DEVELOPMENT CONSENT AUTHORITY
LITCHFIELD DIVISION

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: 5 **MEETING DATE**: 18/11/2026 **FILE**: PA2026/0209

APPLICATION PURPOSE:	Dwelling-Independent with a floor area in excess of 100m^2
SUBJECT SITE:	Section 4749 (75) Varro Road, Lloyd Creek, Hundred of Strangways
ZONE:	RL (Rural Living)
SITE AREA:	2 ha
APPLICANT:	MJJ Carpentry Pty Ltd
PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE:	Gareth Martin Bosse and Hannah Leanne Bosse
LANDOWNER(s):	Gareth Martin Bosse and Hannah Leanne Bosse
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 100m^2 ancillary to the existing dwelling-single. The proposed dwelling-independent would be 116.2m^2 and would be located at the northern end (rear) of the 2ha lot, share a common access driveway, single power supply and an existing bore with the dwelling-single. Reticulated water and sewer services are unavailable to the site. The dwelling-independent would have a separate effluent disposal system.

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

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

An application is required for planning consent as the proposal has become *Merit Assessable* under Clause 1.8(1)(b)(ii)(2) of the Northern Territory Planning Scheme 2020 (NTPS2020).

Under Clause 1.8(1)(b)(ii)(2) it is shown as *Permitted* on the relevant assessment table in Part 4, but it does not comply with the relevant development requirements as set out in Part 5.

Zoning and Level of Assessment in 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 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 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 recommends that the Development Consent Authority vary the requirements of Clause 5.4.13 of the NT Planning Scheme 2020 and approve the application subject to conditions on the development permit.

Conditions are detailed in section 7 of this report.

4. BACKGROUND

The subject site is located in Lloyd Creek and is zoned RL (Rural Living). It has an area of 2ha and has primary street frontage to Varro Road to the south and secondary street frontage to Fred Pass Road to the east. However, this part of Freds Pass Road is an unsealed paper road (unformed legal road) devoid of vehicular traffic.

The site contains an existing dwelling-single constructed in 2015. Building approval was subsequently issued for a veranda in 2017 and an outbuilding (shed) in 2025.

The adjoining property to the west, section 4748 is also zoned RL and contain dwellings and ancillary structures. The adjoining property to the north, section 4585 is zoned U (Utility). There is a drainage easement 8m wide running along the entire length of the eastern boundary of the site. A survey plan of the site is included in **Bookmark B**.

No previous development applications have been identified for this site.

5. PUBLIC EXHIBITION

Pursuant to section 47 of the *Planning Act 1999*, the application was placed on public exhibition for a period of two weeks, from 12th June 2026 to 26th June 2026. 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*, the consent authority must, in considering a development application, take into account any of the following matters listed in that subsection that are relevant to the development:

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

The Northern Territory Planning Scheme 2020 (NTPS2020) applies to the land, which is zoned RL (Rural Living). A Technical Assessment of the development is provided at **Bookmark F**. The assessment identifies compliance with the relevant requirements, except for Clause 5.4.13 (Dwelling-independent), for which a variation is sought.

Consistent with section 51(3) of the *Planning Act 1999* and Clause 1.10(2) of the NTPS2020, the assessment below focuses on the non-compliance and whether the development meets the purpose of the relevant requirement.

Clause 5.4.13 (Dwelling-independent)

Under sub-clause 4 of Clause 5.4.13 of the NTPS2020, the maximum floor area of the dwelling-independent in zone RL is not to exceed 100m^2.

However, the submitted Drawings and Statement of Effect show the proposed dwelling-independent with a floor area of 116.2m^2, exceeding the permissible area by 16.2%.

The applicant seeks a variation to this requirement, pursuant to Clause 1.10(5) of the NTPS2020. The applicant states that the additional floor area is justified as it will remain ancillary to the main dwelling and so it can be comfortably resided in by the parents of the owners with sufficient storage space.

Pursuant to sub-clause 2 of Clause 5.4.13 of the NTPS2020:
The consent authority may consent to a dwelling-independent that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on surrounding amenity.

