DEVELOPMENT CONSENT AUTHORITY
KATHERINE DIVISION

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: 1 **MEETING DATE:** 04/11/2026 **FILE:** PA2026/0300

APPLICATION PURPOSE:	Subdivision to create 10 Lots
SUBJECT SITE:	NT Portion 5438 (50) Emungalan Rd, Emungalan NT
ZONE:	LI (Light Industry)
SITE AREA:	11.52ha
APPLICANT	Cunnington Rosse Town Planning and Consulting Director - Brad Cunnington
PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE	Jared Baldwin, Baldwin Pty Ltd Landowner
LANDOWNER	Jared Baldwin, Baldwin Pty Ltd as trustee for Longlook Family Trust
ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND	None

1. PROPOSAL

The application proposes a subdivision to create ten (10) lots and a new public road at NT Portion 5438 (50) Emungalan Rd, Emungalan NT. The 11.52 hectare site is zoned Light Industry (LI) under the Northern Territory Planning Scheme 2020 (NTPS). The application was submitted by Brad Cunnington of Cunnington Rosse Town Planning and Consulting on behalf of the landowner, Jared Baldwin, Baldwin Pty Ltd as trustee for Longlook Family Trust.

The 11.52 hectare site is located on the southern side of Emungalan Road. It is irregular in shape, with a frontage to Emungalan Road of 72.2 metres. The site is wider to the rear. The site is located to the north-east of the Stuart Highway, however, has no frontage or access to Stuart Highway. The site is located within an existing industrial area (zoned GI – General Industry and LI – Light Industry). There is minimal vegetation on the site, and some structures close to the Emungalan Road frontage, associated with an existing use on the site. The site has slopes less than or equal to 2%.

A new public road is proposed to connect to Emungalan Road. It would have a road reserve width of 30 metres. The ten (10) industrial lots would range in sizes between 5,740m^2 and 1.026 hectares (10,260m^2). Lot 1 would be a corner site, with frontages to Emungalan Road and the new public road. All remaining proposed lots would front only the new public road.

Two (2) stormwater detention basins are proposed, one in the western portion and one in the south-eastern portion of the site, within Lot 6 and Lot 10 respectively. These are proposed easements in favour of the Katherine Town Council.

Between 0.85 and 1.35 metres of engineered fill is also proposed within Lots 6, 8, 9 and 10 (with the exception of the detention basins) to achieve minimum site levels between 106.45 and 106.75m AHD.

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

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

A consent is required for a subdivision proposal under clause 1.8(c)(i) of the NTPS as the proposed land use is shown as Impact assessable on the assessment table for the Light Industry zone.

Zoning and Level of Assessment on Assessment Table	Part 3 Overlay	Consent required by virtue of Overlay Requirement	Part 5 – General and Specific Development Requirements	Level of Assessment
Zone LI – Light Industry	3.6 LSF - Land Subject to Flooding 3.8 LADR - Land Adjacent to Designated Roads	No	6.4.1 Lot Size and Configuration for Subdivision in Zones LI, GI and DV 6.4.2 Site Characteristics for Subdivision in Zones LI, GI and DV 6.4.3 Infrastructure for Subdivision in Zones LI, GI and DV	Impact Assessable

3. ASSESSMENT SYNOPSIS

It is recommended that the consent authority defer the subdivision proposal as detailed in Sections 7 and 8 of this report.

4. BACKGROUND

There is no history of development permit applications on the site.

5. PUBLIC EXHIBITION

The application was placed on public exhibition for a period of two weeks (11/09 – 25/09). No public submissions were received under section 49(1) of the *Planning Act 1999*.

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

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

(a) any planning scheme that applies to the land to which the application relates
Section 51 of the Planning Act 1999 provides that in considering a development application the Authority must take into account a range of matter including compliance with the planning scheme.

The proposal has been assessed against the NTPS2020 at **Bookmark C** and complies with all applicable clauses.

The proposed subdivision aligns with the Katherine Land Use Plan (KLUP) 2014, which identifies the site for 'Industry'. The proposed subdivision provides for new lots which will remain within the Light Industry zone, which will allow for new industrial uses of varying size and scale. This also satisfies the purpose of Zone LI – Light Industry, which is to 'provide for low impact industrial and compatible non-industrial developments that will not by the nature of their operations, detrimentally affect adjoining or nearby land'. Each lot will be provided with access to a new road, which will allow vehicular access to Emungalan Road and the Stuart Highway, which is in proximity to the site.

The proposal complies with the requirements of Clause 6.4.1 (Lot Size and Configuration for Subdivision in Zones LI, GI and DV), 6.4.2 (Site Characteristics for Subdivision in Zones LLI, GI and DV), and 6.4.3 (Infrastructure for Subdivision in Zones LI, GI and DV). Eight out of the proposed ten lots are greater than 10,000sqm in size, with consistency across lot sizes. Each lot is provided access to a new road, as part of the subdivision. Any future industrial use/operation is expected to be able to effectively utilise the lots with sufficient space provided for buildings, and ancillary works such as car parking.

The 1% AEP flood or storm surge event affects the property in the south-western and south-eastern corners, where the proposed fill is to be located. DLPE'S Land resources Division, including the Land Management Unit, in addition to Crown Land Estate, are supportive of the proposal, subject to conditions.

The application proposes to be connected to reticulated power, water and communications infrastructure, whilst the cul-de-sac design of the new road makes efficient use of the shape and layout of the site, as well as it's frontage to Emungalan Road, providing vehicular access to the existing road network.

(b) any proposed amendments to such a planning scheme:
- ***(i) that have been or are on exhibition under Part 2, Division 3;***
- ***(ii) in respect of which a decision has not been made under Part 2, Division 5; and***
- ***(iii) that are relevant to the development proposed in the development application***

There are no proposed amendments to the Northern Territory Planning Scheme 2020 which affect this proposal.

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

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

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

There are no environmental protection objectives relevant to the land.

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

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

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

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

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

The application submits that the proposed subdivision will provide additional appropriately serviced industrial land consistent with both the existing zone and the Katherine Land Use Plan (KLUP).

The proposal will allow the site to continue to be used for light industrial uses, of varying scales and sizes.

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

This land is capable of accommodating the proposed subdivision, highlighted by the Site and Soil Evaluation Report submitted with the application and a submission provided by Land Resources Division (LRD) of the Department of Lands, Planning and Environment (DLPE).

The Site and Soil Evaluation Report prepared by VPS Land Assessment and Planning submitted with the application identifies the site as having 'gently undulating plain with slopes ≤2%'.

The application is supported by a Stormwater Management Plan and a Site & Soil Evaluation. These documents note the land has the capacity to support the proposed subdivision and this has also been confirmed through comments from LRD of DLPE.

LRD have requested, that due to the size and type of works, it is recommended that the preparation and implementation of an Erosion and Sediment Control Plan (ESCP) be included as a condition on the Development Permit. Precedent conditions, standard conditions and permit notes will address this in the event a permit is issued.

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

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

(m) the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement,

if any, for those facilities, infrastructure or land to be provided by the developer for that purpose

The proposal was circulated to the following authorities for comment:

Local Authority:

Katherine Town Council – **Bookmark D1**
Katherine Town Council had no objection to the proposed application in its current form, including the provision of the proposed infrastructure.

All driveway crossovers and infrastructure are to be designed and delivered in accordance with the NT Subdivision Development Guidelines (Version 3 – July 2026). A standard driveway condition should be included in the Development Permit to address this.

The proposal includes two water detention basins, one within each of Lot 6 and 10, which are to be within an easement in favour of Council.

Council's submission submits that it has "*no objection to the proposed application in its current form, including the provision of the proposed infrastructure. However, Council reiterates that it does not intend to accept ownership or responsibility for any future subdivision infrastructure assets until the completion of the defect's liability period, being a minimum of two years from completion. Council is pleased to note that appropriate consideration has been given to the provision of stormwater management and street lighting to be included as part of the proposed development.*"

However, in subsequent correspondence with Council dated Thursday 29 October, Council highlighted that the proposal for the detention basins to be in favour of Council was not considered in their submission. Council have raised that they have concerns with such an arrangement, and would not want to accept the detention basins. Further discussions between the applicant and Katherine Town Council are required, to determine who will take ownership and be responsible for the detention basins.

Service Authority:

Power and Water - North Water Services – **Bookmark D2**
PWC Water Services raised the following comments for consideration:

- Reticulated water and sewer services are currently unavailable in the immediate area.
- In the application the proponent intends to connect to an existing water main on Zimin Drive but Power and Water cannot support this connection as the system does not have the capability to provide the required minimal servicing requirements.
- To enable a water connection for this development, significant network upgrades are required. The developer is encouraged to contact Power Water to confirm the feasibility of an engineering solution.

A Condition Precedent has been requested requiring that no works associated with reticulated water servicing commence until a servicing arrangement acceptable to Power and Water has been agreed.

This will be addressed via the following condition:

1. Prior to the commencement of works associated with reticulated water servicing, a Part 2 Subdivision Masterplan is to be prepared in accordance with requirements of the NT Subdivision Development Guidelines ((Version 3 – July 2026). The Subdivision

> Masterplan must include the following sub-plans, submitted to and approved by Power and Water, to the satisfaction of the consent authority.
> Part 2 Subdivision Masterplan must provide sub-plans to address
> - Water- Power and Water

Power and Water (North Water Services) confirmed that they are satisfied with this condition.

Power and Water Corporation - Power Networks Network Engineering – **Bookmark D3**
PWC raised the following comments for consideration:

- The Proponent (Baldwin Pty Ltd) shall be responsible for the costs to design and install a new basic power supply of 72kVA, 3-phase or specific known maximum power demand to each of the new lots, in accordance with PWC's 2026 NP020 – Guidelines for Developers of Subdivision and Electricity Infrastructure.
- The power servicing requirement for the proposed 10 lots subdivision of NT portion 5438 as per the "Electrical Servicing Concept Plan" (Drawing 26AGA500-1A, dated 23-7-2026) is accepted in principle, subject to detailed design.
- Baldwin shall engage electrical consultant (AGA Consulting Engineers) to:
    - Submit a Negotiated Connection application for the proposed subdivision under Australian Energy Regulator (AER) compliance process.
    - Submit detailed power servicing design drawings in consultation with PWC.
- PWC shall check and approve the consultant's electrical design drawings for construction and carry out final connection work at applicable cost under the AER assessment process.
- Baldwin shall engage a suitable accredited electrical contractor (from the attached accredited list) to construct the electricity network extension as required.

These comments will be addressed via permit notes.

Department of Health - Medical Entomology Branch – **Bookmark D4**
There are no Medical Entomology objections to the proposed subdivision. The following comments have been provided:

> The proposed detention basins should be designed to the standards outlined in the Northern Territory Subdivision Development Guidelines, or to Katherine Town Council requirements. In general, the detention basins should be free draining to prevent mosquito breeding, with ponding to occur for no more than 3-5 days.
>
> The downstream drainage discharge area required helicopter treatment for mosquitoes after the recent Katherine floods, with water appearing to be held up by the McKeddie Road embankment and bushland between the McKeddie Road and Stuart Highway culverts. Whilst this subdivision proposal aims to reduce the downstream impact by constructing detention basins, there may already be a pre-existing downstream impact from the current industrial area. The relevant downstream landowners and road authorities should investigate if any upgrades are required between McKeddie Road and the Stuart Highway to improve drainage and reduce the future flooding potential. If further development is proposed in the future, i.e. in NT Portion 3980, a trunk outlet drain might be required from the edge of the industrial area to the McKeddie Road culvert and beyond.

NT Fire and Emergency Services – **Bookmark D5**
No objections to the proposed subdivision. Given the significant increase in Light Industry tenancies, the NT Fire and Rescue Services would expect fire hydrants be installed to meet the

requirements of the Water Supply Code of Australia, the National Construction Code and Australian Standard 2419.1-2021.

This will be addressed via a permit note on any permit issued.

Development Coordination, Land Resource Division-DLPE – **Bookmark D6**
The various departments raised the following comments for consideration:

- Water Resources Division - The subject land is located within both the Katherine water allocation plan area, and the Katherine discharge protection zone, where groundwater extraction is not permitted. The proponent should therefore confirm that any water required will be appropriately sourced from outside the discharge protection zone, and should be conditioned as a requirement of a development permit if issued. This should be addressed through a note on a development permit.
- Land Resources Division - Due to size and type of works, it is recommended that the preparation and implementation of an Erosion and Sediment Control Plan (ESCP) be included as a condition on the Development Permit.
- Land Assessment Branch – no concerns identified.
- Weed Management Branch – standard notes to be included in any permit issued.
- Heritage Branch – no concerns identified.
- Crown Land Estate – no concerns identified. The application addresses flood immunity to the 1% Annual Exceedance Probability (AEP) 1% event, storm surge risk and stormwater quality management. The increased concentrated stormwater flows generated by the proposed subdivision have been attenuated using detention basins with flows being discharged into Crown land at two locations with scour protection.

The notes and conditions requested should be included on any Development Permit issued.

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

No impacts on the existing and future amenity of the immediate industrial area, or wider locality are foreseen as a result of the proposed subdivision. The subdivision will allow continued light industrial uses of the land, with any future uses subject to requirements of the NTPS2020.

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

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

The proposed subdivision will not impact on the public interest. Service authorities, including DLPE Land Resources Division and Power and Water (North Water Services) are supportive of the proposal from the perspective of how the site will drain, with no concern to public water safety.

(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 property is not located within a Restricted Water Extraction Area. It is located in a Katherine Water Allocation Plan Area where groundwater extraction is not permitted and conditions on any permit issued would address this.

Whilst the Technical Assessment identifies that the proposed subdivision complies with Clause 6.4.3 (Infrastructure for Subdivision in Zones LI, GI and DV), further investigation with service authorities highlights that the proposals compliance remains in question.

However, complying with this clause partly relies on the connection to reticulated water.

Further to the above comment relating to the Katherine Water Allocation Plan Area, Power and Water (North Water Services) have also commented that should bore water servicing be proposed for the development, it is note that the subject lots are situated within the Wellhead Protection Zone, and therefore a standard note relating to bores should be included in any permit issued.

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

Not applicable to this application.

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

There are no known natural, social, cultural or heritage values on the site or in the immediate surrounding area. The application was referred to the Heritage Branch of the Department of Land Planning & Environment, which confirmed this, and raised no concern with the proposed subdivision.

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

The following declared beneficial uses apply to the subject land for Daly Roper Beetaloo Water Control District:

- Agriculture; aquaculture; public water supply; cultural; industry; rural stock and domestic; mining activity; and petroleum activity.

It is the responsibility of the developer and land owner to ensure that land use does not result in a contravention of the *Water Act 1992*.

(t) other matters it thinks fit

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

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

If a development proposal is required to be referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019, the consent authority must not make a decision under this Division in relation to a development application for the proposal unless:
(a) the NT EPA has determined that an environmental impact assessment is not required under that Act for that proposal; or
(b) if the NT EPA has determined that an environmental impact assessment is required – an environmental approval has been granted under that Act for the proposal and the decision is consistent with that approval; or
(c) the Environment Protection Act 2019 otherwise permits the making of the decision.

The proposed development does not require the preparation of any environmental reports or impact statements under the Environmental Protection Act 2019.

7. RECOMMENDATION

That, pursuant to section 46(4)(b) of the *Planning Act 1999*, the Development Consent Authority defer consideration of the application to develop Section 5438, (50) Emungalan Road, Emungalan, N.T. Portion, for the purpose of a subdivision to create 10 Lots, to require the applicant to provide the following additional information:

1. An agreement between Katherine Town Council and the applicant as to the ownership and responsibility of the two proposed water detention basins.

8. REASONS FOR THE RECOMMENDATION

1. Pursuant to section 51(1)(a) of the *Planning Act 1999*, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

   The NT Planning Scheme 2020 applies to the land and a subdivision to create 10 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 Katherine Land Use Plan 2014), Overlay 3.6 LSF (Land Subject to Flooding Overlay), Overlay 3.8 LADR (Land Adjacent to Designated Road), zone purpose and outcomes of Zone 4.14 LI (Light Industry), and Clauses: 6.4.1 (Lot Size and Configuration for Subdivision in Zones LI, GI and DV); and 6.4.2 (Site Characteristics for Subdivision in Zones LI, GI and DV), and 6.4.3 (Infrastructure for Subdivision in Zones LI, GI and DV, need to be considered.

   These clauses have been considered and it is found that the proposal complies with the relevant requirements of the NT Planning Scheme 2020.

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

   This land is capable of accommodating the proposed subdivision, highlighted by the Stormwater Management Plan and Site and Soil Evaluation submitted with the application, as well as comments from LRD.

   The application is supported by a Stormwater Management Plan and a Site & Soil Evaluation. These documents note the land has the capacity to support the proposed subdivision and this has also been confirmed through comments from Land Resources Division (LRD) of the Department of Lands, Planning and Environment (DLPE).

   LRD have requested, that due to the size and type of works, it is recommended that the preparation and implementation of an Erosion and Sediment Control Plan (ESCP) be included as a condition on the Development Permit. As a result, any Development Permit issued for the proposal will include recommended Conditions Precedent, General Conditions and Permit Notes addressing this.

3. Pursuant to section 51(1)(m) of the *Planning Act 1999*, the consent authority must take into consideration the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose.

All lots to be created as part of the subject subdivision can be effectively drained and provided with an electricity and water supply and unconstrained driveway/crossover access to the new public road to be created. To ensure these subdivision works are completed accordingly, conditions of approval for the benefit of the relevant service authority providers for this infrastructure have been imposed on the development permit.

It is noted that Power and Water have indicated that the proponent intends to connect to an existing water main on Zimin Drive. Power and Water cannot support this connection as the system does not have the capability to provide the required minimal servicing requirements. The Applicant will need to negotiate with Power and Water to determine an acceptable servicing arrangement, prior to commencement of works. This has been addressed via a condition precedent.

In addition, the proposal includes two water detention basins, one within each of Lot 6 and 10, which are proposed to be within an easement in favour of Council. Katherine Town Council does not currently support this arrangement, with concerns relating to ongoing maintenance of the detention basins. Further discussions between the applicant and Katherine Town Council are required, to determine who will take ownership and be responsible for the detention basins.

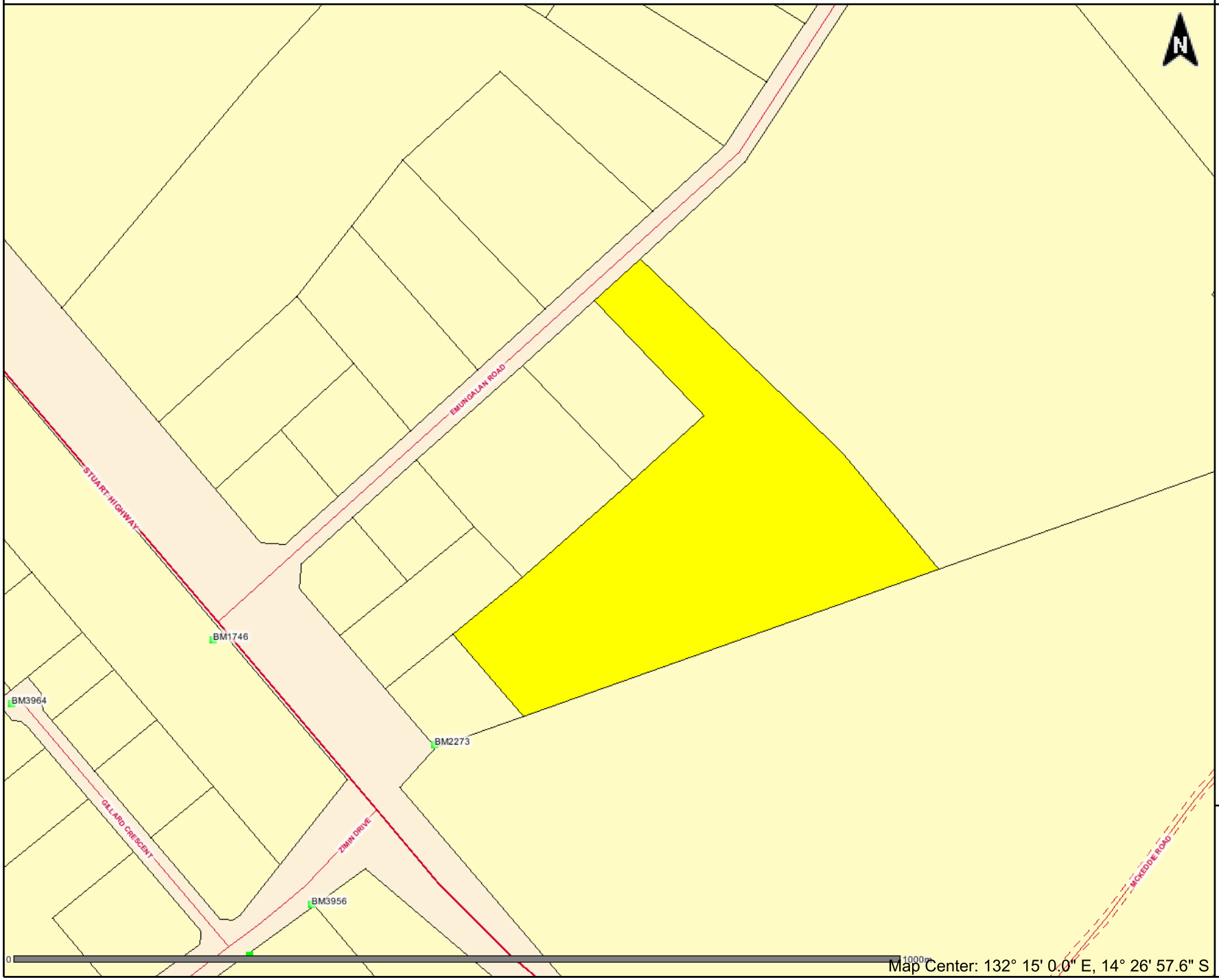
4. Pursuant to section 51(1)(n) of the *Planning Act 1999*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

   Amenity impact should be considered in the context of surrounding development and use. The application is for a 10 lot subdivision, which is reasonably expected in this locality. As such, it is considered that this application will not unreasonably detract from existing and future amenity in the area.

AUTHORISED:

.....
JACK RICHARDSON
SENIOR PLANNER – KATHERINE
DEVELOPMENT ASSESSMENT SERVICES

Map created Mon Oct 19 15:55:32 ACST 2026



Map Center: 132° 15' 0.0" E, 14° 26' 57.6" S

Legend

- Survey Bench Marks
- Proposed
- Lodged
- Approved
- Adopted
- Disturbed
- Gone
- General Lines
- Road Labels
- Road Centrelines
- Highway
- Other Road
- Cadastre
- Coastline

Created by CAJCR

Bottom Left: 132° 14' 37", -14° 27' 09"
Top Right: 132° 15' 22", -14° 26' 45"
Approximate Scale: 1:6,000
Datum: GDA 1994
Data for information purposes only
- accuracy not guaranteed
N.T. Land Information System
Copyright Northern Territory of Australia

Land owner/s authorisation to lodge a development application

The Planning Act 1999

Before you fill in the form

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

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

Applicant In accordance with Section 46(3)(aa)(i) of the *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	Brad Cunnington, Cunnington Rosse Town Planning and Consulting		
Address	PO Box 36004 Winnellie NT 0821		
Phone	0427 796 140	**Email**	brad@crtpc.com.au
Persons on whose behalf the application is made:			
Person/s on whose behalf the application is made:	Jared Baldwin, Baldwin Pty Ltd		
Address	12 Shamrock Street, Tennant Creek NT 0860		
Phone	0400 094 512	**Email**	jaredbaldwin@remoteconcrete.com
The applicant is hereby authorised to lodge a development application over the subject land described as:			
***Lot/NT portion**	NT Portion 5438		
***Location/town/hundred**	NT Portion		
***Street address**	50 Emungalan Road, Emungalan		

NORTHERN TERRITORY GOVERNMENT

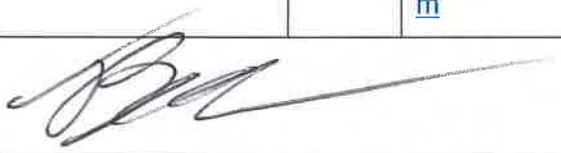
The application is for the purpose of:	
***Proposed development** *Brief description of proposed development*	Subdivision to create 10 lots and new public road

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**	Jared Baldwin		
^Company name	Baldwin Pty Ltd as trustee for Longlook Family Trust		
^Title *(e.g. director/authorised representative)*	Director		
Phone	0400 094 512	**Email**	jaredbaldwin@remoteconcrete.com
***Signature**			
***Date**	24 - 8 - 2026		

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.

CUNNINGTON ROSSE
Town Planning & Consulting

Statement of Effect

SUBDIVISION TO CREATE 10 LOTS

NT PORTIONS 3980 AND 5438 (50 AND 80 EMUNGALAN ROAD, EMUNGALAN)

13 August 2026

Contact

Name	Brad Cunnington
Position	Director
Email	brad@crtpc.com.au

Important Note

Apart from fair dealing for the purposes of private study, research, criticism, or review permitted under the Copyright Act, no part of this Report may be reproduced by any process without the written consent of Cunnington Rosse Town Planning and Consulting.

This report has been prepared for the sole purpose of making a development application and this report is strictly limited to the purpose, and facts and circumstances stated within. It is not to be utilsed for any other purpose, use, matter or application.

While every effort has been made to ensure accuracy, Cunnington Rosse Town Planning and Consulting does not accept any responsibility in relation to any financial or business decisions made by parties other than those for whom the original report was prepared for and/or provided to.

If a party other than the Client uses or relies upon facts, circumstances and/or content of this Report without consent of Cunnington Rosse Town Planning and Consulting, Cunnington Rosse Town Planning and Consulting disclaims all risk and the other party assumes such risk and releases and indemnifies and agrees to keep indemnified Cunnington Rosse Town Planning and Consulting from any loss, damage, claim or liability arising directly or indirectly from the use of or reliance on this report.

Document Control

Author	Brad Cunnington
Version	1.1
Date	13 August 2026

Table of Contents

Contact 2

Important Note 2

Document Control 2

1.0 Introduction and Background 5

2.0 Site and Locality 6

2.2 Locality 8

3.0 Proposed Development 8

4.0 Northern Territory Planning Scheme 9

4.1 Nature of Development 9

4.2 Assessment Category 10

4.3 Strategic Framework 11

4.4 Overlays 12

4.5 Zoning – Clause 4.14 (Light Industry) 15

4.6 Subdivision Development Requirements 17

5.0 Section 46(3)(b) – Interim Development Control Order 21

6.0 Section 46(3)(c) – Referral to the NT EPA 21

7.0 Section 46(3)(d) – Merits of Proposed Development 21

8.0 Section 46(3)(e) – Subject Land, Suitability of Development and Effect on Other Land 21

9.0 Section 46(3)(f) – Public Facilities and Open Space 21

10.0 Section 46(3)(g) – Public Utilities and Infrastructure 21

11.0 Section 46(3)(h) – Impact on Amenity 22

12.0 Section 46(3)(j) – Benefit/Detriment to Public Interest 22

13.0 Section 46(3)(ja) – Restricted Water Extraction Area 22

14.0 Section 46(3)(k) – Compliance with the Building Act 22

15.0 Section 46(3)(l) – Development of Scheme Land 23

16.0 Conclusion 23

Attachment A: Subdivision Layout Plans

Attachment B: Stormwater Management Plan

Attachment C: Site Servicing Report

Attachment D: Electrical Servicing Concept Plan

Attachment E: Site and Soil Evaluation

Attachment F: Title Documents

Attachment G: Survey Plan LTO98/55

1.0 Introduction and Background

Cunnington Rosse Town Planning and Consulting have been engaged by the landowner of NT Portion 05438 to prepare and lodge a development application for the subdivision of NT Portion 05438 to create 10 light industrial lots, 2 stormwater detention basins and a new public road. The proposed subdivision will divide the existing land at 50 Emungalan Road to create 10 light industrial lots, with all bar one of the lots exceeding 1 hectare, with access via a new public road and cul-de-sac connecting to Emungalan Road.

The subdivision of land requires a development permit pursuant to **Section 44(b)** of the *Northern Territory Planning Act 1999* (the Act), and an application for development for the purpose of *subdivision* is considered at the level of *Impact Assessable.* This report details the nature of the subject land and locality, the proposed development, considers the proposal against the relevant sections of the Northern Territory Planning Scheme (including the Strategic Framework), and the relevant components of **Section 46(3)** of the Act. This report (and application) is to be read together with the plans, reports and background information contained in **Attachments A** through **G.**

2.0 Site and Locality

Site Details	
Location	NT Portion 5438
Title Reference and Land Tenure	CUFT 835 251 Estate in Fee Simple (5438)
Area Under Title	11 hectares 5,200m^2 (5438)
Easements Identified on Title	None Identified
Landowner	Baldwin Pty Ltd as trustee for Longlook Family Trust (5438)
Planning Scheme Context (Proposed Light Industrial Subdivision)	
Planning Scheme	Northern Territory Planning Scheme 2020
Zone	Light Industry
Applicable Land Use Definitions	Subdivision (NTPA **Section 5**)
Strategic Framework	• Katherine Land Use Plan
Overlays	• LSF – Land Subject to Flooding • LADR – Land Adjacent to Designated Roads
Subdivision Requirements	• Clause 6.4.1 – Lot Size and Configuration for Subdivision in Zones LI, GI and DV • Clause 6.4.2 – Site Characteristics for Subdivision in Zones LI, GI and DV • Clause 6.4.3 – Infrastructure for Subdivision in Zones LI, GI and DV

Table 1: *Site details and Planning Assessment Context*

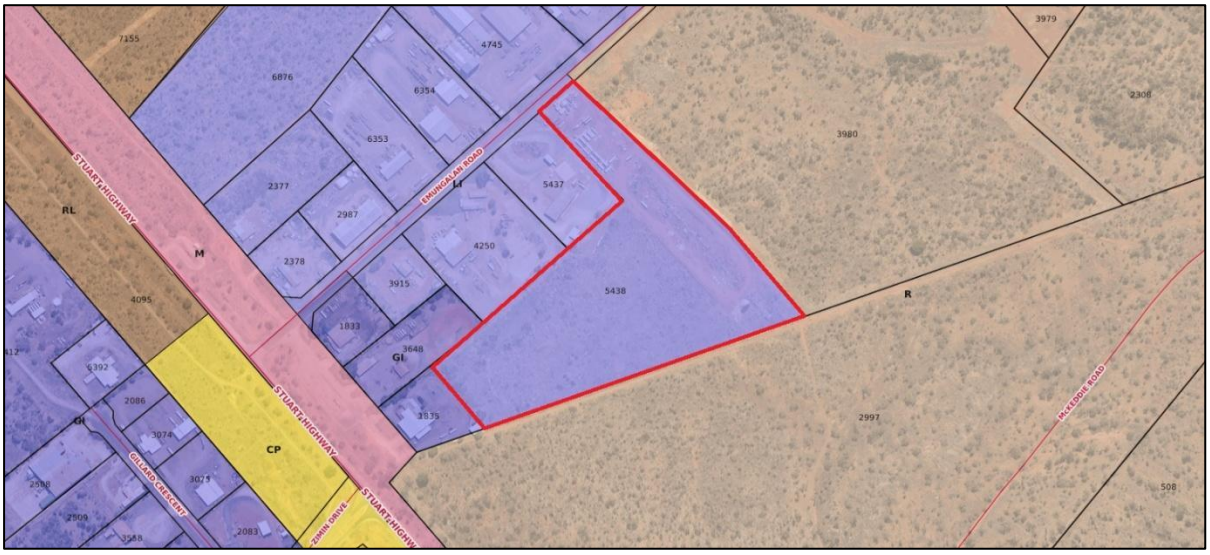


Figure 1: *Subject land (red border) – NT Portion 5438*

The subject land comprises NT Portion 5438, an 11.52 hectare parcel fronting the south-eastern side of Emungalan Road and extending south-west to the rear of NT Portions 4250 and 5437 towards the Stuart Highway. The site has a frontage to Emungalan Road of 72.2 metres, and generally slopes to the south, south-west and south-east, towards Crown Land lot 2997 adjacent the southern boundary.

The site does not contain any permanent or fixed structures, however the north-western portion adjacent Emungalan Road is currently used for storage of shipping containers and transport vehicles / equipment. The rear portion of the site contains sparse, scattered vegetation.

