Report to the DCA

This report is prepared under section 30P of the *Planning Act 1999*, and considers the submissions made in relation to the proposal

DEVELOPMENT CONSENT AUTHORITY
LITCHFIELD DIVISION

PROPOSED CONCURRENT APPLICATION PA2026/0184

Amendment proposal to include Section 4625 Hundred of Strangways within the boundary of the Coolalinga and Freds Pass Rural Activity Centre

And

A development proposal seeking consent for subdivide to create four lots.

Agenda Item Number: 2

Meeting Date: 19 August 2026

Bookmark A -	**Exhibition Material**
Bookmark B -	**Submissions Received:** • **Bookmark B1 – Litchfield Council** • **Bookmark B2 – PWC – Power** • **Bookmark B3 – PWC – Water** • **Bookmark B4 – DLPE – Land Resources Division**
Bookmark C -	**Public Submission**
Bookmark D -	**Technical Assessment**

1. GENERAL INFORMATION

ADDRESS:	04625 Hundred of Strangways, (30 Holly Road, Bees Creek)
CURRENT ZONE:	Zone RR (Rural Residential)
PROPOSED ZONE:	To include Section 4625 Hundred of Strangways within the boundary of the Coolalinga and Freds Pass Rural Activity Centre Area Plan
SUMMARY OF APPLICATION:	Subdivision to create 4 lots
APPLICANT:	Rory Mackay – Cunnington Rosse Town Planning and Consulting.
LAND OWNER:	Russell & Wendy Henderson
AREA:	2ha

2. LEGISLATIVE REQUIREMENTS

The Minister for Lands Planning and the Environment is responsible for determining proposals to amend the NT Planning Scheme 2020 (including the amendment component of a concurrent application).

The *Planning Act 1999* establishes requirements relating to the exhibition, consultation and reporting of concurrent applications.

Under section 30N, the consent authority must conduct a hearing if any submissions are received during the exhibition period.

Under section 30P, the consent authority must (following any required hearing and taking account of matters under section 30P(2) make a preliminary decision that if the Minister were to approve the amendment proposal, the authority would be likely to consent or refuse to consent to the development proposal.

Under section 30Q of the Act, the consent authority must give the Minister a written report that includes the preliminary decision, the submissions received, the issues raised in submissions or during consultation, and any other information that the consent authority believes the Minister should take into account when considering the proposal.

Upon receipt of a notice of approval of the amendment proposal from the Minister, the consent authority must determine, as required by section 30W(1) to either consent, alter and consent or refuse the development proposal.

3. ASSESSMENT SYNOPSIS

This report concludes that the Authority should:

- make a preliminary decision that if the Minister were to approve the amendment proposal the consent authority would be likely to consent to the development proposal;
- provide a report to the Minister including the preliminary decision, the submissions and the issues raised in the submissions; and
- delegate to the Chair the determination of the development proposal subject to the Minister's decision on the amendment proposal.

4. PROPOSAL

On the 2nd June 2026, Rory Mackay from Cunnington Rosse Town Planning and Consulting lodged a concurrent application comprising an amendment proposal to include Section 4625 Hundred of Strangways within the boundary of the Coolalinga and Freds Pass Rural Activity Centre Area Plan and to subdivide the site into four lots. All lots will have access and frontage to Holly Road.

The minimum lot size in Zone RR (Rural Residential) is 1ha per lot, all unconstrained, where the land is located within the Litchfield Municipality and outside of an urban/ peri-urban area or rural activity centre. The minimum lot size in zone RR (Rural Residential) within the Litchfield Municipality and within an urban/ peri-urban area or rural activity centre is 0.4ha with all land to be unconstrained.

Including the subject property within the boundary of the Cooalinga and Freds Pass Rural Activity Centre Area Plan will therefore allow the land to be subdivided into four lots with the following sizes:

- Lot A – 4000m^2
- Lot B – 4000m^2
- Lot C – 4700m^2
- Lot D - 7300m^2 (with Water Supply Easement & Outbuilding)

The application is supported by a Land Suitability Assessment (LSA), a Site Soil Evaluation (SSE) and a Stormwater Management Plan (SMP).

A copy of the exhibition material including the application is at **Bookmark A**.

The pre lodgement meeting with a planning advisor, as required by Section 30B of the *Planning Act 1999*, was held on the 12th May 2026.

5. SITE AND LOCALITY CONTEXT

Section 4625 Hundred of Strangways, (30 Holly Road, Bees Creek) has an area of 2ha. Apart from an existing shed on the land there is no other development.

The land where the 4 lots are proposed drains in a westerly direction to Holly Rd with a gradient of approx. 6% and has been cleared.

The property at 60 Holly Road to the north is zoned RR (Rural Residential) and the lots to the east (rear of the proposed subdivision) are zoned RR (Rural Residential). Land to the west on the other side of Holly Road is in Zone RL (Rural Living) whilst the lot to the south, 10 Holly Road, is in Zone RR (Rural Residential). A locality plan and a zoning plan are at **Bookmark A.**

6. PLANNING HISTORY

- On 22 July 2024, the site along with the northern adjoining Section 5203 and the southern adjoining Section 4626 was rezoned from Zone RL (Rural Living) to Zone RR (Rural Residential) under Planning Scheme Amendment 109 (PA2023/0388).

- On 22 January 2025, the site along with the southern (Section 4626) adjoining property was approved for a five-lot subdivision in three stages under Development Permit DP2024/0356.

- On 6 February 2026, the northern adjoining Section 5203 was included within the boundary of the Coolainga and Freds Pass Rural Activity Centre Area Plan under Planning Scheme Amendment 160, and Development Permit DP2025/0327 was issued to subdivide this property into five 4000m2 lots.

7. PUBLIC EXHIBITION

The application was placed on public exhibition for a period of 28 days, from 26 June to 24 July 2026, in accordance with the requirements of the *Planning Act 1999*,.

One public submission was received in support of the proposal from Mark & Leigh Bland highlighting the benefits of the proposal for supporting residential development and young families wanting to move into the area as well as the added benefits to local business, trades and schools. **Bookmark C**

1. PRELIMINARY DECISION ABOUT DEVELOPMENT PROPOSAL (SECTION 30P OF THE PLANNING ACT)

Section 30P(2) of the *Planning Act 1999* establishes matters the consent authority is required to consider in making a preliminary decision in relation to the development proposal.

The matters identified in section 30P(2) that are relevant to this proposal are discussed below whilst sub clauses not relevant to this proposal and not addressed in this report include subsections (c), (e), (g), (k) and (n), (na) and (r).

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

The proposed subdivision has been assessed against the relevant provisions of the NTPS 2020 at **Bookmark D** and complies with all applicable clauses including the strategic framework for development in zone RR (Rural Residential).

(b) the amendment proposal in the application;

The amendment proposal within this application is for the inclusion of Section 4625 Hundred of Strangways within the boundary of the Coolalinga and Freds Pass Rural Activity Centre Area Plan The merits of the proposal are discussed below, in section 7(i) of this report. In summary the site is potentially suitable for the proposed use because:

- It will provide rural lifestyle options, addressing a demand identified in the Litchfield Subregional Land Use Plan.

- A Land suitability report, Site Soil Evaluation have been submitted as a part of the application. These documents and the Land Resources Division of the Department of Lands Planning and Environment (DLPE) response to the application confirm that each lot is capable of supporting the proposed subdivision and subsequent development of the land in a manner consistent for minimum 0.4ha development in zone RR (Rural residential).
- The subdivision is unlikely to adversely impact on the existing and future amenity of the locality. It would form part of the Coolalinga and Freds Pass Rural Activity Centre and would create additional land for rural living purposes, in a manner that is consistent with the existing rural character and historical land uses in the rural locality.

(d) any interim development control order in force for the land;

Interim Development Control Order No.34 (IDCO34) is not explicitly applicable to the assessment of this application. IDCO34 introduces planning controls to regulate domestic livestock in the Northern Territory. It does not apply to land zoned RR (Rural Residential).

(f) any information received as a result of consultations carried out, submissions received, or evidence given at a hearing;

A total of one (1) public submission was received during the exhibition period. The submission was in full support of the 4 lot subdivision highlighting the benefits of residential development in the area. A copy can be found at **Bookmark C.**

(i) the merits of the development proposal as demonstrated in the application;

The application identifies the following merits:

- generally consistent with the policy intent of the Strategic Framework as outlined above in Section 5.3.2 of this report;
- adjoining and connected via common road to the surrounding 4,000m^2 lots already approved and/or developed;
- in a location and of a suitable orientation to provide additional 4,000m^2 lots up to 7300m^2 which are consistent with the community expectation around lot size transition away from the FPRAC and the existing lot sizes adjoining this site;
- has access to infrastructure with access to reticulated electricity and water services and proximate to a range of community facilities and services; and
- will meet market demand and support housing choice for rural residential living.

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

The application is supported by a Land Suitability Assessment Report (LSA), a Site and Soil Evaluation Report (SSE) and a Stormwater Management Plan (SMP). In summary each lot will contain 0.4ha of unconstrained land with unconstrained access to a public road. The site does not contain any significant landforms and is not impacted by poorly drained or acid sulfate soils, dryland salinity and/or flooding. The Site and Soil Evaluation confirms the soil landscape within the unconstrained site is capable of sustaining onsite wastewater management using

approved treatment and disposal systems that will comply with the NT Code of Practice for Wastewater Management. Furthermore, the existing stormwater overland flow across the site in a westerly direction towards Holly Road will not be disturbed, subject to the drainage requirements of the local authority, Litchfield Council.

The land is considered capable of supporting the proposed subdivision and future development consistent with the requirements of zone RR (Rural Residential).

The Department of Lands, Planning and Environment did not raise any concerns regarding capability of the land for the rezoning or proposed subdivision.

(l) the public utilities or infrastructure provided in the area in which the land is situated and any requirement for:

(i) public facilities and services to be connected to the land; and

(ii) facilities, infrastructure or land to be provided by the applicant;

The application was circulated to the below service authorities and agencies for comment.

Litchfield Council. – **Bookmark B1**

- Council supports the proposed scheme amendment and the proposed subdivision as it aligns with the recent subdivision and rezoning at 60 Holly Rd and Council considers the proposal is suitable. The Preliminary SMP appears to be sufficient and the LSA and SSE indicate that the site is suitable.
- Council requests a condition precedent be applied regarding a SMP and that standard conditions and notes be applied.
- A monetary contribution be made in accordance with its development contribution plan.

Power and Water Corporation, Power - **Bookmark B2**

- No objection to the rezoning proposal
- Connection to a reticulated power supply shall be to their requirements.

  Standard Conditions and notes.

Power and Water Corporation, Water – **Bookmark B3**

- Only reticulated water available. All lots to be connected to the reticulated water supply.

  Standard Conditions and notes.

Department Lands, Planning and Environment, Land Resource Division - **Bookmark B4**

- Note that all lots contain at least 0.4ha of unconstrained land.
- Low risk to threatened species and biodiversity from a regional perspective
- No issues of concern from Water Resources Division to the rezoning and subdivision proposal. There is Groundwater availability.
- An Erosion and Sediment Control Plan is not required but appropriate measures should be undertaken.
- No known Aboriginal or Macassan archaeological places or objects.

Standard conditions and notes would address the comments.

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

The sites to the north and south was recently rezoned to RR (Rural Residential), and land to the east is currently zoned RR (Rural Residential) supporting minimum 0.4ha lots. The proposed rezoning and subdivision will not significantly impact on the existing and future amenity of the locality.

(o) if the development proposal relates to a 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);

The application includes a statement from AB Consulting (NT Pty. Ltd) stating it will not impact or affect compliance with the NT Building Act or National Construction Code /Building Code of Australia. This refers to the building intended to be retained on proposed lot D. See **Bookmark A**.

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

No natural, social, cultural or heritage values have been identified for the land. No impact is anticipated.

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

The lots are to be connected to a reticulated water supply.

(q) any beneficial uses, quality standards, criteria, or objectives, that are declared under the Water Act ;

Beneficial uses are declared under Section 73 of the Water Act. The following beneficial uses apply

- Darwin Harbour Region - aquaculture, environment, cultural, rural stock and domestic.
- Darwin Rural Water Control District - agriculture, aquaculture, public water supply, environment, cultural, industry, rural stock and domestic, mining activity and petroleum activity

The proposal is unlikely to impact on water quality. It is the responsibility of the developer and landowner to ensure that land use does not result in a contravention of the *Water Act 1992*.

2. RECOMMENDATION SUMMARY

The consent authority is required to make a number of related decisions about a concurrent application. The decisions required in relation to the amendment proposal and development proposal are summarised below.

Recommendation 1 relates to the preliminary decision the consent authority is likely to make, as required by section 30P, on the development proposal seeking consent for a subdivision to create 4 lots, in the event the Minister were to approve the amendment proposal.

Note that the preliminary decision does not result in a development permit at this stage in the concurrent application process.

Recommendation 2 relates to the report the consent authority is required, under section 30Q to provide to the Minister.

Recommendation 3 delegates to the Chair the determination of the development proposal contained in the application after receipt of a notice from the Minister under section 30U(1) Minister's decision on the amendment proposal.

Note that the determination of the development proposal will also give effect to the amendment proposal contained in the concurrent application.

3. RECOMMENDATION 1

As required by section 30P(1)(a), the consent authority must make a preliminary decision that, if the Minister were to approve the amendment proposal to rezone Section 4625 Hundred of Strangways (30 Holly Road Bees Creek) that it would be likely to determine to consent to the development under section 30W(1)(a) conditionally for the purpose of a subdivision to create four lots subject to the following conditions:

PRECEDENT CONDITIONS

1. Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the Litchfield Council's stormwater drainage system shall be submitted to and approved by the Litchfield Council, to the satisfaction of the consent authority.

GENERAL CONDITIONS

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

3. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created.

4. 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.

5. Before the issue of titles the owner must, in accordance with Part 6 of the *Planning Act 1999*, pay a monetary contribution to the Litchfield Council for the upgrade of local infrastructure, in accordance with its Development Contribution Plan.

6. The owner of the land must enter into agreements with the relevant authorities for the provision of reticulated water supply and electricity to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

7. All proposed and affected:
   a. roads;
   b. stormwater drainage;
   c. vehicular access; and
   d. streetscaping
   must be designed and constructed at the owner's expense in accordance with the requirements of the Northern Territory Subdivision Development Guidelines and to the technical requirements of the Litchfield Council, to the satisfaction of the consent authority

8. Before the issue of titles, firebreaks along boundaries or at appropriate locations shall be provided to the satisfaction of the consent authority on advice from the *Bushfires NT Division of the Northern Territory Fire and Emergency Services*.

NOTES

1. This permit will expire if one of the following circumstances applies:
   (a) the development *and use is/are* not started within *two* years of the date of this permit;
   or
   (b) the development is not completed within *four* years of the date of this permit.
   The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. A Works Permit is required from the Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's road network. Fees may apply.

3. The Power and Water Corporation (PWC) power, advise the following:

   - A basic supply of 25VA, three-phase power service shall be required to each newly created lot in accordance with the current NP)@) – Guidelines for Developers of Subdivisions and Electricity Infrastructure published on the PWC website(www.powerwater.com.au)..

   - The landowner shall engage a licensed electrician to:
     - submit a Negotiated Connection application under Australian Energy Regulator (AER) compliance process for PWC's assessment on subdivision power servicing connection requirements.
     - Carry out a detailed power servicing design drawing submission in consultation with PWC
   - PWC shall only carry out final connection works at applicable charge under the AER assessment process.

4. 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.

5. The Power and Water Corporation (PWC) water, advise the following:

   - Reticulated sewer services are currently unavailable in the area. The developer shall contact relevant authorities to discuss servicing requirements for the proposed development.
   - Only a single water service is permitted for each proposed individual lot. All new services are constructed by the developer, at no cost to Power and Water. The proposed lots are to be individually serviced from the water main on Holly Road.
   - The developer must ensure that;
     a) Backflow prevention is installed at the water service in accordance with AS/NZS 3500.1 – Plumbing and Drainage - Water Services
     b) Where applicable, the device is tested annually in accordance with AS/NZS 2845.3 field testing and maintenance of testable devices.
     Visit https://www.powerwater.com.au/developers/water-development/backflow-prevention or contact BackflowPrevention.PWC@powerwater.com.au for all backflow prevention enquires.

   - Full lot fire coverage cannot be achieved from existing hydrants. Internal firefighting arrangements must be made to the satisfaction of NT Fire and Rescue Service. An internal break tank maybe required for firefighting, as direct pumping from PWC water mains is not permitted.

   - The existing water easement within the parent lot is still required. Structures must not be located on or over a water supply or sewerage easement, or where no easement exists such as within a road reserve without obtaining the prior written approval of Power and Water.

   - All required works mentioned above must all be at according to Power and Water's Connection Code and at the developer's expense. All standard, quoted and Water and Sewerage System Extension Policy (WASSEP) charges, as well as contribution charges may be applicable. As required, Power and Water will reassess the charges for the development.

6. Any new on-site wastewater management system is to be installed in accordance with the Code of Practice for Wastewater Management.

7. The permit holder is advised that it is an offence to disturb or destroy prescribed archaeological places without consent under the *Heritage Act 2011*. Should any heritage or archaeological material be discovered during the clearing operation, cease operation and please phone Heritage Branch of the Department of Lands, Planning and Environment.

8. There are statutory obligations under the *Waste Management and Pollution Control Act 1998* (the Act), that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is required to comply at all times with the Act, including the General Environmental Duty under Section 12 of the Act. There is also a requirement to obtain an authorisation prior to conducting any of the activities listed in Schedule 2 of the Act. Guidelines to assist proponents to avoid environmental impacts

are available on the Northern Territory Environment Protection Authority website at https://ntepa.nt.gov.au/publications-and-advice/environmental-management.

The Act, administered by the Northern Territory Environment Protection Authority, is separate to and not reduced or affected in any way by other legislation administered by other Departments or Authorities. The Environment Operations Branch of the Environment Division may take enforcement action or issue statutory instruments should there be non-compliance with the Act.

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

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

10. For the purposes of best practice land management and environmental protection it is recommended that:
    (a) prior to the commencement of works an Erosion and Sediment Control Plan (ESCP) is developed;
    (b) the ESCP is implemented throughout the construction phase including clearing and early works; and
    (c) all disturbed soil surfaces are stabilised against erosion at completion of works.

11. Resources regarding erosion and sediment control is available on the International Erosion Control Association (IECA) website https://austieca.com.au/home and Land Management Factsheets available at https://nt.gov.au/environment/soil-land-vegetation. For further advice, contact the Development Coordination Branch: (08) 8999 4446.

12. REASONS FOR RECOMMENDATION 1

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

   The Northern Territory Planning Scheme 2020 applies to the land and a subdivision, to create four (4) lots, requires consent under Clause 1.8 (When development consent is required). It is identified as Impact Assessable under Clause 1.8(1)(c)(ii); therefore: the Strategic Framework (Part 2 of the Scheme, including the Litchfield Sub-Regional Land Use Plan (Strategic Framework), the zone purpose and outcomes of Clause 4.6 (Zone RR Rural Residential), and Clause 6.3.1(Subdivision in Zones RR) need to be considered. These clauses have been considered, and it is found that the proposal complies with all the relevant requirements of the Planning Scheme.

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

   The application is supported by a Land Suitability Assessment (LSA), Site and Soil Evaluation (SSE) and a Stormwater Management Plan (SMP). In summary each lot will contain 0.4ha of unconstrained land with unconstrained access to a public road. The site does not contain any significant landforms and is not impacted by poorly drained or acid sulphate soils, dryland salinity and/or flooding. The SSE provided confirms that the soil landscape within the unconstrained site is capable of sustaining onsite wastewater management using approved treatment and disposal systems that will comply with the NT Code of Practice for Wastewater Management. Furthermore, the SMP shows that existing stormwater overland flow is across the site, in a westerly direction towards Holly Road, and this will not be disturbed, subject to the drainage requirements of the local authority, Litchfield Council.

   The land is therefore considered capable of supporting the proposed subdivision and future development consistent with the requirements of zone RR (Rural residential).

3. Pursuant to Section 30P(2)(l) of the *Planning Act 1999*, the consent authority must take into consideration the capability of the public utilities or infrastructure provided in the area in which the land is situated and any requirement for public facilities and services to be connected to the land; and facilities, infrastructure or land to be provided by the applicant.

   A Land Suitability Assessment, Stormwater Management Plan and Site and Soil Evaluation have been submitted as part of the application. Reticulated electricity and water services are available to the proposed lots. Reticulated sewerage is unavailable, however all lots are capable of accommodating an onsite wastewater management system as demonstrated in the Site & Soil evaluation. Furthermore, the Land Resources Division of the Department of Lands, Planning and Environment responses to the application confirm that each new lot is capable of supporting the proposed subdivision.

4. Pursuant to Section 30P(2)(m) of the Planning Act 1999, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

   The proposed four-lot subdivision is within an established rural lifestyle area and is unlikely to have an adverse impact on the existing and future amenity of the Bees Creek rural locality.

13. RECOMMENDATION 2

That under section 30Q of the *Planning Act 1999*, the consent authority report to the Minister for Lands, Planning and Environment advising of the likely decision in relation to the development proposal, issues raised in the submissions, issues raised at the hearing and any other matters it considers the Minister should take into account when considering the amendment proposal.

14. RECOMMENDATION 3

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

- Determine, pursuant to Section 30W(1)(a), to consent to the development proposal contained in the concurrent application, and consent to the concurrent application after receipt of a notice under Section 30U(1) that the Minister has approved the amendment proposal contained in the application;
- issue a development permit under section 54(1) in relation to the development proposal to Section 4625, Hundred of Strangways, (30) Holly Road Bees Creek for the purpose of a subdivision to create 4 lots; and
- issue the relevant notices under Section 30Y.

