

DEVELOPMENT CONSENT AUTHORITY
LITCHFIELD DIVISION

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: **1** MEETING DATE: 17/06/2026 FILE: PA2026/0134

APPLICATION PURPOSE: Dwelling-Independent with floor area in excess of 80sqm
SUBJECT SITE: Lot 2718, (265) Anglesey Road, Girraween
ZONE: RL (Rural Living)
SITE AREA: 20200m²
APPLICANT Mr. Shane Dalhelm
PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE N/A
LANDOWNER Mr Shane Dalhelm
ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND None

1. PROPOSAL

The application is for a Dwelling – independent which exceeds the maximum floor area of 80m². The proposed independent dwelling would be 130m² and have a common effluent system with the dwelling, share a common access way and be located to the rear of the centrally located dwelling in the western portion of the 20,200m² site. The site has two access points to Anglesey Road along each side boundary.

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

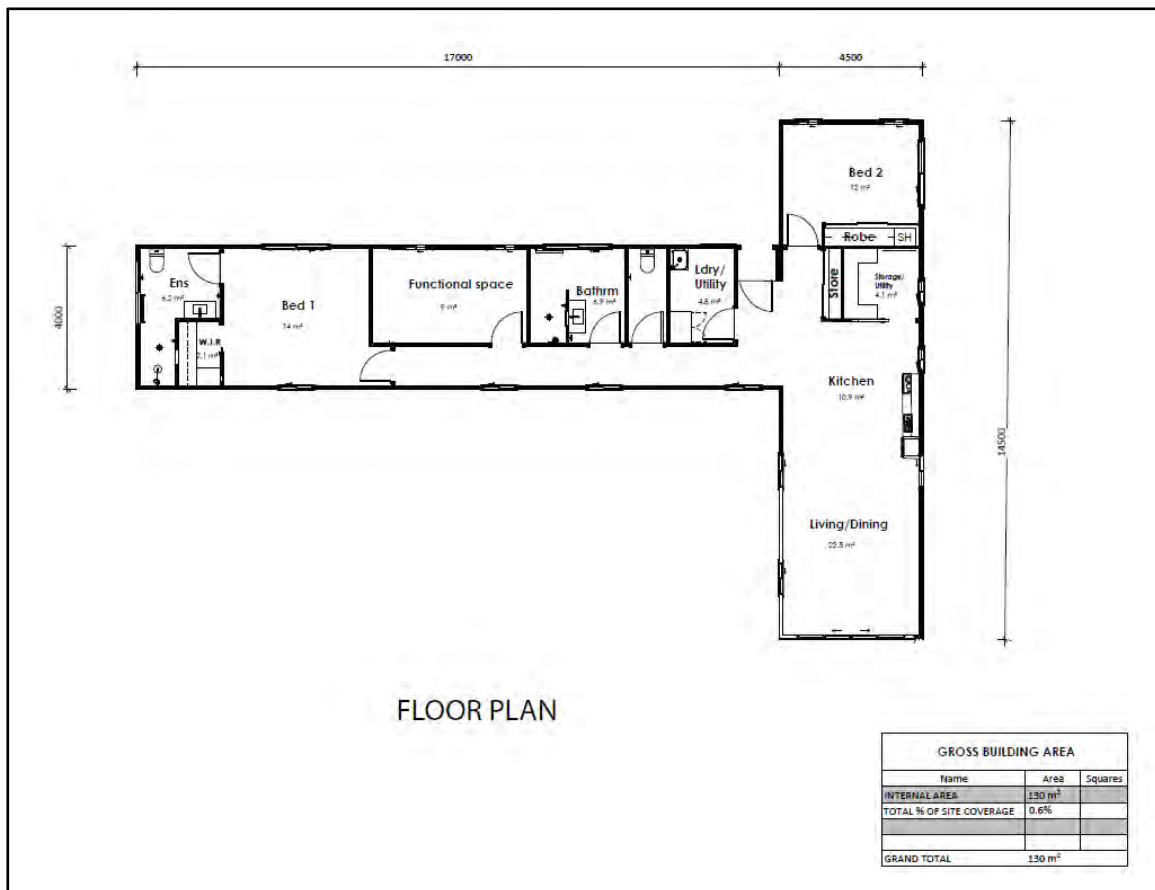


Figure 1 Proposed floor Area Plan for the Dwelling independent

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

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

Zoning 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
RL (Rural Living)	Applies 3.2 CNV - Clearing of Native Vegetation	No	5.2.1 General Height Control 5.2.4 Car Parking 5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-independent	Merit Assessable

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

3. ASSESSMENT SYNOPSIS

This report concludes that the Authority may form a view that the dwelling size exceeds minimum standard and on that basis refuse to consent to the application.

4. BACKGROUND

There is no past planning history for the subject land.

5. PUBLIC EXHIBITION

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

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

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

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

The proposal has been assessed against the Northern Territory Planning Scheme 2020 (NTPS 2020) at **Bookmark C**

The proposal complies with all applicable clauses with the exception of Clause 5.4.13 (Dwelling independent), for the following reasons:

- the development would result in the dwelling-independent having a floor area greatly exceeding 80m².
- The development proposes to use the existing dwelling single wastewater treatment system but it does not provide evidence that this can be achieved through a Plumber's Certificate.

It is most unlikely that the existing dwellings effluent system would have the capacity to support a dwelling independent as well. A separate effluent system would most likely be required and this would need to be accompanied with a soil evaluation report which supports the second system. Augmentation of the existing system would also need clear evidence demonstrating that it does support both a single dwelling and an independent dwelling.

The consent authority has varied Clause 5.4.13 (dwelling-independent) in the past but only up to 25% of the maximum floor area allowed in the zone. This proposal would be 61.5% greater than the maximum 80sqm. The 130sqm proposal would be significantly larger than the 80m² maximum.