Purpose of Clause 5.4.13:

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

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

The proposed dwelling-independent would be another dwelling on the site, ancillary to the dwelling-single. It would provide more housing choice for the residents. It can be considered ancillary to the dwelling-single as it is considerably smaller in size and in the number of habitable rooms. It does not negatively impact on the amenity of the adjoining property being well setback from the shared boundary and is not considered to have any detrimental impact on the natural environment. Furthermore, it will not adversely impact the local road network having a shared access driveway with the dwelling-single.

Purpose and Outcomes of Zone RL (Rural Living) & location, scale and impact on surrounding amenity:

The proposed ancillary dwelling-independent will provide for comfortable rural lifestyle and will be sufficiently serviced with appropriate infrastructure and services. It will not impose unsustainable demands on surface water and groundwater and will not negatively impact the environment. The design of the dwelling and site layout are sympathetic to the existing streetscape and rural character of the surrounding development.

The scale of the development is anticipated to be consistent with the development permissible in the zone and surrounding developments and will have minimal impact. It will not adversely impact on the surrounding amenity as it is a Permitted form of development in the zone and does not negatively affect the visual aesthetic of the site or have any adverse effects on the local road network and is appropriately located.

Therefore, it is recommended that a variation to sub-clause 4 of Clause 5.4.13 will be appropriate.

(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

Since the application was lodged, the Northern Territory Planning Scheme 2020 was amended with changes to Clause 5.4.13 (Dwelling-Independent). The Planning Scheme Amendment 175 (PA2026/0193) came into effect on 24 June 2026 and is applicable to this development.

As a result, Clause 5.4.13 has been amended to increase the floor area from 80m^2 to not exceed 100m^2 in zone RL and to remove the requirement for dwelling-independent to connect to a single wastewater management system shared with the dwelling single. A copy of the amendment is available at **Bookmark D**.

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

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

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

There are no environmental protection objectives relevant to the land.

Section 18 of the Waste Management and Pollution Control Act 1998 provides that any beneficial use, quality standard, criteria or objective declared under section 73 of the *Water Act 1992* and in force is an environment protection objective.

Having regard to section 51(3) of the *Planning Act 1999*, the proposed variations to dwelling-independent requirements are not anticipated to adversely affect any such declared beneficial use or water quality objective.

(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 (SoE), the applicant submits that the proposal has the following merits:

- It will be resided in by the parents of the owners to provide family support them when they require.;
- It is of a scale that responds to the low-density character of the locality;
- It has sufficient separation distance from the existing residence for independence and privacy;
- It has shared access, shared power supply and a shared bore;
- It is sited behind the main residence and is considerate to the site contours of the site being screened by existing trees.

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

- Shared Bore water (single bore RN038734)
- Shared Reticulated Power supply
- A separate onsite wastewater disposal system to that of the existing dwelling-single

No negative effect on the land or adjoining land is anticipated. Furthermore, planting is proposed to screen the dwelling-independent from the existing dwelling-single and surrounding properties.

The subject land is not affected by overlays relating to clearing of native vegetation. 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:

Litchfield Council – **Bookmark E1**
Council supported the proposal and provided a standard response. Standard conditions and notes in regard to stormwater discharge, access and easements would respond to Litchfield Council's requirements.

Council brought attention to the shed (outbuilding) and other ancillary structures not shown on drawings, and urged that the property owner ensure all structures comply with Building Regulations and Bushfires NT. The shed was constructed in 2025 and has an 'Occupancy Permit'. The applicant has also stated that the ancillary structure near the western boundary is a mobile container (demountable) and that it can be relocated.

Service Authorities:

Power and Water Corporation (PWC) - Power – **Bookmark E2**
PWC provided a standard response indicating a multi-phase power supply is required for the property. Standard conditions and notes would achieve requirements.

Power and Water Corporation (PWC) - Water & Sewer – **Bookmark E3**
PWC provided a standard response indicating that reticulated water and sewer services were not available. Standard conditions and notes would achieve requirements.