AUTHORISED

Fletcher Willis

Senior Planner

Lands Planning

Eve-Marie Davie

Rural, Regional & Remote Senior Planner

Development Assessment Services

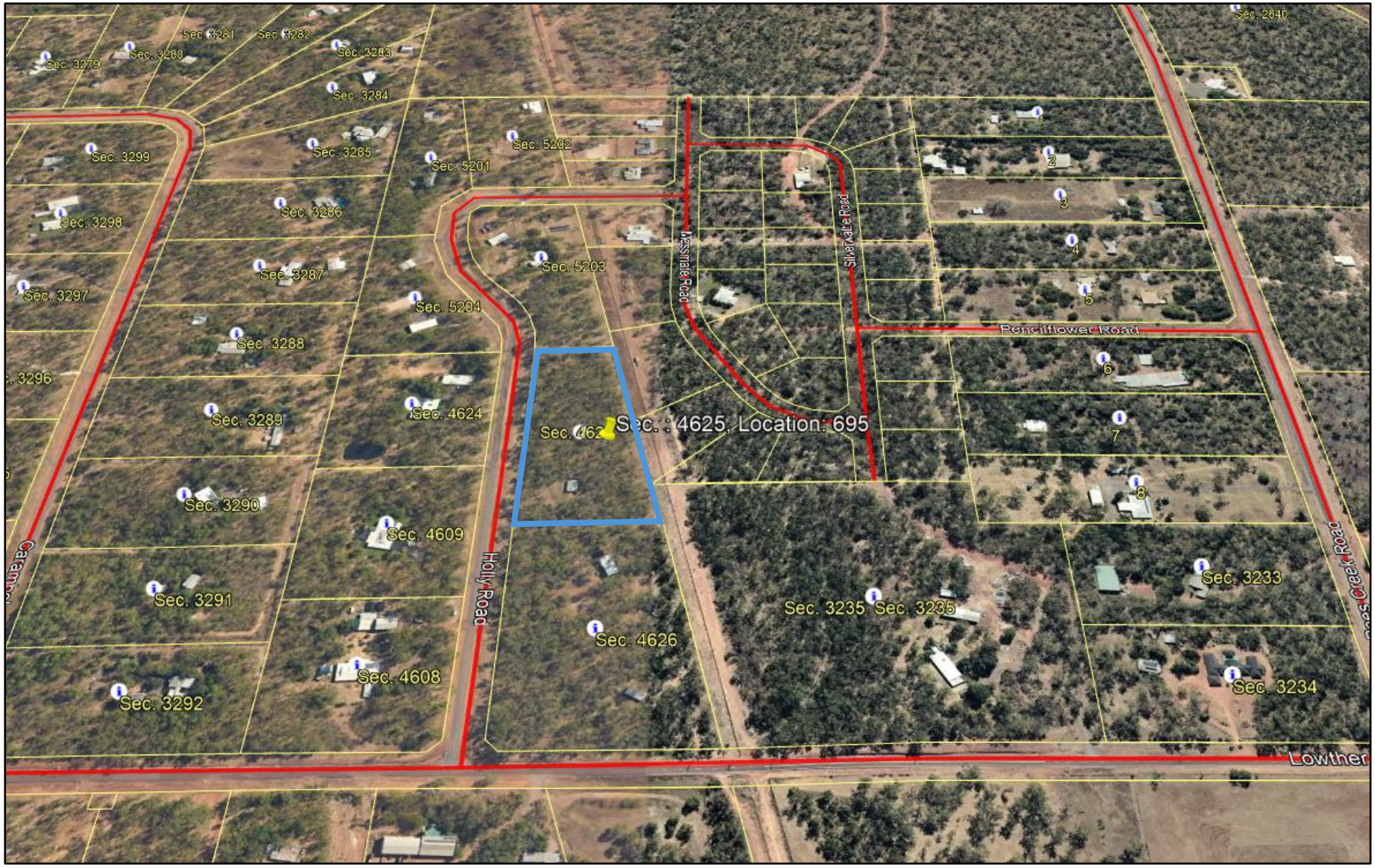

Figure 1: Site Plan 30 Holly Rd Bees Creek

3284
2639
SC
6212
6213
6214
6215
6221
6222
6223
6224
1
2
3
4
5
6
7
8
3285
5202
APPROVED SUBDIVISION
5201
6225
6218
6219
6226
3286
6216
6217
6220
6227
MESSMATE ROAD
SILVERWATTLE ROAD
3287
RL
5203
6195
6200
6206
6207
HOLLY
3288
5204
RR
6201
6205
6208
6204
6202
6196
6209
3289
4624
6203
6210
6197
PROPOSED LOTS A TO D
SEE DA-2026-0113-01 FOR DETAIL
4625
6198
6199
6211
3290
4609
RL
3291
4626
3233
APPROVED SUBDIVISION
3235
ROAD
4608
3292
3234
LOWTHER ROAD
4579
S L18
4580
5537

SCALE:	1:2500
COORD. SYSTEM:	MGA 94 ZONE 52
LEVEL DATUM:	N/A
CONTOUR INTERVAL:	N/A

50 0 50 100
metres

Survey Plan:	LTO2002/095
CUFT:	Vol 853 Fol 819
Bearings:	TRUE
Date :	30/03/2026
JOB No:	2026-0113
APPROVED	GH

LEGEND
- RL - Rural Living
- RR - Rural Residential
- S - Specific Use
- SC - Service Commercial

SURVEYORS & SPATIAL CONSULTANTS
CROSS SOLUTIONS
EMAIL: quotes@cross-solutions.com.au
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LOCALITY PLAN
PROPOSED SUBDIVISION LOTS A TO D OVER SECTION 4625 HUNDRED OF STRANGWAYS 30 HOLLY ROAD, BEES CREEK

A3

SHEET No: 1 of 1

CLIENT: CUNNINGTON ROSSE TOWN PLANNING | DRAWING No: DA-2026-0113-02 | REV:A

FILE PATH: G:\Shared Drives\Active Projects - 2026\2026-0113 (30 Holly Road - New Subdivision Plan)\6_Processing\1_CAD Drawings\DA-2026-0113-02_LOCALITY PLAN.dwg LAST SAVED BY: Igor

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5204
L2007/070

5203
LT02007/070

MESSMATE ROAD

N

ROAD

Telstra

71·15

PROPOSED
LOT A
4000m²

51·96

53·26

6196
LT02021/039

8m wide driveway
in accordance with
"Std Drawing SSI1008
(Dual Driveway)"
to LSC standards
to LOTS C and D

O/H Powerlines

PROPOSED
LOT B
4000m²

82·805

45·515

46·64

4624
L2002/095

Water

(30 WIDE)

4625
LT02002/095

93·01

6197

PROPOSED
LOT C
4700m²

47·765

48·98

Above Ground Water Line ø1050 MSL

Gate

WM

103·72

18·37

Structure

6198
LT02021/039

HOLLY

Telstra

Water

O/H Powerlines

Water

69·23

67·35

Section
not
fenced

PROPOSED
LOT D
7300m²

WATER SUPPLY EASEMENT

10

118·45

10·25

4609
L2002/095

3235
LT02021/039

Gate

E(LV)

E(LV)

E(LV)

4625
LT02002/095

O/H Powerlines

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

SCALE:	1:750
COORD. SYSTEM:	MGA 94 ZONE 52
LEVEL DATUM:	AHD
CONTOUR INTERVAL:	0.5 m

15 0 15 30
metres

Survey Plan:	LTO2002/095
CUFT:	Vol 853 Fol 819
Bearings:	TRUE
Date :	30/03/2026
JOB No:	2026-0113
APPROVED	GH

SURVEYORS & SPATIAL CONSULTANTS
CROSS SOLUTIONS
EMAIL: quotes@cross-solutions.com.au
WEB: www.cross-solutions.com.au

PROPOSED SUBDIVISION
LOTS A TO D
OVER SECTION 4625 HUNDRED OF STRANGWAYS
30 HOLLY ROAD, BEES CREEK

A3

SHEET No: 1 of 2

CLIENT: CUNNINGTON ROSSE TOWN PLANNING

DRAWING No: DA-2026-0113-01 REV:A

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5204
L2007/070

5203
LT02007/070

71·15

PROPOSED
LOT A
4000m²

51·96

53·26

6196
LT02021/039

MESSMATE ROAD

N

ROAD

Telstra

Water

8m wide driveway
in accordance with
"Std Drawing SSI1008
(Dual Driveway)"
to LSC standards
to LOTS C and D

82·805

PROPOSED
LOT B
4000m²

45·515

46·64

RR

4624
L2002/095

4625
LT02002/095

93·01

(30 WIDE)

6197

Above Ground Water Line ø1050 MSL

PROPOSED
LOT C
4700m²

47·795

48·98

RL

Gate

WM

103·72

18·37

Structure

6198
LT02021/039

O/H Powerlines

HOLLY

65·73

PROPOSED
LOT D
7300m²

67·35

Section
not
fenced

WATER SUPPLY EASEMENT
118·45

10

10·25

RL

3235
LT02021/039

4609
L2002/095

Gate

E(LV)

4625
LT02002/095

SCALE:	1:750
COORD. SYSTEM:	MGA 94 ZONE 52
LEVEL DATUM:	AHD
CONTOUR INTERVAL:	0.5 m

15 0 15 30
metres

Survey Plan:	LTO2002/095
CUFT:	Vol 853 Fol 819
Bearings:	TRUE
Date :	30/03/2026
JOB No:	2026-0113
APPROVED	GH

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

LEGEND
- RL TOWN PLANNING ZONE
- RR TOWN PLANNING ZONE

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SHEET No: 2 of 2

CLIENT: CUNNINGTON ROSSE TOWN PLANNING

DRAWING No: DA-2026-0113-01 REV:A

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Land owner/s authorisation to lodge a development application

The Planning Act 1999

Before you fill in the form

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

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

1. Applicant

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

Name of Applicant/Consultant or Acting agent	Cunnington Rosse Town Planning and Consulting		
Address	Darwin Corporate Park, Unit 6, T212, 631 Stuart Highway, Berrimah		
Phone	0400754842	**Email**	gerard@crtpc.com.au

2. Persons on whose behalf the application is made:

Person/s on whose behalf the application is made:	Russell and Wendy Henderson		
Address	15 Holly Road Bees Creek NT 0822		
Phone	0418894160	**Email**	russell@crystalpools NT .com.au.

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

***Lot/NT portion**	4625
***Location/town/hundred**	Hundred of Strangways
***Street address**	30 Holly Road, Bees Creek

NORTHERN TERRITORY GOVERNMENT

4. The application is for the purpose of:	
***Proposed development** *Brief description of proposed development*	Concurrent Application - PSA and Subdivision

5. Landowner/s signature

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

Written authorisation from each:

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

***Full name**	Russell Henderson		
^Company name			
^Title *(e.g. director/authorised representative)*			
Phone	0418874160	**Email**	russell@crystalpoolsnt.com.au.
***Signature**			
***Date**	1/5/2026.		

Landowner signature

***Full name**	Wendy Henderson		
^Company name			
^Title *(e.g. director/authorised representative)*			
Phone	0408333500	**Email**	wendy@crystalpoolsnt.com.au
***Signature**			
***Date**	1/5/2026		

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

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

No other person

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.

AB Consulting (NT) Pty Ltd

ABN: 98 602 384 672

PO Box 1631, BERRIMAH NT 0828
Mobile: 0400 518 367
Email: annette@abconsultingnt.com.au

Our Ref: ABC-26198

To Whom it may concern,

RE: Statement from a Building Certifier Re: Section 46(3)(k) of the Planning Act for Proposed Subdivision of Section 4625 (30) Holly Road, Virginia, Hundred of Strangways.

In accordance with Section 46(3)(k) & (l) of the Planning Act and Drawings DA-2026-0113-01 Rev A Sheets 1 and 2' issued by Cross Solutions attached, I can confirm that the proposal is suitable for Subdivision and will not affect compliance with the NT Building Act or National Construction Code/Building Code of Australia.

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

Yours Sincerely,

Annette Joseland
Building Certifier
Registration Number: 264433BU
22/05/2026

Documents Enclosed: 'DA-2026-0113-01' Rev A Sheets 1 and 2 issued by Cross Solutions

5204
L2007/070

5203
LT02007/070

MESSMATE ROAD

N

ROAD

Telstra

71·15

PROPOSED
LOT A
4000m²

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8m wide driveway
in accordance with
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to LOTS C and D

O/H Powerlines

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4000m²

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46·64

4624
L2002/095

Water

(30 WIDE)

4625
LT02002/095

93·01

6197

PROPOSED
LOT C
4700m²

47·765

48·98

Above Ground Water Line ø1050 MSL

Gate

WM

103·72

18·37

Structure

6198
LT02021/039

HOLLY

Telstra

Water

O/H Powerlines

Water

69·23

67·35

Section
not
fenced

PROPOSED
LOT D
7300m²

WATER SUPPLY EASEMENT

10

118·45

10·25

4609
L2002/095

3235
LT02021/039

Gate

E(LV)

E(LV)

E(LV)

4625
LT02002/095

O/H Powerlines

NOTES:
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SCALE:	1:750
COORD. SYSTEM:	MGA 94 ZONE 52
LEVEL DATUM:	AHD
CONTOUR INTERVAL:	0.5 m

15 0 15 30
metres

Survey Plan:	LTO2002/095
CUFT:	Vol 853 Fol 819
Bearings:	TRUE
Date :	30/03/2026
JOB No:	2026-0113
APPROVED	GH

SURVEYORS & SPATIAL CONSULTANTS
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O/H Powerlines

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Land Suitability Assessment for subdivision:
Sections 4625
Hundred of Strangways
30 Holly Road, Bees Creek

Compiled by

VPS Land Assessment and Planning

April 2026

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

Document Control Record

Prepared by	Graeme Owen
Position	Consultant Environmental Scientist
Date	April 2026

Revision Status

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

*Recipients are responsible for eliminating all superseded documents in their possession

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1. Executive Summary

VPS Land Assessment and Planning (VPS) was commissioned to conduct a Land Suitability Assessment (LSA) of Section 4625, Hundred of Strangways (30 Holly Road, Bees Creek), to support a proposed 4-lot subdivision. The subject land is 2ha and Zoned RR – Rural Residential. Review of publicly available imagery shows that only Lot D is currently developed and VPS is advised that Lot D includes an existing approved onsite wastewater management system. The other three lots are undeveloped and comprise extant native vegetation.

The proposed subdivision of Section 4625 will create four lots, all ≥0.4ha. This land suitability assessment confirmed that each proposed lot wholly comprises moderately unconstrained land with similarly unconstrained access to Holly Road.

Slope across the unconstrained land within all proposed lots is up to 6%. No erosion was observable from the existing developed block, Lot D, demonstrating that the remaining three lots can be developed similarly with low risk providing appropriate standard erosion mitigation measures are undertaken.

The subdivision area is classed as *S2 – Moderately Suitable* for subdivision due to slope.

All four lots have access to reticulated (town water) potable water supply.

Field assessment confirmed that the soil-landscape of the identified unconstrained land is capable of sustaining onsite wastewater management using approved treatment and disposal systems that will comply with the NT *Code of Practice for Wastewater Management* (DoH 2020). Minimum separation distances between potential disposal areas and other site features, including seepage lines, can be achieved.

As shown by the contours (Figure 3), the proposed subdivision will not change the existing stormwater flow regime as the land from all lots already naturally slopes and drains towards Holly Road.

2. Introduction

VPS Land Assessment and Planning (VPS) was commissioned to conduct a Land Suitability Assessment (LSA) of Section 4625, Hundred of Strangways (30 Holly Road, Bees Creek), to support a proposed subdivision. This LSA was prepared to support a proposal to create four lots, all ≥0.4ha.

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

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

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

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

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

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

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

* in lieu of the *Land Suitability Guidelines* (NTG 2020) criteria, the capability of the subject land is assessed against the capacity of the unconstrained land to support onsite wastewater management systems (OWMS) that would comply with the NT *Code of Practice for Wastewater Management* (DOH 2020a).
This is in accordance with the *NTPS* (2020) that states equally at Part 6.3.1.7 in relation to *Subdivision in Zone RR* and Part 6.3.4.4 in relation to *subdivision in Zones RL, R and Unzoned Land* that:

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

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

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

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

3. Background

3.1. Site location

Section 4625, Hundred of Strangways (30 Holly Road, Bees Creek), is located approximately 3.5kms southeast of Coolalinga (Figure 1).

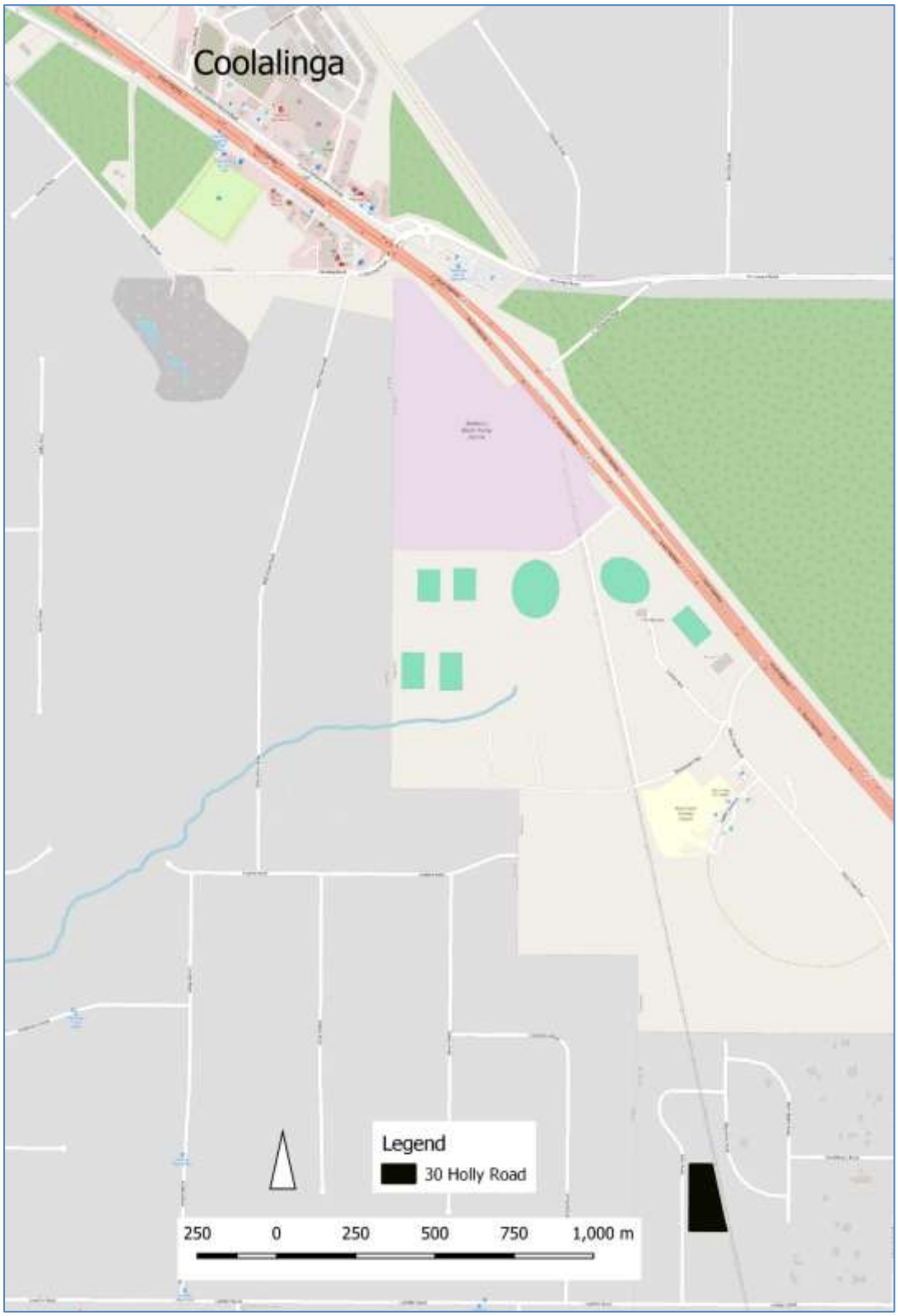

Figure 1: Location of Section 4625

3.2. Site Description and proposed subdivision

The proposed 4 lot subdivision (Figure 2) of Section 4625 comprises land zoned RR (Rural Residential). Each lot will be at least 0.4ha ha and all will have access to the same sealed public road, Holly Road. Review of publicly available imagery shows that only Lot D is currently developed whilst Lots A-C comprise extant native vegetation.

All four lots have access to reticulated (town water) potable water supply. Existing and future developments will utilise onsite wastewater management systems (OWMS). NR Maps data (DLPE) shows no bores within 250m of any of the lots within the proposed subdivision.

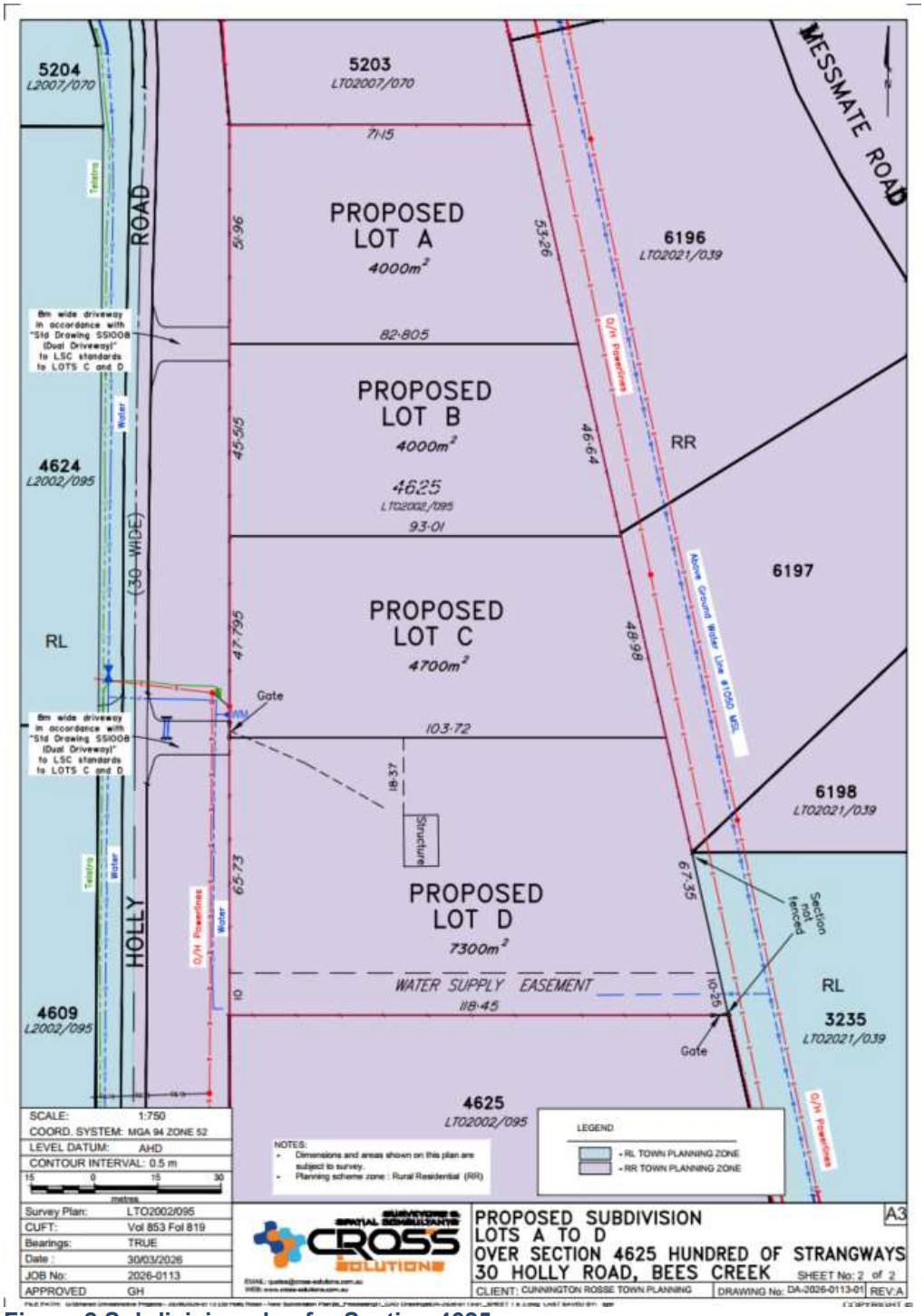

Figure 2 Subdivision plan for Section 4625

4. Assessment

4.1. Overview

Field assessment was undertaken in 23 October 2024 to support a previous subdivision application across Section 4625. Field assessment identified ≥0.4ha of similarly unconstrained land (due to similar slope ≤6%) within each proposed lot, and that each lot has unconstrained access to a public road, Holly Road. To characterise the site and soil across the subdivision a representative soil profile was described in Lot B (Figure 3). No surface water features as per Table 16 (DOH 2020) were identified within 100m of proposed lots.

