

**DEVELOPMENT CONSENT AUTHORITY
LITCHFIELD DIVISION**

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: **1** **MEETING DATE:** 15/07/2026 **FILE:** PA2026/0160

APPLICATION PURPOSE: Dwelling-Independent with floor area exceeding 80m² with a separate effluent system

SUBJECT SITE: Lot 0044 Hundred of Strangways, (65) London Road, Virginia

ZONE: RL (Rural Living)

SITE AREA: 22900m²

APPLICANT Cat Tatum, Tatum Planning Co.

PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE Mr. Nathan Neave

LANDOWNER Mr Nathan Neave

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

1. PROPOSAL

The application is for a Dwelling-independent which exceeds the maximum floor area of 100m². The proposed independent dwelling would be 117m² would share a common access way, existing bore and single connection to a reticulated power supply. It would be centrally located on the 22,900m² site as the proposal seeks to convert the original dwelling (117m²) to a dwelling independent and a new single dwelling (112m²) would be constructed to the rear of the site.

A location plan is at **Bookmark A** and a copy of the application is at **Bookmark B**.

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

An application is required for planning permission as the proposal is *Merit Assessable*. Under Clause 1.8(1)(b)(ii) it is shown as *Permitted* on the relevant assessment table Part 4, but it does not comply with the relevant development requirements as set out in Part 5.

Zoning	Part 3 Overlay	Consent required by virtue of Overlay Requirement	Part 5 – General and Specific Development Requirements	Level of Assessment
RL (Rural Living)	Applies 3.2 CNV - Clearing of Native Vegetation	No	5.2.1 General Height Control 5.2.4 Car Parking 5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-independent	Merit Assessable

In considering an application for consent for a use or development that has become Merit Assessable under Clause 1.8(1)(b)(ii)(2), the consent authority must consider the requirements in Part 5 that are not complied with and whether the proposal meets the purpose of the requirements.

3. ASSESSMENT SYNOPSIS

This report concludes that the Authority should consent to the application.

4. BACKGROUND

There is no past planning history for the subject land.

5. PUBLIC EXHIBITION

The application was placed on public exhibition for a period of two weeks. No public submissions were received under section 49(1) of the *Planning Act 1999*.

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

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

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

The Northern Territory Planning Scheme 2020 has recently been amended with changes to Clause 5.4.13 Dwellings-Independent. Amendment 175 (PA2026 0193) came into effect on 16th June 2026 and applies to this application.

The clause now reads as follows:

Purpose

Ensure a dwelling-independent provides for increased housing choice while remaining ancillary to the dwelling-single on a site, and is developed in a manner that:

- (a) avoids significant impact on the amenity of adjoining and nearby property;*

- (b) *does not detrimentally impact on the natural environment; and*
- (c) *does not adversely impact the local road network.*

Administration

1. *The consent authority must not consent to a dwelling-independent that is not in accordance with sub-clauses 3, 6 and 7. 2.*
2. *The consent authority may consent to a dwelling-independent that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on surrounding amenity.*

Requirements

3. *There will be no more than one dwelling-independent on a site.*
4. *The maximum floor area of the dwelling-independent in:*
 - (a) *Zones H, A, RL and R shall not exceed 100m²; and*
 - (b) *in all other zones shall not exceed 75m².*
5. *There is only one shared vehicle access point to the road, unless the relevant authority has approved a second access.*
6. *Both dwellings will be serviced by either a single bore or a single connection to a reticulated water supply.*
7. *Both dwellings will be serviced by a single connection to a reticulated power supply.*

The clause has been amended to increase the floor area to not exceed 100m² and remove the requirements in relation to wastewater treatment such as documentary evidence demonstrating compliance with Code of Practice for Wastewater Management for wastewater treatments and a Site and Soil evaluation report. **Bookmark C.**

Mr. Bruce Neave the elderly father of the owner provided an email explaining that he will be the only resident in the Dwelling -independent. He highlighted that two bedrooms in the 3-bedroom existing house will be used as storage rooms. **Bookmark D.**

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

There are no interim development control orders relevant to the site.

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

There are no environmental protection objectives relevant to the land.

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

No public submissions were received during the exhibition period under Section 49 of the Planning Act 1999 with respect to the proposal.

A submission was received outside the exhibition period from Bruce Neave, father to the landowner, and resident

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

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

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

In the Statement of Effect (SoE), the applicant submits that the proposal has the following merits:

- It will support extended family living arrangements and allow for a son to support his ageing father within the same property;
- It is of a scale that responds to the low-density character of the locality;
- It has good separation distances;
- It has shared access;
- It is serviced by reticulated power and an existing bore.

The original dwelling is proposed to become the dwelling-independent. There is merit in this proposal as it is the current home of the elderly father. Further, to this it should be recognised that it would be onerous and impractical to require the reduction in size of a constructed dwelling which has been the family home of the elderly gentleman for many years.

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

With a lot size of 2.29Ha, the subject land has the capacity to allow for a dwelling-independent, provided it meets the purpose and requirements of the zone and relevant part 5 clauses. The subject land is rectangular shaped, relatively flat and contains vegetation. The land is developed with an existing dwelling-single with a shed. The existing access from London Road internally loops and access to the loop from the new dwelling can be achieved.

The application indicates the development will be serviced by existing on-site infrastructure, including:

- Shared Bore water (two bores RN035604 & RN022257)
- Shared Reticulated Electricity
- A separate onsite wastewater disposal system to that of the existing dwelling-single.

The subject land is not affected by overlays relating to storm surge or flooding. Additionally, the Department of Land, Planning and Environment did not identify or raise any issues of concern in relation to land capability.

(k) *the public facilities or public open space available in the area in which the land is situated and the requirement, if any, for the facilities, or land suitable for public recreation, to be provided by the developer*

There is no requirement for the provision of public facilities or open space as part of the proposed application.

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

The proposal was circulated to the following authorities for comment:

Local Authority:

Lichfield Council – **Bookmark C1**

Council provided a standard response in support of the proposal. Standard conditions and notes in regard to stormwater discharge, sightlines and easements would respond to Litchfield Councils requirements.

Service Authority:

Power and Water Corporation (PWC)- Power – Bookmark C2

PWC provided a standard response indicating a limited capacity of single-phase power supply in the location. Standard conditions and notes will be proposed.

Power and Water Corporation (PWC)- Water – Bookmark C3

PWC provided a standard response indicating that reticulated water and sewer services were not available. Standard conditions and notes will be proposed.

Department of Lands, Planning and Environment (DLPE) – Bookmark C4

DLPE provided a standard response regarding a building permit requirement. Standard conditions and notes will be proposed.

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

The proposed dwelling independent is larger than the maximum 100m². The consent authority has varied Clause 5.4.13 (dwelling-independent) in the past but only up to 30% of the maximum floor area allowed in the zone. The 117m² proposal would be 17% larger than the 100m² maximum. The potential impacts that need to be considered are:

- Impacts on neighbours in a zone that supports a lot of rural space and single dwellings.
- Impacts on the road network, services and infrastructure designed for low intensity Rural living use.
- Erosion of the purpose of the Rural Living Zone which is a zone for single dwellings on larger allotments.

The largest independent dwelling which has been approved in the Litchfield area was for an independent dwelling of 104.65m² noting the maximum at that time was 80m², which equated to 30% greater. Recent refusals have been for proposed dwelling independents of 115m² and 143.6m² which were 44% and 79% greater respectively, than what was the maximum at the time of 80m². See the Summary Table below:

DEVELOPMENT PERMIT NO.	DWELLING INDEPENDENT -merit assessment reason	FLOOR AREA	% Change
Approvals			
DP21/0093	Exceeds 80m ² and separate effluent system	94.7m ²	
DP22/0099	Exceeds 80m ² and separate effluent system	100.7m ²	
DP22/0133	Exceeds 80m ² and separate effluent system	87.8m ²	
DP22/0140	Exceeds 80m ²	86.4m ²	
DP22/0133	Exceeds 80m ² and separate effluent system	87.8m ²	
DP23/0180	Exceeds 80m ² and separate effluent system	104.65m²	30.75%
DP23/00163 (PA2023/0072)	Exceeds 80m ² and separate effluent system (Katherine Area)	107m ²	
DP2025/0083	Exceeds 80m ² and separate effluent system	84.4m ²	
DP2025/0117	Exceeds 80m ²	97.65m ²	
DP2026/0254	Exceeds 80m ² and separate effluent system	83.5m ²	

Refusals			
PA2021/0277	Exceeds 80m ² and separate effluent system	143.6m ²	79%
PA2022/0377	Exceeds 80m ² and separate effluent system	115m ²	43.75%

With this in consideration, the proposed 117m² independent dwelling is only 17% larger than the maximum 100m² and could be considered to be ancillary to the dwelling single.

Whether a dwelling-independent is 'ancillary' and 'subordinate to' a dwelling single is determined on floor area, and its reliance on the infrastructure and access supplied to the dwelling independent. It could also be argued that these controls are a measure to manage intensity of use. It is noted that a statement from the family member who is intending to live in the dwelling -independent, Mr Bruce Neave, has confirmed that the intention is that his son would live on site with his young family and provide support to him in his old age, and that he would be the single occupant of the proposed dwelling-independent and that two of the three bedrooms would be used for storage only. This suggests a low intensity of use that would achieve the purpose of the Clause 5.4.13 as it would not impact on adjoining properties, detrimentally impact on the natural environment or have any significant impact on the local road network.

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

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

The proposed development will not impact on the public interest.

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

Not applicable to this application.

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

Not applicable to this application.

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

There are no known natural, social, cultural or heritage values on the site or in the immediate surrounding area.

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

The following declared beneficial uses apply to the subject land:

- Darwin Harbour Region
- Darwin Rural Water Control District

It is the responsibility of the developer and land owner to ensure that land use does not result

in a contravention of the *Water Act 1992*. There is no declared beneficial use relevant to the subject site.

(t) other matters it thinks fit

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

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

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

- (a) the NT EPA has determined that an environmental impact assessment is not required under that Act for that proposal; or***
- (b) if the NT EPA has determined that an environmental impact assessment is required – an environmental approval has been granted under that Act for the proposal and the decision is consistent with that approval; or***
- (c) the Environment Protection Act 2019 otherwise permits the making of the decision.***

The *Environmental Protection Act 2019* otherwise permits the making of the decision by virtue that referral is not required.

7. RECOMMENDATION

That, pursuant to section 53(a) of the *Planning Act 1999*, the Development Consent Authority consent to the application to develop Section 0044 (65) London Road, Virginia, Hundred of Strangways for the purpose of Dwelling-single with ancillary dwelling independent with a floor area in excess of 80sqm, subject to the following conditions:

GENERAL CONDITIONS:

1. The works carried out under this permit shall be in accordance with the drawings numbered 2026/0160/01 to 2026/0160/02 endorsed as forming part of this permit.
2. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of drainage and electricity to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
Please refer to notation 3 for further information.
4. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Litchfield Council, to the satisfaction of the consent authority. The owner shall:
 - (a) Remove disused vehicle and/or pedestrian crossovers;
 - (b) Provide footpaths/cycleways;
 - (c) Collect stormwater and discharge it to the drainage network; and
 - (d) Undertake reinstatement works;

all to the technical requirements of and at no cost to Litchfield Council, to the satisfaction of the consent authority.

5. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street, in accordance with the requirements of Litchfield Council, to the satisfaction of the consent authority.

NOTES:

1. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the Northern Territory Building Act 1993 before commencing any demolition or construction works. All building works are to comply with the Building Act 1993, Building Regulations 1993, and the National Construction Code.
2. The Power and Water Corporation advises that:
 - (a) Multiple phase power service may be required for the proposed development.
 - (b) The landowner shall engage a licensed electrician to submit a maximum power demand calculation for both the existing dwelling and the new dwelling on Lot 44 to PWC for assessment on applicable power supply capacity upgrade requirements in accordance with the current Australian Energy Regulator (AER) process.
 - (c) The engaged licensed electrician shall carry out the customer's internal electricity reticulation upgrade works including multiphase metering panel for the proposed dwelling-independent and the new dwelling-single in accordance with the PWC's current NP018-Service and Installation Rules 2024 and NP010-Meter Manual.
3. Reticulated water and sewer services are currently unavailable in the area. The developer must contact relevant authorities to discuss servicing requirements for the proposed development.
4. A 'Works Permit' is required from the Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's road network. Fees may apply.
5. Notwithstanding any approved plans, signs within Litchfield Council's municipal boundaries are subject to approval under Interim Development Control Order 29.
6. A groundwater extraction licence may be required under the Water Act 1992 for any bore used for purposes other than rural stock and domestic water supply. For advice on water extraction licences please contact the Water Licensing and Regulation Branch of the Department of Lands, Planning and Environment.
7. There are statutory obligations under the Waste Management and Pollution Control Act 1998 (the Act), that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is required to comply at all times with the Act, including the General Environmental Duty under Section 12 of the Act. There is also a requirement to obtain an authorisation prior to conducting any of the activities listed in Schedule 2 of the Act. Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority website at <http://ntepa.ntg.gov.au/waste-pollution/guidelines/guidelines>.

The Act, administered by the Northern Territory Environment Protection Authority, is separate to and not reduced or affected in any way by other legislation administered by other Departments or Authorities. The Environment Operations Branch of the Environment

Division may take enforcement action or issue statutory instruments should there be non-compliance with the Act.

8. REASONS FOR THE RECOMMENDATION

1. Pursuant to section 51(1)(a) of the Planning Act 1999, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates. The NT Planning Scheme 2020 applies to the land and a Dwelling-Independent with floor area in exceeding 80sqm with a separate effluent disposal system requires consent under Clause 1.8 (When development consent is required).

It is identified as Merit Assessable under Clause 1.8(1)(b)(ii)(2), therefore Zone RL (Rural Living), Clause 5.2.1 (General Height Control), Clause 5.2.4 (Vehicle Parking), Clause 5.2.4.4 (Parking Layout), Clause 5.4.2 (Residential Height Limitations), Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), Clause 5.4.6 (Private Open Space) and Clause 5.4.13 (Dwelling-independent) need to be considered. These clauses have been considered, and it is found that the proposal complies with the relevant requirements of the Planning Scheme except for Clause 5.4.13 (Dwelling independent).

Pursuant to Clause 1.10 (Exercise of Discretion by the Consent Authority), subclause 5 of the NT Planning Scheme 2020, the consent authority may consent to a proposed development which is not in accordance with a requirement set out in Parts 3, 5 or 6 only if it is satisfied that the variation is appropriate having regard to:

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

The proposal has been found not to be in accordance with Clause 5.4.13 (Dwelling independent), because the proposal will result in the dwelling-independent having a floor area exceeding 100m².

The purpose of Clause 5.4.13 is to ensure a dwelling-independent provides for increase housing choice while remaining ancillary to the dwelling-single on a site and is developed in a matter that avoids significant impact on the amenity of adjoining and nearby property; does not detrimentally impact on the natural environment and does not adversely impact on the local road network.

Administratively, the consent authority may consent to a dwelling independent that is not in accordance with sub-clause 5 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on the surrounding amenity.

Sub-clause 5 of Clause 5.4.13 states that the maximum floor area of the dwelling independent in Zone RL (Rural Living) shall not exceed 100m². The floor area of the proposed dwelling-independent is 117m². It is considered that a variation to this clause is acceptable in this instance because the floor area of the proposed dwelling-independent only exceeds the maximum floor area allowed in Zone RL by 17%. With a floor area of 117m² the dwelling independent is somewhat greater than the requirement.

The dwelling-independent would exceed the new dwelling single in size as the new dwelling would have a floor area of 112m². It is important to consider the fact that whilst the new dwelling single would be 112m² it has the capacity to become much larger in the future as it is would be a dwelling single. In contrast the ancillary nature of the dwelling independent would require it to remain small and any increase in size would require a

variation to the planning permit and would require consent. In this case the development will result in two comparably sized dwellings on the site, however this may not remain so in the future as the dwelling single could increase in size as the young family grows.

A statement from the family member intending to live in the dwelling -independent, Mr Bruce Neave has confirmed that he would be the single occupant and that two spare bedrooms would be used for storage. This suggests a low intensity of use that would achieve the purpose of the Clause 5.4.13 as it would not impact on adjoining properties, detrimentally impact on the natural environment or have any significant impact on the local road network.

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

With a lot size of 2 hectares, the subject land has the capacity to allow for a dwelling independent, provided it meets the purpose and requirements of the zone and relevant clauses of the Scheme. The subject land is rectangular shaped, relatively flat and contains some vegetation. The land is developed with an existing dwelling-single and a shed. Existing access from London Road would be retained and shared. The dwelling independent proposes a separate effluent disposal system as the report provided by a certified Plumber explains that due to the location of the new proposed dwelling, the required sewer drainage is unable to gravitate to the existing system. A site and soil evaluation report was provided, and this confirms that a primary or secondary treated onsite wastewater management system can be supported in the proposed location. Whilst these factors are no longer a requirement under Clause 5.4.13 they do clearly indicate that the land has the capability to support the proposal.

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

No impacts on the existing local amenity are foreseen as a result of this specific development. Nor is approval of a dwelling-independent of this size is likely to have long term impacts on the wider amenity of the rural residential locality.



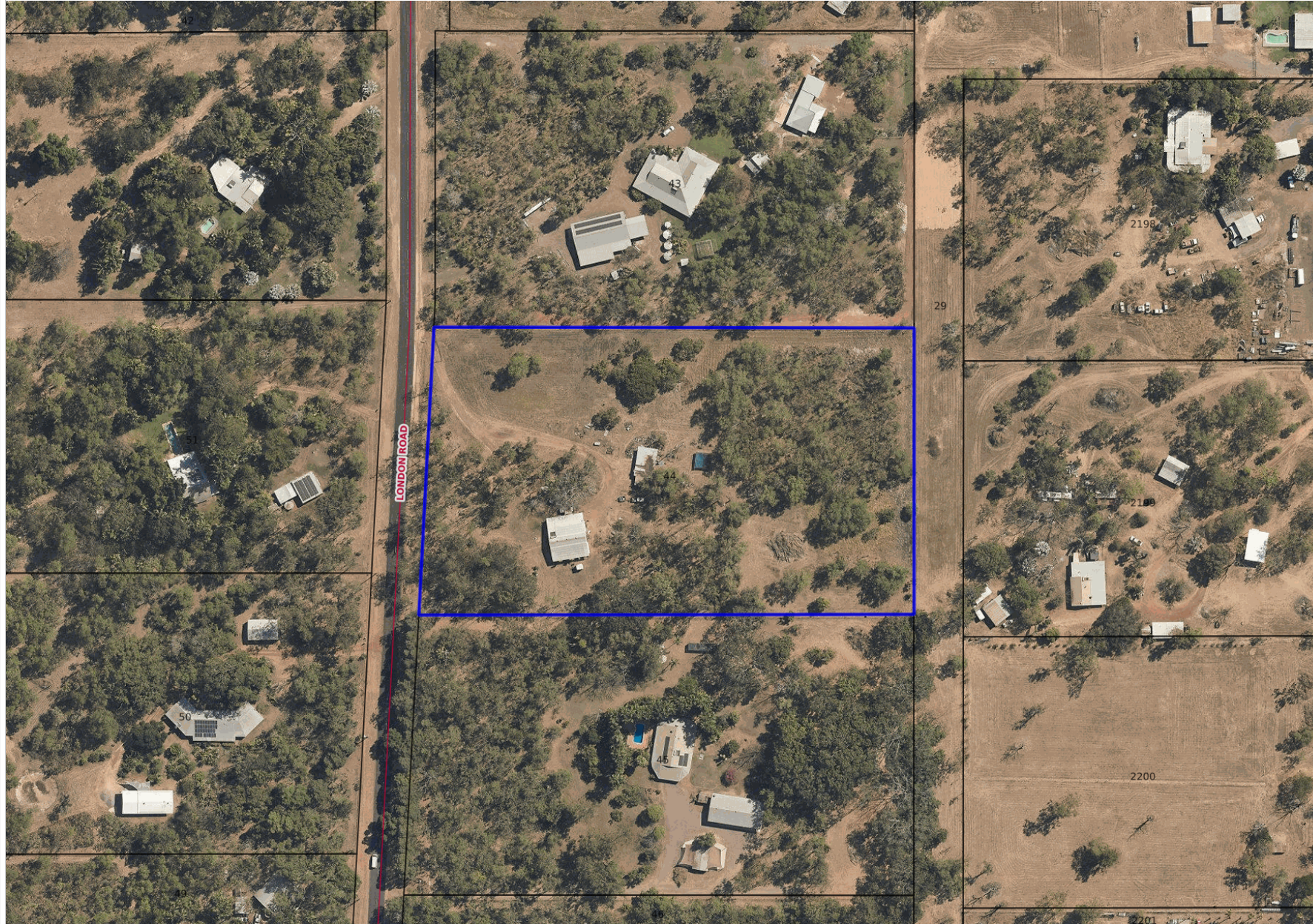
Eve-Marie Davie
Senior Planner, Development Assessment Services



Figure 1 Subject site Lot 00044 Hundred of Strangways -65 London Road Virginia

ATTACHMENT C - SITE AERIAL

65 LONDON ROAD, VIRGINIA (LOT 44 HUNDRED OF STRANGWAYS)



LEGEND

 SUBJECT SITE



Metres 20 40 60 80

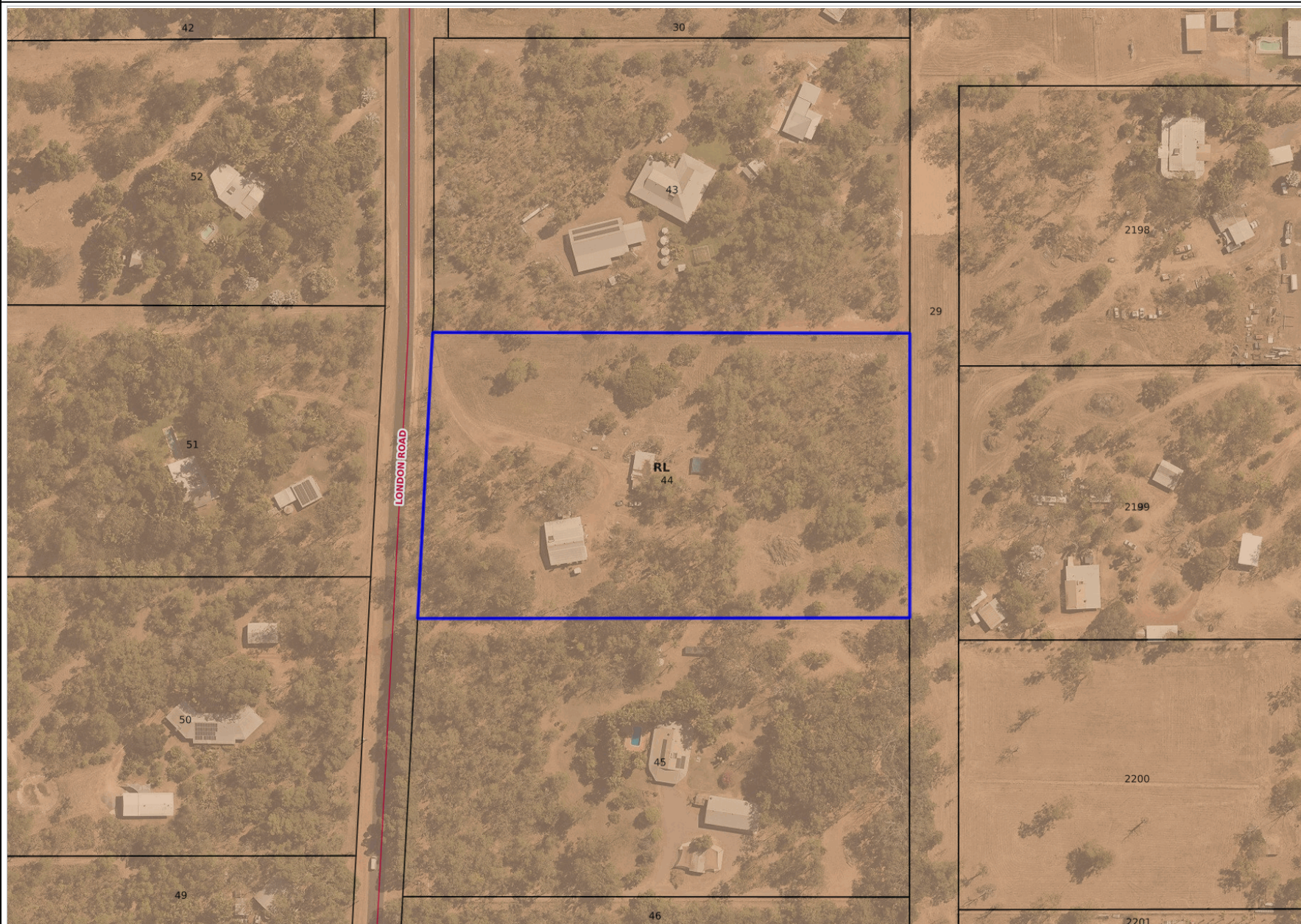
nrmaps.nt.gov.au

Geospatial Services Unit

Department of Lands,
Planning and Environment
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ATTACHMENT D - SITE ZONING

165 LONDON ROAD, VIRGINIA (LOT 44 HUNDRED OF STRANGWAYS)



LEGEND

NTPS 2020 ZONING

RL - Rural Living

 SUBJECT SITE

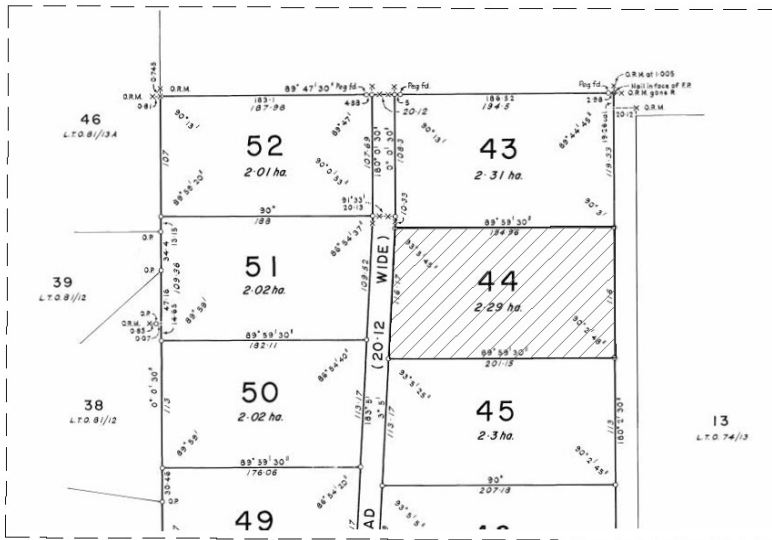


Metres 20 40 60 80

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Geospatial Services Unit

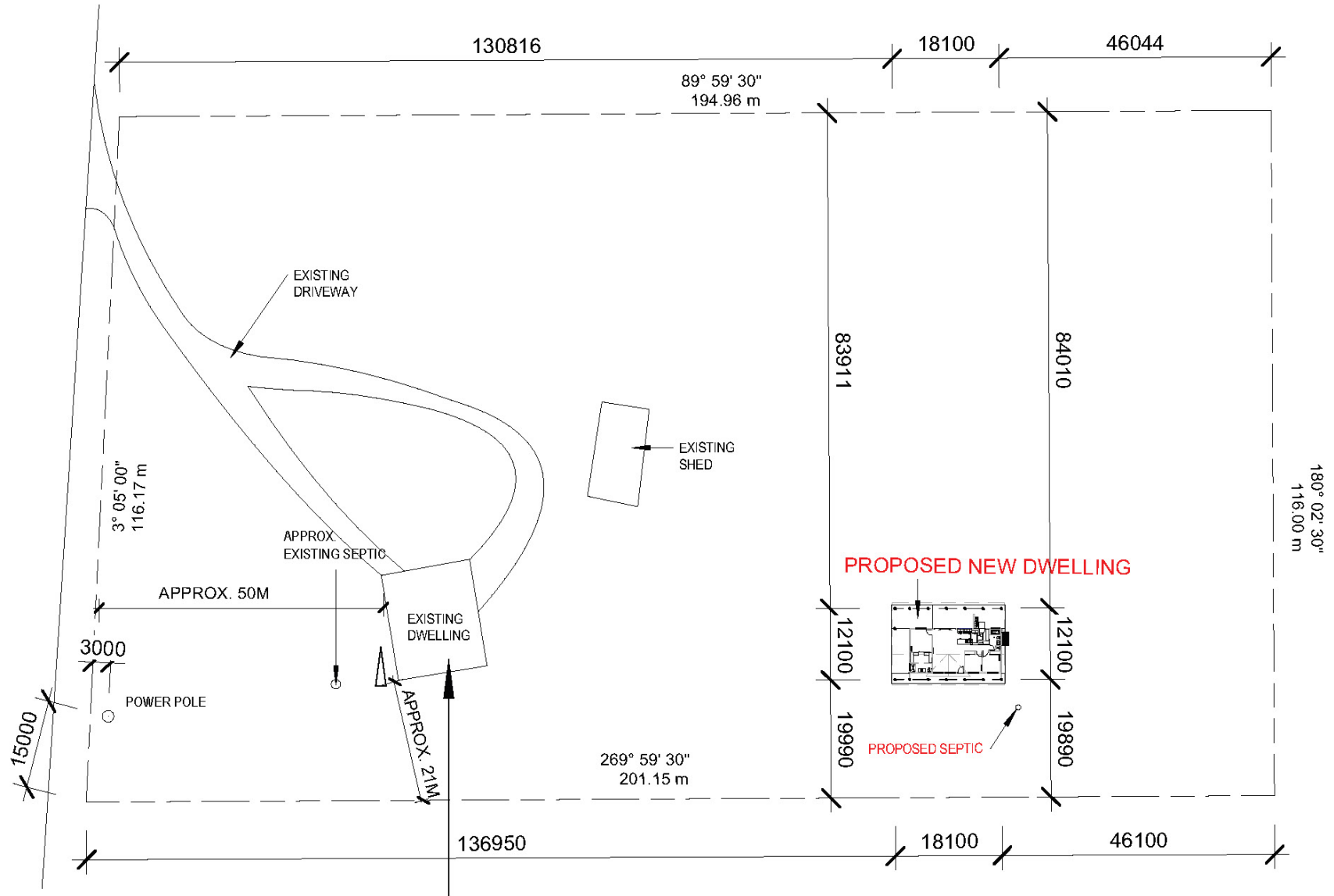
Department of Lands,
Planning and Environment
© Northern Territory Government



LOT LOCATION

LOT 44
22975m²

LONDON ROAD



① Site
1 : 1000

EXISTING DWELLING (112m²) TO BECOME
'DWELLING - INDEPENDENT' (GRANNY FLAT)
WITH SEPARATE EFFLUENT DISPOSAL SYSTEM



AS PER CONDITIONS OF CONTRACT, THESE DRAWINGS ARE A PRECISE REPRESENTATION OF WHAT IS TO BE BUILT AND ITEMS NOT SHOWN ON THIS DOCUMENT OR IN SPECIFICATION ARE DEEMED NOT TO BE PART OF THE CONTRACT.