Department of Lands, Planning and Environment (DLPE) – **Bookmark E4**
DLPE provided a standard response regarding all building works to be compliant with the Building Act and NCC. Standard conditions and notes would achieve requirements.

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

The proposed dwelling independent is larger than the maximum 100m^2 floor area permitted. The consent authority has varied Clause 5.4.13 (Dwelling-independent) in the past but only up to 30% of the maximum floor area allowed in the zone. The 116.2m^2 proposal would be 16.2% larger than the 100m^2 maximum. The potential impacts that need to be considered are:

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

The largest independent dwelling which has been approved in the Litchfield area was for an independent dwelling of 104.65m^2 noting the maximum at that time was 80m^2, which equated to 30**%** greater. Recent refusals have been for proposed dwelling independents of 115m^2 and 143.6m^2 which were 44% and 79% greater respectively, than what was the maximum at the time of 80m^2. See the Summary table below:

DEVELOPMENT PERMIT NO.	DWELLING INDEPENDENT -merit assessment reason	FLOOR AREA	% Change
Approvals			
DP21/0093	Exceeds 80m^2 and separate effluent system	94.7m^2	
DP22/0099	Exceeds 80m^2 and separate effluent system	100.7m^2	
DP22/0133	Exceeds 80m^2 and separate effluent system	87.8m^2	
DP22/0140	Exceeds 80m^2	86.4m^2	
DP22/0133	Exceeds 80m^2 and separate effluent system	87.8m^2	
DP23/0180	Exceeds 80m^2 and separate effluent system	**104.65m^2**	**30.75%**
DP23/00163 (PA2023/0072)	Exceeds 80m^2 and separate effluent system (Katherine Area)	107m^2	
DP2025/0083	Exceeds 80m^2 and separate effluent system	84.4m^2	
DP2025/0117	Exceeds 80m^2	97.65m^2	
DP2026/0254	Exceeds 80m^2 and separate effluent system	83.5m^2	
Refusals			
PA2021/0277	Exceeds 80m^2 and separate effluent system	**143.6m^2**	**79%**
PA2022/0377	Exceeds 80m^2 and separate effluent system	**115m^2**	**43.75%**

With this in consideration, the proposed 116.2m^2 independent dwelling is only 16.2% larger than the maximum 100m^2 and could be considered ancillary to the dwelling single.

Whether a dwelling-independent is 'ancillary' and 'subordinate to' a dwelling single is determined on floor area, and its reliance on the infrastructure and access supplied to the dwelling-single. The applicant has stated that the dwelling-independent will be occupied by the parents of the owners to provide family support for themselves, and later for the owners to support their parents. Further, the dwelling-independent would have only 2 bedrooms. Since the proposed dwelling-independent has a floor area lower than the dwelling-single and shares access, bore, and electricity, it would achieve the purpose of the Clause 5.4.13 and would not negatively impact on adjoining properties, detrimentally impacting on the natural environment or have any significant impact on the local road network.

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

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

The proposed development will not impact on the public interest.

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

Not applicable to this application.

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

Not applicable to this application.

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

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

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

The following declared beneficial uses apply to the subject land:

- Darwin Harbour Region
- Darwin Rural Water Control District

It is the responsibility of the developer and landowner 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.

Having regard to the nature, scale and location of the proposed development, no requirement for referral to the NT EPA under Part 4, Division 3 of the *Environment Protection Act 2019* has been identified. Accordingly, section 51(2) of the Planning Act 1999 does not prevent the consent authority from determining the application.

7. RECOMMENDATION

That, the Development Consent Authority vary the requirements of Clause 5.4.13 (Dwelling-independent) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act 1999*, consent to the application to develop Section 4749 (75) Varro Road, Lloyd Creek, Hundred of Strangways for the purpose of ancillary dwelling-independent with a floor area in excess of 100sqm, subject to the following conditions:

GENERAL CONDITIONS:

1. The works carried out under this permit shall be in accordance with the drawings numbered 2026/0209/01 to 2026/0209/06 endorsed as forming part of this permit.

2. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.