4.2. Soil and Landscape assessment

Field assessment involved traversing part of Sections 4625 with a handheld Garmin GPS Map65 to identify unconstrained land adjacent to proposed access. Slope was assessed in the field using a hand-held clinometer and slope (6%) was recorded within Lot B (Figure 3; Appendix 1).

Soils are rapidly drained, gravelly, shallow (0.35m) with hand auguring stopped by dense gravels / stones at depth. For the purposes of addressing Part 6.3.2.9 (NTPS 2020), no seepage line (boundary of poorly to very poorly drained lands) was identified within 100m of proposed lots.

4.3. Site assessment

As per NTPS 6.3.2.7, field assessment found that s4625 is wholly unconstrained land (due to similar slope ≤6%) with each proposed lot having similarly unconstrained access to a public road, Holly Road (Figure 3). No erosion was observable from the existing developed block, Lot D, demonstrating the other three lots proposed for s4625 can be developed similarly with low risk providing that appropriate standard erosion mitigation measures are undertaken.

No surface water features as per Table 16 (DOH 2020) were identified within 100m of proposed lots. Furthermore, NR Maps data indicates that no bores are located within 250m of proposed lots, which exceeds the NTPS requirement for minimum 100m separation between bores and effluent disposal areas.

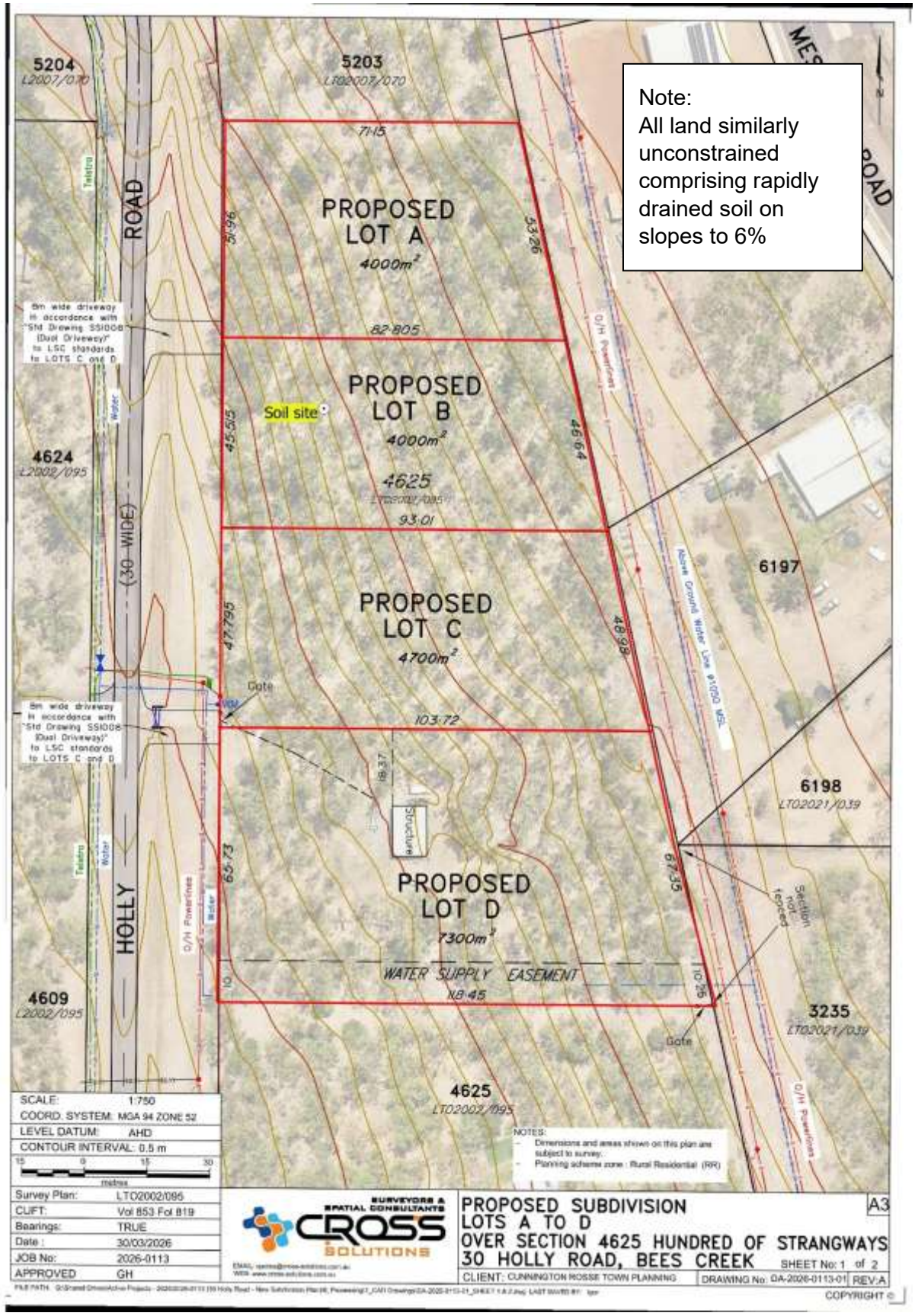

Figure 3 Summary of soil landscape assessment s4625

5. Land Suitability Assessment

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

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

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

Suitability classes can be improved through the use of engineering works and application of certain management practices. As per the Land Suitability Guidelines (NTG 2020, iv) a lower land suitability rating "*does not necessarily prevent a land use from occurring, but in most situations indicates that additional inputs in terms of costs, design, planning and ongoing management could be required."*

Table 1 contains a summary of the land suitability assessment for Section 4625.

Table 1 Land Suitability Assessment

Land Suitability Category	Assessment	Suitability Class
Drainage	Unconstrained land identified within all proposed lots is well drained See Appendix 1.	S1 - Highly Suitable
Onsite Wastewater Management Land capability assessed against the requirements of the DoH. 2020. *Code of Practice for Wastewater Management*	Soil within Lot B is rapidly drained, gravelly brown kandosols. Profile depth assessed using hand tools to 0.35m (Site 1) with hand auger stopped by dense gravel at depth. See Appendix 1. Land slope <10% is not considered a constraint for onsite wastewater management as per AS 1547:2012. VPS was advised that the existing development in Lot A has an existing approved onsite wastewater management system. Soil depth and stones are not considered constraints to sustainable onsite wastewater disposal. AS1547-2012 provides guidance for disposal method selection and suggests a range of 'standard' mitigation measures to address site and/or soil limitations. Furthermore, the NT *Code of Practice* (DOH 2020) includes approved OWMS that do not discharge to the environment and are therefore independent of soil drainage, depth and slope. Field assessment confirmed that the unconstrained land is capable of sustaining onsite wastewater management using existing approved treatment and disposal systems that will comply with the NT *Code of Practice for Wastewater Management* (DoH 2020). See also Subdivision SSE (VPS 2026)	S1 - Highly Suitable
Erosion Risk	All land within s4625 comprises rapidly drained brown kandosols on slopes to 6%. Slope across unconstrained land up to 6% across all proposed lots. Only proposed lot D is currently developed and there is no evidence of erosion associated with these developments. Standard erosion and sediment control methods, particularly with respect to timing to avoid periods of high erosion risk, minimising disturbance areas exposed at any one time, and stabilisation with ground cover (irrigated grasses) post development should mitigate erosion risk.	**S2 - Moderately Suitable**

Soil Salinity	Not affected - The subject land comprises an extant Eucalypt woodland typical of Darwin rural area. Salinity hazard mapping by Tickell and Tyson (1994) indicates that subject land has a Low Risk of soil salinity.	S1 - Highly Suitable
Acid Sulphate soils (ASS)	Not applicable – subject land well outside areas mapped as at risk from ASS by Hill and Edmeades (2008)	N/a
Storm tide flooding	Not applicable – Subject land >10kms from coast and well beyond land affected by modelled storm tide flooding (SEA 2006).	N/a
Riverine Flooding	Not affected - Land identified in published flood modelling (Cardno 2014) as being affected by 1% AEP flooding is > 250m from proposed lots.	S1 - Highly Suitable

6. Conclusion

The proposed subdivision of Section 4625 will create four new lots, each ≥0.4ha in size. This land suitability assessment confirmed that each proposed lot comprises similarly unconstrained land (due to similar slope ≤6%) with similarly unconstrained access to Holly Road.

Whilst Lot D is currently developed, the remaining lots comprise extant native vegetation. Sope across all other blocks up to 6%. While no erosion was assessed within Lot D, the development of Lot D has demonstrated that development of Lots A-C can proceed with moderate risk of erosion. This risk can be managed through standard erosion and sediment control strategies relating to timing of disturbance, minimising extent of disturbed areas at any one time and using irrigation to assist with establishing stable ground cover post development.

With slope across all proposed lots is ≤6%, the subdivision area is classed as *S2 – Moderately Suitable* for subdivision.

All four lots will access reticulated (town water) potable water supply. Field assessment confirmed that the unconstrained land across all lots is capable of sustaining onsite wastewater management using approved treatment and disposal systems that will comply with the NT *Code of Practice for Wastewater Management* (DoH 2020). Minimum separation distances between potential disposal areas and other site features can be achieved.

As shown by the contours (Figure 3), the proposed subdivision will not change the existing stormwater flow regime as the land from all lots already naturally slopes and drains towards the Holly Road.

7. References

Australian Standard AS/NZS 1547:2012 On-site domestic-wastewater management

Cardno. 2014. *Elizabeth and Blackmore River Catchments Flood Study*.

DoH. 2020. *Code of Practice for Wastewater Management*. Department of Health, Northern Territory Government

DLPE. *NR Maps*. Department of Environment, Parks and Water Security digital data discovery tool

Hill JV and Edmeades BFJ. 2008. *Acid Sulfate Soils of the Darwin Region.* Dept of Natural Resources, Environment, the Arts and Sport. Tech Report 09/2008D

NTG. 2020. *Northern Territory Land Suitability Guidelines*. Northern Territory Government Darwin, Australia

SEA. 2006. *Darwin Storm Tide Mapping Study 2006*. Systems Engineering Australia Pty Ltd (SEA)

Tickell SJ and Tyson P.1994. *Dryland Salinity Hazard Map*. NT Department of Infrastructure, Planning and Environment. 2002 Revision.

VPS. 2026. *Site and Soil Evaluation for Subdivision - Section 4625, Hundred of Strangways - 30 Holly Road, Bees Creek*

Appendix 1 - Soil and Vegetation Assessment

Rep Site 1 – Section 4625 - Rapidly drained, shallow, gravelly, brown Kandosol

Slope: 6%	**Stopped by:** loose stones	**Drainage**: rapidly drained
Erosion: nil – well vegetated	**Surface gravel (%)**: 10%	**Surface water:** >100m
Runoff: high	**Rock outcrop**: 2%	**Surface**: nil
Vegetation: *Eucalyptus miniata / Eucalyptus tetrodonta* woodland		

Level	**1**	**2**	**3**		
Depth (cm)	0–10	10-25	25–35		
Field Texture	Clayey sand	Sandy loam	Sandy clay loam		
Structure	Massive	Massive	Massive		
Dominant Colour	10YR 4/1 Dark Gray	10YR 5/2 Grayish Brown	10YR 4/4 Dark Yellowish Brown		
Mottles	nil	nil	nil		
Coarse Frags %	10	25	30		
Emerson	Non dispersive	Non dispersive	Non dispersive		

Site and Soil Evaluation for Subdivision

Section 4625, Hundred of Strangways
30 Holly Road, Bees Creek

VPS Land Assessment and Planning
April 2026

Site name	Section 4625, Hundred of Strangways
Site Address	30 Holly Road, Bees Creek
Parcel	Section 4625
Lot size (m^2 or ha)	2ha
Building Control Area	Darwin
Zone	RR – Rural residential
Date of SSE	27 April 2026
Existing land use	Lot D developed, Lots A-C comprise extant native Eucalypt woodland.
Proposed land use and lot size(s)	Small lot subdivision – 4 lots, each ≥0.4ha
Potable water supply	Reticulated / mains potable water supply (no bores)
Proposed treatment and land application system	Systems approved under NT *Code of Practice for Wastewater Management* (2020)
Distance to bores (m)	Per NR Maps (DLPE data), no bores within 250m of proposed subdivision, exceeding NTPS minimum 100m exclusion buffer
Distance to surface water (m) used for potable supply	Nil waterbodies used for potable supply within vicinity (<200m) of proposed subdivision

Discussion

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

This SSE applies to the 2ha unconstrained land (Figure 1) across the 4 proposed lots within Section 4625, Hundred of Strangways, identified by a Land Suitability Assessment (LSA) (VPS 2026[1]) that is suitable for small lot subdivision.

As per Section 5.2.1 (AS1547:2012) the objective of the SSE is to "*Provide sufficient information for deciding whether or not a development area, subdivision, or lot is suitable for on-site system(s)*". The SSE process identifies soil/site characteristics that may need to be addressed through modifications to the soil or the site, including the use of different technologies or management options or a combination of these, to improve site capability, if required, and ensure compliance with the NT *Code of Practice for Wastewater Management* (2020).

AS1547-2012, in particular Appendix K (Tables K1 and K2) and Appendix R, provide a range of suggestions for disposal method selection and suggest a range of mitigation measures in line with '*standard industry practice*' to address soil and site limitations. Assessments in this table/matrix reflect the application of these standard mitigation measures to address the identified site-specific limitations and ensure site OWMS compliance with the NT *Code of Practice for Wastewater Management* (2020).

Notes:

1. Under the NT *Public and Environmental Health Regulations* 2014 (in force 20 November 2020) Clause 69, the "*prescribed code for wastewater management* is the Code of Practice for Wastewater Management, as amended from time to time." referred to as NT CoP 2020 in this document.
2. As with other Australian Standards, AS/NZS 1547:2012 "*On-site Domestic Wastewater Management*" is utilised as an authoritative reference, but does not replace nor override, the NT *Code of Practice*.

[1] VPS 2026. *Land Suitability Assessment for Subdivision: Section 4625 Hundred of Strangways*

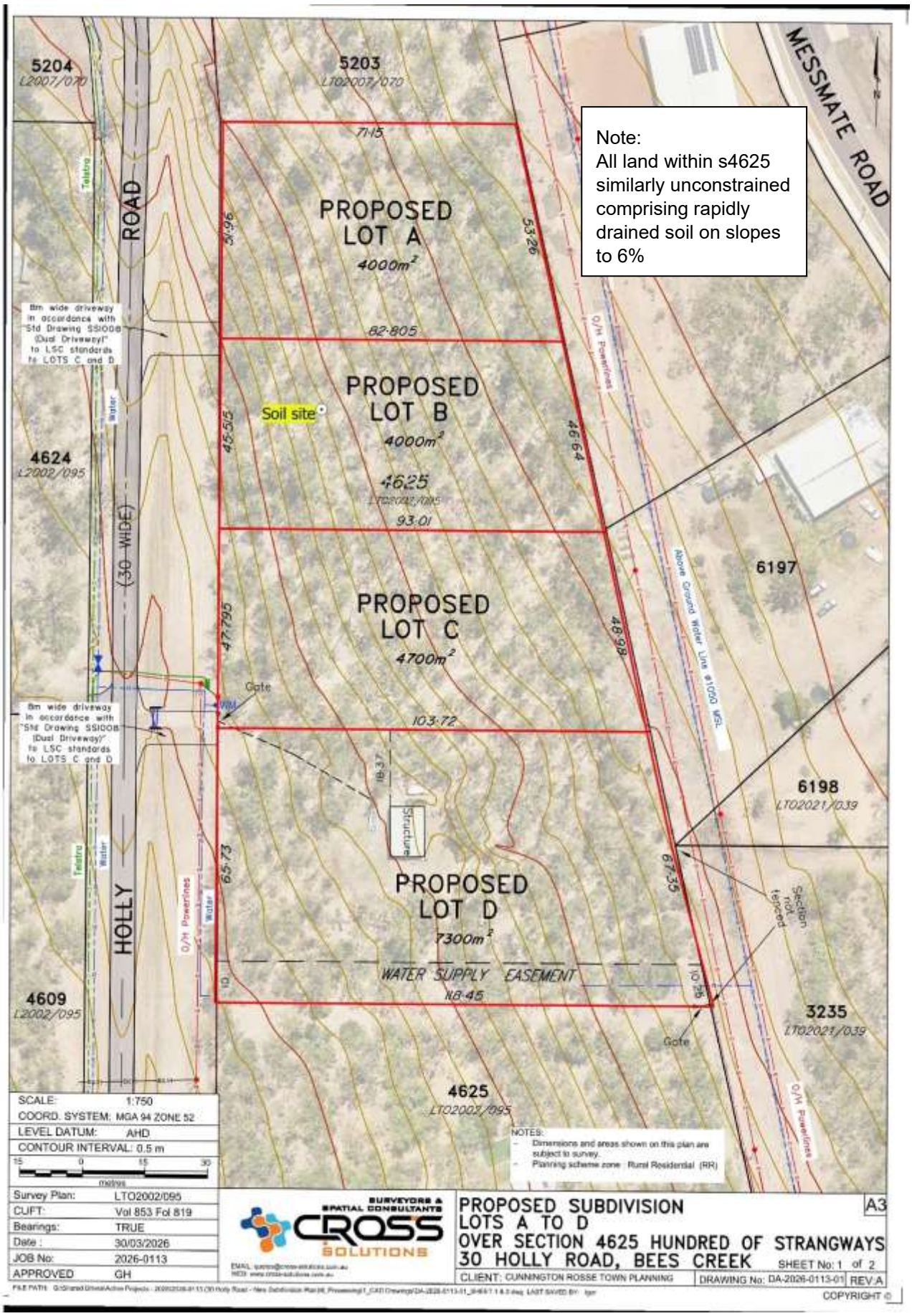

Figure 1 Unconstrained land across combined Section 4625 (Source: LSA – VPS, 2026)

Land Capability Assessment Matrix for On-site Wastewater Management Systems

Field investigation of the combined Section 4625 was undertaken in October 2024. Appendix 1 contains a summary of the soil profile assessment carried out by VPS

Site Characteristic	**Assessment / considerations**
Climate	Nearest rainfall data from McMinns Lagoon (BOM Station Number: 014219) – Average annual rainfall ~ 1885 mm – highly seasonal with vast majority of rain falling between October to March BOM map of annual "*Average pan evaporation 1975-2005*" shows the Virginia area lies within an area that experiences 2000-2400mm average annual evaporation (which exceeds annual rainfall).
Vegetation	Extant native vegetation – *Eucalyptus miniata / E. tetrodonta* (Woollybutt / stringybark) woodland.
Landform & Slope	Side slopes with variable slopes ≤6% Slope <10% unconstrained for all disposal systems - AS1547:2012 Table K2, p136
Fill	Nil recorded
Surface gravel & Rock outcrop	Surface gravel – variable (10-25%) – only affects LAA utilising surface irrigation Rock outcrop – 2%
Erosion potential	Whilst land slope across the assessed area is up to 6%, the proposed small lot development area comprises extant native vegetation which provides effective ground cover. Low risk - Erosion risk associated with installation of effluent disposal systems can be managed through appropriate timing of soil disturbance and minimising the area of soil exposed during installation, followed by site stabilisation with vegetation on completion.
Flood risk	Not affected - land identified by Cardno (2014) as being subject to inundation during a 1% AEP flood event >250m south of proposed lots.
Proximity surface water used for potable supply	Nil waterbodies used for potable supply within vicinity (<200m) of proposed subdivision
Proximity to groundwater	Review of bore reports for bores on the property and nearby (available from NR Maps) shows local permanent water table below 30m and no bores within 250m of proposed subdivision Adequate vertical and horizontal separation from ground water will be achieved
Protection of potable water supply	All proposed lots to be connected to reticulated / mains potable water supply (no bores). Per NR Maps, no bores within 250m of proposed subdivision. A >100m exclusion buffer can be effectively applied to all bores on land adjoining proposed subdivision
***Code of Practice* (CoP 2020) setback distances**	Each proposed ≥0.4ha lot comprises similarly unconstrained land Lot size allows for LAA to be installed to meet all CoP (2020) setback requirements
Soil Profile Characteristic	**Assessment / considerations**
Soil depth	As per Appendix 1, soil depth on Lot B, s4625 is 0.35m. Minimum lot sizes provide ample space for land application areas mean that variable soil depth is not a limitation to onsite wastewater disposal. Furthermore, DOH (2020) approved disposal systems include those that do not discharge treated effluent to the environment and which are therefore unaffected by soil type, slope or soil depth.
Indicative Saturated hydraulic conductivity **Ksat m/day**	Soil profile textures and, by inference, indicative saturated hydraulic conductivity vary across the development site – See Table 5.1 AS1547:2012 for indicative permeabilities as a feature of soil category / soil texture class. For example, the heaviest soil texture described by VPS is at Site 1 (Appendix 1), a massive sandy clay loam - Soil Category 4 - indicative Ksat of 0.06 – 0.12 m/day.