I/WE APPROVE THESE DRAWINGS CORRECT AS PER CONTRACT

SIGNATURE DATE



PO BOX 3773
PALMERSTON, NT, 0831
PHONE: (08) 89329999
FAX: (08) 89327777

Rev.	Description	Date
A	CONTRACT	06/03/26

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Nathan Neave

65 London road, Virginia

RURAL 119-259

Job No.
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Rev.

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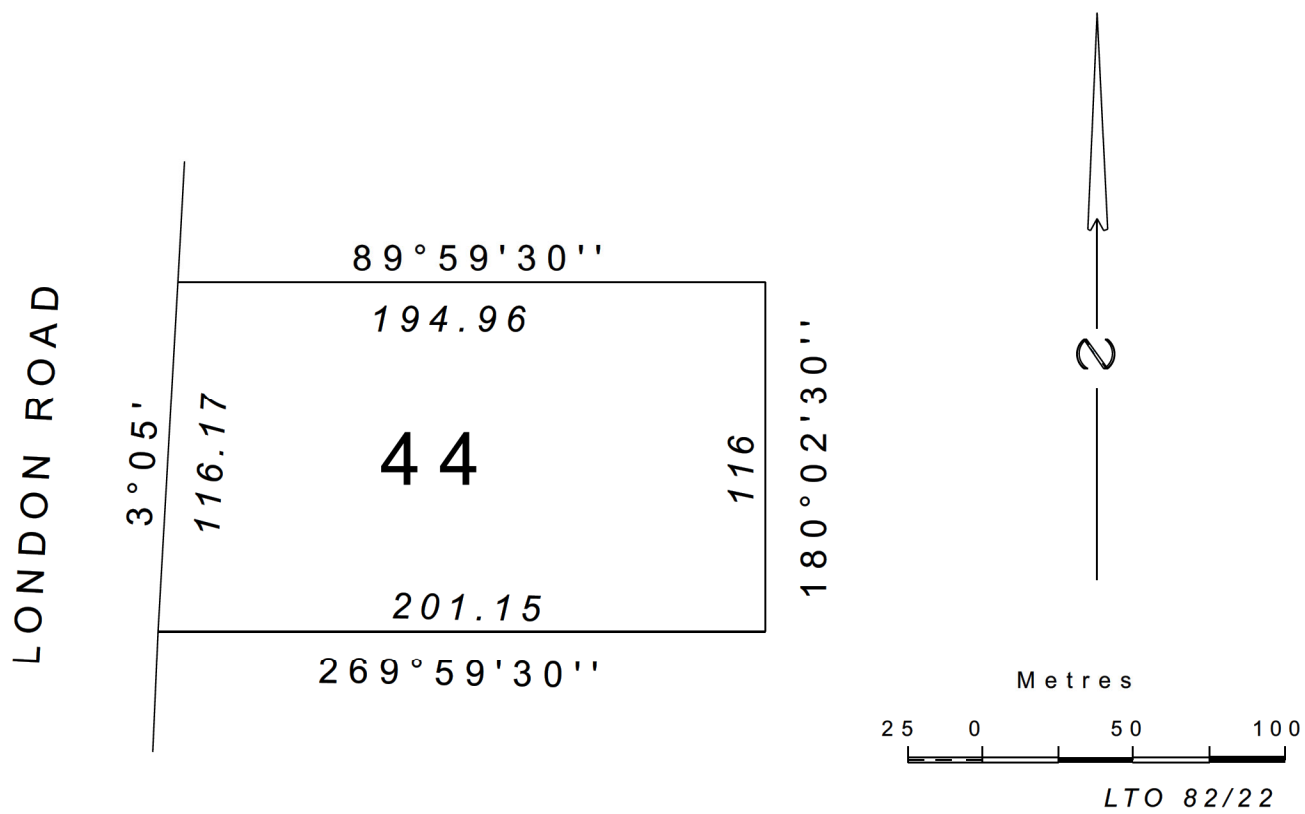
DO NOT SCALE DRAWINGS.
DIMENSIONS TAKE PRECEDENCE

2

Lot 44 Hundred of Strangways from plan(s) LTO82/022
Area under title is 2 hectares 2900 square metres

Owner:
Nathan Neave
of 19 Pitman Street, Malak NT 0812

Registered Date	Dealing Number	Description
		Previous title is Volume 899 Folio 477
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 00044 Hundred of Strangways plan(s) LTO82/022

(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 901 600 (order 1)

Tenure Type

ESTATE IN FEE SIMPLE

Tenure Status

Current

Area Under Title

2 hectares 2900 square metres

Owners

Nathan Neave
19 Pitman Street, Malak NT 0812

Easements

(none found)

Scheme Name

(none found)

Scheme Body Corporate Name

(none found)

Reserved Name(s)

(none found)

Unit Entitlements

(none found)



Transfers

28/10/2025 for \$640,000 (Nil GST)
18/01/1999 for \$160,000
22/02/1984 for \$29,500

Tenure Comments

(none found)

Historic Titles

CUFT 899 477 (order 1)
CUFT 806 398 (order 1)
CUFT 623 565 (order 1)
CUFT 613 139 (order 1)
CUFT 071 079 (order 2)
CUFT 071 079 (order 1)

Visit the website http://www.nt.gov.au/justice/bdm/land_title_office/

Custodian - Surveyor General (+61 8 8995 5346)**Address**

65 LONDON RD, VIRGINIA

Survey Plan

LTO82/022

Survey Status

Approved

Parcel Status

CURRENT

Parcel Area

2 hectares, 2900 square metres

Map Reference

Code 503 Scale 10000 Sheet 10.09
Code 560 Scale 10000 Sheet 00.04

Parent Parcels

Lot 00011 Hundred of Strangways plan(s) LTO73/005

Parcel Comments

SUBD OF LOT 11 OF LTO 73/5 VIDE LTO 82/22.

Survey Comments

(none found)

Proposed Easements

(none found)

Local Government Area

LITCHFIELD MUNICIPALITY

Region

DARWIN



Custodian - Valuer General (+61 8 8995 5375)**Owner's Last Known Address**

Neave, Nathan, 19 PITMAN STREET, MALAK NT 0812

Parcels in Valuation

Lot 00044 Hundred of Strangways

Unimproved Capital Value

\$450,000 on 01/07/2024
\$360,000 on 01/07/2021
\$370,000 on 01/07/2018
\$460,000 on 01/07/2015
\$419,000 on 01/07/2012
\$343,000 on 01/07/2009
\$240,000 on 01/07/2006
\$120,000 on 01/07/2003
\$95,000 on 01/07/2000
\$98,000 on 01/07/1997
\$65,000 on 01/07/1994
\$35,000 on 01/07/1991
\$32,000 on 01/01/1989
\$32,000 on 01/01/1986
\$17,000 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

Application Number: 3 of 3
Description: HOUSE
Number of Residential Units: 0
Australian Bureau of Statistics Type: (none found)
Building Class: House
Area: 153 square metres
Certification: House - Full Code - *issued on 1988-01-08 00:00:00.0*

Application Number: 1 of 3
Description: HOUSE
Number of Residential Units: 1
Australian Bureau of Statistics Type: (none found)
Building Class: Out building
Area: 50 square metres
Certification: Out building - Full Code - *issued on 1984-08-16 00:00:00.0*

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



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

Planning Scheme Zone

RL (Rural Living)

Overlays: The following overlays may apply to your land

- CNV - Clearing of Native Vegetation

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:

- Litchfield Subregional Land Use Plan

Area Plans:

- None

Interim Development Control Orders

(none found)

Planning Notes

(none found)

Planning Applications

(none found)

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 1

Power Water - Water 1

Power and Water Corporation advises that this allotment is serviced via private infrastructure and that the water meter is not directly attached to the allotment. For further details contact Services Development, Power and Water Corporation (1800 245 092)

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
RL26136	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
RB56	Granted	Reservation of Blocks		Petroleum Act 1984
RB167	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 Litchfield Council



Locality Diagram



DESIGN CRITERIA
REFER TO ENGINEERS SECTION 40 DESIGN CERTIFICATE

GENERAL NOTES
DO NOT SCALE THESE DRAWINGS.
CHECK ALL DIMENSIONS PRIOR TO COMMENCING ANY SITE WORKS.
FLOOR WASTE TO BE 250 MIN ABOVE NATURAL GROUND LEVEL.
THE BUILDER SHALL BE RESPONSIBLE FOR THE STRUCTURE DURING
ERECTION AND SHALL PROVIDE ADEQUATE PROPPING AND SUPPORT.

DRAWING NOTES
THESE DRAWINGS CONTAIN SUFFICIENT INFORMATION FOR OBTAINING A BUILDING PERMIT AND HAVE BEEN DETAILED TO SATISFY BUILDING APPROVAL ONLY.
AN ADDITIONAL SPECIFICATION SHOULD BE PREPARED TO COVER THE EXTENT OF WORKS OF THE CONTRACT INCLUDING FINISHES, FIXTURES, ETC.
LIAISE WITH CLIENT FOR ALL PROPRIETARY ITEMS NOT DETAILED.

WHERE DTC STANDARDS ARE SHOWN THESE REFER TO DEEMED TO COMPLY STANDARDS PREPARED BY THE NORTHERN TERRITORY DEPARTMENT OF LANDS, PLANNING AND ENVIRONMENT.

SITE NOTES
SET OUT DIMENSIONS ARE MEASURED FROM EXISTING BOUNDARY LINES TO THE FACE OF COLUMNS AND/OR WALLS. THE BUILDER SHALL DETERMINE THE BOUNDARY LOCATION TO ENSURE WORKS DO NOT ENCROUCH ON BOUNDARY OFFSET DIMENSION OR ADJACENT PROPERTY.
SITE DIMENSIONS TAKE PREFERENCE OVER SCALED DRAWINGS.
SERVICES UNDERGROUND ARE TO BE INVESTIGATED BY THE BUILDER PRIOR TO SET OUT.
STORMWATER IS TO DISCHARGE AWAY FROM NEW WORKS INCLUDING FOOTINGS AND SHALL NOT AFFECT ADJOINING PROPERTIES.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURE DURING ERECTION AND SHALL PROVIDE ADEQUATE PROPPING AND SUPPORT.
KEEP THE SITE IN A CLEAN AND TIDY CONDITION THROUGHOUT CONSTRUCTION AND AT COMPLETION OF WORK REMOVE ALL LITTER AND DEBRIS TO THE SATISFACTION OF THE PRINCIPAL.

WORKMANSHIP
WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL RELEVANT SAA CODES INCLUDING ALL AMENDMENTS, THE BUILDING CODE OF AUSTRALIA (BCA) AND LOCAL STATUTORY AUTHORITY REGULATIONS.

SUITABILITY OF MATERIALS
BUILDER TO ENSURE THAT EVERY PART OF THE BUILDING MUST BE CONSTRUCTED IN AN APPROPRIATE MANNER TO ACHIEVE THE REQUIREMENTS OF THE HOUSING PROVISIONS, USING MATERIALS THAT ARE FIT FOR THE PURPOSE FOR WHICH THEY ARE INTENDED

INSTALLATION AND SARKING
COVER MAIN ROOF WITH FOIL INSULATION, TAPE AND SEAL EDGES.

LININGS
INTERNAL WALLS GENERALLY 10 PLASTERBOARD.
WET AREA PLASTERBOARD OR SIMILAR APPROVED PRODUCT TO WET AREAS.

SANITARY FACILITIES
PROVIDE MINIMUM 1200MM CLEARANCE BETWEEN WC AND NEAREST PART OF THE DOOR WHEN IN THE CLOSED POSITION OR PROVIDE 'LIFT OFF HINGES' TO THE WC DOOR.

NOTE FOR NOTED UP DRAWINGS
REASONABLE CARE HAS BEEN TAKEN TO ANNOTATE THE DRAWINGS PROVIDED FOR COMPLIANCE WITH THE NORTHERN TERRITORY BUILDING ACT AND REGULATIONS. NOTES ADDED ARE TO BE USED AS A GUIDE FOR INFORMATION ONLY TO ASSIST THE CLIENT TO COMPLY WITH THE NORTHERN TERRITORY BUILDING ACT AND REGULATIONS. FULL COMPLIANCE WITH THE NORTHERN TERRITORY BUILDING ACT AND REGULATIONS REMAINS THE FULL RESPONSIBILITY OF THE OWNER OR OWNER'S AGENT.

TIMBER
ALL TIMBER CONSTRUCTION TO COMPLY WITH AS 1720,
MIN STRESS GRADE F17 HW. JOINT GROUP TO BE J2 OR BETTER

TERMITE RISK HAZARD MANAGEMENT
ENGINEERED SLAB TO AS 2870.1 CURED FOR 7 CONSECUTIVE DAYS BEFORE BEING LOADED OR BUILT UPON.
FULL UNDER SLAB SPRAY AND APPROVED COLLARS TO PENETRATIONS IN ACCORDANCE WITH AS 3660.1.
PART B PERIMETER TERMITE BARRIER SYSTEM - PROVIDE 300 X 500mm THICK CONCRETE STRIP OVER PERIMETER TERMITE BARRIER SYSTEM.
INSTALL DURABLE SIGNAGE AND PROVIDE A CERTIFICATE OF COMPLETION IN ACCORDANCE WITH AS 3660.1.

WET AREAS
WET AREA WATERPROOFING TO BE INSTALLED IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA PART 3.8.1 ANS AS3740 WATERPROOFING OF DOMESTIC WET AREAS.
SHOWER SCREEN TO BE DESIGNED TO AS1288.
FIXTURES TO BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS PRINTED SPECIFICATION.

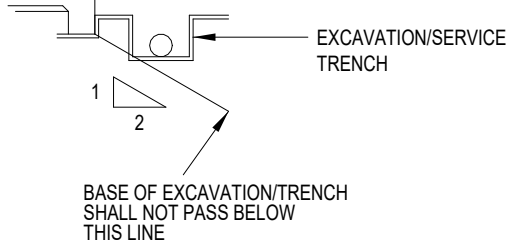
STEEL
FABRICATION AND ERECTION SHALL CONFORM TO AS 4100 AND AS4600. RHS AND SHS MEMBERS SHALL BE DURAGAL TO AS 1163 (UNO). COLD FORMED PURLINS/GIRTS:TO AS 1538.
ALL WELDS UNO SHALL BE FILLET WELDS CONTINUOUS FOR THE FULL PERIMETER OF THE CONTACT AREA AND BE GENERAL PURPOSE QUALITY IN ACCORDANCE WITH AS 1554.
FILLET WELD LEG LENGTH TO BE A MINIMUM OF 6MM AND 1MM LARGER THAN THE THINNEST MATERIALS BEING WELDED.
BOLTS AND BOLTING SCALE SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 4100 AND ASSOCIATED STANDARDS.
UNO BOLTS GRADE, CATEGORY AND PROCEDURE SHALL BE 4.6 /S.
ALL BOLTS, NUTS AND WASHERS TO BE GALVANISED.
ALL NUTS TO HAVE WASHERS.
THREAD PROJECTION THROUGH NUTS SHALL BE MIN 5 THREADS.
PURLINS AND GIRTS SHALL BE LBI OR EQUAL WITH INTEGRAL WASHERS.
UNLESS GALVANISED, STEELWORK IS TO BE DEGREASED IN MECH WIRE BRUSH TO CLASS 2.5 AND PRIMED WITH 750FT ZINC SILICATE OR OTHER APPROVED PRIMER.
EXPOSED EXTERNAL STEELWORK TO BE TREATED AS PER CLAUSE 3.4.4.4 OF BCA (VOLUME 2) 2015. HOLES FOR HOLD DOWN BOLTS TO BE 3mm OVERSIZE, FOR OTHERS PROVIDE NO MORE THAN 2mm BASE PLATES, HOLD DOWN BOLTS AND COLUMNS IN CONTACT WITH THE GROUND SHALL HAVE CONCRETE COVER OF 75mm MIN.

CORROSION PROTECTION
PAINT ALL CAST STEEL 100MM BELOW THE FINISHED CONCRETE LEVEL AND 100MM ABOVE THE FINISHED CONCRETE LEVEL WITH
'ORMINOID LAPORTE' BITUMEN-BASED PAINT OR SIMILAR APPROVED PRODUCT.
SPLAY TOP OF FOOTING TO SHED WATER.

SMOKE DETECTORS
HARDHIRE SMOKE DETECTORS (CONNECT TO MAINS POWER). TO BE INSTALLED IN ACCORDANCE WITH AS 3780 AND THE BCA PART 3.7.2-3 FOR CLASS 1A BUILDINGS.
MINIMUM REQUIREMENTS (WHERE ALL BEDROOMS ARE SERVED BY A SINGLE HALLWAY CEILING) MOUNT IN HALLWAY. REFER TO LOCATIONS ON THE PLAN.

DRAINAGE
GRADE FINISHED SURFACES AWAY FROM BUILDING TO A SLOPE OF
NOT LESS THAN 50MM OVER THE FIRST METRE.

EARTHWORKS
EARTHWORK CONSTRUCTION SHALL COMPLY WITH GUIDELINES
SET OUT IN AS 3798 AND AS 2870.
EXCAVATIONS AND SERVICE TRENCHES SHALL COMPLY WITH THE FOLLOWING GUIDELINES UNLESS OTHERWISE APPROVED BY THE ENGINEER.



FILL MATERIAL & COMPACTION
SELECTED FILL SHALL BE GRAVEL, DECOMPOSED OR BROKEN ROCK, FREE FROM CLAY LUMPS AND ORGANIC MATTER, CONFORMING WITH THE FOLLOWING GRADING REQUIREMENTS:

AS METRIC SIEVE	% PASSING BY WEIGHT	AS METRIC SIEVE	% PASSING BY WEIGHT
75.0mm	100	2.36mm	20-60
9.5mm	30-100	0.075mm	5-25

PRIOR TO PLACEMENT OF FILL (OR COMPACTION OF APPROVED MATERIALS) THE AREA OF THE WORK SHALL BE STRIPPED OF TOPSOIL AND DELETERIOUS MATERIAL. FILL UP TO 150MM BELOW SLAB LEVEL SHALL BE COMPACTED IN 150MM LAYERS
TO 95% MMDD.

FILL (OR NATURAL MATERIAL WHERE APPROVED) IN 150MM LAYER IMMEDIATELY BELOW SLAB LEVEL SHALL BE COMPACTED TO 95% MMDD. SAND BLINDING LAYER BELOW CONCRETE SLAB (IF USED) SHALL BE COMPACTED BY VIBRATION PLATE OR FLOODING TO 95%MMDD.

MASONRY
ALL MASONRY CONSTRUCTION TO COMPLY WITH AS 3700.
MINIMUM CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH
TO BE AS FOLLOWS:
CLAY BRICKS - 40MPa
CONCRETE BRICK - 10MPa
CONCRETE HOLLOW BLOCKS - 15MPa

MORTAR
BRICKWORK - 1 : 0.25 : 3 (CEMENT : LIME : SAND)
BLOCKWORK - 1 : 0.5 : 4.5

INFILL CONCRETE GROUT TO REINFORCED MASONRY TO BE GRADE
15, SLUMP 230 +/- 30, 5MM AGGREGATE. REINFORCED CORES ARE TO BE THOROUGHLY CLEANED PRIOR TO POURING ,
PROVIDE TEMPORARY CLEAN OUT HOLES AT BASE OF EACH MASONRY LIFT.USE PURPOSE MADE LIGATURES TO BLOCKWORKBOND BEAMS AND LINTELS TO MAINTAIN BAR POSITIONS. SEAL AND FINISH BLOCKWORK WITH WATERPROOF PAINT OR COATING. ELECTRICAL OR OTHER SERVICE CONDUITS ARE NOT TO BE PROVIDED IN REINFORCED CORES UNLESS APPROVED OTHERWISE.
CHASES ARE NOT TO BE PROVIDED IN REINFORCED CORES UNLESS APPROVED OTHERWISE.

WEATHER PROOFING OF MASONRY
REFER TO AS 3700 MASONRY STRUCTURES OR AS 4773 MASONRY FOR SMALL BUILDINGS PARTS 1 AND 2

WEATHERPROOFING TO EXTERNAL WALL
PROVIDE EXTERIOR GRADE WATERPROOFING SYSTEM BEHIND APPLIED TILE WALL FEATURE OR FEATURE MATERIAL TO BE COATED WITH A SUITABLE EXTERIOR GRADE WATERPROOFING MEMBRANE.

WINDOWS AND GLAZING
ALL GLAZING, FRAMING AND METHODS OF FIXING SHALL BE DESIGNED AND CERTIFIED BY THE GLAZING MANUFACTURERS ENGINEER TO COMPLY WITH THE CURRENT EDITIONS OF AS1170, AS1288 AND AS 2047.
WINDOWS AND DOORS MUST ALSO COMPLY WITH THE RELEVANT SECTIONS OF THE CURRENT BUILDING CODE OF AUSTRALIA.
WINDOW MANUFACTURER TO PROVIDE CERTIFICATION THAT THE WINDOWS AND DOORD COMPLY WITH THE REQUIREMENTS OF THE NORTHERN TERRITORY BUILDING ACT AND ARE APPROPRIATE FOR THE LOCATIONS AND LOADS INCLUDING FIXINGS AND HUMAN IMPACT.
WHERE SPECIFIED FOR USE BY THE MANUFACTURER ALL FLASHINGS AND SEALANTS TO BE COMPATIBLE WITH THEIR INTENDED USE.
BUILDER TO CHECK THAT FRAME SIZES SUIT CONSTRUCTED OPENINGS.
SIZES SHOWN ARE NOMINAL.
BUILDER TO ENSURE THE ROOF AND EXTERNAL WALL (INCLUDING OPENINGS AROUND WINDOWS AND DOORS) MUST PREVENT THE PENETRATION OF WATER THAT COULD CAUSE UNHEALTHY OR DANGEROUS CONDITIONS OR LOSS OF AMENITY FOR OCCUPANTS AND UNDUE DAMPNESS OR DETERIORATION

WATER PENETRATION RESISTANCE TEST PRESSURE:300 Pa

ULTIMATE DESIGN WIND PRESSURE(kPa)
LOCATION IN BUILDING (DISTANCE FROM EXTERNAL CORNER TO CENTRE OF GLASS PANEL)
0-1.1m elsewhere
3.8 kPa 3.3 kPa

Sheet List	
No	Sheet Name
1	Notes
2	Site
3	Floor Plan
4	Elevations
5	Elevations
6	Perspective
7	Electrical
8	External Concrete
9	Schedules
10	Internal Elevations
11	Internal Elevations
12	Stone Cut Sheet
13	Slab
14	Starter Bar Plan
15	Steel Wall Framing Plan
16	Wall Frame Details
17	Plumbing Plan
18	Detail Sheet 1 - Footing Details
19	Detail Sheet 2 - Footing Details
20	Detail Sheet 3 - Blockwork Detail
21	Detail Sheet 4 - Roof Details
22	Detail Sheet 5 - Roof Details
23	Roof Plan
24	Reflected Ceiling Plan
25	Floor Tile Set out
26	Detail Sheet 6 - Shear Wall Bracing
27	Detail Sheet 7 - Door Details
28	Detail Sheet 8 - Wet Area Details
29	Detail Sheet 9 - Wet Area Details
30	Detail Sheet 10- Wet Area Details NCC

CONTRACT PLANS

AS PER CONDITIONS OF CONTRACT, THESE DRAWINGS ARE A PRECISE REPRESENTATION OF WHAT IS TO BE BUILT AND ITEMS NOT SHOWN ON THIS DOCUMENT OR IN SPECIFICATION ARE DEEMED NOT TO BE PART OF THE CONTRACT.

I/WE APPROVE THESE DRAWINGS CORRECT AS PER CONTRACT

SIGNATURE

DATE



PO BOX 3773
PALMERSTON, NT, 0831
PHONE: (08) 89329999
FAX: (08) 89327777

Rev.	Description	Date
A	CONTRACT	06/03/26

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Nathan Neave

65 London road, Virginia

RURAL 119-259

Job No.

2616

Rev.

A

Drawn

AS

Scale

1 : 100

Date

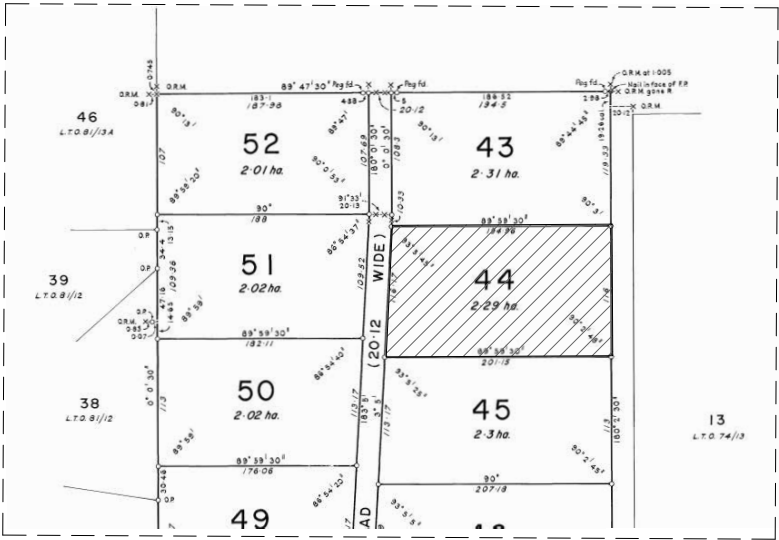
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DO NOT SCALE DRAWINGS.
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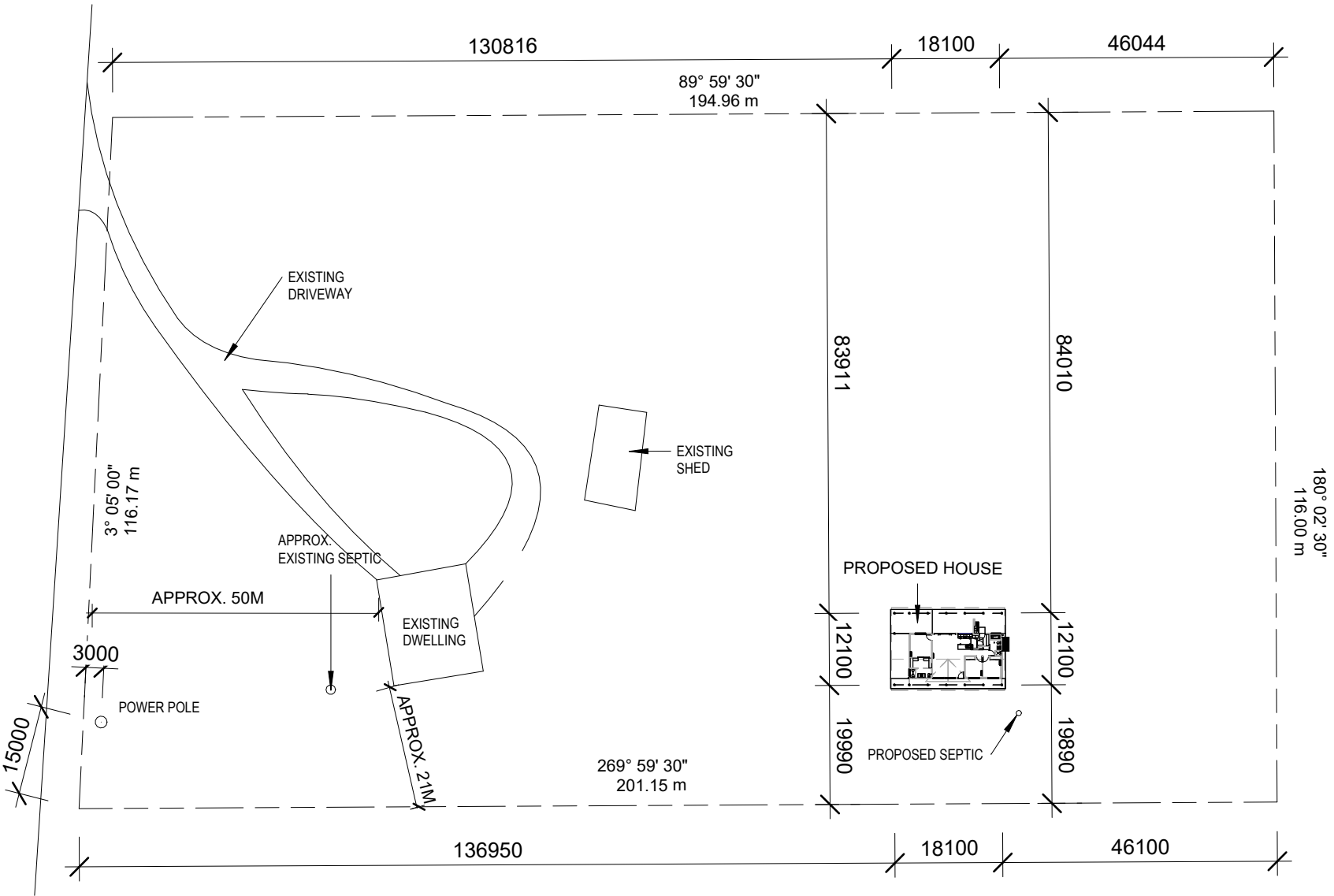
1

LOT 44
22975m²



LOT LOCATION

LONDON ROAD



① Site
1 : 1000



CONTRACT PLANS

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Scale
1 : 1000

Date
18/03/2026
2:39:12 PM

2

DO NOT SCALE DRAWINGS.
DIMENSIONS TAKE PRECEDENCE

DESIGN ONLY
Lot 44 (65) London Rd, Virginia
Drawing Number 44

NO BORES WITHIN 50 METERS OF DISPOSAL FIELD
NO PROPERTY BOUNDARIES WITHIN 5 METERS DISPOSAL BED
TANK 3 METERS FROM PROPOSED DWELLING
DISPOSAL BEDS 15 METERS FROM PROPOSED DWELLING
25MM PURPLE STRIPE PUMPED IRRIGATION LINE FROM STS TO DISPOSAL BED
CONNECT TO STS BY OTHERS
ALL DESIGN SITE FEATURE SETBACKS COMPLIANT WITH AS1547

Existing Septic to Remain.
Planning Approval Required.
Please refer to Planning Letter
Dated 13th April 2026 Attached.