3. The owner is to ensure stormwater is collected and discharged into the drainage network to the technical requirements of and at no cost to Litchfield Council, to the satisfaction of the consent authority.

4. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, *including that any dead, diseased or damaged plants are to be replaced.*

5. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity and telecommunication to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
   Please refer to notations 2, 3, 4, and 5 for further information.

6. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Litchfield Council, to the satisfaction of the consent authority.

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

NOTES:

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

2. The Power and Water Corporation advises that the Water and Sewer Services Development Section (developer.concierge@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

3. Power and Water Corporation advise that prior to initial reviews and assessments being undertaken to determine Power and Water Corporations servicing requirements, the developer should submit an Expression of Interest (EoI) form via email to developer.concierge@powerwater.com.au

4. All developers, including owner-builders, are required to comply with Commonwealth telecommunications requirements. Under Commonwealth law, developers are generally required to provide fibre-ready pit and pipe in their developments at their expense. Developers may be able to access an exemption from these arrangements in some circumstances. For more information visit www.infrastructure.gov.au/tind

5. If you choose nbn to service your development, you will need to enter into a development agreement with nbn. The first step is to register the development via http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html once registered nbn will be in contact to discuss the specific requirements for the development. Nbn requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to nbn guidelines found at http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html

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

7. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the Northern Territory Building Act 1993 before commencing any demolition or construction works. All building works are to comply with the Building Act 1993, Building Regulations 1993, and the National Construction Code.

8. The Power and Water Corporation advises that:

   (a) Multiphase power supply is required for the property with the proposed dwelling-independent.
   (b) The landowner shall engage a licensed electrician to submit a maximum power demand calculation for both existing buildings and new dwelling-independent on Section 4749 to PWC for assessment on applicable power supply capacity upgrade requirements in accordance with the current Australian Energy Regulator (AER) process.
   (c) The engaged electrician shall carry out customer's internal electricity reticulation works including multiphase metering panel for the proposed dwelling-independent in accordance with PWC's current NPO18 Service and Installation Rules 2024, and NP010-Meter Manual.

9. 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.

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

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

12. A groundwater extraction licence may be required under the Water Act 1992 for any bore used for purposes other than rural stock and domestic water supply. For advice on water extraction licences please contact the Water Licensing and Regulation Branch of the Department of Lands, Planning and Environment.

13. There are statutory obligations under the *Waste Management and Pollution Control Act 1998* (the Act), that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is required to comply at all times with the Act, including the General Environmental Duty under Section 12 of the Act. There is also a requirement to obtain an authorisation prior to conducting any of the activities listed in Schedule 2 of the Act. Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority website at https://ntepa.nt.gov.au/_media/waste-and-pollution/pdf/guidelines/guideline_prevent_pollution_building_sites.pdf

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

8. REASONS FOR THE RECOMMENDATION

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

    The NT Planning Scheme 2020 applies to the land and "Dwelling-Independent with floor area in excess of 100sqm" 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 purpose and outcomes of Clause 4.7 - Zone RL (Rural Living), and Clauses 5.2.1 (General Height Control), 5.2.4 (Car Parking), 5.2.5 (Loading Bays), 5.2.6 (Landscaping), 5.2.7 (Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR), 5.4.3 (Building Setbacks for Residential Buildings and Ancillary Structures), 5.4.6 (Private open Space), and 5.4.13 (Dwelling-independent) requirements 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 exceeding 100m^2 by 16.2% with a total of 116.2m^2.

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

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

The proposed dwelling-independent provides for another dwelling on the site providing greater housing choice for the residents and it remains ancillary to the dwelling-single as it is considerably smaller in size and number of habitable rooms. It will be well setback from the shared boundary and will share access through the existing driveway with the dwelling-single, share a single power connection and existing bore. The proposal would not impact on the amenity of the adjoining properties, detrimentally impact on the natural environment or have any significant impact on the local road network.

Furthermore, the proposal in consistent with the zone purpose and outcomes of an RL zone and is considered appropriate to the site having regard to its location, scale and impact on the surrounding amenity.Therefore, it is recommended that a variation to sub-clause 4 of Clause 5.4.13 will be appropriate.