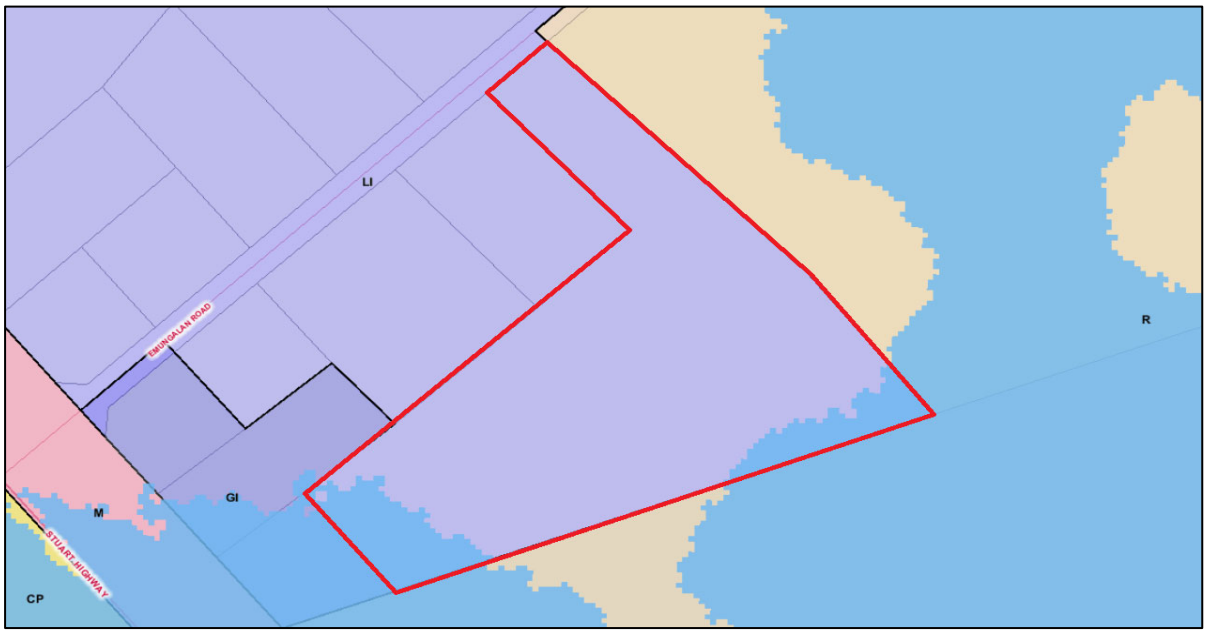


Figure 3: *Extend of 1% AEP flood inundation (blue overlay) across NT Portion 5438 (red outline)*

Per **figure 3** NT Portion 5438 is affected by the Katherine Flood Overlay. Evident in **figure 3** the southern and eastern extremities of the site are subject to riverine flooding during a 1% AEP (Annual Exceedance Probability) flood event.

2.1 Locality

The subject land is situated within the locality of Emungalan, a short distance north-west of the Katherin CBD. The immediate locality consists mainly of industrial and transport industry land uses, consistent with the LI (Light Industry) and GI (General Industry) zoning overlying lots fronting Emungalan Road and the Stuart Highway. Futher north-east along Emungalan Road the predominant land uses shift from industrial to rural (including rural lifestyle), agriculture and horticulture uses. Immediately south of the subject land, sharing the long southern boundary with 5438, Crown Land lot 2997 is a large (64.8 hectares) vacant parcel, the majority of which is within the 1% AEP (Annual Exceedance Probability) flood overlay.

3.0 Proposed Development

The proposed development comprises subdivision to create 10 lots, a new public road from Emungalan Road, and 2 stormwater detention basins (within 2 of the proposed lots). Specific components of the proposed subdivision are as follows:

- 10 industrial lots between 5,740m^2 and 1.026 hectares (10,260m^2). Lot 1 will front both Emungalan and the proposed public road, whilst lots 2-10 will front and obtain access solely from the proposed new road; and

- New public road intersecting with Emungalan Road, extending perpendicular to Emungalan Road across Portion 5438 adjacent the boundary with 3980, then turning 90 degrees into 5438 and terminating in a cul-de-sac towards the south-western boundary. The proposed road will have a reserve width of 30 metres and designed in accordance with the Northern Territory Subdivision Development Guidelines.

To attenuate an increase in peak flows as a result of the proposed development and to match pre-development (i.e. existing) conditions, proposed lots 6 and 10 will each accommodate a detention basin within an easement in favour of the service authority. Whilst the precise sizing of the detention basins will be finalised during the detailed design phase, preliminary sizing demonstrates lot 6 with an unconstrained area (developable area outside of detention basin / easement) of 0.68 hectares (6,800m^2), and lot 10 with 0.48 hectares (4,800m^2).

Whilst the majority of the subdivision area will retain (as close as practicable) existing levels, to address the flooding overlay applicable to lots 6, 8, 9 and 10 between 0.85 and 1.35 metres of engineered fill will be added to these areas (with the exception of the detention basins) to achieve minimum site levels between 106.45 and 106.75m AHD.

In addition to the road, stormwater and flood immunity works, the subdivision proposes connections to reticulated electricity, potable water and communication infrastructure as follows:

- Electrical supply via an extension from existing overhead power lines in Emungalan Road via a short section of underground then continued overhead into the subdivision. The preliminary electrical design includes two pole mounted substations to service the proposed lots, all subject to further design and approvals from the Power and Water Corporation;

- Potable water supply via an extension to existing water supply main AC250 located along the Zimin Drive eastern verge and continuing along the Stuart Highway road corridor to the south of Zimin Drive via a bored DN225 watermain under the Stuart Highway, along Emungalan Road and providing connection to the subdivision lots via the proposed access road; and

- Expected communication servicing by Telstra rather than NBNCo (noting the existing Telstra service passing the site on Emungalan Road).

  Communications servicing will be verified once a development permit is issued and an application can be lodged. Allowance has been made along the eastern and southern sides of the proposed internal road corridor for communication services.

The proposed subdivision is shown in the subdivision layout plans in **Attachment A,** to be read together with the preliminary Stormwater Management Plan (**Attachment B**), Site Servicing Report (**Attachment C**) and Electrical Layout Concept Plan (**Attachment D**).

4.0 Northern Territory Planning Scheme

4.1 Nature of Development

Section 5(1a) of the Northern Territory Planning Act defines *subdivision* as follows:

> *(1) 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.*

The proposal comprises the division of land into parts (being individual allotments) for separate occupation by means of sale or other transfer. The proposed subdivision is not a form of exempt subdivision under subsections (2), (3) or (4), thus is consistent with the definition of *subdivision* in **Section 5(1)(a).** Pursuant to **Section 44(b),** a development permit is required *if the proposed development is the subdivision or consolidation of land.*

4.2 Assessment Category

Subdivision (where it is not for consolidation or for the creation of a unit title scheme) is an *Impact Assessable* form of development pursuant to **Clause 1.8(1)(c)** of the Planning Scheme. In accordance with **Clause 1.10(4)**, when considering an application for a use or development identified as Impact Assessable the consent authority must consider 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; 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)**, 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).*

Variations proposed in this application are addressed in response to the applicable scheme sections.

4.3 Strategic Framework

Part 2 of the Planning Scheme contains the Strategic Framework, consisting of strategic planning policies and strategic land use plans. Consideration of the Strategic Framework is required in an application for development identified as *Impact Assessable.* The Strategic Framework policy applicable to the Katherine Region is the *Katherine Land Use Plan.* Evident in **figure 4** the Land Use Structure identifies the subject land as *Industry* and reflects the extent of the *1% AEP Flood.*

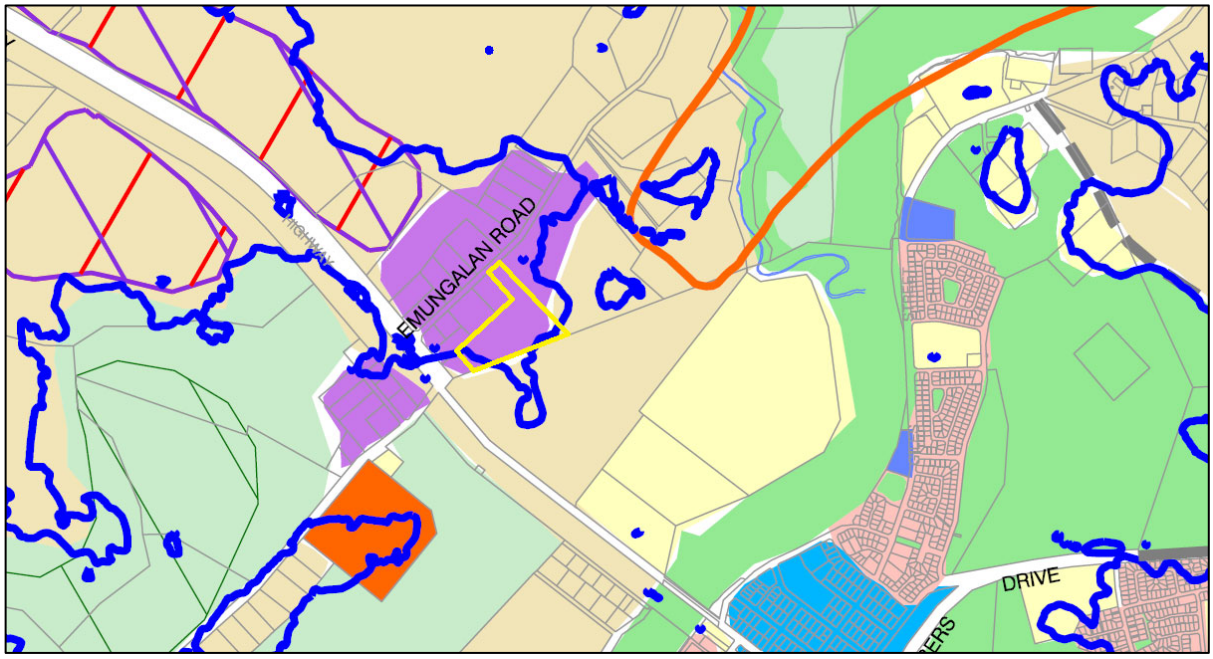


Figure 4: *Excerpt from Katherine Land Use Structure showing applicable land use (Industry) over subject land (yellow border)*

Section 2.3 commencing on page 13 contains the *Key Industrial Objectives* and commentary for Industrial land use and development. Commentary recognizes the additional industrial land requirements (22 hectares to 2026), development of undeveloped industrial areas to partially meet demand, and the strategic location of the Emungalan Industrial area being ideally suited to development of transport and agribusiness activities. The Plan notes the required provision of reticulated water to support development on this area.

Whilst the Plan notes the intended further investigations into required infrastructure and potential cost sharing, the proposed subdivision demonstrates a feasible option to supply potable water to service the proposed development in accordance with the existing zone.

2.3 Industrial

Key Industrial Objectives

- To provide appropriately serviced industrial land in a timely, efficient and equitable manner.
- To encourage a range of lots sizes to meet the differing needs of the transport and mining services sector and industries serving the needs of local residents.
- To protect industrial zones and uses from encroachment by adjoining uses with potential to limit industrial development or expansion.
- To locate industrial uses that will generate significant traffic, such as transport depots, on appropriately located land integrated with transport networks.
- To design industrial development to avoid adverse effects on the health and amenity of occupiers of land in adjoining zones.
- To limit the development of non-industrial uses within industrial zones.

Consistent with both the commentary and *Key Industrial Objectives* above, the proposed subdivision focuses on larger lot sizes commensurate with the anticipated transport and agricultural sector uses within the Emungalan area. The subdivision is consistent with the existing light industry zoning, allowing a transition towards non-industrial uses further along Emungalan Road to the north-east. The subject land is separated from urban areas and potentially sensitive land uses, and is consistent with the pattern of industrial and agricultural land uses within the Emungalan area.

4.4 Overlays

Title documents confirm Overlay **Clauses 3.6** (Land Subject to Flooding) and **Clause 3.8** (Land Adjacent to a Designated Road).

4.4.1 Clause 3.6 – Land Subject to Flooding

Purpose

Identify areas with a known risk of inundation from riverine flooding and ensure that development in these areas demonstrates adequate measure to minimise the associated risk to people, damage to property and costs to the general community.

Administration

1. *Land subject to this Overlay is to be used or developed only with **consent**.*

2. *This Overlay does not apply to:*

    a. ***outbuildings** and extensions to existing **dwellings**; and*

    b. *extensions to existing commercial or industrial buildings;*

    c. *any use that complies with Clause 5.5.1 (Interchangeable Use and Development in Specific Zones);*

    *which, but for this Overlay, would not require **consent**; or*

    d. *unzoned land.*

3. *This overlay does not apply to the use and development of land for **dwellings-group** or **dwellings-multiple** when the land is subject to Overlay 3.11 RCFR (Rapid Creek Flood Response).*

4. *In this Overlay:*

    a. *"flood level" means the water level associated with a 1.0% AEP flood event or where that level cannot be determined, the level determined by the Controller of Water Resources within the meaning of the Water Act 1992;*

    b. *"AEP" means Annual Exceedance Probability, which is the likelihood, in percentage terms, of a flood of a given size occurring in a specified area in any one year;*

    c. *"DFE" means Defined Flood Event, which:*

        i. *in an area subject to a floodplain management plan that defines a flood event, is as specified in that plan; or*

        ii. *if there is no floodplain management plan that defines a flood event for an area, is the 1% AEP flood event;*

        iii. *"DFA" means Defined Flood Area, which is the area that is inundated by the DFE as defined on mapping produced by the NT Government.*

5. *The consent authority may **consent** to a use or development that is not in accordance with sub-clause 6 only if it is satisfied that the application demonstrates that there is no increased risk to people and property including adjoining property, or increased cost to the community.*

Requirements

6. *In a DFA:*

    a. *the storage or disposal of environmentally hazardous industrial material and the development of **fuel depots** should be avoided;*

    b. *the minimum floor level of **habitable rooms** should be 300mm above the flood level for the **site**; and*

    c. *the use of fill to achieve required floor levels should be avoided.*

The subject land is located within a Defined Flood Area, being the area affected by the 1% AEP. The Defined Floor Area affects the eastern and south-western corners of the site, to the extent shown in **figure 3.** The requirements in subclause 6 applicable to land within a Defined Flood Area do not apply specific requirements to industrial subdivision – the use of the land (including whether for the storage of environmentally hazardous industrial material) and the floor level of habitable rooms is not determined during subdivision.

Notwithstanding, it is necessary to consider whether the proposed subdivision provides lots able to be used and/or developed in accordance with both the overlay and the existing zone. To ensure the proposed lots provide sufficient space above the flood level, part of proposed lots 6, 8, 9 and 10 will be filled with between 0.85 and 1.35 metres of engineered fill to achieve minimum site levels between 106.45 and 106.75m AHD. The proposed flood mitigation work will ensure all lots are provided with sufficient space above the flood level, with the smallest unconstrained land area comprising 4,800m^2 on lot 10, substantially exceeding the 1,225m^2 minimum lot size in **Clause 6.4.1.** Noting that subclause 6(c) discourages the use of fill (albeit to achieve required floor levels, thus not directly applicable to the proposed subdivision), the Stormwater Management Plan in **Attachment B** provides the following at Section 5.4:

> *Filling the Site to the 1% AEP flood level is not expected to adversely impact existing flood conditions external to the Site. Review of the overall river system (Figure 5 Surrounding Flow Conveyance (Source: Northern Territory Government Katherine Flood Mapping: Katherine Rural Area – Sheet 2)) shows that the Site is generally on high ground and is likely affected due to backwater/ afflux into low lying areas. It does not appear to form part of the flow conveyance network for the Katherine River system. The scale of filling required will have negligible impact on overall floodplain storage and flood behaviour.*

The proposed response is expected to mitigate the application of the overlay to future land use / development. Even in the event the overlay will apply, and with regard to subclause 6(a), industrial uses potentially requiring the storage or disposal of environmentally hazardous material are controlled by the Light Industry Zoning (noting any future land use / development affected by the overlay requires consent), and *fuel depot* is prohibited. Likewise, any ancillary residential use (e.g. caretaker's residence) requires consent if affected by the overlay.

Accordingly, the proposed subdivision demonstrates adequate measure to minimise the associated risk to people, damage to property and costs to the general community to ensure future land use is appropriately protected without adversely impacting surrounding areas.

4.4.2 Clause 3.8 – Land Adjacent to a Designated Road

Purpose

*Ensure that **access** to a designated road from adjacent land does not prejudice traffic safety or the integrity and operation of the infrastructure.*

Administration

1. ***Access** to a use or development or proposed use or development from a designated road identified on this Overlay requires **consent**.*
2. *Despite sub-clause 1, this Overlay does not apply where the agency responsible for the management of the designated road has provided written approval for the **access**.*
3. *The consent authority may only **consent** to an **access** to a use or development where the **access** complies with sub-clause 4.*

Requirements

4. *Any **access** from a designated road corridor must be in accordance with the requirements of the agency responsible for the management of the designated road, to the satisfaction of that agency.*

No access from a designated road is proposed, and the intended access from Emungalan Road will be subject to application to, assessment by and approval from the Katherine Town Council.

4.5 Zoning – Clause 4.14 (Light Industry)

Zone Purpose

Provide for low impact industrial and compatible non-industrial developments that will not by the nature of their operations, detrimentally affect adjoining or nearby land.

Zone Outcomes

1. *Land is primarily developed for low impact **industry-light**, **motor body works**, **motor repair station, recycling depot**, **showroom sales**, **transport terminal, vehicle sales and hire,** and **warehouse**, that are compatible with and are of such a kind that will not adversely affect the **amenity** of the light industrial function of the area.*

2. ***Office** and **shops** are limited to those that serve the needs of industrial uses on a **site**, or directly support and are compatible with the ongoing industrial use of the zone.*

3. *Non-Industrial uses such as **food premises-cafe/takeaway**, **bar-public**, **leisure and recreation**, **education establishment** and **hotel/motel** are limited to those that: (a) will not be adversely impacted by the operation of industrial activities in the locality;*

    a. *will not compromise or constrain the operation or viability of existing or future industrial activities; or*

    b. *provide a convenience, service or support role to industries and employees in the locality.*

4. *Other non-industrial activities, such as community activities including **club**, **community centre** and **place of worship** may be established where they do not compromise the ongoing operation and viability of industrial activities or the integrity of the zone.*

5. *Industrial activities and other activities established in the zone provide variety and interest at street level and allow passive surveillance of public spaces, with a scale and character appropriate to the industrial function of the locality.*

6. *Industrial development is located, designed and managed to maintain public health and safety, the quality of the natural environment and the reasonable **amenity** of any adjoining non-industrial zone.*

7. *Development incorporates well-designed buildings and landscaping that contribute to a safe, attractive and legible industrial environment.*

8. *Development does not detrimentally impact on the capacity, safety or efficient operation of the local road and footpath network.*

9. *Subdivision primarily provides for a range of lot sizes are available to cater for diverse industrial needs and user requirements.*

10. *Development does not impose unsustainable demands on surface water and groundwater.*

11. *Appropriate urban services including, roads, reticulated electricity, water, sewerage, storm water, drainage, and telecommunication infrastructure are available. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.*

12. *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 proposed development comprises the subdivision of land, and does not alter the underlying land uses or development that can occur under the existing LI Zone. Future land use and/or development identified in Zone Outcome Clause 1-4, and building design outcomes in 5-7, will be addressed via consideration of **Parts 4** and **5** of the Planning scheme at the time of development. The proposed subdivision enables lot, road and verge design in accordance with the NT Subdivision Development Guidelines, provides a legible road layout with the existing road network, and will not adversely affect the safety or efficiency of existing infrastructure. Lot sizes are consistent with the surrounding locality and respond to the intended development outcomes identified in the Katherine Land Use Plan, and the proposed servicing arrangements ensure lots are sufficiently serviced to provide for future industrial use / development. Whilst no reticulated sewer connections are proposed, the Site and Soil Evaluation in **Attachment E** demonstrates that the proposed lots are able to accommodate on-site wastewater treatment.

4.6 Subdivision Development Requirements

4.6.1 Clause 6.4.1 – Lot Size and Configuration for Subdivision in Zones LI, GI and DV

Purpose

Ensure that industrial lots are of an appropriate size and configuration to support industrial activities.

Administration

1. *The consent authority may **consent** to a subdivision that is not in accordance with sub-clauses 2-4, only if it is satisfied that the subdivision design is consistent with the purpose of this clause.*

Requirements

2. *The minimum lot size is 1225m^2.*

The minimum lot size in the proposed development is 5,740m^2, well above 1,225m^2.

3. *Provide for a variety of lot sizes to accommodate a range of activities.*

Whilst lot sizes within the proposed subdivision are consistent, they provide lots smaller than the predominant industrial lot sizes to the north and north-east (generally between 2-4 hectares), whilst ensuring sufficient size

for transport and agricultural related land use / development. The proposed subdivision is consistent with the requirement for a variety of lot sizes across the locality.

4. *Ensure the utility of each lot in terms of:*

    a. *building space and accessibility;*

The land is not unduly constrained by slope (generally maximum of 3% slope with isolated historic stockpiles) or seasonal inundation. Lots affected by the Defined Flood Area will be protected without adversely impacting downstream areas.

    b. *compatibility with adjacent commercial and residential areas with appropriate buffers (for example roads, landscaping or parks);*

The subject land is not adjacent commercial or residential areas, and the LI Zoning allows a transition to non-industrial land uses to the north-east.

    c. *sufficient space to accommodate the industrial operations and buildings envisaged and make allowance for possible future expansion; and*

All lots substantially exceed the required minimum lot sizes and generous dimensions ensure sufficient space for land use and development outcomes consistent with Zone LI.

    d. *safe vehicle entry and exit.*

All lots will have direct access from the proposed public road, with both the road and access driveways designed in accordance with the Subdivision Design Guidelines. The proposed road will intersect with Emungalan Road with right and left-turn facilitation, with the concept intersection arrangement including sufficient storage length in the right-turn arrangement for standing of an A-triple vehicle.

4.6.2 Clause 6.4.2 – Site Characteristics for Subdivision in Zones LI, GI and DV

Purpose

Ensure that subdivision for industrial lots respond appropriately to the physical characteristics of the land.

Administration

1. *The consent authority may **consent** to a subdivision that is not in accordance with sub-clauses 2-4, only if it is satisfied the subdivision is consistent with the purpose of this clause.*

Requirements

2. *Avoid the development of land of excessive slope, unstable or otherwise unsuitable soils (e.g. seasonally waterlogged) and natural drainage lines.*

The subject land is relatively flat, does not contain unstable or otherwise unsuitable soils or natural drainage lines.

3. *Retain and protect significant natural and cultural features.*

The site has been largely cleared of vegetation and does not contain any significant natural or cultural features.

4. *Avoid development of land affected by a 1% AEP flood or storm surge event.*

The proposed subdivision includes the development of land within a Defined Flood Area, affected by the 1% AEP. The proportion of NT Portion 5438 within the Defined Flood Area is relatively minor (evident in **figure 3** and in **Attachment A**), and the Stormwater Management Plan in **Attachment B** confirms the development can proceed without adversely impacting flood conditions external to the site. The proposed works will ensure the subdivision of industrial land in a manner that appropriately responds to the physical characteristics of the land.

4.6.3 Clause 6.4.3 – Infrastructure for Subdivision in Zones LI, GI and DV

Purpose

Ensure that lots within industrial subdivisions are appropriately provided, connected and integrated with the required infrastructure.

Administration

1. *The consent authority may **consent** to a subdivision that is not in accordance with sub-clauses 2-8, only if it is satisfied the subdivision is consistent with the purpose of this clause.*

Requirements

2. *Incorporate safe connection to the existing road network with particular consideration given to the needs of heavy vehicles.*

The proposed subdivision includes an access intersection with Emungalan Road, with both left and right-turn facilitation for A-Triples.

3. *Provide a simple layout with a clear hierarchy of roads, avoiding culs-de-sac, battle-axe lots and sharp curves, and discouraging unrelated through traffic.*

The single road provides access to the proposed lots, with curvature in accordance with the Austroads standards and direct access to each lot. The proposed road negates unrelated traffic, albeit via a cul-de-sac due to the shape and position of the subject land. NT Portion 5438 does not adjoin undeveloped industrial (or commercial) land, thus future road connections are unnecessary, and the proposed cul-de-sac head provides substantial turning area for heavy vehicles. The proposed cul-de-sac is appropriate for light industrial development.

4. *Minimise **access** from individual lots to major roads by using minor roads for such **access**.*

No major road access is proposed.

5. *Provide for road reserve and carriageway widths appropriate to the circumstances.*

Road reserve and carriageway widths are consistent with the requirements of the Subdivision Development Guidelines.

6. *Provide for connection to reticulated services.*

Lots will be connected to reticulated power, water and communications infrastructure.

7. *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 Code of Practice for Wastewater Management.*

A Site and Soil Evaluation is included at **Attachment E** and concludes:

> *This SSE for the proposed multi-lot subdivision of Unzoned NT Portion 5438, has demonstrated that onsite wastewater disposal systems can be installed using standard industry practices as outlined in Appendix K (AS1547:2012) that will comply with the NT Code of Practice for Wastewater Management (DOH 2020a) using approved effluent treatment and disposal systems to satisfy all requirements of DOH (2020a).*

The Evaluation notes that the extent of unconstrained land within each lot ensures there is sufficient room for primary treatment systems on most lots, however that some lots will require the use of secondary treatment systems to reduce setbacks and Land Application Area size to satisfy NT Health requirements. Ultimately, each lot can accommodate onsite wastewater management systems in accordance with the Code of Practice.

8. *Protect service infrastructure by providing/ preserving easements.*

The proposed detention basins and stormwater drains will be protected via the easements identified in **Attachment A.**

5.0 Section 46(3)(b) – Interim Development Control Order

Title details in **Attachment F** confirm there are no Interim Development Control Orders currently applicable to the proposed subdivision.

6.0 Section 46(3)(c) – Referral to the NT EPA

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 proposed development relates to land largely cleared of remnant vegetation, on land zoned for industrial use, and as a light industry zone is unlikely to accommodate an activity or development that meets a referral trigger. Any future use or development may require further consideration under the EPA Act.

7.0 Section 46(3)(d) – Merits of Proposed Development

The proposed subdivision will provide additional appropriately serviced industrial land consistent with both the existing zone and the Land Use Plan.

8.0 Section 46(3)(e) – Subject Land, Suitability of Development and Effect on Other Land

The nature of the subject land and surrounding locality (**section 2**), and the suitability of the subject land to accommodate the proposed development (**section 4**) have been addressed in this report and associated attachments. In summary, the subject land is suitably zoned, not affected by excessive slope, drainage or other constraints to the extent that precludes the proposed development outcomes, and can be serviced to accommodate the future land use and development. The proposed subdivision includes an internal road network that facilitates appropriate for the range of uses under Zone LR, and is consistent with both the existing zone and the intended land use outcomes identified in the Land Use Plan.

9.0 Section 46(3)(f) – Public Facilities and Open Space

Public facilities and open space are available a short distance south-east of the site. Additional public open space is not required as part of an industrial subdivision.

10.0 Section 46(3)(g) – Public Utilities and Infrastructure

The Stormwater Management Plan (**Attachment B**) and Site Servicing Report (**Attachment C**) confirm the existing services and infrastructure within and adjacent to the subject land, and the intended reticulation of mains power and potable water, together with the provision of a new road network within the subdivision.

11.0 Section 46(3)(h) – Impact on Amenity

The subject land has previously been cleared and altered from its natural state, and the separation from residential areas ensures no unreasonable impact on amenity. The proposed subdivision is consistent with the form of development anticipated in Zone LI, and enables an appropriate transition from the General Industry areas to the west to the Rural areas to the north-east.

12.0 Section 46(3)(j) – Benefit/Detriment to Public Interest

Section 51 of the Act requires the consent authority to consider whether the proposal is in the public interest with specific consideration given to (where relevant) how the application addresses community safety through crime prevention principles in design, water safety, and access for persons with disabilities.

In response to these matters:

- The street network design will adhere to the requirements of the Subdivision Development Guidelines, the Katherine Town Council and the Department of Logistics and Infrastructure, including with regard to road safety;
- The proposed lots will be connected to reticulated water supply and will not impact on water security by directly connecting to groundwater resources; and
- The subdivision is consistent with the design requirements and community expectations for accessibility within industrial areas.

In addition to the above, the subdivision will increase the available supply of land for industrial use consistent with the intended land use outcomes and layout within the NT Strategic Planning Framework, and connected to reticulated power and potable water services.

13.0 Section 46(3)(ja) – Restricted Water Extraction Area

The subject land is not located within a Restricted Water Extraction Area.

14.0 Section 46(3)(k) – Compliance with the Building Act

The subject land does not contain any existing buildings (the landowner advises that all pre-existing buildings have been demolished).

15.0 Section 46(3)(l) – Development of Scheme Land

The application does not comprise the subdivision of land under a unit titles scheme. Accordingly, Section **46(3)(l)** is not applicable.

16.0 Conclusion

This report accompanies an application for Development Permit for the subdivision of NT Portion 5438 to create 10 light industrial lots, including 2 detention basins and a new public road. The proposed industrial lots have a minimum lot size exceeding 5,000m^2, and are consistent with the existing LI Zone. The proposed subdivision complies with the requirements of the Northern Territory Planning Scheme and is consistent with the outcomes identified in the Strategic Framework, specifically:

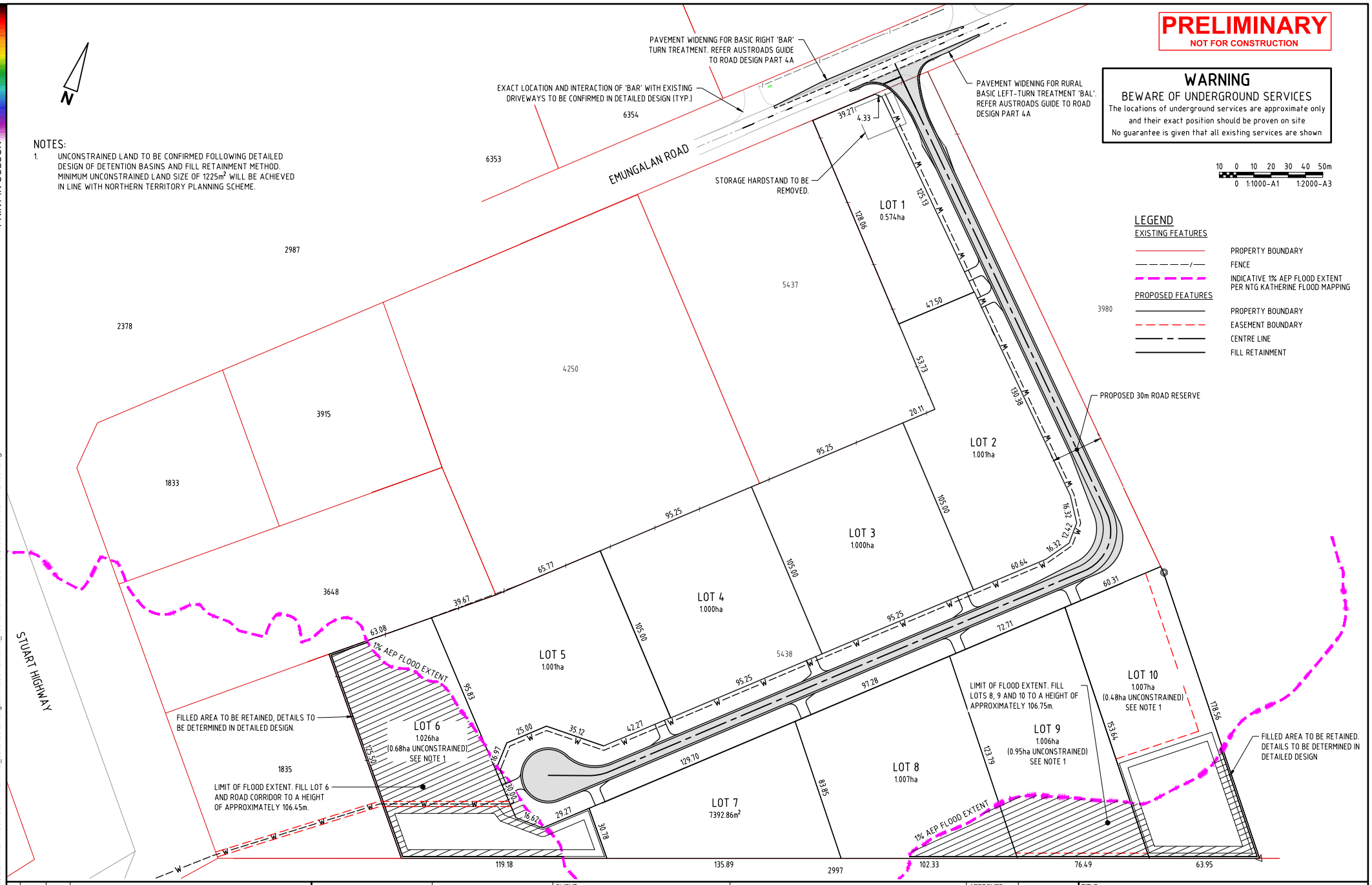
- The provision of mains potable water to industrial lots;
- Provision of larger lots able to service the transport and agricultural industries; and
- Providing an internal road network capable of accommodating heavy vehicles.



Brad Cunnington

Cunnington Rosse Town Planning and Consulting

13 August 2026



PRINT IN COLOUR

PLOTTED ON: 28/Jul/2026 1:43 PM
USER: SCOTT SCHAMBURG
FILE LOCATION: C:\12dsws\data\BYRNE-TMS\NT25117 - CRTPC_Lot 5438 Emungalan Road Katherine_1861\04 CADD\4.2 DWG\Sketches\NT25117-SK001.dwg

No	DATE	INITIAL	AMENDMENT
D	28/07/26	KC	ISSUED FOR INFORMATION
C	22/06/26	KC	ISSUED FOR INFORMATION
B	05/02/26	KC	ISSUED FOR INFORMATION
A	15/12/25	KC	ISSUED FOR INFORMATION

COPYRIGHT
The concepts and information contained in this document are the copyright of BYRNE CONSULTANTS.
Use or copying of the document in whole or in part without the written permission of BYRNE CONSULTANTS constitutes an infringement of copyright.

