 to provide time for the finalisation of design plans, construction and title issue.

All of the Development Permit conditions are still relevant, and all design and construction will be undertaken in accordance with current standards.



# Land owner/s authorisation to lodge a development application

## The Planning Act 1999

### Before you fill in the form

Signatures from ALL landowners registered on the land title must be provided.

The authorisation must be dated within six months of the submission of the application.

Fields marked with an asterisk (\*) are required.

Fields marked with a caret (^) are required if applicable.

#### Applicant

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

Name of Applicant/Consultant or Acting agent	Earl James and Associates		
Address	GPO Box 884, Darwin NT 0801		
Phone	89812494	Email	kdodd@eja.com.au

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

Person/s on whose behalf the application is made:	Gehadi Pty Ltd (ACN 074 628 596)		
Address	PO Box 820, Palmerston NT 0831		
Phone	c/o 08 89812494		kdodd@eja.com.au

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

*Lot/NT portion	Section 1747
*Location/town	Hundred of Cavenagh
*Street address	350 Lawton Road, Blackmore





**The application is for the purpose of:****Proposed development**

Brief description of proposed development

Extension of time for DP15/0504D until 26 August, 2027

**Landowner/s signature**

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

Written authorisation from each:

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

**\*Full name**

William David Hutchinson

**^Company name**

Gehadi Pty Ltd

**^Title**

(e.g. director/authorised representative)

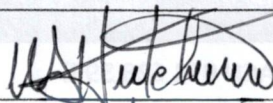
Director

**Phone**

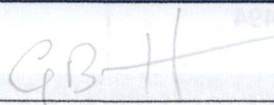
c/o 08 89812494

**Email**

kdodd@eja.com.au

**\*Signature**

**\*Date**

14/5/2025

**Landowner signature****\*Full name**

**^Company name****^Title**

(e.g. director/authorised representative)

**Phone****Email****\*Signature****\*Date**



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

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

<b>^Full name</b>			
<b>^Company name</b>			
<b>^Title</b> (e.g. director/authorised representative)			
<b>Phone</b>		<b>Email</b>	

**Any Persons with an interest in the land**

<b>^Full name</b>			
<b>^Company name</b>			
<b>^Title</b> (e.g. director/authorised representative)			
<b>Phone</b>		<b>Email</b>	

## Privacy Note

The Department of Lands, Planning and Environment, on behalf of the Minister, is authorised under the *Planning Act 1999* to collect the information on this form, or otherwise provided by you, to consider a proposal to grant a Development Permit or to amend a planning scheme. Failure to provide the information in full may result in delays in processing of the application.

Some of the personal information provided by you on this application may be publicly available, as part of a public exhibition process. The information is also regularly provided to other Northern Territory Government agencies, the Australian Valuation Office, local governments and Commonwealth Government Departments and agencies, as required by law.

Collection of personal information on this form is done in accordance with the privacy legislation within the Northern Territory *Information Act 2002*. For more information, please refer to the Northern Territory Government's privacy statement located at <https://nt.gov.au/copyright-disclaimer-and-privacy> Any personal information provided can be subsequently accessed by you on request.



**NORTHERN TERRITORY OF AUSTRALIA**

*Planning Act - sections 54 and 55*

**DEVELOPMENT PERMIT**

DP14/0757

**DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT**

Section 01741  
Section 01747  
Hundred of Cavenagh  
175 LAWTON RD, BLACKMORE  
350 LAWTON RD, BLACKMORE

**APPROVED PURPOSE**

To use and develop the land for the purpose of a subdivision to create 38 lots, subject to the following conditions

**VARIATIONS GRANTED**

Nil.

**BASE PERIOD OF THE PERMIT**

Subject to the provisions of sections 58, 59 and 59A of the Planning Act, this permit will lapse two years from the date of issue.