Seasonal waterlogging & Depth to water table	No evidence of prolonged saturation (no redoximorphic features) in assessed soil layers. Seasonally waterlogged plains (as defined by seepage line) excluded from assessment. Review of bore reports for bores on the property and nearby (available from NR Maps) shows local permanent water table below 30m.
Risk of local area salinity & Sodicity ESP %	*Dryland Salinity Hazard Map* (Tickell and Tyson 2002) indicates LAA sites have low risk of localised salinity. Existing vegetation community (*Eucalyptus miniata / tetrodonta* woodland) indicates site not affected by saline soils.
Subsurface gravels, stones, boulders	Profile generally gravelly throughout. Subsurface gravels generally vary 10% - 30%. ≥0.4ha unconstrained land provides ample space for LAA to be expanded to mitigate potential impact of subsoil gravels
Design	**Assessment**
Disposal method selection	A range of disposal systems using both primary and secondary treated effluent are approved under the NT *Code of Practice* (DoH 2020) and could be used within the development site. AS1547-2012, in particular Appendix K (Tables K1 and K2) and Appendix R, provide guidance for disposal method selection and suggest a range of mitigation measures using standard industry practices to address particular site and/or soil limitations. For the purpose of discussion, the commonly used combination of a septic system (primary treatment) coupled with a conventional absorption trench has been selected to assess site capability.
Soil category Table E1, AS1547:2012 **& Drainage Class**	Relevant soil category will depend on the most limiting layer as defined by the selected method of disposal. For example, for surface and shallow subsurface irrigation systems, Table M1 Note 1 states that "For *Category 3 to 5 soils (loams to light clays), the drip irrigation system needs to be installed in an adequate depth of topsoil (in the order of 150 – 250 mm of in situ or imported good quality topsoil) to slow the soakage and assist with nutrient reduction."* For an absorption trench typically installed at 0.6m, texture of the soil layers below 0.6m will define the Soil Category. For the purpose of discussion, assuming a conventional trench at VPS site 1 (Appendix 1), the maximum subsoil texture described in the soil profile is a Sandy clay loam which equates to Soil Category 4. Drainage Class – Rapidly drained across subdivision
Limiting site / soil feature(s)	Methods to mitigate these limitations using standard industry practices are discussed in AS1547:2012, in particular Appendices E and K. • Variable subsoil gravels from 10% to 30% • Soil depth 0.35m (hand tools only)
Design loading rate - DLR Table 5.2, AS1547:2012	DLR or DIR (design irrigation rate) will depend on both the selected treatment system (primary or secondary), disposal method and soil texture / structure. See Appendices L-N (AS1547:2012). For the purpose of discussion, assuming disposal of primary treated effluent via a conventional absorption trench at VPS site 1, as per AS1547:2012 Table L1 'Recommended Design Loading Rates for Trenches and Beds' for primary treated effluent the DLR range for 'Massive, Sandy clay loam' – Soil Cat 4 – 4-5 L/m^2/day
Model area required for land application areas (LAA)	Assuming a 4-bedroom home using primary treatment system and disposal via a conventional absorption trench into Massive Sandy clay loam subsoils (DLR = 5 per AS1547:2012 Table L1) Design occupancy = 6 persons as per Table 7 (DoH 2020) DLR: 900L/day = 6 x 150L/pers/day as per Table 8 (DoH 2020) Trench / bed LAA @ DLR 5L/m^2/day = 900 ÷ 5 = 180m^2 Use of secondary treated effluent would result in a larger DLR and smaller LAA As each proposed lot includes ≥0.4ha unconstrained land, there is ample room to locate a 180m^2 LAA that will satisfy all requirements, including setbacks, of the NT *Code of Practice for Wastewater Management* (2020)

Site and Soil Capability Assessment

This SSE demonstrates that

- VPS advised that Lot D already has an approved onsite wastewater management system installed
- The LSA (VPS 2026) indicates that s4625 is wholly unconstrained and that each proposed lot will contain ≥0.4ha of unconstrained land – shallow, rapidly drained soils on slopes to 6%.
- Slope <10% unconstrained for all disposal systems - AS1547:2012 Table K2, p136
- Erosion risk across LAA can be managed through appropriate timing of soil disturbance and minimising the area of soil exposed during installation, followed by site stabilisation on completion.
- For LAA sites with subsoil gravel content >20%, sufficient land is available per lot to allow for expanding size of LAA to compensate for gravel content if required
- Despite soil depth, the ≥0.4ha unconstrained land per lot allows for relocation of LAA to a site within the lot with deeper soils, or use of mounds incorporating imported fill, or use of approved disposal systems that do not involve discharge to the environment and are therefore independent of soil type, slope or soil depth.
- As the lot size enables development of LAAs that will treat effluent within property boundaries, the risk of impact on either groundwater and nearby surface waters from onsite wastewater management is considered to be low.
- Development site is capable of sustainably disposing of primary or secondary treated effluent using effluent disposal systems approved under the *NT Code of Practice* (DoH 2020) without environmental / health impacts
- onsite wastewater disposal systems can be installed using standard industry practices as outlined in AS1547:2012 (Appendix K) that will comply with the *NT Code of Practice* (DoH 2020)

Conclusion

This SSE has demonstrated that an onsite wastewater disposal system can be installed within proposed Lots A-C using standard industry practices as outlined in Appendix K (AS1547:2012) that will comply with the NT *Code of Practice for Wastewater Management* (DoH 2020) including required setbacks.

References

AS/NZS 1547:2012 *On-site domestic-wastewater management*. Standards Australia / Standards New Zealand.

Cardno. 2014. *Elizabeth and Blackmore River Catchments Flood Study*.

DoH. 2020. *Code of Practice for Wastewater Management*. Department of Health, NT Government

NT *Public and Environmental Health Regulations* 2014 (in force 20 November 2020)

Tickell S and Tyson P (latest version 2002). *Dryland Salinity Hazard Map*

VPS 2026. *Land Suitability Assessment for Subdivision: Section 4625 Hundred of Strangways*

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

Appendix 1 – Soil profile assessment

Rep Site 1 – Lot B Section 4625 - Rapidly drained, shallow, gravelly, brown Kandosol

Slope: 6%	**Stopped by:** loose stones	**Drainage**: rapidly drained
Erosion: nil – well vegetated	**Surface gravel (%)**: 10%	**Surface water:** >100m
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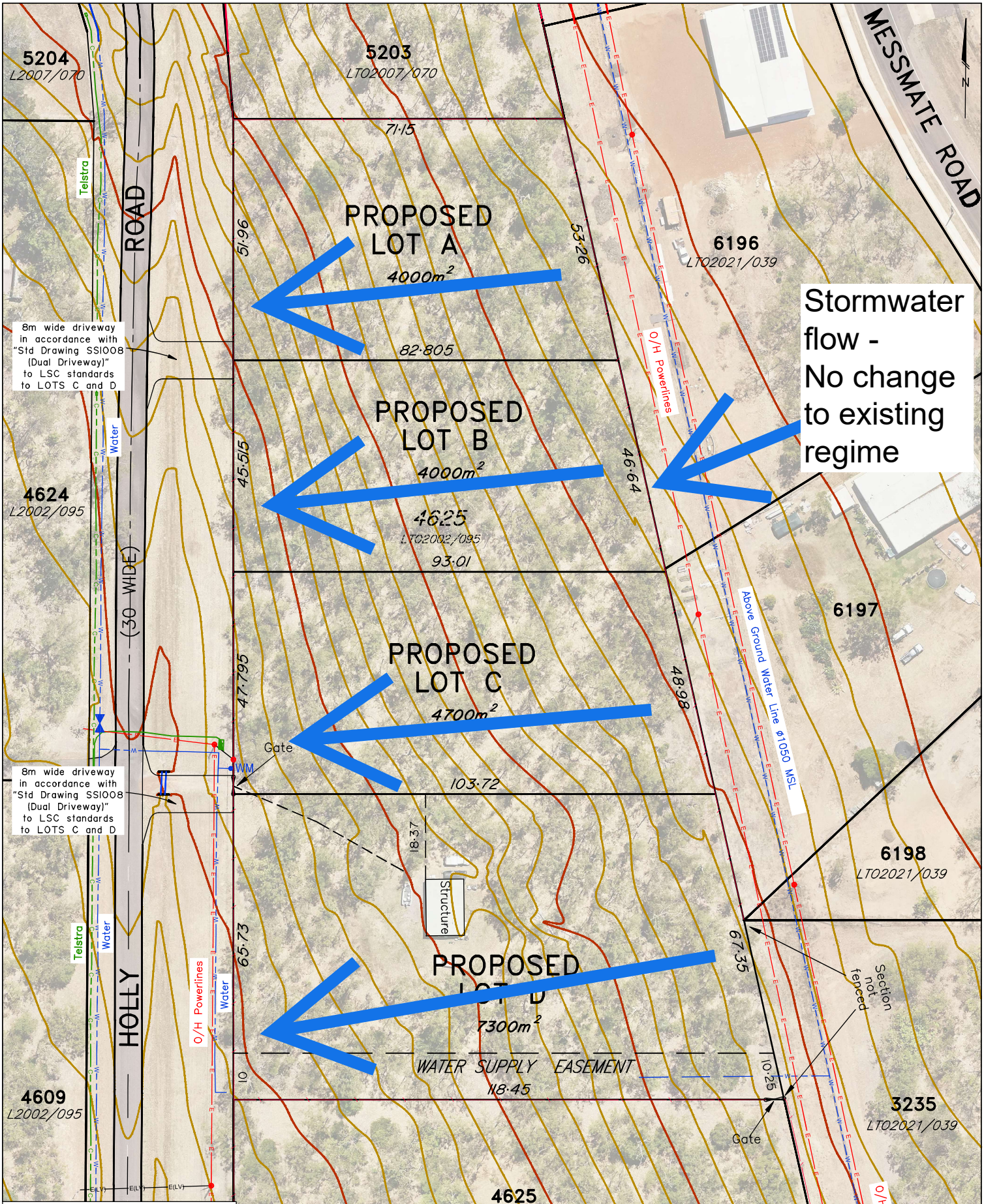

SCALE:	1:750
COORD. SYSTEM:	MGA 94 ZONE 52
LEVEL DATUM:	AHD
CONTOUR INTERVAL:	0.5 m

15 0 15 30
metres

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

Survey Plan:	LTO2002/095
CUFT:	Vol 853 Fol 819
Bearings:	TRUE
Date :	30/03/2026
JOB No:	2026-0113
APPROVED	GH

SURVEYORS & SPATIAL CONSULTANTS
CROSS SOLUTIONS
EMAIL: quotes@cross-solutions.com.au
WEB: www.cross-solutions.com.au

PROPOSED SUBDIVISION LOTS A TO D OVER SECTION 4625 HUNDRED OF STRANGWAYS 30 HOLLY ROAD, BEES CREEK

A3

SHEET No: 1 of 2

CLIENT: CUNNINGTON ROSSE TOWN PLANNING

DRAWING No: DA-2026-0113-01 REV:A

FILE PATH: G:\Shared Drives\Active Projects - 2026\2026-0113 (30 Holly Road - New Subdivision Plan)\6_Processing\1_CAD Drawings\DA-2026-0113-01_SHEET 1 & 2.dwg LAST SAVED BY: Igor

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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: Section 04625 Hundred of Strangways plan(s) L2002/095

(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 853 819 (order 1)

Tenure Type
ESTATE IN FEE SIMPLE

Tenure Status
Current

Area Under Title
2 hectares

Owners
Russell Keith Henderson
PO Box 1211, Howard Springs, NT 0835
Wendy Henderson
PO Box 1211, Howard Springs, NT 0835

Easements
Water supply Easement to Power and Water Corporation

Scheme Name
(none found)

Scheme Body Corporate Name
(none found)

Reserved Name(s)
(none found)

Unit Entitlements
(none found)

Transfers
05/09/2006 for $250,000

Tenure Comments
(none found)

Historic Titles
CUFT 703 885 (order 1)
CUFT 703 884 (order 1)
CUFT 662 315 (order 1)
Visit the website http://www.nt.gov.au/justice/bdm/land_title_office/

Custodian - Surveyor General (+61 8 8995 5346)

Address
30 HOLLY RD, BEES CREEK

Survey Plan
L2002/095

Survey Status
Unapproved

Parcel Status
CURRENT

Parcel Area
2 hectares

Map Reference
Code 503 Scale 10000 Sheet 10.09

Parent Parcels
Lot 00013 Hundred of Strangways plan(s) LTO72/003

Parcel Comments
(none found)

Survey Comments
SUBDIVISION OF LOT 13, LTO72/003. ADDITIONAL 3 PARCELS ADDED 6/2/03.

Proposed Easements
(none found)

Local Government Area
LITCHFIELD MUNICIPALITY

Region
DARWIN

Custodian - Valuer General (+61 8 8995 5375)

Owner's Last Known Address
Henderson,Russell Keith & Henderson,Wendy, PO BOX 1211, HOWARD SPRINGS, NT 0835

Parcels in Valuation
Section 04625 Hundred of Strangways

Unimproved Capital Value
$450,000 on 01/07/2024
$320,000 on 01/07/2021
$340,000 on 01/07/2018
$450,000 on 01/07/2015
$403,000 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

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:	1 of 1
Description:	FARM SHED
Number of Residential Units:	
Australian Bureau of Statistics Type:	(none found)
Building Class:	Non-habitable building
Area:	96 square metres
Certification:	Non-habitable building - Full Code - *issued on* 23/06/2009

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

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

Planning Scheme Zone
RR (Rural Residential)

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

File Number
PA2026/0184

Type
Concurrent Application

Date Received
02/06/2026

Application Purpose
To include Section 4625 Hundred of Strangways within the boundary of the Coolalinga and Freds Pass Rural Activity Centre.

Application Status
Current

Other Affected Parcels
(none found)

Instrument Signed

Instrument Number

Instrument Issued
Not Complete

Instrument Status

File Number
PA2024/0356

Type
Subdivision

Date Received
11/11/2024

Application Purpose
Subdivision to create five lots in three stages

Application Status
Approved

Other Affected Parcels
Section 04626 Hundred of Strangways

Instrument Signed
22/01/2025

Instrument Number
DP2024/0356

Instrument Issued
Signed

Instrument Status
Current

File Number
PA2023/0388

Type
Planning Scheme Amendment

Date Received
14/11/2023

Application Purpose
Rezone from Zone RL (Rural Living) to Zone RR (Rural Residential)

Application Status
Approved

Other Affected Parcels
Section 05203 Hundred of Strangways
Section 04626 Hundred of Strangways

Instrument Signed
22/07/2024

Instrument Number
109

Instrument Issued
Signed

Instrument Status
Current

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

Visit the website for information on Pastoral land permits.

Custodian - Power and Water Corporation (1800 245 092)

Meters on Parcel

Power Water - Electricity	(none found)
Power Water - Water	(none found)

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

CUNNINGTON ROSSE
Town Planning & Consulting

Concurrent Application

TO INCLUDE SECTION 4625 HUNDRED OF STRANGWAYS WITHIN THE FREDS PASS RURAL ACTIVITY CENTRE & SUBDIVIDE TO CREATE FOUR (4) LOTS

SECTION 4625 HUNDRED OF STRANGWAYS (30 HOLLY ROAD, BEES CREEK)

May 2026

Contact

Name	Rory Mackay
Position	Senior Planning Consultant
Email	rory@crtpc.com.au

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Document Control

Author	Rory Mackay
Version	1.0
Date	1 May 2026

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1.0 Introduction

Cunnington Rosse Town Planning and Consulting have been engaged by the landowner of 30 Holly Road, Bees Creek (the site) to prepare, lodge and manage a concurrent application to include this property within the boundary of the Freds Pass Rural Activity Centre (FPRAC) (amendment component) and then subdivide to create four lots (development component).

The subject land, Section 4625 Hundred of Strangways has a total land area of two-hectares and is located within Zone RR (Rural Residential) under the Northern Territory Planning Scheme 2020 (the Planning Scheme). Within this zoning of the Litchfield municipality and outside of urban and peri-urban areas and rural activity centres, a one-hectare minimum lot size is stipulated by the Planning Scheme. Conversely, in all other areas in the Litchfield municipality (land within the urban and peri urban areas and rural activity centres) a 4000m^2 minimum lot size is applicable. The site currently adjoins, but is outside of the FPRAC boundary, therefore, the proposed amendment component of this application will facilitate the proposed development component of subdivision into four lots varying in size from 4000m^2 to 7300m^2.

This application is made pursuant to **Section 30** of the *Northern Territory Planning Act 1999* (the Act). This report details the nature of the subject land and locality, the proposed amendment, the proposed development, and the relevant components of **Section 30(C)** of the Act. This report (and application) is to be read together with the following attachments:

Attachment A: Plan of Subdivision

Attachment B: Locality Plan

Attachment C: Title Documents

Attachment D: Stormwater Management Plan

Attachment E: Land Suitability Assessment

Attachment F: Site and Soil Evaluation

Attachment G: Building Compliance Statement

2.0 Site and Locality

The subject land is identified and described in **Figure 1** and **Table 1** below.

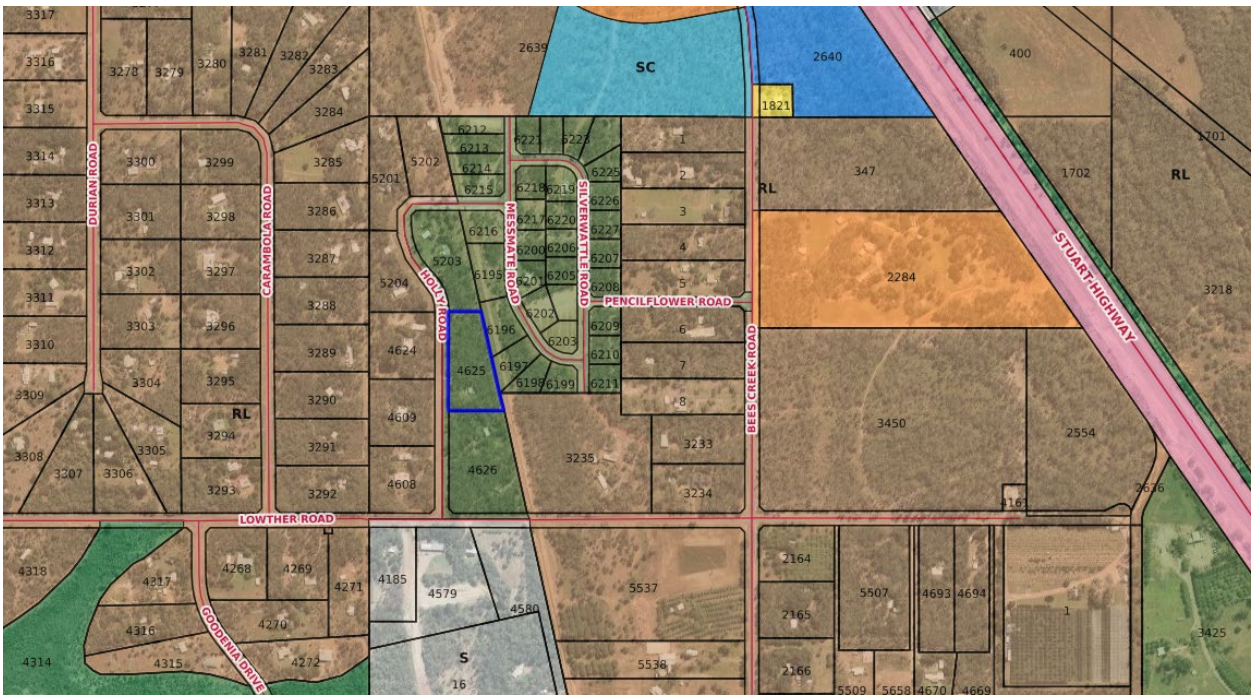

***Figure 1**: Section 4625 Hundred of Strangways (blue border)*

Site Details	
Location	Section 4625 Hundred of Strangways (30 Holly Road, Bees Creek)
Title Reference and Land Tenure	CUFT 853 819 Estate in Fee Simple
Area Under Title	2 hectares
Easements Identified on Title	Water supply Easement to Power and Water Corporation
Landowner	Russell & Wendy Henderson
Planning Scheme Context	
Planning Scheme	Northern Territory Planning Scheme 2020

Existing Zone	RR (Rural Residential)
Strategic Framework	• Darwin Regional Land Use Plan • Litchfield Subregional Land Use Plan
Overlays	CNV (Clearing of Native Vegetation)
General Development Requirements	None applicable
Location Specific Development Requirements	None applicable
Specific Development Requirements	Clause 6.3.1 - Subdivision in Zone RR

Table 1: *Site Details & Planning Scheme Context*

Section 4625 of 2 hectares is currently developed for an outbuilding (farm shed) that is located to the centre of the southern portion of the property, with the balance of the site unimproved. The title documents at **Attachment C** list a water supply easement to the Power and Water Corporation along 10.25 metre wide portion along the full length of the southern (side) boundary.

2.1 Planning History

The following planning approvals are relevant to the subject property.

On 22 July 2024, the site along with the northern adjoining Section 5203 and the southern adjoining Section 4626 was rezoned from Zone RL (Rural Living) to Zone RR (Rural Residential) under Planning Scheme Amendment 109 (PA2023/0388).

On 22 January 2025, the site along with the southern (Section 4626) adjoining property was approved for a five-lot subdivision in three stages under Development Permit DP2024/0356. While plans have been endorsed for this subdivision, the subject application for a denser form of subdivision upon Section 4625 is made in lieu of this development permit across Sections 4625 and 4626.

On 6 February 2026, the northern adjoining Section 5203 was included within the FPRAC under Planning Scheme Amendment 160, and Development Permit DP2025/0327 was issued to subdivide this property into five 4000m^2 lots. The subject concurrent application seeks to reflect this approval pathway for Section 4625.

2.2 Locality

As depicted in **Figure 1** above, the site adjoins land also zoned RR immediately to the north, east (predominantly) and south with lots varying in size from 0.4Ha to 3.9Ha, with land zoned RL (Rural Living) to the east (partly) and west with lots generally two-hectares in size. Further to the south is land along Lowther Road which is within Specific Use Zone SL18 that provides for one-hectare minimum lots sizes. Following the adoption of Planning Scheme Amendment 160, the subject property currently directly adjoins the boundary of the FPRAC to the north and east.

3.0 Proposed Amendment and Development

Pursuant to **Section 30C(3)(a)** of the Act, this application must specify the details of the amendment proposal and development proposal.

3.1 Amendment Proposal

The site is currently located outside of the FPRAC where a Zone RR one-hectare minimum lot size is stipulated by the Planning Scheme. Therefore, to achieve the desired four-lot subdivision with no lot less than 4000m^2, the amendment component of this application proposes to place the site within the boundary of the FPRAC, where a 4000m^2 minimum lot size applies under the Planning Scheme for Zone RR.

An assessment of this component of the proposal against the applicable Coolalinga and Freds Pass Rural Activity Centre Area Plan and other relevant strategic framework documents of the Planning Scheme is provided in **Section 5.3.4** of this report.

3.2 Development Proposal

The development component of the proposal seeks to subdivide the existing two-hectare lot into four lots increasing in size north to south away from the FPRAC from 4000m^2 to 7300m^2 as shown in **Figure 5** below and at **Attachments A** and **B**. Proposed Lot D will retain an existing outbuilding structure, while proposed Lots A, B and C each consist of unimproved vacant land.

All proposed lots have direct unconstrained access to Holly Road and can be connected to reticulated electricity and water services. This component of the application is supported by a land suitability assessment, stormwater management plan and a site and soil evaluation report which details that the site consists of unconstrained land that can support onsite wastewater disposal; and existing overland stormwater flow regime, which runs from east to west in the direction of the Holly Road open-cut drainage will not be altered by the proposed subdivision.