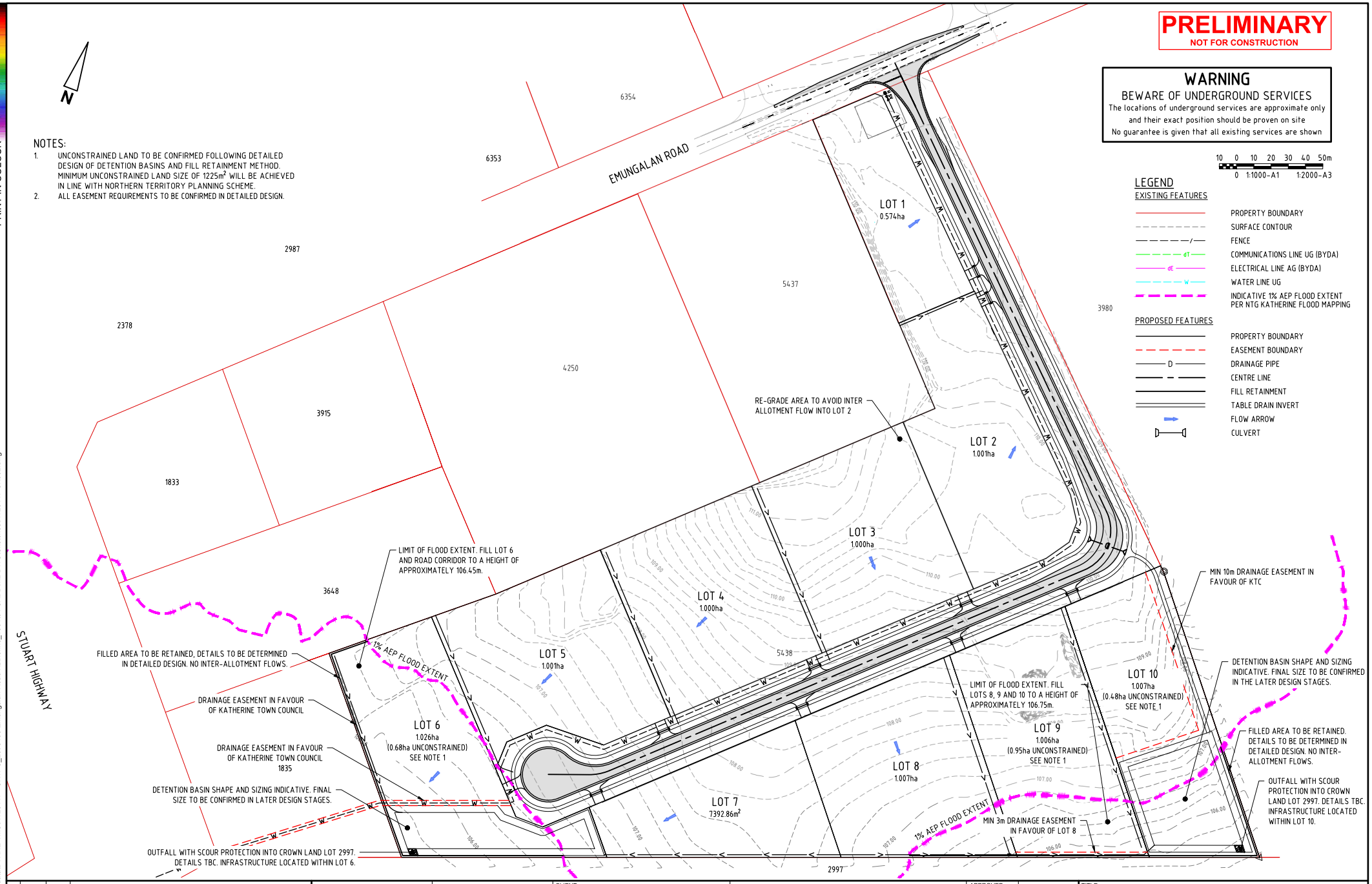
CLIENT: CRPTC

byrne
ABN 78 124 388 192
P.O.Box 36789, WINNELLIE, NT 0821
Ph. 08 89472476 Fax: 08 89475098

APPROVED		
PB		
DRAWN	CHECKED	
SS	KC	
DESIGNED	CHECKED	
SS	KC	

TITLE: LOT 5438 EMUNGALAN ROAD, KATHERINE
PROPOSED SUBDIVISION
SUBDIVISION LAYOUT PLAN

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT25117	SK001	D



PRINT IN COLOUR

PLOTTED ON: 28/Jul/2026 1:43 PM
USER: SCOTT SCHAMBURG
FILE LOCATION: C:\12dsws\data\BYRNE-TMS\NT25117 - CRTPC_Lot 5438 Emungalan Road Katherine_1861\04 CADD\4.2 DWG\Sketches\NT25117-SK002.dwg

No	DATE	INITIAL	AMENDMENT
D	28/07/26	KC	ISSUED FOR INFORMATION
C	22/06/26	KC	ISSUED FOR INFORMATION
B	05/02/26	KC	ISSUED FOR INFORMATION
A	15/12/25	KC	ISSUED FOR INFORMATION

COPYRIGHT
The concepts and information contained in this document are the copyright of BYRNE CONSULTANTS.
Use or copying of the document in whole or in part without the written permission of BYRNE CONSULTANTS constitutes an infringement of copyright.

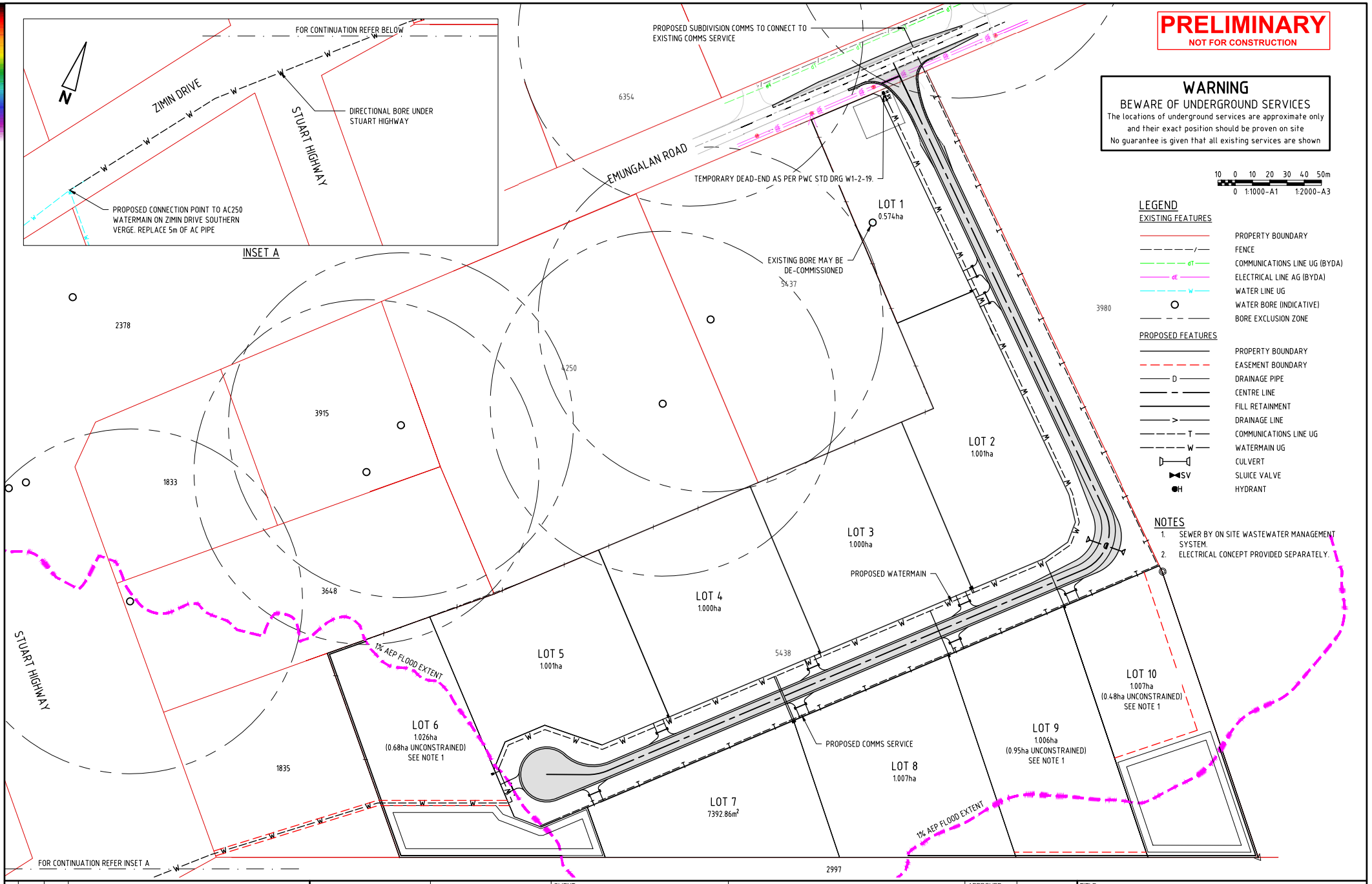
CLIENT: CRPTC

byrne
ABN 78 124 388 192
P.O.Box 36789, WINNELLIE, NT 0821
Ph. 08 89472476 Fax: 08 89475098

APPROVED	
PB	
DRAWN	CHECKED
SS	KC
DESIGNED	CHECKED
SS	KC

TITLE: **LOT 5438 EMUNGALAN ROAD, KATHERINE**
PROPOSED SUBDIVISION
STORMWATER MANAGEMENT PLAN

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT25117	SK002	D



PRINT IN COLOUR

PLOTTED ON: 28/Jul/2026 1:43 PM
USER: SCOTT SCHAMBURG
FILE LOCATION: C:\12dsws\data\BYRNE-TMS\NT25117 - CRTPC_Lot 5438 Emungalan Road Katherine_1861\04 CADD\4.2 DWG\Sketches\NT25117-SK003.dwg

No	DATE	INITIAL	AMENDMENT
D	28/07/26	KC	ISSUED FOR INFORMATION
C	22/06/26	KC	ISSUED FOR INFORMATION
B	05/02/26	KC	ISSUED FOR INFORMATION
A	15/12/25	KC	ISSUED FOR INFORMATION

COPYRIGHT
The concepts and information contained in this document are the copyright of BYRNE CONSULTANTS.
Use or copying of the document in whole or in part without the written permission of BYRNE CONSULTANTS constitutes an infringement of copyright.

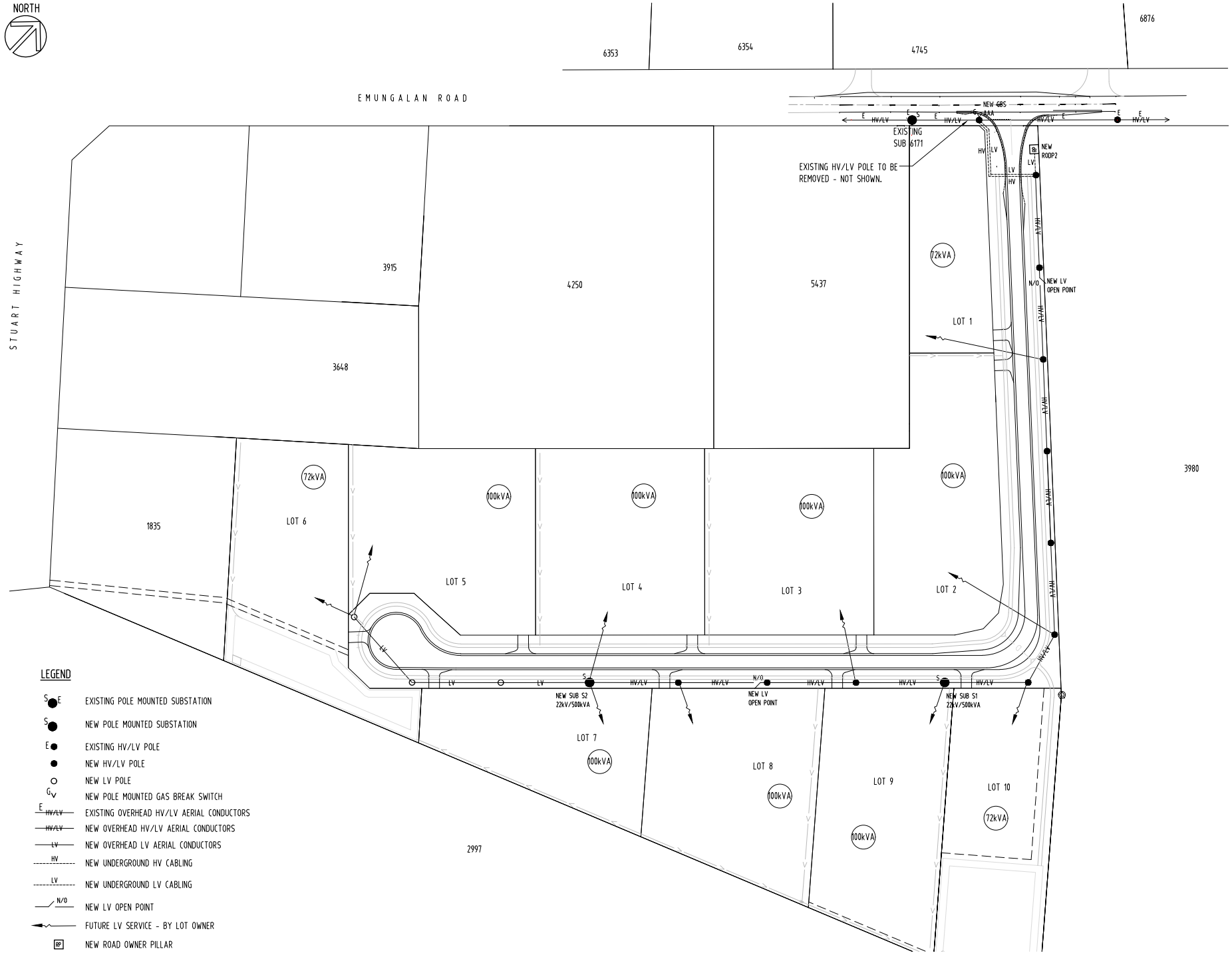
CLIENT: CRPTC

byrne
ABN 78 124 388 192
P.O.Box 36789, WINNELLIE, NT 0821
Ph. 08 89472476 Fax: 08 89475098

APPROVED	
PB	
DRAWN	CHECKED
SS	KC
DESIGNED	CHECKED
SS	KC

TITLE: **LOT 5438 EMUNGALAN ROAD, KATHERINE**
PROPOSED SUBDIVISION
SITE SERVICING PLAN

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT25117	SK003	D



SITE PLAN (1:1000 AT A1)

AUTOCAD REFERENCES
FILE NAME:

No.	DESCRIPTION	DATE	INIT.
B	RE-ISSUED FOR REVIEW	23-7-26	A.G.
A	ISSUED FOR REVIEW	18-12-25	A.G.

AMENDMENTS

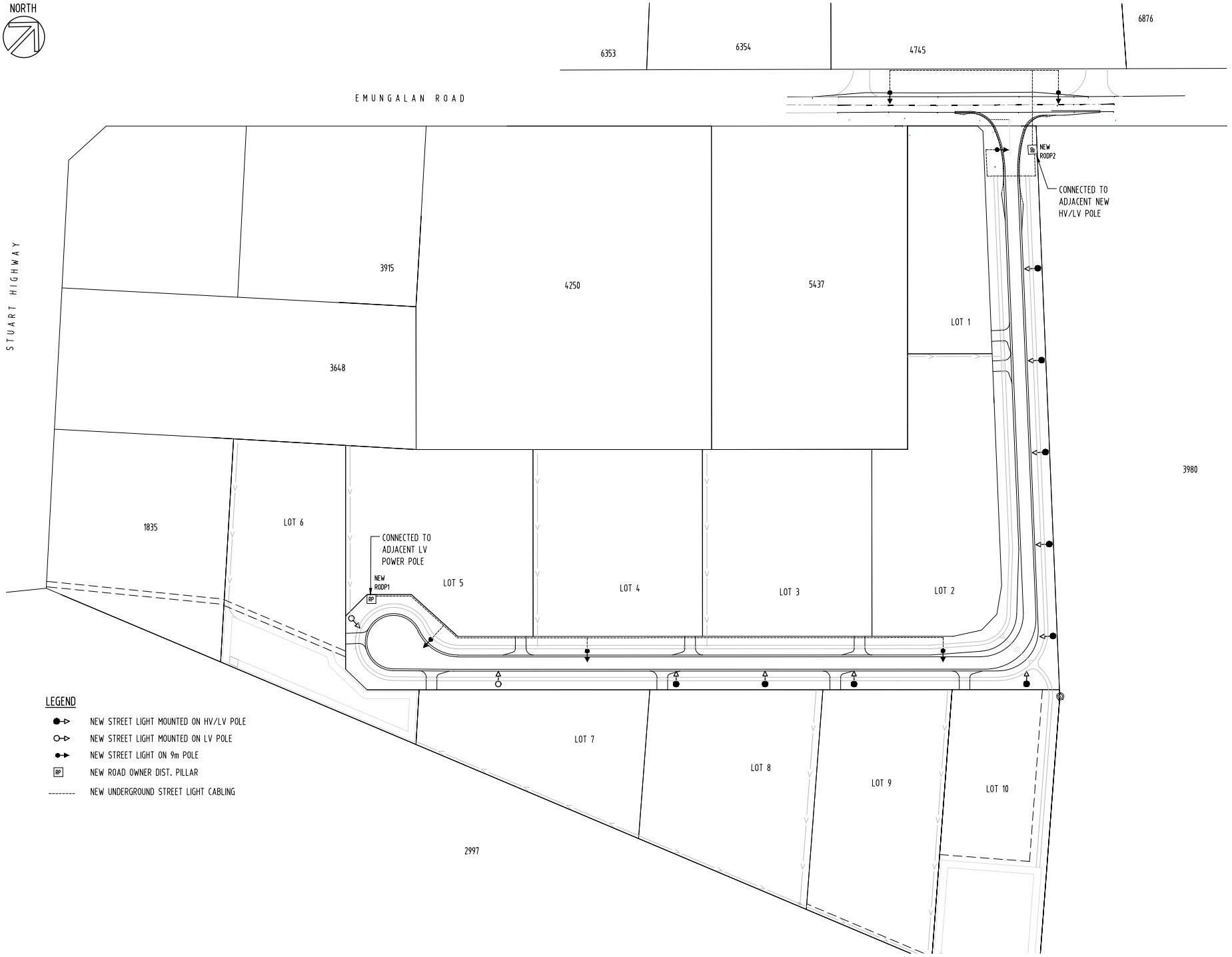
AGA CONSULTING ENGINEERS PTY LTD
ELECTRICAL & MECHANICAL
ACN 070 242 296
GPO BOX 3097
DARWIN NT 0801
TELEPHONE: 08 89416582
MOBILE : 0411 262714

PROPOSED SUBDIVISON OF LOT 5438 KATHERINE

ELECTRICAL SERVICES - HV/LV ELECTRICAL RETICULATION CONCEPT

DESIGNED	A. GANGUR	DRAWN	K.TAVENER
CHECKED		DATE	23-7-26
SCALE	AS SHOWN		
PROJECT No.	AGA500	SPEC. No.	-

DRAWING NUMBER / SHEET No
26AGA500-1A SKE01-B



SITE PLAN (1:1000 AT A1)

AUTOCAD REFERENCES
FILE NAME:

No.	DESCRIPTION	DATE	INIT.
B	RE-ISSUED FOR REVIEW	23-7-26	A.G.
A	ISSUED FOR REVIEW	18-12-25	A.G.

AMENDMENTS

AGA CONSULTING ENGINEERS PTY LTD
ELECTRICAL & MECHANICAL
ACN 070 242 296
GPO BOX 3097
DARWIN NT 0801
TELEPHONE: 08 89416582
MOBILE : 0411 262714

PROPOSED SUBDIVISON OF LOT 5438
KATHERINE

ELECTRICAL SERVICES - STREET LIGHTING RETICULATION CONCEPT

DESIGNED	A. GANGUR	DRAWN	K.TAVENER
CHECKED		DATE	23-7-26
SCALE	AS SHOWN		
PROJECT No.	AGA500	SPEC. No.	-

DRAWING NUMBER / SHEET No
26AGA500-1A SKE02-B

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

TECHNICAL MEMO

To	Jared Baldwin C/- Brad Cunnington
Cc	Paul Brandis
Subject	Proposed Subdivision Lot 5438 Emungalan Road, Katherine – Stormwater Management Plan
From	Kelin Carroll
Reviewed	Paul Brandis
Byrne Reference	NT25117-SMP-001_C
Date	28/07/2026

1 Introduction

Byrne has been commissioned by Cunnington Rosse Town Planning and Consulting (CRTPC) on behalf of Jared Baldwin (the Client) to develop a stormwater management plan (SMP) to support a Development Application (DA) for a proposed 10 Lot subdivision (the Subdivision) of Lot 5438 Emungalan Road, Katherine (the Site), which is currently zoned Light Industrial (LI).

1.1 About the Subdivision

The proposed works (Development Works) will include:

- A new intersection with Emungalan Road to provide access to the Subdivision.
- A new rural industrial access road within a proposed 30m road reserve.
- Earthworks and stormwater drainage infrastructure to service the new lots and roads, including detention basins to attenuate post-development flows.
- Establishment of Authorised Connections to discharge stormwater into adjacent Crown Land Lot 2997.
- Provision of services to frontages including water, power, and communications.

1.2 Document Purpose

The purpose of this document is to comply with the Northern Territory Government (NTG) Subdivision Development Guidelines (SDGs) requirements for a SMP to be developed during the project development phase. This report conveys the proposed stormwater management for the Site, in compliance with the relevant codes, guidelines and standards outlined in Section 2.

The Relevant Authorities for stormwater management are as follows:

- Katherine Town Council – for acceptance of all new stormwater drainage public infrastructure.
- Crown Lands Estate – for approval of Authorised Connections to discharge stormwater into adjacent Crown Land (Lot 2997).

2 Stormwater Design Basis

2.1 Reference Guidelines

This SWMP has been prepared with reference to the following codes, guidelines and standards:

- Northern Territory Subdivision Development Guidelines, NTSDG (May 2025)
- Australian Rainfall and Runoff v4.2 (Geoscience Australia, May 2019)
- ARRB SR34: Stormwater Drainage Design in Small Urban Catchments (ARRB, 1986)
- Queensland Urban Drainage Manual (QUDM) 4th Edition (IPWEA, 2016)
- Guide to Road Design – Part 5: Drainage – General and Hydrology Considerations (Austroads, 2025)

2.2 Design Criteria

The following design criteria has been adopted, based on the reference guidelines:

- Site drainage is to be designed for the Minor Storm Event (20% AEP). Flows in the Major Storm Event (1% AEP) are to be discharged to the public drainage network via overland flow.
- All stormwater during the Minor Storm Event must be collected by individual industrial lots and discharged via stormwater lot connections into the public drainage network. No inter-allotment flows are permitted, unless easements are provided.
- Post-development flow rates leaving the Site are not to exceed the pre-development flow rates, unless it can be proven that the existing drainage network has sufficient capacity to accommodate the increase in flows.
- Stormwater to outlet via Authorised Connections. There is no existing approved outlet point for the Site. Agreement on the proposed outlet locations will be required to be obtained from the Crown Land Estate.
- Stormwater quality is to be appropriately managed, in accordance with the NTSDG.

3 Site Analysis

3.1 Site Description

Lot 5438 Emungalan Road (the Site), shown in Figure 1, is located within the Emungalan industrial area, approximately 3 kilometres north-east of the Katherine town centre. The Site is situated along Emungalan Road, which provides the access for the Site.

The surrounding land uses are predominantly industrial and logistics-based, reflecting the broader zoning and land-use pattern of the Emungalan precinct. The properties to the northwest and west of the Site are occupied by a mix of light industrial, storage, and transport-related operations. The areas to the east and south of the Site are generally undeveloped or vacant crown land.

The Site is located within the Katherine Town Council jurisdiction and falls under Zone LI (Light Industry) of the Northern Territory Planning Scheme 2020. The purpose of this zone is to provide for industrial development that may involve the use of machinery or processes that generate noise, emissions, or heavy vehicle traffic, while ensuring that such activities do not adversely impact nearby sensitive uses.

Lot 5438 is a relatively flat, cleared parcel of land with established unsealed access from Emungalan Road. The surrounding transport network and zoning context make the Site suitable for continued or expanded industrial development consistent with the objectives of the industrial zoning.



Figure 1 Site Location (Source: NearMap)

3.2 Storm Surge

The Site is not impacted by storm tide flooding as the nearest sea is 300km towards the north.

3.3 Riverine flooding

Northern Territory Government Katherine Flood Mapping for Katherine Rural Area indicates the southeastern and southwestern corners of the Site are affected by the 1% AEP Katherine River flood event, see Figure 2 below.

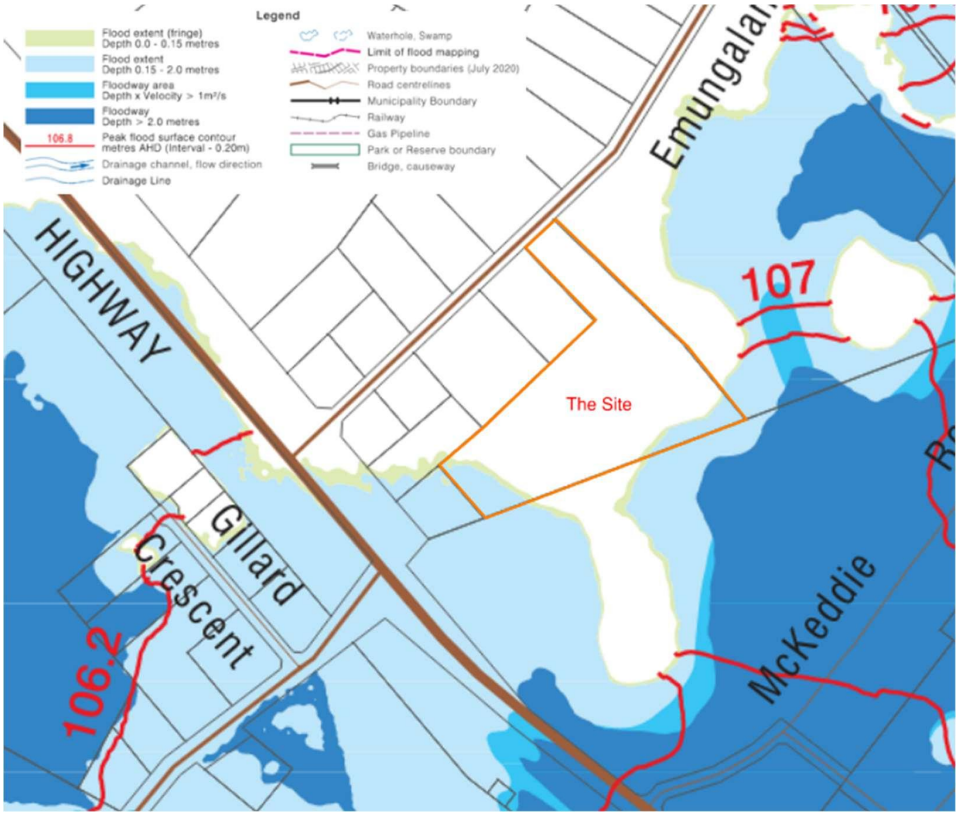


Figure 2 Computed 1% AEP Flood Depth and Extent Mapping Local to the Site (Source: Northern Territory Government Katherine Flood Mapping: Katherine Rural Area – Sheet 2)

3.4 Topography

Topographic survey has been provided for the Site by the Client.

The Site has a high point on the boundary with Lot 5437 of 111.9m AHD and a low point of 105.3m AHD on the southeastern corner.

From the Site high point, the Site slopes down to the southeastern and southwestern corners with grades varying from 1.3% to 2.5%.

The northern section of the Site located between Lots 3980 and 5437 grades towards the eastern boundary with Lot 3980 at a grade of 1%.

4 Existing Stormwater Management

The existing stormwater catchments are shown in Figure 3.

To take a conservative approach, it has been assumed that stormwater flows are not currently contained within adjoining lots (i.e. Lot 5437), and catchments have been based on existing contours. No other external catchments discharge stormwater into the Site.

All catchments currently discharge via natural sheet flow from the Site to the following locations:

- Catchment 1: southern Emungalan Road verge.
- Catchment 2: Lot 3980.
- Catchment 3: Lot 2997 from the Lot 5438 southeastern corner.
- Catchment 4: Lot 2997 from the Lot 5438 southwestern corner.
- Catchment 5: Lot 1835.

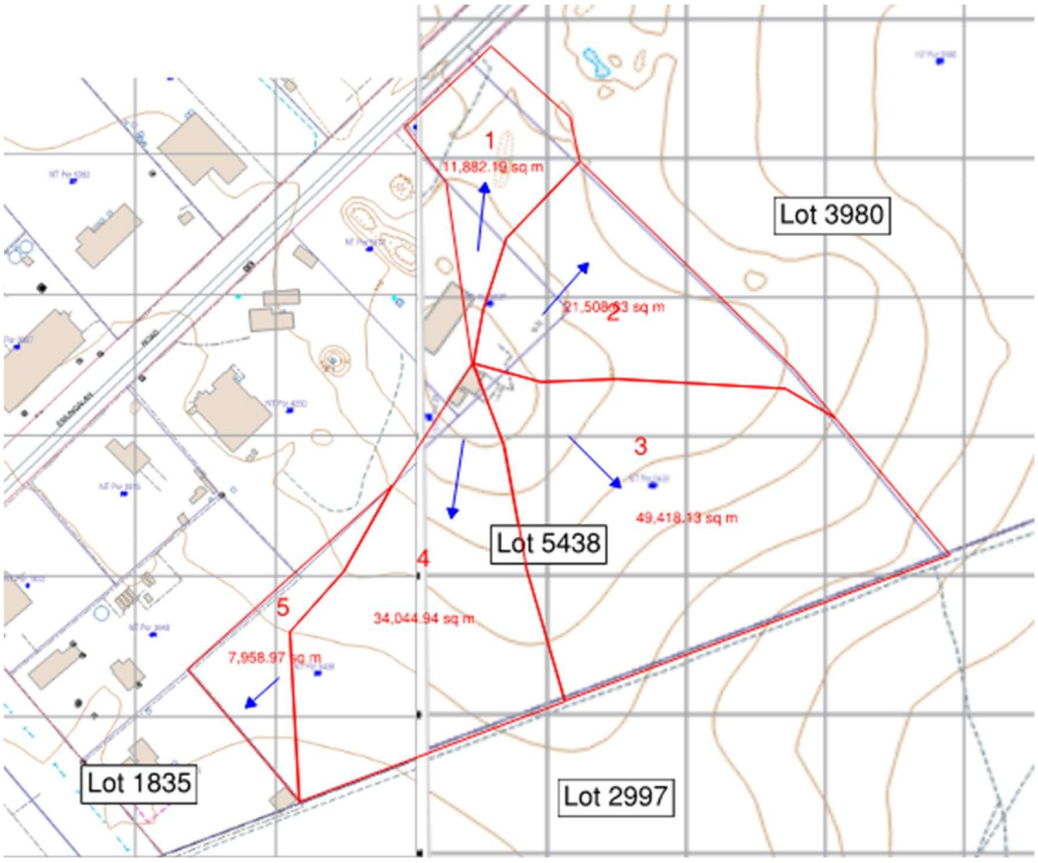


Figure 3 Existing Lot 5438 Overland Sheet Flow Catchments (Source: NR Maps)

5 Proposed Stormwater Management

5.1 Overview

The proposed Stormwater Management approach is shown in Figure 4 below and in the attached Stormwater Management Plan. Note the following:

- Allotment stormwater is collected with internal drains and conveyed to the stormwater drainage Public Infrastructure. All allotments are graded from north to south, due to the size of allotments and working within existing topographical constraints. Lot 9 requires an easement in favour of Lot 8 to facilitate rear-of-allotment drainage to the proposed Authorised Connection.
- Stormwater drainage Public Infrastructure, to be accepted by Katherine Town Council, includes:
    - Table drains and access driveways, within the proposed 30m Road Reserve.
    - Outlet drains and detention basins, within easements on proposed allotments, to attenuate peak-flow rates and direct stormwater to Authorised Connections discharging to Lot 2997.
- All flows are planned to discharge to Lot 2997 (Catchment 3 and 4).
- Previous overland sheet flows into Emungalan Road and Lots 3980 and 1835 have been redirected to outlet into Crown Land Lot 2997 to formalise stormwater drainage outlets.