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.

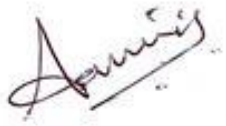
   With a lot size of 2 hectares, the subject land has the capacity to allow for a dwelling independent, provided it meets the purpose and requirements of zone RL and relevant Part 5 clauses of the NTPS 2020.

   The subject land is regularly shaped and developed with an existing dwelling-single and a shed. Existing access from Varro Road would be extended and shared. The dwelling-independent will connect to the single reticulated power supply and existing bore water that service the dwelling-single, with a separate effluent disposal system. Furthermore, planting is proposed to screen the dwelling-independent from the existing dwelling-single and surrounding properties.

   Therefore, it will have no negative effect on the land or on other land. The subject land is not affected by overlays relating to clearing of native vegetation. Additionally, the Department of Land, Planning and Environment did not identify or raise any issues of concern in relation to land capability.

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. Nor is approval of a dwelling-independent of this size is likely to have long term impacts on the wider amenity of the rural residential locality.



Shaik Aamir Shaik Alaudeen

AUTHORISED: .....

PLANNER – LITCHFIELD
DEVELOPMENT ASSESSMENT SERVICES

Map created Mon Nov 09 13:52:40 ACST 2026

Subject Site

Map Center: 131° 7' 32.4" E, 12° 36' 55.8" S

Legend

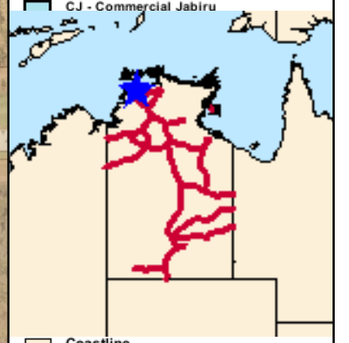
Placenames
- Recorded
- Historical
- Registered
- Assigned
- Revoked
- Registered - Historical

General Text

Railways

General Lines

Town Planning Zones
- A - Agriculture
- CV - Caravan Park
- CB - Central Business
- C - Commercial
- CL - Community Living
- CP - Community Purpose
- CN - Conservation
- DV - Development
- RR - Rural Residential
- GI - General Industry
- HT - Heritage
- HR - High Density Residential
- H - Horticulture
- LI - Light Industry
- M - Main Road
- MR - Medium Density Residential
- LMR - Low-Medium Density Residential
- CA - No Planning Scheme Controls
- OR - Organised Recreation
- PM - Proposed Main Road
- PS - Public Open Space
- RW - Railway
- RD - Restricted Development
- R - Rural
- RL - Rural Living
- SC - Service Commercial
- LR - Low Density Residential
- S - Specific Use
- TC - Tourist Commercial
- U - Utilities
- WM - Water Management
- FD - Future Development
- RJ - Residential Jabiru
- PSJ - Public Open Space Jabiru
- ORJ - Organised Recreation Jabiru
- CJ - Commercial Jabiru