The largest independent dwelling which has been approved in the Litchfield area was for an independent dwelling of **104.65m²**. Recent refusals have been for proposed dwelling independents of **115m²** and **143.6m²**. See the Summary Table below:

Item 1

DEVELOPMENT PERMIT NO.	DWELLING INDEPENDENT -merit assessment reason	FLOOR AREA
Approvals		
DP21/0093	Exceeds 80m ² and separate effluent system	94.7m ²
DP22/0099	Exceeds 80m ² and separate effluent system	100.7m ²
DP22/0133	Exceeds 80m ² and separate effluent system	87.8m ²
DP22/0140	Exceeds 80m ²	86.4m ²
DP22/0133	Exceeds 80m ² and separate effluent system	87.8m ²
DP23/0180	Exceeds 80m ² and separate effluent system	104.65m²
DP23/00163 (PA2023/0072)	Exceeds 80m ² and separate effluent system (Katherine Area)	107m ²
DP2025/0083	Exceeds 80m ² and separate effluent system	84.4m ²
DP2025/0117	Exceeds 80m ²	97.65m ²
DP2026/0254	Exceeds 80m ² and separate effluent system	83.5m ²
Refusals		
PA2021/0277	Exceeds 80m ² and separate effluent system	143.6m²
PA2022/0377	Exceeds 80m ² and separate effluent system	115m²

In consideration of the above historical approval context and previous considerations of similar applications it can be concluded that the DCA may wish to refuse the application.

It should be recognised that if the DCA decided to approve the application, a deferral would be recommended, subject to receipt of the further information, with delegation to chair to approve and issue a permit if found to be acceptable.

- (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

In the Statement of Effect, the applicant argues the proposal is acceptable given the large lots size and rural context and the location of the proposal to the rear of the site. The proposed dwelling is intended to support extended family living arrangements, including the ability to accommodate ageing family members within the same property. There would be a common access and shared onsite services including wastewater management.

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

With a lot size of 2.02Ha, the subject land has the capacity to allow for a dwelling independent, provided it meets the purpose and requirements of the zone and relevant part 5 clauses. The subject land is rectangular shaped, relatively flat and contains vegetation. The land is developed with an existing dwelling-single with a shed and carport and a fenced yard. The existing access from Anglesey Rd is proposed to be retained.

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

- Bore water
- On-site wastewater treatment
- Electricity

The applicant has indicated that the existing wastewater system would be assessed and, if required, upgraded or supplemented to ensure full compliance with relevant standards and capacity requirements.

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

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

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

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

The proposal was circulated to the following authorities for comment:

Local Authority:

Lichfield Council – **Bookmark C1**

Council raised the following comments for consideration

- The proposed dwelling exceeds the necessary floor size limits but there are no proposed additional impacts on ground water and no additional servicing to the lot, the dwelling

is also greater than 30m from any boundary fence, so the impact of the dwelling is minimal.

- It may be necessary however to ensure that the current onsite wastewater treatment has capacity to support the additional residence.
- Stormwater approval for the purpose of Building Certification would be required separately to this development permit.

Standard conditions in regard to stormwater discharge and easements would respond to Litchfield Councils requirements.

Service Authority:

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

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

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

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

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

DLPE provided a standard response. Standard conditions will be proposed.

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

The proposed dwelling independent is very large and has the potential to be used as a dwelling single and be a tenancy on its own. No impacts on the existing local amenity are foreseen as a result of this specific development. However, approval of dwelling-independents of this size is likely to have long term impacts on the wider amenity of the rural residential locality. Developments of this size and scale are capable of being tenancies on their own. Resulting increases in population would lead to negative impacts on traffic, infrastructure and the demand for services and would change the character of the area.

It should also be noted that the dwelling independent proposes to use the existing effluent system for the dwelling single. Whether or not it was separate or amalgamated it would not impact on the amenity of the area.

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

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

The proposed development will not impact on the public interest.

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

Not applicable to this application.

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

Not applicable to this application.

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

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

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

The following declared beneficial uses apply to the subject land:

- Darwin Harbour Region
- Darwin Rural Water Control District

It is the responsibility of the developer and land owner to ensure that land use does not result in a contravention of the *Water Act 1992*. There is no declared beneficial use relevant to the subject site.

- (t) *other matters it thinks fit*

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

Section 51(2) of the Planning Act 1999

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

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

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

7. RECOMMENDATION

That, pursuant to section 53(c) of the *Planning Act 1999*, the Development Consent Authority refuse to consent to the application to develop Section 02718 (265) Anglesey Road, Girraween, Hundred of Strangways for the purpose of Dwelling-single with ancillary dwelling independent with a floor area in excess of 80m².

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.

Item 1

The NT Planning Scheme 2020 applies to the land and a Dwelling-Independent with floor area in excess of 80sqm requires consent under Clause 1.8 (When development consent is required).

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

2. Pursuant to Clause 1.10 (Exercise of Discretion by the Consent Authority), subclause 5 of the NT Planning Scheme 2020, the consent authority may consent to a proposed development which is not in accordance with a requirement set out in Parts 3, 5 or 6 only if it is satisfied that the variation is appropriate having regard to:
 - (a) The purpose and administration clauses of the requirement; and
 - (b) The considerations listed under Clause 1.10(3) or 1.10(4).

The proposal has been found not to be in accordance with Clause 5.4.13 (Dwelling independent), because the proposal will result in the dwelling-independent having a floor area greatly exceeding 80m².

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

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

Sub-clause 5 of Clause 5.4.13 states that the maximum floor area of the dwelling independent in Zone RL (Rural Living) shall not exceed 80m². The floor area of the proposed dwelling-independent is 130m².

It is considered that a variation to this clause is not appropriate in this instance because the floor area of the proposed dwelling-independent *greatly* exceeds the maximum floor area allowed in Zone RL. With a floor area of 130m² the existing dwelling exceeds intention of the Scheme to provide for an **ancillary** and **subordinate second dwelling** on a site.

The development, as proposed, is not consistent with the character of the locality, which contains dwelling-single developments on similar sized allotments in a rural residential area. Dwelling-independent forms of development are common throughout the locality; however these are much smaller than the one proposed on this site and as such are consistent with the requirement to be an ancillary component to the dwelling single.

A development permit issued for a dwelling-independent with a floor area of 130m² could lead to an increase in the number of larger dwelling-independents in the locality and as such, place an unnecessary pressure on land capability and infrastructure in the rural areas.