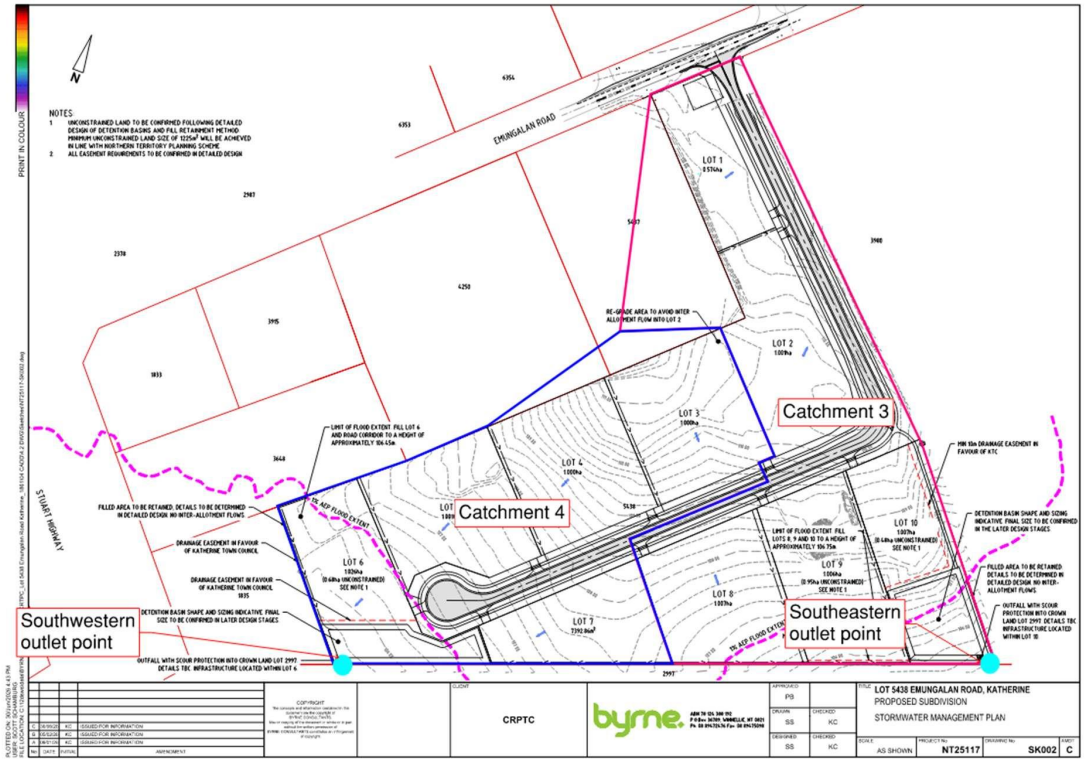


Figure 4 Proposed Stormwater Design Catchments

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

5.2 Peak Flow Assessment

To understand the impact of the proposed upgrades on the stormwater drainage at the Site, hydrological analysis of the impacted catchments was undertaken as summarised in Table 1.

Table 1 Pre vs Post Development Site Catchment Flow Analysis

Outlet Location	Existing Area (ha)	Post Development Area (ha)	Existing Flows, Q5 (m^3/s)	Post Development Flows, Q5 (m^3/s)	Increase in Q5 Peak Flow Rate (m^3/s)	Existing Flows, Q100 (m^3/s)	Post Development Flows, Q100 (m^3/s)	Increase in Q100 Peak Flow Rate (m^3/s)
Catchment 1: Flow to Emungalan Rd verge	1.21	0	0.23	0	-0.23	0.43	0	-0.43
Catchment 2: Informal flows into Lot 3980	2.15	0	0.41	0	-0.41	0.74	0	-0.74
Catchment 3: Flows into Lot 2997 from the southeastern corner of the Site	4.94	6.67	0.93	1.84	0.91	1.71	3.22	1.51
Catchment 4: Flows into Lot 2997 from the southwestern corner of the Site	3.4	5.57	0.63	1.61	0.98	1.15	2.82	1.67
Catchment 5: Informal flows into Lot 1835	0.8	0	0.15	0	-0.15	0.28	0	-0.28

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

5.3 Authorised Connections into Lot 2997 (Crown Lands Estate)

The stormwater design proposes to capture, and outlet Site stormwater flows into Lot 2997 (Crown Lands Estate) at the southeastern and southwestern corners of the Site.

The increase in Q5 peak flows to Lot 2997 are as follows (Table 1):

- Southeastern corner: + 0.91 m^3/s, a 98% increase.
- Southwestern corner: + 0.98 m^3/s, a 155% increase.

The increase in Q100 peak flows to Lot 2997 are as follows (Table 1):

- Southeastern corner: + 1.51 m^3/s, a 88% increase.
- Southwestern corner: + 1.67 m^3/s, a 145% increase.

To attenuate peak flows to match pre-development conditions, detention basins are proposed at each outlet, to be located within the Site within an easement in favour of Katherine Town Council. The sizing of detention basins is preliminary and indictive only, which will need to be confirmed during detailed design.

To avoid concentration of flows from the detention basin outlet points, the design includes implementation of rock spreaders, to distribute flows. All new infrastructure will be contained within the Site, to ensure flows have been spread prior to entering Lot 2997.

Agreement of Authorised Connections discharging stormwater into Lot 2997 will need to be agreed with Crown Land Estate.

5.4 Flood Immunity

To address the riverine flooding impacts to the Site as shown in Section 3.3, the following is proposed:

- Southeastern corner:
    - Fill with approximately 1.35m of engineered fill from the Site corner to a height of approximately 106.75m AHD.
    - Retain filled area to prevent inter-allotment flows into Lots 3980 and 2997.
- Southwestern corner:
    - Fill with approximately 0.85m of engineered fill from the Site corner to a height of approximately 106.45m AHD.
    - Retain filled area to prevent inter-allotment flows into Lots 3648, 1835 and 2997.

The specific fill heights and method of fill retainment will need to be confirmed in detailed design with additional survey and flood height data.

Filling the Site to the 1% AEP flood level is not expected to adversely impact existing flood conditions external to the Site. Review of the overall river system (Figure 5 Surrounding Flow Conveyance (Source: Northern Territory Government Katherine Flood Mapping: Katherine Rural Area – Sheet 2)) shows that the Site is generally on high ground and is likely affected due to backwater/ afflux into low lying areas. It does not appear to form part of the flow conveyance network for the Katherine River system. The scale of filling required will have negligible impact on overall floodplain storage and flood behaviour.

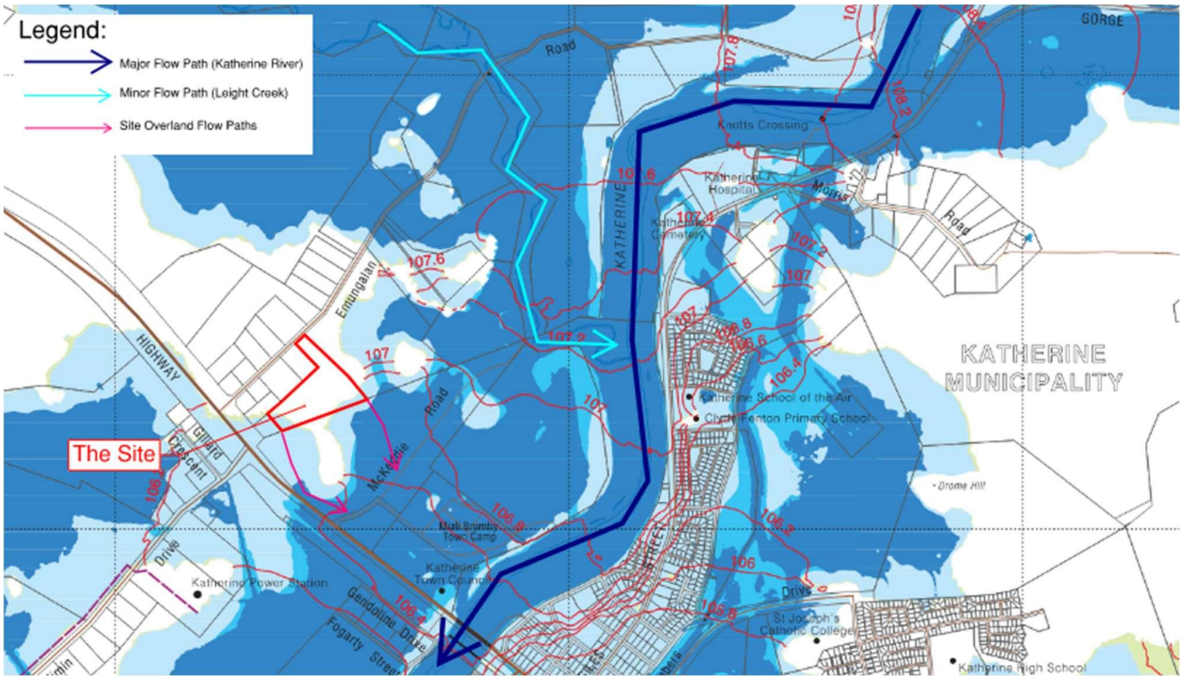


Figure 5 Surrounding Flow Conveyance (Source: Northern Territory Government Katherine Flood Mapping: Katherine Rural Area – Sheet 2)

5.5 Stormwater Quality

Due to the industrial nature of the site and the high potential for pollutants to be captured in the stormwater flows, the detention basin outlet design will include implementation of gross pollutant traps (GPTs).

It's expected that any further management of stormwater quality will be managed by individual proponents for each of the proposed allotments and appropriately addressed when applying for future Development Applications.

Specifications for water quality treatment systems are to be determined during detailed design.

All construction works are expected to be completed under an Erosion and Sediment Control Plan.

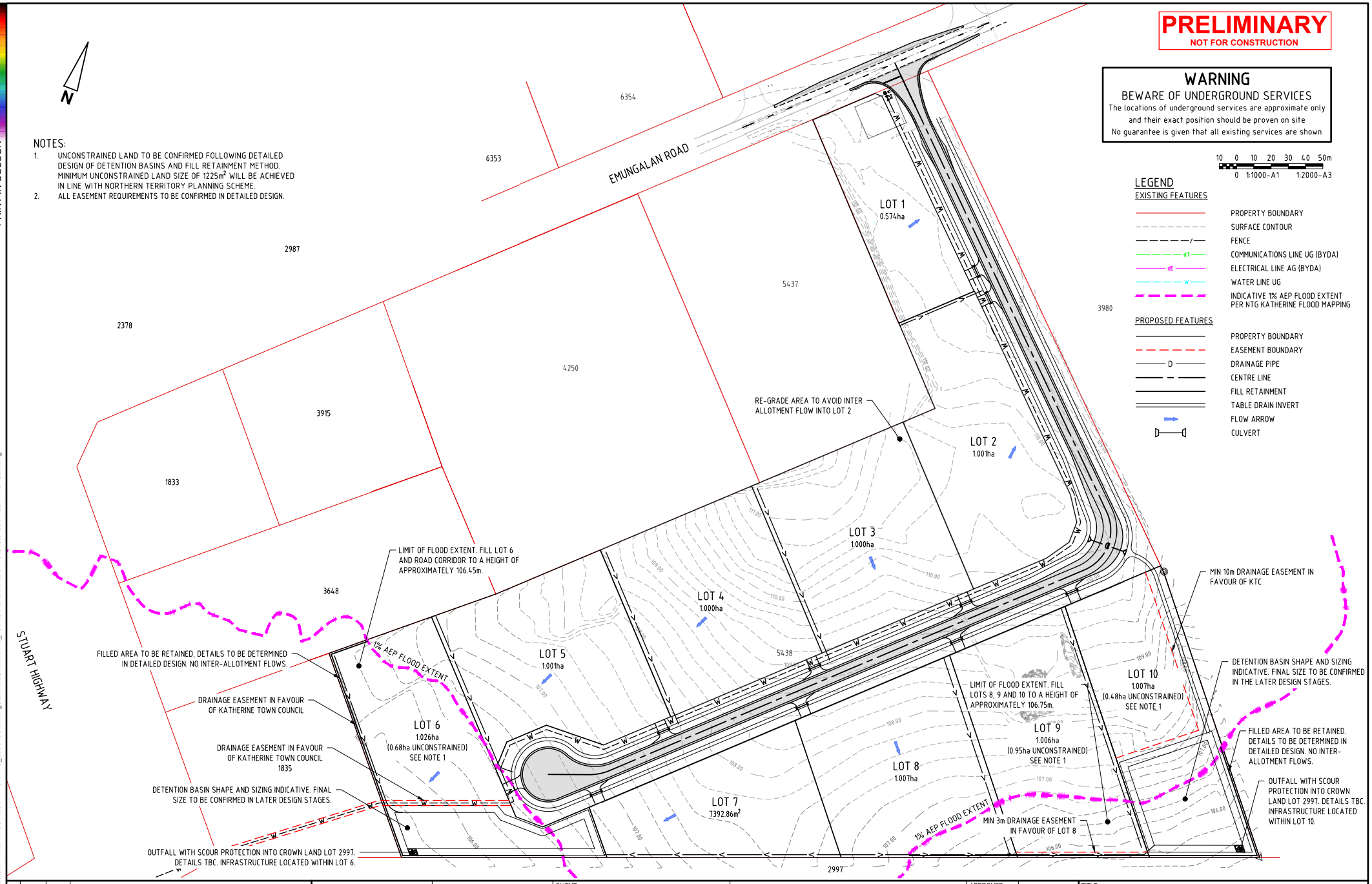
6 Conclusion

The Site is not impacted by storm surge but is impacted by riverine flooding in the Katherine River 1% AEP event. To ensure the Site has immunity for the 1% AEP event, the Site is to be filled to the 1% AEP flood extents.

The proposed stormwater management approach involves:

- Allotment stormwater is collected with internal drains and conveyed to the stormwater drainage Public Infrastructure. Lot 9 requires an easement in favour of Lot 8 to facilitate rear-of-allotment drainage to the proposed Authorised Connection.
- Stormwater drainage Public Infrastructure, to be accepted by Katherine Town Council, includes:
    - Table drains and access driveways, within the proposed 30m Road Reserve.
    - Outlet drains and detention basins, within easements on proposed allotments, to attenuate peak-flow rates and direct stormwater to Authorised Connections discharging into Crown Land (Lot 2997).
- Previous overland sheet flows into Emungalan Road Reserve, Lots 3980 and 1835 have been redirected to outlet into Crown Land Lot 2997 to formalise stormwater drainage outlets.
- Two Authorised Connections are proposed to drain the majority of flows to discharge into Lot 2997 (Crown Land Estate).
- To attenuate peak flows to match pre-development conditions, detention basins are proposed at each outlet, to be located within the Site within an easement in favour of Katherine Town Council. The sizing of detention basins is preliminary and indictive only, which will need to be confirmed during detailed design.
- To avoid concentration of flows from the detention basin outlet points, the design includes implementation of rock spreaders, to distribute flows. All new infrastructure will be contained within the Site, to ensure flows have been spread prior to entering Lot 2997.
- Stormwater quality during construction and operations will be appropriately managed, with erosion and sediment control plans implemented, and further details developed during detailed design.

Appendix A Stormwater Management Plan



PRINT IN COLOUR

PLOTTED ON: 28/Jul/2026 1:43 PM
USER: SCOTT SCHAMBURG
FILE LOCATION: C:\12dsws\data\BYRNE-TMS\NT25117 - CRTPC_Lot 5438 Emungalan Road Katherine_1861\04 CADD\4.2 DWG\Sketches\NT25117-SK002.dwg

No	DATE	INITIAL	AMENDMENT
D	28/07/26	KC	ISSUED FOR INFORMATION
C	22/06/26	KC	ISSUED FOR INFORMATION
B	05/02/26	KC	ISSUED FOR INFORMATION
A	15/12/25	KC	ISSUED FOR INFORMATION

COPYRIGHT
The concepts and information contained in this document are the copyright of BYRNE CONSULTANTS.
Use or copying of the document in whole or in part without the written permission of BYRNE CONSULTANTS constitutes an infringement of copyright.

CLIENT: CRPTC

byrne
ABN 78 124 388 192
P.O.Box 36789, WINNELLIE, NT 0821
Ph. 08 89472476 Fax: 08 89475098

APPROVED	
PB	
DRAWN	CHECKED
SS	KC
DESIGNED	CHECKED
SS	KC

TITLE: **LOT 5438 EMUNGALAN ROAD, KATHERINE**
PROPOSED SUBDIVISION
STORMWATER MANAGEMENT PLAN

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT25117	SK002	D

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

TECHNICAL MEMO

To	Jared Baldwin C/- Brad Cunnington
Cc	Paul Brandis
Subject	Proposed Subdivision Lot 5438 Emungalan Road, Katherine – Site Servicing Report
From	Kelin Carroll
Reviewed	Lucy Dahl/ Simon Byrne/ Paul Brandis
Byrne Reference	NT25117 – TM – 001_E
Date	28/07/2026

1 Introduction

Byrne has been commissioned by Cunnington Rosse Town Planning and Consulting on behalf of Jared Baldwin (the Developer) to undertake a site servicing assessment and develop a Site Servicing Strategy for Lot 5438 Emungalan Road, Katherine (the Site) as part of the Proposed Subdivision Lot 5438 Emungalan Road, Katherine (the Project). Please see below summaries for proposed servicing connections/details.

2 Road

Site access to the subdivision will be facilitated via construction of an access road off Emungalan Road. This access road will require the implementation of an intersection with Emungalan Road, as shown on SK001 attached.

The proposed intersection layout for the access road/ Emungalan Road intersection, is a basic right turn (BAR) and basic left turn (BAL) arrangement. The proposed concept intersection arrangement BAL has been designed for a design speed of 70km/h. In line with Austroads Part 4A Figure 7.1, a design speed of 80km/h was adopted for the BAR. The intersection has been designed for a 19m Semi-Trailer (Design Vehicle) and 25m B-Double (Check Vehicle). Storage length for the BAR is 19m to account for one design vehicle. Turn paths are provided in Appendix B.

The BAR interfaces with two existing access driveways servicing Lot 4745 on the northern side of Emungalan Road. Details on how the BAR shoulder widening ties into these driveways will be confirmed in detailed design.

Safe Intersection Sight Distance checks have been undertaken for the access road/ Emungalan Road intersection. The Site access is along a straight, flat stretch of road with no sight distance issues.

Due to the good sight distance at the intersection and there being no scope for the BAL to require future upgrade, no truncation has been applied on the eastern side of the intersection at the BAL. The available verge width has been confirmed to be sufficient for provision of service corridor requirements.

The proposed cross-section for the access road is an Infrastructure Category D Primary Collector with a 30m road reserve and table drains along both sides of the road, as per the NT subdivision Development Guidelines Standard Drawing SS1005. This road cross-section has been selected to align with surrounding road infrastructure in the Emungalan industrial area.

Preliminary discussions have been conducted with Katherine Town Council to obtain agreement in principle for the proposed intersection layout and access road cross-section.

3 Electrical

The proposed electrical design layout has been undertaken by AGA. Electrical supply is proposed via an extension from existing overhead HV/LV in Emungalan Road via a short section of underground HV/LV and then continued overhead into the subdivision. The subdivision will have two pole mounted substations to service the 10 lots, as shown on SKE01-A.

As the load will be more than 200kVA, PWC Planning will initially need to carry out a load planning study to ascertain capacity of the existing PWC network, including possible interconnection with the nearest adjacent HV Feeder/s.

With subdivision developments, the current PWC requirement is that a Negotiated Connection Application (NCA) form needs to be completed and submitted to PWC once Development Approval (DA) has been provided. AGA Consulting Engineers (via Byrne) will assist in completion of the NCA; however, the Developer will need to sign and submit the NCA after DA approval. PWC will not review anything before an NCA is submitted.

4 Water

The proposed development is outside the current extents of the PWC water reticulated area. The nearest mains water supply is an AC250 located along the Zimin Drive eastern verge and continuing along the Stuart Highway road corridor to the south of Zimin Drive (refer SK003 attached).

The Developer wishes to extend the existing water main to provide mains water connection to the subdivision. To enable this extension, it is proposed to bore a DN225 watermain under the Stuart Highway, continue the main through Lot 1835 (owned by the Developer) and provide connection to the subdivision through a shared easement with the Katherine Town Council detention basin on Lot 6. The water main will continue along the subdivision access road and terminate with a temporary dead-end arrangement at Emungalan Road.

Demand requirements have been calculated and provided to PWC for initial comment on network capacity, to enable this extension. Initial advice from PWC has stated the proposed connection location at Zimin Drive does not have sufficient network capacity for the proposed subdivision. PWC have proposed the DN225 main along the Stuart Highway is duplicated from Katherine Terrace to Zimin Drive. The total length

of mains duplication and extension to the Site is approximately 3600m. Further discussions are required with PWC during detailed design to determine details of how this is to be undertaken.

It is expected that this connection method will be possible. However, alternative arrangements will be made during detailed design development to the approval of the relevant authorities if this is not able to be achieved.

An existing bore is located on the Site in the northern extents. This bore will fall into the proposed Lot 1. The bore may be required to be decommissioned if connection to the reticulated water network is undertaken.

5 Sewer

The proposed development is outside the current extents of the PWC sewer reticulated area. Each allotment will therefore have an onsite septic system installed for sewerage treatment. Soil absorption capacity and discussions with Environmental Health will determine whether septic tank effluent can safely and effectively be discharged through absorption trenches within each allotment. It is expected that this treatment method will be possible. However, this will be further explored in detailed design, with alternative arrangements made to the approval of the relevant authorities if absorption trenches are not able to provide sufficient effluent absorption.

Onsite septic systems will need to be located with a 100m offset from all surrounding water bore locations, in line with the Northern Territory Governments (NTGs) Code of Practice for Wastewater Management, as shown on SK003 attached.

6 Communications

Before You Dig Australia (BYDA) information indicates both Telstra and NBN communications infrastructure is located in the vicinity of the Site. The NBN service terminates west of the Site at 37 Emungalan Road, while the Telstra service continues along Emungalan Road past the Site.

It is expected that Telstra will service the development as opposed to NBN, due to the existing infrastructure passing the access road. This will be verified once an approved development permit has been received and the application to Telstra can be lodged.

The proposed alignment for the communications in the Site is along the eastern and southern road corridor verge.

7 Stormwater

There are currently no legal points of discharge for stormwater from the Site, with stormwater currently leaving the Site via overland flow to the Emungalan Road southern verge and by informal flows to Lots 3980, 2997 and 1835.

The stormwater design involves capture of stormwater flows via drainage lines in individual lots and in road corridor tables drains with flows outletting from the Site into Lot 2997 from the southeastern and

southwestern Site extents into Crown Land Lot 2997. Agreement on formalising outlets into Lot 2997 will need to be obtained from Crown Lands Estate.

Previous overland sheet flows into Emungalan Road, Lots 3980 and 1835 will be captured and redirected to outlet into Crown Land Lot 2997. Detention basins are to be implemented at the outlet points to attenuate peak flows to pre-development flow rates.

Drainage easements for access and maintenance for the detention basins and connecting road corridor table drains have been included in proposed Lots 6 and 10. A drainage easement in favour of proposed Lot 8 has been provided in proposed Lot 9.

Refer to the attached Stormwater Management Plan report and SK002.

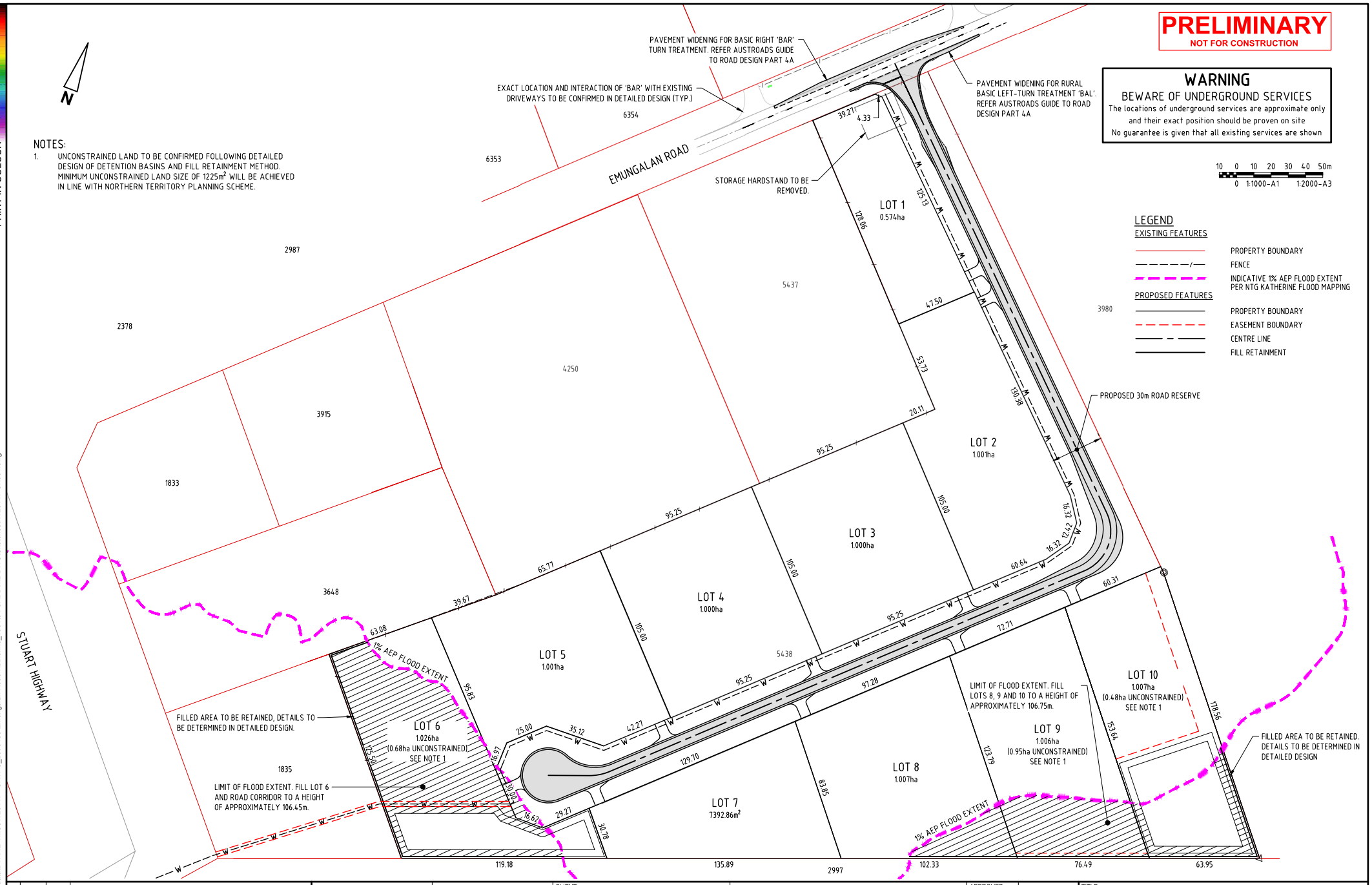
If you require further clarification or additional information on any of the above, please don't hesitate to contact me on (08) 8947 2476.

Yours sincerely,

Kelin Carroll

Civil Engineer
Byrne Consultants

Appendix A Development Application Drawings



PRINT IN COLOUR

PLOTTED ON: 28/Jul/2026 1:43 PM
USER: SCOTT SCHAMBURG
FILE LOCATION: C:\12dsws\data\BYRNE-TMS\NT25117 - CRTPC_Lot 5438 Emungalan Road Katherine_1861\04 CADD\4.2 DWG\Sketches\NT25117-SK001.dwg

No	DATE	INITIAL	AMENDMENT
D	28/07/26	KC	ISSUED FOR INFORMATION
C	22/06/26	KC	ISSUED FOR INFORMATION
B	05/02/26	KC	ISSUED FOR INFORMATION
A	15/12/25	KC	ISSUED FOR INFORMATION

COPYRIGHT
The concepts and information contained in this document are the copyright of BYRNE CONSULTANTS.
Use or copying of the document in whole or in part without the written permission of BYRNE CONSULTANTS constitutes an infringement of copyright.

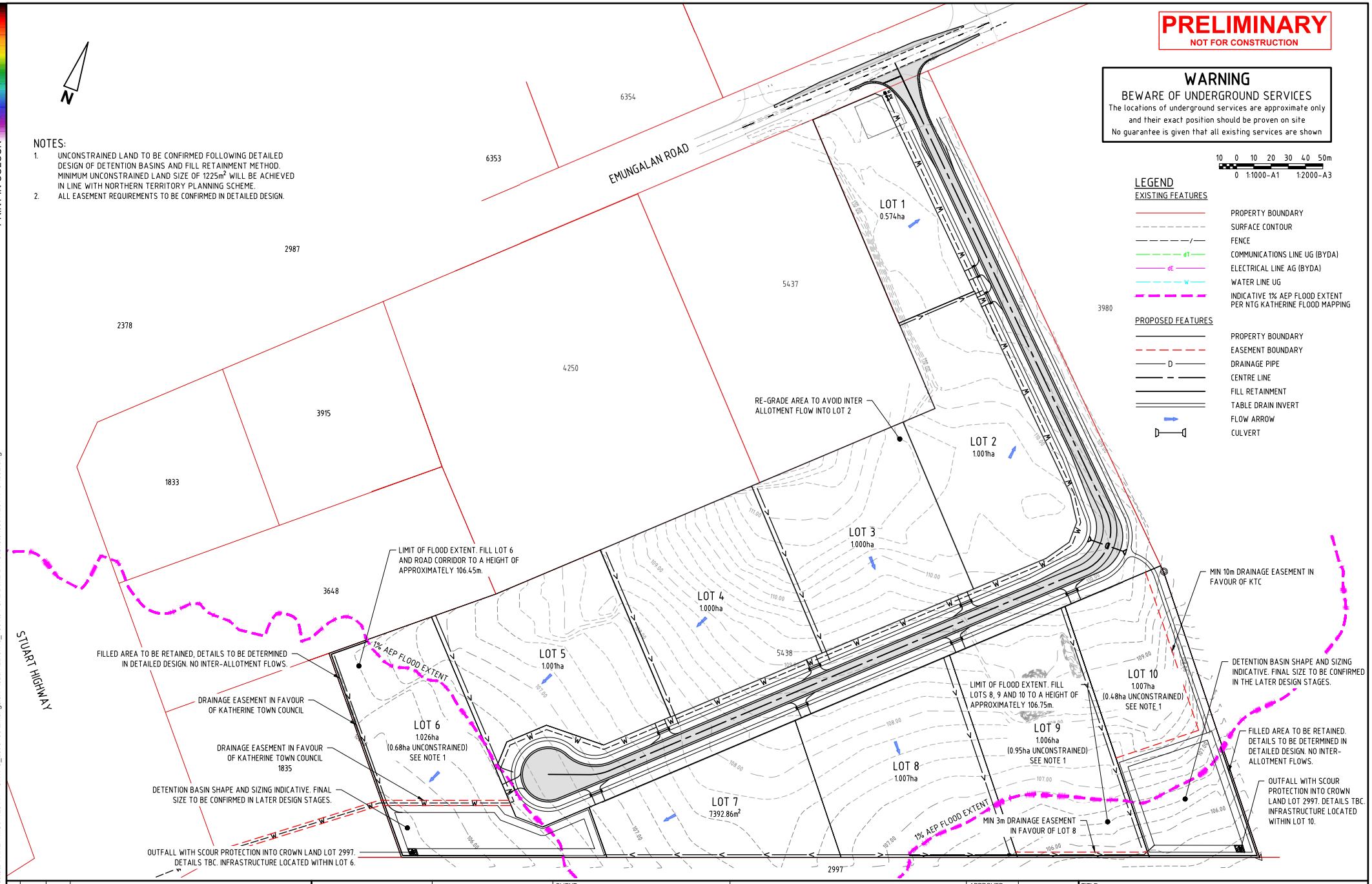
CLIENT: CRPTC

byrne
ABN 78 124 388 192
P.O.Box 36789, WINNELLIE, NT 0821
Ph. 08 89472476 Fax: 08 89475098

APPROVED		
PB		
DRAWN	CHECKED	
SS	KC	
DESIGNED	CHECKED	
SS	KC	

TITLE: LOT 5438 EMUNGALAN ROAD, KATHERINE
PROPOSED SUBDIVISION
SUBDIVISION LAYOUT PLAN

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT25117	SK001	D



PRINT IN COLOUR

PLOTTED ON: 28/Jul/2026 1:43 PM
USER: SCOTT SCHAMBURG
FILE LOCATION: C:\12dsws\data\BYRNE-TMS\NT25117 - CRTPC_Lot 5438 Emungalan Road Katherine_1861\04 CADD\4.2 DWG\Sketches\NT25117-SK002.dwg

No	DATE	INITIAL	AMENDMENT
D	28/07/26	KC	ISSUED FOR INFORMATION
C	22/06/26	KC	ISSUED FOR INFORMATION
B	05/02/26	KC	ISSUED FOR INFORMATION
A	15/12/25	KC	ISSUED FOR INFORMATION

COPYRIGHT
The concepts and information contained in this document are the copyright of BYRNE CONSULTANTS.
Use or copying of the document in whole or in part without the written permission of BYRNE CONSULTANTS constitutes an infringement of copyright.