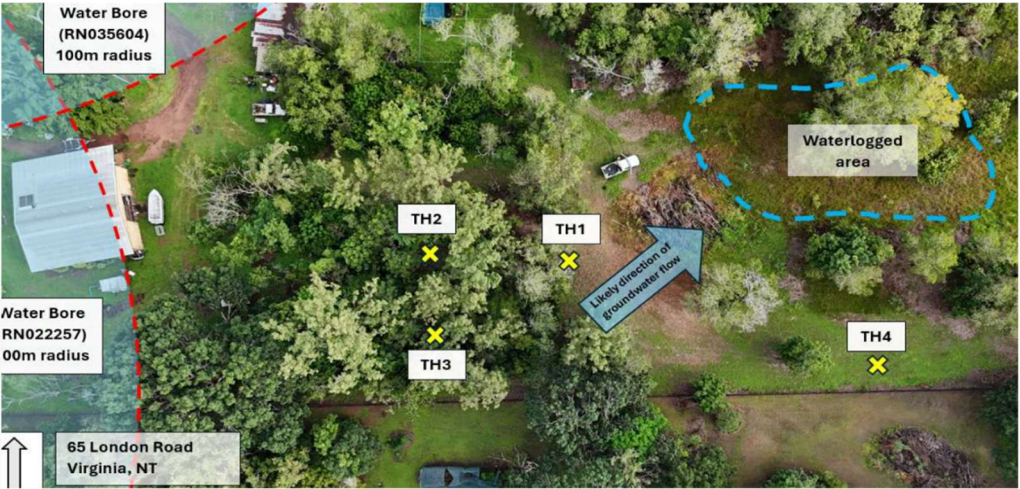
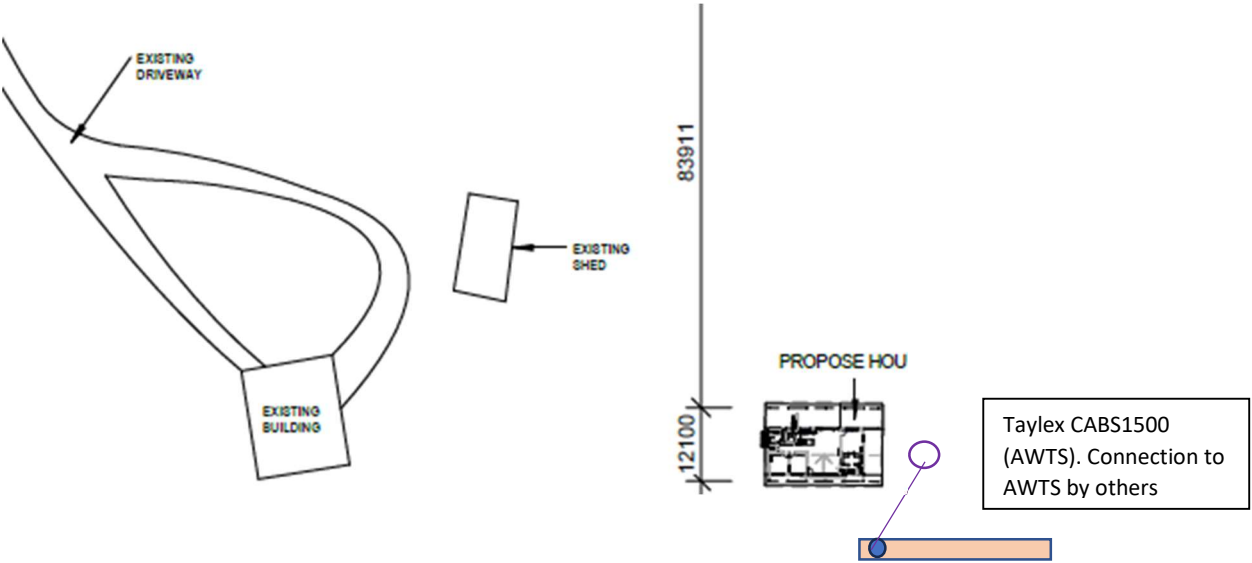
With TH4 approximating its central point:

- **Primary Treatment** – Allowable in accordance with a Design Loading Rate of 5mm/day (per Table L1 of AS / NZS1547). The maximum rate (as opposed to the conservative rate) is prescribed given the Site/Block is free of any limiting factors which would warrant a more conservative approach to design.
- **Secondary Treatment** - Allowable in accordance with a Design Loading Rate of 10mm/day (per Table L1 of AS / NZS1547).

It is recommended that in this newly intended location of WMS placement, that effluent dispersal be confined to the top 400mm of soil, any deeper and groundwater encounter is possible.

WANT Geotechnics
Mary Flux
Mary Flux BSc Hons
Engineering Geologist

Stephen Flux
Stephen Flux BSc MSc CGeol AffilIEAust
Director / Engineering Geologist



DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT
AS/NZS 3500 – AS/NZS 1547 – NT CODE OF PRACTICE FOR WASTEWATER MANAGEMENT

FASTCALL GROUP PTY LTD

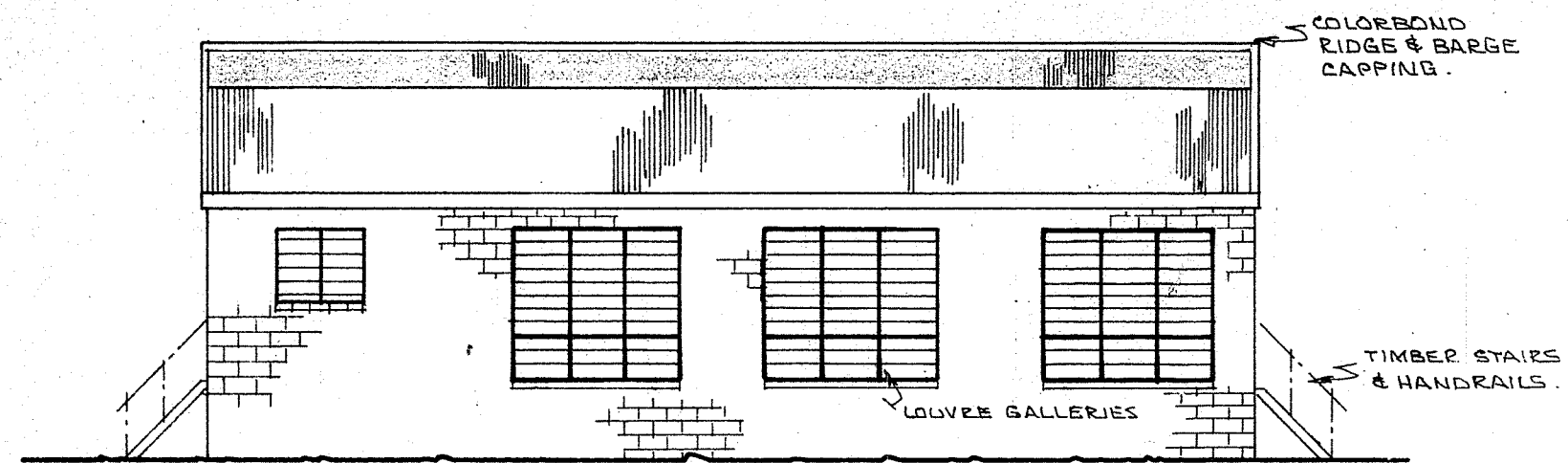
COMPANY REGISTRATION: 50691PU
INDIVIDUAL REGISTRATION: 16554PU

SIGNED: *[Signature]*

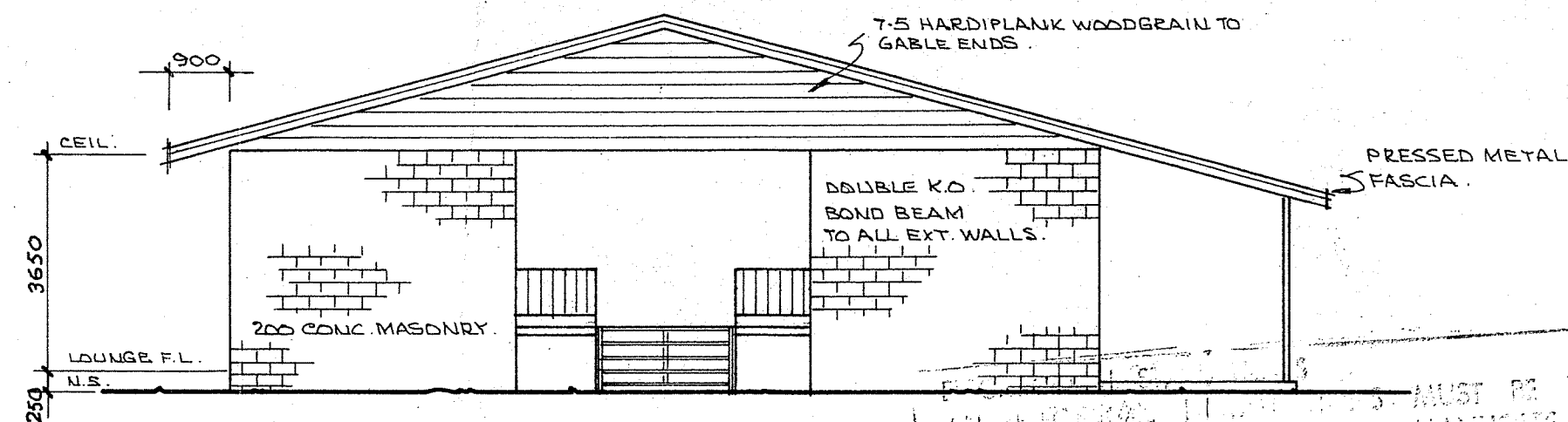
DATE: 13.4.26

Soakage Bed Disposal Field to Be Located at Test Hole 4
Locations as Mark in Ariel Photo Right.

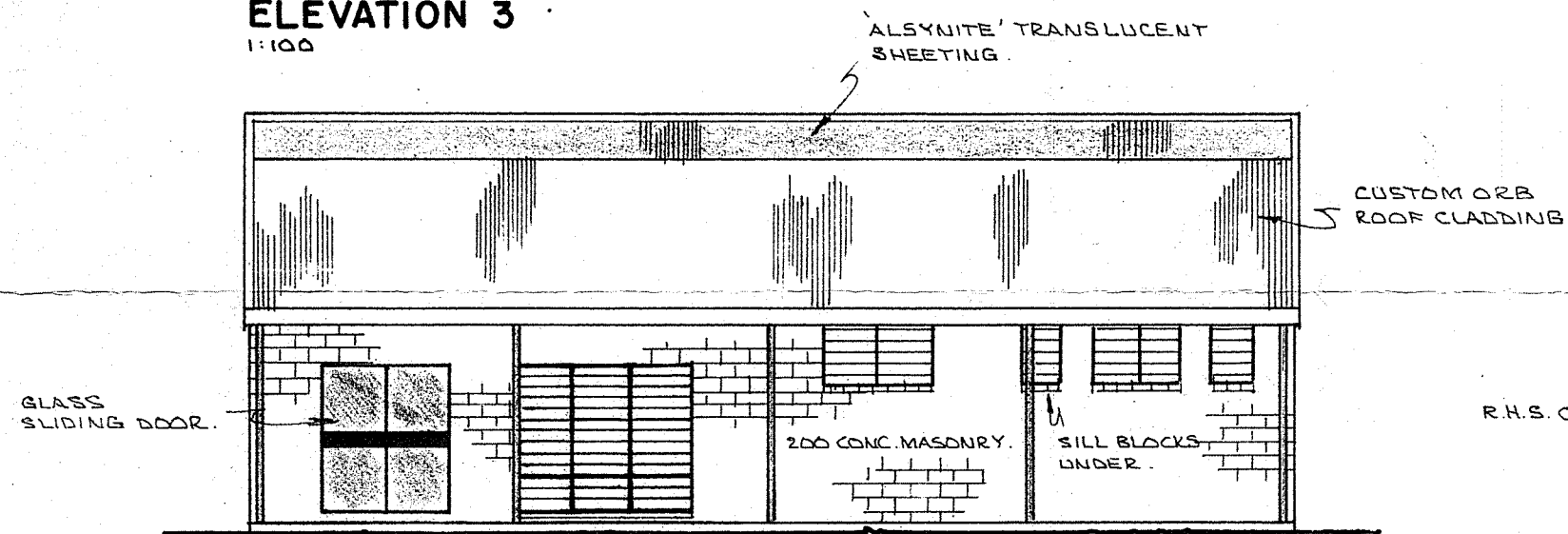
Total Disposal Basal Area 75m2



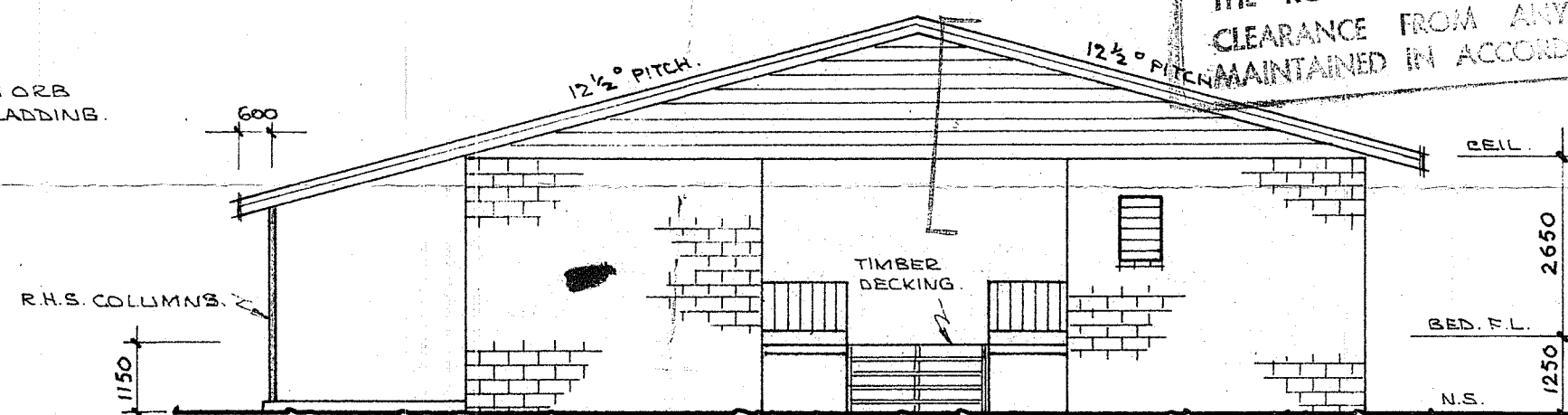
ELEVATION 3
1:100



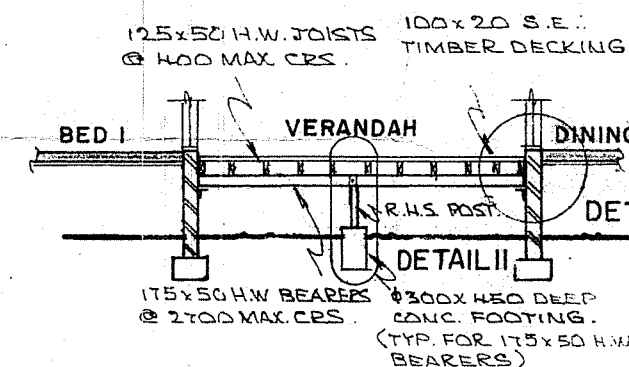
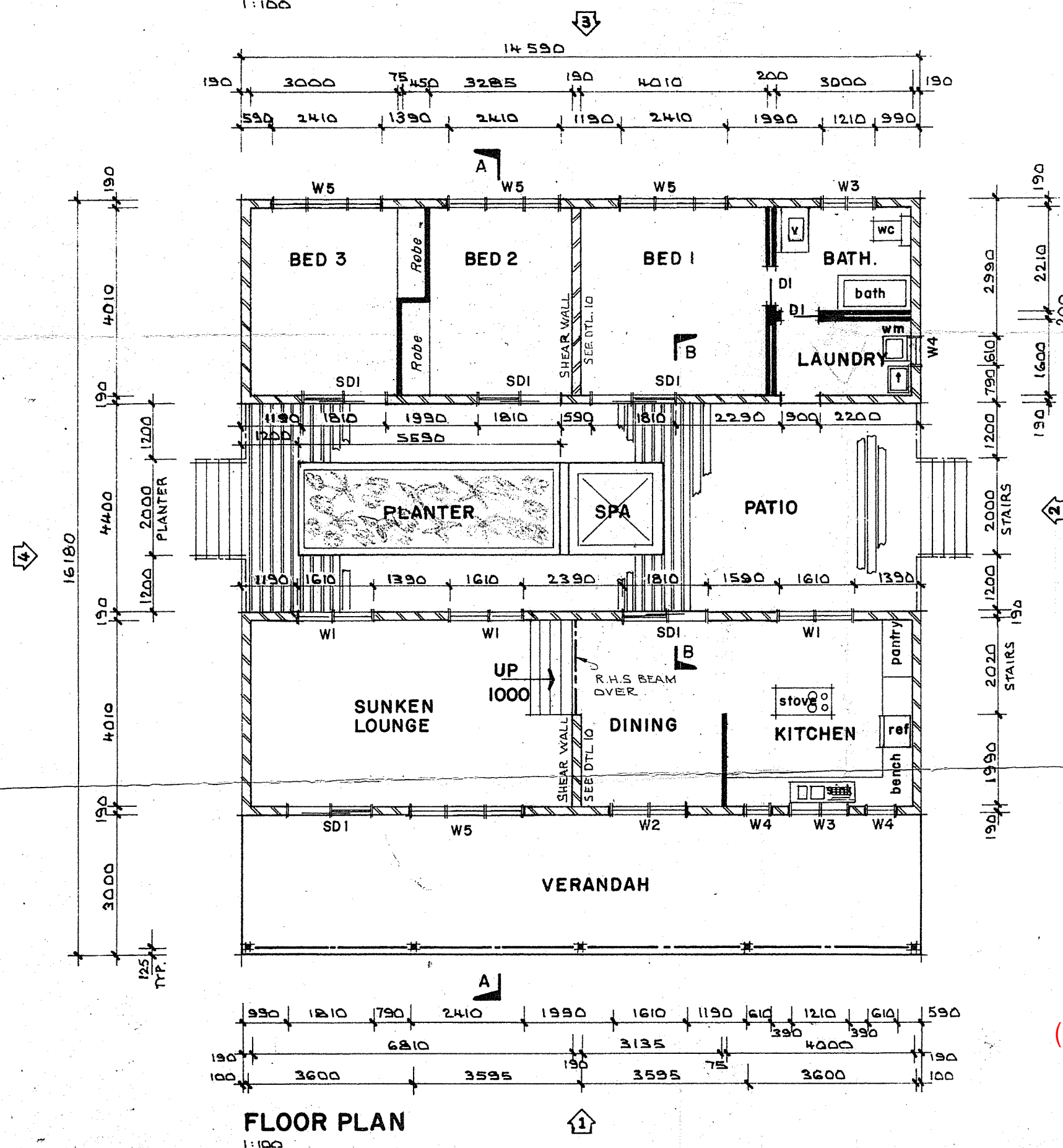
ELEVATION 4
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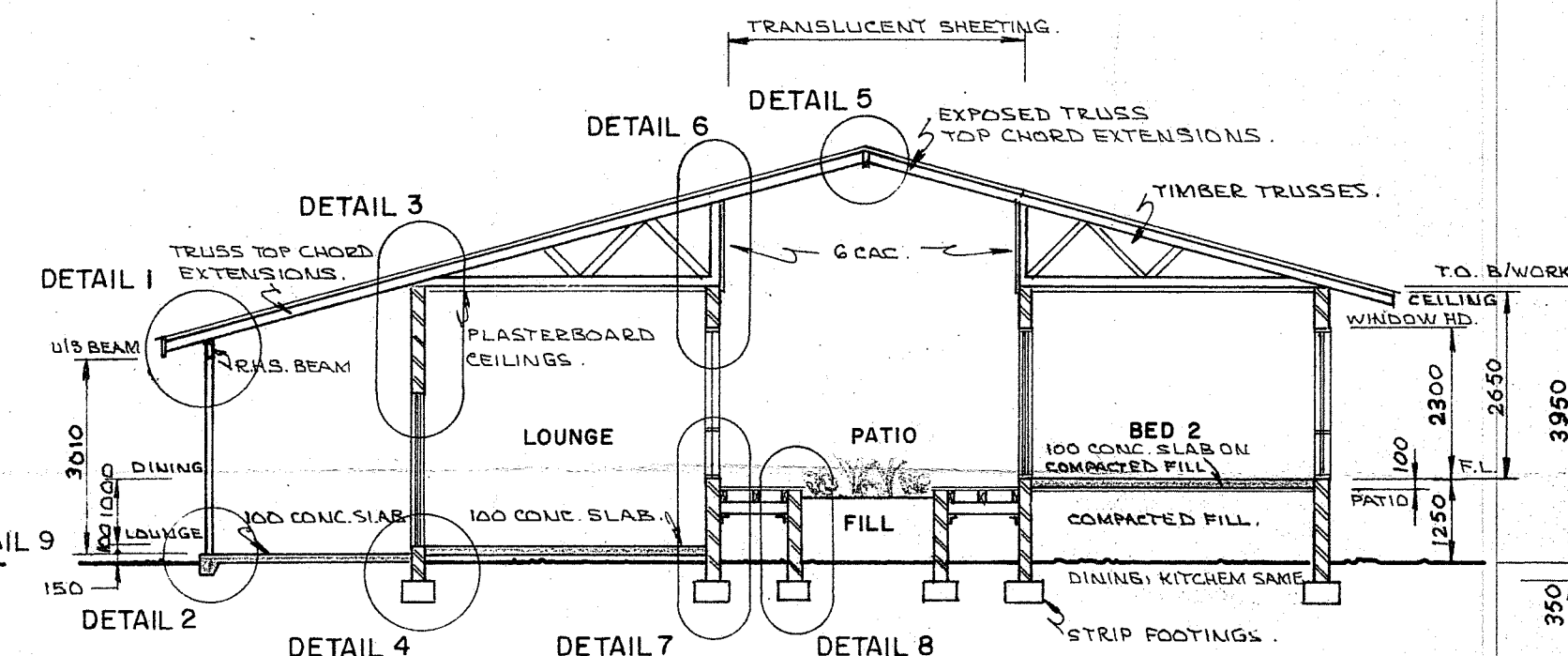
ELEVATION 1
1:100



ELEVATION 2
1:100



SECTION B-B
1:100

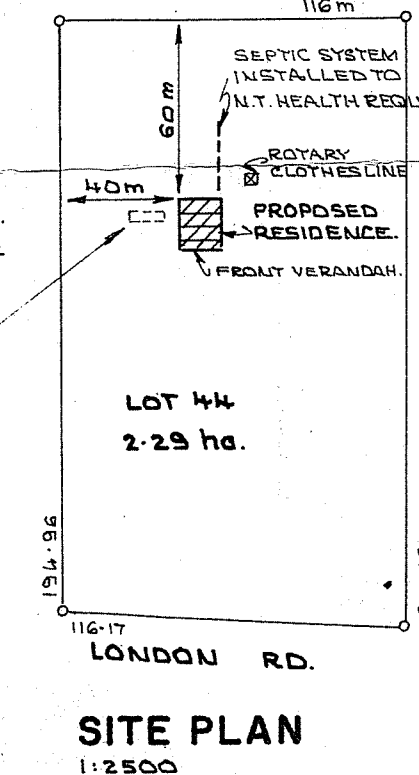


SECTION A-A
1:100

WINDOW/DOOR SCHEDULE

- W1. ALUM. FRAMED LOUVRE GALLERY. OPENING SIZE 1610 WIDE x 1910.
- W2. ALUM. FRAMED LOUVRE GALLERY AS ABOVE. OPENING SIZE 1610 x 1010 HIGH.
- W3 AS ABOVE. OPENING SIZE 1210 x 1010 HIGH.
- W4 AS ABOVE. OPENING SIZE 610 x 1010 HIGH.
- W5 AS ABOVE. OPENING SIZE 2410 x 1910 HIGH.
- SD1. ALUM. FRAMED SLIDING GLASS DOOR. 1804 x 2095 HIGH.
- DI 720 x 2040 INTERNAL GRADE TIMBER SLIDING DOOR SET INTO CAVITY TIMBER FRAME WALLS.

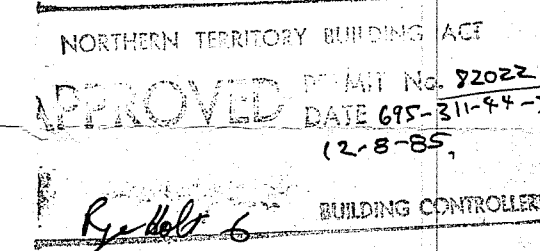
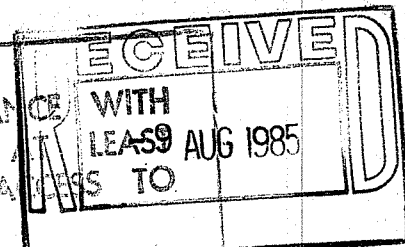
NOTE: INCORRECT SITE LAYOUT SHOWN BELOW



GENERAL NOTES

1. DO NOT SCALE OFF DRAWINGS. CHECK ALL DIMENSIONS.
2. MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT S.A.A. CODES AND D.T.C. MANUAL.
3. IT IS THE BUILDERS RESPONSIBILITY TO CHECK THE FOUNDATIONS HAVE SAFE BEARING PRESSURE OF 200 KPa. EQUIV. TO A.S. 2057.
4. TREAT ALL AREAS UNDER CONCRETE WITH DIELDREN' OR EQUIV. TO A.S. 2057.
5. CONCRETE TO BE - GENERAL 20/20 80 SLUMP. CORE FILL 15/10 200 SLUMP.
6. GLAZING TO COMPLY WITH A.S. 1288 PARTS 1 TO 3.
7. FLOORS AND WALLS TO WET AREAS TO HAVE A SMOOTH IMPERVIOUS FINISH. WALLS TO A MIN. HT. OF 1800.
8. CONC. TO FLOOR SLABS TO 20/20 CONC.

BRYCON		PLANS, ELEVATIONS, SECTIONS	
STRUCTURAL, ENGINEERING DRAFTING.		PROPOSED RESIDENCE, LOT 44, LTO 82/22 HUN. OF STRANGWAYS for Mr. P. Mc FARLANE.	
PH. 85 4368 DARWIN, N.T.	P.O. Box 38881 Winnellie, 5789.	Drawn: B.C.W.	Scale: AS NOTED
APPROVED.		[DWG. DICO/BI of 2]	



 BLOCKWORK 200 SERIES

 SHEAR WALL

 STUD WALL

DENOTES 38 X 1.6 STRAP CROSS BRACING, WRAP AROUND AND FIXED TO SIDE OF TRUSS BOTTOM CHORD EACH END WITH 6NO.14 T17 SCREWS PLUS 1NO.14 T17 SCREW TO U/S OF EACH INTERMEDIATE TRUSS BOTTOM CHORD. THIS IS REQUIRED IN ADDITION TO CROSS BRACING SPECIFIED BY TRUSS MANUFACTURER. —

- | | |
|----|---|
| B1 | 125x75x3.0 SHS ROOF BEAM |
| C1 | 75x75x3.0 SHS |
| C2 | 290SQ BLOCKWORK COLUMN
REFER TO DETAIL |

- | | |
|-------|----------------------|
| AFL | ABOVE FINISHED FLOOR |
| LEVEL | |
| BR | BROOM |
| FW | FLOOR WASTE |
| HB | HAND BASIN |
| HC | HOSE COCK |
| IAC | INDOOR A/C UNIT |
| SI | SINK |
| TR | TROUGH |
| WC | WATER CLOSET |
| WM | WASHING MACHINE |
| DP | DOWNPIPE |

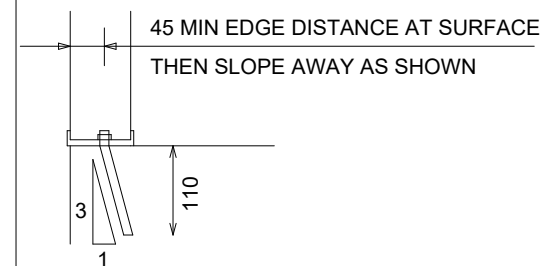
NOTE: REFER TO SCHEDULE PAGE
FOR FLOOR FINISHES

CONSTRUCTION OF SANITARY COMPARTMENTS

Door to fully enclosed sanitary compartment to be 1.2m between the closet pan and the doorway or open outwards or to be readily removable from the outside of the compartment with lift off hinges.