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3. Pursuant to section 51(1)(j) of the Planning Act 1999, the consent authority must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.
With a lot size of 2 hectares, the subject land has the capacity to allow for a dwelling independent, provided it meets the purpose and requirements of the zone and relevant clauses of the Scheme. The subject land is rectangular shaped, relatively flat and contains some vegetation. The land is developed with an existing dwelling-single with a shed and carport. Existing access from Anglesey Road would be retained. The dwelling independent proposes to share the existing wastewater treatment system and bore.
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.

No impacts on the existing local amenity are foreseen as a result of this specific development. However, approval of dwelling-independents of this size is likely to have long term impacts on the wider amenity of the rural residential locality. Developments of this size and scale are capable of being tenancies on their own. Resulting increases in population would lead to negative impacts on traffic, infrastructure and the demand for services and would change the character of the area.



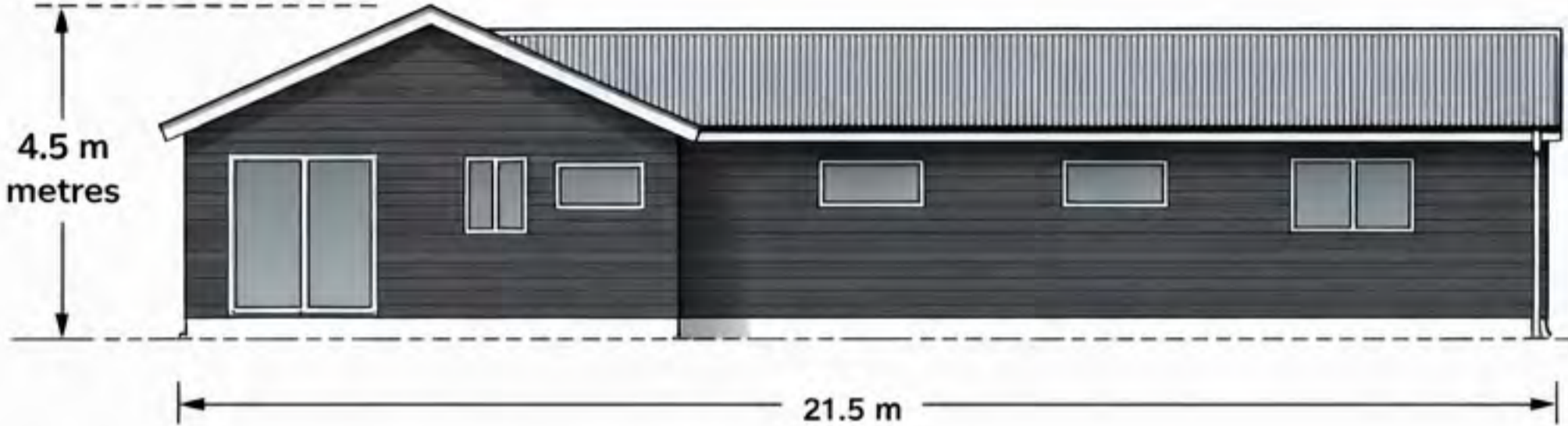
Eve-Marie Davie
Senior Planner, Development Assessment Services



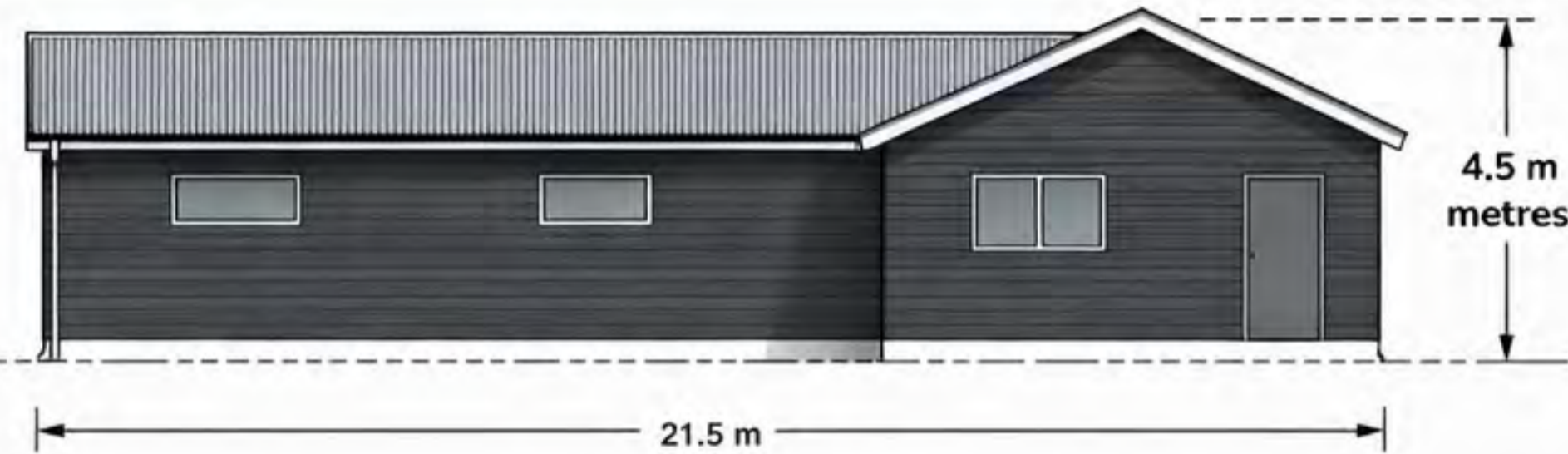
Figure 1. Subject Site- Section 02718 Hundred Strangways (265) Anglesey Road, Girraween NT