  
STEVEN KUBASIEWICZ  
Delegate  
Development Consent Authority

31 / 10 / 2014

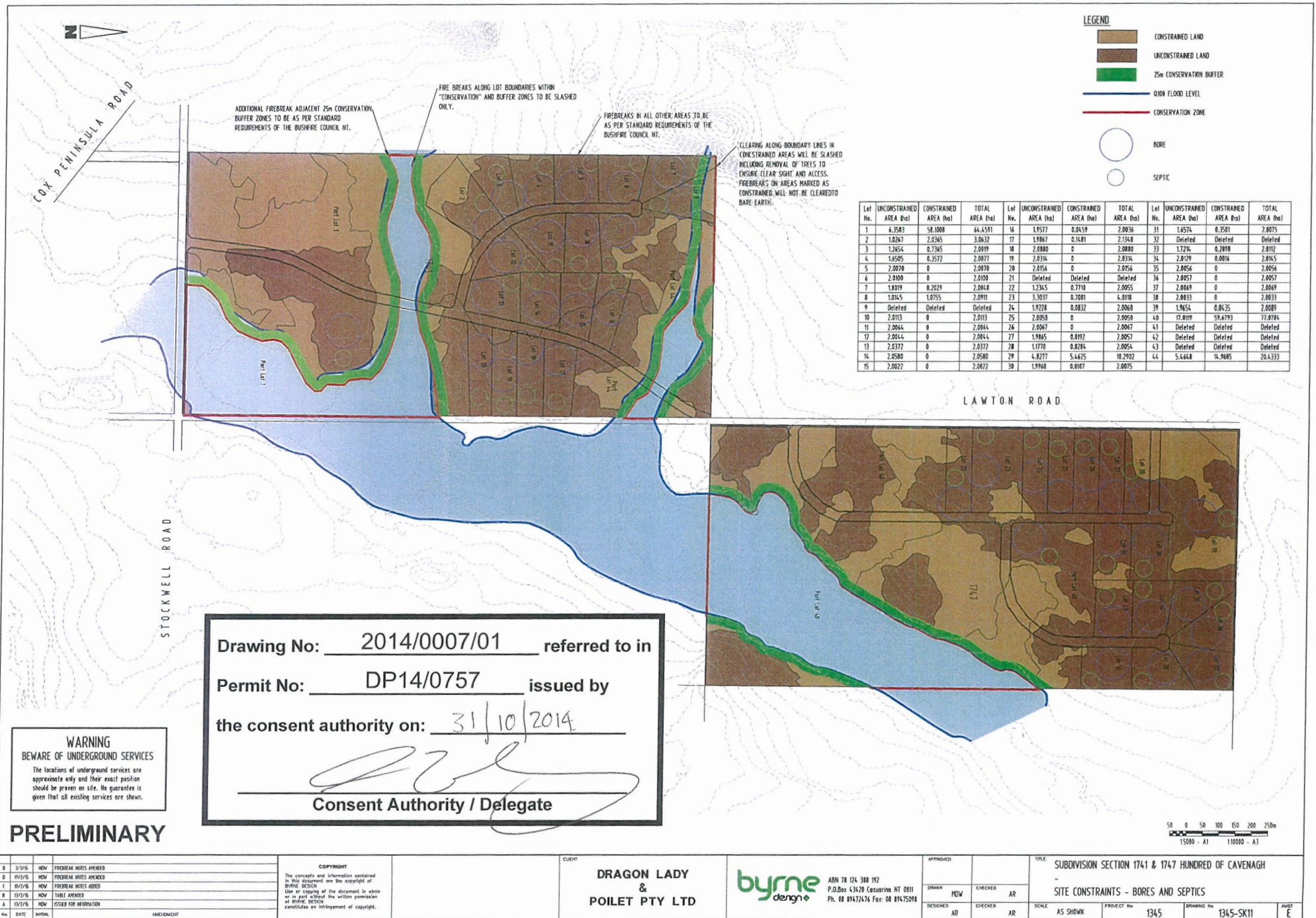


6. Prior to the commencement of works (including site preparation), a Traffic Management Plan (TMP) for the construction phase of the development is to be prepared to the requirements of the Department of Transport, to the satisfaction of the consent authority.

## **GENERAL CONDITIONS**

7. The works carried out under this permit are to be in accordance with the drawings and documents endorsed as forming part of this permit.
8. The development as shown on the endorsed plans must not be altered without the further consent of the consent authority.
9. Any developments on or adjacent to any easements on site shall be carried out to the satisfaction of the relevant service authority to the satisfaction of the consent authority.
10. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.
11. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity supply, telecommunication services, and drainage to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
12. The owner of the land is to install a bore for domestic purposes on each lot shown on the endorsed plans, including provision for the bores to be metered, to the requirements of the Department of Land Resource Management (Water Resources Division) in accordance with the authority's requirements and relevant legislation at the time.
13. Engineering design and specifications for the proposed and affected roads, street lighting, stormwater drainage, vehicular access, pedestrian/cycle corridors and streetscaping are to be to the technical requirements of Litchfield Council, to the satisfaction of the consent authority and all approved works constructed at the owner's expense. Drawings must be submitted to Litchfield Council for approval and no works are to commence prior to approval and receipt of a 'Permit to Work Within a Road Reserve'.
14. Any bus stops or provisions for public transport required by the Traffic Impact Report in Condition Precedent 5 are to be constructed by the developer to the requirements of the Department of Transport (Public Transport Division), to the satisfaction of the consent authority.
15. Before the issue of titles, fire access trails and firebreaks as identified in the Fire Access Management Plan shall be provided to the satisfaction of the consent authority on advice from Bushfires NT.
16. Before the issue of titles and pursuant to section 55 of the Planning Act and division 5 of the Land Titles Act, a restrictive covenant shall be lodged with the Registrar-General for notation on the titles of all lots shown on the endorsed drawings. The restrictive covenant shall require each lot owner (covenantor) to provide monthly meter readings to the covenantee and to limit their water usage to 3ML/year per lot, to the satisfaction of the consent authority.
17. The developer must annually submit a report containing monthly bore readings for all lots to the Department of Land Resource Management, to the satisfaction of the consent authority.