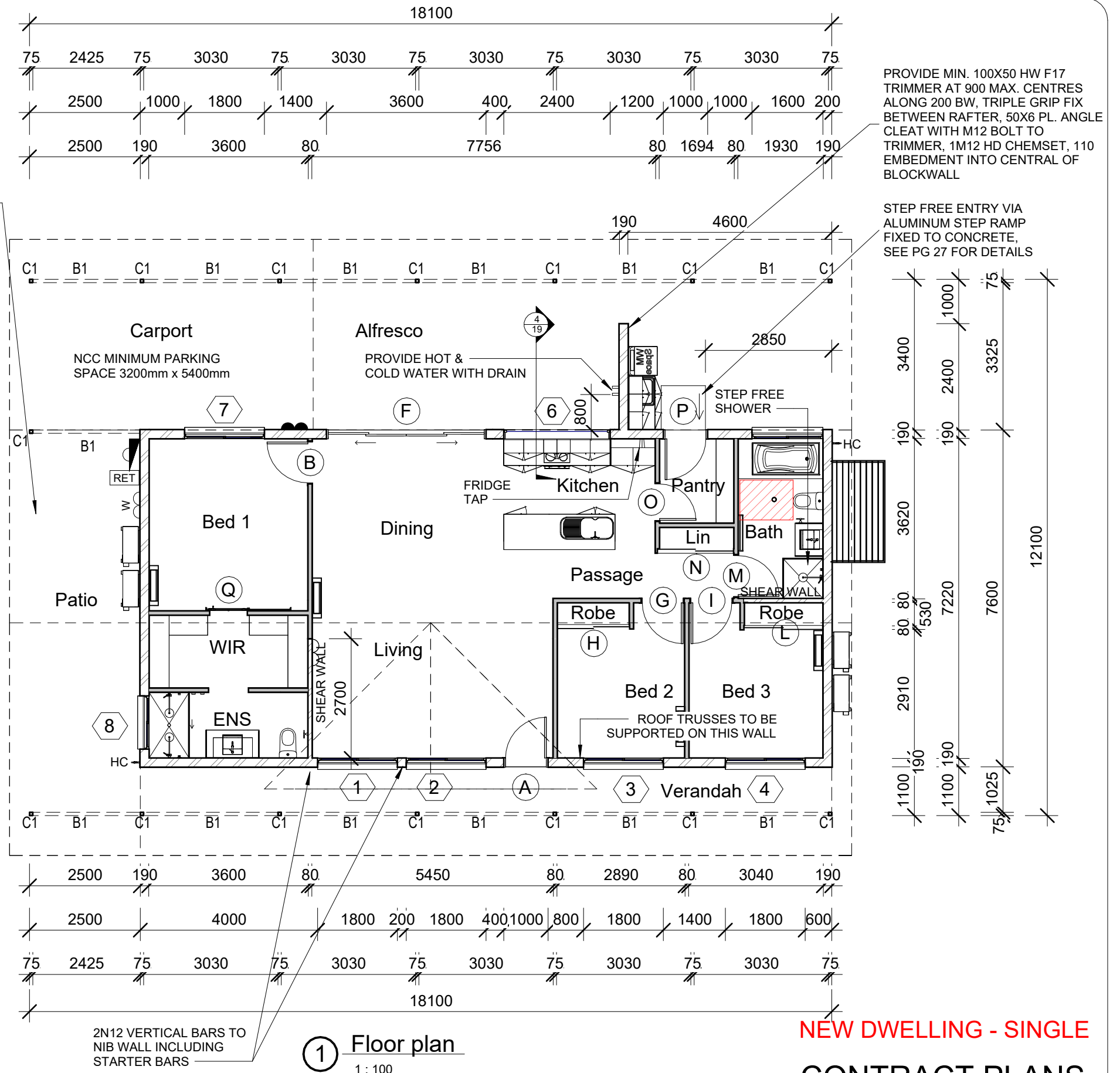
STEEL WALL FRAMING NOTES :

1. INTERNAL SHEAR WALL TO BE STEEL STUD WALL FRAMING IN ACCORDANCE WITH STANDARD DRAWING NO.970805-S1/2
2. 1, 2 & 3 DENOTE BRACING TO WALL FRAMING AS PER STANDARD DRAWING NO.970805-S1/2
3. INTERNAL NON - STRUCTURAL WALL CAN BE 'RONDO' OR EQUIVALENT APPROVED INSTALLED AS PER MANUFACTURER SPECIFICATION.
4. FIX END STUDS ADJACENT CONCRETE FILLED BLOCKWORK WITH M12 CHEMSETS AT TOP, BOTTOM & NOGGING NOGGING LOCATIONS, 100 MIN EMBEDMENT 45 MIN. EDGE DISTANCE AT TOP THEN SLOPE AWAY FROM EDGE / CORNER 1:3 AS SHOWN.



Living	118.56 m ²
Carport	22.42 m ²
Patio	81.70 m ²
Verandah	36.10 m ²

Grand total	258.78 m ²
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NEW DWELLING - SINGLE

CONTRACT PLANS

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65 London road, Virginia

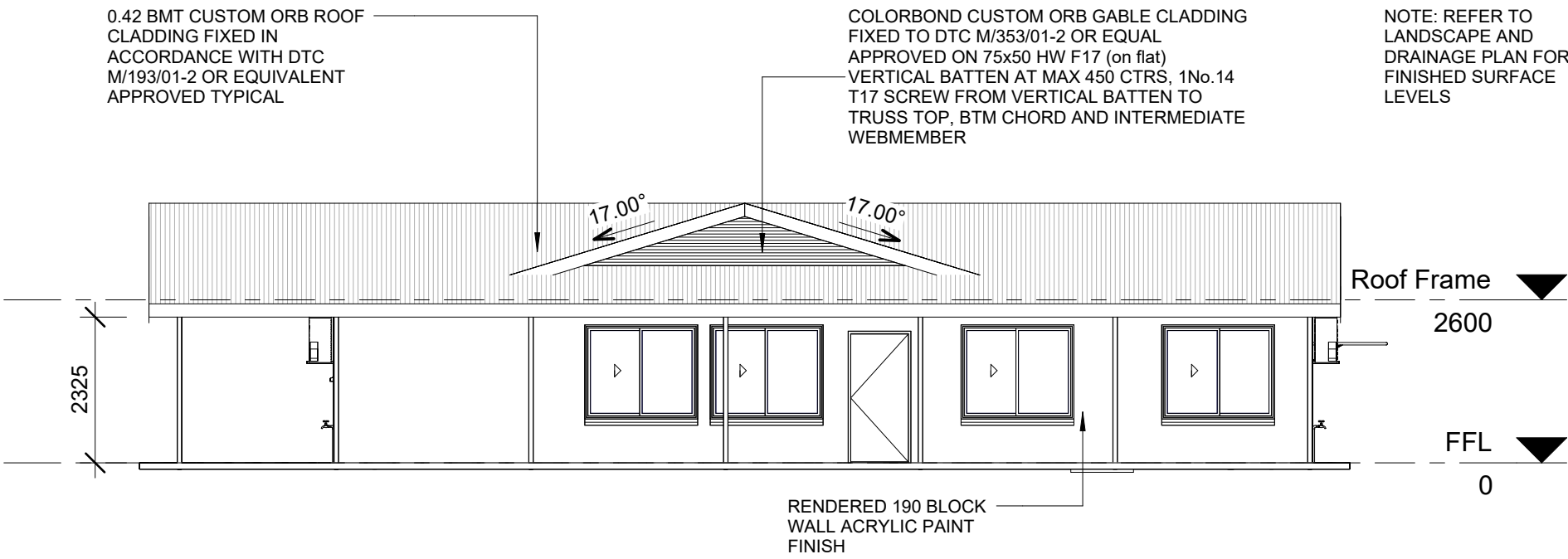
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Job No. 2616	Rev. A
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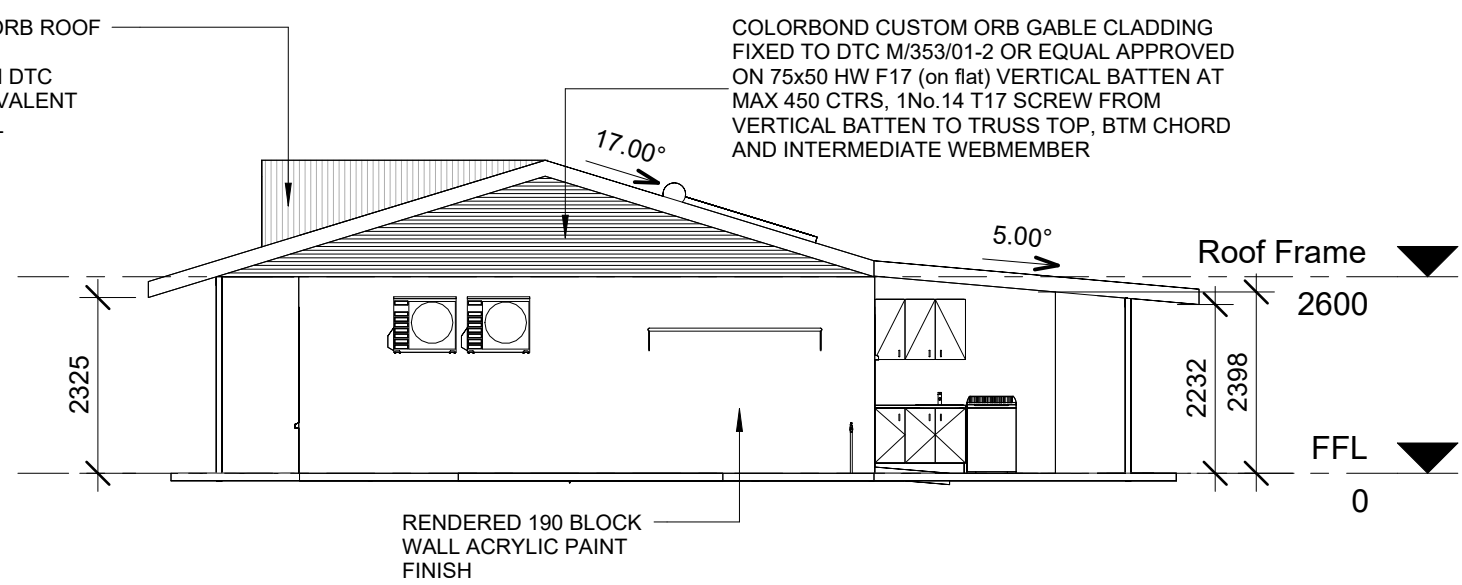
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DIMENSIONS TAKE PRECEDENCE

3



1 Elevation 1 - a
1 : 100



2 Elevation 2 - a
1 : 100

DRAINAGE
WHERE SURFACE WATER , SUBSOIL OR STORM WATER DRAINAGE IS INSTALLED IT MUST COMPLY WITH BCA 3.1.2
SURFACE WATER MUST BE DIVERTED AWAY FROM CLASS 1 BUILDINGS AS FOLLOWS

- CLASS 1 BUILDING SLAB HEIGHT**
- 150 ABOVE FINISHED GROUND LEVEL
 - 50 MM ABOVE PAVED /CONCRETED AREAS THAT SLOPE AWAY FROM CLASS 1 BUILDING
 - PAVED CONCRETE AREAS TO HAVE A FALL AWAY FROM CLASS 1 BUILDING - MIN 50MM OVER THE FIRST METER TO DRAIN

OVERFLOW RELIEF GULLIES
HEIGHT BELOW LOWEST FIXTURE.

A MINIMUM HEIGHT OF 100 MM SHALL BE MAINTAINED BETWEEN THE TOP OF THE OVERFLOW RELIEF GULLY RISER AND THE LOWEST FIXTURE CONNECTED TO THE DRAIN. HEIGHT ABOVE SURROUNDING GROUND THE MINIMUM HEIGHT BETWEEN THE TOP OF THE OVERFLOW RELIEF GULLY RISER AND THE SURROUNDING NATURAL GROUND SURFACE LEVEL SHALL BE 150mm , EXCEPT WHERE THE GULLY RISER IS LOCATED IN A PATHOR A PAVED AREA, WHERE IT SHALL BE FINISHED AT A LEVEL SO AS TO PREVENT THE PONDING OF INGRESS WATER.

ROLLER DOORS
Roller doors to be an approved product in the NT Deemed to Comply Manual, certified by structural engineer or have Manufacture 's certification for the required windloads.
In Accordance with AS/NZS 4505:2012 Part 8, each door shall be legibly labelled and indelibly marked with the required minimum information and to remain attached and readable for a minimum of 12 months. Roller doors are required to be adequate for the design wind loads applicable for the building in which the roller door is installed.
Exception for Class 1,2 and 10 in Cyclonic Areas for opening Width that does not exceed 3m. The roller door must withstand static failure load of 1.8kPa.

WEATHER SEAL
Door to fitted with a weather seal to the bottom closing surface of the door

THRESHOLD AT DOORWAY
Max 230mm above the adjoining surface. AS4583 2013 Slip resistance classification of new pedestrian surface materials

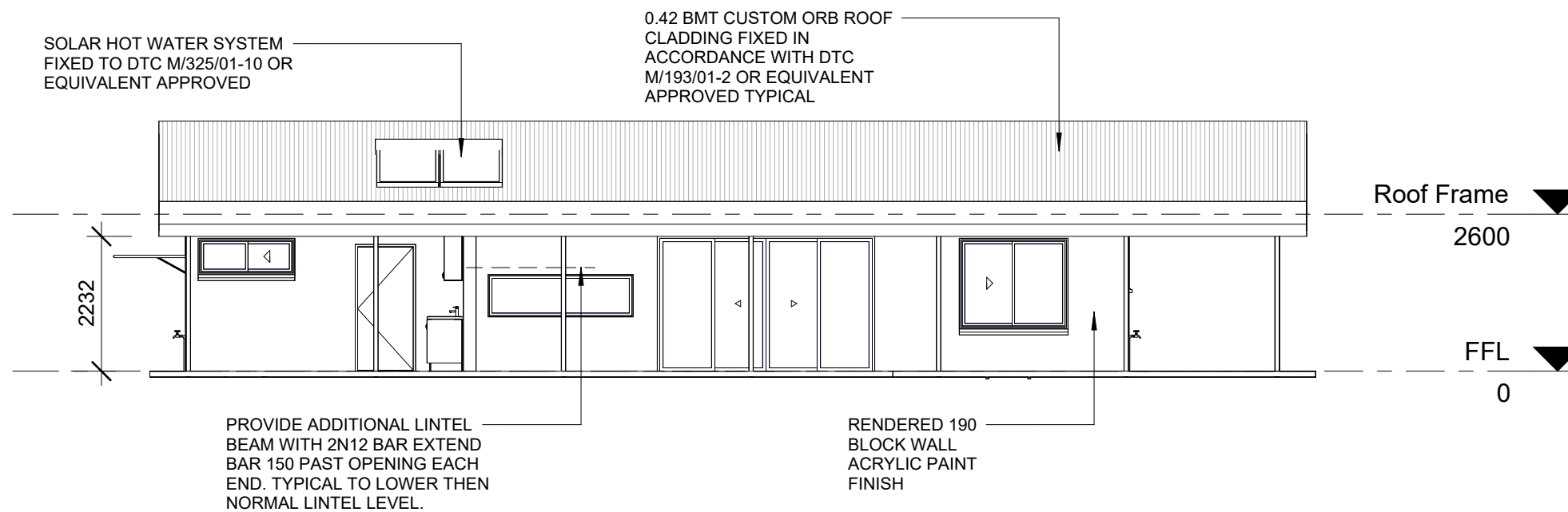
WEATHERPROOFING TO EXTERNAL WALLS
Provide exterior grade waterproofing system behind applied tile wall feature or feture material to be coated with suitable exterior grade waterproofing membrane.

NOTE
Roof sheeting and wall/gable cladding to be as per relevant DTC standards, screw and washer assembly to be in strict accordance with the DTC standard for the specific sheeting installed.

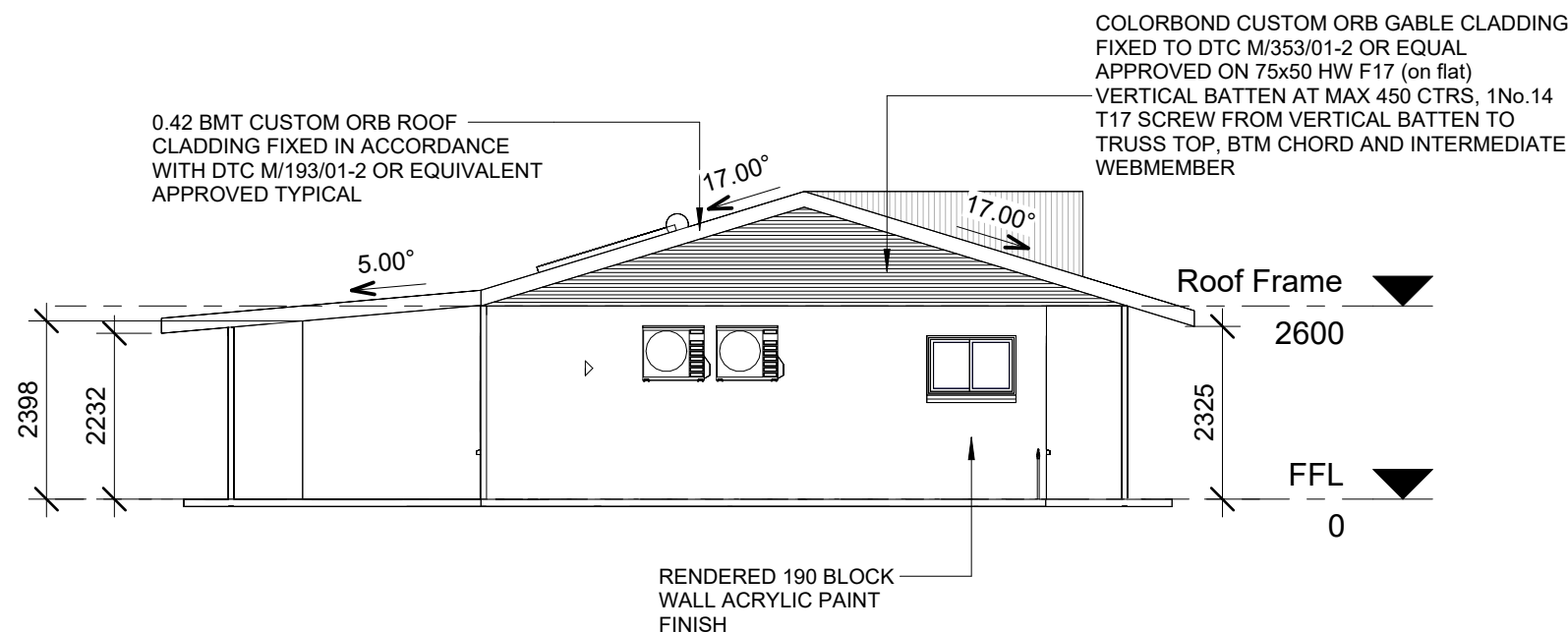
NEW DWELLING - SINGLE

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							Drawn	Scale	Date	4		
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① Elevation 3 - a
1 : 100



② Elevation 4 - a
1 : 100

NEW DWELLING - SINGLE

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AREAS THAT SLOPE AWAY FROM
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65 London road, Virginia

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Job No.

2616

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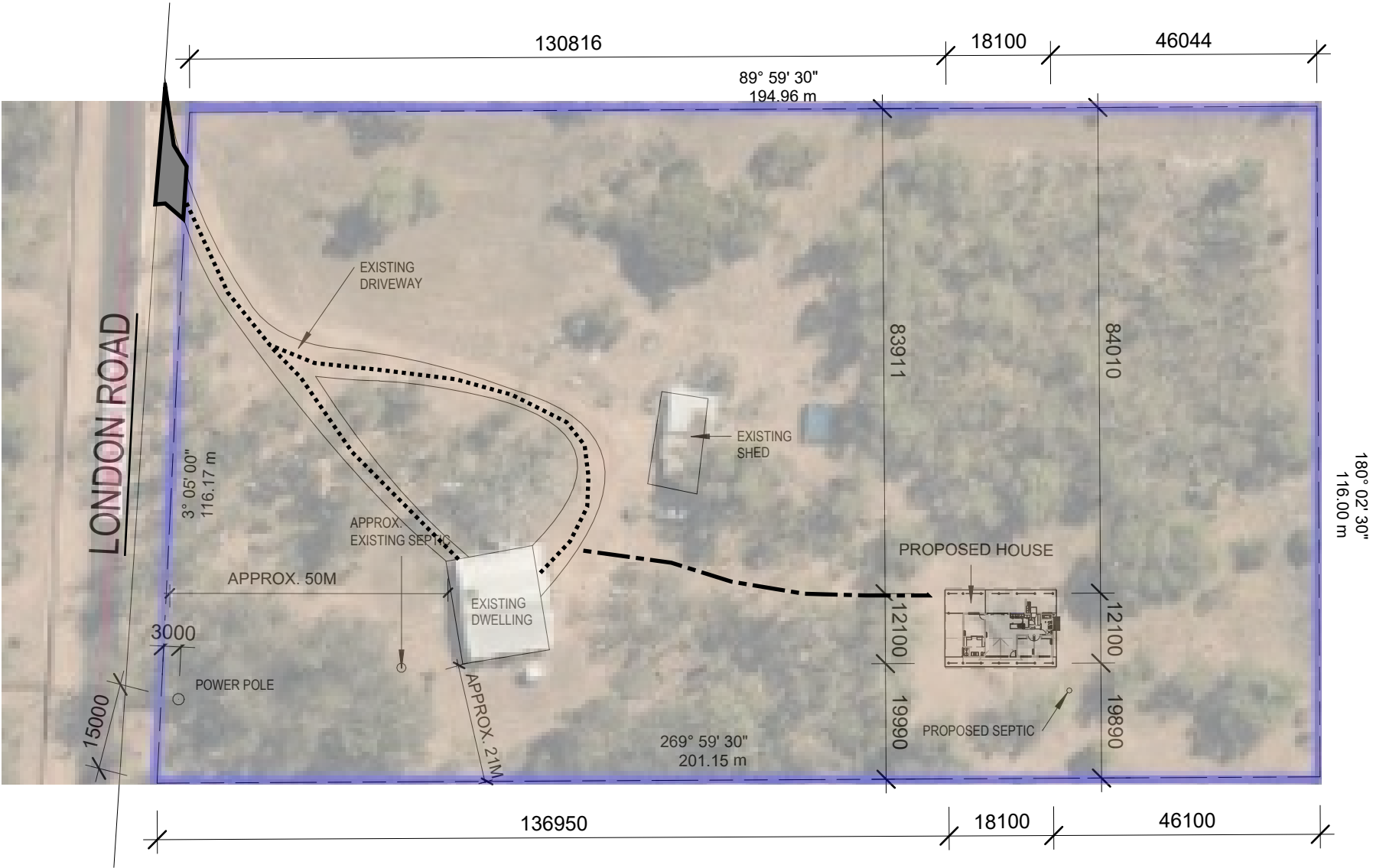
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5

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LOT 44
22975m²



- LEGEND**
- SUBJECT SITE
 - EXISTING SITE ACCESS
 - EXISTING DRIVEWAY
 - PROPOSED DRIVEWAY*
- *APPROXIMATE LOCATION ONLY. EXISTING ACCESS FROM LONDON ROAD MAINTAINED AT ALL TIMES.

① Site
1 : 1000

EXISTING & PROPOSED ACCESS ARRANGEMENTS

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2

DESIGN CRITERIA
REFER TO ENGINEERS SECTION 40 DESIGN CERTIFICATE

GENERAL NOTES
DO NOT SCALE THESE DRAWINGS.
CHECK ALL DIMENSIONS PRIOR TO COMMENCING ANY SITE WORKS.
FLOOR WASTE TO BE 250 MIN ABOVE NATURAL GROUND LEVEL.
THE BUILDER SHALL BE RESPONSIBLE FOR THE STRUCTURE DURING
ERECTION AND SHALL PROVIDE ADEQUATE PROPPING AND SUPPORT.

DRAWING NOTES
THESE DRAWINGS CONTAIN SUFFICIENT INFORMATION FOR OBTAINING A BUILDING PERMIT AND HAVE BEEN DETAILED TO SATISFY BUILDING APPROVAL ONLY.
AN ADDITIONAL SPECIFICATION SHOULD BE PREPARED TO COVER THE EXTENT OF WORKS OF THE CONTRACT INCLUDING FINISHES, FIXTURES, ETC.
LIAISE WITH CLIENT FOR ALL PROPRIETARY ITEMS NOT DETAILED.

WHERE DTC STANDARDS ARE SHOWN THESE REFER TO DEEMED TO COMPLY STANDARDS PREPARED BY THE NORTHERN TERRITORY DEPARTMENT OF LANDS, PLANNING AND ENVIRONMENT.

SITE NOTES
SET OUT DIMENSIONS ARE MEASURED FROM EXISTING BOUNDARY LINES TO THE FACE OF COLUMNS AND/OR WALLS. THE BUILDER SHALL DETERMINE THE BOUNDARY LOCATION TO ENSURE WORKS DO NOT ENCROUCH ON BOUNDARY OFFSET DIMENSION OR ADJACENT PROPERTY.
SITE DIMENSIONS TAKE PREFERENCE OVER SCALED DRAWINGS.
SERVICES UNDERGROUND ARE TO BE INVESTIGATED BY THE BUILDER PRIOR TO SET OUT.
STORMWATER IS TO DISCHARGE AWAY FROM NEW WORKS INCLUDING FOOTINGS AND SHALL NOT AFFECT ADJOINING PROPERTIES.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURE DURING ERECTION AND SHALL PROVIDE ADEQUATE PROPPING AND SUPPORT.
KEEP THE SITE IN A CLEAN AND TIDY CONDITION THROUGHOUT CONSTRUCTION AND AT COMPLETION OF WORK REMOVE ALL LITTER AND DEBRIS TO THE SATISFACTION OF THE PRINCIPAL.

WORKMANSHIP
WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL RELEVANT SAA CODES INCLUDING ALL AMENDMENTS, THE BUILDING CODE OF AUSTRALIA (BCA) AND LOCAL STATUTORY AUTHORITY REGULATIONS.

SUITABILITY OF MATERIALS
BUILDER TO ENSURE THAT EVERY PART OF THE BUILDING MUST BE CONSTRUCTED IN AN APPROPRIATE MANNER TO ACHIEVE THE REQUIREMENTS OF THE HOUSING PROVISIONS, USING MATERIALS THAT ARE FIT FOR THE PURPOSE FOR WHICH THEY ARE INTENDED

INSTALLATION AND SARKING
COVER MAIN ROOF WITH FOIL INSULATION, TAPE AND SEAL EDGES.

LININGS
INTERNAL WALLS GENERALLY 10 PLASTERBOARD.
WET AREA PLASTERBOARD OR SIMILAR APPROVED PRODUCT TO WET AREAS.

SANITARY FACILITIES
PROVIDE MINIMUM 1200MM CLEARANCE BETWEEN WC AND NEAREST PART OF THE DOOR WHEN IN THE CLOSED POSITION OR PROVIDE 'LIFT OFF HINGES' TO THE WC DOOR.

NOTE FOR NOTED UP DRAWINGS
REASONABLE CARE HAS BEEN TAKEN TO ANNOTATE THE DRAWINGS PROVIDED FOR COMPLIANCE WITH THE NORTHERN TERRITORY BUILDING ACT AND REGULATIONS. NOTES ADDED ARE TO BE USED AS A GUIDE FOR INFORMATION ONLY TO ASSIST THE CLIENT TO COMPLY WITH THE NORTHERN TERRITORY BUILDING ACT AND REGULATIONS. FULL COMPLIANCE WITH THE NORTHERN TERRITORY BUILDING ACT AND REGULATIONS REMAINS THE FULL RESPONSIBILITY OF THE OWNER OR OWNER'S AGENT.

TIMBER
ALL TIMBER CONSTRUCTION TO COMPLY WITH AS 1720,
MIN STRESS GRADE F17 HW. JOINT GROUP TO BE J2 OR BETTER

TERMITE RISK HAZARD MANAGEMENT
ENGINEERED SLAB TO AS 2870.1 CURED FOR 7 CONSECUTIVE DAYS BEFORE BEING LOADED OR BUILT UPON.
FULL UNDER SLAB SPRAY AND APPROVED COLLARS TO PENETRATIONS IN ACCORDANCE WITH AS 3660.1.
PART B PERIMETER TERMITE BARRIER SYSTEM - PROVIDE 300 X 500mm THICK CONCRETE STRIP OVER PERIMETER TERMITE BARRIER SYSTEM.
INSTALL DURABLE SIGNAGE AND PROVIDE A CERTIFICATE OF COMPLETION IN ACCORDANCE WITH AS 3660.1.

WET AREAS
WET AREA WATERPROOFING TO BE INSTALLED IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA PART 3.8.1 ANS AS3740 WATERPROOFING OF DOMESTIC WET AREAS.
SHOWER SCREEN TO BE DESIGNED TO AS1288.
FIXTURES TO BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS PRINTED SPECIFICATION.

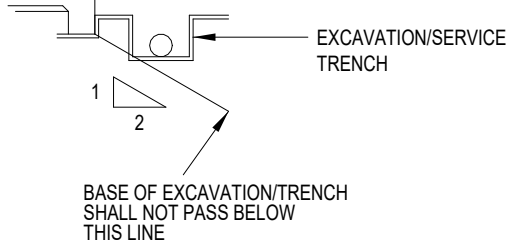
STEEL
FABRICATION AND ERECTION SHALL CONFORM TO AS 4100 AND AS4600. RHS AND SHS MEMBERS SHALL BE DURAGAL TO AS 1163 (UNO). COLD FORMED PURLINS/GIRTS:TO AS 1538.
ALL WELDS UNO SHALL BE FILLET WELDS CONTINUOUS FOR THE FULL PERIMETER OF THE CONTACT AREA AND BE GENERAL PURPOSE QUALITY IN ACCORDANCE WITH AS 1554.
FILLET WELD LEG LENGTH TO BE A MINIMUM OF 6MM AND 1MM LARGER THAN THE THINNEST MATERIALS BEING WELDED.
BOLTS AND BOLTING SCALE SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 4100 AND ASSOCIATED STANDARDS.
UNO BOLTS GRADE, CATEGORY AND PROCEDURE SHALL BE 4.6 /S.
ALL BOLTS, NUTS AND WASHERS TO BE GALVANISED.
ALL NUTS TO HAVE WASHERS.
THREAD PROJECTION THROUGH NUTS SHALL BE MIN 5 THREADS.
PURLINS AND GIRTS SHALL BE LBI OR EQUAL WITH INTEGRAL WASHERS.
UNLESS GALVANISED, STEELWORK IS TO BE DEGREASED IN MECH WIRE BRUSH TO CLASS 2.5 AND PRIMED WITH 750FT ZINC SILICATE OR OTHER APPROVED PRIMER.
EXPOSED EXTERNAL STEELWORK TO BE TREATED AS PER CLAUSE 3.4.4.4 OF BCA (VOLUME 2) 2015. HOLES FOR HOLD DOWN BOLTS TO BE 3mm OVERSIZE, FOR OTHERS PROVIDE NO MORE THAN 2mm BASE PLATES, HOLD DOWN BOLTS AND COLUMNS IN CONTACT WITH THE GROUND SHALL HAVE CONCRETE COVER OF 75mm MIN.

CORROSION PROTECTION
PAINT ALL CAST STEEL 100MM BELOW THE FINISHED CONCRETE LEVEL AND 100MM ABOVE THE FINISHED CONCRETE LEVEL WITH
'ORMINOID LAPORTE' BITUMEN-BASED PAINT OR SIMILAR APPROVED PRODUCT.
SPLAY TOP OF FOOTING TO SHED WATER.

SMOKE DETECTORS
HARDHIRE SMOKE DETECTORS (CONNECT TO MAINS POWER). TO BE INSTALLED IN ACCORDANCE WITH AS 3780 AND THE BCA PART 3.7.2-3 FOR CLASS 1A BUILDINGS.
MINIMUM REQUIREMENTS (WHERE ALL BEDROOMS ARE SERVED BY A SINGLE HALLWAY CEILING) MOUNT IN HALLWAY. REFER TO LOCATIONS ON THE PLAN.

DRAINAGE
GRADE FINISHED SURFACES AWAY FROM BUILDING TO A SLOPE OF
NOT LESS THAN 50MM OVER THE FIRST METRE.

EARTHWORKS
EARTHWORK CONSTRUCTION SHALL COMPLY WITH GUIDELINES
SET OUT IN AS 3798 AND AS 2870.
EXCAVATIONS AND SERVICE TRENCHES SHALL COMPLY WITH THE FOLLOWING GUIDELINES UNLESS OTHERWISE APPROVED BY THE ENGINEER.