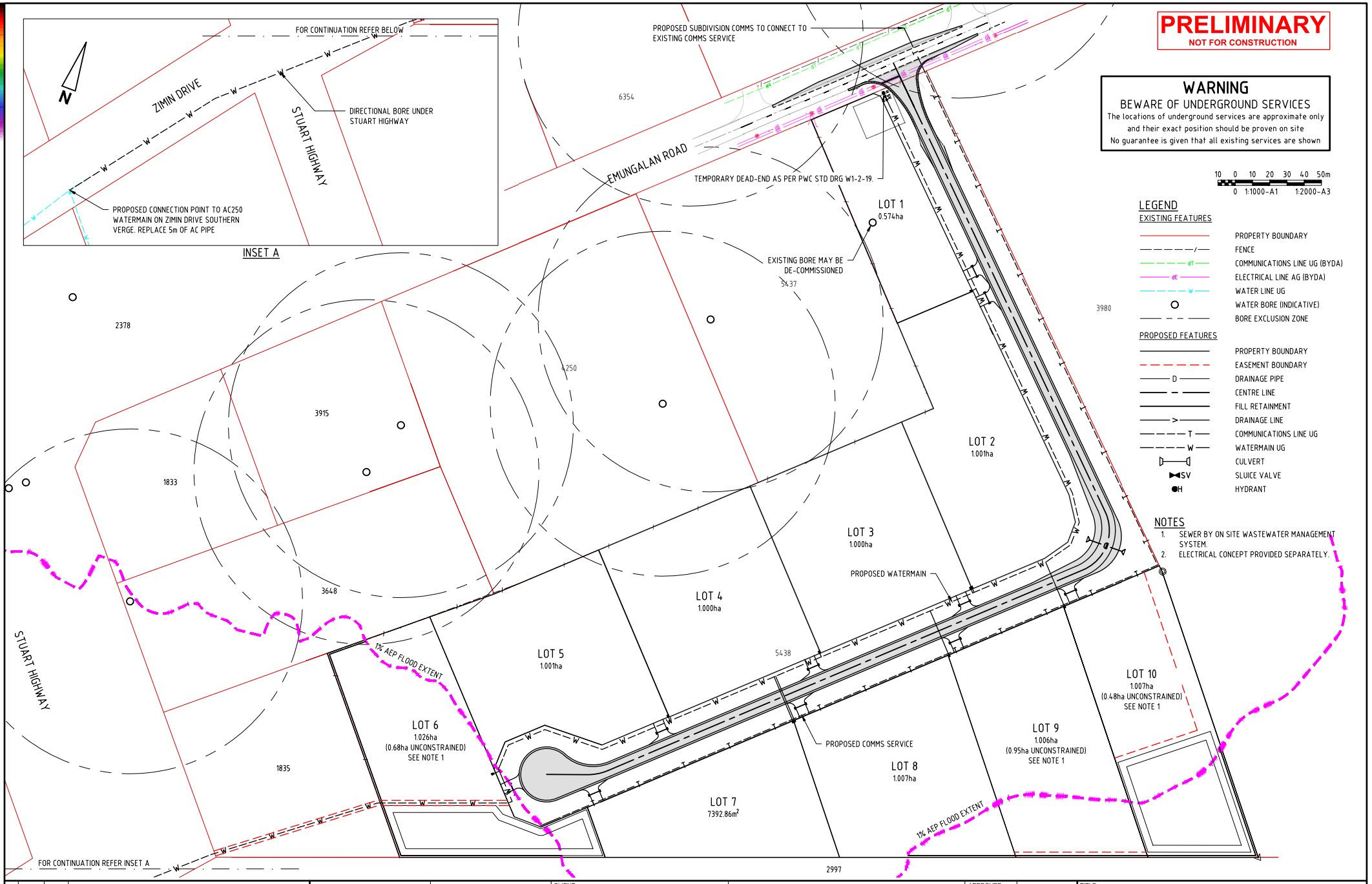
CLIENT: CRPTC

byrne
ABN 78 124 388 192
P.O.Box 36789, WINNELLIE, NT 0821
Ph. 08 89472476 Fax: 08 89475098

APPROVED	
PB	
DRAWN	CHECKED
SS	KC
DESIGNED	CHECKED
SS	KC

TITLE: **LOT 5438 EMUNGALAN ROAD, KATHERINE**
PROPOSED SUBDIVISION
STORMWATER MANAGEMENT PLAN

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT25117	SK002	D



PRINT IN COLOUR

PLOTTED ON: 28/Jul/2026 1:43 PM
USER: SCOTT SCHAMBURG
FILE LOCATION: C:\12dsws\data\BYRNE-TMS\NT25117 - CRTPC_Lot 5438 Emungalan Road Katherine_1861\04 CADD\4.2 DWG\Sketches\NT25117-SK003.dwg

No	DATE	INITIAL	AMENDMENT
D	28/07/26	KC	ISSUED FOR INFORMATION
C	22/06/26	KC	ISSUED FOR INFORMATION
B	05/02/26	KC	ISSUED FOR INFORMATION
A	15/12/25	KC	ISSUED FOR INFORMATION

COPYRIGHT
The concepts and information contained in this document are the copyright of BYRNE CONSULTANTS.
Use or copying of the document in whole or in part without the written permission of BYRNE CONSULTANTS constitutes an infringement of copyright.

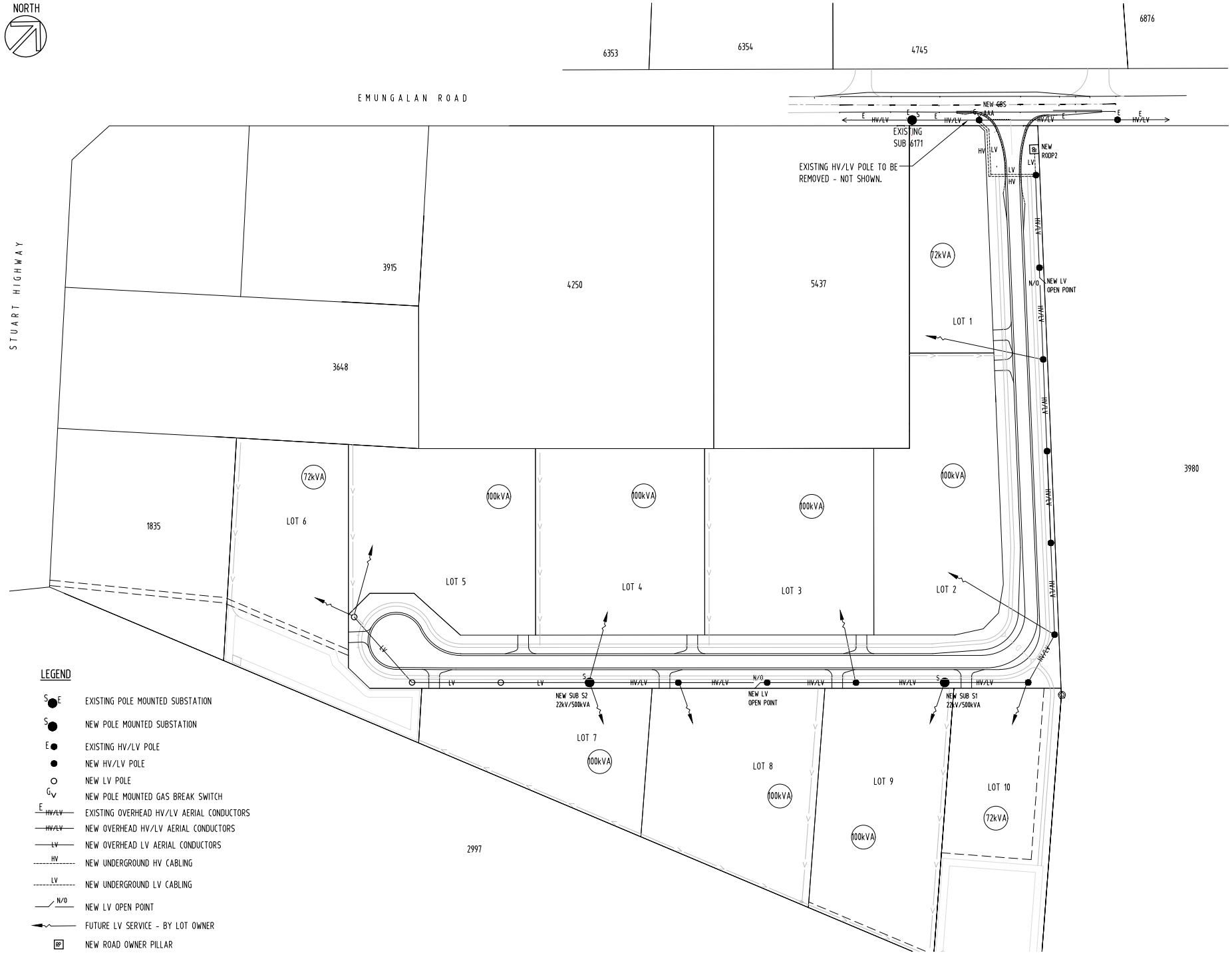
CLIENT: CRPTC

byrne
ABN 78 124 388 192
P.O.Box 36789, WINNELLIE, NT 0821
Ph. 08 89472476 Fax: 08 89475098

APPROVED	
PB	
DRAWN	CHECKED
SS	KC
DESIGNED	CHECKED
SS	KC

TITLE: **LOT 5438 EMUNGALAN ROAD, KATHERINE**
PROPOSED SUBDIVISION
SITE SERVICING PLAN

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT25117	SK003	D



SITE PLAN (1:1000 AT A1)

AUTOCAD REFERENCES
FILE NAME:

No.	DESCRIPTION	DATE	INIT.
B	RE-ISSUED FOR REVIEW	23-7-26	A.G.
A	ISSUED FOR REVIEW	18-12-25	A.G.

AMENDMENTS

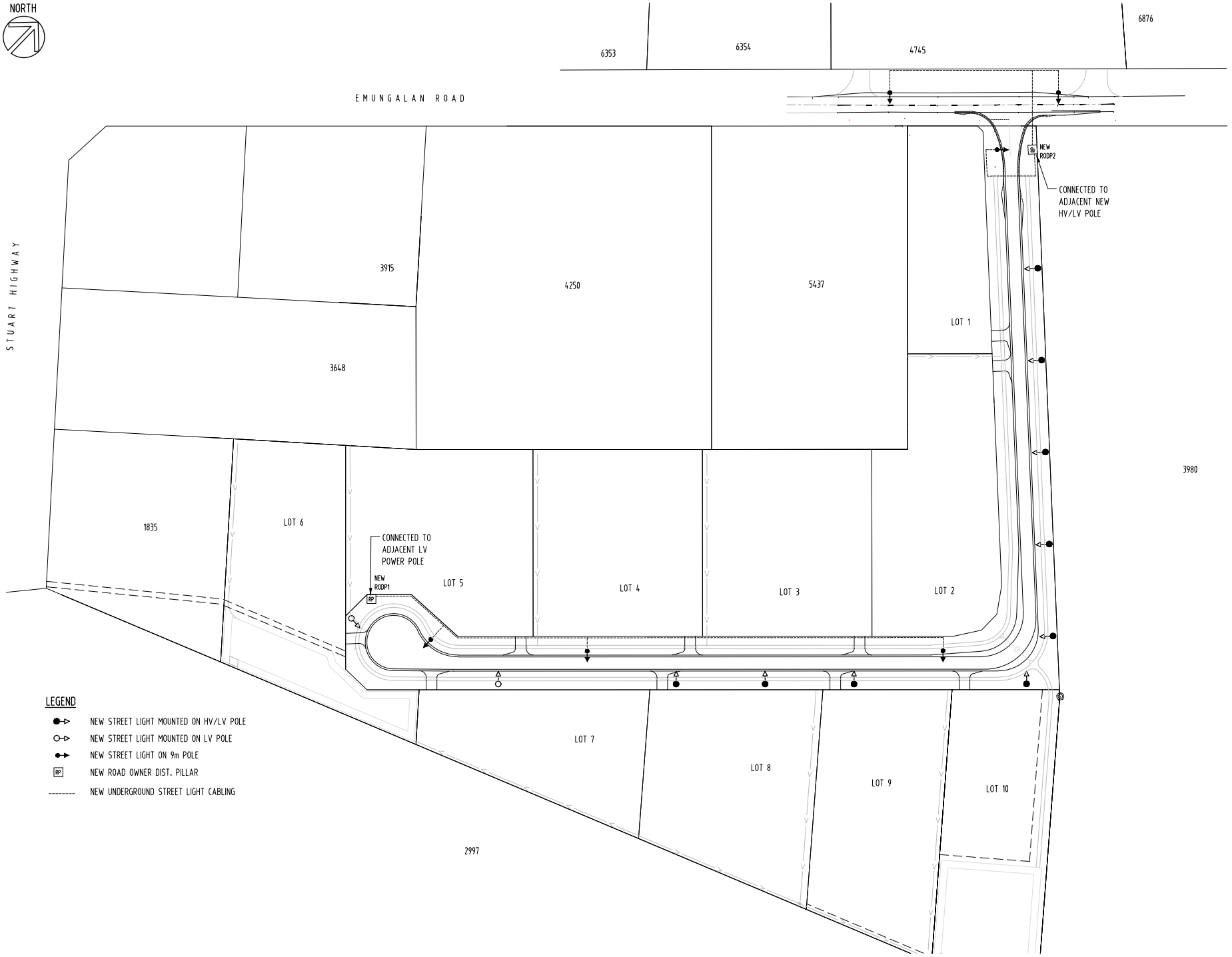
AGA CONSULTING ENGINEERS PTY LTD
ELECTRICAL & MECHANICAL
ACN 070 242 296
GPO BOX 3097
DARWIN NT 0801
TELEPHONE: 08 89416582
MOBILE : 0411 262714

PROPOSED SUBDIVISON OF LOT 5438 KATHERINE

ELECTRICAL SERVICES - HV/LV ELECTRICAL RETICULATION CONCEPT

DESIGNED	A. GANGUR	DRAWN	K.TAVENER
CHECKED		DATE	23-7-26
SCALE	AS SHOWN		
PROJECT No.	AGA500	SPEC. No.	-

DRAWING NUMBER / SHEET No
26AGA500-1A SKE01-B



SITE PLAN (1:1000 AT A1)

AUTOCAD REFERENCES
FILE NAME:

No.	DESCRIPTION	DATE	INIT.
B	RE-ISSUED FOR REVIEW	23-7-26	A.G.
A	ISSUED FOR REVIEW	18-12-25	A.G.

AMENDMENTS

AGA CONSULTING ENGINEERS PTY LTD
ELECTRICAL & MECHANICAL
ACN 070 242 296
GPO BOX 3097
DARWIN NT 0801
TELEPHONE: 08 89416582
MOBILE : 0411 262714

PROPOSED SUBDIVISON OF LOT 5438
KATHERINE

ELECTRICAL SERVICES - STREET LIGHTING RETICULATION CONCEPT

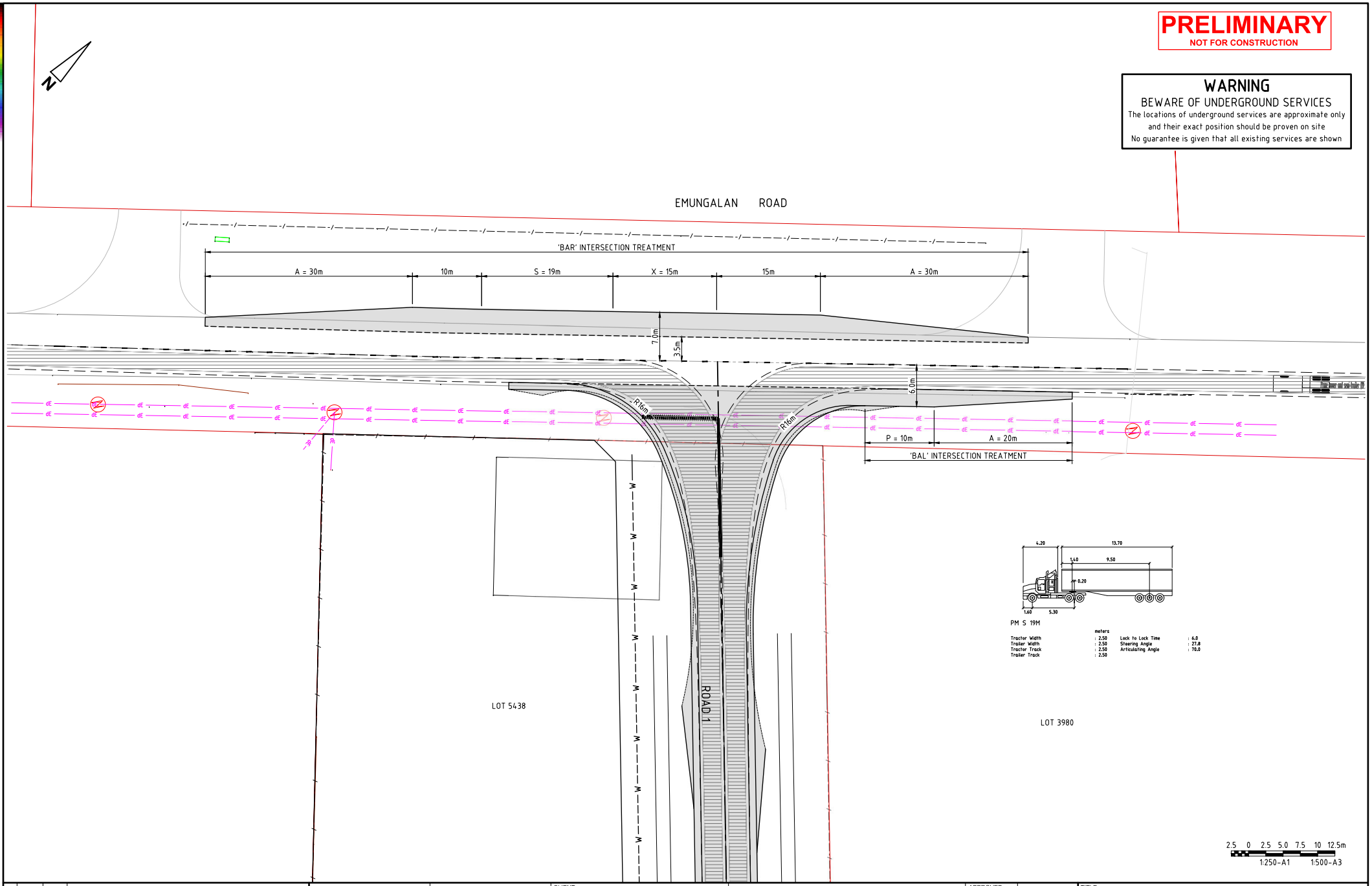
DESIGNED	A. GANGUR	DRAWN	K.TAVENER
CHECKED		DATE	23-7-26
SCALE	AS SHOWN		
PROJECT No.	AGA500	SPEC. No.	-

DRAWING NUMBER / SHEET No
26AGA500-1A SKE02-B

Appendix B Emungalan Road/ Access Road Intersection

PRELIMINARY
NOT FOR CONSTRUCTION

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



PRINT IN COLOUR

PLOTTED ON: 28/Jul/2026 1:43 PM
USER: SCOTT SCHAMBURG
FILE LOCATION: C:\12dsws\data\BYRNE-TMS\NT25117 - CRTPC_Lot 5438 Emungalan Road Katherine_1861\04 CADD\4.2 DWG\Sketches\NT25117-SK100.dwg

No	DATE	INITIAL	AMENDMENT
A	28/07/26	KC	ISSUED FOR COMMENT

COPYRIGHT
The concepts and information contained in this document are the copyright of BYRNE CONSULTANTS.
Use or copying of the document in whole or in part without the written permission of BYRNE CONSULTANTS constitutes an infringement of copyright.

CLIENT: CRPTC

byrne
ABN 78 124 388 192
P.O.Box 36789, WINNELLIE, NT 0821
Ph. 08 89472476 Fax: 08 89475098

APPROVED	-		
DRAWN	RJF	CHECKED	-
DESIGNED	KC	CHECKED	-

TITLE: **LOT 5438 EMUNGALAN ROAD, KATHERINE**
PROPOSED SUBDIVISION
INTERSECTION PLAN
INTERSECTION TREATMENTS & SWEPT PATHS

SCALE	PROJECT No	DRAWING No	AMDT
AS SHOWN	NT25117	SK100	A

Appendix C Stormwater Management Plan Report

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

TECHNICAL MEMO

To	Jared Baldwin C/- Brad Cunnington
Cc	Paul Brandis
Subject	Proposed Subdivision Lot 5438 Emungalan Road, Katherine – Stormwater Management Plan
From	Kelin Carroll
Reviewed	Paul Brandis
Byrne Reference	NT25117-SMP-001_C
Date	28/07/2026

1 Introduction

Byrne has been commissioned by Cunnington Rosse Town Planning and Consulting (CRTPC) on behalf of Jared Baldwin (the Client) to develop a stormwater management plan (SMP) to support a Development Application (DA) for a proposed 10 Lot subdivision (the Subdivision) of Lot 5438 Emungalan Road, Katherine (the Site), which is currently zoned Light Industrial (LI).

1.1 About the Subdivision

The proposed works (Development Works) will include:

- A new intersection with Emungalan Road to provide access to the Subdivision.
- A new rural industrial access road within a proposed 30m road reserve.
- Earthworks and stormwater drainage infrastructure to service the new lots and roads, including detention basins to attenuate post-development flows.
- Establishment of Authorised Connections to discharge stormwater into adjacent Crown Land Lot 2997.
- Provision of services to frontages including water, power, and communications.

1.2 Document Purpose

The purpose of this document is to comply with the Northern Territory Government (NTG) Subdivision Development Guidelines (SDGs) requirements for a SMP to be developed during the project development phase. This report conveys the proposed stormwater management for the Site, in compliance with the relevant codes, guidelines and standards outlined in Section 2.

The Relevant Authorities for stormwater management are as follows:

- Katherine Town Council – for acceptance of all new stormwater drainage public infrastructure.
- Crown Lands Estate – for approval of Authorised Connections to discharge stormwater into adjacent Crown Land (Lot 2997).

2 Stormwater Design Basis

2.1 Reference Guidelines

This SWMP has been prepared with reference to the following codes, guidelines and standards:

- Northern Territory Subdivision Development Guidelines, NTSDG (May 2025)
- Australian Rainfall and Runoff v4.2 (Geoscience Australia, May 2019)
- ARRB SR34: Stormwater Drainage Design in Small Urban Catchments (ARRB, 1986)
- Queensland Urban Drainage Manual (QUDM) 4th Edition (IPWEA, 2016)
- Guide to Road Design – Part 5: Drainage – General and Hydrology Considerations (Austroads, 2025)

2.2 Design Criteria

The following design criteria has been adopted, based on the reference guidelines:

- Site drainage is to be designed for the Minor Storm Event (20% AEP). Flows in the Major Storm Event (1% AEP) are to be discharged to the public drainage network via overland flow.
- All stormwater during the Minor Storm Event must be collected by individual industrial lots and discharged via stormwater lot connections into the public drainage network. No inter-allotment flows are permitted, unless easements are provided.
- Post-development flow rates leaving the Site are not to exceed the pre-development flow rates, unless it can be proven that the existing drainage network has sufficient capacity to accommodate the increase in flows.
- Stormwater to outlet via Authorised Connections. There is no existing approved outlet point for the Site. Agreement on the proposed outlet locations will be required to be obtained from the Crown Land Estate.
- Stormwater quality is to be appropriately managed, in accordance with the NTSDG.

3 Site Analysis

3.1 Site Description

Lot 5438 Emungalan Road (the Site), shown in Figure 1, is located within the Emungalan industrial area, approximately 3 kilometres north-east of the Katherine town centre. The Site is situated along Emungalan Road, which provides the access for the Site.

The surrounding land uses are predominantly industrial and logistics-based, reflecting the broader zoning and land-use pattern of the Emungalan precinct. The properties to the northwest and west of the Site are occupied by a mix of light industrial, storage, and transport-related operations. The areas to the east and south of the Site are generally undeveloped or vacant crown land.

The Site is located within the Katherine Town Council jurisdiction and falls under Zone LI (Light Industry) of the Northern Territory Planning Scheme 2020. The purpose of this zone is to provide for industrial development that may involve the use of machinery or processes that generate noise, emissions, or heavy vehicle traffic, while ensuring that such activities do not adversely impact nearby sensitive uses.

Lot 5438 is a relatively flat, cleared parcel of land with established unsealed access from Emungalan Road. The surrounding transport network and zoning context make the Site suitable for continued or expanded industrial development consistent with the objectives of the industrial zoning.



Figure 1 Site Location (Source: NearMap)

3.2 Storm Surge

The Site is not impacted by storm tide flooding as the nearest sea is 300km towards the north.

3.3 Riverine flooding

Northern Territory Government Katherine Flood Mapping for Katherine Rural Area indicates the southeastern and southwestern corners of the Site are affected by the 1% AEP Katherine River flood event, see Figure 2 below.

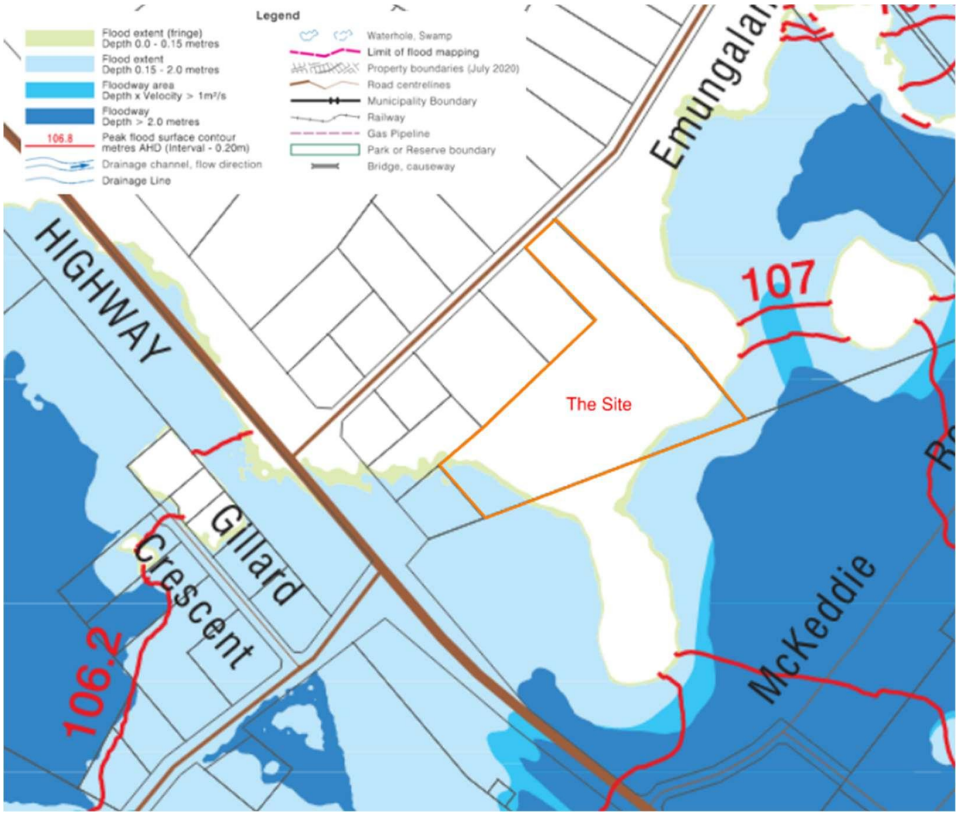


Figure 2 Computed 1% AEP Flood Depth and Extent Mapping Local to the Site (Source: Northern Territory Government Katherine Flood Mapping: Katherine Rural Area – Sheet 2)

3.4 Topography

Topographic survey has been provided for the Site by the Client.

The Site has a high point on the boundary with Lot 5437 of 111.9m AHD and a low point of 105.3m AHD on the southeastern corner.

From the Site high point, the Site slopes down to the southeastern and southwestern corners with grades varying from 1.3% to 2.5%.

The northern section of the Site located between Lots 3980 and 5437 grades towards the eastern boundary with Lot 3980 at a grade of 1%.

4 Existing Stormwater Management

The existing stormwater catchments are shown in Figure 3.

To take a conservative approach, it has been assumed that stormwater flows are not currently contained within adjoining lots (i.e. Lot 5437), and catchments have been based on existing contours. No other external catchments discharge stormwater into the Site.

All catchments currently discharge via natural sheet flow from the Site to the following locations:

- Catchment 1: southern Emungalan Road verge.
- Catchment 2: Lot 3980.
- Catchment 3: Lot 2997 from the Lot 5438 southeastern corner.
- Catchment 4: Lot 2997 from the Lot 5438 southwestern corner.
- Catchment 5: Lot 1835.

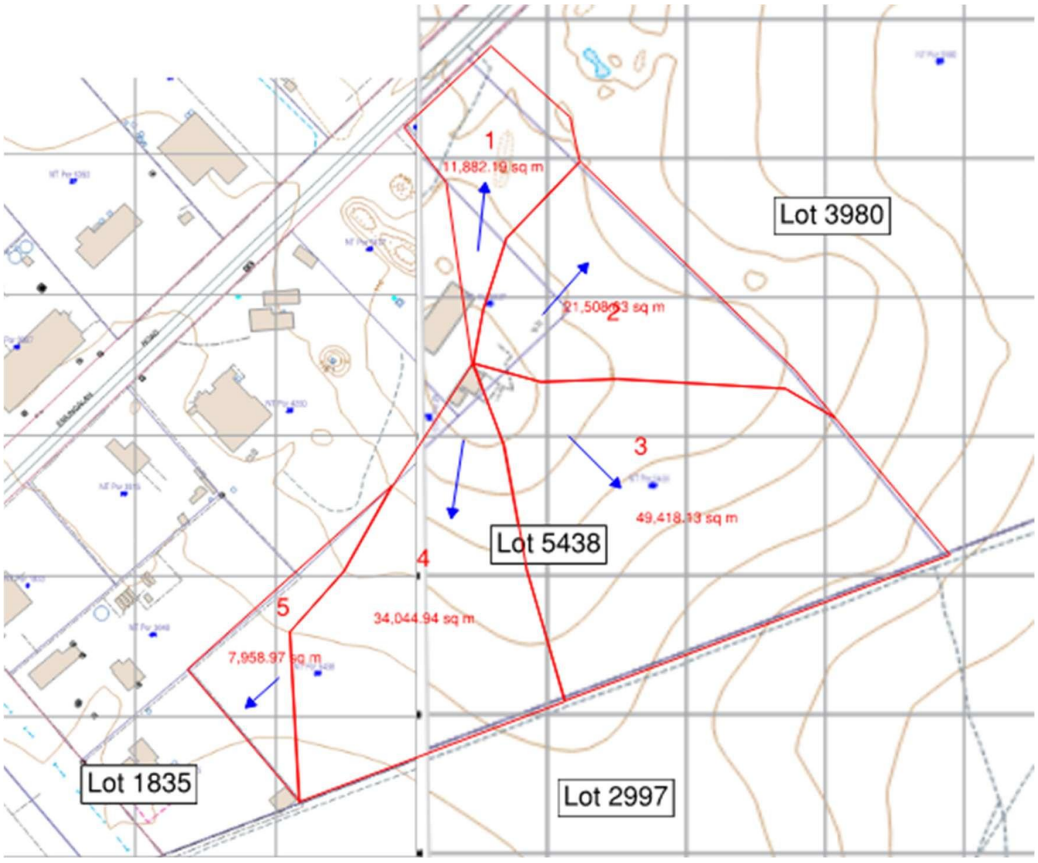


Figure 3 Existing Lot 5438 Overland Sheet Flow Catchments (Source: NR Maps)

5 Proposed Stormwater Management

5.1 Overview

The proposed Stormwater Management approach is shown in Figure 4 below and in the attached Stormwater Management Plan. Note the following:

- Allotment stormwater is collected with internal drains and conveyed to the stormwater drainage Public Infrastructure. All allotments are graded from north to south, due to the size of allotments and working within existing topographical constraints. Lot 9 requires an easement in favour of Lot 8 to facilitate rear-of-allotment drainage to the proposed Authorised Connection.
- Stormwater drainage Public Infrastructure, to be accepted by Katherine Town Council, includes:
    - Table drains and access driveways, within the proposed 30m Road Reserve.
    - Outlet drains and detention basins, within easements on proposed allotments, to attenuate peak-flow rates and direct stormwater to Authorised Connections discharging to Lot 2997.
- All flows are planned to discharge to Lot 2997 (Catchment 3 and 4).
- Previous overland sheet flows into Emungalan Road and Lots 3980 and 1835 have been redirected to outlet into Crown Land Lot 2997 to formalise stormwater drainage outlets.