Locality Diagram

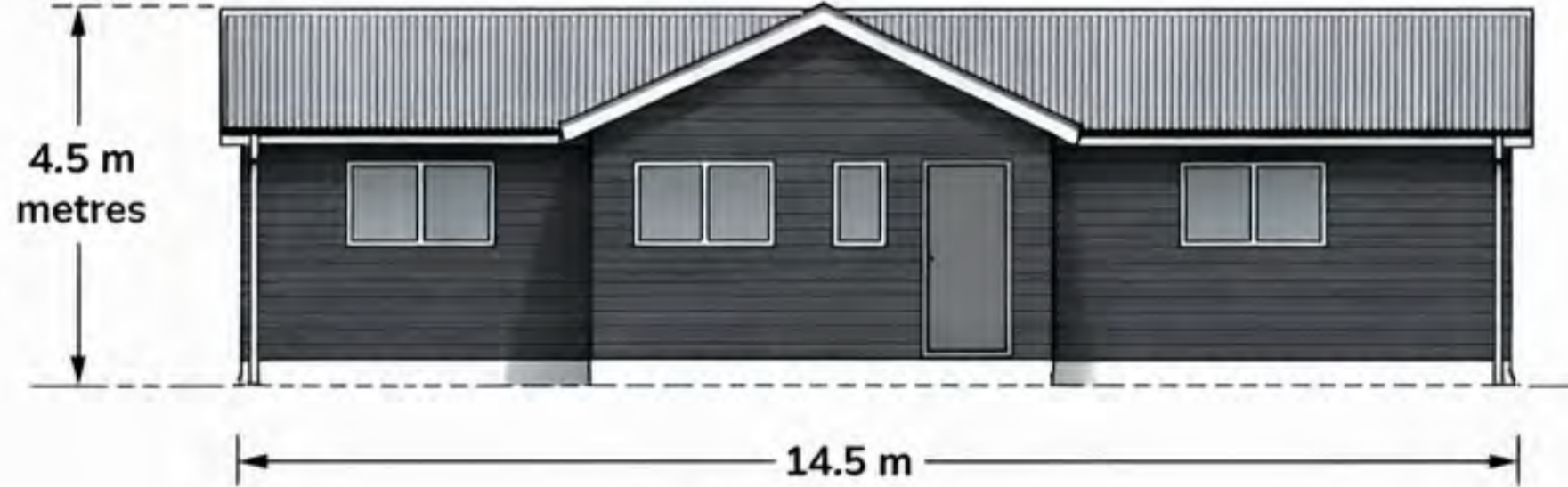




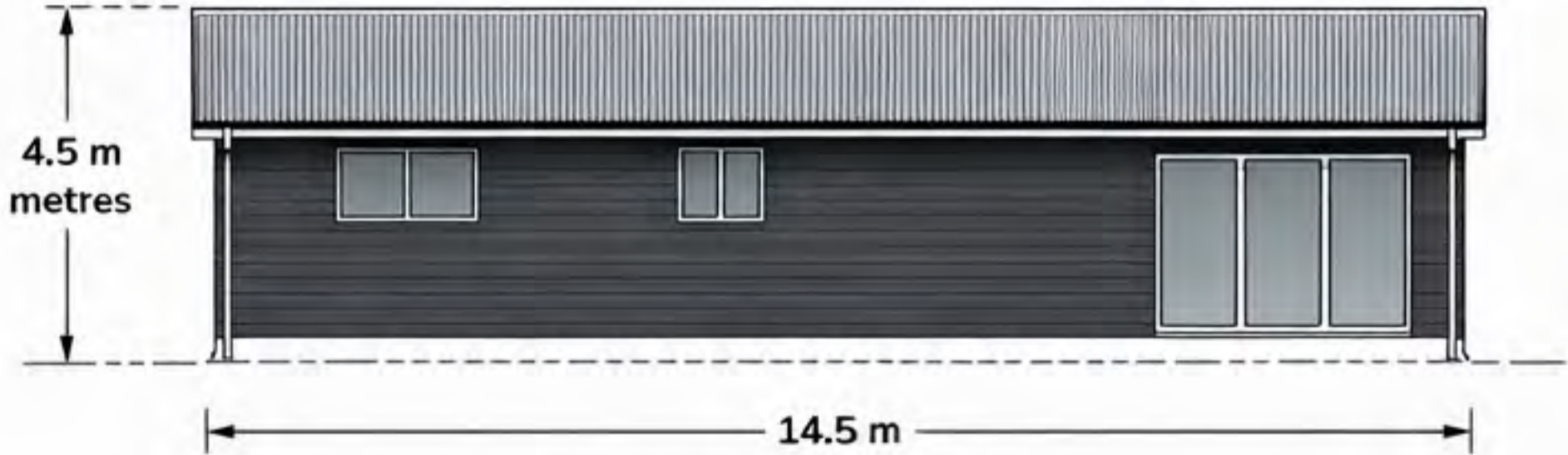
NORTH ELEVATION



SOUTH ELEVATION

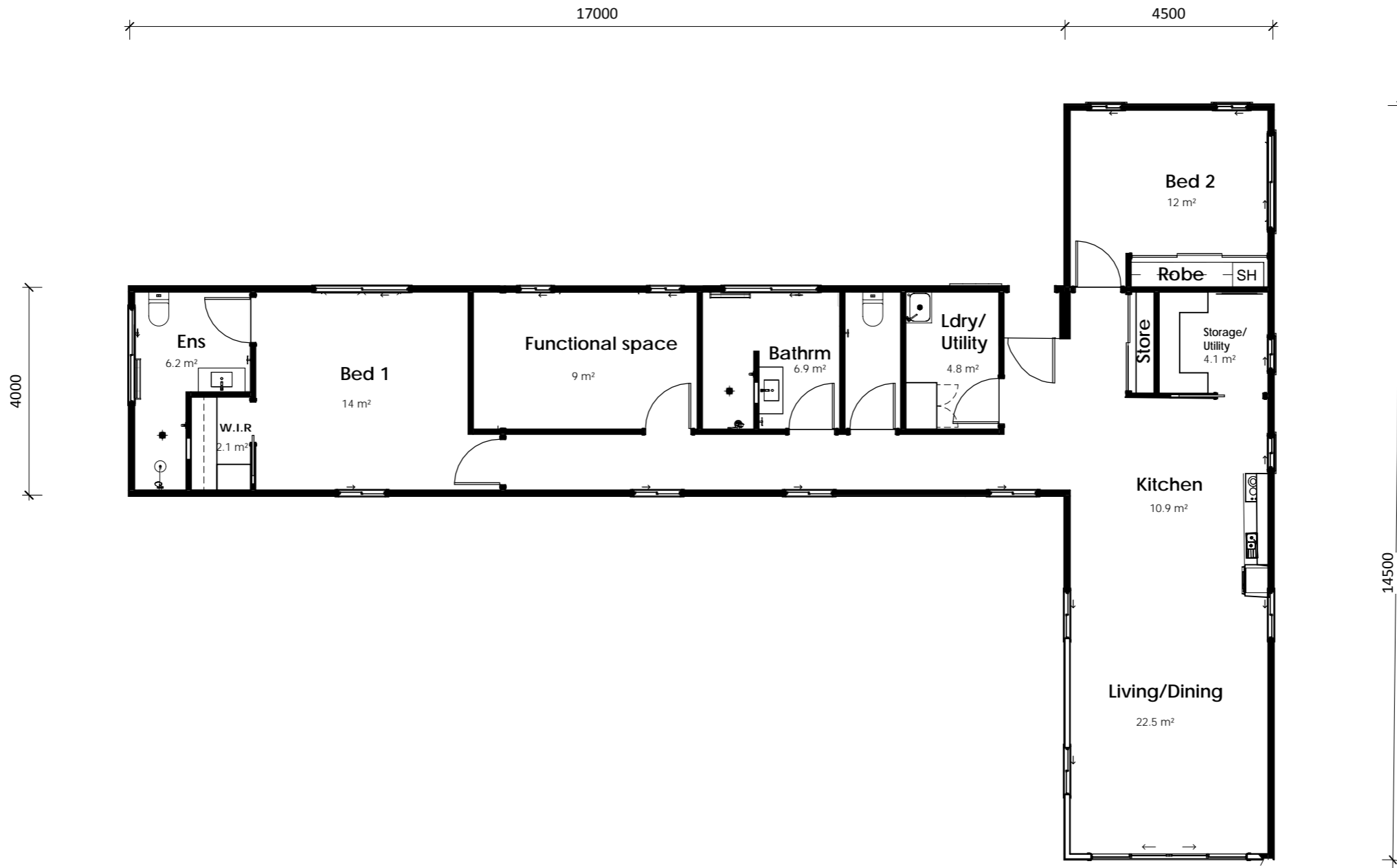


EAST ELEVATION



WEST ELEVATION

Scale 1100



FLOOR PLAN

GROSS BUILDING AREA		
Name	Area	Squares
INTERNAL AREA	130 m ²	
TOTAL % OF SITE COVERAGE	0.6%	
GRAND TOTAL	130 m ²	

Locality Diagram

Lot 2718 Layout Plan

Layout shows indicative proposed dwelling - independent and distance to boundaries and neighbouring properties.



STATEMENT OF EFFECT

PROPOSED DWELLING-INDEPENDENT

ADDRESS:

LOT 2718 (LTO90/075A), 265 ANGLESEY ROAD, GIRRAWEEEN

APRIL 2026

1. INTRODUCTION

This Statement of Effect accompanies a **Development Application** under the **Northern Territory Planning Scheme** to permit the construction of a **Dwelling – Independent** on land zoned **RL (Rural Living)**.

The application seeks consent for a Dwelling – Independent that exceeds the maximum prescribed floor area under Clause 5.4.13. The proposal represents a site-responsive outcome that, while varying the size control, is consistent with the intent, purpose, and strategic outcomes of the Rural Living zone and the Planning Scheme as a whole.

No subdivision, rezoning, or increase in land yield is proposed. The land will remain a **single title**, functioning as **one family holding**.

The proposed development will utilise **existing on-site services and infrastructure** and will not increase demand on public infrastructure or adversely impact the amenity or character of the locality.

2. SITE & LOCALITY

The subject land is located at 265 Anglesey Road, Girraween, within the Herbert/Litchfield locality. The site is zoned RL (Rural Living) and has an area of approximately 20,200m² (5 acres).

The allotment is developed with an existing Dwelling – Single, centrally located on the site. Surrounding development is characterised by large rural residential lots, generous building setbacks, and substantial separation between dwellings.

The locality exhibits a low-density rural living character, with a heavily vegetated setting and limited urban infrastructure. The site and surrounding area are well suited to low-intensity residential uses consistent with the objectives of the RL zone.



3. PROPOSED DEVELOPMENT