FILL MATERIAL & COMPACTION
SELECTED FILL SHALL BE GRAVEL, DECOMPOSED OR BROKEN ROCK, FREE FROM CLAY LUMPS AND ORGANIC MATTER, CONFORMING WITH THE FOLLOWING GRADING REQUIREMENTS:

AS METRIC SIEVE	% PASSING BY WEIGHT	AS METRIC SIEVE	% PASSING BY WEIGHT
75.0mm	100	2.36mm	20-60
9.5mm	30-100	0.075mm	5-25

PRIOR TO PLACEMENT OF FILL (OR COMPACTION OF APPROVED MATERIALS) THE AREA OF THE WORK SHALL BE STRIPPED OF TOPSOIL AND DELETERIOUS MATERIAL. FILL UP TO 150MM BELOW SLAB LEVEL SHALL BE COMPACTED IN 150MM LAYERS TO 95% MMDD.

FILL (OR NATURAL MATERIAL WHERE APPROVED) IN 150MM LAYER IMMEDIATELY BELOW SLAB LEVEL SHALL BE COMPACTED TO 95% MMDD. SAND BLINDING LAYER BELOW CONCRETE SLAB (IF USED) SHALL BE COMPACTED BY VIBRATION PLATE OR FLOODING TO 95%MMDD.

MASONRY
ALL MASONRY CONSTRUCTION TO COMPLY WITH AS 3700. MINIMUM CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH
TO BE AS FOLLOWS:
CLAY BRICKS - 40MPa
CONCRETE BRICK - 10MPa
CONCRETE HOLLOW BLOCKS - 15MPa

MORTAR
BRICKWORK - 1 : 0.25 : 3 (CEMENT : LIME : SAND)
BLOCKWORK - 1 : 0.5 : 4.5

INFILL CONCRETE GROUT TO REINFORCED MASONRY TO BE GRADE
15, SLUMP 230 +/- 30, 5MM AGGREGATE. REINFORCED CORES ARE TO BE THOROUGHLY CLEANED PRIOR TO POURING , PROVIDE TEMPORARY CLEAN OUT HOLES AT BASE OF EACH MASONRY LIFT.USE PURPOSE MADE LIGATURES TO BLOCKWORKBOND BEAMS AND LINTELS TO MAINTAIN BAR POSITIONS. SEAL AND FINISH BLOCKWORK WITH WATERPROOF PAINT OR COATING. ELECTRICAL OR OTHER SERVICE CONDUITS ARE NOT TO BE PROVIDED IN REINFORCED CORES UNLESS APPROVED OTHERWISE.
CHASES ARE NOT TO BE PROVIDED IN REINFORCED CORES UNLESS APPROVED OTHERWISE.

WEATHER PROOFING OF MASONRY
REFER TO AS 3700 MASONRY STRUCTURES OR AS 4773 MASONRY FOR SMALL BUILDINGS PARTS 1 AND 2

WEATHERPROOFING TO EXTERNAL WALL
PROVIDE EXTERIOR GRADE WATERPROOFING SYSTEM BEHIND APPLIED TILE WALL FEATURE OR FEATURE MATERIAL TO BE COATED WITH A SUITABLE EXTERIOR GRADE WATERPROOFING MEMBRANE.

WINDOWS AND GLAZING
ALL GLAZING, FRAMING AND METHODS OF FIXING SHALL BE DESIGNED AND CERTIFIED BY THE GLAZING MANUFACTURERS ENGINEER TO COMPLY WITH THE CURRENT EDITIONS OF AS1170, AS1288 AND AS 2047.
WINDOWS AND DOORS MUST ALSO COMPLY WITH THE RELEVANT SECTIONS OF THE CURRENT BUILDING CODE OF AUSTRALIA.
WINDOW MANUFACTURER TO PROVIDE CERTIFICATION THAT THE WINDOWS AND DOORD COMPLY WITH THE REQUIREMENTS OF THE NORTHERN TERRITORY BUILDING ACT AND ARE APPROPRIATE FOR THE LOCATIONS AND LOADS INCLUDING FIXINGS AND HUMAN IMPACT.
WHERE SPECIFIED FOR USE BY THE MANUFACTURER ALL FLASHINGS AND SEALANTS TO BE COMPATIBLE WITH THEIR INTENDED USE.
BUILDER TO CHECK THAT FRAME SIZES SUIT CONSTRUCTED OPENINGS.
SIZES SHOWN ARE NOMINAL.
BUILDER TO ENSURE THE ROOF AND EXTERNAL WALL (INCLUDING OPENINGS AROUND WINDOWS AND DOORS) MUST PREVENT THE PENETRATION OF WATER THAT COULD CAUSE UNHEALTHY OR DANGEROUS CONDITIONS OR LOSS OF AMENITY FOR OCCUPANTS AND UNDUE DAMPNESS OR DETERIORATION

WATER PENETRATION RESISTANCE TEST PRESSURE:300 Pa

ULTIMATE DESIGN WIND PRESSURE(kPa)
LOCATION IN BUILDING (DISTANCE FROM EXTERNAL CORNER TO CENTRE OF GLASS PANEL)
0-1.1m elsewhere
3.8 kPa 3.3 kPa

Sheet List	
No	Sheet Name
1	Notes
2	Site
3	Floor Plan
4	Elevations
5	Elevations
6	Perspective
7	Electrical
8	External Concrete
9	Schedules
10	Internal Elevations
11	Internal Elevations
12	Stone Cut Sheet
13	Slab
14	Starter Bar Plan
15	Steel Wall Framing Plan
16	Wall Frame Details
17	Plumbing Plan
18	Detail Sheet 1 - Footing Details
19	Detail Sheet 2 - Footing Details
20	Detail Sheet 3 - Blockwork Detail
21	Detail Sheet 4 - Roof Details
22	Detail Sheet 5 - Roof Details
23	Roof Plan
24	Reflected Ceiling Plan
25	Floor Tile Set out
26	Detail Sheet 6 - Shear Wall Bracing
27	Detail Sheet 7 - Door Details
28	Detail Sheet 8 - Wet Area Details
29	Detail Sheet 9 - Wet Area Details
30	Detail Sheet 10- Wet Area Details NCC

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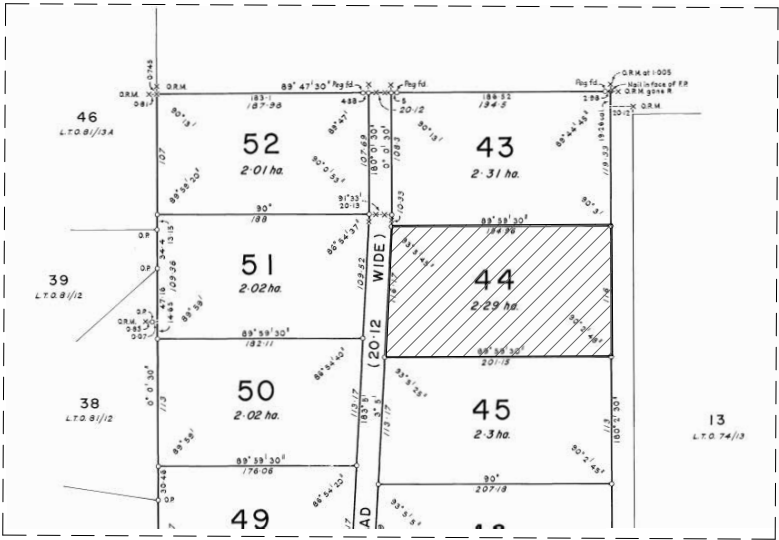
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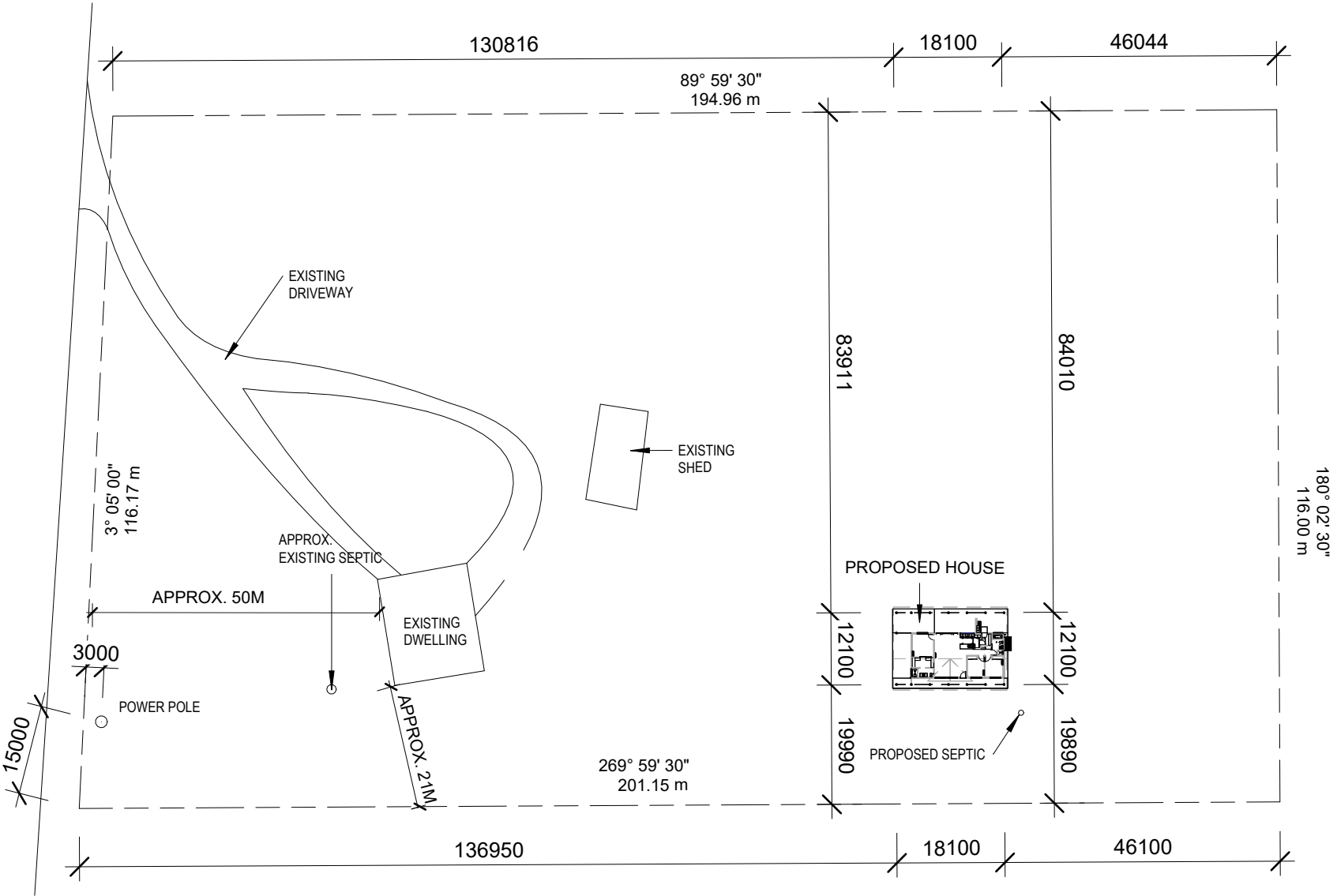
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LOT 44
22975m²



LOT LOCATION

LONDON ROAD



① Site
1 : 1000



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Nathan Neave

65 London road, Virginia

RURAL 119-259

Job No.
2616

Rev.
A

Drawn
AS

Scale
1 : 1000

Date
18/03/2026
2:39:12 PM

2

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DESIGN ONLY
Lot 44 (65) London Rd, Virginia
Drawing Number 44

NO BORES WITHIN 50 METERS OF DISPOSAL FIELD
NO PROPERTY BOUNDARIES WITHIN 5 METERS DISPOSAL BED
TANK 3 METERS FROM PROPOSED DWELLING
DISPOSAL BEDS 15 METERS FROM PROPOSED DWELLING
25MM PURPLE STRIPE PUMPED IRRIGATION LINE FROM STS TO DISPOSAL BED
CONNECT TO STS BY OTHERS
ALL DESIGN SITE FEATURE SETBACKS COMPLIANT WITH AS1547

Existing Septic to Remain.
Planning Approval Required.
Please refer to Planning Letter
Dated 13th April 2026 Attached.

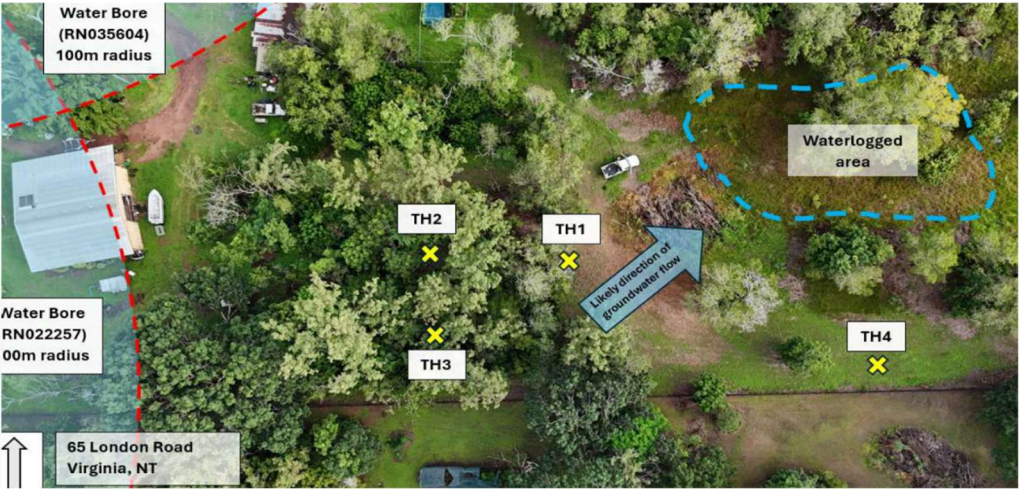
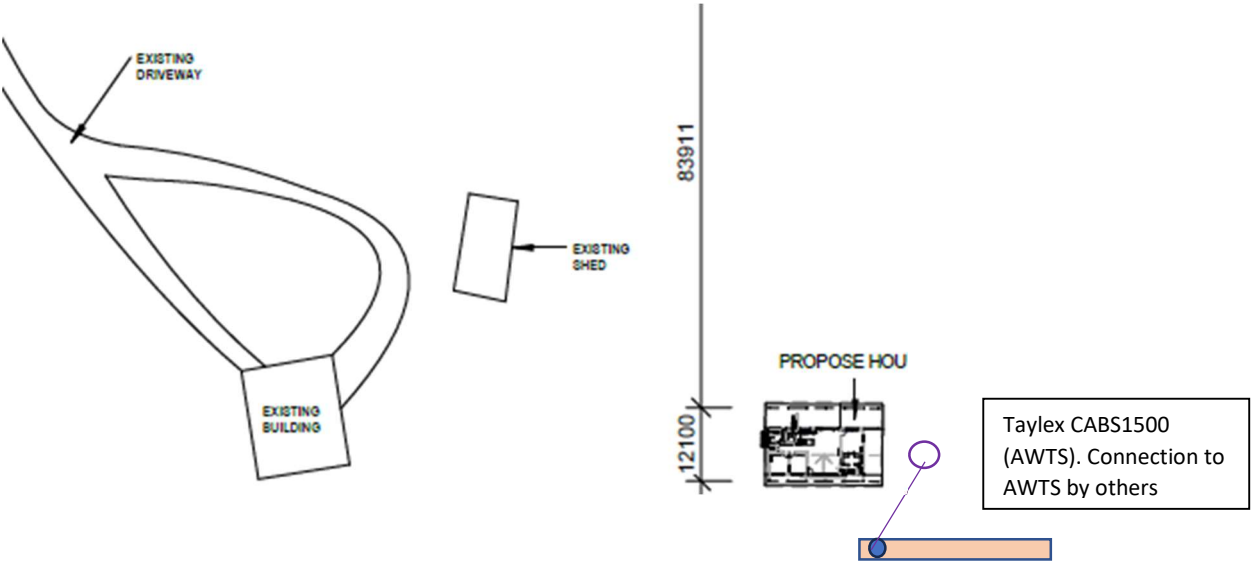
With TH4 approximating its central point:

- **Primary Treatment** – Allowable in accordance with a Design Loading Rate of 5mm/day (per Table L1 of AS / NZS1547). The maximum rate (as opposed to the conservative rate) is prescribed given the Site/Block is free of any limiting factors which would warrant a more conservative approach to design.
- **Secondary Treatment** - Allowable in accordance with a Design Loading Rate of 10mm/day (per Table L1 of AS / NZS1547).

It is recommended that in this newly intended location of WMS placement, that effluent dispersal be confined to the top 400mm of soil, any deeper and groundwater encounter is possible.

WANT Geotechnics
Mary Flux
Mary Flux BSc Hons
Engineering Geologist

Stephen Flux
Stephen Flux BSc MSc CGeol AffilIEAust
Director / Engineering Geologist



DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT
AS/NZS 3500 – AS/NZS 1547 – NT CODE OF PRACTICE FOR WASTEWATER MANAGEMENT

FASTCALL GROUP PTY LTD

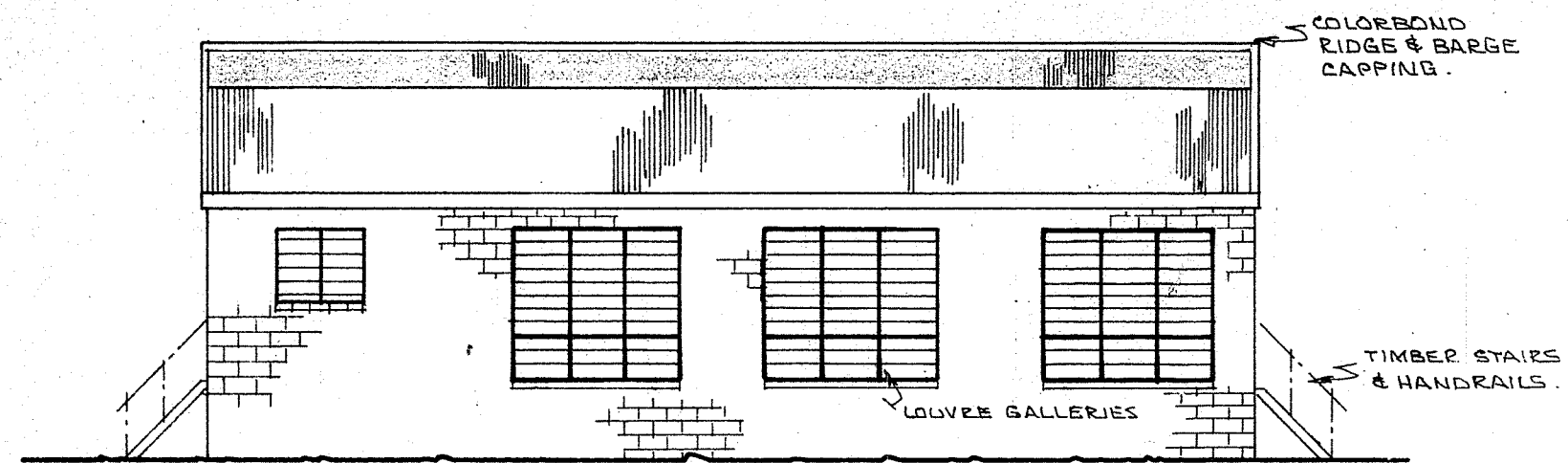
COMPANY REGISTRATION: 50691PU
INDIVIDUAL REGISTRATION: 16554PU

SIGNED: *[Signature]*

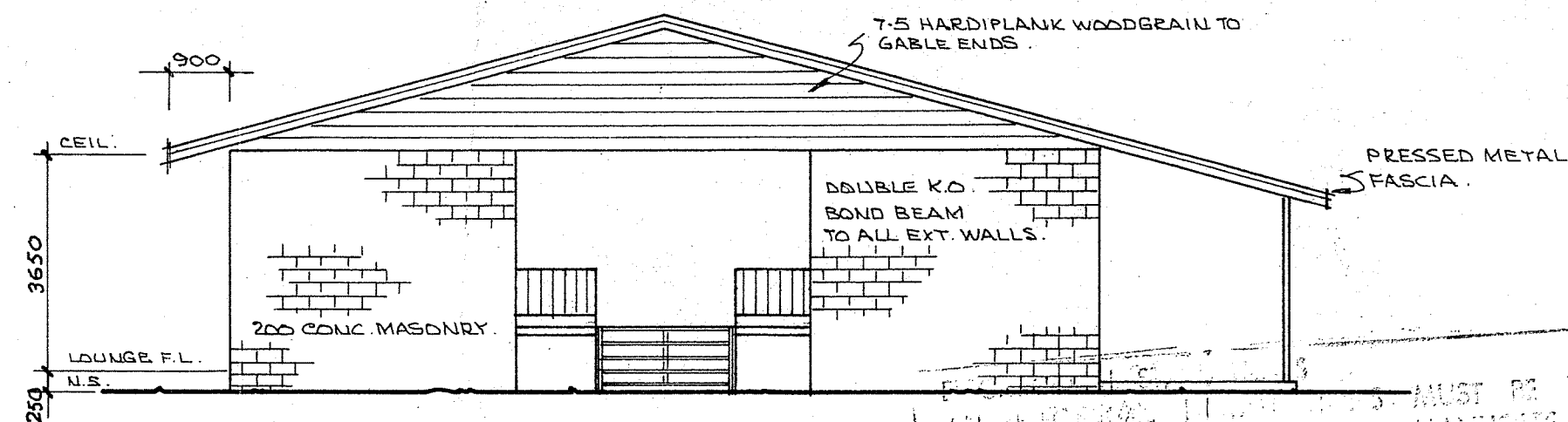
DATE: 13.4.26

Soakage Bed Disposal Field to Be Located at Test Hole 4
Locations as Mark in Ariel Photo Right.

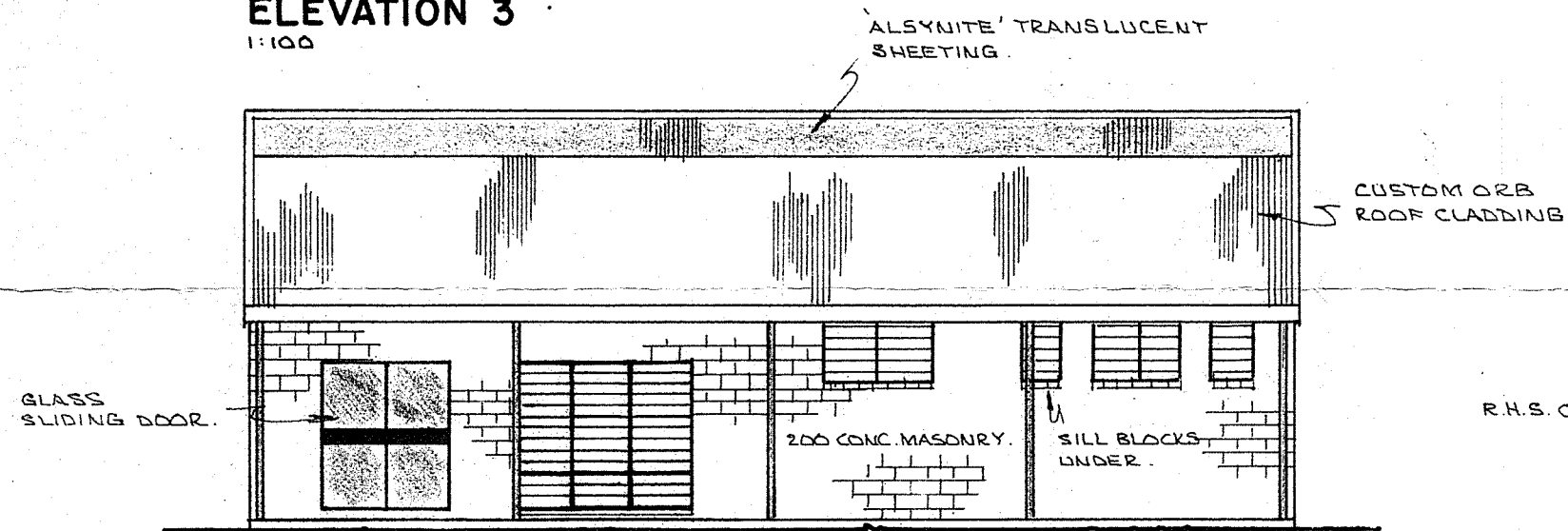
Total Disposal Basal Area 75m2



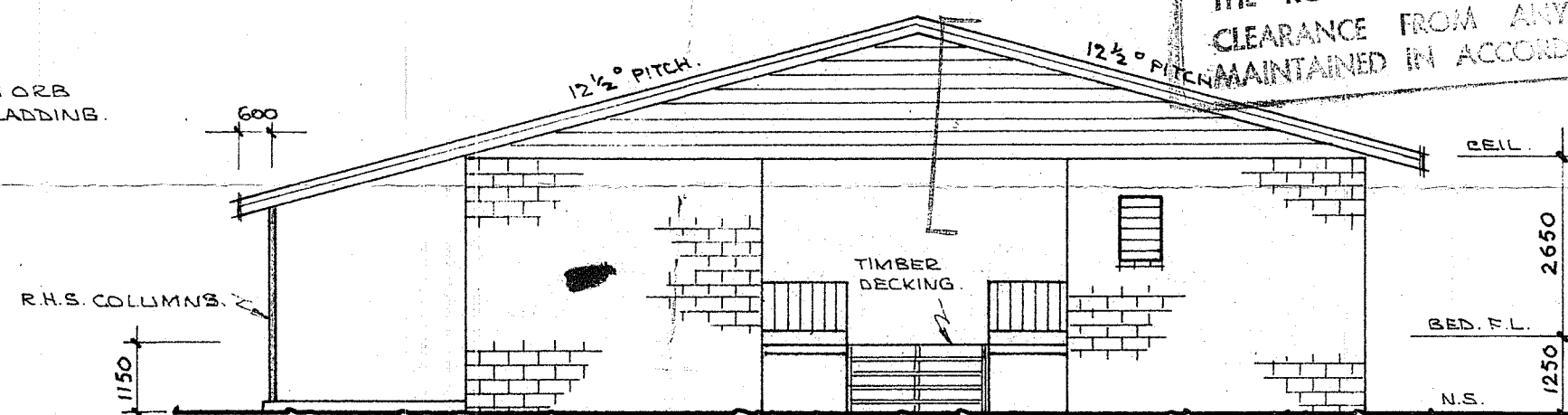
ELEVATION 3
1:100



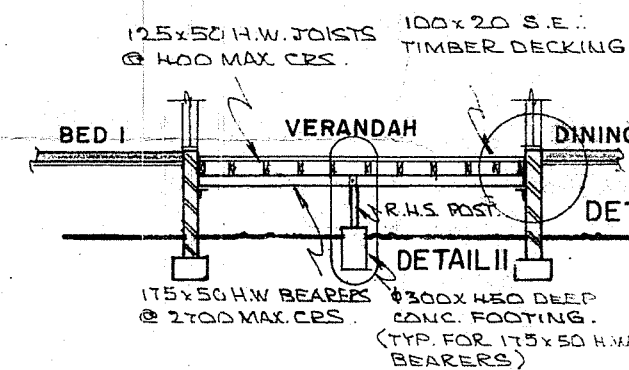
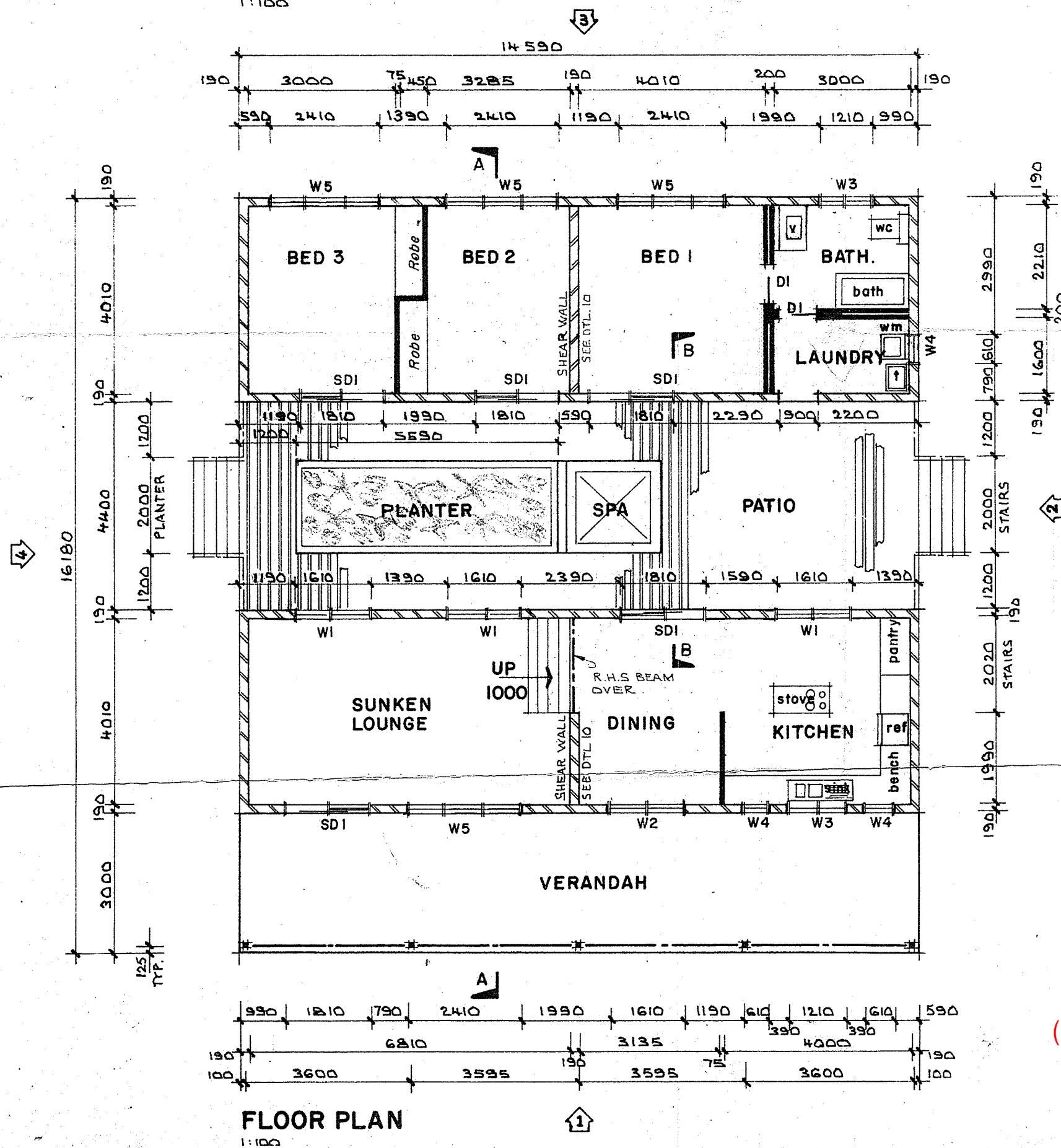
ELEVATION 4
1:100