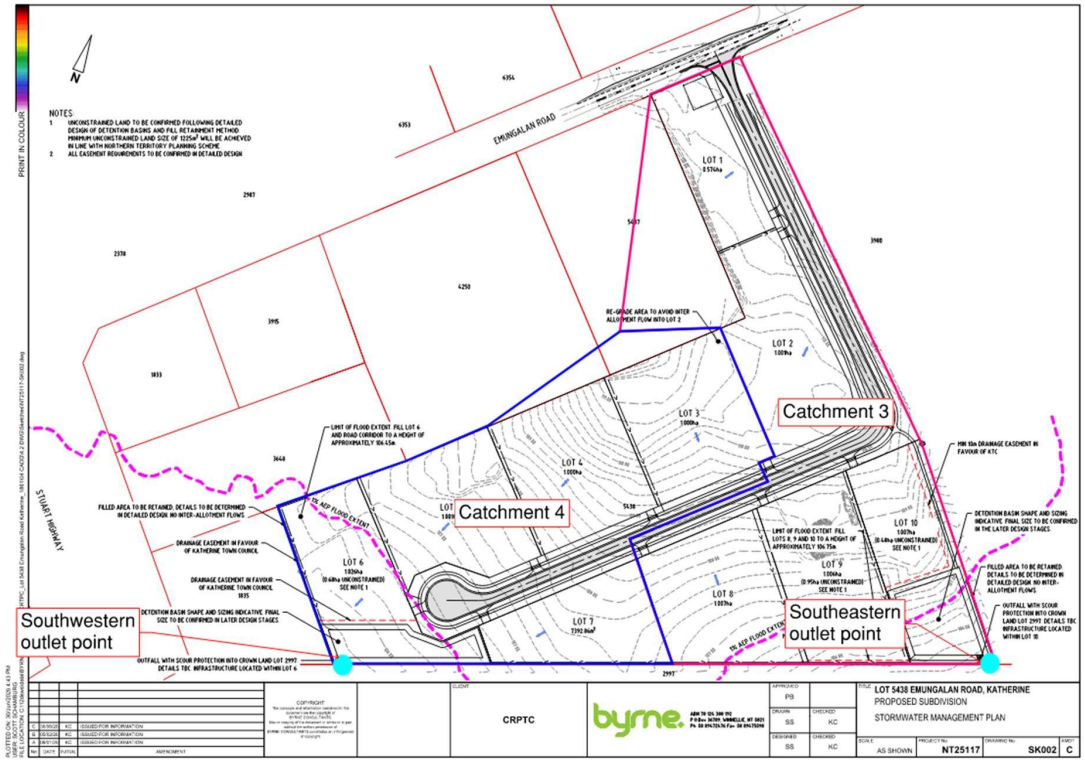


Figure 4 Proposed Stormwater Design Catchments

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

5.2 Peak Flow Assessment

To understand the impact of the proposed upgrades on the stormwater drainage at the Site, hydrological analysis of the impacted catchments was undertaken as summarised in Table 1.

Table 1 Pre vs Post Development Site Catchment Flow Analysis

Outlet Location	Existing Area (ha)	Post Development Area (ha)	Existing Flows, Q5 (m^3/s)	Post Development Flows, Q5 (m^3/s)	Increase in Q5 Peak Flow Rate (m^3/s)	Existing Flows, Q100 (m^3/s)	Post Development Flows, Q100 (m^3/s)	Increase in Q100 Peak Flow Rate (m^3/s)
Catchment 1: Flow to Emungalan Rd verge	1.21	0	0.23	0	-0.23	0.43	0	-0.43
Catchment 2: Informal flows into Lot 3980	2.15	0	0.41	0	-0.41	0.74	0	-0.74
Catchment 3: Flows into Lot 2997 from the southeastern corner of the Site	4.94	6.67	0.93	1.84	0.91	1.71	3.22	1.51
Catchment 4: Flows into Lot 2997 from the southwestern corner of the Site	3.4	5.57	0.63	1.61	0.98	1.15	2.82	1.67
Catchment 5: Informal flows into Lot 1835	0.8	0	0.15	0	-0.15	0.28	0	-0.28

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

5.3 Authorised Connections into Lot 2997 (Crown Lands Estate)

The stormwater design proposes to capture, and outlet Site stormwater flows into Lot 2997 (Crown Lands Estate) at the southeastern and southwestern corners of the Site.

The increase in Q5 peak flows to Lot 2997 are as follows (Table 1):

- Southeastern corner: + 0.91 m^3/s, a 98% increase.
- Southwestern corner: + 0.98 m^3/s, a 155% increase.

The increase in Q100 peak flows to Lot 2997 are as follows (Table 1):

- Southeastern corner: + 1.51 m^3/s, a 88% increase.
- Southwestern corner: + 1.67 m^3/s, a 145% increase.

To attenuate peak flows to match pre-development conditions, detention basins are proposed at each outlet, to be located within the Site within an easement in favour of Katherine Town Council. The sizing of detention basins is preliminary and indictive only, which will need to be confirmed during detailed design.

To avoid concentration of flows from the detention basin outlet points, the design includes implementation of rock spreaders, to distribute flows. All new infrastructure will be contained within the Site, to ensure flows have been spread prior to entering Lot 2997.

Agreement of Authorised Connections discharging stormwater into Lot 2997 will need to be agreed with Crown Land Estate.

5.4 Flood Immunity

To address the riverine flooding impacts to the Site as shown in Section 3.3, the following is proposed:

- Southeastern corner:
    - Fill with approximately 1.35m of engineered fill from the Site corner to a height of approximately 106.75m AHD.
    - Retain filled area to prevent inter-allotment flows into Lots 3980 and 2997.
- Southwestern corner:
    - Fill with approximately 0.85m of engineered fill from the Site corner to a height of approximately 106.45m AHD.
    - Retain filled area to prevent inter-allotment flows into Lots 3648, 1835 and 2997.

The specific fill heights and method of fill retainment will need to be confirmed in detailed design with additional survey and flood height data.

Filling the Site to the 1% AEP flood level is not expected to adversely impact existing flood conditions external to the Site. Review of the overall river system (Figure 5 Surrounding Flow Conveyance (Source: Northern Territory Government Katherine Flood Mapping: Katherine Rural Area – Sheet 2)) shows that the Site is generally on high ground and is likely affected due to backwater/ afflux into low lying areas. It does not appear to form part of the flow conveyance network for the Katherine River system. The scale of filling required will have negligible impact on overall floodplain storage and flood behaviour.

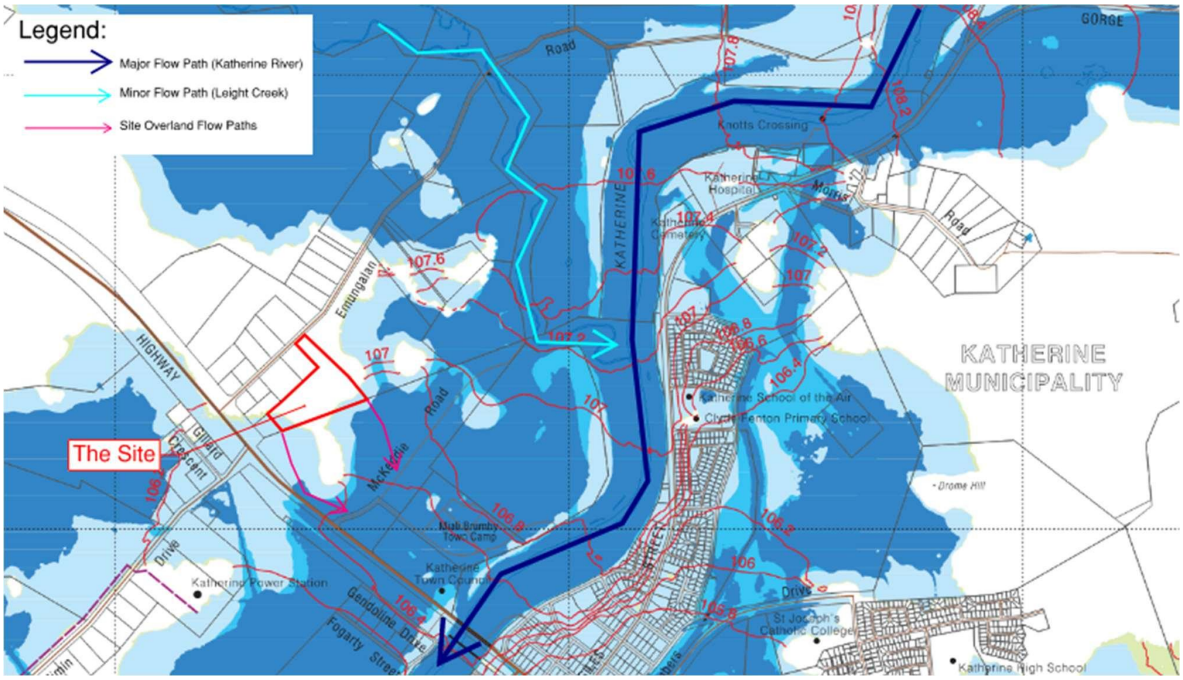


Figure 5 Surrounding Flow Conveyance (Source: Northern Territory Government Katherine Flood Mapping: Katherine Rural Area – Sheet 2)

5.5 Stormwater Quality

Due to the industrial nature of the site and the high potential for pollutants to be captured in the stormwater flows, the detention basin outlet design will include implementation of gross pollutant traps (GPTs).

It's expected that any further management of stormwater quality will be managed by individual proponents for each of the proposed allotments and appropriately addressed when applying for future Development Applications.

Specifications for water quality treatment systems are to be determined during detailed design.

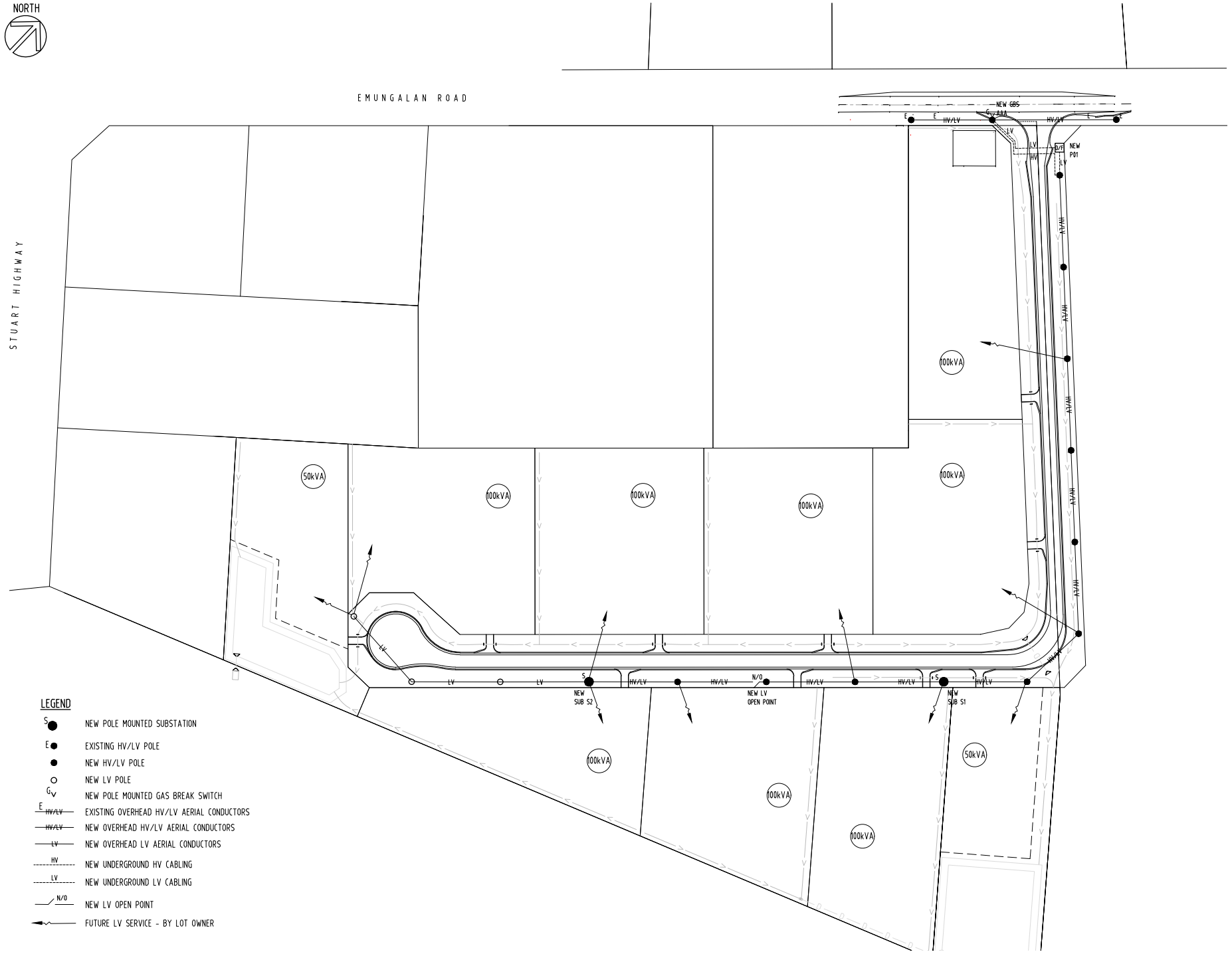
All construction works are expected to be completed under an Erosion and Sediment Control Plan.

6 Conclusion

The Site is not impacted by storm surge but is impacted by riverine flooding in the Katherine River 1% AEP event. To ensure the Site has immunity for the 1% AEP event, the Site is to be filled to the 1% AEP flood extents.

The proposed stormwater management approach involves:

- Allotment stormwater is collected with internal drains and conveyed to the stormwater drainage Public Infrastructure. Lot 9 requires an easement in favour of Lot 8 to facilitate rear-of-allotment drainage to the proposed Authorised Connection.
- Stormwater drainage Public Infrastructure, to be accepted by Katherine Town Council, includes:
    - Table drains and access driveways, within the proposed 30m Road Reserve.
    - Outlet drains and detention basins, within easements on proposed allotments, to attenuate peak-flow rates and direct stormwater to Authorised Connections discharging into Crown Land (Lot 2997).
- Previous overland sheet flows into Emungalan Road Reserve, Lots 3980 and 1835 have been redirected to outlet into Crown Land Lot 2997 to formalise stormwater drainage outlets.
- Two Authorised Connections are proposed to drain the majority of flows to discharge into Lot 2997 (Crown Land Estate).
- To attenuate peak flows to match pre-development conditions, detention basins are proposed at each outlet, to be located within the Site within an easement in favour of Katherine Town Council. The sizing of detention basins is preliminary and indictive only, which will need to be confirmed during detailed design.
- To avoid concentration of flows from the detention basin outlet points, the design includes implementation of rock spreaders, to distribute flows. All new infrastructure will be contained within the Site, to ensure flows have been spread prior to entering Lot 2997.
- Stormwater quality during construction and operations will be appropriately managed, with erosion and sediment control plans implemented, and further details developed during detailed design.



SITE PLAN (1:1000 AT A1)

AUTOCAD REFERENCES
FILE NAME:

No.	DESCRIPTION	DATE	INIT.
A	ISSUED FOR REVIEW	?-12-25	A.G.

AMENDMENTS

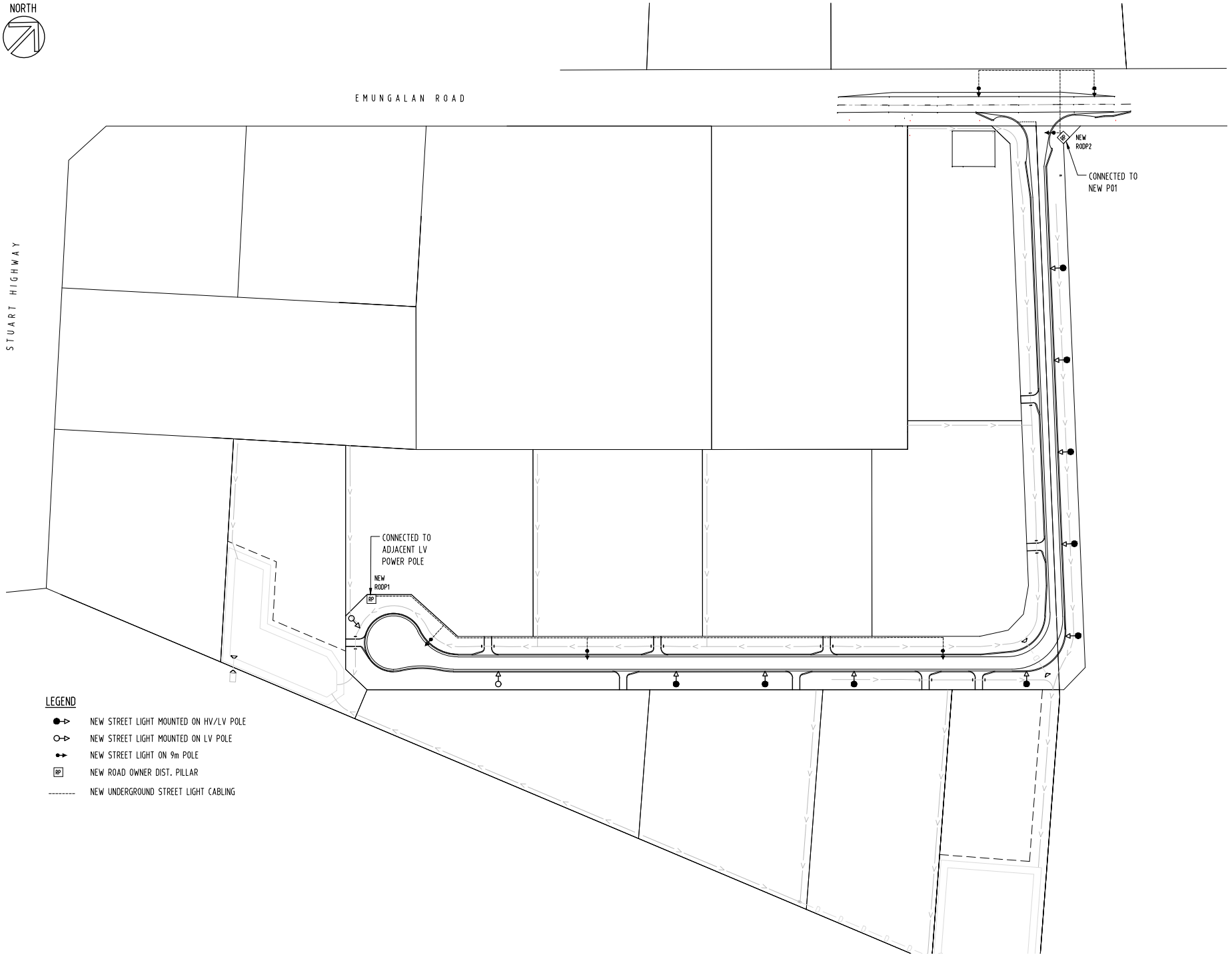
AGA CONSULTING ENGINEERS PTY LTD
ELECTRICAL & MECHANICAL
ACN 070 242 296
GPO BOX 3097
DARWIN NT 0801
TELEPHONE: 08 89416582
MOBILE : 0411 262714

PROPOSED SUBDIVISON OF LOT 5438
KATHERINE

ELECTRICAL SERVICES - HV/LV ELECTRICAL RETICULATION CONCEPT

DESIGNED	A. GANGUR	DRAWN	K.TAVENER
CHECKED		DATE	?-12-25
SCALE	AS SHOWN		
PROJECT No.	AGA500	SPEC. No.	-

DRAWING NUMBER / SHEET No
26AGA500-1A SKE01-A



SITE PLAN (1:1000 AT A1)

AUTOCAD REFERENCES
FILE NAME:

No.	DESCRIPTION	DATE	INIT.
A	ISSUED FOR REVIEW	7-12-25	A.G.

AMENDMENTS

AGA CONSULTING ENGINEERS PTY LTD
ELECTRICAL & MECHANICAL
ACN 070 242 296

GPO BOX 3097
DARWIN NT 0801

TELEPHONE: 08 89416582
MOBILE : 0411 262714

PROPOSED SUBDIVISON OF LOT 5438
KATHERINE

ELECTRICAL SERVICES - STREET LIGHTING RETICULATION CONCEPT

DESIGNED	A. GANGUR	DRAWN	K.TAVENER
CHECKED		DATE	7-12-25
SCALE	AS SHOWN		
PROJECT No.	AGA500	SPEC. No.	-

DRAWING NUMBER / SHEET No
26AGA500-1A SKE02-A

Site and Soil Evaluation for Subdivision

NT Portion 5438, Unzoned
50 Emungalan Road, Emungalan

VPS Land Assessment and Planning
27 March 2026

Site Address	50 Emungalan Road, Emungalan
Parcel	NT Portion 5438, Unzoned
Lot size (m^2 or ha)	11.52 ha
Building Control Area	Katherine
Zone	LI – Light industry
Date of SSE	27 March 2026, field work 20 March 2026
Existing land use	Cleared, extensively modified by earthworks
Proposed land use and lot size(s)	Small lot subdivision, 10 proposed lots, variable sizes 0.7ha to 1ha
Potable water supply	Reticulated mains potable supply. Current bore, RN 43631 will be decommissioned.
Proposed treatment and land application system	Primary and secondary treatment and disposal systems approved under NT *Code of Practice for Wastewater Management* (DOH 2020)
Distance to bores (m)	Current bore, RN 43631 will be decommissioned. All bores on adjoining blocks buffered by 100m wastewater disposal exclusion area
Distance to surface water used for potable supply	Nil waterbodies used for potable supply within vicinity (<200m) of proposed subdivision

Discussion

This site and soil evaluation SSE prepared as per the *NTPS* (2020). Both Part 6.3.1.7 in relation to Subdivision in Zone LI and Part 6.3.4.4 in relation to subdivision in Zones RL, R and **Unzoned** Land require 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*."

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

This SSE applies to the unconstrained land across NT Portion 5438 (Figure 1) on the assumption that proposed lots will utilise onsite wastewater treatment systems approved under the NT *Code of Practice for Wastewater Management* (DOH 2020a). Unconstrained land comprises all land above the 1% AEP flood line.

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* (DOH 2020a). AS1547-2012, particularly 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* (DOH 2020a).

Notes:

1. This is an industrial site, fill and compaction may be used to ensure site is suitable for industrial development. As such disposal of treated wastewater into natural soil may not be feasible for all lots.
2. This **SSE does not apply to** the treatment and disposal of **trade waste**.
3. 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."
4. 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."
5. DOH (2020b) provides a range of options to reduce daily flow which may reduce the size of an LAA.

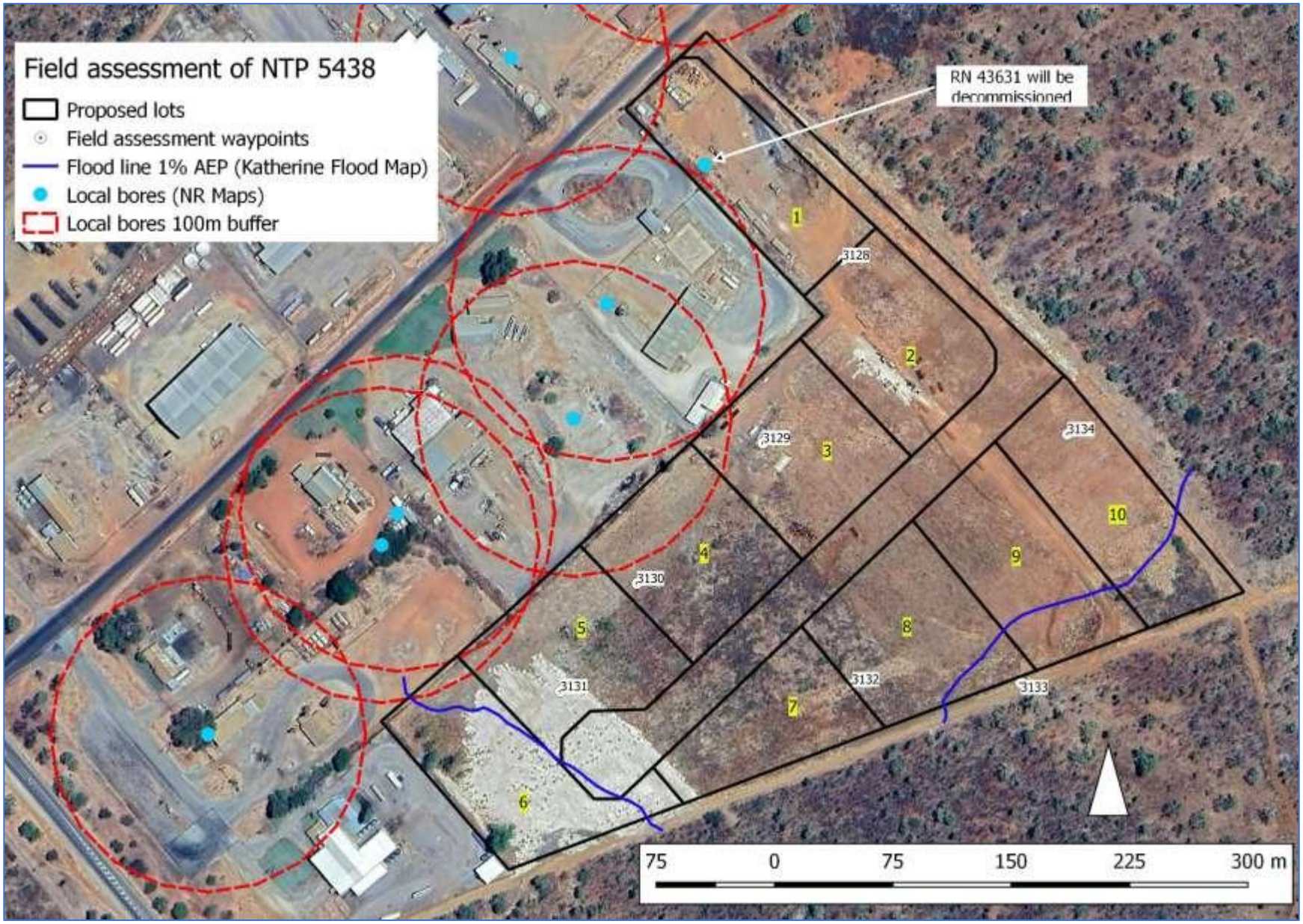
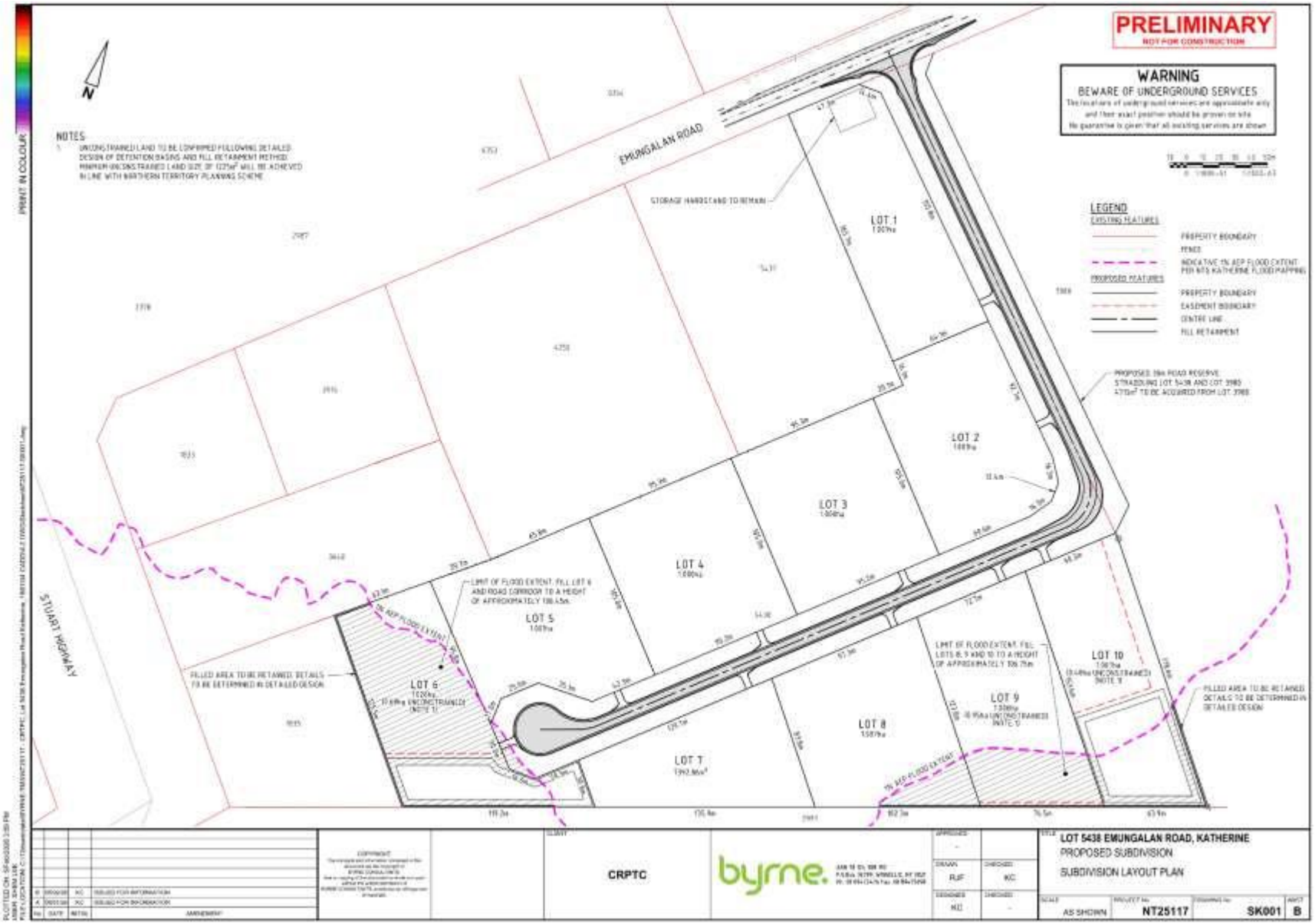


Figure 1 Summary assessment of NT Portion 5438



Proposed subdivision development map by Simon Byrne Pty Ltd as provided to VPS

Land Capability Assessment Matrix for On-site Wastewater Management Systems

Field investigation of NTP 5438 was undertaken on 20 March 2026. Appendix 1 provides a site summary and Appendix 2 contains a summary of the soil profiles reviewed.

Site Characteristic	Assessment / considerations
Climate	Nearest rainfall data from Katherine Council (BOM Station Number: 014902) – Average annual rainfall ~ 973 mm – highly seasonal with vast majority of rain falling between November to March BOM map of annual "*Average pan evaporation 1975-2005*" shows the Katherine region lies within an area that experiences 2000-2400mm average annual evaporation (which exceeds annual rainfall).
Exposure	Site inspection found the whole site to be cleared and modified by earth works. All proposed lots will have good exposure
Vegetation	Cleared, site modified by earthworks
Landform & Slope	Gently undulating plain with slopes ≤2% Slope unconstrained for all disposal systems as per AS1547:2012 – Table K2, p136
Fill	Site extensively modified through clearing and earthworks. It is expected that site compaction will be used to ensure land is suitable for foundations. There is fill onsite and it is noted that final levels have not been completed.
Surface gravel & Rock outcrop	Surface gravel and stone is variable. This may affect land application areas (LAA) utilising surface irrigation Rock outcrop – scattered 10-25%
Erosion potential	Earthworks are still in progress. Final levels have not been achieved. Slope is expected to decrease across the site to <1% and erosion resistance will likely increase due to compaction of fill. 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 on completion.
Flood risk and stormwater	Land subject to inundation during a 1% AEP flood event identified by published NTG flood mapping for the Katherine township and rural area. Areas affected by flooding are identified on proposed subdivision maps. A stormwater management plan has been prepared for NTP 5438 by Simon Byrne Pty Ltd. This plan has considered the impact of 1% AEP flooding and determined that, with the planned engineering, unconstrained land within each lot will not be impacted by accumulated stormwater or riverine flooding.
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 10m. Adequate vertical and horizontal separation from ground water will be achieved
Protection of potable water supply	Bores on neighbouring blocks may be used for potable water supply. All bores on adjoining blocks are buffered by 100m wastewater disposal exclusion area. Current bore, RN 43631 will be decommissioned.
***Code of Practice* (CoP 2020) setback distances**	Each proposed lot includes ≥0.5ha unconstrained land within which to site LAA. Due to the use of fill and site compaction it is assumed that some proposed lots will use secondary effluent treatment systems to achieve setback requirements of Table 16, DOH (2020a),
Soil Profile Characteristic	**Assessment / considerations**
Soil depth	As per Appendix 2, soil depth is <0.5m. Minimum lot sizes provide ample space for land application areas mean that variable soil depth is not a limitation to onsite wastewater disposal. Furthermore,

	approved disposal systems include those that do not discharge treated effluent to the environment and are therefore unaffected by soil type, slope, or soil depth.
Indicative Saturated hydraulic conductivity **Ksat m/day**	Maximum soil profile field texture is massive clay loam (Appendix 2) 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 Waypoint 3132 (Appendix 2), a massive 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. No seasonally waterlogged areas (poorly to very poorly drained) identified within unconstrained land. Review of bore reports for bores on the property and nearby (available from NR Maps) shows local permanent water table below 10m.
Risk of local area salinity & Sodicity ESP %	*Dryland Salinity Hazard Map* (Tickell and Tyson 2002) indicates that unconstrained land has a very low risk of localised salinity.
Subsurface gravels, stones, boulders	Profile generally gravelly throughout. Subsurface gravels variable to 90%. >0.5ha unconstrained land per lot 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, particularly Appendices K (Tables K1 and K2) and R, provide guidance for disposal method selection and suggest a range of mitigation measures using standard industry practices to address specific site and/or soil limitations. DOH (2020b) provides a range of options to reduce daily flow rates and thus reduce the size of the LAA. For discussion, the 'design system' to assess site capability comprises a **primary** effluent treatment system coupled with a **conventional** absorption trench.
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 this discussion, assuming a conventional trench at Waypoint 3132 (Appendix 2), the maximum subsoil texture described in a soil profile is a Clay loam which equates to Soil Category 4. Drainage Class – Well drained across all unconstrained land
Limiting site / soil feature(s)	Methods to mitigate these limitations using standard industry practices are discussed in AS1547:2012, particularly Appendices E and K. • Variable rock up to 25% • Variable surface gravels <90% • Soil depth <0.5m • Fill and compaction
Design loading rate - DLR Table 5.2, AS1547:2012	DLR (design loading rate) 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 discussion, the design system comprises a **primary treated effluent** and a conventional absorption trench in the vicinity of Waypoint 3132. As per AS1547:2012 Table L1 'Recommended Design Loading Rates for Trenches and Beds' for **primary treated effluent** the DLR range for 'Massive, Clay loam' – Soil Cat 4 is 5 L/m^2/day

	Use of secondary treatment systems coupled with a trench / bed LAA will increase DLR to 10L/m^2/day and decrease LAA footprint
Model area required for land application areas (LAA)	Assuming a factory / office with no more than 10 staff using primary treatment system and disposal via a conventional absorption trench into Massive clay loam subsoils (DLR = 5, as per AS1547:2012 Table L1). Design occupancy = 10 staff as per Table 9 (DOH 2020a; page 45) DLR: 400L/day = 10 x 40L/pers/day as per Table 9 (DOH 2020a; page 45) Trench / bed LAA @ DLR 5L/m^2/day = 400 ÷ 5 = 80m^2 Use of **secondary treated effluent** with a DLR of 10L/m^2/day would reduce the LAA to 40m^2. As each proposed lot includes at least 0.5ha (5,000m^2) unconstrained land, there is ample room to locate an 80m^2 LAA on most lots that will satisfy all requirements, including setbacks, of the NT *Code of Practice for Wastewater Management* (2020a). Some lots will require the use of secondary treatments systems to reduce setbacks and LAA size (to 40m^2) to satisfy the requirements of DOH (2020a).