The application proposes the construction of a Dwelling – Independent located to the rear of the existing dwelling.

The proposed siting:

- Maintains a substantial setback from the road frontage
- Is consistent with the established development pattern
- Ensures separation from boundaries and neighbouring properties

Access will be provided via the existing driveway, with no additional crossover required.

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

- Bore water
- On-site wastewater treatment
- Electricity

The design, siting, and servicing of the proposed dwelling respond appropriately to the physical characteristics of the site and its rural context, ensuring compatibility with the locality and reinforcing the intended rural residential use of the land.

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

The Development is subject to the following specific provisions of the NT Planning Scheme.

5.2.1 – GENERAL HEIGHT CONTROL

The proposed dwelling has a maximum height of approximately 5 metres, which complies with the maximum allowable height of 8.5 metres.

5.2.4 – CAR PARKING

Sufficient on-site car parking will be provided for the proposed independent dwelling in accordance with clause 5.2.4 of the NT Planning Scheme with parking accommodated via the existing access and an informal hardstand area, appropriate for a rural setting.

5.4.3 – BUILDING SETBACKS FOR RESIDENTIAL BUILDINGS AND ANCILLARY STRUCTURES

The proposed Dwelling – Independent complies with all setback requirements.

- Approx. 150m setback from the front boundary
- Approx. 35–40m from side and rear boundaries

These setbacks significantly exceed minimum requirements and ensure privacy, separation, and consistency with the rural character of the locality.

5.4.6 – PRIVATE OPEN SPACE

The site provides ample private open space due to its large area.

The proposed dwelling will achieve:

- Minimum 45m² of open space
- Minimum 24m² additional open space

All requirements are comfortably met within the 20,200m² allotment.

5.4.13 – DWELLING- INDEPENDENT

The proposed floor area of approximately **130m²** represents a variation to the prescribed limit, justified by the large lot size and rural context consistent with the intent of the provision, maintaining a subordinate and ancillary relationship to the primary dwelling.