6. All new roads are required to be named under the Place Names Act. You should immediately make application to the Place Names Committee to commence the road naming process. Contact the Place Names Unit on 8995 5333 or [placenames.dpi@nt.gov.au](mailto:placenames.dpi@nt.gov.au). Further information can be found at <http://www.placenames.nt.gov.au>.
7. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Department of Land Resource Management at <http://lrm.nt.gov.au/soil/management/factsheets>.
8. A Permit to Burn is required from the Regional Fire Control Office, Department of Land Resource Management, prior to the ignition of any felled vegetation on the property. Fire prevention measures are to be implemented in accordance with the requirements of the Bushfires Act.
9. The permit holder is advised that the proposal may have assessment implications under the Commonwealth Environment Protection and Biodiversity Conservation Act, contact the Commonwealth Department of Environment, Water, Heritage and the Arts on (02) 6274 1111.
10. The permit holder is advised that the proposal may have assessment implications under the Northern Territory Territory Parks and Wildlife Conservation Act, contact the Parks and Wildlife Commission of the Northern Territory on (08) 8999 4555.
11. Excavation and fill requires consent under Clause 6.16 (Excavation and Fill) of the NT Planning Scheme.



**NORTHERN TERRITORY OF AUSTRALIA**

*Planning Act - sections 54 and 55*

**DEVELOPMENT PERMIT**

DP15/0504

**DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT**

Section 01718  
Section 01719  
Section 01741  
Section 01747  
Hundred of Cavenagh  
2335 COX PENINSULA RD, BLACKMORE  
2415 COX PENINSULA RD, BLACKMORE  
175 LAWTON RD, BLACKMORE  
350 LAWTON RD, BLACKMORE

**APPROVED PURPOSE**

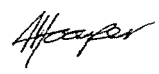
To use and develop the land for the purpose of Changes to DP14/0757 to create an additional 14 lots, to alter approved lot boundaries and the location of a road, in accordance with the attached schedule of conditions and the endorsed plans.

**VARIATIONS GRANTED**

Clause 11.1.1 (Minimum Lot Sizes and Requirements) of the NT Planning Scheme.

**BASE PERIOD OF THE PERMIT**

Subject to the provisions of sections 58, 59 and 59A of the Planning Act, this permit will lapse two years from the date of issue.

 Allison Hooper  
2015.08.26  
11:07:44 +09'30'