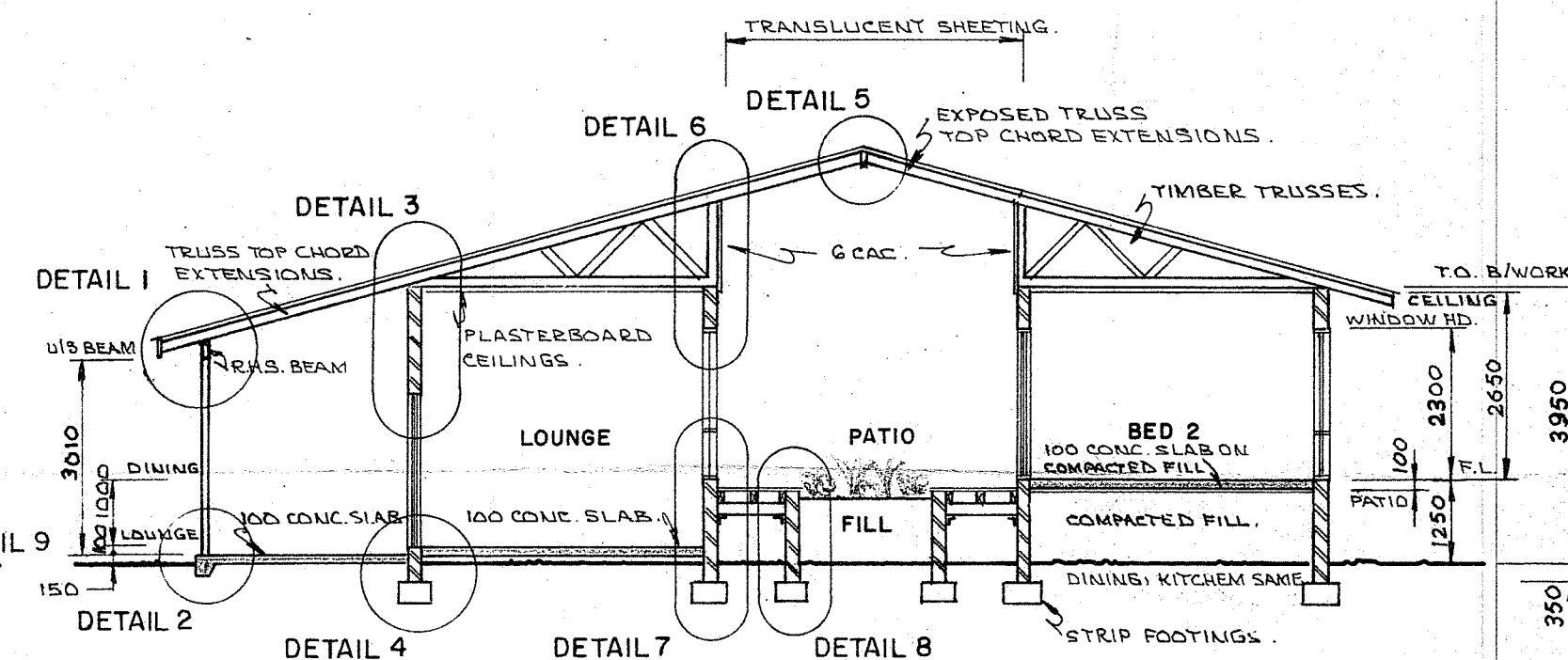
ELEVATION 1
1:100



ELEVATION 2
1:100



SECTION B-B
1:100

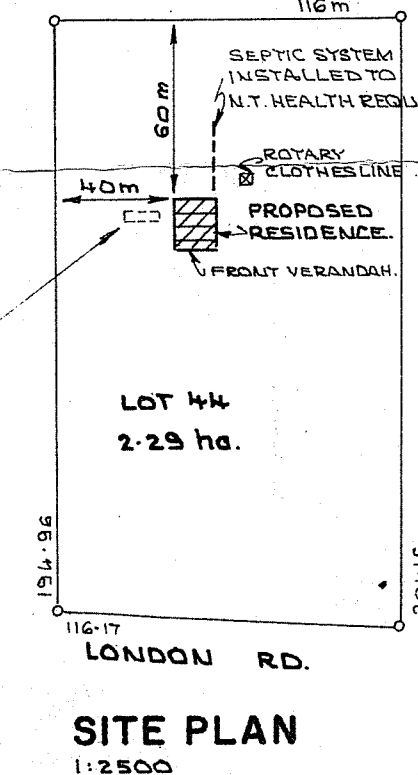


SECTION A-A
1:100

WINDOW/DOOR SCHEDULE

- W1. ALUM. FRAMED LOUVER GALLERY. OPENING SIZE 1610 WIDE x 1910.
- W2. ALUM. FRAMED LOUVER GALLERY AS ABOVE. OPENING SIZE 1610 x 1010 HIGH.
- W3 AS ABOVE. OPENING SIZE 1210 x 1010 HIGH.
- W4 AS ABOVE. OPENING SIZE 610 x 1010 HIGH.
- W5 AS ABOVE. OPENING SIZE 2410 x 1910 HIGH.
- SD1. ALUM. FRAMED SLIDING GLASS DOOR. 1804 x 2095 HIGH.
- DI 720 x 2040 INTERNAL GRADE TIMBER SLIDING DOOR SET INTO CAVITY TIMBER FRAME WALLS.

NOTE: INCORRECT SITE LAYOUT SHOWN BELOW

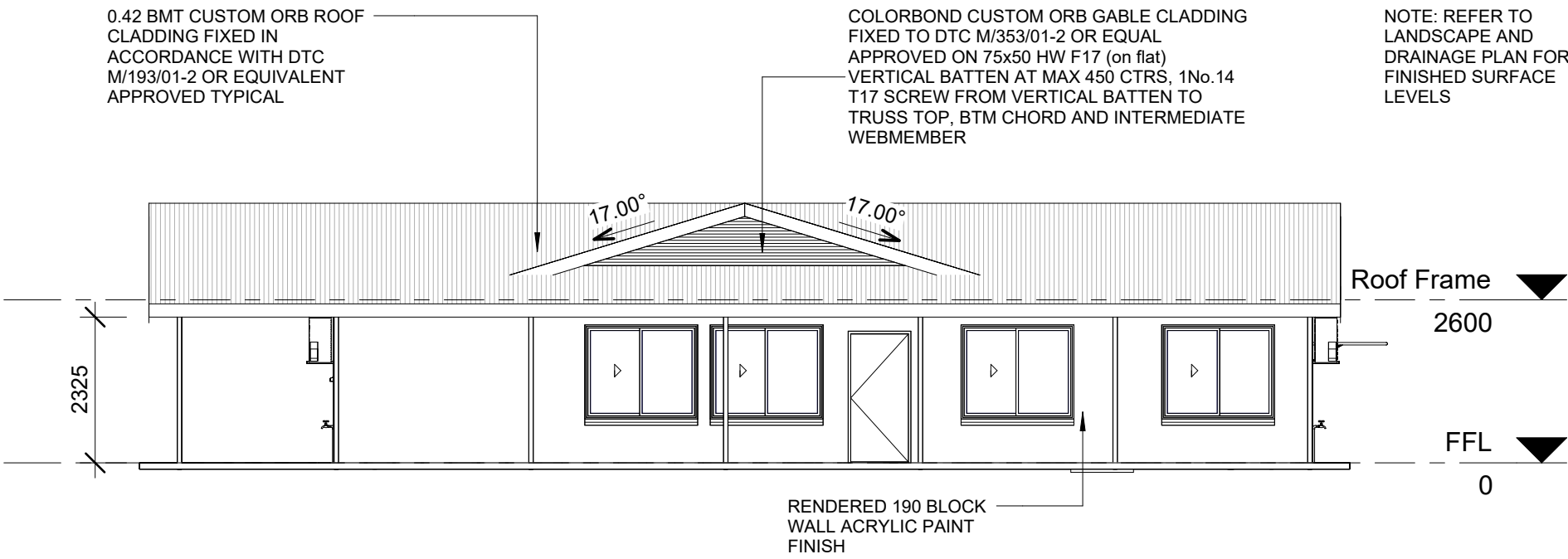


GENERAL NOTES

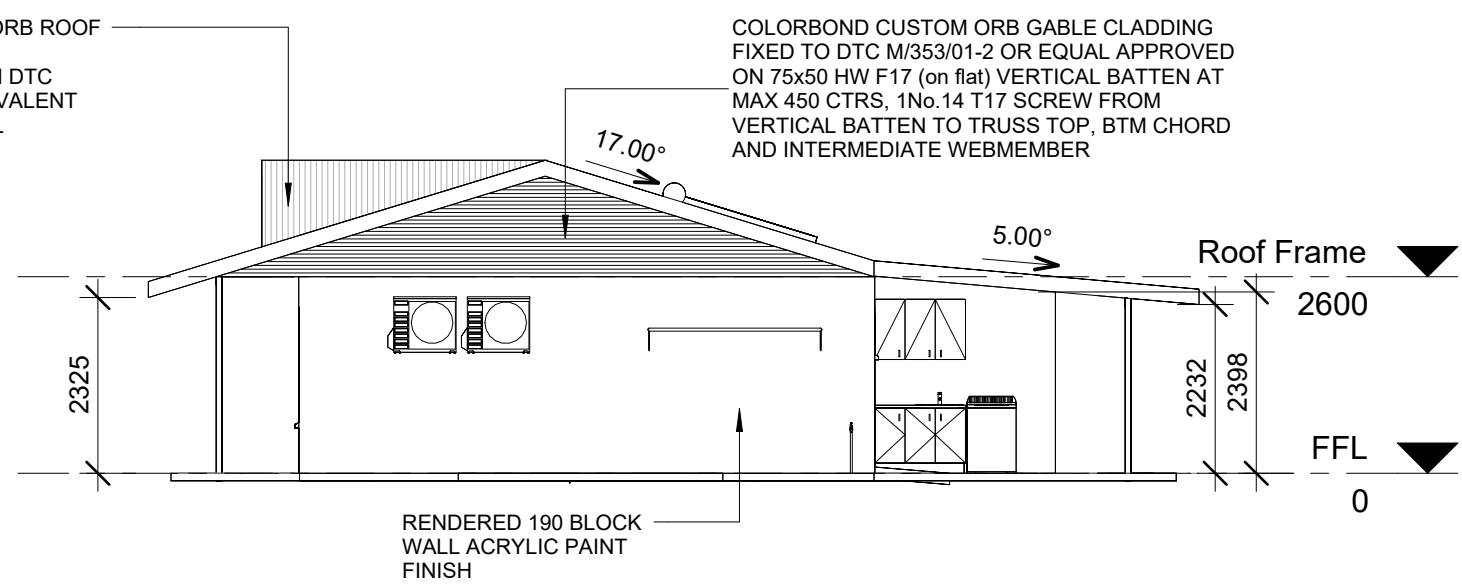
1. DO NOT SCALE OFF DRAWINGS. CHECK ALL DIMENSIONS.
2. MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT S.A.A. CODES AND D.T.C. MANUAL.
3. IT IS THE BUILDERS RESPONSIBILITY TO CHECK THE FOUNDATIONS HAVE SAFE BEARING PRESSURE OF 200 KPa. EQUIV. TO A.S. 2057.
4. TREAT ALL AREAS UNDER CONCRETE WITH DIELDREN' OR EQUIV. TO A.S. 2057.
5. CONCRETE TO BE - GENERAL 20/20 80 SLUMP. CORE FILL 15/10 200 SLUMP.
6. GLAZING TO COMPLY WITH A.S. 1288 PARTS 1 TO 3.
7. FLOORS AND WALLS TO WET AREAS TO HAVE A SMOOTH IMPERVIOUS FINISH. WALLS TO A MIN. HT. OF 1800.
8. CONC. TO FLOOR SLABS TO 20/20 CONC.

BRYCON		PLANS, ELEVATIONS, SECTIONS	
STRUCTURAL, ENGINEERING DRAFTING.		PROPOSED RESIDENCE, LOT 44, LTO 82/22 HUN. OF STRANGWAYS for Mr. P. Mc FARLANE.	
PH. 85 4368 DARWIN, N.T.	P.O. Box 38881 Winnellie, 5789.	Drawn: B.C.W.	Scale: AS NOTED
APPROVED.			DWG: D100/B1 of 2

DO NOT SCALE DRAWINGS.
DIMENSIONS TAKE PRECEDENCE



1 Elevation 1 - a
1 : 100



2 Elevation 2 - a
1 : 100

DRAINAGE
WHERE SURFACE WATER , SUBSOIL OR STORM WATER DRAINAGE IS INSTALLED IT MUST COMPLY WITH BCA 3.1.2
SURFACE WATER MUST BE DIVERTED AWAY FROM CLASS 1 BUILDINGS AS FOLLOWS

CLASS 1 BUILDING SLAB HEIGHT

- 150 ABOVE FINISHED GROUND LEVEL
- 50 MM ABOVE PAVED /CONCRETED AREAS THAT SLOPE AWAY FROM CLASS 1 BUILDING
- PAVED CONCRETE AREAS TO HAVE A FALL AWAY FROM CLASS 1 BUILDING - MIN 50MM OVER THE FIRST METER TO DRAIN

OVERFLOW RELIEF GULLIES
HEIGHT BELOW LOWEST FIXTURE.

A MINIMUM HEIGHT OF 100 MM SHALL BE MAINTAINED BETWEEN THE TOP OF THE OVERFLOW RELIEF GULLY RISER AND THE LOWEST FIXTURE CONNECTED TO THE DRAIN. HEIGHT ABOVE SURROUNDING GROUND THE MINIMUM HEIGHT BETWEEN THE TOP OF THE OVERFLOW RELIEF GULLY RISER AND THE SURROUNDING NATURAL GROUND SURFACE LEVEL SHALL BE 150mm , EXCEPT WHERE THE GULLY RISER IS LOCATED IN A PATHOR A PAVED AREA, WHERE IT SHALL BE FINISHED AT A LEVEL SO AS TO PREVENT THE PONDING OF INGRESS WATER.

ROLLER DOORS
Roller doors to be an approved product in the NT Deemed to Comply Manual, certified by structural engineer or have Manufacture 's certification for the required windloads.
In Accordance with AS/NZS 4505:2012 Part 8, each door shall be legibly labelled and indelibly marked with the required minimum information and to remain attached and readable for a minimum of 12 months. Roller doors are required to be adequate for the design wind loads applicable for the building in which the roller door is installed.
Exception for Class 1,2 and 10 in Cyclonic Areas for opening Width that does not exceed 3m. The roller door must withstand static failure load of 1.8kPa.

WEATHER SEAL
Door to fitted with a weather seal to the bottom closing surface of the door

THRESHOLD AT DOORWAY
Max 230mm above the adjoining surface. AS4583 2013 Slip resistance classification of new pedestrian surface materials

WEATHERPROOFING TO EXTERNAL WALLS
Provide exterior grade waterproofing system behind applied tile wall feature or feture material to be coated with suitable exterior grade waterproofing membrane.

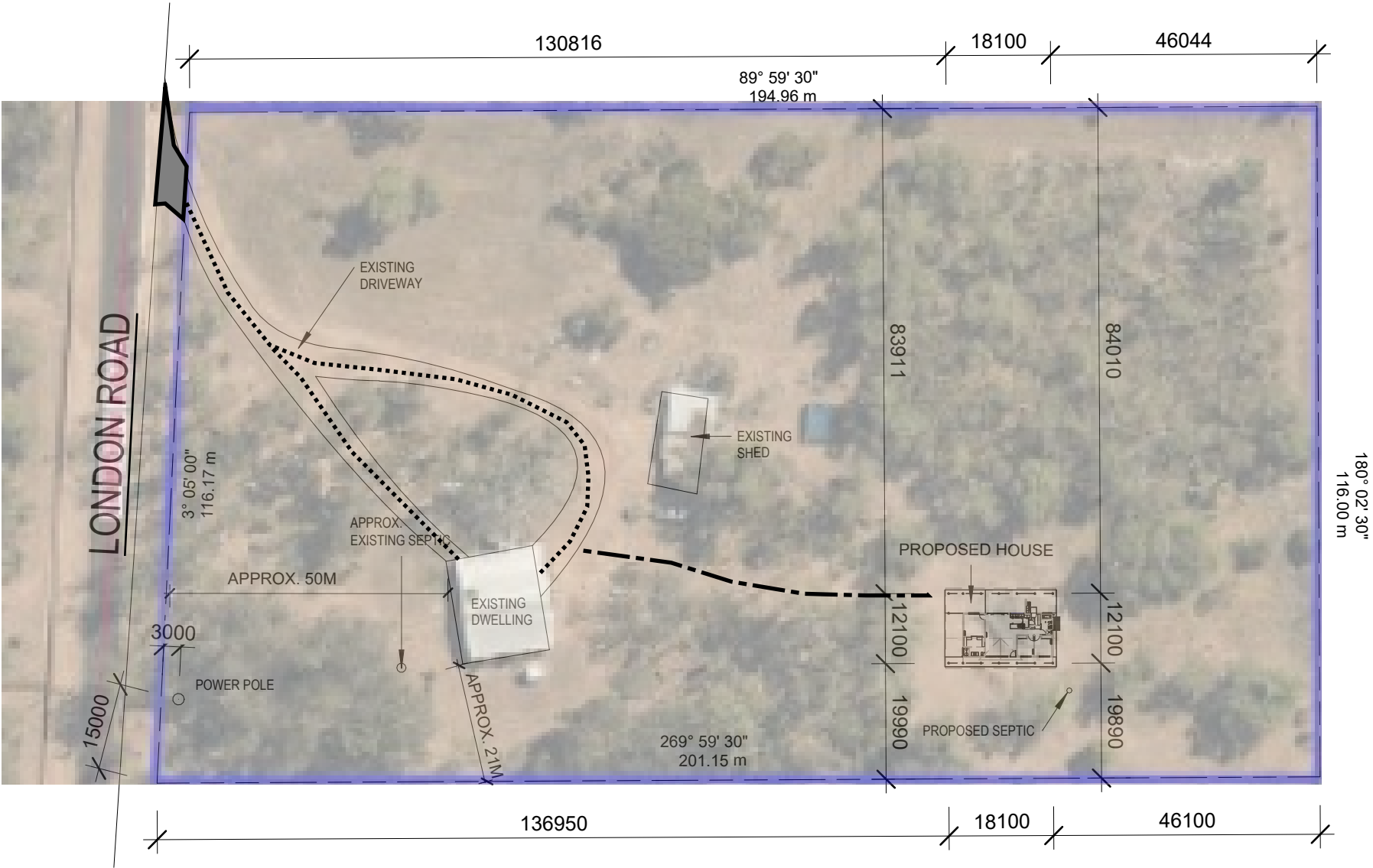
NOTE
Roof sheeting and wall/gable cladding to be as per relevant DTC standards, screw and washer assembly to be in strict accordance with the DTC standard for the specific sheeting installed.

NEW DWELLING - SINGLE

CONTRACT PLANS

AS PER CONDITIONS OF CONTRACT, THESE DRAWINGS ARE A PRECISE REPRESENTATION OF WHAT IS TO BE BUILT AND ITEMS NOT SHOWN ON THIS DOCUMENT OR IN SPECIFICATION ARE DEEMED NOT TO BE PART OF THE CONTRACT. I/WE APPROVE THESE DRAWINGS CORRECT AS PER CONTRACT SIGNATURE _____ DATE _____		 PO BOX 3773 PALMERSTON, NT, 0831 PHONE: (08) 89329999 FAX: (08) 89327777	Rev.	Description	Date	COPYRIGHT THIS IS THE SOLE PROPERTY OF JUKA HOLDINGS Pty. Ltd. AS TRUSTEE FOR GILL FAMILY TRUST, AND MAY NOT BE USED IN WHOLE, OR IN PART WITHOUT WRITTEN OR FORMAL CONSENT FROM JUKA HOLDINGS Pty. Ltd. AS TRUSTEE FOR GILL FAMILY TRUST. LEGAL ACTION WILL BE TAKEN AGAINST ANY PERSON/S INFRINGING THE COPYRIGHT.	Nathan Neave		RURAL 119-259		Job No.	Rev.
			A	CONTRACT	06/03/26		65 London road, Virginia		2616		2616	A
							Drawn	Scale	Date	4		
							AS	1 : 100	18/03/2026 2:39:15 PM			
			DO NOT SCALE DRAWINGS. DIMENSIONS TAKE PRECEDENCE									

LOT 44
22975m²



- LEGEND**
- SUBJECT SITE
 - EXISTING SITE ACCESS
 - EXISTING DRIVEWAY
 - PROPOSED DRIVEWAY*
- *APPROXIMATE LOCATION ONLY. EXISTING ACCESS FROM LONDON ROAD MAINTAINED AT ALL TIMES.

① Site
1 : 1000

EXISTING & PROPOSED ACCESS ARRANGEMENTS

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I/WE APPROVE THESE DRAWINGS CORRECT AS PER CONTRACT

SIGNATURE DATE



PO BOX 3773
PALMERSTON, NT, 0831
PHONE: (08) 89329999
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Rev.	Description	Date
A	CONTRACT	06/03/26

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Nathan Neave

65 London road, Virginia

RURAL 119-259
Job No. 2616
Rev. A

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2



Site and Soil Evaluation For On-site Wastewater Management 65 London Road, Virginia

Prepared for:	Abode New Homes
Prepared by:	Stephen Flux, BSc MSc CGeol AffillEAust & Mary Flux BSc Hons On-site Wastewater Management Certificate
Telephone:	0499 996 659 (Stephen Flux); 0427 350 980 (Mary Flux)
Email:	steve@wantgeotechnics.com.au; mary@wantgeotechnics.com.au
Address:	10/17 Willes Road, Berrimah, NT 0828

1. Executive Summary

WANT Geotechnics Pty Ltd has been engaged by Natasha Lowe to undertake a Site and Soil Evaluation (SSE) for an approximately sized 2.28-hectare land parcel (herein referred to as 'the Block') at 65 London Road, Virginia. A testing area (herein referred to as 'the Site') was identified near the centre of the southern boundary of the Block, extending to its southeastern boundary. The aim of the assessment is to establish the degree of suitability of the soils on the Site for the installation of a Wastewater Management System (WMS). The result of the assessment concludes that the Block can support both a primary and secondary treated WMS – so long as it is designed to the specifications outlined in the conclusion of this report and so long as the system is placed in a location commensurate to the setbacks required.

2. Introduction

This report details the findings of the SSE undertaken at the Site in accordance with Section 5 of *Australian/New Zealand Standard: Onsite Domestic Wastewater Management (AS / NZS1547^A)* with guidance on its application to the NT by the *Code of Practice for Wastewater Management^B*.

The findings of this report can be broken down into two distinct parts – a prior desktop study of the Block, and an Onsite Evaluation. The Prior Desktop Study of the Block serves to determine the initial feasibility of construction of the WMS by assessing the presence of constraints and/or contravening features (anthropogenic and natural) in the surrounding landscape. The Onsite Evaluation of the SSE was completed by a WANT Geotechnics employee who mobilised to the Block on January 28, 2026. This component involved conducting an onsite analysis of the soils in which the WMS will be installed (subsequent soil sample testing was undertaken to further understand the potential hydraulic capacity of the present soils). Following an amendment to the intended location for the WMS, a second site visit was completed on February 7, 2026, to assess the consistency of ground conditions at the new location with those of the originally proposed location. This secondary assessment involved excavation and testing of Test Hole 4 (TH4).

The purpose of this report is to detail the findings of both the Prior Desktop Study and the Onsite Evaluation in order to make a qualitative and quantitative determination of the Design Loading Rate (DLR). The scope of the works conducted included:

- A Prior Desktop Study of the Block and its surrounding geography and hydrology
- Excavation of 4 x Test Holes (TH1, TH2, TH3, TH4) intended to cover the approximate footprint of the proposed WMS disposal area
- In-situ permeability testing in all four Test Holes
- Logging of all four Test Holes' soil profiles in accordance with AS / NZS1547
- Sieve analysis of samples collected from each Test Hole's lowest horizon
- Drone photography of the Block

3. Prior Desktop Study

Table 1 summarises the key findings and associated implications of the factors considered in the Prior Desktop Study of the Block. In reference to these descriptions, find attached site locality plans in the appended data.

Table 1: Findings of the Initial Desktop Study

Site Factor	Findings	Implications on design ¹
Site boundaries	A fenced Block of approximately 22,757m ² , the Site is bordered in all directions by developed residential land parcels	The Block is of appropriate size to support a primary or secondary treated WMS, and is not bordered by any sensitive receptors
Climate	Mean rainfall = 1,882.8mm (McMinns Lagoon BOM Station ^c) Annual evaporation = 2,000 – 2,400mm per year ^d Predominant wind direction = East in dry season and west in wet season	The Block is in an appropriate climatic region given yearly evaporation exceeds average yearly rainfall
Land unit ^e	The Site is located on the 2b1 land unit	This land unit possesses the following characteristics: flat to gently undulating; sandy clay loam subsoils; and well-drained. Conductive to effective WMS functionality
Soil Water Regime	Over the past 5 years, the closest government water bore (RN020244 – located 750m to the southwest of the Block) ^f recorded a shallowest groundwater observation of 2.07 metres below ground level (mbgl) in March of 2024	Encountering groundwater at a depth less than 1.5mbgl is detrimental as the WMS could become inundated in surge events, this finding suggests such an occurrence is unlikely
Nearest watercourse	The closest water source to the Site is a creek located ~700m to the northwest of the Site	The Site is >200m from the nearest water source
Nearest water bore ^g	The closest water bore to TH1, TH2, and TH4 is RN035604 ^g , located 161m, 141m, and 209m to the NW respectively, while the closest water bore to TH3 is RN032912 ^g , located 148m to the west	The Site is an appropriate distance (>100m) from the nearest water bore to support both a primary and secondary treated system
Historical land use	Not ascertained	There is no historical land use information to suggest the Site could be unsuitable for development of a WMS
1 in 100-year flood risk ^h	The Site is located outside of the 1 in 100-year flood risk map for both the Elizabeth and Blackmore Rivers	There is no apparent flood risk identified for the Site
Table notes: 1) A green colour coding suggests no identified constraint to construction, an orange colour coding suggests a potential constraint, and a red colour coding suggests a definite constraint		

4. Onsite Evaluation

4.1 Field investigation procedure

The fieldwork undertaken comprised of 4 Test Holes, excavated to differing depths. TH1 and TH2 were excavated to 600mm (assessment of the deep soil horizon – deep absorption trench), while TH3 and TH4 were excavated to a depth of 400mm (assessment of the intermediate soil horizon – shallow absorption trench; as well, TH4's depth was restricted to 400mm as shallow groundwater was encountered at 600mm). All four Test Holes were dug by a Ryobi battery-powered handheld auger. At each Test Hole the following recordings were taken:

- Photographs of the hole and the excavated spoil, and location orientation photos (N,E,S,W)
- Soil lithology findings
- Soil samples (500g dry weight) for sieve analysis – representative of the deepest excavated soil horizon (TH1 & TH2 = 600mm; TH3 & TH4 = 400mm)
- An in-situ permeability test

4.2 Compliance with setback distances

Table 2 outlines the Site's compliance with the setback distances stipulated in the *Code of Practice for Wastewater Management*^B.

Table 2: Site compliance with required setback distances

Feature*	Required setback distance	Compliance
Allotment boundary	2m (absorption trench or bed), 0.5m / 3.0m (secondary: subsurface / surface irrigation)	✓
Any other WMS application area	2m (both primary and secondary)	✓
Buildings & stormwater drains	3m downslope, 6m upslope (absorption trench or bed), 2m / 3m (secondary: subsurface / surface irrigation)	✓
Swimming pool	3m downslope, 6m upslope (absorption trench or bed), 3m (secondary: subsurface / surface irrigation)	✓
Potable waterway	200m (primary), 100m (secondary)	✓
Non-potable waterways	60m (primary), 30m (secondary)	✓
Domestic potable bore	100m (primary), 50m (secondary)	✓
Table notes: *Testing was undertaken prior to construction of the settlement; these setback distances should be applied to the positioning of the WMS prior to its placement		

4.3 Onsite evaluation findings

Table 3 summarises the key findings and associated implications of the factors considered in the Onsite Evaluation of the Block.

Table 3: Findings of the Onsite Evaluation

Site Factor	Findings	Implications on design ¹
Onsite weather conditions	26.4°C and 94% humidity at 8:00am on 28/01/26, with 114.2mm rainfall in the last 7 days (Noonamah Airstrip – BOM data) 29.9°C and 83% humidity at 9:00am on 06/02/26, with 169.6mm rainfall in the last 7 days (Noonamah Airstrip – BOM data)	Weather conditions unlikely to have impacted upon onsite assessments or soil permeability recordings
Slope and shape	The Site is located on a <1.0% slope from east to west	The ground in the vicinity of the Site will likely not be prone to severe run-off events or erosion
Exposure	TH1, TH2, and TH3 receive, at present, ~10% solar exposure. However, in the vicinity of TH4 exposure is far greater at ~85%	Clearing of the surrounding bushland will increase the degree of solar exposure that the WMS is subject to, hence, no additional measures are required to increase the Site's surface evaporative potential
Vegetation	The vegetation surrounding TH1, TH2, and TH3 consists of immature and mature trees and shrubs, and straw grass. At TH4 the ground coverage is predominantly short grass	Clearing of vegetation to a 3m buffer from the WMS is recommended so to abate tree root invasion of the system
Topographical features	No remarkable topographic features observed within the vicinity of the Block	No inhibitive implication
Anthropogenic features	No remarkable anthropogenic features observed within the vicinity of the Site	No inhibitive implication
Signs of erosion / land slip	Nothing observed	No inhibitive implication
Presence of boulders / rocky outcrops	Nothing observed	No inhibitive implication
Soil surface condition	The surface soils are a moist gravelly loam across the entirety of the Site	The soil surface is in good condition to construct the WMS. Shrinkage / swelling (cracking) is not likely due to the <35% clay content
Signs of salination	No signs observed	No inhibitive implication
Presence of fill	Not assumed in the Test Holes	No inhibitive implication
Signs of run-off / flooding (controls)	No signs of directed run-off via natural or anthropogenic means	No inhibitive implication
Embankment	Nothing observed	No inhibitive implication
Table notes: 1) A green colour coding suggests no identified constraint to construction, an orange colour coding suggests a potential constraint, and a red colour coding suggests a definite constraint		

4.4 Soil lithology findings and sample sieve analysis

The soil lithology findings have been informed by the sieve analysis results in order to obtain a clear picture of the composition of the lowest excavated strata horizon in each Test Hole. These sieve results are presented in Table 4 with the associated soil description for each of the Test Holes. Refer to the appended data for photographs of the Test Holes and their adjacent surrounding environment.