Despite this variation, the proposal remains consistent with the intent of the clause for the following reasons:

- The dwelling will remain clearly **subordinate** to the primary dwelling in function and use.
- Both dwellings will:
 - Share a single title
 - Utilise a common vehicle access
 - Rely on shared on-site services
- The dwelling is located to the rear of the primary dwelling, reinforcing its secondary role
- The increased floor area reflects the practical requirements of rural living, including larger living spaces and storage, rather than an intensification of land use and is intended for extended family / carer living.

The proposed dwelling also supports extended family living arrangements, including the ability to accommodate ageing family members within the same property. This outcome is consistent with the intent of the Rural Living zone, enabling flexible, long-term occupation of land without increasing density or creating separate, independent tenancies.

Importantly, the proposal does not introduce additional density, subdivision potential, or separate servicing that would alter the planning intent of the site.

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

(B) – INTERIM DEVELOPMENT CONTROL ORDER

No Interim Development Control Order applies to the land.

(C) – ENVIRONMENTAL CONSIDERATIONS

The proposal does not require referral to the NT EPA. No Environmental Impact Statement is required.

(D) – MERITS OF THE PROPOSED DEVELOPMENT

The merits behind supporting the proposed development may include but are not limited to the following:

- The intended use of the site is compatible with surrounding areas.
- The intended use of the development is for immediate family / carer living.
- The proposed dwelling represents an efficient and appropriate use of rural residential land.
- Reinforces the residential function of the locality without intensification.
- Retains substantial vegetation and rural landscape character.
- Avoids land fragmentation or speculative development.
- Utilises local trades and services during construction.
- Adds long-term value to the land while remaining compatible with surrounding development.
- Supports ageing in place and multi-generational living outcomes, allowing family members to remain on the land in a supported and integrated manner and maintain long-term land stewardship.

(E) – SUITABILITY OF LAND FOR DEVELOPMENT AND IMPACTS OF DEVELOPMENT

The land is highly suitable for the proposed development due to:

- Its large size (20,200m²)
- Existing residential use
- Established on-site servicing
- Rural context and separation from neighbours

Only minimal additional clearing is required, and the development will integrate with the existing site layout.

(F) – PUBLIC FACILITIES AND PUBLIC OPEN SPACES

No additional public facilities or public open space are being proposed as a part of this application.

(G) – AVAILABLE PUBLIC UTILITIES / INFRASTRUCTURE

The development will be serviced entirely on-site.

The existing wastewater system will be assessed and, if required, upgraded or supplemented to ensure full compliance with relevant standards and capacity requirements.

(H) – IMPACT ON AMENITY

The proposal will not adversely impact the amenity of the locality.

- Large setbacks ensure privacy
- Vegetation provides natural screening
- Separation distances exceed minimum standards
- No increase in traffic or infrastructure demand

The development is consistent with the established rural living environment.

(J) – BENEFITS OR DETRIMENTS TO THE PUBLIC INTEREST

The proposal is in the public interest as it:

- Supports orderly and appropriate development within a Rural Living zone
- Does not burden public infrastructure
- Maintains the character and intent of the locality
- Provides flexibility for rural residential living arrangements

6. SUGGESTED CONDITIONS OF APPROVAL

- The approved development shall be carried out generally in accordance with the application and endorsed plans.
- The dwelling - independent shall be used only for residential purposes and shall remain ancillary in planning terms to the primary dwelling.
- The land shall not be subdivided or separately titled without further consent of the Development Consent Authority.
- Prior to occupation of the dwelling - independent, certification from a licensed plumber shall be provided confirming the adequacy of wastewater management arrangements.
- All services shall be provided and maintained on site at no cost to the Northern Territory Government.
- The dwelling – independent shall not be sold or leased independently of the primary dwelling.

7. CONCLUSION

The proposed Dwelling – Independent represents a site-responsive and contextually appropriate development outcome.

While the proposal varies the maximum floor area requirement, it does so without undermining the intent or strategic objectives of the Northern Territory Planning Scheme. The development maintains the low-density rural character of the locality, remains subordinate to the primary dwelling, and does not result in increased land use intensity.

The application is therefore considered to be consistent with the Planning Scheme and warrants approval.

Kind Regards

Shane Dahlhelm

Technical Assessment PA2026/0134

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

Application No:	PA2026/0134
Lot number:	2718
Town/Hundred:	Hundred of Strangways
Zone:	RL (Rural Living)
Site Area:	20200m ²
Proposal:	Dwelling-independent with floor area in excess of 80m ²
Plans used for assessment:	Lot 2718 Site Plan, Indicative Floor Plan, Elevation Plan
Date assessment finalised:	21/05/2026

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

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

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

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

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

Clause 1.8(1)(b)

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

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

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

Clause 1.10 Exercise of Discretion by the Consent Authority

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

3.2 CNV – Clearing of Native Vegetation

Purpose

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

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

Administration

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

- (d) the maintenance and repair of public infrastructure.

Requirements

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

The proposed site for the *Dwelling Independent* will require some clearing of native vegetation; however, the total area to be cleared will remain well below the one-hectare threshold. The intention is to retain as much native vegetation as possible around the development site, consistent with the landscaping commitments outlined in the response to Clause 5.2.6 – Landscaping within this application.

COMPLIES

4.21 Zone RL – Rural Living

Zone Purpose

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

CONSISTENT WITH ZONE REQUIREMENT

5.2.1 General Height Control

Purpose

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

Administration

- 4. Except as set out in sub-clause 3, the consent authority may **consent** to a development that is not in accordance with sub-clause 6 if it is satisfied the **building height** is consistent with the intended character and **amenity** of the area, having regard to:
 - a) the heights of other buildings in the immediate vicinity; and
 - b) measures taken to mitigate potential impacts (such as unreasonable overshadowing or overlooking of dwellings and private open space) on abutting properties.