**ALLISON HOOPER**  
Delegate  
Development Consent Authority  
26 August 2015

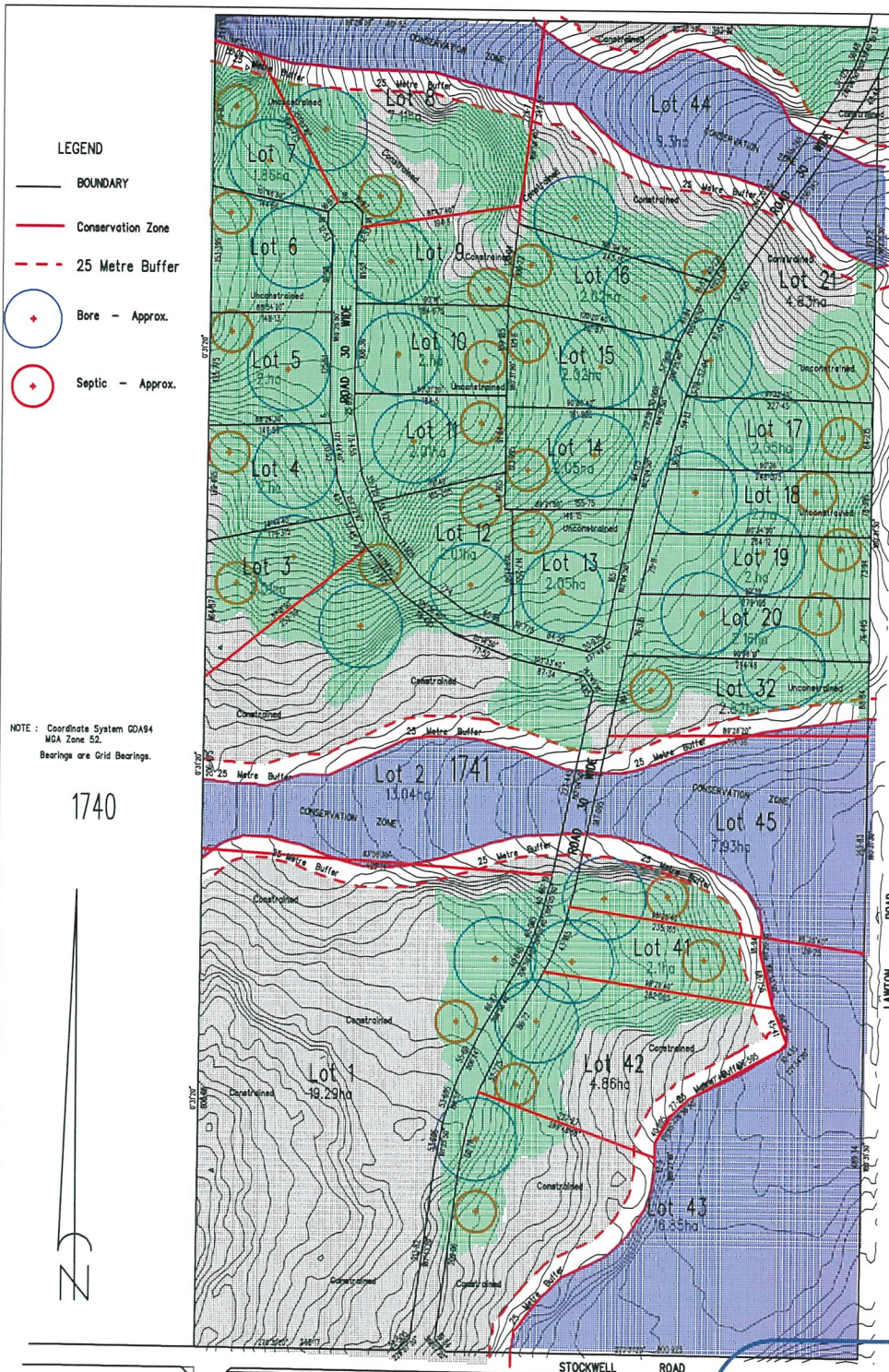
## GENERAL CONDITIONS

7. The works carried out under this permit are to be in accordance with the drawings and documents endorsed as forming part of this permit.
8. The development as shown on the endorsed plans must not be altered without the further consent of the consent authority.
9. Any developments on or adjacent to any easements on site shall be carried out to the satisfaction of the relevant service authority to the satisfaction of the consent authority.
10. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.
11. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity supply, telecommunication services, and drainage to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
12. The owner of the land is to install a bore for domestic purposes on each lot shown on the endorsed plans, including provision for the bores to be metered, to the requirements of the Department of Land Resource Management (Water Resources Division) in accordance with the authority's requirements and relevant legislation at the time.
13. Engineering design and specifications for the proposed and affected roads, street lighting, stormwater drainage, vehicular access, pedestrian/cycle corridors and streetscaping are to be to the technical requirements of Litchfield Council, to the satisfaction of the consent authority and all approved works constructed at the owner's expense. Drawings must be submitted to Litchfield Council for approval and no works are to commence prior to approval and receipt of a 'Permit to Work Within a Road Reserve'.
14. Any bus stops or provisions for public transport required by the Traffic Impact Report in Condition Precedent 5 are to be constructed by the developer to the requirements of the Department of Transport (Public Transport Division), to the satisfaction of the consent authority.
15. Before the issue of titles, fire access trails and firebreaks as identified in the Fire Access Management Plan shall be provided to the satisfaction of the consent authority on advice from Bushfires NT.
16. Before the issue of titles and pursuant to section 55 of the Planning Act and division 5 of the Land Titles Act, a restrictive covenant shall be lodged with the Registrar-General for notation on the titles of all lots shown on the endorsed drawings. The restrictive covenant shall require each lot owner (covenantor) to provide monthly meter readings to the covenantee and to limit their water usage to 3ML/year per lot, to the satisfaction of the consent authority.
17. The developer must annually submit a report containing monthly bore readings for all lots to the Department of Land Resource Management, to the satisfaction of the consent authority.
18. Before the issue of titles and pursuant to section 34 of the Land Title Act, a Caution Notice shall be lodged with the Registrar-General on the parent parcel to include the following advice on all proposed lots: "Part of this allotment may be subject to prolonged periods of water logging and



the Place Names Unit on 8995 5333 or [placenames.dpi@nt.gov.au](mailto:placenames.dpi@nt.gov.au). Further information can be found at <http://www.placenames.nt.gov.au>.

7. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Department of Land Resource Management at <http://lrm.nt.gov.au/soil/management/factsheets>.
8. A Permit to Burn is required from the Regional Fire Control Office, Department of Land Resource Management, prior to the ignition of any felled vegetation on the property. Fire prevention measures are to be implemented in accordance with the requirements of the Bushfires Act.
9. The permit holder is advised that the proposal may have assessment implications under the Commonwealth Environment Protection and Biodiversity Conservation Act, contact the Commonwealth Department of Environment, Water, Heritage and the Arts on (02) 6274 1111.
10. Excavation and fill requires consent under Clause 6.16 (Excavation and Fill) of the NT Planning Scheme.
11. As part of any subdivision, the parcel numbers for addressing should comply with the Australian Standard (AS/NZS 4819:2011). For more information contact Survey and Land Records [surveylandrecords@nt.gov.au](mailto:surveylandrecords@nt.gov.au) 08 8995 5354. The numbers shown on the plans endorsed as forming part of this permit are indicative only and are not for addressing purposes.
12. The permit holder is advised that any driveways and/or accesses approved through DP14/0757 will be voided and a new application made to Litchfield Council to ensure that safe separation distances are maintained.
13. The permit holder is advised that the proposal may have assessment implications under the Northern Territory Territory Parks and Wildlife Conservation Act, contact the Parks and Wildlife Commission of the Northern Territory on (08) 8999 4555.



NOTE: Coordinate System GDA94  
 MGA Zone 52.  
 Bearings are Grid Bearings.

NOTES:  
 ADDITIONAL FIREBREAK ADJACENT 25m CONSERVATION  
 BUFFER ZONES TO BE AS PER STANDARD  
 REQUIREMENTS OF THE BUSHFIRE COUNCIL N.T.

FIRE BREAKS ALONG LOT BOUNDARIES WITHIN  
 CONSERVATION AND BUFFER ZONES TO BE SLASHED ONLY.

FIREBREAKS IN ALL OTHER AREAS TO BE  
 AS PER STANDARD REQUIREMENTS OF THE BUSHFIRE COUNCIL N.T.