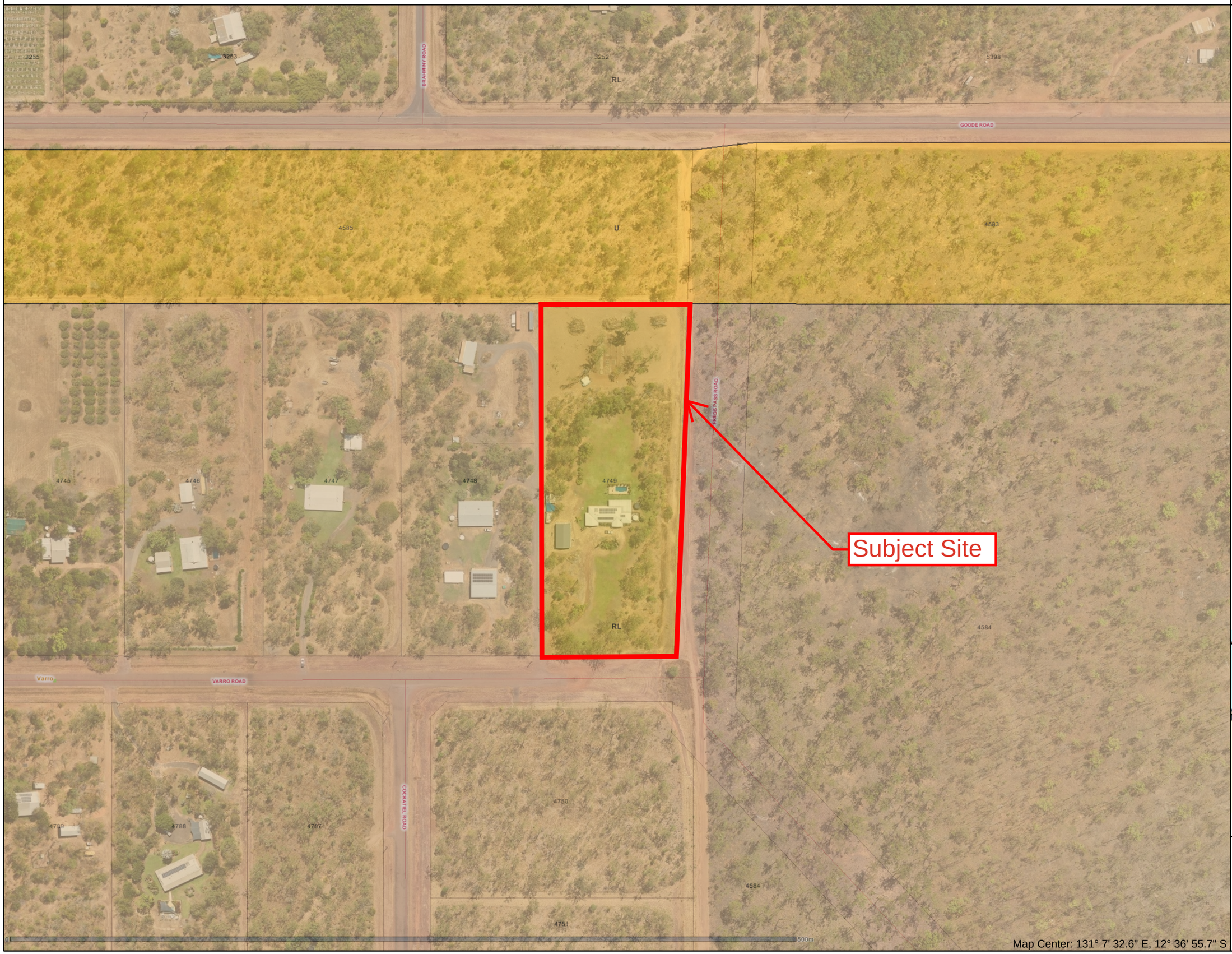


Coastline

Created by AHAHK

Bottom Left: 131° 06' 57", -12° 37' 16"
Top Right: 131° 08' 06", -12° 36' 35"
Approximate Scale: 1:5,900
Datum: GDA 1994
Data for information purposes only
- accuracy not guaranteed
N.T. Land Information System
Copyright Northern Territory of Australia

Map created Mon Nov 09 13:54:05 ACST 2026



Map Center: 131° 7' 32.6" E, 12° 36' 55.7" S

Legend

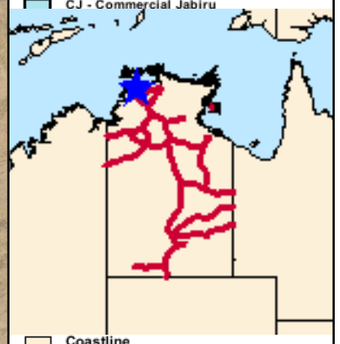
Placenames
- Recorded
- Historical
- Registered
- Assigned
- Revoked
- Registered - Historical