Table 4: Sieve results and inferred soil categorisation

	TH1	TH2	TH3	TH4
GPS location	12°32'57.91"S 131° 2'23.29"E	12°32'57.72"S 131° 2'22.66"E	12°32'58.37"S 131° 2'22.70"E	12°32'58.42"S 131° 2'24.89"E
Analysed composition	600mm: 52.4% gravel 20.4% sand 27.2% fines	600mm: 29.4% gravel 30.4% sand 40.2% fines	400mm: 12.2% gravel 39.0% sand 48.8% fines	400mm: 61.4% gravel 22.2% sand 16.4% fines
Soil description (sample depth described according to the triangular texture soil diagram)	0 – 0.20m: Sandy CLAY, soft, medium-grained sand, trace fine gravel, dark brown, moist 0.20 – 0.60m: Gravelly Light CLAY, soft, fine to medium-grained sand, fine gravel, dark orange, moist	0 – 0.20m: Sandy CLAY, soft, medium-grained sand, trace fine gravel, dark brown, moist 0.20 – 0.60m: Light CLAY, soft, fine to medium-grained sand, with fine gravel, dark orange, moist	0 – 0.20m: Sandy CLAY, soft, medium-grained sand, trace fine gravel, dark brown, moist 0.20 – 0.40m: Light CLAY, soft, fine to medium-grained sand, trace fine gravel, dark orange, moist	0 – 0.40m: Gravelly Clay Loam, soft, fine to medium-grained sand, fine gravel, dark orange brown, wet
Soil type	Category 5a (strongly structured Light Clay)	Category 5a (strongly structured Light Clay)	Category 5a (strongly structured Light Clay)	Category 4c (massively structured Clay Loam)
Indicative permeability	0.12 – 0.5 metres / day	0.12 – 0.5 metres / day	0.12 – 0.5 metres / day	0.12 – 0.5 metres / day

A coarse fragment (>2mm in size) abundance of 52.4% was recorded in TH1, 29.4% in TH2, 12.2% in TH3, and 61.4% in TH4. A coarse fragment percentage greater than 20% can be inhibitive of WMS design when the coarse fragments are classed as cobbles or larger (>60mm in size), however, the coarse fragments in the Test Holes were deemed to be fine-sized or smaller (<6mm). Hence, the abundance of coarse fragments at the sample depths poses no additional risk to WMS design.

The coarse fragment percentages measured at TH1 and TH4 were technically high enough to classify the soils as Category 1 (Gravels and Sands). However, characteristics more directly related to permeability, such as areal porosity (induced by high clay content), show that the soil's hydraulic performance is better determined by its field texture (percentage composition minus gravel) than by its gravel content.

A strong structure has been attributed to the soils at TH1, TH2, and TH3 (as opposed to a moderate, weak, or massive structure) as distinct gravelly clayey peds were noticed in the spoil of each Test Hole. These peds create macropores for water to channel through to deeper layers of soil, significantly improving soil permeability.

4.5 Permeability test

To further understand the hydraulic conductivity of the soils an in-situ permeability test was undertaken. This test involves deploying a Mini Disk Infiltrometer at the base of the Test Hole and measuring its hydraulic displacement over time. The soil was soaked with 100mL of water, prior to undertaking the test, to simulate saturated soil conditions (conditions better representative of the year-round state of the soil given its constant subjection to septic effluent inundation). The results are presented below:

TH1				TH2			
Step 4:	Select Infiltrometer Type	⇒	MiniDisk	Step 4:	Select Infiltrometer Type	⇒	MiniDisk
Step 5:	Select Soil Type	⇒	clay	Step 5:	Select Soil Type	⇒	clay
Step 6:	Select Suction	⇒	2	Step 6:	Select Suction	⇒	2
Radius	2.25 cm/s			Radius	2.25 cm/s		
alpha	0.008			alpha	0.008		
n/h ₀	1.09			n/h ₀	1.09		
Suction	-2 cm/s			Suction	-2 cm/s		
A	4.300400644			A	4.300400644		
C1	0.000255953 cm/s			C1	-0.00013621 cm/s		
K	5.95184E-05 cm/s			K	-3.1674E-05 cm/s		
Hydraulic Conductivity		0.05 m/day		Hydraulic Conductivity		0.03 m/day	

TH3				TH4			
Step 4:	Select Infiltrometer Type	⇒	MiniDisk	Step 4:	Select Infiltrometer Type	⇒	MiniDisk
Step 5:	Select Soil Type	⇒	clay	Step 5:	Select Soil Type	⇒	clay loam
Step 6:	Select Suction	⇒	2	Step 6:	Select Suction	⇒	2
Radius	2.25 cm/s			Radius	2.25 cm/s		
alpha	0.008			alpha	0.019		
n/h ₀	1.09			n/h ₀	1.31		
Suction	-2 cm/s			Suction	-2 cm/s		
A	4.300400644			A	6.644844854		
C1	-0.000829577 cm/s			C1	0.000784908 cm/s		
K	-0.000192907 cm/s			K	0.000118123 cm/s		
Hydraulic Conductivity		0.17 m/day		Hydraulic Conductivity		0.10 m/day	

TH1 recorded an insitu permeability of 0.05 m/day (slightly below that of a Category 5a soil: 0.12 – 0.5 m/day), TH2 recorded an insitu permeability of 0.03 m/day (also, slightly below that of a Category 5a soil: 0.12 – 0.5 m/day), TH3 recorded an insitu permeability of 0.17 m/day (within the expected bounds of a Category 5a soil: 0.12 – 0.5 m/day), and TH4 recorded an insitu permeability of 0.10 m/day (within the expected bounds of a Category 4c soil: 0.06 – 0.12 m/day).

While these insitu recordings are, on average, slightly below the indicative values indicated for such a soil type, this is a minor discrepancy that can be attributed to one of many other factors that influence insitu soil permeability, including:

- Seasonal changes in soil structure (specifically for the Site: swollen clays)
- The inability for the Decagon Mini Disk Infiltrometer to account for permeability within macropores. The Mini Disk permeability is largely controlled by micropore soil structure, and hence the additional permeability within the Site's macropores may have gone unrealised
- Seasonal changes within localised soil wetness, reducing capacity for infiltration.

To make an informed call of what is a more fitting categorisation, and hence DLR, of the soils (between those realised in the insitu permeability recording, compared to those prescribed by the soil type) a balance of risk assessment is necessary. If designed in accordance with the results realised from the insitu testing, the WMS would be 1.5x the size and cost of one designed in accordance with the prescriptions of the soil type in AS / NZS1547. This increased size appears unnecessary given the likelihood (and risk) of WMS failure is very low for the following reasons:

- The system will be placed at a significant distance (>175m) from the closest bore
- Groundwater movement appears to be heading in a NE direction (as outlined on the aerial depiction of the Site). This conclusion was made on account of the waterlogged area to the NE, and a nearby Test Pit for the House Site Classification of the Block noting shallow groundwater. Hence, in the event of WMS failure, any effluent will flow further from the receptive area of the bores.

In practical consideration of the context of this WMS installation, the most fitting DLR for the Site is in accordance with its soil type, not the insitu permeability. Find adjacent an inset of Table L1 from AS / NZS1547 highlighting the relevant DLR of such a soil (TH1-TH3 in red, and TH4 in green).

145 AS/NZS 1547:2012

TABLE L1
RECOMMENDED DESIGN LOADING RATES FOR TRENCHES AND BEDS

Soil category	Soil texture	Structure	Indicative permeability (K_{inf}) (mm/d)	Design loading rate (DLR) (mm/d)			ETA/ETS beds and trenches	
				Trenches and beds				
				Primary treated effluent Conservative rate	Maximum rate	Secondary treated effluent		
1	Gravels and sands	Structureless (massive)	> 3.0	20 (see Note 1)	35 (see Note 1)	50 (see Note 1)	(see Note 4)	
2	Sandy loams	Weakly structured	> 3.0	20 (see Note 1)	30 (see Note 1)	50 (see Note 1)		
		Massive	1.4 – 3.0	15	25	50		
3	Loams	High/moderate structured	1.5 – 3.0	15	25	50		
		Weakly structured or massive	0.5 – 1.5	10	15	30	12	
4	Clay loams	High/moderate structured	0.5 – 1.5	10	15	30		
		Weakly structured	0.12 – 0.5	6	10	20		
		Massive	0.06 – 0.12	4	5	10		
5	Light clays	Strongly structured	0.12 – 0.5	5	8	12	8	
		Moderately structured	0.06 – 0.12		5	10	5 (see Notes 2, 3, & 5)	
		Weakly structured or massive	< 0.06			8		
6	Medium to heavy clays	Strongly structured	0.06 – 0.5	(see Notes 2 & 3)				
		Moderately structured	< 0.06					
		Weakly structured or massive	< 0.06					

5. Conclusion

Between the initial desktop study and the Onsite Evaluation, WANT Geotechnics has determined that the Site on 65 London Road, Virginia appears suitable to support the following:

- A primary or secondary treated onsite wastewater management system so long as it is constructed within one of the two locations outlined within the points below, and ensuring all aspects of the WMS are placed at distances commensurate with the *NT Code of Practice for Wastewater Management* setbacks (on Page 4 of this report):

Within the bounds of TH1 to TH2 to TH3:

- **Primary Treatment** – Allowable in accordance with a Design Loading Rate of 8mm/day (per Table L1 of AS / NZS1547). The maximum rate (as opposed to the conservative rate) is prescribed given the Site/Block is free of any limiting factors which would warrant a more conservative approach to design.
- **Secondary Treatment** – Allowable in accordance with a Design Loading Rate of 12mm/day (per Table L1 of AS / NZS1547).

With TH4 approximating its central point:

- **Primary Treatment** – Allowable in accordance with a Design Loading Rate of 5mm/day (per Table L1 of AS / NZS1547). The maximum rate (as opposed to the conservative rate) is prescribed given the Site/Block is free of any limiting factors which would warrant a more conservative approach to design.
- **Secondary Treatment** - Allowable in accordance with a Design Loading Rate of 10mm/day (per Table L1 of AS / NZS1547).

It is recommended that in this newly intended location of WMS placement, that effluent dispersal be confined to the top 400mm of soil, any deeper and groundwater encounter is possible.

WANT Geotechnics



Mary Flux BSc Hons
Engineering Geologist



Stephen Flux BSc MSc CGeol AffilIEAust
Director / Engineering Geologist

6. References

- A) **Joint Technical Committee WS-013** (2012). *Australia/New Zealand Standard: On-site domestic wastewater management*. SAI Global Limited.
- B) **Department of Health** (2020). *Code of Practice for Wastewater Management*. Northern Territory Government.
- C) **Bureau of Meteorology** (2025). *Climate Data Online*. [Online]. Available at: [Climate Data Online - Map search](#)
- D) **Bureau of Meteorology** (2006). *Average annual, monthly and seasonal evaporation*. [Online]. Available at: [Average annual, monthly and seasonal evaporation maps, Bureau of Meteorology](#)
- E) **Conservation Commission of the Northern Territory**. (1984). *The Land Resource of the Elizabeth, Darwin and Blackmore Rivers* (Report No. 15). Conservation Commission of the Northern Territory.
- F) **The Department of Environment, Parks and Water Security** (2025). *Darwin Rural Groundwater Watch*. [Online]. Available at: [Darwin Rural Groundwater Watch](#)
- G) **NT Government – Department of Lands, Planning and Environment** (2025). *NR Maps*. [Online]. Available at: [NR Maps](#)
- H) **Floodplain maps | nt.gov.au** Available at: <https://nt.gov.au/environment/water/water-in-the-nt/flooding-and-storm-surge/floodplain>

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This geotechnical report has been prepared in accordance with the scope of services set out in the agreement between WANT Geotechnics and the client and is subject to any qualifications and assumptions set out in the report. In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints. This report is provided for the exclusive use of WANT Geotechnics's client for this project only and for the purposes as described in this report. It should not be used by or relied upon for other projects or purposes on the same or another site, or by a third party. Any party relying on this report beyond its exclusive use and purpose stated above, and without the express written consent of WANT Geotechnics, does so entirely at its own risk and without recourse to WANT Geotechnics for any loss or damage.

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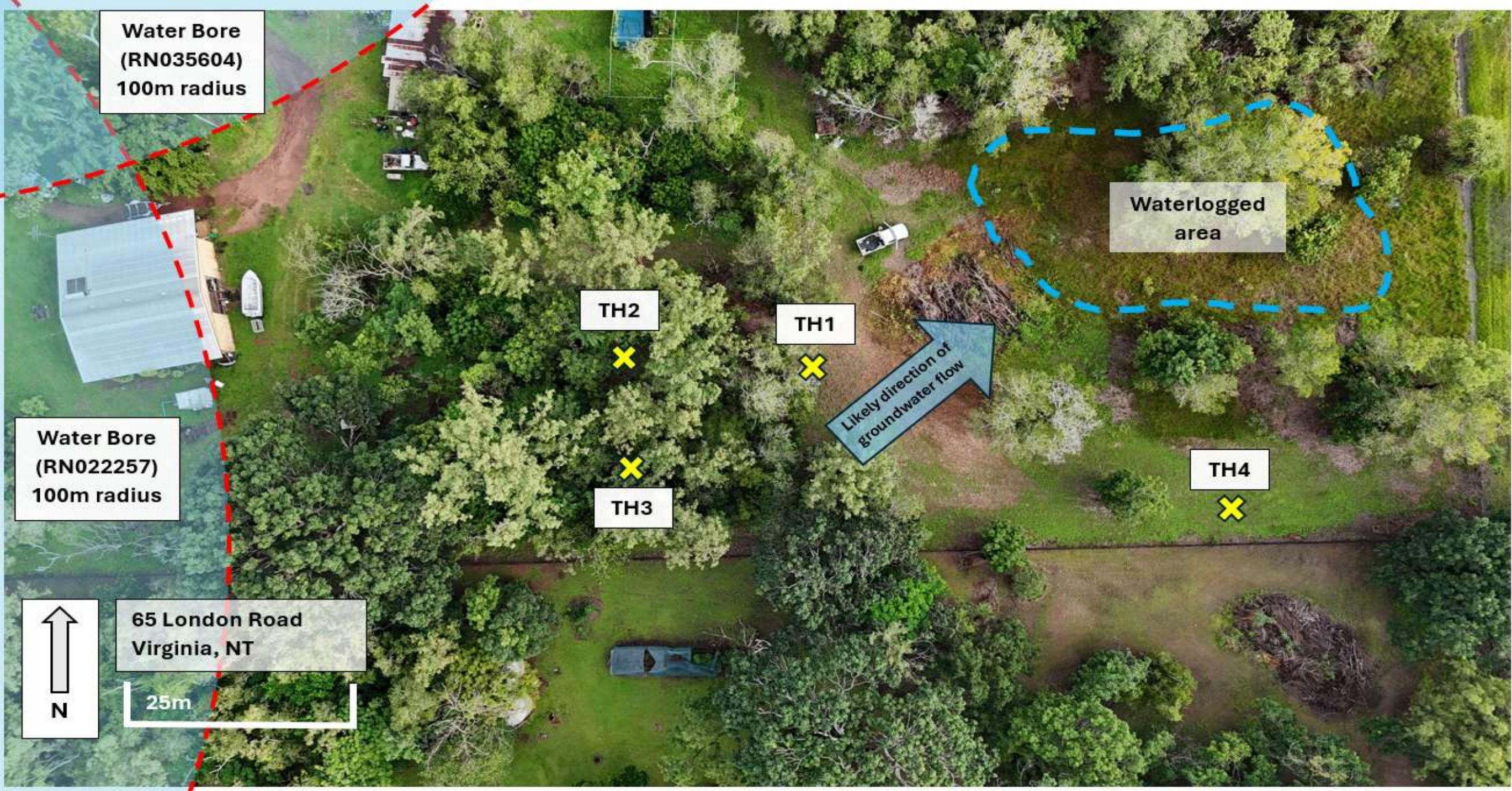
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WANT Geotechnics Pty Ltd

“Unfortunately, soils are made by nature and not by man, and the products of nature are always complex. As soon as we pass from steel and concrete to earth, the omnipotence of theory ceases to exist. Natural soil is never uniform. Its properties change from point to point while our knowledge of its’ properties is limited to those few spots at which the samples have been collected. In soil mechanics the accuracy of the computed results never exceeds that of a crude estimate and the principal function of theory consists in teaching us what and how to observe in the field”

Karl Terzaghi – Founder of Modern Geotechnology

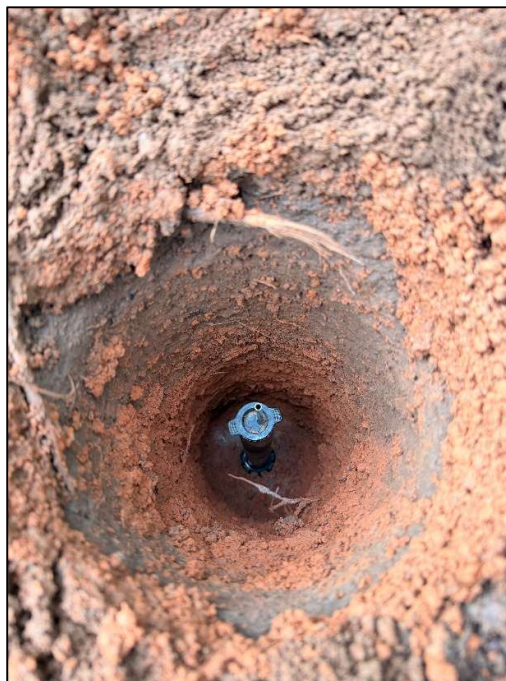


 WANT Geotechnics Geotechnical Engineering Solutions	Client: Abode New Homes		Test Hole Locations Site & Soil Evaluation 65 London Road, Virginia, Northern Territory	Project: NTG20265231	
		Drawn by: TF		Drawing No.	1
	Scale: NTS	Date: 12 Feb 2026		Revision:	0

Photos 1-4: Test Hole 1 – North, East, South, West orientation (left to right)



Photos 5-6: Test Hole 1 – indicative of excavated spoil (L) and test hole condition (R)



Photos 7-10: Test Hole 2 – North, East, South, West orientation (left to right)



Photos 11-12: Test Hole 2 – indicative of excavated spoil (L) and test hole condition (R)



Photos 13-16: Test Hole 3 – North, East, South, West orientation (left to right)



Photos 17-18: Test Hole 3 – indicative of excavated spoil (L) and test hole condition (R)



Photos 19-22: Test Hole 4 – North, East, South, West orientation (left to right)



Photo 23-24: Test Hole 4 – indicative of excavated spoil (L) and test hole condition (R)



Photo 25: Composition of TH1 sample following sieve analysis (gravel and sand only)



Photo 26: Composition of TH2 sample following sieve analysis (gravel and sand only)



Photo 27: Composition of TH3 sample following sieve analysis (gravel and sand only)



Photo 28: Composition of TH4 sample following sieve analysis (gravel and sand only)





Centre for Environmental Training

Certificate of Completion

On-site Wastewater Management

This is to verify that

Mary Flux

has successfully completed the above course
held Online
on 30th November & 1st December

the detailed content of which is outlined overleaf

On-site Wastewater Management

The person named overleaf has attended the On-site Wastewater Management training course held:

Online on 30th November & 1st December 2021

The course comprises a two-day (13 teaching hours) program covering the topics listed below:

- The Regulatory Environment
- On-site Wastewater; Generation, Quantification and Characterisation
- Primary Treatment; Septic Systems
- Other Primary Treatment Systems and Greywater Options
- Secondary Treatment; Sand Filters, Media Filters and Mound Systems
- Secondary Treatment; Treatment Wetlands and Reed Beds
- Secondary Treatment; Aerated Wastewater Treatment Systems
- Soil Assessment for On-site Wastewater Management
- Land Capability; Desktop Study
- Soil Absorption Systems; Trenches and Beds
- Passive Dosing Systems; Siphons and Flouts, LPED Systems
- Evapotranspiration Systems; Sizing by Water Balance Analysis
- Nutrients and Land Application Areas
- Irrigation Systems; Componentry and Design
- Failing Systems; Auditing and Troubleshooting

Further information on the On-site Wastewater Management training course may be obtained from:



Centre for Environmental Training

13th April 2026

To whom it may concern,

RE: INSTALLATION OF NEW ON-SITE SEWAGE MANAGEMENT SYSTEM

I Darrin Uniacke (registration 16554 PU) from Fastcall Group Pty Ltd (Registration 50691 PU) have conducted a site assessment at Lot 44 (65) London Rd, Virginia.

As this property does not have reticulated sewer a Standard or Secondary Septic System is required.

Due to the location of the new proposed dwelling, the required sewer drainage is unable to gravitate to the existing system. Reliance on the existing septic system would result in a non-compliance with the Code of Practice for Wastewater Management.

Installation of a new NT Building Board approved On-Site Septic Management System is required to be installed.

Any questions please do not hesitate to call the undersigned.

Regards,



Darrin Uniacke
Managing Director
Fast Call Plumbing & Pumping Pty Ltd.
0407 670 077

Land owner/s authorisation to lodge a development application

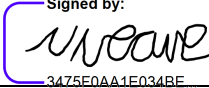
The Planning Act 1999

Before you fill in the form

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

Fields marked with an asterisk (*) are required. Fields marked with a carat (^) are required if applicable.			
Applicant In accordance with Section 46(3)(aa)(i) of the <i>Planning Act 1999</i> , a development application is to contain the name and contact details of the applicant <u>AND</u> any person on whose behalf the application is made.			
Name of Applicant/Consultant or Acting agent		 Catriona Tatam Tatam Planning Co.	
Address		PO Box 2224 Darwin NT 0801	
Phone	0415 933 635	Email	cat@tatamplanningco.com.au
Persons on whose behalf the application is made:			
Person/s on whose behalf the application is made:		Nathan Neave	
Address		19 Pitman Street, Malak	
Phone		Email	
The applicant is hereby authorised to lodge a development application over the subject land described as:			
*Lot/NT portion	Lot 44		
*Location/town	Hundred of Strangways		
*Street address	65 London Rd, Virginia		

Land owner/s authorisation to lodge a development application

The application is for the purpose of:			
Proposed development <i>Brief description of proposed development</i>		Dwelling - Single with independent septic system and conversion of existing Dwelling to Dwelling - Independent	
Landowner/s signature In accordance with Section 46(3)(aa)(ii) of the <i>Planning Act 1999</i> , 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	Nathan Neave		
^Company name	N/A		
^Title <i>(e.g. director/authorised representative)</i>	Landowner		
Phone	0412496034	Email	nathanneave1@gmail.com
*Signature	Signed by:  3475F0AA1E034BE		
*Date	28-Apr-26 9:27 AM ACST		
Landowner signature			
*Full name			
^Company name			
^Title <i>(e.g. director/authorised representative)</i>			
Phone		Email	
*Signature			
*Date			

Land owner/s authorisation to lodge a development application

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.

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

Any Persons with an interest in the land

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

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.



STATEMENT OF EFFECT.

May 2026.

**CONVERSION FROM
DWELLING – SINGLE
TO DWELLING –
INDEPENDENT
(WITH SEPARATE
EFFLUENT DISPOSAL
SYSTEM)**

LOT 44 HUNDRED OF
STRANGWAYS (65 LONDON
ROAD, VIRGINIA).

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ATTACHMENT E.	PROPOSED DEVELOPMENT PLANS
ATTACHMENT F.	SITE & SOIL EVALUATION.....
ATTACHMENT G.	STATEMENT FROM CERTIFIED PLUMBER.....

SUMMARY.

DEVELOPMENT APPLICATION DETAILS.	
Proposed Development.	Conversion from <i>Dwelling–Single</i> to <i>Dwelling–Independent</i> , with separate effluent disposal system.
Category of Assessment.	Merit Assessable per Clause 1.8(1)(b)(ii)(2)
Consent Authority.	Litchfield Development Consent Authority or delegation.
Site Address.	Lot 44 Hundred of Strangways (65 London Road, Virginia)
Site Area.	2.29 ha (22,900m ²)
Easements.	N/A
Owner Details.	Nathan Neave
Beneficiaries.	N/A
Applicant.	Tatam Planning Co.
Contact Address.	PO Box 2224 Darwin NT 0801.
Contact Person.	Catriona Tatam.
Contact Email.	cat@tatamplanningco.com.au.
Job Reference.	J189

PLANNING SCHEME DETAILS.	
Planning Scheme.	Northern Territory Planning Scheme 2020.
Defined Use(s).	Dwelling – Single Dwelling – Independent
Zone.	RL (Rural Living)
Overlays.	CNV – Clearing of Native Vegetation
Regional Land Use Plan.	Darwin Regional Land Use Plan
Sub Regional Land Use Plan.	Litchfield Subregional Land Use Plan
Area Plan.	N/A

1. INTRODUCTION.

1.1 DEVELOPMENT APPLICATION.

Tatam Planning Co. has been engaged by the landowners to prepare a Statement of Effect for the change of use of an existing *Dwelling – Single* to a *Dwelling – Independent* (as a result of a new *Dwelling – Single* being constructed) at Lot 44 Hundred of Strangways (65 London Road, Virginia).

The site is located within Zone RL (Rural Living) of the Northern Territory Planning Scheme 2020 (NTPS). *Dwelling – Independent* and *Dwelling – Single* are Permitted Uses in Zone RL, and no consent is typically required for either the existing or proposed development. However, the proposed change of use to *Dwelling – Independent* is greater than the permitted floor area of 80m² and will retain a separate effluent disposal system than the new *Dwelling – Single*. The proposal is therefore not compliant with the provisions of Part 5 of the Scheme.

It is noted that the new *Dwelling – Single* proposed is compliant with Part 5 of the Scheme, does not require consent, and is not subject to this application.

In considering an application for consent for a use or development that has become Merit Assessable under Clause 1.8(1)(b)(ii)(2), the consent authority must consider the requirements in Part 5 that are not complied with and whether the proposal meets the purpose of the requirements.

1.2 CONTENTS OF THIS STATEMENT OF EFFECT.

This Statement of Effect has been prepared to support the required development application. Included within this Statement of Effect are the following attachments:

- Attachment A. Certificate of Title
- Attachment B. Survey Plan
- Attachment C. Site Aerial
- Attachment D. Zoning Plan
- Attachment E. Development Plans
- Attachment F. Site & Soil Evaluation
- Attachment G. Statement from Certified Plumber

In preparing this Statement of Effect, Tatam Planning Co. has conducted a desktop site inspection and locality inspection, examined the development and site history, discussed the intent of the proposed development with the client, reviewed technical reports and considered the relevant provisions of the NTPS 2020.

1.3 OWNERSHIP OF THE SITE AND BENEFICIARIES.

The application is lodged on behalf of the landowner Nathan Neave by Tatam Planning Co.

It is our understanding that no other persons in a beneficiary to this application other than the landowner. Title documents for the site are provided in **Attachment A**.

1.4 PLANNING HISTORY OF THE SITE.

The Certificate of Title for the site does not list any previous development approvals relevant to the site.

The following building approvals are listed on the Title:

- House (Single Dwelling) – Permit issued on 08/01/1988
- House (Outbuilding) – Permit issued on 16/08/1984.

Note: The above 'House' is the existing *Dwelling-Single* on site, proposed to be converted into a *Dwelling-Independent*. The stated area of 153m² includes verandahs. The internal floor area is calculated at approximately 112m².

The Certificate of Title is provided at **Attachment A**.

2. SITE AND LOCALITY.

2.1 DESCRIPTION OF LOCALITY.

The suburb of Virginia is located approximately 30 kilometres south-east of the Darwin CBD within Darwin's rural area and forms part of the Litchfield Municipality.

The locality is characterised by a semi-rural and low-density residential environment, with large lots utilised for a mix of rural living, horticulture, small-scale agriculture and home-based activities.

Virginia is well connected to greater Darwin via the Stuart Highway and nearby arterial road networks, while retaining a distinctly rural atmosphere and lifestyle character. Nearby centres such as Coolalinga and Humpty Doo provide access to retail, education, medical and recreational facilities that service the broader rural area.

2.2 DESCRIPTION OF THE SITE.

The subject site is Lot 44 Hundred of Strangways, being 65 London Road, Virginia. The site measures 2.29 hectares and is zoned RL (Rural Living). The site is regular in shape and has frontage to London Road to the west.

The site is understood to contain two existing bores (RN022257 and RN035604). No reticulated sewer services are available, and the site is reliant on on-site waste treatment. The capability of the land to facilitate on-site waste treatment is discussed further in this report.

The site contains the following existing development:

- Dwelling–Single (proposed to be converted to Dwelling–Independent, and a new Dwelling–Single to be constructed); and
- 1 x shed/ garage.

The site contains remnant vegetation to a large portion of the site to the north-east. The proposed development of the future new Dwelling–Single and separate septic system to the east of the existing dwelling does not require further clearing to be undertaken.

A Site Survey Plan is attached at **Attachment B**. An aerial of the subject site is provided at **Attachment C**. A Zoning Plan is provided at **Attachment D**.

3. PROPOSED DEVELOPMENT.

3.1 DESCRIPTION OF PROPOSED USE.

This application is for the change of use from *Dwelling-Single* to *Dwelling-Independent* at 65 London Road, Virginia. A new *Dwelling-Single* is also proposed, although it is noted that the new dwelling is compliant with the provisions of the Scheme and does not form part of this development application.

The proposed land use of *Dwelling-Independent* is defined as follows:

Dwelling-Independent means an ancillary dwelling that is constructed on the same site as a dwelling-single.

A *Dwelling-Independent* is typically a permitted use in Zone RL; however, the existing dwelling exceeds the size requirements of a dwelling-independent. Further, it is intended that the new *Dwelling-Single* and the proposed *Dwelling-Independent* have separate septic systems. These are variations to the Part 5 requirements for a Dwelling – Independent, and therefore consent is required pursuant to Clause 1.8(1)(b)(ii)(2).

The development plans for the site are provided at **Attachment E**.

3.2 SERVICES.

3.3.1 Siteworks & Earthworks

The conversion of the existing *Dwelling-Single* to *Dwelling-Independent* does not involve any siteworks or earthworks. The proposal relates to the Dwelling – Independent exceeding the maximum floor area and existing septic system, triggered by the construction of a new *Dwelling-Single* and associated septic system on site (not subject to this application).

3.3.2 Stormwater

The stormwater on site will follow natural contours, and will predominantly be contained on site. No change to existing stormwater flows on site are anticipated as a result of the proposed development.