CLEARING ALONG BOUNDARY LINES IN CONSTRAINED  
 AREAS WILL BE SLASHED INCLUDING REMOVAL  
 OF TREES TO ENSURE CLEAR SIGHT AND ACCESS

FIREBREAKS ON AREAS MARKED AS CONSTRAINED WILL NOT BE  
 CLEARED TO BARE EARTH.

1742

TABLE OF AREAS

Lot	Unconstrained Hectares	Constrained Hectares	TOTAL AREA Hectares
1	1.4263	17.7686	19.2949
2	1.0325	12.0127	13.0452
3	1.2364	0.7784	2.0148
4	1.6786	0.3687	2.0473
5	2.0070	0	2.0070
6	2.0072	0	2.0072
7	1.8378	0.0241	1.8617
8	3.0212	4.0982	7.1197
9	1.4156	0.8107	2.2257
10	2.0078	0	2.0078
11	2.0137	0	2.0137
12	2.0194	0	2.0194
13	2.0578	0	2.0578
14	2.0580	0	2.0580
15	2.0248	0	2.0248
16	2.0258	0	2.0258
17	2.0533	0	2.0533
18	2.0088	0	2.0088
19	2.0041	0	2.0041
20	2.1487	0.0208	2.1695
21	1.2069	3.6539	4.8608
32	1.7765	1.0513	2.8278
41	2.0889	0.0330	2.1219
42	2.2068	2.8536	5.0604
43	1.3684	15.4833	16.8517
44	1.8712	7.4336	9.3048
45	1.0273	6.9077	7.9350

This document contains drawing numbers:

2015/0385/01 - 2015/0385/02

Referred to in Permit No: DP15/0504

Issued by the consent authority on: 26 AUGUST 2015

All drawings contained within this document have been authorised  
 by the delegate of the consent authority.

*[Signature]*

Steven Kubasiewicz  
 2015.10.08 08:19:24  
 +09'30'

Delegate

SECTION 1741 PLAN.

0 50 100 150 200 250

AUSURV PTY. LTD.  
 CONSULTING SURVEYORS



Ph : 89 816444  
 Fax : 89 412111

Email: darwin@ausurv.com.au

Surveyed Ausurv  
 Drawn P.G.B.  
 Checked P.G.B.  
 CAD File  
 GC10 8235 05.

PROPOSED VARIATION STAGE 1 LOT LAYOUT  
 SECTIONS 1741 AND 1747  
 Hundred of Cavenagh -- Blackmore Locality.

Scale	1 : 2500	Sheet
Date	11-09-2015.	1 of 2
File No.	ASV13-0235	Amtd.
Drawing Number	9235-45 Rev.1.	Plot Size A1



ROAD 20.12 WIDE

# LEGEND

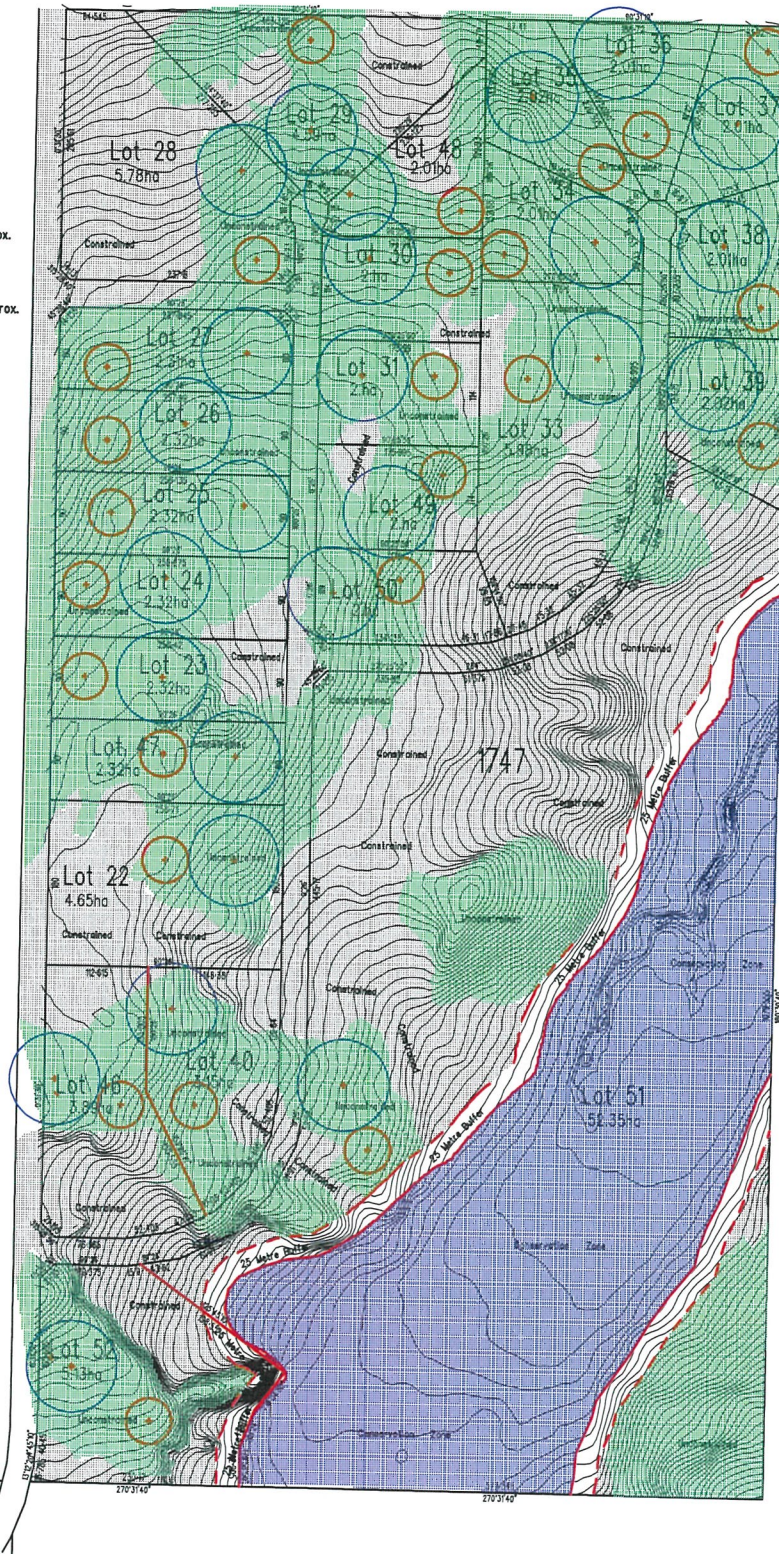
- BOUNDARY
- Conservation Zone
- 25 Metre Buffer
- Bore - Approx.
- Septic - Approx.