General Text

Railways

General Lines

Town Planning Zones
- A - Agriculture
- CV - Caravan Park
- CB - Central Business
- C - Commercial
- CL - Community Living
- CP - Community Purpose
- CN - Conservation
- DV - Development
- RR - Rural Residential
- GI - General Industry
- HT - Heritage
- HR - High Density Residential
- H - Horticulture
- LI - Light Industry
- M - Main Road
- MR - Medium Density Residential
- LMR - Low-Medium Density Residential
- CA - No Planning Scheme Controls
- OR - Organised Recreation
- PM - Proposed Main Road
- PS - Public Open Space
- RW - Railway
- RD - Restricted Development
- R - Rural
- RL - Rural Living
- SC - Service Commercial
- LR - Low Density Residential
- S - Specific Use
- TC - Tourist Commercial
- U - Utilities
- WM - Water Management
- FD - Future Development
- RJ - Residential Jabiru
- PSJ - Public Open Space Jabiru
- ORJ - Organised Recreation Jabiru
- CJ - Commercial Jabiru



Coastline

Created by AHAHK

Bottom Left: 131° 07' 19", -12° 37' 03"
Top Right: 131° 07' 45", -12° 36' 47"
Approximate Scale: 1:2,200
Datum: GDA 1994
Data for information purposes only
- accuracy not guaranteed
N.T. Land Information System
Copyright Northern Territory of Australia

Supersedes Part of S2001/200

GOODE ROAD

FREDS PASS ROAD (40.23 WIDE)

VARRO (PUBLIC ROAD 30 WIDE) ROAD

CORPUS (PUBLIC ROAD 30 WIDE) ROAD

MALACHITE (PUBLIC ROAD 30 WIDE) ROAD

REDCLIFFE ROAD (40 WIDE)

COCKATIEL (PUBLIC ROAD 30 WIDE) ROAD

DATUM ROAD

4585 S2001/200

4584 S2001/199

4574 S2001/190

N

True Bearings

ENLARGEMENT A
Not to Scale

ENLARGEMENT B
Not to Scale

ENLARGEMENT C
Not to Scale

Note
Reference marks are at one metre unless otherwise shown
Public Roads are vested in the Litchfield Shire Council
Drainage Easements are in favour of the Litchfield Shire Council

SURVEYOR'S CERTIFICATE

I, Keith Leslie Schulz
hereby certify that the survey represented on this plan was carried out by me or under my immediate supervision and was completed on 18.10.05 and that this survey has been executed in accordance with the Licensed Surveyors Act and the directions thereunder.

Licensed Surveyor — Date 31/10/05

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 51 of the Land Title Act for issue of new titles in accordance with the subdivision hereon

Rosalie Margaret Varro

Registered Proprietor(s)
C.T. Volume 665 Folio 418

SURVEY APPROVAL

I, Garry James West the Surveyor-General, being satisfied that Part 5 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 64 of the Planning Act and section 7 of the Control of Roads Act

Surveyor-General — Date 15/11/05

SECTIONS 4741 TO 4793
SUBDIVISION OF SECTION 4586
HUNDRED OF STRANGWAYS

Drawn by	Map Reference	SCALE 1:3000
Earl James & Associates (5046) 28.10.05	Humpty Doo 10000 Sheet 06.08	
Examined by: Earl James & Associates 28.10.05	AZIMUTH Assumed from S93/175 Observed at	LTO 2005/071

WARNING - Damaged or creased plan will be rejected.

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	MJJ Carpentry Pty Ltd Natalie Johnson		
Address	PO Box 2643 Palmerston NT 0831		
Phone	0418 896 499	**Email**	natalie@mjjcarpentry.com
Persons on whose behalf the application is made:			
Person/s on whose behalf the application is made:	Mr Gareth M Bosse and Hannah L Bosse		
Address	75 Varro Road Lloyd Creek NT 0822		
Phone	0466 585 207	**Email**	gareth.bosse@bigpond.com
The applicant is hereby authorised to lodge a development application over the subject land described as:			
***Lot/NT portion**	4749		
***Location/town/hundred**	Hundred of Strangways		
***Street address**	75 Varro Road Lloyd Creek 0822		