3.3.3 Proposed Road Network

No changes to the existing road network are proposed, and no traffic impacts from the proposed development are anticipated.

3.3.4 Sewerage

The existing *Dwelling-Single* on site (proposed to be converted to a *Dwelling-Independent*) is connected to an existing septic tank and absorption trench on site (refer **Attachment E**).

As a result of the distance from the existing *Dwelling-Single*/proposed *Dwelling-Independent* and the proposed new *Dwelling-Independent*, a new waste management system is proposed for the new *Dwelling-Single* to the rear of the site.

This is discussed further in Section 4.5 of this report.

3.3.5 Water

The site contains two existing bores (RN022257 and RN035604). No new bores are proposed on site, and it is understood that the existing primary bore will service the new *Dwelling- Single* and proposed *Dwelling-Independent* (being the existing dwelling on site).

3.3.6 Electricity

The site is connected to reticulated power. No changes to the function or location of this power connection are proposed. No new power connections are proposed on site, and the existing connection will service the new *Dwelling-Single* and proposed *Dwelling-Independent*.

4. SECTION 46(3)(A) OF THE NTPA – NT PLANNING SCHEME.

Section 46(3)(a) of the NT Planning Act 1999 (NTPA) states that:

3. *A development application is to contain the following:*
 - (a) *an assessment demonstrating how the proposed development will comply with any planning scheme that applies to the land.*

An assessment against the relevant sections of the NT Planning Scheme (NTPS) is provided below.

4.1 PART 1 – GUIDANCE.

Part 1 of the NTPS provides guidance for the interpretation and administration of the document.

4.1.1 *Clause 1.8 - When Development Consent is Required.*

The proposed change of use, as defined in Schedule 2 of the NTPS, is from a 'Dwelling-Single' to a 'Dwelling - Independent'. A *Dwelling - Independent* is a Permitted use in Zone RL (Rural Living), and does not typically require consent. However, consent is required pursuant to Clause 1.8(b)(ii)(2), noting that the proposal includes variations to specific requirements under Part 5 of the NTPS.

4.1.2 *Clause 1.10 – Exercise of Discretion.*

Pursuant to subclause 2 of Clause 1.10 of the NTPS, when considering an application for consent where a use or development identified as 'Permitted' becomes 'Merit Assessable', the Consent Authority must consider the requirements in Part 5 that are not complied with and whether the proposal meets the purpose of the requirements.

This application therefore provides assessment against the specific clauses identified as being non-compliant. The variation proposed relates to Clause 5.4.13 – Dwelling-Independent.

This application therefore seeks consent for the proposed development pursuant to the abovementioned NTPS section.

4.2 PART 2 – STRATEGIC FRAMEWORK.

Part 2 of the NTPS provides the strategic framework, comprising Regional Land Use Plans, Subregional Land Use Plans and Area Plans. Pursuant to the guidance provided under Clause 1.10, no assessment is required to be undertaken against the Part 2 strategic framework for the proposed use.

4.3 PART 3 – OVERLAYS.

Part 3 of the NTPS details the overlays which identify areas of land that have specific development requirements. The Title identifies that the overlay CNV – Clearing of Native Vegetation is applicable to the site.

Pursuant to the guidance provided under Clause 1.10, no assessment is required to be undertaken against the Part 3 - Overlays for the proposed use.

4.4 PART 4 – ZONES & ASSESSMENT TABLES.

The subject site is zoned RL (Rural Living). The proposed development, as defined in Schedule 2 of the NTPS, is the conversion of a 'Dwelling – Single' to a 'Dwelling - Independent' as a result of a new 'Dwelling – Single' being proposed.

These uses are permitted in Zone RL. Pursuant to the guidance provided under Clause 1.10, no assessment is required to be undertaken against Part 4 for the proposed development.

4.5 PART 5 – DEVELOPMENT REQUIREMENTS.

Part 5 of the NTPS outlines the specific development requirements. The proposed change of use to 'Dwelling-Independent' seeks approval for a variation to the on-site waste water treatment only. Therefore, an assessment against Clause 5.4.13 – Dwelling-Independent has been undertaken below.

4.5.1 *Clause 5.4.13 – Dwelling-Independent.*

The purpose of this clause is to ensure a *Dwelling-Independent* provides for increased housing choice while remaining ancillary to the dwelling-single on a site, and is developed in a manner that:

- (a) avoids significant impact on the amenity of adjoining and nearby property;
- (b) does not detrimentally impact on the natural environment; and
- (c) does not adversely impact the local road network;

The proposal is considered to meet the purpose of the clause. The conversion of the existing *Dwelling-Single* to *Dwelling-Independent* will not impact on the amenity of adjoining properties, will not impact on the natural environment, and will not impact on the local road network.

1. *The consent authority must not consent to a dwelling-independent that is not in accordance with sub-clauses 4, 8 and 9.*

Noted. The proposal is in compliance with subclauses 4, 8 and 9.

2. *The consent authority may consent to a dwelling-independent that is not in accordance with sub-clause 5 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on surrounding amenity.*

Noted. This is discussed further below.

3. *The consent authority must not consent to a dwelling-independent that is not in accordance with sub-clause 7 unless:*
 - (a) *documentary evidence that an existing wastewater management system does not comply or will not comply with the requirements of the Code of Practice for Wastewater Management as a result of the proposed dwelling-independent, is provided by:*
 - i. *a registered certifying plumber and drainer or certifying engineer (hydraulic) (for locations within declared building control areas under the provisions of the Building Act 1993); or*
 - ii. *a licenced plumber and drainer or hydraulic consultant (for locations where the Building Act 1993 does not apply);*

and

The subject site is within the Darwin Building Control Area. It is understood that reliance upon the existing septic system (intended to be retained to service the *Dwelling-Independent*) would result in a non-compliance with the Code of Practice for Wastewater Management in regard to servicing of the new *Dwelling-Single* proposed.

Additionally, the locational separation of the converted *Dwelling-Independent* with the existing effluent disposal system to the proposed new *Dwelling-Single* is too great to be efficient, noting that the new Dwelling – Single is also slightly uphill from the existing septic on site. Therefore, a new septic system and absorption trench for the new *Dwelling-Single* is proposed, noting that the new dwelling and new waste management system are not part of this application.

A statement has been provided from the nominated certified plumber. Refer **Attachment G**.

- (b) *it can be demonstrated by a site and soil evaluation report completed by an appropriately qualified site-and-soil evaluator that a wastewater management system complying with the requirements of the Code of Practice for Wastewater Management can be installed for the proposed development.*

Site-and-soil evaluation for wastewater management must be carried out in general accordance with Section 5 of AS/NZS 1547:2012. A Site and Soil Evaluation for the site is provided at **Attachment F**.

4. *There will be no more than one dwelling-independent on a site.*

There is only one *Dwelling-Independent* proposed on site.

5. *The maximum floor area of the dwelling-independent in:*
(a) *Zones H, A, RL and R shall not exceed 80m²; and*
(b) *in all other zones shall not exceed 75m².*

Variation Requested

The proposal has a floor area of approximately 112m², and is not compliant with the maximum floor area requirements of maximum 80m² for a *Dwelling-Independent* in Zone RL (Rural Living).

The existing dwelling on site is occupied by the landowner's father, who owned the property until recently. His son (the current landowner, Nathan Neave) is constructing the new dwelling to reside in, in order to be on-site with family to assist in caring for his aging father.

It is understood that the father has been living on the property since the construction of the dwelling in 1988, and is seeking to age in place. The proposed conversion of the existing dwelling to a dwelling – independent (noting that it exceeds the permitted floor area) supports the principle of ageing in place by enabling elderly family members to remain within an established rural living environment while maintaining independence, dignity and ongoing connection to family support networks.

The development facilitates intergenerational living arrangements, which are characteristic of rural properties and are often necessary where access to services, transport and day-to-day assistance may otherwise be limited.

Importantly, the conversion of the original dwelling to a 'Dwelling – Independent' will be ancillary to the new primary residence and the overall rural residential use of the land. The proposal does not alter the overall character or intensity of development anticipated within the rural zone. The scale and arrangement of development maintain the spacious, low-density character of the locality, with sufficient separation, access and servicing available on-site to accommodate both dwellings without adverse amenity impacts.

The proposal therefore represents a practical and socially beneficial planning outcome that responds to changing household needs over time, while remaining consistent with the intent of rural living provisions and orderly land use planning principles.

6. *There is only one shared vehicle access point to the road, unless the relevant authority has approved a second access.*

The proposed conversion of *Dwelling–Single* to *Dwelling–Independent* and the new proposed *Dwelling–Single* (Not part of this application) will have a shared vehicle access point.

7. *Both dwellings will be serviced by a common effluent disposal system or connected to reticulated sewerage.*

Variation Requested

The proposed conversion of *Dwelling–Single* to *Dwelling–Independent* and the new proposed *Dwelling–Single* (Not part of this application) will **not** have a shared effluent disposal system. This is due to the locational separation of the proposed *Dwelling–Single* and *Dwelling–Independent*, and the size of existing septic system.

Refer justification under Administrative Clause 3.

8. *Both dwellings will be serviced by either a single bore or a single connection to a reticulated water supply.*

The proposed conversion of *Dwelling–Single* to *Dwelling–Independent* and the new proposed *Dwelling–Single* (Not part of this application) will utilise rainwater tanks (noting that there is no existing bore or reticulated water).

9. *Both dwellings will be serviced by a single connection to a reticulated power supply.*

The proposed conversion of *Dwelling–Single* to *Dwelling–Independent* and the new proposed *Dwelling–Single* (Not part of this application) will have a shared power supply.

5. SECTION 46(3) OF THE ACT – REMAINING REQUIREMENTS.

5.1 46(3)(B) – INTERIM DEVELOPMENT CONTROL ORDER.

There are no Interim Development Control Orders currently applying on the site.

5.2 46(3)(C) – REFERRAL TO THE NT EPA.

The development does not require referral to the NT EPA under Part 4, Division 3 of the *Environmental Protection Act 2019*.

5.3 46(3)(D) – MERITS OF PROPOSED DEVELOPMENT.

The assessed merits of the proposed development are:

- The site is considered suitable for the intended purpose of 'Dwelling-Independent', noting that the use is permitted in the zone.
- The proposed variations in relation to floor size and separate effluent disposal systems seek to:
 - for the former landowner to continue to reside onsite in his home (being the 'converted' dwelling-independent); and
 - allow the continued use of an existing septic system in place, and for a new *Dwelling-Single* and separate septic system to be constructed to the rear of the site (noting that the new dwelling and septic system do not require development approval).
- The nature and scale of the proposed development is suitable to the local context.
- The development will not introduce negative impacts on the surrounding area.
- The development is not detrimental to the public interest.

5.4 46(3)(E) – SUITABILITY OF LAND FOR DEVELOPMENT AND IMPACTS OF DEVELOPMENT.

A description of the site is provided in Section 2 of this report. The impacts of the proposed development are unlikely to affect the surrounding area.

5.5 46(3)(F) – AVAILABLE PUBLIC FACILITIES AND OPEN SPACE.

The provision of public open space is not a requirement for the development of this scale or nature.

5.6 46(3)(G) – AVAILABLE PUBLIC UTILITIES/INFRASTRUCTURE.

Reticulated power is available on site. There is no reticulated water, noting the site utilises existing bores on site. Sewer is to be provided through the existing on-site wastewater treatment for the converted *Dwelling - Independent*. It is noted that a secondary, separate on-site wastewater treatment system is proposed for the new *Dwelling-Single* as a result of capacity and locational factors.

5.7 46(3)(H) – IMPACT ON AMENITY.

The proposal is not expected to have any negative impact on the amenity of the area considering that the proposed development is Permitted within the zone.

5.8 46(3)(J) – BENEFITS OR DETRIMENTS TO THE PUBLIC INTEREST.

The proposal will not detriment the public interest and will provide benefit for the reasons outlined above in this report.

5.9 46(3)(K) – COMPLIANCE WITH THE *BUILDING ACT 1993*.

The proposal is not for a subdivision and does not impact upon compliance with the *Building Act 1993*.

5.10 46(3)(L) – SCHEME LAND

The application does not propose development of land within proposed or existing scheme land.

CONCLUSION.

Tatam Planning Co. has been engaged by the landowners to prepare a Statement of Effect for the change of use of an existing *Dwelling –Single* to a *Dwelling– Independent* (as a result of a new *Dwelling–Single* being constructed) at Lot 44 Hundred of Strangways (65 London Road, Virginia).

A '*Dwelling- Independent*' is a permitted use in Zone RL (Rural Living), and no consent is typically required. However, the proposal includes a *Dwelling–Independent* that is greater than the permitted floor area of 80m², and a variation to the on-site wastewater treatment requirements, which triggers the requirement for planning approval by way of a Merit Assessment re-categorisation under Clause 1.8(1)(b)(ii).

In accordance with Section 44(a) of the *Northern Territory Planning Act 1999* (NTPA) and Section 1.8(1)(b)(ii) of the NTPS, a Development Permit is required for '*Dwelling–Independent*' as it is shown as Permitted on the relevant assessment table in Part 4 but does not comply with the relevant development requirements set out in Part 5 (in regard to Clause 5.4.13 – *Dwelling –Independent*).

It is noted that the new *Dwelling–Single* proposed is compliant with Part 5 of the Scheme, does not require consent, and is not subject to this application.

As a result of the land use permissibility under the NT Planning Scheme, and pursuant to Section 44 of the NTPA, we apply for consent on behalf of our client for the proposed use of the land. Adequate justification has been provided to allow for consideration of the proposal.

The proposed development responds positively to requirements as set out in the NTPA in that:

- The site is considered suitable for the intended purpose of '*Dwelling–Independent*', noting that the use is permitted in the zone.
- The proposed variations in relation to floor size and separate effluent disposal systems seek to:
 - for the former landowner to continue to reside onsite in his home (being the 'converted' dwelling-independent); and
 - allow the continued use of an existing septic system in place, and for a new *Dwelling–Single* and separate septic system to be constructed to the rear of the site (noting that the new dwelling and septic system do not require development approval).
- The nature and scale of the proposed development is suitable to the local context.
- The development will not introduce negative impacts on the surrounding area.
- The development is not detrimental to the public interest.

In consideration of the requirements of all relevant statutory planning tests of the NTPA, including the provisions of the NTPS, there are considered to be reasonable grounds for the Consent Authority to approve the development application subject to reasonable and relevant conditions.

Technical Assessment PA2026/0160

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

Application No: PA2026/0160

Lot number: Lot 00044

Town/Hundred: Hundred of Strangways

Zone: RL (Rural Living)

Site Area: 22900m²

Proposal: Dwelling-independent with floor area in exceeding 80m² with a separate effluent disposal system

Plans used for assessment: Dwelling independent Plans 1-5, Original single dwelling plan, Septic System Plan, existing and proposed accessway arrangements and setbacks.

Date assessment finalised: 3/07/2026

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

ZONE RL - RURAL LIVING				
Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Dwelling-independent	Merit Assessable (Permitted use with variation)	3.2 CNV - Clearing of Native Vegetation	5.2.1 General Height Control 5.2.4 Car Parking	5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-independent

An assessment of the relevant clauses are summarised in the table below.

Part 3 Clauses (Overlay)		Compliance		
		Yes	No	N/A
3.2 CNV - Clearing of Native Vegetation				
Part 5 Clauses (General Development Requirements)		Compliance		
		Yes	No	N/A
5.2.1 General Height Control				
5.2.4 Car Parking				
Part 5 Clauses (Specific Development Requirements)		Compliance		
		Yes	No	N/A
5.4.1 Residential Density				
5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures				
5.4.6 Private Open Space				
5.4.13 Dwelling-independent				

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Clause 1.8(1)(b)

- (b) Merit Assessable – use and development that requires the exercise of discretion by the consent authority to ensure it can be established and operated in a way that does not impact on the **amenity** of the area and accords with the relevant zone purposes and outcomes.

Use and development of land require **consent** and is *Merit Assessable* when any of the following apply:

- i. it is shown as *Merit Assessable* on the relevant assessment table in Part 4;
- ii. it is shown as *Permitted* on the relevant assessment table in Part 4 but:
 - 1) requires **consent** by virtue of an Overlay as set out in Part 3; or
 - 2) does not comply with the relevant development requirements set out in Part 5;

Clause 1.10 Exercise of Discretion by the Consent Authority

2. In considering an application for consent for a use or development that has become *Merit Assessable* under Clause 1.8(1)(b)(ii)(2), the consent authority must consider the requirements in Part 5 that are not complied with and whether the proposal meets the purpose of the requirements.

3.2 CNV – Clearing of Native Vegetation

Purpose

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

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

Administration

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

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

Requirements

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

The proposed site for the *Dwelling Independent* would not require clearing of native vegetation but the proposed effluent disposal field would. However, the total area to be cleared would be very small and be well below the one-hectare threshold.

COMPLIES

4.21 Zone RL – Rural Living

Zone Purpose

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

CONSISTENT WITH ZONE REQUIREMENT

5.2.1 General Height Control

Purpose

Ensure that the heights of buildings and structures are appropriate to the strategic and local context of the location and meet community expectations for development in the zone.

Administration

4. Except as set out in sub-clause 3, the consent authority may **consent** to a development that is not in accordance with sub-clause 6 if it is satisfied the **building height** is consistent with the intended character and **amenity** of the area, having regard to:

- a) the heights of other buildings in the immediate vicinity; and
- b) measures taken to mitigate potential impacts (such as unreasonable overshadowing or overlooking of dwellings and private open space) on abutting properties.

Requirements

6. The **building height** in all other areas is not to exceed:
- (b) two **storeys** to a maximum of 8.5m if the zone and use is not included in table B to this clause.

In accordance with Sub-clause 6(b), Table B does not specify an alternative height limit for the Rural Living (RL) Zone. The proposed development is single-storey, with the *Dwelling Independent* having a maximum building height of 4.5 m, which complies with the general height control requirement of 8.5 metres.

COMPLIES

5.2.4.1 Car Parking Spaces

Purpose

Ensure that sufficient off-street car parking, constructed to a standard and conveniently located, are provided to service the proposed use of a **site**.

Administration

1. This clause does not apply where alternative car parking space requirements are established under clause 5.9 (Location specific development requirements).
2. The consent authority may **consent** to a use or development that is not in accordance with sub-clause 4 if it is satisfied a reduction of the number of **car parking spaces** is appropriate with regard to:
 - (a) the zoning of the land, the use or development or proposed use or development of the land, and the possible future use or development of the land;
 - (b) the provision of **car parking spaces** in the vicinity of the land;
 - (c) the availability of public transport in the vicinity of the land; and
 - (d) the potential impact on the surrounding road network and the **amenity** of the locality and adjoining property;
 or if the use or development relates to a **heritage place** and the Minister responsible for the administration of the *Heritage Act 2011* supports the reduced provision of **car parking spaces** in the interest of preserving the significance of the **heritage place**.
3. The consent authority may require the provision of **car parking spaces** for any **ancillary** use or development in addition to that specified for the **primary use** or development in the table to this clause.

Requirements

4. Use and development is to include the minimum number of **car parking spaces** specified in the table to this clause (rounded up to the next whole number).

Editor's Note: Clause 5.2.4.4 provides for the design and layout of a **car parking area**.

Table to Clause 5.2.4.1: Minimum number of required parking spaces	
Use or Development	Minimum Number of Car Parking Spaces Required
Dwelling-independent	1 per bedroom to a maximum of 2

The dwelling independent has three bedrooms; therefore, the minimum requirement is 2 spaces. It is reasonable to assume that sufficient vehicle parking spaces will be available onsite for residents of the 'Dwelling Independent' and that parking will be in proximity to the 'Dwelling Independent'.

Although the site area is large, and it is reasonable to assume that sufficient space exists to accommodate the required parking for the Dwelling-Independent, no designated car parking spaces are shown on the submitted plans.

GENERALLY COMPLIES

5.2.4.4 Layout of Car Parking Areas

Purpose

Ensure that a **car parking area** is appropriately designed, constructed and maintained for its intended purpose.

Schedule 2 of the NTPS2020 defines a car parking area as:

Car parking area means an area set aside or designated for the parking of three or more motor vehicles;

2 car parks are required per dwelling, not applicable.

NOT APPLICABLE.

5.4.1 Residential Density

Purpose

Ensure that the development of **residential buildings**:

- (a) is of a density compatible with adjoining or nearby existing development or development reasonably anticipated;
- (b) is of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and
- (c) is consistent with land capability having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations.

The Dwelling-single on the site is already established. Under the NT Planning Scheme 2020, Independent dwellings are not listed in any table for this clause.

NOT APPLICABLE

5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures

Purpose

Ensure that **residential buildings** and **ancillary** structures are located in a manner that:

- a) is compatible with the streetscape and surrounding development including **residential buildings** on the same **site**;
- b) minimises adverse effects of building massing when viewed from adjoining land and the street;
- c) avoids undue overlooking of adjoining properties; and
- d) facilitates breeze penetration through and between buildings.

Administration

1. This clause does not apply in Zones CB, LI, GI and DV.
2. In this clause:
 - a) an **ancillary** structure includes an **outbuilding** (excluding shade sails), balcony, portico and the like, which may or may not include external walls; and
 - b) for all developments except **dwellings-multiple** in Zone MR or HR, where a lot has a boundary with a public street from which vehicular **access** to the lot is restricted by the controlling Agency or local government council, this boundary shall be considered a side or rear lot boundary for the purpose of calculation of the **building setback**.
3. The consent authority may **consent** to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the **site** having regard to such matters as its location, scale and impact on adjoining and nearby property.

4. If a building setback plan in Schedule 9 does not establish a specific setback to a nominated boundary, **residential buildings** and **ancillary** structures are to be set back from that boundary in accordance with sub-clause 6(a) or clause 5.4.3.3 as appropriate.
5. Despite sub-clause 6 sheds in Zones other than H, A, RR, RL and R may have a nil setback to the side and rear boundaries provided it is
 - (a) 6m or more from the **primary street** and 2.5m or more from a **secondary street** when measured to the wall of the shed or where there is no wall, the outer face of any column;
 - (b) has a cumulative **floor area** of 15m² or less;
 - (c) is 2.5m or less in height;
 - (d) has no openings in walls that are less than 1.5m from a lot or unit title; and
 - (e) does not discharge rainwater on an adjacent lot or unit title.

Requirements

6. Subject to clause 5.2.7, **building setbacks** of **residential buildings** and **ancillary** structures are to be set back from lot boundaries in accordance with:
 - (a) the relevant table to this clause; or
 - (b) any setbacks established in a building setback plan that is included in Schedule 9.

Table A to Clause 5.4.3: Minimum building setbacks for residential buildings and ancillary structures in zones other than RR, RL, R, H and A	
Lot Boundary	Minimum Setback for 1 or 2 storey buildings
Primary street frontage	6m for residential buildings , and ancillary structures with external walls and 4.5m for ancillary structures and balconies without external walls or 3m for shade sails, to a maximum height of 2.5m at the minimum setback
Secondary street frontage	2.5m for residential buildings and 1.5m for ancillary structures and balconies without external walls. or 0.9m for shade sails, to a maximum height of 2.5m at the minimum setback
Side and rear lot boundaries	1.5m for residential buildings and ancillary structures or 1m, provided that the subject wall: • only includes openings that are either glazed in an opaque material and cannot be opened or have a sill height of 1.6m or greater; • does not extend beyond a maximum height of 3.5m; and • does not extend beyond a maximum length of 9m except shade sails which may be setback 0.9m to a maximum height of 2.5m at minimum setback

COMPLIES

Purpose

- a) of an adequate size to provide for domestic purposes;
- b) appropriately sited to provide outlook for the **dwelling**;
- c) open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the **site**; and
- d) inclusive of areas for landscaping and tree planting.

1. The consent authority may **consent** to private open space that is not in accordance with sub-clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, scale and impact on adjoining and nearby property.

2. Private open space should:

- a) satisfy the minimum area, dimensions and open to the sky requirements contained in the table to this clause;
 - b) be directly accessible from the **dwelling** and enable an extension of the function of the **dwelling**; and
 - c) be located to provide views from the **dwelling** to open space and natural features of the **site** or locality, and to reduce overlooking from neighbouring open space and **dwellings**;
 - d) ensure that at least half of the private open space is permeable to allow stormwater infiltration and lessen stormwater runoff from the **site**;
 - e) include at least one area of at least 5m², with no dimension less than 1.5m, for the deep soil planting of trees and vegetation for shade or screening; and
 - f) allow for landscaping at the property frontage to complement the visual **amenity** of the streetscape.
3. Where the private open space for a **dwelling-group** is at **ground level**, it should be:
- a) screen fenced to a height of at least 1.8m providing a visual barrier to adjoining residences and public areas; or
 - b) fenced to a height of at least 1.8m and planted with dense vegetation which will provide a visual barrier within two years of planting.

Table to Clause 5.4.6.1: Minimum Areas of Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group

For clarity, in this table: **Area A** is the minimum area, for each **dwelling**, that must be open vertically to the sky and have no dimension less than 1.5m.

A least half of Area A must be permeable, and may include the 5m² required for deep soil planting.

Area B is the minimum dimensioned space that extends the function of the **dwelling** and may be covered or open to the sky.

Any part of **Area B** that is open to the sky may form part of **Area A**.

Type of Dwelling	Private Open Space Area
Dwelling-independent in addition to the private open space requirement for the dwelling-single	A. 45m², open vertically to the sky, with no dimension less than 1.5m; and B. 24m², all or partly covered, with no dimension less than 4m.

Due to the large site area, the proposed dwelling-independent can comply with the private open space requirements of 45m², in addition to the private open space requirements for the dwelling-single.

COMPLIES

5.4.13 Dwellings-Independent

Purpose

Ensure a **dwelling-independent** provides for increased housing choice while remaining **ancillary** to the **dwelling-single** on a **site**, and is developed in a manner that:

- a) avoids significant impact on the **amenity** of adjoining and nearby property;
- b) does not detrimentally impact on the natural environment; and
- c) does not adversely impact the local road network;

Administration

1. The consent authority must not consent to a dwelling-independent that is not in accordance with sub-clauses 3, 6 and 7.
2. The consent authority may consent to a dwelling-independent that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on surrounding amenity.

Requirements

3. There will be no more than one dwelling-independent on a site.
4. The maximum **floor area** of the **dwelling-independent** in:
 - a) Zones H, A, RL and R shall not exceed 100m²; and
 - b) in all other zones shall not exceed 75m².
5. There is only one shared vehicle **access** point to the road, unless the relevant authority has approved a second **access**.
6. Both **dwelling**s will be serviced by either a single bore or a single connection to a reticulated water supply.
7. Both **dwelling**s will be serviced by a single connection to a reticulated power supply.

The floor area of the proposed dwelling-independent would be 117 m², which exceeds the maximum floor area of 100m² for a dwelling-independent in Zone RL.

The proposed dwelling-independent may be considered inconsistent with the purpose of the zone as the size of the proposed dwelling independent would not be ancillary to the proposed dwelling-single on the subject land. The proposed Dwelling independent would have a floor area of 112m².

Some aspects can be achieved: the proposed dwelling-independent will be the only one on site; the dwelling independent would have a shared vehicular access utilising the existing loop driveway located central to the site; the proposal would have a single connection to a reticulated power supply, and use an existing common bore.

Requirement 5

A variation to requirement 5 is sought as the floor area of 117m² which is 17 % greater than the maximum size required for a dwelling independent (100m²), this potentially precludes it from achieving the **purpose** of the clause as it would **not be ancillary to the dwelling-single** on the site.

DOES NOT COMPLY – Variation sought



29 May 2026

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

RE: Letter of Comment Development Application

PA2026/0160

**Hun: 695 LTO: 82022 P: 00044 65 London Road VIRGINIA, Hundred of Strangways
Dwelling-Independent with a floor area exceeding 80m² with a separate effluent disposal
system**

Thank you for the Development Application referred to this office on 15/05/2026, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

- a) The site and soil evaluation and statement from a Certified Plumber support the proposed separate effluent disposal system.
- b) The proposed dwelling-independent is in accordance with the zoning of the property and otherwise would comply with the requirements of the *NT Planning Scheme 2020*.

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

- a) Access to the property is currently by a single driveway crossover. This letter of support does not constitute approval and does not automatically authorise any additional crossovers or upgrades to the existing crossover.

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

- a) The owner shall collect stormwater and discharge it to the drainage network, to the technical requirements and satisfaction of Litchfield Council, at no cost to Litchfield Council.
- b) No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and public street, to the satisfaction of Litchfield Council.
- c) Any developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of Litchfield Council.

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

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

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

Kind Regards,



Jaimie O'Connor
Planning and Development Program Leader

Phone 1800 245 092

Web powerwater.com.au

Record No: D2026/144477

Container No: NE695/0044/82022

Your Ref: PA2026/0160

Eve-Marie Davie
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Eve-Marie

Re: Lot 44 (65) London Road Virginia Hundred of Strangways

In response to your letter of the above proposal for the purpose of dwelling-Independent with a floor area exceeding 80m² with a separate effluent disposal system, Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. Multiphase power supply is required for the property with the proposed dwelling-independent.
2. The landowner shall engage a licensed electrician to submit a maximum power demand calculation for both existing buildings and new dwelling-independent on Lot 44 to PWC for assessment on applicable power supply capacity upgrade requirements in accordance with the current Australian Energy Regulator (AER) process.
3. The engaged electrician shall carry out customer's internal electricity reticulation works including multiphase metering panel for the proposed dwelling-independent in accordance with PWC's current NP018 Service and Installation Rules 2024, and NP010-Meter Manual.

If you have any further queries, please contact Robyn Gless, Customer Connections Officer on 8924 5702.

Yours sincerely



Thanh Tang
Manager Distribution Development
25 May 2026

Phone 1800 245 092

Web powerwater.com.au

Record No: D2026/144477

Container No: NE695/0044/82022

Your Ref: PA2026/0160

Eve-Marie Davie
Development Assessment Services
GPO Box 1680
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If you have any further queries, please contact Robyn Gless, Customer Connections Officer on 8924 5702.

Yours sincerely



Thanh Tang
Manager Distribution Development
25 May 2026

27 May 2026

Ms Eve-Marie Davie
Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801

E DevelopmentAssessment.DLPE@nt.gov.au

T 08 8999 4446

Our Ref: DLPE2026/0176
Your Ref: PA2026/0160

Dear Ms Davie

Re: PA2026/0160 Dwelling-Independent with a floor area exceeding 80m² with a separate effluent disposal system

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

Lands and Planning Division

Building Advisory Services

All building works are to comply with the *Building Act 1993*, Building Regulations 1993, and the National Construction Code.

A building permit must be granted and in force prior to the commencement of any works. An occupancy certification must be issued prior to occupation of the building.

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

Yours sincerely



Maria Wauchope
Executive Director Land Resources