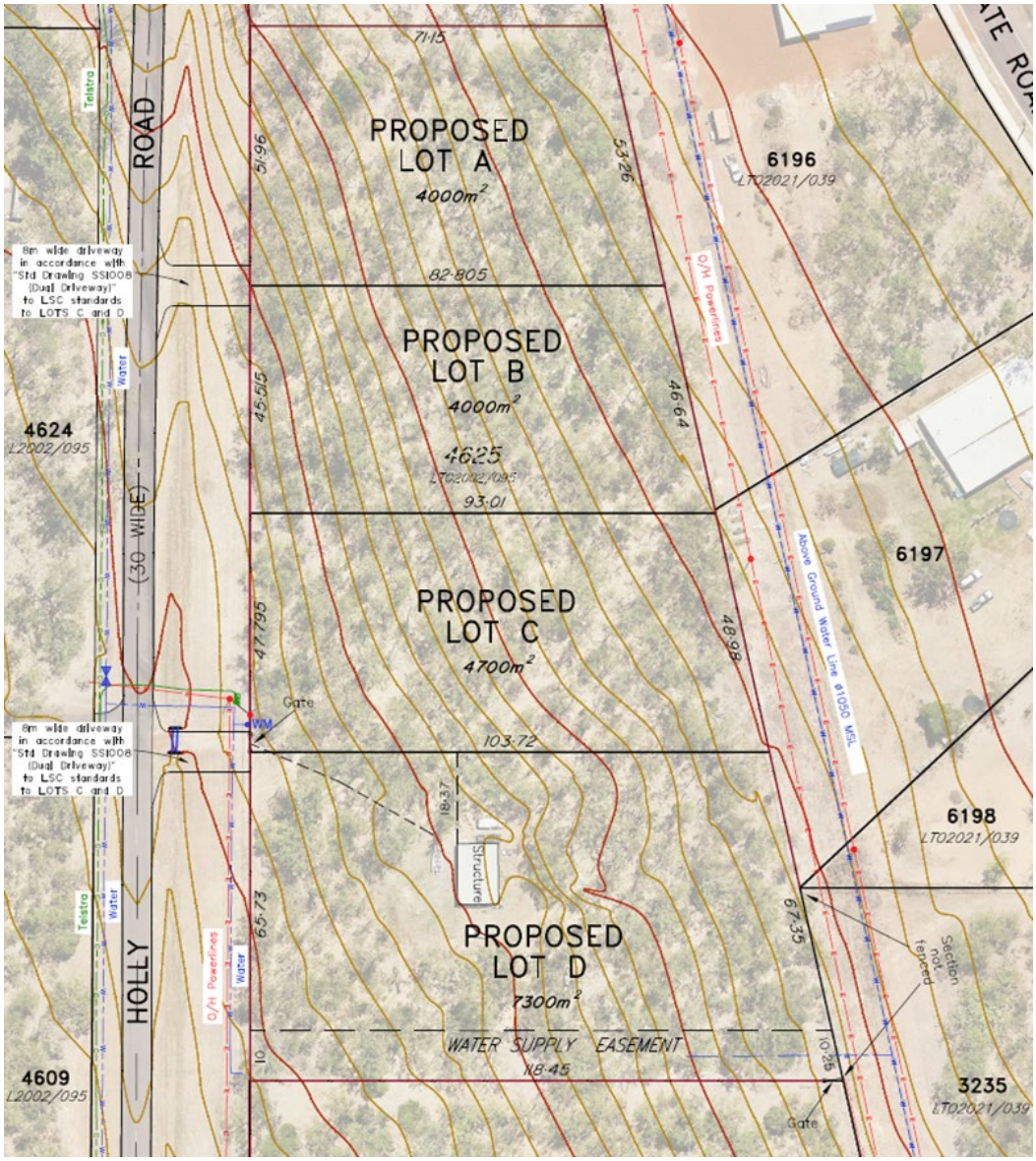

Figure 2: *Proposed subdivision plan*

4.0 Reason for a Concurrent Application

Pursuant to **Section 30C(3)(b)** of the Act, this application must specify why a concurrent application is required for the development proposed to be carried out on the site. **Clause 6.3.1** of the Planning Scheme sets out the subdivision requirements for land within Zone RR (Rural Residential). The table to **Clause 6.3.1** identifies the minimum lot size and requirements in Zone RR as follows:

Table to Clause 6.3.1: Subdivision in Zone RR	
Locality	**Minimum Lot Size and Requirements**
In Litchfield Municipality, outside of urban / peri-urban areas and rural activity centres	1ha – all unconstrained
All other areas	0.4ha – all unconstrained

As discussed previously the site adjoins the boundary of the FPRAC and is therefore subject to a one-hectare minimum lot size. The subject site is two-hectares and can therefore currently achieve a two-lot subdivision as approved for the site under Development Permit DP2024/0356. However, as identified in **Section 3.1,** the proposed amendment component seeks to include the site within the FPRAC to facilitate the proposed four-lot subdivision of lots ranging in size from 4000m^2 to 7300m^2 with regular block shapes.

5.0 Northern Territory Planning Scheme 2020

Pursuant to **Section 30C(3)(c)** of the Act, this application must include an assessment demonstrating how the development proposal will comply with the planning scheme that applies to the land if the scheme is amended as specified in the amendment proposal.

5.1 Land Use and Assessment Category

The development proposal is for subdivision, which is defined in defined in **Section 5(1)** of the Act as follows:

> *"Subject to subsections (2), (3) and (4), in this Act, subdivision means the division of land into parts available for separate occupation or use, by means of:*
>
> *a) sale, transfer or partition; or*
>
> *b) lease, agreement, dealing or instrument purporting to render different parts of the land available for separate disposition or separate occupation."*

Pursuant to **Clause 1.8(1)(c)** of the Planning Scheme, subdivision (where it is not for a unit title scheme) is an *Impact Assessable* form of development. In accordance with **Clause 1.10(4)**, in considering an application for a use or development identified as *Impact Assessable* the consent authority must take into account all of the following:

a) any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;

b) any Overlays and associated requirements in Part 3 that apply to the land;

c) *the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and*

d) *any component of the Strategic Framework relevant to the land as set out in Part 2.*

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

a) *the purpose and administration clauses of the requirement; and*

b) *the considerations listed under Clause 1.10(3) or 1.10(4).*

5.2 Strategic Framework

In accordance with subclause **2.2 (4)** of the Planning Scheme, the Strategic Framework guides the interpretation of all Parts of the Planning Scheme.

Where there is inconsistency between the components of the Strategic Framework, Area Plans, providing the most detailed level of guidance, prevail over higher-order Land Use Plans and Strategic Planning Policies to the extent of any inconsistencies.

Subregional Land Use Plans, Regional Land Use Plans and Strategic Planning Policies will guide interpretation of the Planning Scheme when:

a) *there is no applicable Area Plan;*

b) *the Area Plan does not provide guidance on a particular issue;*

c) *a use or development does not accord with an Area Plan; or*

d) *a new Area Plan is being created or a change is proposed to an existing Area Plan.*

The Darwin Regional Land Use Plan and the Litchfield Subregional Land Use Plan (LSRLUP) are applicable to the subject site and identifies the land for 'Rural Lifestyle' and 'Rural Area' development respectively. The LSRLUP which provides the most detailed level of guidance, in this instance, outlines the following objectives for such identification:

- *Maintain rural amenity and lifestyle choice.*
- *Provide opportunity for residential land uses in the Rural Area to meet market demand.*

It is considered the subject four-lot subdivision in the Bees Creek locality is generally consistent with these objectives as it provides further lots for the rural lifestyle development at and above the minimum lot size requirement of 4000m^2 for a site (if the planning scheme amendment component of this concurrent application is approved by the Minister) located within the FPRAC. The land is also not considered to be of prime agricultural potential and can support such lifestyle use as detailed within the land capability assessment, stormwater assessment and site soil evaluation included at **Attachments D-F**.

The Coolalinga and Freds Pass Rural Activity Centre Area Plan also applies to the site and as the most detailed level of strategic planning guidance, prevails over the above higher order strategic planning policies and strategic land use plans. The purpose of this Area Plan is:

To guide the development of land within the Coolalinga / Freds Pass Rural Activity Centre. The proposed land use changes cater for future population growth, and support the efficient delivery of infrastructure and ongoing viability of the commercial centre. The Area Plan provides a focus for growth and development, relieving pressure from the wider rural living area.

The proposed four-lot subdivision is generally consistent with this purpose as it will provide for the increased density of rural lifestyle development on a site which is connected to reticulated electricity and public drinking water infrastructure and located within an identified Rural Activity Centre (should the planning scheme amendment component of this concurrent application is approved by the Minister).

5.3 Zone RR – Rural Residential

Zone Purpose

Provide residential lots with a semi-rural character in areas where reticulated water is available that may:

a) *cater for a range of lifestyle choices and semi-rural activities; or*

b) *support the growth and viability of rural activity centres; or*

c) *provide a transition between existing rural living areas and rural activity centres; or*

d) *provide a buffer between urban residential uses and constrained land.*

Zone Outcomes

1. *Dwellings-single and dwellings-independent within a semi-rural setting.*

The subject application is for subdivision and not for land use development therefore this outcome is not applicable for assessment.

2. *Home based businesses and dwellings-community residence of a scale, intensity and nature that is compatible with the character and amenity of the locality.*

The subject application is for subdivision and not for land use development therefore this outcome is not applicable for assessment.

3. *Residential development, such as residential care facilities, is compatible with the character and amenity of the locality.*

The subject application is for subdivision and not for land use development therefore this outcome is not applicable for assessment.

4. *Non-residential activities, such as community centres and plant nursery:*

    a. *are of a scale and intensity compatible with the character and amenity of the area;*

    b. *wherever possible, are co-located with other non-residential activities in the locality;*

    c. *avoid adverse impacts on the surrounding road network; and*

    d. *are managed to minimise unreasonable impacts on the amenity of surrounding residents.*

The subject application is for subdivision and not for land use development therefore this outcome is not applicable for assessment.

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

The subject application is for subdivision and not for land use development therefore this outcome is not explicitly applicable for assessment. Nonetheless, the subdivision design is reflective of similar subdivisions and lot layouts in the immediate Bees Creek locality.

6. *Subdivision and development avoids adverse impacts on ecologically important areas through location, design, operation and management.*

The site area does not include any ecologically important areas requiring protection.

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

The subdivision design is informed by a Land Suitability Assessment at **Attachment E** to respond to the site's physical characteristics. All proposed lots consist entirely of unconstrained land with direct access to Holly Road. The site

does not contain any significant landforms and is not impacted by poorly drained or acid sulfate soils, dryland salinity and/or flooding.

It is however noted that the site was classified as 'S2 – Moderately Suitable' for the land suitability category of erosion risk due to the slope of land which varies from 2.5% up to 6% in gradient. Nonetheless, proposed Lots D has been developed to date without any present notable visible effects of erosion. On this basis, the erosion risk to the development of proposed Lots A-C can be mitigated through the implementation of standard industry practices in erosion and sediment control during future residential development post subdivision. This will include such strategies as appropriate timing of ground disturbance, minimising extent of disturbed areas at any one time, and using irrigation to assist with establishing stable ground cover post development.

8. *Development is provided with an appropriate level of services and infrastructure, and avoids negative impacts on the natural environment.*

The subdivision of the site will provide for four rural residential allotments varying in size from 4,000m^2 to 7300m^2. The proposed lots will have sufficient access for infrastructure including road frontage to Holly Road and access to reticulated water and electricity services, and community services and facilities including the Freds Pass Sport and Recreation Reserve, Freds Pass Rural Markets, Virginia Volunteer Fire Brigade, Bees Creek Primary and Pre-Schools, Coolalinga Shopping Centre, Humpty Doo Shopping Centre and the Humpty Doo Tavern.

The site and soil evaluation at **Attachment F** confirms the soil landscape within the unconstrained site is capable of sustaining onsite wastewater management using approved treatment and disposal systems that will comply with the *NT Code of Practice for Wastewater Management.*

9. *Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.*

The subject application does not propose any undefined land uses. Therefore, this clause is not applicable for assessment.

5.4 Overlays

The title documents at **Attachment C** identifies the following applicable overlays for the site:

- Clause 3.2 CNV (Clearance of Native Vegetation)

Vegetation clearing for the proposed subdivision is to be minimal below the above one-hectare threshold of this overlay and for the exempt purposes to establish fence lines, firebreaks and drive-way access for the proposed additional parcels.

5.5 Subdivision Requirements

5.5.1 Clause 6.3.1 - Subdivision in Zone RR

Purpose

a) Ensure that small lot rural residential subdivisions:

b) respond appropriately to the physical characteristics of the land;

c) are integrated with local infrastructure, community services and facilities; and

d) ensure that lots are of a size and configuration suited for the purpose.

Administration

1. *The consent authority must not consent to a subdivision that is not in accordance with sub-clause 6.*
2. *The consent authority may consent to a subdivision that is not in accordance with the table to this clause and sub-clauses 7-10 only if it is satisfied that the subdivision will create lots that comprise all unconstrained land and are consistent with the purpose of this clause.*
3. *Despite sub-clause 2, the consent authority must not consent to a subdivision in Zone RR in Alice Springs and adjacent zoned areas that is not in accordance with the table to this clause.*
4. *The unconstrained nature of the land is to be demonstrated by a land suitability assessment addressing the NT Land Suitability Guidelines, prepared by a suitably qualified professional.*

Requirements

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

Table to Clause 6.3.1: Subdivision in Zone RR	
Locality	**Minimum Lot Size and Requirements**
In Litchfield Municipality, outside of urban / peri-urban areas and rural activity centres	1ha – all unconstrained
All other areas	0.4ha – all unconstrained

The proposed subdivision will create four lots no less than 4000m^2 consisting of entirely of unconstrained land (as confirmed by **Attachment E**) within the FPRAC (if the planning scheme amendment component of this concurrent application is approved by the Minister).

6. *Each lot is to be connected to reticulated water.*

The subject land has access to and will connect to the reticulated water network.

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

The site and soil evaluation completed by VPS Land Assessment Planning at **Attachment F** confirms the soil landscape within the unconstrained site is capable of sustaining onsite wastewater management using approved treatment and disposal systems that will comply with the *NT Code of Practice for Wastewater Management.*

8. *Provide for adequate drainage within the road reserve or through engineered drainage reserves.*

The proposed subdivision will not change the existing stormwater flow regime as the land from each lot naturally slopes and drains towards the open-cut drain within the road reserve of Holly Road.

9. *Provide sealed roads and direct access to a sealed public road.*

Each proposed lot has direct unconstrained access to Holly Road, with future driveway crossovers to be in accordance with Litchfield Council requirements**.**

10. *Roads should:*

    a. *be designed to:*

        i. *interconnect with the existing road network;*

        ii. *provide for connections to potential future subdivisions of adjoining lands;*

        iii. *provide a clear hierarchy of roads; and*

        iv. *minimise individual lot access to major roads;*

    b. *respond to the physical characteristics of the land by:*

        i. *following ridge lines or contours where possible;*

ii. *where crossing watercourses be positioned at right angles to the watercourse and minimise the number of crossing points;*

c. *be located above the 1.0% AEP flood line or any seepage line, whichever is the higher;*

d. *be designed with discharge drains placed to minimise erosion and associated engineering and maintenance costs;*

No new roads (or watercourse crossings) are proposed by the subdivision.

6.0 Items addressing Section 30C(4) of the Planning Act 1999

6.1 Section 30C(4)(a) – Interim Development Control Order

As this application is for the subdivision of the subject land, Interim Development Order No. 34 (IDO34) is not explicitly applicable for this assessment. Nonetheless, it is noted (IDO34) introduces planning controls to regulate domestic livestock in the Northern Territory to minimise adverse environmental and amenity impacts where a local government council does not have equivalent local bylaws in place. For the subject Rural Residential zoned property, the keeping of domestic livestock (hoofed) animal is prohibited.

6.2 Section 30C(4)(b) – Environmental Assessment Act

Section 48 of the *Environmental Protection Act 2019* (EPA Act) requires a project be referred to the NT Environmental Protection Authority (NT EPA) for assessment if it has the potential to have a significant impact on the environment or meets a referral trigger. The subject land is overlain by established rural lifestyle development zoning, is partly disturbed and does not contain sensitive vegetation types. The proposed development does not relate to land with high environmental, cultural or social significance, does not propose high risk activities nor is likely to cause significant environmental impacts. Accordingly, it is considered that the referral triggers are not met, and that the subdivision does not require referral to the NT EPA.

6.3 Section 30C(4)(c) – Matters to be Considered by the Minister under Section 30D(4A)

The matters listed under **Section 30D(4A)** of the Act as set out below relate only to the amendment proposal.

6.3.1 Consistency with the Purpose and Objectives of this Act

The purpose and objectives of the Act are listed at **Section 2A** of the Act. The amendment proposal is consistent with the purpose and objectives given it:

- promotes the sustainable development of land by providing well located rural residential lots with access to the reticulated water;

- supports development on land that is not subject to any significant ecological values; and
- provides housing supply and choice to meet the needs of current and future generations.

6.3.2 Consistency with the Strategic Framework

The proposed amendment seeks to include the site within the FPRAC, for which there is an Area Plan. In addition, the site is currently subject to the Darwin Regional Land Use Plan and the Litchfield Subregional Land Use Plan.

Coolalinga and Freds Pass Rural Activity Centre Area Plan

The Coolalinga and Freds Pass Rural Activity Centre Area Plan 2023 was prepared by the NT Planning Commission and incorporated into the Planning Scheme in 2023. The Area Plan provides the most detailed level of guidance and prevails over higher order strategic planning policies and strategic land use plans, which in this case include the Darwin Regional Land Use Plan and the Litchfield Subregional Land Use Plan. As well as land use plans and concepts, statements of policy are included as planning principles. Each planning principle is supported by objectives and acceptable responses that provide more detailed direction and serve as policy.

The purpose of the Area Plan is as follows:

> *This Area Plan is to guide the development of land within the Coolalinga / Freds Pass Rural Activity Centre. The proposed land use changes cater for future population growth, and support the efficient delivery of infrastructure and ongoing viability of the commercial centre. The Area Plan provides a focus for growth and development, relieving pressure from the wider rural living area*

The proposed amendment will support the purpose of the area plan in:

- catering for future population growth and development, relieving pressure from the wider rural living area, by allowing more blocks to be subdivided on the site proximate to the centre and services;
- supporting the efficient delivery of infrastructure through its existing access to the reticulated electricity and water network, and proximity to social infrastructure including community services and facilities such as the Freds Pass Sport and Recreation Reserve, Freds Pass Rural Markets, Virginia Volunteer Fire Brigade, Bees Creek Primary and Pre-Schools; and
- supporting the ongoing viability of the FPRAC commercial centre by increasing population within the centre's catchment.

The proposed amendment is therefore consistent with the purpose of the Area Plan.

The vision statement for the Area Plan is as follows:

The Coolalinga / Freds Pass Rural Activity Centre will become a conveniently accessible, interconnected and diverse service centre with a unique and defining rural character. Coolalinga will continue to grow as a successful commercial and social activity centre that reflects the rural setting with development of appropriate scale and character. Freds Pass will continue to improve its capacity to support outdoor sports and recreation, education and other community uses that provide for the local and subregional community.

The proposed amendment accords with the vision statement in that it will support growth and activity in the area at an appropriate scale and character.

Plan 1 of the Area Plan details the local context, landscape, and natural constraints in the area. **Figure 3** below shows the location of the subject site on this plan, and demonstrates it is not subject to any of the identified constraints including drainage lines, soil water logging, or priority environmental management.

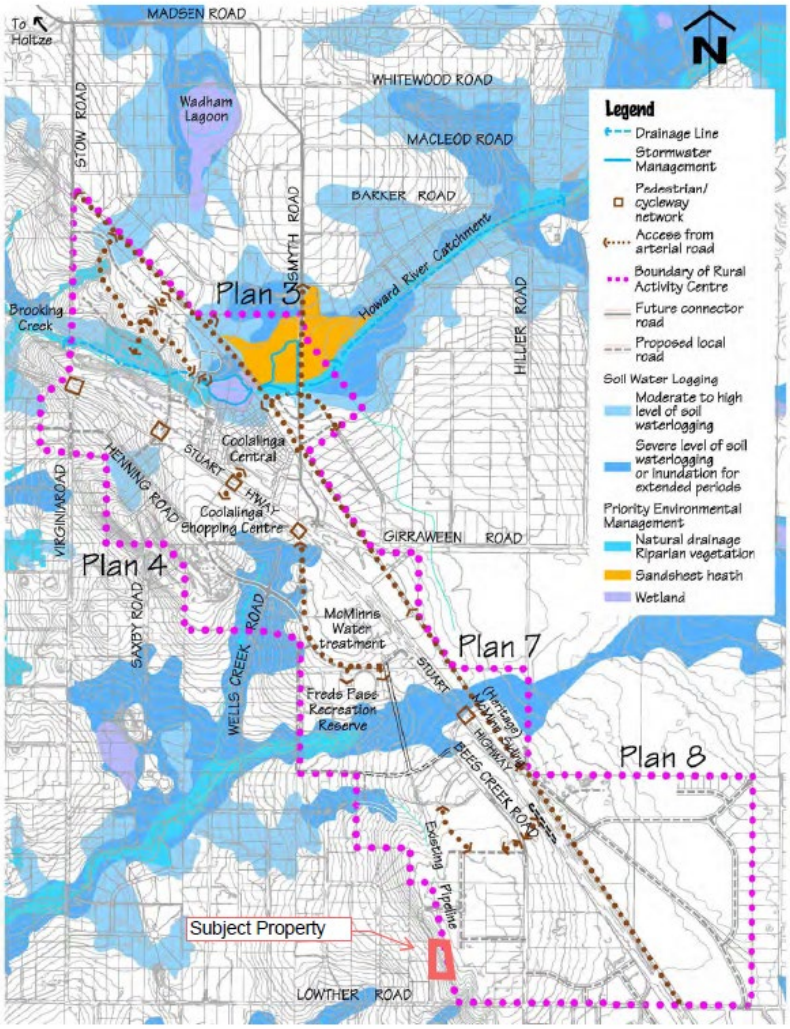

Figure 3: *Plan 1 of the Area Plan and the subject site*

The planning principles and objectives associated with Plan 1 relate the natural environment, movement and transport. An assessment of the proposed amendment against these principles and objectives is provided below.

Principle	Objectives	Response
Minimise detrimental impacts of development on the environment	Minimise impacts of development on Priority Environmental Management areas.	The proposal will not impact on Priority Environmental Management areas, natural waterways, or drainage flows.
	Maintain and manage natural waterways and drainage flows.	
Provide a coordinated, efficient and interconnected transport network	Protect the role of the Stuart Highway as a link in the national highway network	The proposal will not impact on the role of the Stuart Highway, or the subregional transport network.
	Facilitate the subregional transport network	
	Enhance the local road network to facilitate safe and convenient movement through and around the Activity Centre	The site has existing road access to and from the Activity Centre and arterial road network. No new road connections are identified through the site.
	Preserve the role of service roads to connect the local and arterial road networks	
	Provide for convenient and accessible public transport	The site has access to public transport at a level commensurate with its existing land use for rural residential development.

Plan 2 of the Area Plan outlines the land use structure. **Figure 4** shows the location of the subject site on this plan.