NOTE : Coordinate System GDA94  
MGA ZONE 52.  
Bearings are Grid Bearings.

- NOTES :
- ADDITIONAL FIREBREAK ADJACENT 25m CONSERVATION BUFFER ZONES TO BE AS PER STANDARD REQUIREMENTS OF THE BUSHFIRE COUNCIL N.T.
  - FIRE BREAKS ALONG LOT BOUNDARIES WITHIN CONSERVATION AND BUFFER ZONES TO BE SLASHED ONLY.
  - FIREBREAKS IN ALL OTHER AREAS TO BE AS PER STANDARD REQUIREMENTS OF THE BUSHFIRE COUNCIL N.T.
  - CLEARING ALONG BOUNDARY LINES IN CONSTRAINED AREAS WILL BE SLASHED INCLUDING REMOVAL OF TREES TO ENSURE CLEAR SIGHT AND ACCESS
  - FIREBREAKS ON AREAS MARKED AS CONSTRAINED WILL NOT BE CLEARED TO BARE EARTH.

1746

1748



SECTION 1747 PLAN.

0 50 100 150 200 250

Lot	Unconstrained Area Hectares	Constrained Area Hectares	TOTAL AREA Hectares
22	2.0425	2.8968	4.8593
23	1.8492	0.4772	2.3264
24	1.9998	0.3553	2.3251
25	2.3238	0	2.3238
26	2.3225	0	2.3225
27	2.3112	0	2.3112
28	1.8255	3.9568	2.7823
29	2.7161	1.8764	4.5925
30	1.8759	0.1303	2.0062
31	1.8707	0.3356	2.0063
33	3.7667	2.2142	5.8809
34	2.0141	0	2.0141
35	2.0200	0	2.0200
36	2.0115	0	2.0115
37	2.0101	0	2.0101
38	2.0186	0	2.0186
39	1.8839	0.1387	2.0228
40	2.3259	0.8279	3.1538
46	1.6832	2.2164	3.8996
47	2.2195	1.0320	2.3277
48	1.4848	0.5285	2.0133
49	1.5991	0.4072	2.0063
50	1.2496	0.7511	2.0007
51	9.8748	42.4752	52.3500
52	2.7188	2.4181	5.1367

AUSURV PTY. LTD.  
CONSULTING SURVEYORS

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Email: darwin@ausurv.com.au

Surveyed Ausurv  
Drawn P.G.B.  
Checked P.G.B.  
CAD File GC10 9235 46.

PROPOSED VARIATION STAGE 1 LOT LAYOUT  
SECTIONS 1741 AND 1747  
Hundred of Cavenagh -- Blackmore Locality.

Scale 1 : 2500  
Date 10-09-2015.  
File No. ASV13-0235  
Drawing Number 9235-46 Rev.1.  
Sheet 2 of 2  
Amdt. ---  
Plot Size A1



**NORTHERN TERRITORY OF AUSTRALIA**

*Planning Act - Section 57(3)*

**VARIATION OF CONDITIONS**

DP15/0504A

**DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT**

Section 01718  
Section 01719  
Section 01741  
Section 01747  
Section 01748  
Hundred of Cavenagh  
2335 COX PENINSULA RD, BLACKMORE  
2415 COX PENINSULA RD, BLACKMORE  
175 LAWTON RD, BLACKMORE  
350 LAWTON RD, BLACKMORE  
335 LAWTON RD, BLACKMORE

**VARIATION**

Consent is granted to vary Condition 7 of Development Permit DP15/0504 for the purpose of staging the subdivision (two stages), in accordance with the drawing/s numbered 2015/0385/01A, endorsed as forming part of this permit.

In all other respects Development Permit DP15/0504 remains unchanged.