Requirements

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

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

COMPLIES

5.2.4.1 Car Parking Spaces

Purpose

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

Administration

1. This clause does not apply where alternative car parking space requirements are established under clause 5.9 (Location specific development requirements).
2. The consent authority may **consent** to a use or development that is not in accordance with sub-clause 4 if it is satisfied a reduction of the number of **car parking spaces** is appropriate with regard to:
 - (a) the zoning of the land, the use or development or proposed use or development of the land, and the possible future use or development of the land;
 - (b) the provision of **car parking spaces** in the vicinity of the land;
 - (c) the availability of public transport in the vicinity of the land; and
 - (d) the potential impact on the surrounding road network and the **amenity** of the locality and adjoining property;

or if the use or development relates to a **heritage place** and the Minister responsible for the administration of the *Heritage Act 2011* supports the reduced provision of **car parking spaces** in the interest of preserving the significance of the **heritage place**.
3. The consent authority may require the provision of **car parking spaces** for any **ancillary** use or development in addition to that specified for the **primary use** or development in the table to this clause.

Requirements

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

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

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

The dwelling independent has two bedrooms; therefore, the minimum requirement is 2 spaces, applicant state that in statement of effect that Sufficient vehicle parking spaces will be available onsite for residents of the ‘Dwelling Independent’. Parking will be in proximity to the ‘Dwelling Independent’.

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

COMPLIES

5.2.4.4 Layout of Car Parking Areas

Purpose

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

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

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

2 car parks are required per dwelling but there is no car parking area with three or more vehicles shown on the site plan.

NOT APPLICABLE.

5.4.1 Residential Density

Purpose

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

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

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

NOT APPLICABLE

5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures

Purpose

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

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

Administration

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

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

Requirements

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

Table A to Clause 5.4.3: Minimum building setbacks for residential buildings and ancillary structures in zones other than RR, RL, R, H and A	
Lot Boundary	Minimum Setback for 1 or 2 storey buildings
Primary street frontage	6m for residential buildings , and ancillary structures with external walls <u>and</u> 4.5m for ancillary structures and balconies without external walls <u>or</u> 3m for shade sails, to a maximum height of 2.5m at the minimum setback
Secondary street frontage	2.5m for residential buildings <u>and</u> 1.5m for ancillary structures and balconies without external walls. <u>or</u> 0.9m for shade sails, to a maximum height of 2.5m at the minimum setback
Side and rear lot boundaries	1.5m for residential buildings and ancillary structures <u>or</u> 1m, provided that the subject wall: <ul style="list-style-type: none"> • only includes openings that are either glazed in an opaque material and cannot be opened or have a sill height of 1.6m or greater; • does not extend beyond a maximum height of 3.5m; and • does not extend beyond a maximum length of 9m <u>except</u> shade sails which may be setback 0.9m to a maximum height of 2.5m at minimum setback



The dwelling-independent is to have a setback of 35m from closet rear boundary and 150m from the eastern front boundary, which meets the minimum 10m setback from the front and side boundaries.

COMPLIES

5.4.6.1 Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group

Purpose

Extend the function of a **dwelling** and enhance the residential environment by ensuring that each **dwelling** has private open space that is:

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

Administration

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

Requirements

2. Private open space should:
 - a) satisfy the minimum area, dimensions and open to the sky requirements contained in the table to this clause;
 - b) be directly accessible from the **dwelling** and enable an extension of the function of the **dwelling**; and
 - c) be located to provide views from the **dwelling** to open space and natural features of the **site** or locality, and to reduce overlooking from neighbouring open space and **dwellings**;
 - d) ensure that at least half of the private open space is permeable to allow stormwater infiltration and lessen stormwater runoff from the **site**;
 - e) include at least one area of at least 5m², with no dimension less than 1.5m, for the deep soil planting of trees and vegetation for shade or screening; and
 - f) allow for landscaping at the property frontage to complement the visual **amenity** of the streetscape.

3. Where the private open space for a **dwelling-group** is at **ground level**, it should be:
 - a) screen fenced to a height of at least 1.8m providing a visual barrier to adjoining residences and public areas; or
 - b) fenced to a height of at least 1.8m and planted with dense vegetation which will provide a visual barrier within two years of planting.

Table to Clause 5.4.6.1: Minimum Areas of Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group	
<p>For clarity, in this table: Area A is the minimum area, for each dwelling, that must be open vertically to the sky and have no dimension less than 1.5m.</p> <p>A least half of Area A must be permeable, and may include the 5m² required for deep soil planting.</p> <p>Area B is the minimum dimensioned space that extends the function of the dwelling and may be covered or open to the sky.</p> <p>Any part of Area B that is open to the sky may form part of Area A.</p>	
Type of Dwelling	Private Open Space Area
Dwelling-independent in addition to the private open space requirement for the dwelling-single	<p>A. 45m², open vertically to the sky, with no dimension less than 1.5m; and</p> <p>B. 24m², all or partly covered, with no dimension less than 4m.</p>

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

COMPLIES

5.4.13 Dwellings-Independent

Purpose

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

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

Administration

1. The consent authority must not **consent** to a **dwelling-independent** that is not in accordance with sub-clauses 4, 8 and 9.
2. The consent authority may **consent** to a **dwelling-independent** that is not in accordance with sub-clause 5 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, scale and impact on surrounding **amenity**.
3. The consent authority must not **consent** to a **dwelling-independent** that is not in accordance with sub-clause 7 unless:
 - a) Documentary evidence that an existing wastewater management system does not comply or will not comply with the requirements of the Code of Practice for Wastewater Management as a result of the proposed dwelling-independent, is provided by:
 - i. a registered certifying plumber and drainer or certifying engineer (hydraulic) (for locations within declared building control areas under the provisions of the Building Act 1993); or

- ii. a licenced plumber and drainer or hydraulic consultant (for locations where the Building Act 1993 does not apply); and
- b) it can be demonstrated by a site and soil evaluation report completed by an appropriately qualified site-and-soil evaluator that a wastewater management system complying with the requirements of the Code of Practice for Wastewater Management can be installed for the proposed development.

Requirements

4. There will be no more than one dwelling-independent on a site.
5. The maximum **floor area** of the **dwelling-independent** in:
 - a) Zones H, A, RL and R shall not exceed 80m²; and
 - b) in all other zones shall not exceed 50m².
6. There is only one shared vehicle **access** point to the road, unless the relevant authority has approved a second **access**.
7. Both **dwelling**s will be serviced by a common effluent disposal system or connected to reticulated sewerage.
8. Both **dwelling**s will be serviced by either a single bore or a single connection to a reticulated water supply.
9. Both **dwelling**s will be serviced by a single connection to a reticulated power supply.
10. The floor area of the proposed dwelling-independent will be 130 m², which exceeds the maximum floor area of 80m² for a dwelling-independent in Zone RL.