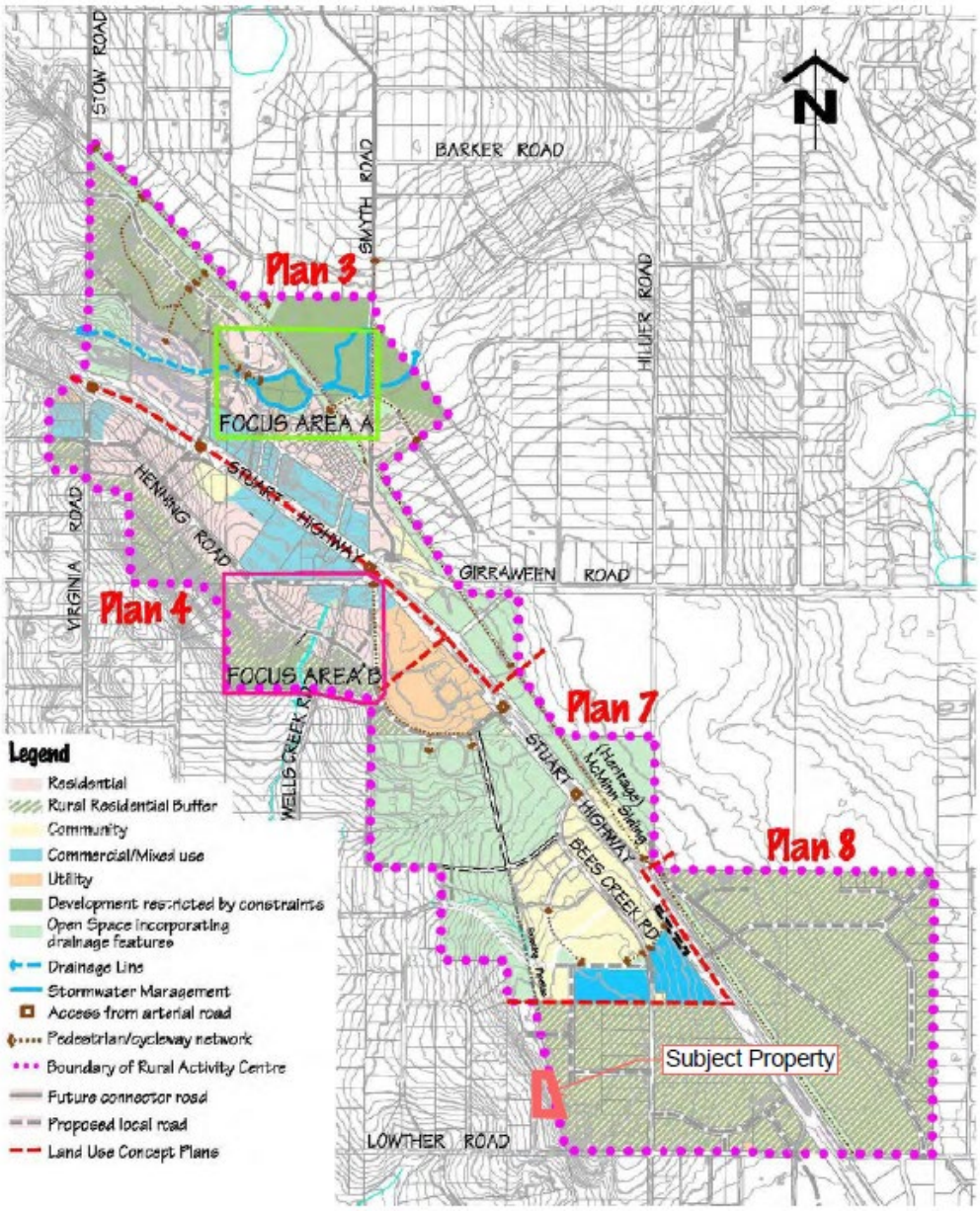

Figure 4: *Plan 2 of the Area Plan and the subject site*

The planning principles and objectives associated with Plan 2 relate to the Rural Activity Centre, residential growth and housing choice, and essential infrastructure. An assessment of the proposed amendment against these principles and objectives is provided below.

Principle	Objectives	Response
Support a successful and diverse activity centre to meet the needs and aspirations of the community	To facilitate Coolalinga as a viable subregional commercial centre and an attractive gateway to Litchfield.	The proposed amendment will facilitate Rural Residential transitional lots proximate to the centre at a density that will support the ongoing viability of the centre and subregion.
	Provide for active transport such as walking, cycling and horse riding.	The proposal will not impact on existing or future active travel networks.
	Enhance public and private amenity.	The location of the subject site and subdivision design will ensure there is no loss of public or private amenity.
	Recognise and celebrate the locality's WWII and railway heritage.	Not applicable. There are no WWII or railway heritage places on the site.
	Provide for community facilities in appropriate locations.	The subject site is located proximate to existing community facilities including the Freds Pass Sport and Recreation Reserve and the Bees Creek Primary and Pre-Schools.
	Access to public transport is safe and convenient.	The site has access to public transport at a level commensurate with its existing land use for rural residential development.
	Increase permeability across and through the Rural Activity Centre, particularly in the commercial area.	The proposal will not impact on existing or planned extensions to the existing transport networks.
Provide for growth and housing choice compatible with the future role of Coolalinga and Freds Pass	Support housing choices in appropriate locations.	The proposed amendment will support housing choice in an area abutting the existing FPRAC in a well-located area with access to services and community facilities.
	Promote a sequence of residential density in the rural activity centre	The amendment proposal to facilitate a four-lot subdivision ranging in size from 4000m^2 to 7300m^2 is consistent with the transitional density in that it will provide the desired lot size buffer

	by providing a transition of residential lot sizes.	between existing smaller Rural Residential lots of 4000m^2 to the north-east of the site and larger adjacent Rural Residential 1-hectare lots and Rural Living 2-hectare lots to the south and west of the site, respectively.
	Provide public open space.	The proposal will not impact on the ability of the FPRAC to provide public open space.
	Facilitate retirement living.	The proposal will not impact on the ability of the FPRAC to provide for retirement living.
	Provide visual buffers and noise attenuation to arterial roads.	The proposal is not adjacent to an arterial road.
Provide reticulated services to the Coolalinga / Freds Pass Rural Activity Centre	Provide urban utilities to minimise adverse impacts on groundwater systems.	The subject site is connected to reticulated electricity and water networks. Consistent with the acceptable land use and development responses, the proposal will allow for environmentally sensitive on-site effluent disposal systems, as detailed in **Attachment F.**
	Require developers to contribute to the funding of required road connections, utilities and trunk services.	The proposal does not require the extension of existing trunk infrastructure. All on-site infrastructure upgrades will be to the requirement of the relevant authority.
	Manage stormwater in the rural activity centre	The proposed amendment will not impact on existing stormwater arrangements on the site and in the immediate locality.
	Support interim uses and development that preserve the future opportunities identified in this Area Plan until trunk infrastructure is developed	The proposed amendment will not support an interim use.

Plans 3, 4, 5, 6, and 7 of the Area Plan and their associated principles and objectives relate to specific areas within the Area Plan boundary that are not relevant to the subject property.

Plan 8 relates to the Bees Creek and McMinns Lagoon area and is therefore relevant to the proposal. **Figure 5** shows the location of the subject site on this plan.

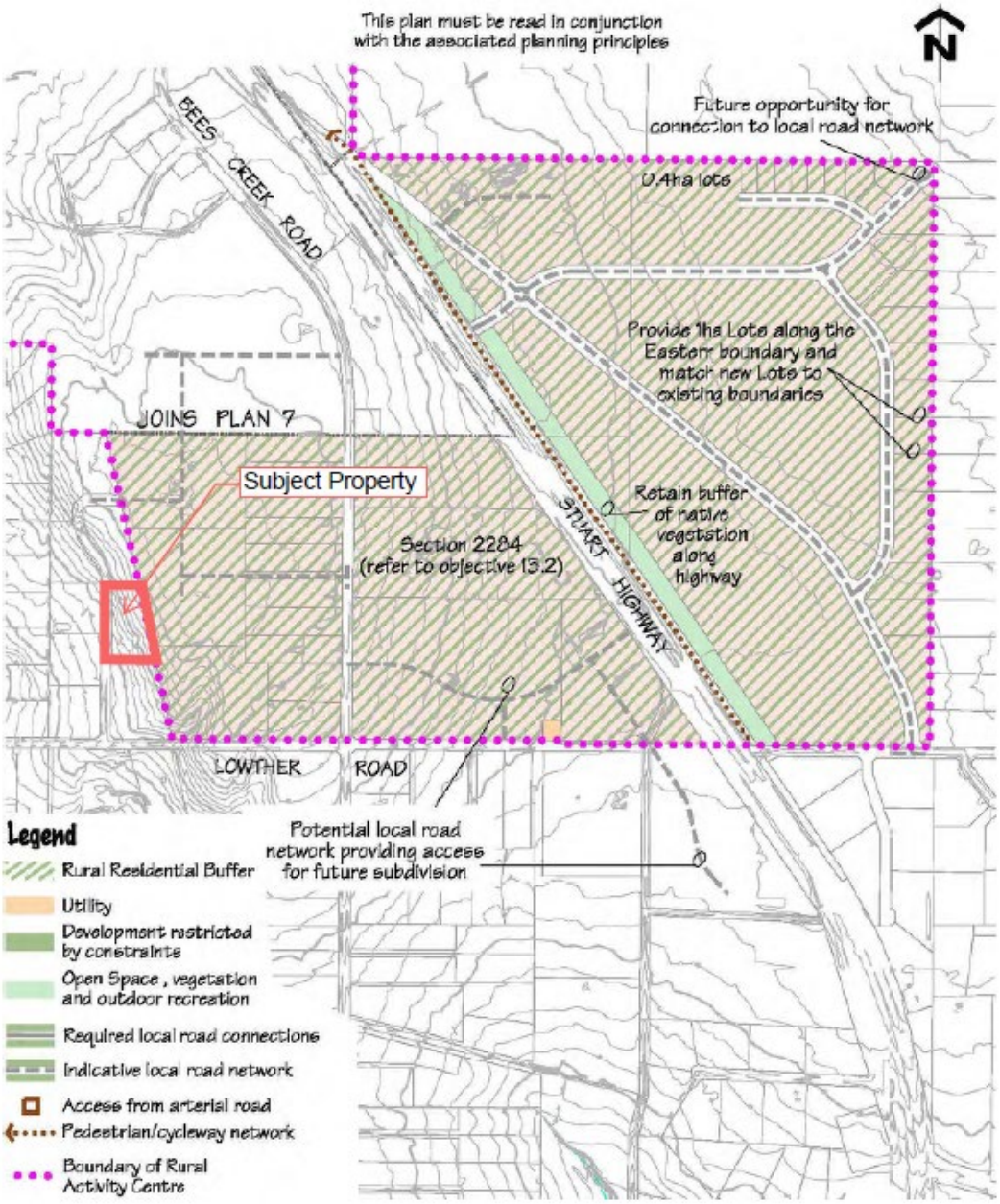

Figure 5: *Plan 8 of the Area Plan and the subject site*

The planning principles and objectives associated with Plan 8 relate to the transition area. An assessment of the proposed amendment against these principles and objectives is provided below.

Principle	Objectives	Response
Ensure that land uses in this area provide a transition from Freds Pass to rural living areas	To provide for rural residential development	The amendment proposal to facilitate a four-lot subdivision ranging in size from 4000m^2 to 7300m^2 will provide the desired lot size buffer between existing smaller Rural Residential lots of 4000m^2 to the north-east of the site and larger adjacent Rural Residential one-hectare lots and Rural Living two-hectare lots to the south and west of the site, respectively.
	To allow conditional continuation of community uses on Section 2284 Bees Creek Road	The proposal does not relate to uses on Section 2284 Bees Creek Road.

In summary, the proposal is consistent with the land use plans and concepts, as well as the statements of policy comprising the planning principles and objectives of the Area Plan. Notably, the proposed amendment will not impede on the ability for the subdivision of the site to comply with the Coolalinga and Freds Pass Rural Activity Centre Area Plan.

Litchfield Subregional Land Use Plan

The Litchfield Subregional Land Use Plan was prepared by the NT Planning Commission and incorporated into the Planning Scheme in 2016. The Land Use Structure Plan at Page 7 identifies the FPRAC (refer to **Figure 6** below) consistent with the boundaries expressed in the corresponding Area Plan.

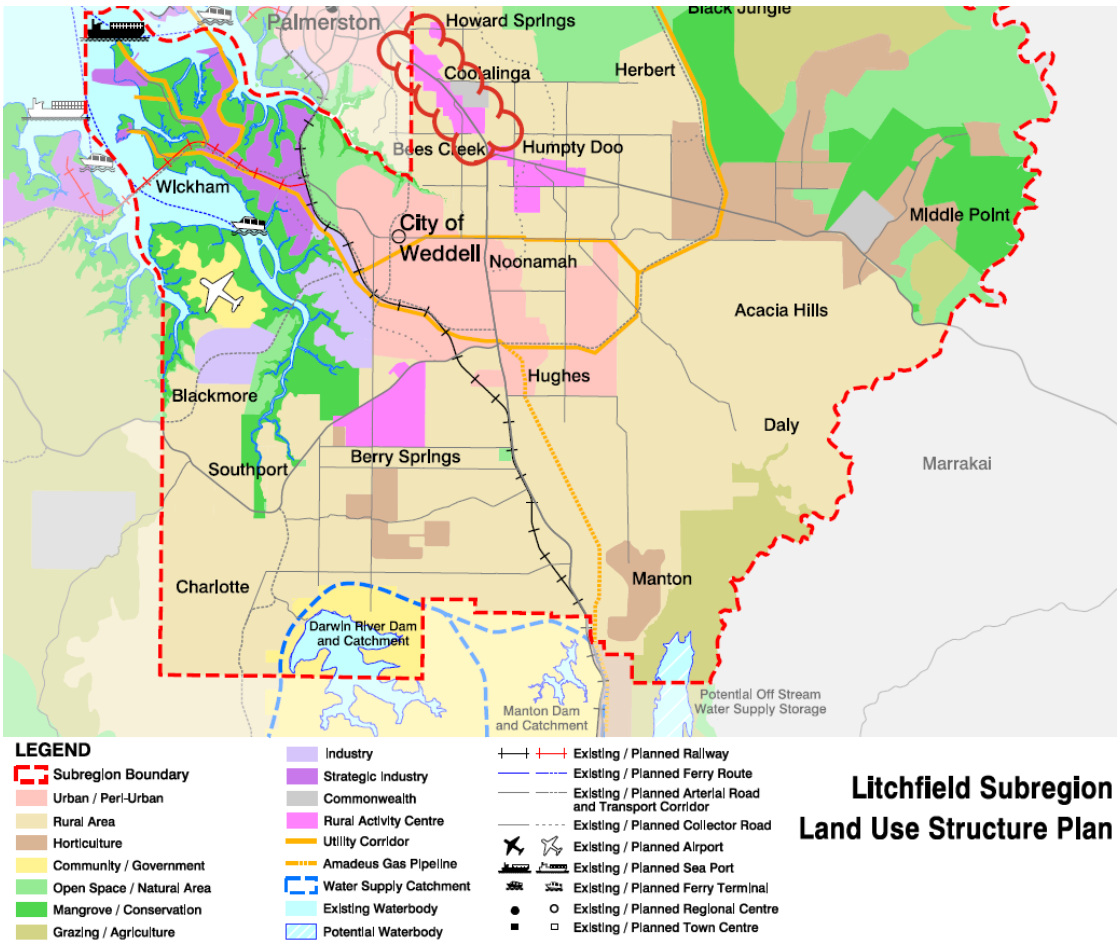

Figure 9: *Litchfield Subregional Land Use Plan and the Coolalinga and Freds Pass Rural Activity Centre*

The Statement of Policy relating to rural residential land use is as follows:

12. *Facilitate new areas of rural residential development close to community facilities:*

- *locate Zone RR (Rural Residential) lots either within or in close proximity to peri-urban areas and rural residential transition areas;*
- *require all lots in Zone RR to be serviced by reticulated water and to not adversely impact on groundwater resources;*
- *require all lots in Zone RR that are outside the defined boundaries of peri-urban areas and rural residential transition areas to be in close proximity to community facilities and be no less than 1 ha; and*

- *Require land proposed for rezoning to Zone RR to have an area of 8 ha or greater to allow for the provision of an interconnected local road network.*

Statements of Policy are also provided as they relate to the rural activity centres are as follows:

A1 Provide a transition between residential land within rural activity centres and established rural areas to minimise the impacts of growth on existing amenity.

- *transition residential land uses from low density rural areas to higher density adjacent to urban services;*
- *locate Zone RR (Rural Residential) lots, no less than 4000 m2, as a transition to rural areas;*
- *provide a variety of residential lot sizes and housing types;*
- *locate urban residential areas nearest facilities and services; and*
- *require higher density residential development to comply with the NT Government Compact Urban Growth Policy.*

A2 Minimise detrimental impacts of development within rural activity centres on the receiving environment.

- *identify and evaluate environmental constraints, and comply with any relevant environmental management plans;*
- *require development proposals to demonstrate an urban design and engineering response to the environmental and physical constraints of the site;*
- *require drainage systems that respond to the natural drainage regimes and minimise modification or disturbance to the natural systems as far as is practical; and*
- *require the discharge of concentrated stormwater to not exceed pre-development flows or have detrimental impacts in the receiving environment.*

These statements of policy are consistent with those expressed in the corresponding Area Plan. For the reasons provided in this report, the proposed amendment is considered generally consistent with and does not contradict the policy intent of this Subregional Land Use Plan.

Darwin Regional Land Use Plan

The Darwin Regional Land Use Plan was introduced into the NT Planning Scheme in 2015. The Land Use Structure Plan at Page 13 identifies the Coolalinga and Freds Pass Rural Activity Centre (refer to **Figure 7** below) at a landscape scale, not identifying individual allotments.

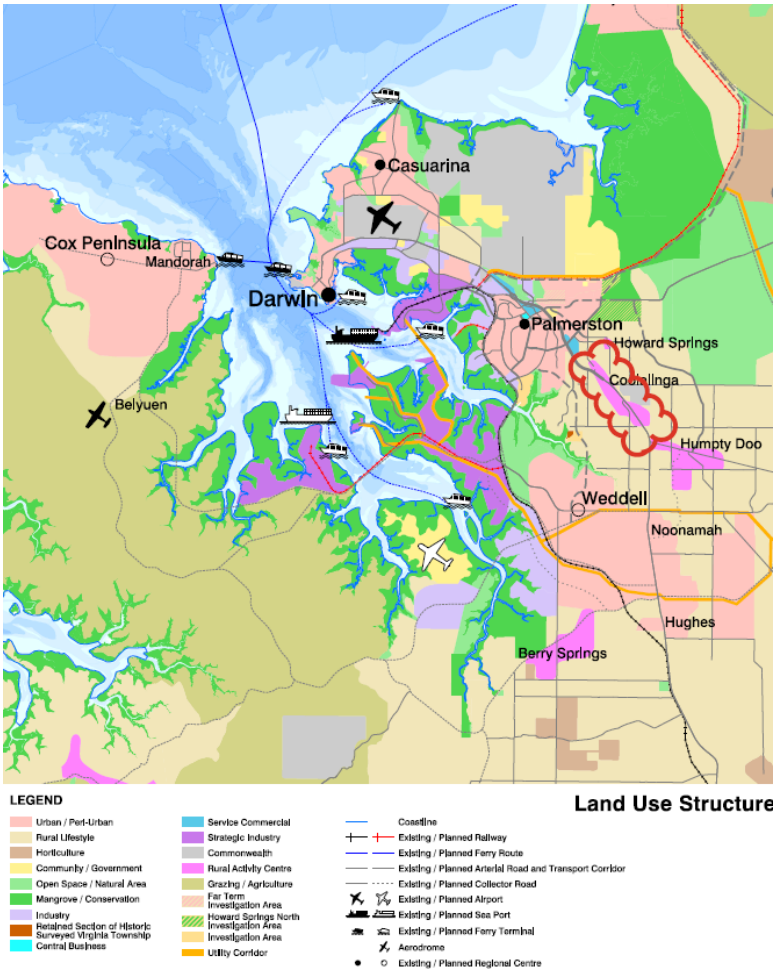

Figure 7: *Darwin Regional Land Use Plan and the Coolalinga and Freds Pass Rural Activity Centre*

Page 24 of the Regional Land Use Plan (Rural Activity Centres) notes: "*increasing interest in alternatives to larger lots, particularly from some older residents seeking retirement options and younger people seeking more affordable options to enter the housing market*" and that "*smaller appropriately serviced residential lots in rural activity centres could also increase the sustainability of larger rural lifestyle lots by reducing the impacts of future population growth on natural resources, particularly groundwater, and expanding local facilities and services and new employment opportunities*".

On the basis of the above policy statements, the proposed planning scheme amendment is considered to be generally consistent with this Regional Land Use Plan.

6.3.3 Merits and Public Interest

The amendment proposal has significant merit and is considered to be in the public interest given it:

- is generally consistent with the policy intent of the Strategic Framework as outlined above in **Section 5.3.2** of this report;
- is adjoining and connected via common road to the surrounding 4,000m^2 lots already approved and/or developed;
- is in a location and of a suitable orientation to provide additional 4,000m^2 lots up to 7300m^2 which are consistent with the community expectation around lot size transition away from the FPRAC and the existing lot sizes adjoining this site;
- is well located, with access to reticulated electricity and water services and proximate to a range of community facilities and services; and
- will meet market demand and support housing choice for rural residential living.

6.3.4 Reports from the Commission

Any report received from the Commission is a matter for the Minister to consider.

6.3.5 Other Matters for the Minister to Consider

This relates to matters the Minister deems appropriate. As such, it is for the consideration of the Minister.

6.4 Section 30C(4)(d) – Physical Characteristics and Suitability of the Land

A description of the physical characteristics of the land is provided in **Section 2** of this report. The proposal is informed by a Land Suitability Assessment (**Attachment E**) and Site and Soil Evaluation (**Attachment F**) which demonstrate the unconstrained land capability of the site for the proposed four-lot subdivision development component of this application.

The site does not contain any significant landforms and is not impacted by poorly drained or acid sulfate soils, dryland salinity and/or flooding. The Site and Soil Evaluation confirms the soil landscape within the unconstrained site is capable of sustaining onsite wastewater management using approved treatment and disposal systems that will comply with the *NT Code of Practice for Wastewater Management*. Furthermore, the existing stormwater overland flow across the site in the direction of Holly Road will not be disturbed, subject to the drainage requirements of the local authority, Litchfield Council.

It is however noted that the land was classified as 'S2 – Moderately Suitable' for the land suitability category of erosion risk due to the slope of land which varies from 2.5% up to 6% in gradient. Nonetheless, proposed Lot D has been developed to date without any present notable visible effects of erosion. On this basis, erosion risk to the development of proposed Lots A-C, can be mitigated through the implementation of standard industry practices in erosion and sediment control during future residential development post subdivision. This will include such strategies as appropriate timing of ground disturbance, minimising extent of disturbed areas at any one time, and using irrigation to assist with establishing stable ground cover post development.

6.5 Section 30C(4)(e) – Public Facilities and Open Space

The proposal is not required by the Planning Scheme to provide any additional public facilities or public open space. It is also noted that the Freds Pass Sport and Recreation Reserve and other facilities are within relatively close proximity to the subject site.

6.6 Section 30C(4)(f) – Public Utilities and Infrastructure

Reticulated electricity and water services are available to the proposed lots. Reticulated sewerage is unavailable, however all lots are capable of accommodating an onsite wastewater management system as demonstrated in the site soil evaluation at **Attachment F**.