Site and Soil Capability Assessment

This SSE does not apply to the treatment and disposal of trade waste

This SSE deals only with the treatment and disposal of domestic wastewater and demonstrates that:

- 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 2020a)
- 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
- The >0.5ha unconstrained land per lot allows for relocation of LAA to a site within the lot with deeper soils, or use of imported fill, mounds as per AS1547:2012 (Appendix K) 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 low.
- This assessment assumes that the setback requirements, including bores, for a primary (septic) wastewater treatment system are achievable for most proposed lots.

Conclusion

This SSE does not apply to the treatment and disposal of trade waste.

This is an industrial site, fill and compaction may be used to ensure site is suitable for industrial development. As such, disposal of treated wastewater into natural soil via conventional trenches and beds may not be feasible on some or all lots.

Secondary treatment systems allow use of irrigation disposal systems (shallow subsurface or surface irrigation) using imported fill or lined, non-discharging wastewater management systems that do not discharge to the soil / environment.

This SSE for the proposed multi-lot subdivision of Unzoned NT Portion 5438, has demonstrated that onsite wastewater disposal systems can be installed using standard industry practices as outlined in Appendix K (AS1547:2012) that will comply with the NT *Code of Practice for Wastewater Management* (DOH 2020a) using approved effluent treatment and disposal systems to satisfy all requirements of DOH (2020a).

The existing bore, RN 43631, will be decommissioned.

DOH (2020b) provides a range of options to reduce daily flow rates and thus reduce the size of the LAA

References

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

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

2020b. *Guidance notes for wastewater management*. Department of Health, Northern Territory Government

NT Planning Scheme 2020

Water studies Pty Ltd. 2006. *Computed 1% AEP Flood Extent – Katherine and Rural Area*

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

Reliance, Uses and Limitations

This report is copyright and is to be used only for its intended purpose by the intended recipient, and is not to be copied or used in any other way. The report may be relied upon for its intended purpose within the limits of the following disclaimer. This document has been prepared for the persons to whom it has been addressed and, if printed, should be printed in colour.

This study, report and analyses have been based on the information available to VPS Land Assessment and Planning at the time of preparation. VPS Land Assessment and Planning accepts responsibility for the report and its conclusions to the extent that the information was sufficient and accurate at the time of preparation.

Certain information contained in this report is based on sources believed to be reliable. VPS Land Assessment and Planning is not in a position to, and has not, verified the accuracy or completeness of such information. Accordingly, VPS Land Assessment and Planning takes no responsibility for, and assumes no liability in respect of, any information provided to it by others or sourced from external sources for the purpose of preparing this report, or the consequences of the use of such information.

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 – Site assessment

1.1 Rainfall

The nearest rainfall data is available from Katherine Council (BOM Station Number: 014902). As shown in the table below, average annual rainfall is 973 mm with vast majority of rain falling between November to March.

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	236	216	158	33	7	2	1	1	7	27	89	197	973
Median	211	204	126	10	0	0	0	0	0	14	76	174	815

BOM map of annual "*Average pan evaporation 1975-2005*" shows the Katherine area lies within an area that experiences 2000-2400mm average annual evaporation (which exceeds annual rainfall).

1.2 Soil and landscape assessment

To guide the interpretation of existing soil and site data and other information, VPS assessed 4 well drained, very shallow to shallow soil profiles across the proposed subdivision (Appendix 2). Field assessment involved traversing the unconstrained land with a handheld Garmin GPS Map65 (Map Grid of Australia 1994, Zone 53) and slope (%) was assessed using a hand-held clinometer.

All assessed soil profiles were gravelly and very shallow (<0.25m) to shallow (0.5m) with variable rock and surface gravels

Profile waypoint	Easting*	Northing*
3129	203580	8400810
3130	203500	8400721
3132	203636	8400657
3134	203773	8400815

* Map Grid of Australia 1994, Zone 53

1.3 Site description and photos

The site is in a state of transition. The site has been cleared, however only land within proposed lot 1 is levelled and trafficable. The balance of the site is modified by incomplete earthworks including fill.



Lot 1 level and stable, used for temporary storage of fill materials


Across lots 2 & 3


Across lot 4


Looking across Lot 6


Across lots 7 & 8


Bund wall along downslope boundary


Lot 10 with bund wall in background

Appendix 2 – VPS soil profiles

Wpt 3129 – shallow (<0.5m), well drained, gravelly red Kandosol

Maximum subsoil texture clay loam, slope<1%, 10% rock, variable surface gravels <60%





Wpt 3130 – shallow (0.4m), well drained, gravelly red Kandosol

Maximum subsoil texture clay loam, slope<1%, 10-20% rock, variable surface gravels <60%





Wpt 3132 – shallow (0.4m), well drained, gravelly red Kandosol

Maximum subsoil texture clay loam, slope<2%, 10-15% rock, variable surface gravels <60%





Wpt 3134 – very shallow (0.1m), well drained, very gravelly brown Kandosol

Maximum subsoil texture sandy clay loam, slope<1%, 10-15% rock, variable surface gravels <90%





Date Registered: 30/08/2019 **Volume** 835 **Folio** 251
Duplicate Certificate as to Title issued? No

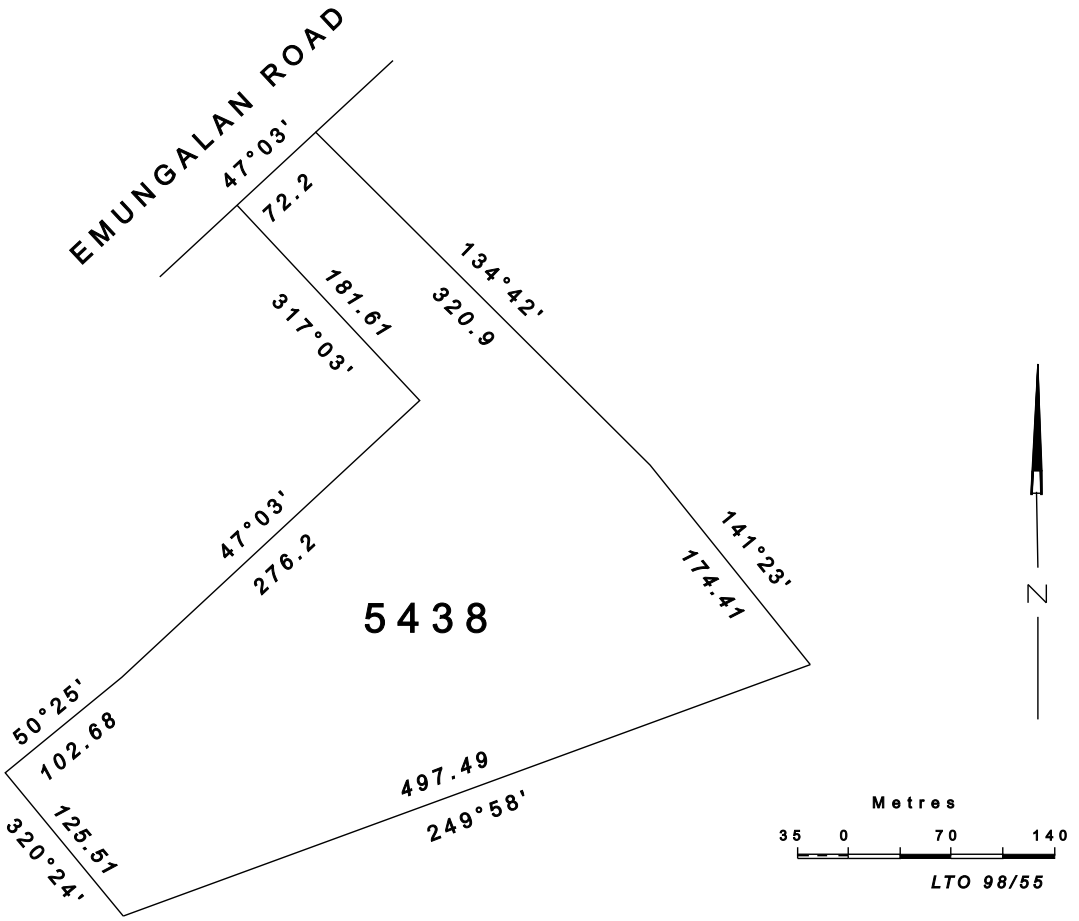
SEARCH CERTIFICATE

N.T. Portion 5438 from plan(s) LTO98/055
Area under title is 11 hectares 5200 square metres

Owner:
Baldwin Pty Ltd (ACN 603 854 860) as Trustee for Longlook Family Trust
of 12 Shamrock Street, Tennant Creek NT 0860

Registered Date	Dealing Number	Description
		Previous title is **Volume** 599 **Folio** 146
30/08/2019	922341	Mortgage Westpac Banking Corporation

End of Dealings



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

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

Parcel Reference: N.T. Portion 05438 plan(s) LTO98/055

(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 835 251 (order 1)

Tenure Type
ESTATE IN FEE SIMPLE

Tenure Status
Current

Area Under Title
11 hectares 5200 square metres

Owners
Baldwin Pty Ltd (ACN 603 854 860) as Trustee for Longlook Family Trust
12 Shamrock Street, Tennant Creek NT 0860

Easements
(none found)

Scheme Name
(none found)

Scheme Body Corporate Name
(none found)

Reserved Name(s)
(none found)

Unit Entitlements
(none found)

Transfers
30/08/2019 for $825,000 ($75,000 GST)

Tenure Comments
(none found)

Historic Titles
CUFT 599 146 (order 1)
Visit the website http://www.nt.gov.au/justice/bdm/land_title_office/

Custodian - Surveyor General (+61 8 8995 5354)

Address
50 EMUNGALAN RD, EMUNGALAN

Survey Plan
LTO98/055

Survey Status
Approved

Parcel Status
CURRENT

Parcel Area
11 hectares, 5200 square metres

Map Reference
Code 425 Scale 2500 Sheet 29.34

Parent Parcels
N.T. Portion 04251 plan(s) LTO92/089

Parcel Comments
(none found)

Survey Comments
SUBDN OF NT POR 4251.

Proposed Easements
(none found)

Local Government Area
KATHERINE MUNICIPALITY

Region
KATHERINE

Custodian - Valuer General (+61 8 8995 5375)

Owner's Last Known Address
Baldwin Pty Ltd Atf Longlook Family Trust, 12 SHAMROCK ST, TENNANT CREEK NT 0860

Parcels in Valuation
N.T. Portion 05438

Unimproved Capital Value
$660,000 on 01/07/2022
$600,000 on 01/07/2019
$670,000 on 01/07/2016
$575,000 on 01/07/2013
$295,000 on 01/07/2010
$137,000 on 01/07/2007
$120,000 on 01/07/2004
$120,000 on 01/07/2001
$120,000 on 01/07/1998
$110,000 on 01/07/1995

Custodian - Property Purchasing (+61 8 8999 6886)

Acquisitions
(none found)

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

Building Control Areas
BBKAT001 - Building Control Area KATHERINE BUILDING AREA

Building Permits
(none found)

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

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

Planning Scheme Zone
LI (Light Industry)

Overlays: The following overlays may apply to your land
- LSF - Land Subject to Flooding
- LADR - Land Adjacent to Designated Roads

Refer to the NT Planning Scheme 2020 for more information.

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

Sub Regional Plans:
- None

Area Plans:
- None

Interim Development Control Orders
(none found)

Planning Notes
(none found)

Planning Applications

File Number
PA2001/0647

Type
Compliance Check

Date Received
23/02/2004

Application Purpose
Extentions to existing building, service bay

Application Status
Approved

Other Affected Parcels
(none found)

Instrument Signed

Instrument Number

Instrument Issued
Not Complete

Instrument Status
Completed

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 Industry, Tourism and Trade (+61 8 8999 5263)

Mineral Titles

Title ID	Status	Title Type	Expiry Date	Legislation
RL453	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
GRO5	Granted	Geothermal Reserved from Occupation		Geothermal Energy Act 2009
RB4	Granted	Reservation of Blocks		Petroleum Act 1984
RB82	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 6442

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 Katherine Town Council

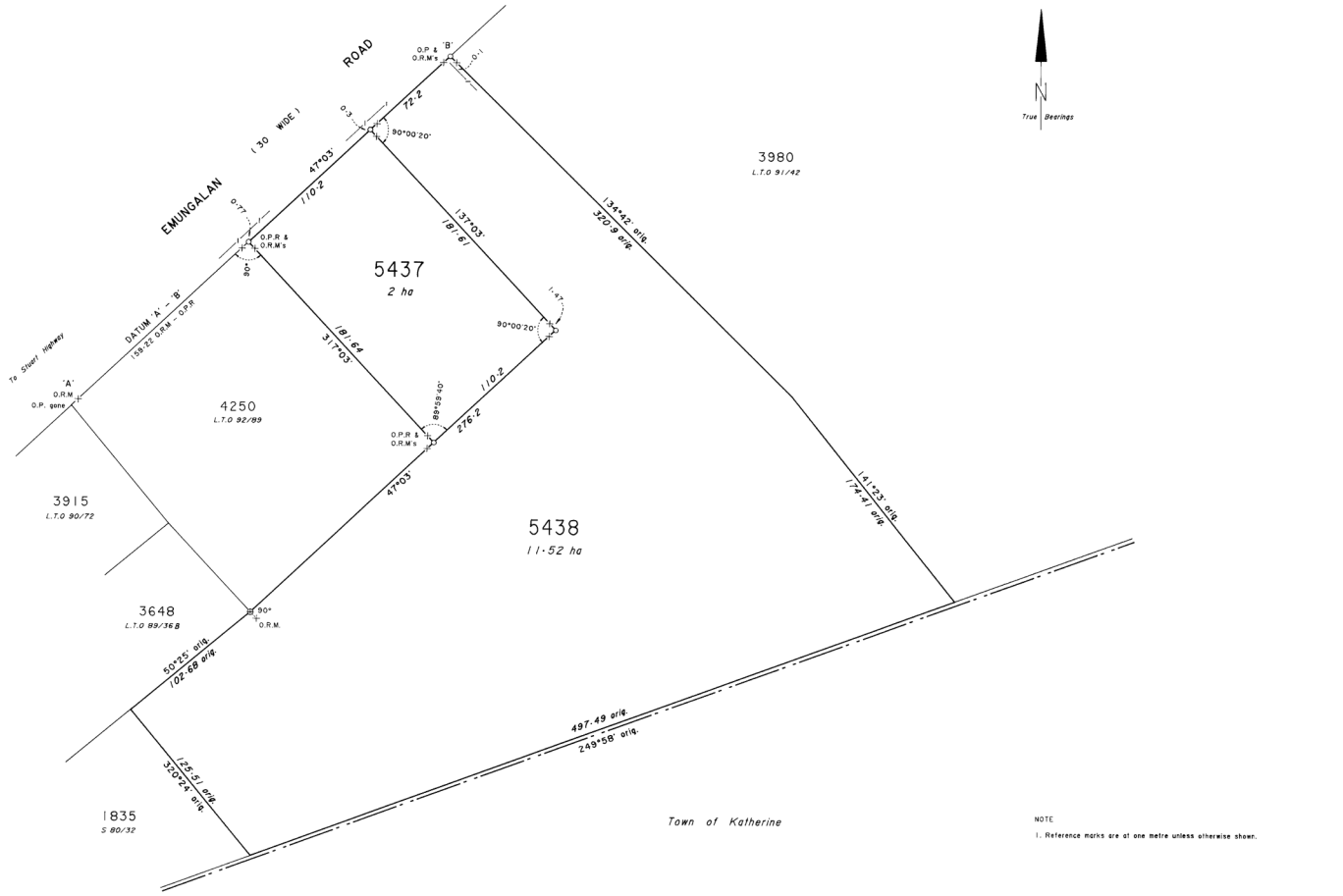
Locality Diagram



Viewed at 11:27:26 on 21/09/2024

Survey Plan LTO98/055

SUPERSEDES PART OF PLAN L.T.O 92/89



NOTE

1. Reference marks are at one metre unless otherwise shown.

SURVEYOR'S CERTIFICATE

I, MATTHEW PETER FORSYTH

hereby certify that the survey represented on this plan was carried out by me ~~or under my immediate supervision~~ and was completed on 19 JANUARY 1998 and that this survey has been executed in accordance with the Licensed Surveyors Act and the Regulations thereunder.

M. P. Forsyth — 19 - 1 - 98

Licensed Surveyor — Date

L.T.O. REGISTRATION

Lodged on ..... at .....

Instrument Number .....

Registered on ..... at .....

by me .....

Registrar-General

CONSENT OF PROPRIETOR OF REGISTERED INTEREST(S)

Consent is hereby given to the proposed subdivision as depicted hereon.

Signed .....

SUBDIVISION APPLICATION TO THE REGISTRAR-GENERAL

I/We hereby apply, pursuant to section 101 of the Real Property Act, for issue of new titles in accordance with the subdivision hereon.

COQUET PTY LTD (ACN 009 602 322)

ROBERT HOLT (dir.) — 27-2-98 Date

JUDITH ANNE HOLT (sec.) — 27-2-98 Date

Registered Proprietor(s)

C.T. Volume 301 Folio 145

SURVEY APPROVAL

I, TREVOR WILLIAM MENZIES the Surveyor-General, being satisfied that Part 7 of the Planning Act has been complied with,

(i) approve the survey under section 49 of the Licensed Surveyors Act

(ii) acknowledge, on behalf of the Service Authorities designated, the vesting of the Service Easements shown hereon and

(iii) accept,on behalf of the Service Authorities specified, the land designated as roads or reserves hereon vested pursuant to section 85 of the Planning Act and section 7 of the Control of Roads Act

J Menz — 6-2-98

Surveyor-General — Date

NT PORTIONS 5437 AND 5438

SUBDIVISION OF NT PORTION 4251

KATHERINE LOCALITY

Drawn by MPF 112/97 REF DWG7071A

Map Reference KATHERINE 2500 SHEET 29.34

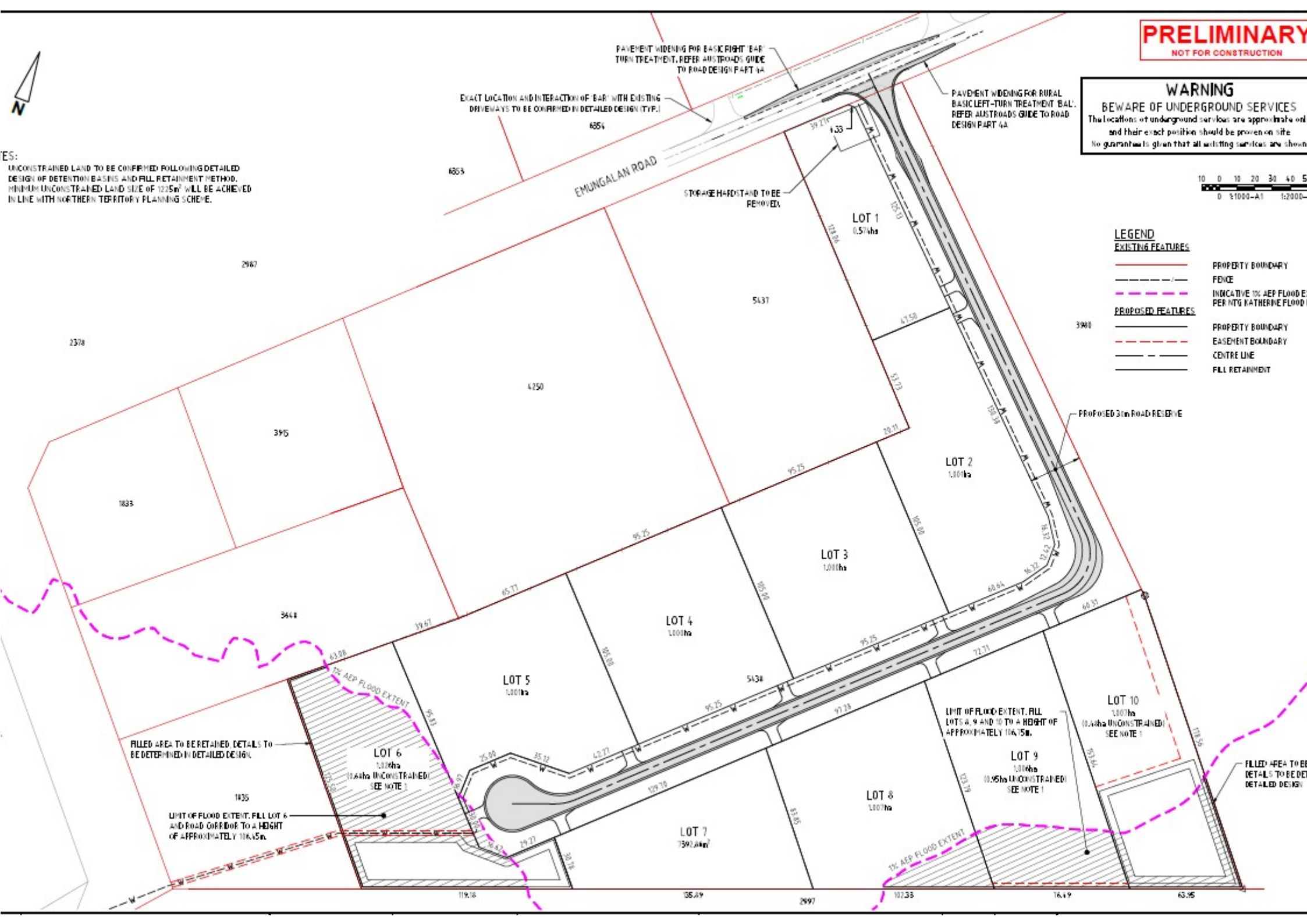
SCALE 1 : 1500

Examined by R Dawson 23/3/98

AZIMUTH Assumed from LTO 92/89 Observed at

L.T.O. 98/55

WARNING — Damaged or creased plan will be rejected


PRELIMINARY
NOT FOR CONSTRUCTION
WARNING
BEWARE OF UNDERGROUND SERVICES
N
ES:
UNCONSTRAINED LAND TO BE CONFIRMED FOLLOWING DETAILED DESIGN OF DETENTION BASINS AND FILL RETAINMENT METHOD. MINIMUM UNCONSTRAINED LAND SIZE OF 1225m² WILL BE ACHIEVED IN LINE WITH NORTHERN TERRITORY PLANNING SCHEME.
PAVEMENT WIDENING FOR BASIC RIGHT 'BAR' TURN TREATMENT, REFER AUSTROADS GUIDE TO ROAD DESIGN PART 4A
EXACT LOCATION AND INTERACTION OF 'BAR' WITH EXISTING DRIVEWAYS TO BE CONFIRMED IN DETAILED DESIGN (TYP.)
PAVEMENT WIDENING FOR RURAL BASIC LEFT-TURN TREATMENT 'BAL', REFER AUSTROADS GUIDE TO ROAD DESIGN PART 4A
EMUNGALAN ROAD
STORAGE HARDSTAND TO BE REMOVED
LOT 1
0.57Ha
LOT 2
1.001ha
LOT 3
1.000ha
LOT 4
1.000ha
LOT 5
1.001ha
LOT 6
1.004ha
10.44ha UNCONSTRAINED
SEE NOTE 1
LOT 7
7392.6m²
LOT 8
1.007ha
LOT 9
1.004ha
10.95ha UNCONSTRAINED
SEE NOTE 1
LOT 10
1.007ha
10.44ha UNCONSTRAINED
SEE NOTE 1
PROPOSED 30m ROAD RESERVE
1% AEP FLOOD EXTENT
FILLED AREA TO BE RETAINED, DETAILS TO BE DETERMINED IN DETAILED DESIGN
LIMIT OF FLOOD EXTENT, FILL LOT 6 AND ROAD CORRIDOR TO A HEIGHT OF APPROXIMATELY 106.45m.
LIMIT OF FLOOD EXTENT, FILL LOTS 8, 9 AND 10 TO A HEIGHT OF APPROXIMATELY 106.75m.
FILLED AREA TO BE DETAILS TO BE DE DETAILED DESIGN
LEGEND
EXISTING FEATURES
PROPERTY BOUNDARY
FENCE
INDICATIVE 1% AEP FLOOD E PER NTG KATHERINE FLOOD
PROPOSED FEATURES
PROPERTY BOUNDARY
EASEMENT BOUNDARY
CENTRE LINE
FILL RETAINMENT
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are approximate onl and their exact position should be proven on site
No guarantee is given that all existing services are shown
10 0 10 20 30 40 5
0 1:1000–A1 1:2000–
6854
6853
2987
5437
2378
4250
3915
1833
3448
5438
1835
2997
119.18
135.89
102.33
16.49
63.95

Technical Assessment PA2026/0300

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

Application No: PA2026/0300

Lot number: N.T. Portion 05438 (50 Emungalan Rd, Emungalan NT)

Town/Hundred: Emungalan NT

Zone: LI (Light Industry)

Site Area: 115200sqm

Proposal: Subdivision to Create 10 Lots and new public road

Plans used for assessment: SK001 - SK003

Date assessment finalised: 12 October 2026

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

Zone LI (Light Industry)				
Use	**Assessment Category**	**Overlays**	**Zone**	**Subdivision Requirements**
Subdivision	Impact Assessable	3.6 LSF - Land Subject to Flooding 3.8 LADR - Land Adjacent to Designated Roads	4.14 Zone LI – Light Industry	6.4.1 Lot Size and Configuration for Subdivision in Zones LI, GI and DV 6.4.2 Site Characteristics for Subdivision in Zones LI, GI and DV 6.4.3 Infrastructure for Subdivision in Zones LI, GI and DV

The proposal is for 10 lots, all with an area of at least 0.5ha, accessed via a new public road (cul-de-sac) intersecting Emungalan Road at approximately the location of the existing site access driveway, servicing all proposed lots.

The proposed subdivision requires consent under the NTPS 2020 as outlined below.

Clause 1.8(1)(c)(ii)
(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:
ii. it is for the subdivision of land other than that included at Clause 1.8(1)(b)(iii);

NORTHERN TERRITORY GOVERNMENT

Clause 1.10 Exercise of Discretion by the Consent Authority
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.

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;

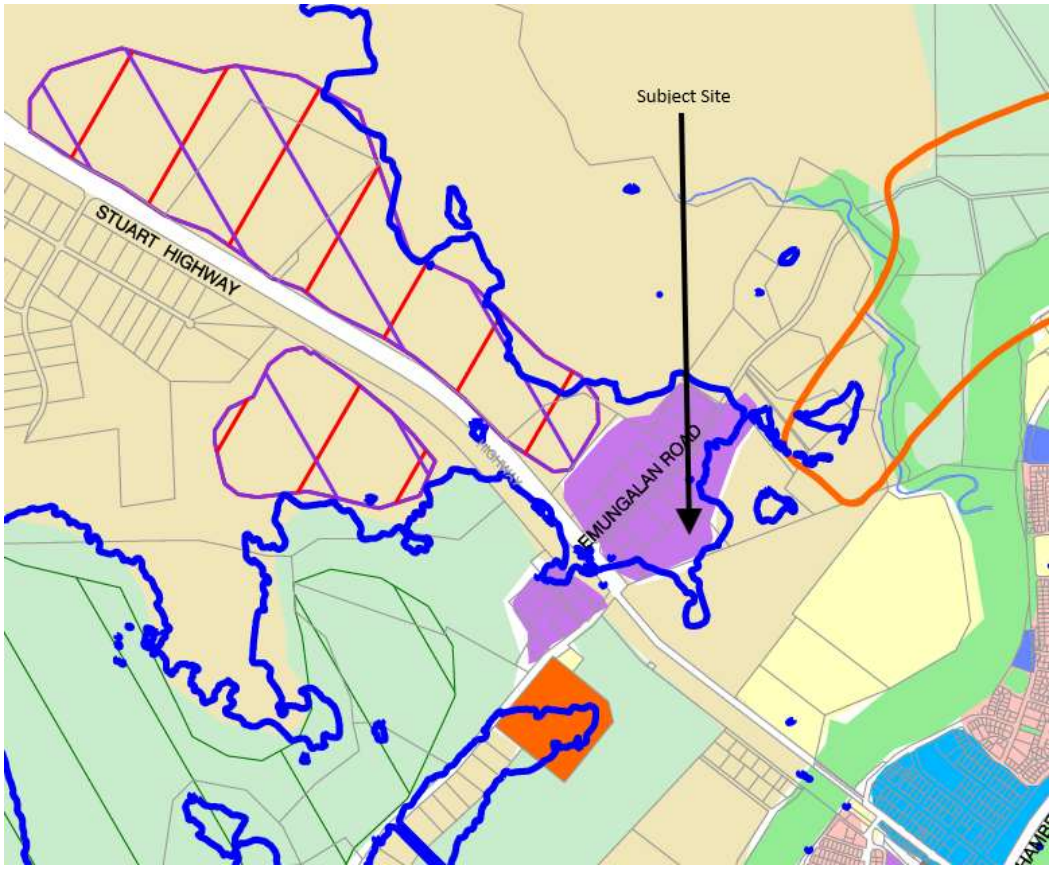
(c) a use or development does not accord with an Area Plan; or

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

The following is relevant to the subject site.

Katherine Land Use Plan 2014

The land use plan identifies the subject site for Industry, with a small section identified for Rural Lifestyle.



The proposed subdivision will provide for new lots for industrial purposes, following the identification within the land use plan.

COMPLIES.

3.6 LSF – Land Subject to Flooding Overlay

Purpose

Identify areas with a known risk of inundation from riverine flooding and ensure that development in these areas demonstrates adequate measure to minimise the associated risk to people, damage to property and costs to the general community.

Administration

1. Land subject to this Overlay is to be used or developed only with consent.
2. This Overlay does not apply to:
   (a) outbuildings and extensions to existing dwellings; and
   (b) extensions to existing commercial or industrial buildings;
   (c) any use that complies with Clause 5.5.1 (Interchangeable Use and Development in Specific Zones); which, but for this Overlay, would not require consent; or
   (d) unzoned land.
3. This overlay does not apply to the use and development of land for dwellings-group or dwellings-multiple when the land is subject to Overlay 3.11 RCFR (Rapid Creek Flood Response).
4. In this Overlay:
   (a) "flood level" means the water level associated with a 1.0% AEP flood event or where that level cannot be determined, the level determined by the Controller of Water Resources within the meaning of the Water Act 1992;
   (b) "AEP" means Annual Exceedance Probability, which is the likelihood, in percentage terms, of a flood of a given size occurring in a specified area in any one year;
   (c) "DFE" means Defined Flood Event, which:
      i. in an area subject to a floodplain management plan that defines a flood event, is as specified in that plan; or
      ii. if there is no floodplain management plan that defines a flood event for an area, is the 1% AEP flood event;
   (d) "DFA" means Defined Flood Area, which is the area that is inundated by the DFE as defined on mapping produced by the NT Government.
5. The consent authority may consent to a use or development that is not in accordance with sub-clause 6 only if it is satisfied that the application demonstrates that there is no increased risk to people and property including adjoining property, or increased cost to the community.

Requirements

6. In a DFA:
   (a) the storage or disposal of environmentally hazardous industrial material and the development of fuel depots should be avoided;
   (b) the minimum floor level of habitable rooms should be 300mm above the flood level for the site; and
   (c) the use of fill to achieve required floor levels should be avoided.

The proposed subdivision proposes filling to part of Lot 6 and the road corridor (to a height of approximately 106.45 metres), and Lot 8, 9 and 10 (to a height of approximately 106.75 metres). DLPE Land Resources Unit are supportive of the proposal, subject to conditions to be included in a permit required a Type 2 Erosion and Sediment Control Plan (ESCP).

COMPLIES

3.8 LADR - Land Adjacent to Designated Roads

Purpose
Ensure that access to a designated road from adjacent land does not prejudice traffic safety or the integrity and operation of the infrastructure.

Administration
1. This Overlay only applies to Unzoned land.
2. Access to a use or development or proposed use or development from a designated road identified on this Overlay requires consent.
3. Despite sub-clause 2, this Overlay does not apply where the agency responsible for the management of the designated road has provided written approval for the access.
4. The consent authority may only consent to an access to a use or development where the access complies with sub-clause 5.