**BASE PERIOD OF THE PERMIT**

This permit does not extend the base period of the original permit.



**DENIS BURKE**

Delegate

Development Consent Authority

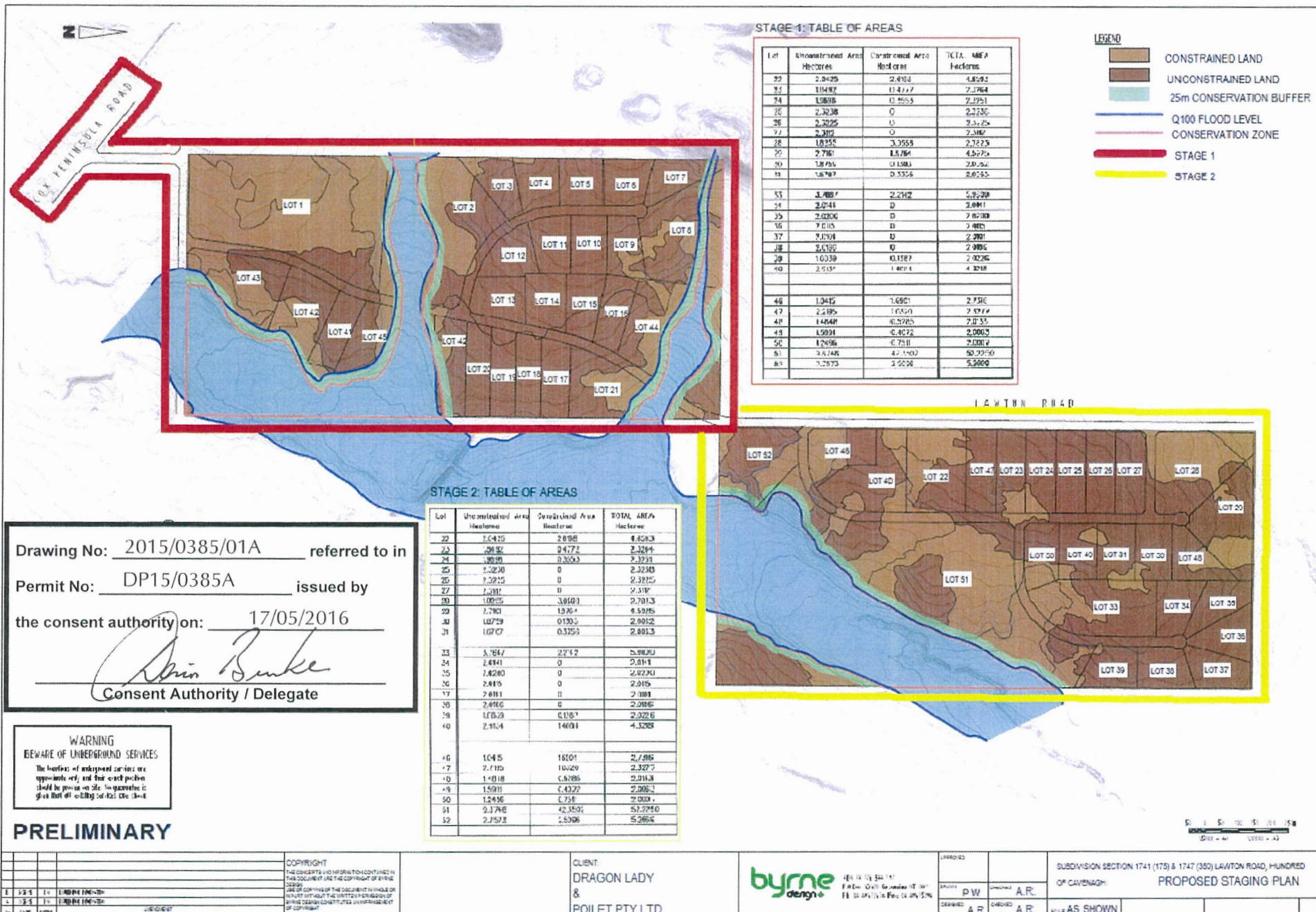
17/5/2016

## GENERAL CONDITIONS

7. The works carried out under this permit are to be in accordance with the drawings and documents endorsed as forming part of this permit.
8. The development as shown on the endorsed plans must not be altered without the further consent of the consent authority.
9. Any developments on or adjacent to any easements on site shall be carried out to the satisfaction of the relevant service authority to the satisfaction of the consent authority.
10. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.
11. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity supply, telecommunication services, and drainage to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
12. The owner of the land is to install a bore for domestic purposes on each lot shown on the endorsed plans, including provision for the bores to be metered, to the requirements of the Department of Land Resource Management (Water Resources Division) in accordance with the authority's requirements and relevant legislation at the time.
13. Engineering design and specifications for the proposed and affected roads, street lighting, stormwater drainage, vehicular access, pedestrian/cycle corridors and streetscaping are to be to the technical requirements of Litchfield Council, to the satisfaction of the consent authority and all approved works constructed at the owner's expense. Drawings must be submitted to Litchfield Council for approval and no works are to commence prior to approval and receipt of a 'Permit to Work Within a Road Reserve'.
14. Any bus stops or provisions for public transport required by the Traffic Impact Report in Condition Precedent 5 are to be constructed by the developer to the requirements of the Department of Transport (Public Transport Division), to the satisfaction of the consent authority.
15. Before the issue of titles, fire access trails and firebreaks as identified in the Fire Access Management Plan shall be provided to the satisfaction of the consent authority on advice from Bushfires NT.
16. Before the issue of titles and pursuant to section 55 of the Planning Act and division 5 of the Land Titles Act, a restrictive covenant shall be lodged with the Registrar-General for notation on the titles of all lots shown on the endorsed drawings. The restrictive covenant shall require each lot owner (covenantor) to provide monthly meter readings to the covenantee and to limit their water usage to 3ML/year per lot, to the satisfaction of the consent authority.
17. The developer must annually submit a report containing monthly bore readings for all lots to the Department of Land Resource Management, to the satisfaction of the consent authority.
18. Before the issue of titles and pursuant to section 34 of the Land Title Act, a Caution Notice shall be lodged with the Registrar-General on the parent parcel to include the following advice on all