6.7 Section 30C(4)(g) – Impact on Amenity

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

The proposal will create four additional Rural Residential zoned lots of a size suitable to retain the existing and intended rural lifestyle use of the subject property, that is consistent with the rural character and historical land use development of the rural locality of Bees Creek. On this basis, it is concluded that the proposed subdivision is unlikely to adversely impact on the existing and future amenity of the Bees Creek locality.

6.8 Section 30C(4)(h) – Benefit/Detriment to Public Interest

The proposal will deliver four lots to the Rural Residential land market that are suitably sized allotments with frontage to the existing Holly Road, that provide opportunities for rural activities and lifestyle pursuits.

6.9 Section 30C(4)(ha) – Restricted Water Extraction Areas

The subject property is not located within a declared Restricted Water Extraction Area under the *Water Act 1992*. Nonetheless, the proposed lots will be connected to the available reticulated water network.

6.10 Section 30C(4)(i) – Compliance with the Building Act (Subdivision)

A statement has been prepared by AB Consulting (building certifier) confirming the proposed subdivision will not affect compliance with the applicable building legislation for the subject property and the existing outbuilding structure contained within. A copy of this letter is provided at **Attachment G**.

6.11 Section 30C(4)(j) – Development of Scheme Land

This application does not comprise the subdivision of land under a unit titles scheme.

7.0 Conclusion

This report forms part of a Concurrent Application made pursuant to **Section 30** of the Act addressing the statutory requirements and planning considerations to include Section 4625 Hundred of Strangways within the boundary of the FPRAC (amendment component) and then subdivide to create four lots (development component). The report outlines the nature of the subject land and locality, the proposed development, considers the proposal against relevant planning policy including the Scheme, and considers the relevant components of **Section 30C** of the Act. With regard to these matters, the proposal:

- is consistent with the policy intent of the applicable Strategic Framework being the Coolalinga and Freds Pass Rural Activity Centre Area Plan, the Litchfield Subregional Land Use Plan, and the Darwin Regional Land Use Plan;
- responds and adheres to the relevant requirements of the Planning Scheme, particularly land suitability and infrastructure servicing for subdivision;
- has significant merit, and will not impact on the amenity of the immediate and surrounding Bees Creek rural lifestyle locality; and
- is generally consistent with the purpose and objectives of the Act.

Furthermore, the proposal will support housing choice in a well located site proximate to the FPRAC and the community facilities and services within and nearby.

Rory Mackay
Cunnington Rosse Town Planning and Consulting

24 July 2026

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

RE: Letter of Comment Concurrent Application

PA2026/0184
Hun: 695 P: 04625 30 Holly Road BEES CREEK, Hundred of Strangways
A proposed Concurrent Application to include Section 4625 Hundred of Strangways within the boundary of the Coolalinga and Freds Pass Rural Activity Centre and Subdivision to Create 4 lots

---

Thank you for the Concurrent Application referred to this office on 26/06/2026, 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 under Section 30M(4) of the *NT Planning Act*:

Council does not object to the granting of a Planning Scheme Amendment and Development Permit for the following reasons:

a) The proposal aligns with the recent subdivision and rezoning at 10 Holly Road, and Council considers the proposal suitable.

b) The preliminary stormwater plan is indicative of the stormwater flows to Holly Road and appears sufficient.

c) The Land Suitability Assessment and Site and Soil Evaluation provide evidence that the proposal is considered suitable and shows that each lot will be unconstrained in accordance with the *NT Planning Scheme.*

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

a) Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater, and its discharge into Litchfield Council's stormwater drainage system, shall be submitted to and approved by Litchfield Council.

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

a) A monetary contribution is required to be paid to Litchfield Council in accordance with its development contribution plan.

b) Engineering design and specifications for the proposed and affected roads, street lighting, stormwater drainage, vehicular access, pedestrian/cycle corridors, and streetscaping shall be to the technical requirements and approval of Litchfield Council, with all approved works constructed at the developer's expense.

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

c) Prior to finalisation of engineering design and specifications for the proposed and affected roads, a Traffic Impact Statement, shall be prepared by a suitability certified traffic auditor to the satisfaction of Litchfield Council.

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

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

a) Litchfield Council's current Fees and Charges may apply to the above conditions. Additional information can be found at www.litchfield.nt.gov.au.

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

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Record number: D2026/191681
Container number: NE695/4625

Your ref: PA2026/0184

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

Dear Eve-Marie

Re: Section 4625 (30) Holly Road Bees Creek Hundred of Strangways

In response to your letter of the above concurrent proposal for the purpose of:

- Amending the Coolalinga and Freds Pass Rural Activity Centre Area Plan to include Section 4625 Hundred of Strangways (30 Holly Road, Bees Creek) within the boundary of the Rural Activity Centre; and
- Development for subdivision to create 4 lots (zoned Rural Residential – RR).

Power and Water (PWC) advises the following with reference to electricity enquiries:

1. PWC has no objection to the proposed concurrent application PA2026/0184.

2. A basic supply of 25kVA, three-phase power service shall be required to each newly created lot in accordance with the current NP020 - Guidelines for Developers of Subdivisions and Electricity Infrastructure published on PWC website (www.powerwater.com.au).

3. The current Landowner shall engage an accredited electrical consultant to:
   - Submit a Negotiated Connection application under Australian Energy Regulator (AER) compliance process for PWC's assessment on subdivision power servicing connection requirements.
   - Carry out detailed power servicing design drawing submission in consultation with PWC.

4. PWC shall only carry out final connection works at applicable charge under the AER assessment process.

If you have any further queries, please contact Nabiha Nusrat, Manager Negotiated Connections and Transmission on 8924 5065 or email: PowerDevelopment@powerwater.com.au

Yours sincerely

Thanh Tang
Manager Distribution Development
03 July 2026

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Container No: LD695/4625

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Eve-Marie Davie

RE: CONCURRENT APPLICATION - PA2026/0184 - 04625 Hundred of Strangways - 30 Holly Road , Bees Creek - To include Section 4625 Hundred of Strangways within the boundary of the Freds Pass Rural Activity Centre & Subdivide to create four lots

In response to your letter of the above proposal for development application purpose, Power and Water Corporation Water Services advises the following with reference to water and sewer enquiries:

1. Reticulated sewer services are currently unavailable in the area. The developer must contact relevant authorities to discuss servicing requirements for the proposed development.

2. Only a single water service is permitted for each proposed individual lot. All new services are constructed by the developer, at no cost to Power and Water. The proposed lots are to be individually serviced from the water main on Holly Road.

3. The developer may need to upgrade the existing water service and should contact Services Development prior to start of construction.

4. The developer must ensure that;

    a) Backflow prevention is installed at the water service in accordance with AS/NZS 3500.1 – Plumbing and Drainage - Water Services

    b) Where applicable, the device is tested annually in accordance with AS/NZS 2845.3 field testing and maintenance of testable devices.

    Visit https://www.powerwater.com.au/developers/water-development/backflow-prevention or contact BackflowPrevention.PWC@powerwater.com.au for all backflow prevention enquires.

5. Full lot fire coverage cannot be achieved from existing hydrants. Internal firefighting arrangements must be made to the satisfaction of NT Fire and Rescue Service. An internal break tank maybe required for firefighting, as direct pumping from PWC water mains is not permitted.

    PWC recommends that the developers' hydraulic consultant confirm internal firefighting requirements with PWC prior to the development, so that flow capability can be adequately assessed.

6. The existing water easement within the parent lot is still required. Structures must not be located on or over a water supply or sewerage easement, or where no easement exists such as within a road reserve without obtaining the prior written approval of Power and Water.

7. All required works mentioned above must all be at according to Power and Water's Connection Code and at the developer's expense. All standard, quoted and Water and Sewerage System Extension Policy (WASSEP) charges, as well as contribution charges may be applicable. As required, Power and Water will reassess the charges for the development.

8. Power and Water advises that the Water and Sewer Services Development Section (developer.concierge@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) must be contacted via email a minimum of 1 month prior to construction works commencing.

If you have any further queries, please contact the undersigned on 08 9463 2089, or email developer.concierge@powerwater.com.au

Yours sincerely

Craig Thomas

Craig Thomas
Services Development

22 July 2026

cc: Rory Mackay
email: rory@crtpc.com.au

NORTHERN TERRITORY GOVERNMENT
Department of **LANDS, PLANNING AND ENVIRONMENT**

Level 1
Goyder Centre
25 Chung Wah Terrace

Postal address
PO Box 496
Palmerston NT 0831

E DevelopmentAssessment.DLPE@nt.gov.au

T 08 8999 4446

22 July 2026

Mr Fletcher Willis
Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801

Our Ref: DLPE2026/0261
Your Ref: PA2026/0184

Dear Mr Willis

Re: PA2026/0184 Concurrent - To include Section 4625 Hundred of Strangways within the boundary of the Coolalinga and Freds Pass Rural Activity Centre. and subdivide to create 4 lots

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

Flora and Fauna Division

Threatened Species

The threatened species listed in **Table 1** occur, or are likely to occur within, or immediately adjacent to, the application area. This is based on a search of the Department of Lands, Planning and Environment (DLPE) databases within a 5km radius of the application area, expert knowledge of species' habitat requirements, and information about habitats occurring within the application area. **Table 1** provides an assessment of the potential risk posed by the proposal to each species, based on current available information (including that provided by the applicant) and indicates whether the available information is sufficient to make a robust assessment, including identifying where further surveys are required to address important information gaps.

Table 1 – Threatened species listed under the *Territory Parks and Wildlife Conservation Act 1976* (TPWC Act) and/or the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) that are known to occur, or have a high potential of occurring within, or adjacent to, the application area.

Conservation status = VU – Vulnerable; EN – Endangered; CR – Critically Endangered.

Common Name	Scientific Name	TPWC Act	EPBC Act	Risk of potential impact	Survey required
Flora					
Darwin Cycad	*Cycas armstrongii*	VU	-	Low	No

Common Name	Scientific Name	TPWC Act	EPBC Act	Risk of potential impact	Survey required
Fauna					
Black-footed Tree-rat (Kimberley and mainland Northern Territory)	*Mesembriomys gouldii gouldii*	EN	EN	Low	No
Mertens' Water Monitor	*Varanus mertensi*	VU	EN	Low	No
Mitchell's Water Monitor	*Varanus mitchelli*	VU	CR	Low	No
Northern Blue-tongued Skink	*Tiliqua scincoides intermedia*	-	CR	Low	No
Northern Brushtail Possum	*Trichosurus vulpecula arnhemensis*	-	VU	Low	No
Northern Quoll	*Dasyurus hallucatus*	CR	EN	Low	No
Pale Field-rat	*Rattus tunneyi*	VU	-	Low	No
Yellow-spotted Monitor	*Varanus panoptes*	VU	-	Low	No

The Flora and Fauna Division considers the risk to threatened species and biodiversity from the proposal to be low and no targeted threatened species surveys are required. Each species is discussed further in **Attachment 1**.

Biodiversity

The Flora and Fauna Division notes that the application is located outside of the area identified as a transition area in the Coolalinga Area Plan (Plan 8). While the risk from this application is considered low, the continued subdivision of land outside of designated transition areas is inconsistent with the intent of the Area Plan and poses risks to biodiversity from the cumulative removal and fragmentation of habitat.

The Flora and Fauna Division considers that the proposed amendment to the Coolalinga and Freds Pass Rural Activity Centre Area Plan, to facilitate the subdivision of Section 4625 Hundred of Strangways (30 Holly Rd, Bees Creek) into four lots, poses a low risk to threatened species and biodiversity from a regional perspective. The Flora and Fauna Division notes that the proposal is largely administrative with some clearing required for the establishment of firebreaks.

While the risk from this application is considered low, the continued subdivision of land outside of designated transition areas poses risks to biodiversity from the cumulative removal and fragmentation of habitat.

Water Resources Division

Section 4625 Hundred of Strangways is located within the Darwin Rural Adelaide River Water Control District and overlies the Noonamah groundwater resource.

Records indicate that there are currently no registered bores on the property and no surface water extraction licences or groundwater extraction licences associated with the land.

Section 14 of the *Water Act 1992* provides a statutory right to access groundwater following the subdivision of land. The Noonamah groundwater resource is not fully allocated, and sufficient water remains available to accommodate the additional lots proposed. Accordingly, the Water

Resources Division has no objection to the proposed subdivision based on groundwater availability.

Land Resources Division

Land Assessment Branch

A review of land resource data and high-resolution satellite imagery was undertaken to assess the proposed subdivision against the Northern Territory Land Suitability Guidelines.

The assessment indicates that all the proposed lots are located on gently undulating low rises with well drained shallow, gravelly, red and brown Kandosols underlain by ferricrete, supporting *Eucalyptus miniata* (Darwin woollybutt) and *E. tetrodonta* (Darwin stringybark) woodland.

Across the four proposed lots, slopes of up to 6% occur, which may present a potential erosion risk to the naturally shallow soils.

Each lot contains 0.4ha or greater of land that is unconstrained by drainage and is capable of supporting the proposed land use.

Land Management Unit

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

Due to the nature of the proposal being for subdivision, and the small area of the site, the Land Management Unit does not require an Erosion and Sediment Control Plan (ESCP) condition to be included on the Development Permit. However, the Land Management Unit notes parts of the site have slopes of up to 6%, which exceed the Northern Territory Planning Scheme Land Clearing Guidelines recommendation of a maximum slope of 2%. Accordingly, it is important that appropriate erosion and sediment control measures are implemented throughout the development stage in accordance with the recommended Permit Notes below.

Permit Notes:

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

Environment and Heritage Division

Heritage Branch

Advice for Aboriginal archaeological places and objects

A search has found that there are no recorded Aboriginal archaeological places and objects within the subject site, and the likelihood of unrecorded Aboriginal archaeological places existing has been assessed as unlikely. No physical survey work is required for this proposed impact. If archaeological places are discovered over the course of the work, establish an exclusion zone around the site and contact the Heritage Branch immediately.

Advice for declared or provisionally declared heritage places and objects

The search has found that there are no nominated, provisionally declared or declared heritage places or objects within the subject site.

The context of Heritage Branch advice

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

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

Relevant parts of the *Heritage Act 2011*

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

Conditions of advice

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

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

Actions taken in relation to the enquiry:

- A search of the NT Heritage Register;
- A search of the archaeological database for recorded archaeological places within the subject site;
- A search of the archaeological database for recorded archaeological places located within the proximity of the subject site;
- The extent of pre-existing ground disturbance;
- The scale and nature of the work proposed (major, moderate or minor);
- Areas identified as being excluded from the work footprint e.g. riparian buffers; and
- An assessment of the likelihood of unrecorded archaeological places existing within the subject site, based on landscape features, recorded archaeological places in the vicinity, and other predictive tools.

Further information can also be found on our website[1],[2]: For requests related to sacred sites, contact the Aboriginal Areas Protection Authority[3].

Environmental Regulation Division

Under the *Waste Management and Pollution Control Act 1998* (WMPC Act), all persons have statutory obligations to take all reasonable and practicable measures to prevent or minimise pollution and environmental harm, and to reduce the amount of waste generated. This is known as the General Environmental Duty, set out in section 12 of the WMPC Act. The proponent is responsible for ensuring that their activities comply with these obligations.

Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority (NT EPA) website[4].

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

1. **Dust**: The proponent must ensure that nuisance dust and/or airborne particles are not discharged or emitted beyond the boundaries of the premises.
2. **Noise**: The proponent must ensure that the noise levels from the proposed premises comply with the NT EPA Northern Territory Noise Management Framework Guideline[5].

   If the proposal is situated where there are existing activities nearby that may already generate noise, please see the guidelines on Recommended Land Use Separation Distances[6].
3. **Erosion and Sediment Control (ESC):** The proponent must ensure that pollution and/or environmental harm do not result from soil erosion.

[1] https://nt.gov.au/property/building/heritage-properties/heritage-properties-building-works-and-development
[2] https://nt.gov.au/leisure/arts-culture-heritage/visit-a-cultural-or-heritage-site/aboriginal-heritage-information
[3] https://www.aapant.org.au
[4] https://ntepa.nt.gov.au/publications-and-advice/environmental-management
[5] https://ntepa.nt.gov.au/__data/assets/pdf_file/0004/566356/noise_management_framework_guideline.pdf
[6] https://ntepa.nt.gov.au/__data/assets/pdf_file/0006/453192/guideline_recommended_land_separation_distances_oct.pdf

v. a provision of this Planning Scheme expressly requires assessment as Impact Assessable.

Clause 1.8(1)(c)(ii) applies.

Clause 1.10 Exercise of Discretion by the Consent Authority

4. In considering an application for a use or development identified as Impact Assessable the consent authority must take into account all of the following:
(a) any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;
(b) any Overlays and associated requirements in Part 3 that apply to the land;
(c) the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and
(d) any component of the Strategic Framework relevant to the land as set out in Part 2.

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.

Submission in Support of Development Application
30 Holly Road, Bees Creek
PA2026/0184 – Concurrent Application

To Whom It May Concern,

Re: Submission in Support of PA2026/0184 – Concurrent Application – 30 Holly Road, Bees Creek

As adjoining landowners and residents of Bees Creek for the past 24 years, we are pleased to provide this submission in support of the proposed subdivision at 30 Holly Road.

We have seen Bees Creek gradually develop into a well-established rural residential community while retaining the lifestyle and character that attracted us here in the first place, with new subdivisions and quality homes enhancing the community while preserving the rural lifestyle that makes Bees Creek such a desirable place to live.

Our own adjoining subdivision has already been assessed through the planning process and received Ministerial approval. That process gave us a greater appreciation of the planning framework and the long-term vision for this part of Bees Creek. In our view, the proposal for 30 Holly Road is consistent with that vision and represents a logical continuation of the existing pattern of rural residential development within the area.

Immediately adjoining our property is the Savannah Acres subdivision. Since its completion, the area has been enhanced by the construction of a number of quality homes that have blended well with the existing rural residential character. Every lot within Savannah Acres has been sold and, over time, a number of properties within the subdivision have subsequently returned to the market. From what we have observed, these properties have generally sold very quickly, with some selling following their first open inspection and others selling through word of mouth before being formally advertised. In our view, this reflects the ongoing demand for quality rural residential land and homes within Bees Creek.

The continued growth of families choosing to build and live in Bees Creek also provides wider community benefits by supporting local businesses, trades, schools and other essential services. Thoughtfully planned rural residential developments such as this help create vibrant, sustainable communities while maintaining the unique lifestyle that makes Bees Creek such an attractive place to live.

We have also experienced a consistent level of interest in our own approved subdivision. From time to time, prospective buyers have stopped at our property to ask when the land is likely to become available. The enquiries have generally centred around when the subdivision is expected to proceed. On several occasions, people have indicated they will continue to check back and, once the subdivision progresses, will enquire again to see whether we have appointed a real estate agent so they can register their interest in purchasing a lot. While these have been informal conversations, they reflect the level of interest we have experienced in rural residential land within the area.

Having lived in Bees Creek for almost a quarter of a century, we appreciate the importance of ensuring development is undertaken in a considered and appropriate way. We believe this proposal complements the surrounding pattern of development and will make a positive contribution to the continued growth of the Bees Creek community.

Based on our experience as long-term residents and adjoining landowners, we respectfully support this application and ask that the Development Consent Authority give it favourable consideration.

Thank you for taking the time to consider our submission.

Yours faithfully,

Mark & Leigh Bland

Technical Assessment PA2026/0184

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

Application No:	PA2026/0184
Lot number:	Section 4625 (30) Holly Road, Bees Creek
Town/Hundred:	Hundred of Strangways
Zone (Proposed):	RR (Rural Residential)
Site Area:	2.0ha
Proposal:	Subdivision to create 4 lots Lot A – 4000m2 Lot B – 4000m2 Lot C – 4700m2 Lot D - 7300m2 (with Water Supply Easement & Outbuilding)
Plans used for assessment:	Cross Solutions Plan of Subdivision Drawing 1-2 DA2026-0113-01 Rev A, SMP Plan, Locality Plan
Date assessment finalised:	28 July 2026

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

Zone RR (Rural Residential)			
Use	**Assessment Category**	**Overlays**	**Specific Development Requirements**
Subdivision to create 4 lots	Impact	Overlay 3.2 CNV (Clearing of native vegetation)	6.3.1 Subdivision in Zone RR

Clause 1.8 When development consent is required.

(c) Impact Assessable – use and development that requires the exercise of discretion by the consent authority to determine if it is appropriate given the location of the site and the potential impacts on surrounding uses, and if it accords with the Strategic Framework.
Use and development of land requires consent and is Impact Assessable when any of the following apply:
i. it is shown as Impact Assessable on the relevant assessment table in Part 4;
ii. it is for the subdivision of land other than that included at Clause 1.8(1)(b)(iii); or
iii. it is identified as Impact Assessable in Clause 1.9; or
iv. it is a Prohibited development which relates to a heritage place as set out in Clause 1.10(7)(b); or

2.0 Strategic Framework

In accordance with subclause 2.2 (4) of NTPS 2020, the Strategic Framework guides the interpretation of all Parts of the NTPS 2020:

Where there is inconsistency between the components of the Strategic Framework, Area Plans, providing the most detailed level of guidance, prevail over higher-order Land Use Plans and Strategic Planning Policies to the extent of any inconsistencies.

Subregional Land Use Plans, Regional Land Use Plans and Strategic Planning Policies will guide interpretation of the Planning Scheme when:
(a) there is no applicable Area Plan;
(b) the Area Plan does not provide guidance on a particular issue;
(c) a use or development does not accord with an Area Plan; or
(d) a new Area Plan is being created or a change is proposed to an existing Area Plan.

The Darwin Regional Land Use Plan (DRLUP) and the Litchfield Sub-Regional Land Use Plan (LSRLUP) are relevant to the subject site and identify the land for Rural Lifestyle, and Rural Area development respectively. The LSRLUP which provides the most detailed level of guidance, in this instance, outlines the following objectives for such identification:

- *Facilitate new areas of rural residential development close to community facilities.*
- *Maintain rural amenity and lifestyle choice.*
- *Provide opportunity for residential land uses in the Rural Area to meet market demand.*

The site of the subdivision is alongside the Coolalinga Freds Pass Rural Activity centre. The subdivision seeks to create four lots that satisfy the minimum lot size of 0.4ha per lot all unconstrained.

CONSISTENT

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

No clearing is proposed as a part of this application.

NOT APPLICABLE

4.6 Zone RR – (Rural residential)

Zone Purpose

Provide residential lots with a semi-rural character in areas where reticulated water is available that may:
(a) cater for a range of lifestyle choices and semi-rural activities; or
(b) support the growth and viability of rural activity centres; or

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(c) provide a transition between existing rural living areas and rural activity centres; or
(d) provide a buffer between urban residential uses and constrained land.