Requirements
5. Any access from a designated road corridor must be in accordance with the requirements of the agency responsible for the management of the designated road, to the satisfaction of that agency.

NOT APPLICABLE – The subject site is zoned.

4.14 Zone LI – Light Industry

Zone Purpose
Provide for low impact industrial and compatible non-industrial developments that will not by the nature of their operations, detrimentally affect adjoining or nearby land.

Zone Outcomes
1. Land is primarily developed for low impact car-wash, industry-light, industry-primary, motor body works, motor repair station, recycling depot, showroom sales, transport terminal, vehicle sales and hire, and warehouse, that are compatible with and are of such a kind that will not adversely affect the amenity of the light industrial function of the area.
2. Office and shops are limited to those that serve the needs of industrial uses on a site, or directly support and are compatible with the ongoing industrial use of the zone.
3. Non-Industrial uses such as food premises-cafe/takeaway, bar-public, leisure and recreation, education establishment and hotel/motel are limited to those that:
   (a) will not be adversely impacted by the operation of industrial activities in the locality;
   (b) will not compromise or constrain the operation or viability of existing or future industrial activities; or
   (c) provide a convenience, service or support role to industries and employees in the locality.
4. Other non-industrial activities, such as community activities including club, community centre and place of worship may be established where they do not compromise the ongoing operation and viability of industrial activities or the integrity of the zone.
5. Industrial activities and other activities established in the zone provide variety and interest at street level and allow passive surveillance of public spaces, with a scale and character appropriate to the industrial function of the locality.
6. Industrial development is located, designed and managed to maintain public health and safety, the quality of the natural environment and the reasonable amenity of any adjoining non-industrial zone.
7. Development incorporates well-designed buildings and landscaping that contribute to a safe, attractive and legible industrial environment.
8. Development does not detrimentally impact on the capacity, safety or efficient operation of the local road and footpath network.

9. Subdivision primarily provides for a range of lot sizes are available to cater for diverse industrial needs and user requirements.
10. Development does not impose unsustainable demands on surface water and groundwater.
11. Appropriate urban services including, roads, reticulated electricity, water, sewerage, storm water, drainage, and telecommunication infrastructure are available. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.
12. 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 proposed subdivision provides for 10 lots, most of which are approximately 1 hectare in size, of varying shapes. Each lot will be provided with access to a new road, which will allow vehicular access to Emungalan Road and the Stuart Highway, which is in proximity to the site. The subdivision will provide new industrial use opportunities. Various service authorities have provided a submission.

COMPLIES.

6.4.1 Lot Size and Configuration for Subdivision in Zones LI, GI and DV

Purpose

Ensure that industrial lots are of an appropriate size and configuration to support industrial activities.

Administration

1. The consent authority may consent to a subdivision that is not in accordance with sub-clauses 2-4, only if it is satisfied that the subdivision design is consistent with the purpose of this clause.

Requirements

2. The minimum lot size is 1225m^2.
3. Provide for a variety of lot sizes to accommodate a range of activities.
4. Ensure the utility of each lot in terms of:
   (a) building space and accessibility;
   (b) compatibility with adjacent commercial and residential areas with appropriate buffers (for example roads, landscaping or parks);
   (c) sufficient space to accommodate the industrial operations and buildings envisaged and make allowance for possible future expansion; and
   (d) safe vehicle entry and exit.

The smallest proposed lot size (Lot 1) is 5,740sqm. Eight out of the proposed ten lots are greater than 10,000sqm in size, with consistency across lot sizes. Each lot is provided access to a new road, as part of the subdivision, whilst any future industrial use/operation is expected to be able to effectively utilise the lots, whilst there is sufficient space for buildings, and ancillary works such as car parking.

COMPLIES

6.4.2 Site Characteristics for Subdivision in Zones LI, GI and DV

Purpose
Ensure that subdivision for industrial lots respond appropriately to the physical characteristics of the land.

Administration

1. The consent authority may consent to a subdivision that is not in accordance with sub-clauses 2-4, only if it is satisfied the subdivision is consistent with the purpose of this clause.

Requirements

2. Avoid the development of land of excessive slope, unstable or otherwise unsuitable soils (e.g. seasonally waterlogged) and natural drainage lines.
3. Retain and protect significant natural and cultural features.
4. Avoid development of land affected by a 1% AEP flood or storm surge event.

The subject site is generally flat, whilst some filling is proposed in the location of Lot 6 and the road corridor, as well as Lot 8, 9 and 10. The land does not contain significant natural and cultural features. The 1% AEP flood or storm surge event affects the property in the south-western and south-eastern corners, where the proposed fill is to be located. DLPE'S Land resources Division, including the Land Management Unit, in addition to Crown Land Estate, are supportive of the proposal, subject to conditions.

COMPLIES.

6.4.3 Infrastructure for Subdivision in Zones LI, GI and DV

Purpose
Ensure that lots within industrial subdivisions are appropriately provided, connected and integrated with the required infrastructure.

Administration

1. The consent authority may consent to a subdivision that is not in accordance with sub-clauses 2-8, only if it is satisfied the subdivision is consistent with the purpose of this clause.

Requirements

2. Incorporate safe connection to the existing road network with particular consideration given to the needs of heavy vehicles.
3. Provide a simple layout with a clear hierarchy of roads, avoiding culs-de sac, battle-axe lots and sharp curves, and discouraging unrelated through traffic.
4. Minimise access from individual lots to major roads by using minor roads for such access.
5. Provide for road reserve and carriageway widths appropriate to the circumstances.
6. Provide for connection to reticulated services.
7. 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 Code of Practice for Wastewater Management.
8. Protect service infrastructure by providing/ preserving easements.

The application proposes to provide connection to the existing road network, through a new road that will provide access to/from Emungalan Road. The new road is a cul-de-sac design, which makes efficient use of the shape and layout of the site, as well as it's frontage to Emungalan Road. The application proposes connection to reticulated power, water and communications infrastructure. A Site and Soil Evaluation has been submitted. An easement is proposed in both the south-western and south-eastern corners of the property, to protect the proposed detention basins and stormwater drains. DLPE'S Land resources Division, including the Land Management Unit, in addition to Crown Land Estate, are supportive of the proposal, subject to conditions.

COMPLIES.

KATHERINE
TOWN COUNCIL

24 Stuart Highway
PO Box 1071
Katherine NT 0851
records@ktc.nt.gov.au
Ph: 08 8972 5500
Fax: 08 8971 0305
ABN 4783 6889 865

Our Ref: NTP 3980 & 5438, Emungalan Road
Your Ref: PA2026/0300

07 October 2026

Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
Darwin NT 0800

PROPOSED DEVELOPMENT APPLICATION – PA2026/0300 – NTP 3980 & 5438, EMUNGALAN RD NT 0850

Dear Jack,

Council writes to advise the Development Assessment Services that is has assessed the Proposed Development Permit PA2026/0300 - NTP 3980 & 5438, Emungalan Road.

Council has no objection to the proposed application in its current form, including the provision of the proposed infrastructure.

However, Council reiterates that it does not intend to accept ownership or responsibility for any future subdivision infrastructure assets until the completion of the defect's liability period, being a minimum of two years from completion. Council is pleased to note that appropriate consideration has been given to the provision of stormwater management and street lighting to be included as part of the proposed development.

Given the industrial nature of the proposed lots and the anticipated heavy vehicle traffic, Council requires that all driveway crossovers be constructed from concrete and designed in accordance with the NT Subdivision Development Guidelines. Council further emphasises that the construction, maintenance and ongoing upkeep of driveway crossovers remain the responsibility of the respective landowners and are not a Council obligation.

Council supports growth and development within the municipality. However, it is essential that all infrastructure is designed and delivered in accordance with the NT Subdivision Development Guidelines and to a standard suitable for future Council asset acceptance. This ensures that infrastructure remains fit for purpose and does not impose unreasonable maintenance or financial liabilities on Council or its ratepayers.

KATHERINE
TOWN COUNCIL

24 Stuart Highway
PO Box 1071
Katherine NT 0851
records@ktc.nt.gov.au
Ph: 08 8972 5500
Fax: 08 8971 0305
ABN 4783 6889 865

Council appreciates the opportunity to provide comments on the proposed development and trusts that the matters outlined above will be given due consideration should the application proceed to approval.

Yours sincerely

Casey Anderson
ACTING CHIEF EXECUTIVE OFFICER

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Container No: LD000/5438

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Jack Richardson

RE: PA2026/0300 - N.T. Portion 05438 - 50 Emungalan Rd, Emungalan NT - Subdivision to Create 10 Lots and new public road

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

- Reticulated water and sewer services are currently unavailable in the immediate area.

In the application the proponent intends to connect to an existing water main on Zimin Drive. Power and Water **cannot** support this connection as the system does not have the capability to provide the required minimal servicing requirements.

To enable a water connection for this development, significant network upgrades are required. The developer is encouraged to contact Power Water to confirm the feasibility of an engineering solution.

A **Condition Precedent** shall be in place requiring that **no** works associated with reticulated water servicing commence **until** a servicing arrangement acceptable to Power and Water has been agreed.

Should bore water servicing be proposed for the development, it is noted that the subject lots are situated within the Wellhead Protection Zone. A copy of Power and Water's Standards of Wellhead Protection Zones document can be provided upon request.

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 September 2026

cc: Brad Cunnington
email: brad@crtpc.com.au

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Record number: D2026/274096
Container number: NE000/5438

Your ref: PA2026/0300

Jack Richardson
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Jack

Re: N.T. Portion 5438 (50) Emungalan Road Emungalan – Katherine Region

In response to your letter of the above proposal for the purpose of subdivision to create 10 lots (Zoned LI, Light Industry) and new public road, Power & Water (PWC) advises the following with reference to electricity enquiries:

1. The Proponent (Baldwin Pty Ltd) shall be responsible for the costs to design and install a new basic power supply of 72kVA, 3-phase or specific known maximum power demand to each of the new lots, in accordance with PWC's 2026 NP020 - Guidelines for Developers of Subdivision and Electricity Infrastructure.

2. The power servicing requirement for the proposed 10 lots subdivision of NT portion 5438 as per the "Electrical Servicing Concept Plan" (Drawing 26AGA500-1A, dated 23-7-2026) is accepted in principle, subject to detailed design.

3. Baldwin shall engage electrical consultant (AGA Consulting Engineers) to:
   - Submit a Negotiated Connection application for the proposed subdivision under Australian Energy Regulator (AER) compliance process.
   - Submit detailed power servicing design drawings in consultation with PWC.

4. PWC shall check and approve the consultant's electrical design drawings for construction and carry out final connection work at applicable cost under the AER assessment process.

5. Baldwin shall engage a suitable accredited electrical contractor (from the attached accredited list) to construct the electricity network extension as required.

If you have any further queries, please contact Daryl Skehan, Manager Negotiated Connections and Transmission on 8924 5017 or email: PowerDevelopment@powerwater.com.au

Yours sincerely

Thanh Tang
Manager Distribution Development
14 September 2026

PowerWater

POWER AND WATER CORPORATION (NT) - POWER SERVICES

DEVELOPER WORKS - GIFTED ASSETS

LIST OF OVERHEAD ACCREDITED ELECTRICAL CONTRACTORS

	Company Name	Contact Person	Contact Phone No.	Contact Email
1	AA ELECTRICAL SERVICES (NT)	SHELLEY GRAY	0448 298 158	accounts@aaelectrical.com.au
2	COPLINK (NT)	GRAHAM COPLEY	0409 842 598	coplink@bigpond.net.au
3	COWELL ELECTRIC SUPPLY (SA)	AARON JONES	(08) 8629 2136	admin@cowellelectric.com.au
4	DEC INSTALLATIONS (NT)	ROBERT GRAHL	(08) 8947 7650	robert.grahl@dec.net.au
5	ENERVEN (SA) - COMPANY OF SA POWER NETWORKS	ROD MITCHELL	0427 580 219	rod.mitchell@enerven.com.au
6	ENFRA (NT)	BRAYDEN PAYNE	0408 474 390	brayden.payne@enfra.com.au
7	ESPEC (NT)	PETER BADKIN	0491 148 543	info@espec.com.au
8	DUITS ELECTRICAL (NT)	DENHAM HUSSIES	0447 187 032	duits.electrical@outlook.com
9	MECNT ELECTRICAL CONTRACTORS (NT)	SAM MOLLOY	0427 055 165	sam@mecnt.com.au
10	MG ELECTRICAL SERVICES (NT)	EUAN BUNTINE	0427 271 424	euan.buntine@mgelectrical.com.au
11	NIGHTCLIFF ELECTRICAL (NT)	RICHARD JOHNSTON	0457 733 456	admin@nightcliffelectrical.com.au
12	NORGROUP (NT)	DAMIEN RIDLEY	0427 040 078	damian@norgroup.com.au
13	NORTHERN POWER SERVICES (NT)	GORDON JABOUR	(08) 8983 3388	admin@nps1.com.au
14	NT ELECTRICAL GROUP (NT)	BRAD FULLWOOD	(08) 8947 5500	admin@nteg.com.au
15	NT POWER LINES AND ELECTRICAL (NT)	ROBERT TIMMS	0429 780 388	manager@ntpowerlines.com.au
16	AUS PROJECTS (NT) - previous Power Project	ANDREW HARVEY	(08) 8972 2211	andrew@auspnt.com.au

LIST OF UNDERGROUND ACCREDITED ELECTRICAL CONTRACTORS

	Company Name	Contact Person	Contact Phone No.	Contact Email
1	AA ELECTRICAL SERVICES (NT)	SHELLEY GRAY	0448 298 158	accounts@aaelectrical.com.au
2	ABR GROUP (NT)	ADAM RYKERS	0414 863 874	adam.rykers@abrgroupnt.com.au
3	ALENCO (NT)	NATHAN DRUMMOND	0423 681 753	nathan@alencont.com.au
4	AMPCONTROL NT	GARETH KRUGER	08 8947 5702	NTadmin@ampcontrolgroup.com
5	CENTRE ELECTRICAL SERVICES (NT)	STEVE BASKERVILLE	0427 976 952	centreelectrical@bigpond.com
6	CoMATE (NT)	MARK DUFFY	0439 217 084	mark.duffy@comate.com.au
7	COMBINED ELECTRICAL (NT)	JEFF REES	(08) 8924 9700	administration@combinedelectricalnt.com.au
8	COPLINK (NT)	GRAHAM COPLEY	0409 842 598	coplink@bigpond.net.au
9	COWELL ELECTRIC SUPPLY (SA)	AARON JONES	(08) 8629 2136	admin@cowellelectric.com.au
10	DEC INSTALLATIONS (NT)	ROBERT GRAHL	(08) 8947 7650	robert.grahl@dec.net.au
11	DELTA ELECTRICS (NT)	ANDREW BOLLER	(08) 8984 4033	reception@deltaelectrics.com.au
12	DICE (AUST) NT	TERRY DENT	(08) 8932 1109	info@diceaust.com.au
13	DUITS ELECTRICAL (NT)	DENHAM HUSSIES	0447 187 032	duits.electrical@outlook.com
14	ENERVEN (SA) - COMPANY OF SA POWER NETWORKS	ROD MITCHELL	0427 580 219	rod.mitchell@enerven.com.au
15	ENFRA (NT)	BRAYDEN PAYNE	0408 474 390	brayden.payne@enfra.com.au
16	ESPEC (NT)	PETER BADKIN	0491 148 543	info@espec.com.au
17	KELLYCO ELECTRICAL SERVICES (NT)	DON KELLY	0429 897 630	don@kellyco.net.au
18	KENNELLY CONSTRUCTIONS (NT)	SHANE KENNELLY	0409 411 658	shane.kennelly@kennelly.com.au
19	MECNT ELECTRICAL CONTRACTORS (NT)	SAM MOLLOY	0427 055 165	sam@mecnt.com.au
20	MG ELECTRICAL SERVICES (NT)	EUAN BUNTINE	0427 271 424	euan.buntine@mgelectrical.com.au
21	NIGHTCLIFF ELECTRICAL (NT)	RICHARD JOHNSTON	0457 733 456	admin@nightcliffelectrical.com.au
22	NILSEN (NT)	RUSSELL CAHILL	(08) 8947 1134	nedarwin@nilsen.com.au
23	NORGROUP (NT)	DAMIEN RIDLEY	0427 040 078	damian@norgroup.com.au
24	NORTHERN POWER SERVICES (NT)	GORDON JABOUR	(08) 8983 3388	admin@nps1.com.au
25	NRG SERVICES (QLD)	TIM O'NEILL	0498 989 048	tim.oneill@nrgservicesqld.com.au
26	NT ELECTRICAL GROUP (NT)	BRAD FULLWOOD	(08) 8947 5500	admin@nteg.com.au
27	NT POWER LINES AND ELECTRICAL (NT)	ROBERT TIMMS	0429 780 388	manager@ntpowerlines.com.au
28	AUS PROJECTS (NT) - previous Power Project	ANDREW HARVEY	(08) 8972 2211	andrew@auspnt.com.au
29	THE ELECTRICAL MOB (NT)	LEONARD EICHMANN	0402 519 851	admin@theelectricalmob.com.au
30	TOP END RACE (NT)	JASON KLEEFSMAN	(08) 8946 5400	admin@topendrace.com.au

DISCLAIMER:

Power and Water disclaims all liability for any damage or financial loss arising from the use or reliance upon the above consultant and contractor credentials.

The Developer must carry out actual project checks from contractors' competency claims of specific fields of expertise prior to making appropriate decision for engagements.

Specific fields of construction expertise are: Overhead Reticulation Construction (up to 22kV), Underground Reticulation Construction (up to 22kV), 11kV/22kV Indoor Ground Level Substation Construction, 11kV/22kV Indoor Upper Level Substation Construction, Street Lighting Construction.

PowerWater

POWER AND WATER CORPORATION (NT) - POWER SERVICES

DEVELOPER WORKS - GIFTED ASSETS

LIST OF ACCREDITED ELECTRICAL DESIGN CONSULTANTS

	Company Name	Contact Person	Contact Phone No.	Contact Email
1	AECOM AUSTRALIA (NT)	JAMES JENTZ	0409 665 088	james.jentz@aecom.com
2	AGA CONSULTING ENGINEERS (NT)	ALEK GANGUR	0411 262 714	alekg@agaeng.com.au
3	APD ENGINEERING (NT)	DUMINDA BOWATA	(08) 8995 5805	admin.nt@apdeng.com.au
4	ASHBURNER FRANCIS (NT)	GRAHAM HEASLIP	(08) 8942 0585	GrahamH@ashburnerfrancis.com.au
5	AURECON AUSTRALIA (NT)	CLINT TEVLIN	0408 653 469	clint.tevlin@aurecongroup.com
6	BCA ENGINEERS (NT)	KELVIN LOI	(08) 8132 1700	kelvinloi@bcaengineers.com
7	BESTEC (SA)	CLAIRE BARBER	(08) 8629 2136	cbarber@bestec.com.au
8	CELL ENGINEERING (NT)	NATHAN TING	0428 110 999	nathan.ting@celleng.com.au
9	CLARENCE CONSULTANTS (NSW)	MATTHEW KARPIK	(02) 6642 7239	matt@clarenceconsultants.com.au
10	ENERVEN (SA) (PART OF SA POWER NETWORKS)	ROD MITCHELL	0427 580 219	rod.mitchell@enerven.com.au
11	ERDS (QLD)	SHAY QUINN	(07) 3518 3100	admin@erds.com.au
12	GHD (NT)	ANDREW SAXELBY	(08) 8982 0150	andrew.saxelby@ghd.com
13	GPA Engineering (NT)	HANNAH FARROW	(08) 8299 8300	Hannah.Farrow@gpaeng.com.au
14	HK SOLUTIONS (NT)	ALBERT FERNADO	0404 834 987	albert.fernado@hksolutions.com.au
15	JACOBS GROUP AUSTRALIA (NT)	RYAN KRATE	(08) 8982 4800	ryan.krate@jacobs.com
16	JDSi CONSULTING ENGINEERS (WA)	NORMAN McKENDRY	0438 638 222	norman.mckendry@jdsi.com.au
17	PERACON GROUP (QLD) - previously LECTEL	CHARLIE VELLA	0412 021 651	cvella@peracon.com.au
18	LUCID (NT)	CIARAN FARRELL	(08) 8947 6824	ciaran.farrell@lucidconsulting.com.au
19	MDA CONSULTING (QLD)	MAURICE DUFFILL	(07) 3252 9560	info@mdaengineers.com.au
20	NTBS CONSULTING ENGINEERS (NT)	WILL PURTILL	(08) 8981 9888	will@ntbsconsulting.com
21	PCE (POWER CONROL ENGINEERS) (NSW)	BYRCE PARKER	0448 281 754	byrce.parker@pceng.com.au
22	PROMANT (NT)	KARL FORAN	0456 782 795	karl@promant.com.au
23	SMEC (QLD)	TERRY McCAULEY	0457 821 034	Terry.McCauley@smec.com
24	SPRINGCITY (WA)	EMRAN MALHI	(08) 9460 3795	emranmalhi@springcity.com.au
25	TRINAMIC CONSULTANTS (SA)	DAVID WILSON	(08) 8232 3737	davidw@trinamic.com.au
26	Wallbridge Gilbert Aztec, WGA (NT)	ANDREW McLEOD	(08) 8941 1678	AMcLeod@wga.com.au
27	WSP (NT)	FIROUZEH AMANPOOR	(08) 8980 5900	Firouzeh.Amanpoor@wsp.com

DISCLAIMER:

Power and Water disclaims all liability for any damage or financial loss arising from the use or reliance upon the above consultant credentials.

The Developer must carry out actual project checks from consultants' competency claims of specific fields of expertise prior to making appropriate decision for engagements.

Specific fields of expertise are: Overhead 11kV/22kV Subdivision Design, Underground 11kV/22kV Subdivision Design, Overhead 11kV/22kV Servicing Development Design, Underground 11kV/22kV Servicing Development Design, 11kV/22kV Indoor Groung Level Substation Design, 11kV/22kV Indoor Upper Level Substation Design, Overhead 66kV and above Transmission Lines Design, Underground 66kV and above Transmission Lines Design.

NORTHERN TERRITORY GOVERNMENT | NT HEALTH

Building 19 Royal Darwin Hospital 105 Rocklands Drive Tiwi NT 0810

Postal address
Medical Entomology NT Health PO Box 413266
Casuarina NT 0811

E medicalentomology.rdh.ths@nt.gov.au

T 08 89228337

File reference
EFILE 2026/12820

23 September 2026

Senior Project Officer
Development Assessment Services
Department of Infrastructure, Planning and Logistics
Floor 1, Energy House, 18-20 Cavenagh Street,
Darwin GPO Box 1680, Darwin, NT 0801

Dear sir/madam

Re: PA2026/0300 NT Portion 05438, 50 Emungalan Rd. Create 10 lots and a new public road

Thank you for the opportunity to comment on the above Development Application. Medical Entomology comments are as follows.

1. There are no Medical Entomology objections to the proposed subdivision.
2. The proposed detention basins should be designed to the standards outlined in the Northern Territory Subdivision Development Guidelines, or to Katherine Town Council requirements. In general, the detention basins should be free draining to prevent mosquito breeding, with ponding to occur for no more than 3-5 days.
3. The downstream drainage discharge area required helicopter treatment for mosquitoes after the recent Katherine floods, with water appearing to be held up by the McKeddie Road embankment and bushland between the McKeddie Road and Stuart Highway culverts. Whilst this subdivision proposal aims to reduce the downstream impact by constructing detention basins, there may already be a pre-existing downstream impact from the current industrial area. The relevant downstream landowners and road authorities should investigate if any upgrades are required between McKeddie Road and the Stuart Highway to improve drainage and reduce the future flooding potential. If further development is proposed in the future, i.e. in NT Portion 3980, a trunk outlet drain might be required from the edge of the industrial area to the McKeddie Road culvert and beyond.

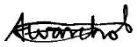
Recommended development permit conditions

No Medical Entomology development permit conditions are suggested, as the detention basins should be designed and constructed to Katherine Town Council standards.

The comments in Point 3 are to briefly highlight the existing issues observed by Medical Entomology after the recent Katherine floods, which may or may not have been exacerbated by existing upstream development.

Please contact me if there are any queries with this letter.

Yours sincerely



Allan Warchot
Advice and Control Officer

NT FIRE & EMERGENCY SERVICES

Level 5 NAB House
71 Smith Street Darwin NT 0800

PO Box 37171
Winnellie NT 0821

E NTFES.StrategicServices@pfes.nt.gov.au

T 08 8948 9130

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

Our reference
04-D26-110310

Dear Development Assessment Services

Re: PA2026/0300 N.T. Portion 05438' – New Application Submitted

The Northern Territory Fire and Emergency Services has assessed the information contained in the new application for PA2026/0300 N.T. Portion 05438, 50 Emungalan Rd, Emungalan NT and advises there are no objections to the application.

However, noted that given the significant increase in Light Industry tenancies, the NT Fire and Rescue Services would expect fire hydrants be installed to meet the requirements of the Water Supply Code of Australia, the National Construction Code and Australian Standard 2419.1-2021.

Should you have any questions or require further information, please contact the Fire Safety Command, NT Fire and Rescue Service via email: fire.safety@pfes.nt.gov.au.

Yours sincerely



Krystel Harvey
Director Strategic Services
Northern Territory Fire and Emergency Services

22 September 2026

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 DevelopmentCoordination.DLPE@nt.gov.au

T 08 8999 4446

2 October 2026

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

Our Ref: DLPE2026/0356
Your Ref: PA2026/0300

Dear Mr Richardson

Re: PA2026/0300 Subdivision to create 10 Lots and new public road

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

Water Resources Division

Licencing and Regulation Team

The applicant proposes to extend the existing Power and Water Corporation infrastructure to service the proposed subdivision. Should this occur, the proposal does not raise any issues or concerns under the *Water Act 1992*.

However, the applicant has also indicated that, should connection to the existing mains not be feasible, alternative water arrangements will be considered. If groundwater extraction is proposed as an alternative water source, it should be noted that the proposed subdivision is constrained by the '*Katherine water allocation plan 2026-2036*'. The subject land is located within both the Katherine water allocation plan area, and the Katherine discharge protection zone, where groundwater extraction is not permitted. The proponent should therefore confirm that any water required will be appropriately sourced from outside the discharge protection zone, and should be conditioned as a requirement of a development permit if issued

The application does not identify the source of water required during the construction and development phases. Should groundwater or surface water be proposed for extraction for construction purposes, a water licence and/or bore work permit(s) under the *Water Act 1992* may be required, as the subject land is within the Daly Roper Beetaloo water control district. Water extraction for the purposes of road construction is exempt from water licensing requirements in accordance with Gazette S60 dated 28 November 2008.

Land Resources Division

Land Management Unit

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

Due to size and type of works, it is recommended that the preparation and implementation of an Erosion and Sediment Control Plan (ESCP) be included as a condition on the Development Permit, in accordance with the wording below.

Conditions Precedent:

1. Prior to the commencement of works, a Type 2 Erosion and Sediment Control Plan (ESCP) must be developed in accordance with the Department of Lands, Planning and Environment (DLPE) Erosion and Sediment Control Plan (ESCP) Procedures (Note 1).

   The ESCP must be certified by a suitably qualified and experienced professional (Note 2) and must be submitted to Development Assessment Services (via email: das.ntg@nt.gov.au).

General Conditions:

1. Should the certified Type 2 ESCP require amendment, the revised ESCP must be certified by a suitably qualified and experienced professional and submitted to Development Assessment Services (via email: das.ntg@nt.gov.au).

2. All works relating to this permit must be undertaken in accordance with the certified Type 2 ESCP.

3. At completion of works, certification must be provided by a suitably qualified and experienced professional regarding satisfactory implementation of permanent erosion and sediment control measures and site stabilisation. This certification must be submitted to Development Assessment Services via email: das.ntg@nt.gov.au.

Permit Notes:

1. The DLPE Erosion and Sediment Control Plan (ESCP) Procedures factsheet is available at: https://environment.nt.gov.au/rangelands/technical-notes-and-fact-sheets/land-management-technical-notes-and-fact-sheets.

2. A suitably qualified and experienced professional in erosion and sediment control as defined by the International Erosion Control Association (IECA) Australasia – https://austieca.com.au/esc-certification/suitably-qualified-professional.

3. Information regarding erosion and sediment control can be obtained from the IECA Best Practice Erosion and Sediment Control 2008 books available at 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.

Land Assessment Branch

A desktop assessment was undertaken by the Land Assessment branch against the requirement of Clause 6.4.2 of the Northern Territory Planning Scheme (NTPS). The assessment findings support the proponent's conclusions that the subject land is relatively flat, does not contain unstable or poorly drained soils, and avoids all natural drainage lines.

Weed Management Branch

A desktop assessment of the Northern Territory (NT) Weeds Database for the application area, surrounding parcels and roads has revealed current and or previous data records of the following:

Common Name	Botanical Name	Declared
Caltrop - terrestris	*Tribulus terrestris*	Class B
Chinee apple	*Ziziphus mauritiana*	Class A
Gamba grass	*Andropogon gayanus*	Class B
Hyptis	*Mesosphaerum suaveolens*	Class B
Mission grass - perennial	*Cenchrus setosus*	Class B
Neem	*Azadirachta indica*	Class B
Rubber vine - Ornamental	*Cryptostegia madagascariensis*	Class A
Senna - Sicklepod	*Senna obtusifolia*	Class B
Sida - Spiny head	*Sida acuta*	Class B

All land in the NT is subject to the *Weeds Management Act 2001* (WM Act). The WM Act describes the legal requirements and responsibilities that apply to all persons, owners and occupiers of land regarding declared and potential weeds. General duties described in Division 1 of the WM Act include the requirement for owners or occupiers of land to take all reasonable measures to prevent land being infested with a declared weed and to prevent a declared weed from spreading.

Gamba grass and neem are subject to statutory weed management plans. Management obligations outlined in these plans are legally binding on all owners and occupiers. Management requirements and copies of the statutory weed management plans are available online[1].

Chinee apple and ornamental rubber vine are declared weeds, Class A and are listed in the Katherine Regional Weeds Strategy 2021-2026 as Category 2 – priority weed for strategic control, including eradication of outliers.

Gamba grass and neem are declared weeds, Class B and are listed in the Katherine Regional Weeds Strategy 2021-2026 as Category 2 – priority weed for strategic control, including eradication of outliers.

[1] https://nt.gov.au/environment/weeds/weed-management-planning

Guidelines for the prevention of weed spread are outlined in '*Preventing Weed Spread is Everybody's Business*[2]', which highlights the areas of risk for all activities associated with weed spread. The document details the pathways through which weeds are spread and provides actions to reduce weed spread. Proponents seeking to develop land for any purpose should address these actions.

Further information regarding weed management requirements is available online[3], or alternatively contact the Weed Management Branch for further advice on (08) 8999 4567.

Should this development application be approved, the Weed Management Branch recommends the following note to be included on the development permit:

Permit note:

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. Division 1 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.

Gamba grass and neem are subject to statutory weed management plans. Management obligations outlined in these plans are legally binding on all owners and occupiers. Management requirements and copies of the statutory weed management plans are available online https://nt.gov.au/environment/weeds/weed-management-planning.

Information regarding weed management is available on the Department of Lands, Planning and Environment website: https://nt.gov.au/environment/weeds, or alternatively contact the Weed Management Branch for further advice on (08) 8999 4567.

Environment and Heritage Division

Heritage Branch

Advice for Aboriginal or Macassan archaeological places and objects

A search has found that there are no recorded Aboriginal archaeological places and objects within the subject site. The likelihood of possible unrecorded Aboriginal archaeological places has been assessed as possible. The extent of pre-existing disturbance and the nature of the proposed works have also been considered. No physical survey work is required for this proposed development.

To best meet the obligations under the *Heritage Act 2011*, an Unexpected Finds Protocol (UFP) and suitable induction materials should be developed for the project. This includes the requirement that if archaeological places are discovered over the course of the work, an

[2] https://denr.nt.gov.au/__data/assets/pdf_file/0011/257987/preventing-weed-spread.pdf
[3] http://www.nt.gov.au/environment/weeds

exclusion zone should be established around the site and the Heritage Branch should be contacted immediately. The Heritage Branch can provide an UFP template on request.

Advice for declared or provisionally declared heritage places and objects

The search has also 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 works provided to the Heritage Branch. If the work expands or changes significantly 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 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.

Further information can also be found on the DLPE website[4,5]. For requests related to sacred sites, contact the Aboriginal Areas Protection Authority[6].

Crown Land Estate

Crown Land Estate has reviewed the Stormwater Management Plan and Subdivision plans.

The application addresses flood immunity to the 1% Annual Exceedance Probability (AEP) 1% event, storm surge risk and stormwater quality management.

It is noted that the increased concentrated stormwater flows generated by the proposed subdivision have been attenuated using detention basins with flows being discharged into Crown land at two locations with scour protection. Downstream protection includes rock spreaders to distribute flows which should allow for the sheet flow across Crown land, as is the current drainage arrangement. All infrastructure is to be contained within the site area.

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

Yours sincerely

Maria Wauchope
Executive Director Land Resources

[4] https://nt.gov.au/property/building/heritage-properties/heritage-properties-building-works-and-development
[5] https://nt.gov.au/leisure/arts-culture-heritage/visit-a-cultural-or-heritage-site/aboriginal-heritage-information
[6] https://www.aapant.org.au