the Place Names Unit on 8995 5333 or [placenames.dpi@nt.gov.au](mailto:placenames.dpi@nt.gov.au). Further information can be found at <http://www.placenames.nt.gov.au>.

7. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Department of Land Resource Management at <http://lrm.nt.gov.au/soil/management/factsheets>.
8. A Permit to Burn is required from the Regional Fire Control Office, Department of Land Resource Management, prior to the ignition of any felled vegetation on the property. Fire prevention measures are to be implemented in accordance with the requirements of the Bushfires Act.
9. The permit holder is advised that the proposal may have assessment implications under the Commonwealth Environment Protection and Biodiversity Conservation Act, contact the Commonwealth Department of Environment, Water, Heritage and the Arts on (02) 6274 1111.
10. Excavation and fill requires consent under Clause 6.16 (Excavation and Fill) of the NT Planning Scheme.
11. As part of any subdivision, the parcel numbers for addressing should comply with the Australian Standard (AS/NZS 4819:2011). For more information contact Survey and Land Records [surveylandrecords@nt.gov.au](mailto:surveylandrecords@nt.gov.au) 08 8995 5354. The numbers shown on the plans endorsed as forming part of this permit are indicative only and are not for addressing purposes.
12. The permit holder is advised that any driveways and/or accesses approved through DP14/0757 will be voided and a new application made to Litchfield Council to ensure that safe separation distances are maintained.
13. The permit holder is advised that the proposal may have assessment implications under the Northern Territory Territory Parks and Wildlife Conservation Act, contact the Parks and Wildlife Commission of the Northern Territory on (08) 8999 4555.



**NORTHERN TERRITORY OF AUSTRALIA**

*Planning Act - section 59*

**EXTENSION OF PERIOD OF PERMIT**

DP15/0504B

**DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT**

Section 1747  
Section 1748  
Hundred of Cavenagh  
350 LAWTON ROAD, BLACKMORE  
335 LAWTON ROAD, BLACKMORE

**PERIOD OF EXTENSION**

The Development Consent Authority has determined to extend the period of Development Permit DP15/0504 by a period of two years.

Development Permit DP15/0504 will now lapse on 26 August 2021.

In all other respects DP15/0504 and DP15/0504A remain unchanged.



Dr Alana Mackay  
2018.11.15  
08:52:47 +09'30'

**DR ALANA MACKAY**  
Delegate  
Development Consent Authority  
15 November 2018

**NORTHERN TERRITORY OF AUSTRALIA**

*Planning Act 1999 - section 42B*

**EXTENSION OF PERIOD OF PERMIT**

DP15/0504C

**DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT**

Section 01718  
Section 01719  
Section 01741  
Section 01747  
Section 01748  
Hundred of Cavenagh  
2335 COX PENINSULA RD, BLACKMORE  
2415 COX PENINSULA RD, BLACKMORE  
175 LAWTON RD, BLACKMORE  
350 LAWTON RD, BLACKMORE  
335 LAWTON RD, BLACKMORE

**PERIOD OF EXTENSION**

The Development Consent Authority has determined to extend the period of Development Permit DP15/0504 by a period of two years.

Development Permit DP15/0504C will now lapse on 26 August 2023.

In all other respects DP15/0504, DP15/0504A and DP15/0405B remain unchanged.



Suzanne Philip  
2021.05.07  
14:48:49  
+09'30'

**Suzanne Philip**  
Chair  
Development Consent Authority

07 May 2021

**NORTHERN TERRITORY OF AUSTRALIA**

*Planning Act 1999 - section 59*

**EXTENSION OF PERIOD OF PERMIT**

DP15/0504D

**DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT**

Section 01747  
Hundred of Cavenagh  
350 LAWTON RD, BLACKMORE

**PERIOD OF EXTENSION**

The Development Consent Authority has determined to extend the period of Development Permit DP15/0504 by a period of two (2) years.

Development Permit DP15/0504D will now lapse on 26 August 2025.

In all other respects DP15/0504, DP15/0504A, DP15/0504B and DP15/0504C remains unchanged.



Suzanne Philip  
2023.05.08  
13:34:32  
+09'30'

**SUZANNE PHILIP**  
Delegate  
Development Consent Authority

08 May 2023