Zone Outcomes

1. Dwellings-single and dwellings-independent within a semi-rural setting.
2. Home based businesses and dwellings-community residence of a scale, intensity and nature that is compatible with the character and amenity of the locality.
3. Residential development, such as residential care facilities, is compatible with the character and amenity of the locality.
4. Non-residential activities, such as community centres and plant nursery:
(a) are of a scale and intensity compatible with the character and amenity of the area;
(b) wherever possible, are co-located with other non-residential activities in the locality;
(c) avoid adverse impacts on the surrounding road network; and
(d) are managed to minimise unreasonable impacts on the amenity of surrounding residents.
5. The design and site layout of all development are sympathetic to the existing streetscape, scale and character of surrounding development.
6. Subdivision and development avoids adverse impacts on ecologically important areas through location, design, operation and management.
7. Subdivision design is informed by land suitability assessment to confirm the land is able to support rural residential development.
8. Development is provided with an appropriate level of services and infrastructure and avoids negative impacts on the natural environment.
9. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

Each lot is to be connected to reticulated power and water. The Land Suitability Assessment, provided in support of the application, indicates that the land is unconstrained with unconstrained access to a public road.

COMPLIES

6.3.1 Subdivision in Zone RR

Purpose
Ensure that small lot rural residential subdivisions:
(a) respond appropriately to the physical characteristics of the land;
(b) are integrated with local infrastructure, community services and facilities; and
(c) ensure that lots are of a size and configuration suited for the purpose.
Administration
1. The consent authority must not consent to a subdivision that is not in accordance with sub-clause 6.
2. The consent authority may consent to a subdivision that is not in accordance with the table to this clause and sub-clauses 7-10 only if it is satisfied that the subdivision will create lots that comprise all unconstrained land and are consistent with the purpose of this clause.
3. Despite sub-clause 2, the consent authority must not consent to a subdivision in Zone RR in Alice Springs and adjacent zoned areas that is not in accordance with the table to this clause.
4. The unconstrained nature of the land is to be demonstrated by a land suitability assessment addressing the NT Land Suitability Guidelines, prepared by a suitably qualified professional.
Requirements
5. Land is to be subdivided in accordance with the table to this clause.

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6. Each lot is to be connected to reticulated water.
7. Provide for connection to reticulated services. Where no reticulated sewerage is available, a site and soil evaluation report must be completed by an appropriately qualified site-and-soil evaluator demonstrating that onsite wastewater management systems can be installed on each lot in accordance with the requirements of the Code of Practice for Wastewater Management.
8. Provide for adequate drainage within the road reserve or through engineered drainage reserves.
9. Provide sealed roads and direct access to a sealed public road.
10. Roads should:
(a) be designed to:
i. interconnect with the existing road network;
ii. provide for connections to potential future subdivisions of adjoining lands;
iii. provide a clear hierarchy of roads; and iv. minimise individual lot access to major roads;
(b) respond to the physical characteristics of the land by:
i. following ridge lines or contours where possible; and
ii. where crossing watercourses be positioned at right angles to the watercourse and minimise the number of crossing points;
(c) be located above the 1.0% AEP flood line or any seepage line, whichever is the higher;
(d) be designed with discharge drains placed to minimise erosion and associated engineering and maintenance costs;

Table to Clause 6.3.1: Subdivision in Zone RR	
Locality	**Minimum Lot Size and Requirements**
In Litchfield Municipality, outside of urban / peri-urban areas and rural activity centres	1ha – all unconstrained
All other areas	0.4ha – all unconstrained

Each lot will have 0.4ha or more all unconstrained land and meets the minimum lot size requirements. No physical constraints have been identified. Lots will be provided with access to available reticulated services (power and water) and provides access via Holly Road. The lots are suitably dimensioned and will accommodate future development. A LSA was provided at lodgement and this indicayes the following:

'Whilst Lot D is currently developed, the remaining lots comprise extant native vegetation. Sope across all other blocks up to 6%. While no erosion was assessed within Lot D, the development of Lot D has demonstrated that development of Lots A-C can proceed with moderate risk of erosion. This risk can be managed through standard erosion and sediment control strategies relating to timing of disturbance, minimising extent of disturbed areas at any one time and using irrigation to assist with establishing stable ground cover post development.'

A Site and Soil Evaluation (SSE) was provided at lodgement and this indicates that Lot D has an approved onsite wastewater management system and that for the 3 other lots the following applies:

'the soils have areas of minimal depth but despite the soil depth, the ≥0.4ha unconstrained land per lot allows for relocation of LAA to a site within the lot with deeper soils, or use of mounds incorporating imported fill, or use of approved disposal systems that do not involve discharge to the environment and are therefore independent of soil type, slope or soil depth. As the lot size enables development of LAAs that will treat effluent within property boundaries, the risk of impact on either groundwater and nearby surface waters from onsite wastewater management is considered to be low. Development site is capable of sustainably disposing of primary or secondary treated effluent using effluent disposal systems approved under the *NT Code of Practice* (DoH 2020) without environmental health impacts.'

No new roads are proposed.

COMPLIES

24 July 2026

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

RE: Letter of Comment Concurrent Application

PA2026/0184
Hun: 695 P: 04625 30 Holly Road BEES CREEK, Hundred of Strangways
A proposed Concurrent Application to include Section 4625 Hundred of Strangways within the boundary of the Coolalinga and Freds Pass Rural Activity Centre and Subdivision to Create 4 lots

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Thank you for the Concurrent Application referred to this office on 26/06/2026, 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 under Section 30M(4) of the *NT Planning Act*:

Council does not object to the granting of a Planning Scheme Amendment and Development Permit for the following reasons:

a) The proposal aligns with the recent subdivision and rezoning at 10 Holly Road, and Council considers the proposal suitable.

b) The preliminary stormwater plan is indicative of the stormwater flows to Holly Road and appears sufficient.

c) The Land Suitability Assessment and Site and Soil Evaluation provide evidence that the proposal is considered suitable and shows that each lot will be unconstrained in accordance with the *NT Planning Scheme.*

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

a) Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater, and its discharge into Litchfield Council's stormwater drainage system, shall be submitted to and approved by Litchfield Council.

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

a) A monetary contribution is required to be paid to Litchfield Council in accordance with its development contribution plan.

b) Engineering design and specifications for the proposed and affected roads, street lighting, stormwater drainage, vehicular access, pedestrian/cycle corridors, and streetscaping shall be to the technical requirements and approval of Litchfield Council, with all approved works constructed at the developer's expense.

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

c) Prior to finalisation of engineering design and specifications for the proposed and affected roads, a Traffic Impact Statement, shall be prepared by a suitability certified traffic auditor to the satisfaction of Litchfield Council.

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

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

a) Litchfield Council's current Fees and Charges may apply to the above conditions. Additional information can be found at www.litchfield.nt.gov.au.

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

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Record number: D2026/191681
Container number: NE695/4625

Your ref: PA2026/0184

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

Dear Eve-Marie

Re: Section 4625 (30) Holly Road Bees Creek Hundred of Strangways

In response to your letter of the above concurrent proposal for the purpose of:

- Amending the Coolalinga and Freds Pass Rural Activity Centre Area Plan to include Section 4625 Hundred of Strangways (30 Holly Road, Bees Creek) within the boundary of the Rural Activity Centre; and
- Development for subdivision to create 4 lots (zoned Rural Residential – RR).

Power and Water (PWC) advises the following with reference to electricity enquiries:

1. PWC has no objection to the proposed concurrent application PA2026/0184.

2. A basic supply of 25kVA, three-phase power service shall be required to each newly created lot in accordance with the current NP020 - Guidelines for Developers of Subdivisions and Electricity Infrastructure published on PWC website (www.powerwater.com.au).

3. The current Landowner shall engage an accredited electrical consultant to:
   - Submit a Negotiated Connection application under Australian Energy Regulator (AER) compliance process for PWC's assessment on subdivision power servicing connection requirements.
   - Carry out detailed power servicing design drawing submission in consultation with PWC.

4. PWC shall only carry out final connection works at applicable charge under the AER assessment process.

If you have any further queries, please contact Nabiha Nusrat, Manager Negotiated Connections and Transmission on 8924 5065 or email: PowerDevelopment@powerwater.com.au

Yours sincerely

Thanh Tang
Manager Distribution Development
03 July 2026

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Container No: LD695/4625

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Eve-Marie Davie

RE: CONCURRENT APPLICATION - PA2026/0184 - 04625 Hundred of Strangways - 30 Holly Road , Bees Creek - To include Section 4625 Hundred of Strangways within the boundary of the Freds Pass Rural Activity Centre & Subdivide to create four lots

In response to your letter of the above proposal for development application purpose, Power and Water Corporation Water Services advises the following with reference to water and sewer enquiries:

1. Reticulated sewer services are currently unavailable in the area. The developer must contact relevant authorities to discuss servicing requirements for the proposed development.

2. Only a single water service is permitted for each proposed individual lot. All new services are constructed by the developer, at no cost to Power and Water. The proposed lots are to be individually serviced from the water main on Holly Road.

3. The developer may need to upgrade the existing water service and should contact Services Development prior to start of construction.

4. The developer must ensure that;

    a) Backflow prevention is installed at the water service in accordance with AS/NZS 3500.1 – Plumbing and Drainage - Water Services

    b) Where applicable, the device is tested annually in accordance with AS/NZS 2845.3 field testing and maintenance of testable devices.

    Visit https://www.powerwater.com.au/developers/water-development/backflow-prevention or contact BackflowPrevention.PWC@powerwater.com.au for all backflow prevention enquires.

5. Full lot fire coverage cannot be achieved from existing hydrants. Internal firefighting arrangements must be made to the satisfaction of NT Fire and Rescue Service. An internal break tank maybe required for firefighting, as direct pumping from PWC water mains is not permitted.

    PWC recommends that the developers' hydraulic consultant confirm internal firefighting requirements with PWC prior to the development, so that flow capability can be adequately assessed.

6. The existing water easement within the parent lot is still required. Structures must not be located on or over a water supply or sewerage easement, or where no easement exists such as within a road reserve without obtaining the prior written approval of Power and Water.

7. All required works mentioned above must all be at according to Power and Water's Connection Code and at the developer's expense. All standard, quoted and Water and Sewerage System Extension Policy (WASSEP) charges, as well as contribution charges may be applicable. As required, Power and Water will reassess the charges for the development.

8. Power and Water advises that the Water and Sewer Services Development Section (developer.concierge@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) must be contacted via email a minimum of 1 month prior to construction works commencing.

If you have any further queries, please contact the undersigned on 08 9463 2089, or email developer.concierge@powerwater.com.au

Yours sincerely

Craig Thomas

Craig Thomas
Services Development

22 July 2026

cc: Rory Mackay
email: rory@crtpc.com.au

NORTHERN TERRITORY GOVERNMENT
Department of **LANDS, PLANNING AND ENVIRONMENT**

Level 1
Goyder Centre
25 Chung Wah Terrace

Postal address
PO Box 496
Palmerston NT 0831

E DevelopmentAssessment.DLPE@nt.gov.au

T 08 8999 4446

22 July 2026

Mr Fletcher Willis
Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801

Our Ref: DLPE2026/0261
Your Ref: PA2026/0184

Dear Mr Willis

Re: PA2026/0184 Concurrent - To include Section 4625 Hundred of Strangways within the boundary of the Coolalinga and Freds Pass Rural Activity Centre. and subdivide to create 4 lots

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

Flora and Fauna Division

Threatened Species

The threatened species listed in **Table 1** occur, or are likely to occur within, or immediately adjacent to, the application area. This is based on a search of the Department of Lands, Planning and Environment (DLPE) databases within a 5km radius of the application area, expert knowledge of species' habitat requirements, and information about habitats occurring within the application area. **Table 1** provides an assessment of the potential risk posed by the proposal to each species, based on current available information (including that provided by the applicant) and indicates whether the available information is sufficient to make a robust assessment, including identifying where further surveys are required to address important information gaps.

Table 1 – Threatened species listed under the *Territory Parks and Wildlife Conservation Act 1976* (TPWC Act) and/or the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) that are known to occur, or have a high potential of occurring within, or adjacent to, the application area.

Conservation status = VU – Vulnerable; EN – Endangered; CR – Critically Endangered.

Common Name	Scientific Name	TPWC Act	EPBC Act	Risk of potential impact	Survey required
Flora					
Darwin Cycad	*Cycas armstrongii*	VU	-	Low	No

Common Name	Scientific Name	TPWC Act	EPBC Act	Risk of potential impact	Survey required
Fauna					
Black-footed Tree-rat (Kimberley and mainland Northern Territory)	*Mesembriomys gouldii gouldii*	EN	EN	Low	No
Mertens' Water Monitor	*Varanus mertensi*	VU	EN	Low	No
Mitchell's Water Monitor	*Varanus mitchelli*	VU	CR	Low	No
Northern Blue-tongued Skink	*Tiliqua scincoides intermedia*	-	CR	Low	No
Northern Brushtail Possum	*Trichosurus vulpecula arnhemensis*	-	VU	Low	No
Northern Quoll	*Dasyurus hallucatus*	CR	EN	Low	No
Pale Field-rat	*Rattus tunneyi*	VU	-	Low	No
Yellow-spotted Monitor	*Varanus panoptes*	VU	-	Low	No

The Flora and Fauna Division considers the risk to threatened species and biodiversity from the proposal to be low and no targeted threatened species surveys are required. Each species is discussed further in **Attachment 1**.

Biodiversity

The Flora and Fauna Division notes that the application is located outside of the area identified as a transition area in the Coolalinga Area Plan (Plan 8). While the risk from this application is considered low, the continued subdivision of land outside of designated transition areas is inconsistent with the intent of the Area Plan and poses risks to biodiversity from the cumulative removal and fragmentation of habitat.

The Flora and Fauna Division considers that the proposed amendment to the Coolalinga and Freds Pass Rural Activity Centre Area Plan, to facilitate the subdivision of Section 4625 Hundred of Strangways (30 Holly Rd, Bees Creek) into four lots, poses a low risk to threatened species and biodiversity from a regional perspective. The Flora and Fauna Division notes that the proposal is largely administrative with some clearing required for the establishment of firebreaks.

While the risk from this application is considered low, the continued subdivision of land outside of designated transition areas poses risks to biodiversity from the cumulative removal and fragmentation of habitat.

Water Resources Division

Section 4625 Hundred of Strangways is located within the Darwin Rural Adelaide River Water Control District and overlies the Noonamah groundwater resource.

Records indicate that there are currently no registered bores on the property and no surface water extraction licences or groundwater extraction licences associated with the land.

Section 14 of the *Water Act 1992* provides a statutory right to access groundwater following the subdivision of land. The Noonamah groundwater resource is not fully allocated, and sufficient water remains available to accommodate the additional lots proposed. Accordingly, the Water

Resources Division has no objection to the proposed subdivision based on groundwater availability.

Land Resources Division

Land Assessment Branch

A review of land resource data and high-resolution satellite imagery was undertaken to assess the proposed subdivision against the Northern Territory Land Suitability Guidelines.

The assessment indicates that all the proposed lots are located on gently undulating low rises with well drained shallow, gravelly, red and brown Kandosols underlain by ferricrete, supporting *Eucalyptus miniata* (Darwin woollybutt) and *E. tetrodonta* (Darwin stringybark) woodland.

Across the four proposed lots, slopes of up to 6% occur, which may present a potential erosion risk to the naturally shallow soils.

Each lot contains 0.4ha or greater of land that is unconstrained by drainage and is capable of supporting the proposed land use.

Land Management Unit

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

Due to the nature of the proposal being for subdivision, and the small area of the site, the Land Management Unit does not require an Erosion and Sediment Control Plan (ESCP) condition to be included on the Development Permit. However, the Land Management Unit notes parts of the site have slopes of up to 6%, which exceed the Northern Territory Planning Scheme Land Clearing Guidelines recommendation of a maximum slope of 2%. Accordingly, it is important that appropriate erosion and sediment control measures are implemented throughout the development stage in accordance with the recommended Permit Notes below.

Permit Notes:

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

Environment and Heritage Division

Heritage Branch

Advice for Aboriginal archaeological places and objects

A search has found that there are no recorded Aboriginal archaeological places and objects within the subject site, and the likelihood of unrecorded Aboriginal archaeological places existing has been assessed as unlikely. No physical survey work is required for this proposed impact. If archaeological places are discovered over the course of the work, establish an exclusion zone around the site and contact the Heritage Branch immediately.

Advice for declared or provisionally declared heritage places and objects

The search has found that there are no nominated, provisionally declared or declared heritage places or objects within the subject site.

The context of Heritage Branch advice

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

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

Relevant parts of the *Heritage Act 2011*

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

Conditions of advice

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

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

Actions taken in relation to the enquiry:

- A search of the NT Heritage Register;
- A search of the archaeological database for recorded archaeological places within the subject site;
- A search of the archaeological database for recorded archaeological places located within the proximity of the subject site;
- The extent of pre-existing ground disturbance;
- The scale and nature of the work proposed (major, moderate or minor);
- Areas identified as being excluded from the work footprint e.g. riparian buffers; and
- An assessment of the likelihood of unrecorded archaeological places existing within the subject site, based on landscape features, recorded archaeological places in the vicinity, and other predictive tools.

Further information can also be found on our website[1],[2]: For requests related to sacred sites, contact the Aboriginal Areas Protection Authority[3].

Environmental Regulation Division

Under the *Waste Management and Pollution Control Act 1998* (WMPC Act), all persons have statutory obligations to take all reasonable and practicable measures to prevent or minimise pollution and environmental harm, and to reduce the amount of waste generated. This is known as the General Environmental Duty, set out in section 12 of the WMPC Act. The proponent is responsible for ensuring that their activities comply with these obligations.

Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority (NT EPA) website[4].

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

1. **Dust**: The proponent must ensure that nuisance dust and/or airborne particles are not discharged or emitted beyond the boundaries of the premises.
2. **Noise**: The proponent must ensure that the noise levels from the proposed premises comply with the NT EPA Northern Territory Noise Management Framework Guideline[5].

   If the proposal is situated where there are existing activities nearby that may already generate noise, please see the guidelines on Recommended Land Use Separation Distances[6].
3. **Erosion and Sediment Control (ESC):** The proponent must ensure that pollution and/or environmental harm do not result from soil erosion.

[1] https://nt.gov.au/property/building/heritage-properties/heritage-properties-building-works-and-development
[2] https://nt.gov.au/leisure/arts-culture-heritage/visit-a-cultural-or-heritage-site/aboriginal-heritage-information
[3] https://www.aapant.org.au
[4] https://ntepa.nt.gov.au/publications-and-advice/environmental-management
[5] https://ntepa.nt.gov.au/__data/assets/pdf_file/0004/566356/noise_management_framework_guideline.pdf
[6] https://ntepa.nt.gov.au/__data/assets/pdf_file/0006/453192/guideline_recommended_land_separation_distances_oct.pdf

ESC measures should be employed prior to and throughout the construction stage of the development. Larger projects should plan, install and maintain ESC measures in accordance with the current International Erosion Control Association (IECA) Australasia guidelines[7].

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

Basic advice for small development projects is provided by the NT EPA document: Guidelines to Prevent Pollution from Building Sites[8].

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

   If an Environment Protection Approval or Environment Protection Licence is not required, the proponent should store liquids only in secure bunded areas in accordance with VIC EPA Publication 1698: Liquid storage and handling guidelines[9]. Where these guidelines are not relevant, the storage should be at least 110% of the total capacity of the largest vessel in the area.

5. **Site Contamination**: If the proposal relates to a change of land use or if the site is contaminated, a contaminated land assessment is required in accordance with the National Environment Protection (Assessment for Site Contamination) Measure (ASC NEPM). The proponent is encouraged to refer to the information provided on the NT EPA website[10] and the NT Contaminated Land Guidelines[11].

6. **Waste Management - Import and Export of Fill**: The proponent must ensure all fill imported or exported as part of the activity is certified virgin excavated natural material (VENM) in accordance with the NSW EPA guidelines[12].

   All imported fill material must be accompanied by details of its nature, origin, volume, testing and transportation details. All records must be retained and made available to authorised officers upon request. The proponent should also consider the following NT EPA fact sheet: Illegal Dumping - What You Need to Know[13].

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

   If the proposal is situated where there are existing activities nearby that may already generate odour or smoke, please see the NT EPA advice on Recommended Land Use Separation Distances[14].

8. **Water:** The proponent must ensure stormwater is not polluted, refer to water management in the NT EPA guidelines to Prevent Pollution from Building Sites[15].

   If the activity requires the discharge of waste to water or could cause water to be polluted, then a waste discharge licence under the *Water Act 1992* may be required. Please refer to the Guidelines[16].

[7] https://www.austieca.com.au/publications/best-practice-erosion-and-sediment-control-bpesc-document
[8] https://ntepa.nt.gov.au/__data/assets/pdf_file/0010/284680/guideline_prevent_pollution_building_sites.pdf
[9] https://www.epa.vic.gov.au/about-epa/publications/1698
[10] https://ntepa.nt.gov.au/your-environment/contaminated-land/investigating-contaminated-land
[11] https://ntepa.nt.gov.au/__data/assets/pdf_file/0020/434540/guideline_contaminated_land.pdf
[12] https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/virgin-excavated-natural-material/
[13] https://ntepa.nt.gov.au/__data/assets/pdf_file/0008/285740/factsheet_illegal_dumping_what_you_need_know.pdf
[14] https://ntepa.nt.gov.au/__data/assets/pdf_file/0006/453192/guideline_recommended_land_separation_distances_oct.pdf
[15] https://ntepa.nt.gov.au/_media/waste-and-pollution/pdf/guidelines/guideline_prevent_pollution_building_sites.pdf
[16] https://nt.gov.au/__data/assets/pdf_file/0016/1131073/waste-discharge-licensing-guidelines.pdf

Lands and Planning Division

Building Advisory Services

Based on the available information, Building Advisory Services do not foresee any potential issues with the proposed subdivision application, nor any potential impacts on compliance with the *Building Act 1993* or the Building Regulations 1993.

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

Attachment 1 - Species identified as being at low risk of impact by the project (Table 1)

Attachment 1

Species identified as being at low risk of impact by the project (Table 1)

Black-footed Tree-rat, Pale Field-rat, Northern Brushtail Possum, Northern Quoll: These species are typically associated with woodland habitats which are widespread and extensive through the region. The Flora and Fauna Division considers that the risk to each of these species is low due to the relatively low level of clearing proposed. The Flora and Fauna Division also notes that cane toads are a key threat to the Northern Quoll, and the proposal is unlikely to exacerbate this threat.

Darwin Cycad: High density stands of cycads are a priority for the conservation of the species. The risk from clearing low density stands (<400 stems/ha) within the parcel is considered low and unlikely to pose a risk to the overall status of the species. While the risks are low, impacts to local cycad populations or individuals can be further reduced by applying the principles outlined in the '*Management Program for Cycads in the Northern Territory of Australia 2009-2014'*.

Mertens' Water Monitor, Mitchell's Water Monitor, Northern Blue-tongued Skink, Yellow-spotted Monitor: These species are associated with waterways, wetlands, floodplains and riparian vegetation. The application area does not support these habitat types, however the presence of a dam on a nearby property approximately 115m to the west means that these species may be present within the immediate vicinity. The main threat to these species is from the cane toad and the proposal is unlikely to exacerbate this threat.