The proposed dwelling-independent is inconsistent with the purpose of the zone as the size of the proposed dwelling independent would not be ancillary to the proposed dwelling-single on the subject land.

Some aspects can be achieved: the proposed dwelling-independent will be the only one on site; the dwelling independent would have a shared vehicular access utilising the existing driveway located along the northern boundary; would be serviced by a single bore and serviced by a common effluent disposal system.

However, the development proposes to use the existing dwelling single wastewater treatment system but it does not provide evidence that this can be achieved through a Plumbers Certificate or Soil Evaluation. It is most unlikely that the existing house effluent system would have the capacity to support a dwelling-independent. A separate effluent system would most likely be required and this would need to be accompanied with a soil evaluation report which supports the second system, augmentation of the existing system would also need clear evidence demonstrating that it does support a single dwelling and an independent dwelling.

The significantly large size of 130m² which is greater than 60% of the maximum size required for a dwelling independent (80m²), precludes it from achieving the **purpose** of the clause as it would not be ancillary to the dwelling-single on the site.

DOES NOT COMPLY



5 May 2026

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

RE: Letter of Comment Development Application

PA2026/0134

**Hun: 695 P: 02718 265 Anglesey Road GIRRAWEEEN, Hundred of Strangways
Dwelling-Independent with floor area in excess of 80sqm**

Thank you for the Development Application referred to this office on 24/04/2026, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council supports the granting of a Development Permit for the following reasons:

- a) The proposal aligns with the statements of policy within the Litchfield Subregional Land Use Plan and housing diversity is necessary given the current economic challenges.

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

- a) Whilst Council acknowledges the proposed dwelling exceeds the necessary floor size limits there are no proposed additional impacts on ground water and no additional servicing to the lot proposed so therefore the impact of the dwelling is minimal – noting that the location of the dwelling-independent is greater than 30m from any boundary fence.
- b) It may be necessary however to ensure that the current onsite wastewater treatment has capacity to support the additional residence.
- c) Stormwater approval for the purpose of Building Certification will be required separately to this development permit.

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

- a) The owner shall collect stormwater and discharge it to the drainage network, to the technical requirements and satisfaction of Litchfield Council, at no cost to Litchfield Council.
- b) Any developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of Litchfield Council.

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

- a) Litchfield Council's current Fees and Charges may apply to the above conditions. Additional information can be found at www.litchfield.nt.gov.au.
- b) Note that a development permit issued under the Planning Act is not an approval for access onto a Litchfield Council road. Approval for access to be taken from, or constructed within the Litchfield Council controlled road reserve rests solely with Litchfield Council as the approving road authority.
- c) A *Works Permit* is required from Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's road network.

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

Kind Regards,



Jaimie O'Connor
Planning and Development Program Leader



Container No: LD695/2718

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Drashti Chovatiya

RE: PA2026/0134 - Section 02718 Hundred of Strangways - 265 Anglesey Road Girraween - Dwelling-Independent with floor area in excess of 80sqm

In response to the above proposal for development application purposes, Power and Water Corporation (Water Services) advise the following with reference to water and sewer enquiries:

1. Reticulated water and sewer services are currently unavailable in the area. The developer must contact relevant authorities to discuss servicing requirements for the proposed development.
2. Power and Water have no objections or requirements for the proposed development.

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

Yours sincerely

Craig Thomas

Craig Thomas
Services Development

05 May 2026

cc: Shane Dahlhelm
email: shane.dahlhelm@nt.gov.au

Phone 1800 245 092

Web powerwater.com.au

Record No: D2026/124951

Container No: NE695/2718

Your Ref: PA2026/0134

Drashti Chovatiya
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Drashti

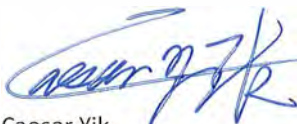
Re: Section 2718 (165) Anglesey Road Girraween Hundred of Strangways

In response to your letter of the above proposal for the purpose of dwelling-independent with floor area in excess of 80m², Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. This property is currently provided with limited capacity of single-phase power supply from the overhead electricity reticulation on Anglesey Road.
2. Multiple-phase power service is required for single-dwelling with dwelling-independent on any property. It means that existing single-phase service would need to be upgraded to multiple-phase service, along with the landowner's internal multiple-phase electrical installation compliance.
3. The landowner shall engage a licensed electrician to prepare a revised overall AS-3000 maximum power demand calculation for both existing dwelling and the new dwelling-independent and apply for a Negotiated Connection application under the Australian Energy Regulator (AER) compliance process for PWC's assessment on power supply capacity upgrade requirements.
4. The engaged licensed electrician shall carry out the customer's internal three-phase electrical reticulation upgrade works in accordance with the PWC's current NP018-Service and Installation Rules 2024 and NP010-Meter Manual.

If you have any further queries, please contact Nabiha Nusrat, Manager Negotiated Connections and Transmission on 8924 5065 regarding power servicing upgrade or Robyn Gless, Customer Connections Officer on 8924 5702 regarding customer's internal electrical installation compliance.

Yours sincerely



Caesar Yik
A/Manager Distribution Development

29 April 2026

7 May 2026

E DevelopmentAssessment.DLPE@nt.gov.au

Ms Drashti Chovatiya
Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801

T 08 8999 4446

Our Ref: DLPE2026/0135
Your Ref: PA2026/0134

Dear Ms Chovatiya

Re: PA2026/0134 Dwelling-Independent with floor area in excess of 80sqm

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

Lands and Planning Division

Building Advisory Services

All proposed building works on the site are to comply with the *Building Act 1993* and the Building Regulations 1993. A building permit is to be issued prior to the commencement of works on the site. Occupancy certification is to be issued prior to occupation of the building.

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

Yours sincerely



Maria Wauchope
Executive Director Land Resources