NORTHERN TERRITORY GOVERNMENT

The application is for the purpose of:			
***Proposed development** *Brief description of proposed development*	Proposed Independent Unit		
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**	Mr Gareth Martin Bosse		
^Company name	N/A		
^Title *(e.g. director/authorised representative)*	N/A		
Phone	0466 585 207	**Email**	gareth.bosse@bigpond.com
***Signature**			
***Date**	24.09.2026		
Landowner signature			
***Full name**	Mrs Hannah Leanne Bosse		
^Company name	N/A		
^Title *(e.g. director/authorised representative)*	N/A		
Phone	0428 744 226	**Email**	hannah.jeynes93@hotmail.com
***Signature**			
***Date**	24.09.2026		

Any Persons with an interest in the land *(as applicable)* In accordance with section 46(3)(aa)(iii) and (iv) of the *Planning Act 1999*, a development application is to contain the name and contact details of **any person who entered into an agreement** with the applicant and/or landowner, **to acquire an estate or interest in the land to which the application relates**; and **any person with an interest** prescribed by regulation.			
^Full name			
^Company name			
^Title *(e.g. director/authorised representative)*			
^Signature			
Phone		**Email**	
^Full name			
^Company name			
^Title *(e.g. director/authorised representative)*			
^Signature			
Phone		**Email**	

Privacy Note

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

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

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

14/05/2026

Your Ref: Lot 4749 (75) Varro Road, Lloyd Creek, Hundred of Strangways

Department of Lands and Planning
Development Consent Authority
GPO Box 1680
Darwin NT 0801

Dear Sir/Madam,

RE: Section 46 Application for a Development Permit for a Dwelling-Independent at Lot 4749 (75) Varro Road, Lloyd Creek, Hundred of Strangways.

I wish to apply for a Development Permit for a Dwelling-Independent with a floor area larger than 80m2 and a separate effluent disposal system at the above-mentioned address. The parcel of land is zoned RL (Rural Living) and is 2 hectares in area. Planning Scheme clauses relevant to this application in an RL zone are, 5.4.2, 5.4.3, 5.4.6 & 5.4.13.

The purpose of the Independent Unit is to house the owners; family independently, for the foreseeable future.

Clause 5.4.2 – Vehicle Parking

The current parking arrangement on the site consists of a double carport to the existing dwelling. The Dwelling-Independent will have 2 carparking spaces undercover an attached carport as required by this Clause, as the new Dwelling-Independent has 2 bedrooms.

Complies

Clause 5.4.2 Residential Height limitations

The proposed Dwelling-Independent is a single storey building. The existing house structure is a single storey residence, approximately 4m maximum height. The proposed Dwelling-Independent will measure 3.5m to the highest point, as per the aesthetically pleasing design attached. This is well under the 8.5m allowable in the NT Planning Scheme.

Complies

Clause 5.4.3 Building Setbacks of Residential Building and Ancillary Structures

In accordance with the purpose of this Clause, the Dwelling-Independent has been located on the site for proximity to the existing Residence, but a distance away to allow for private Independent living of the owners, who reside in the Dwelling on the site.

The setbacks of approximately 30m to the rear boundary, 16m to the closest side boundary and in excess of 150m and 40m to the front and other side boundaries respectively. These well exceed the minimum required by the NT Planning Scheme. The of the allotment has several large trees existing which will aesthetically screen the unit from the street and existing residence.

Complies

Clause 5.4.6 – Private Open Space

As the existing Residence is on a rural property, private open space requirements are easily met. Excess of 80m2 of private verandah area has been provided to the Unit undercover. In addition a large garden area is proposed, which will include screening of the unit from the neighbouring property and existing Residence.

Complies

Clause 5.4.13 – Dwelling – Independent

The Dwelling-Independent is ancillary to the existing main dwelling on the site and is proposed to be resided in by the parents of the owners of the property. The site is accessed by a single driveway and the Dwelling-Independent has been sited so that it is sufficient distance away from the existing residence for independence and privacy, while also exceeding the minimum setbacks required by the NT Planning Scheme. In addition, the Independent Dwelling has been sited on the property behind the main Residence due to levels of the site and existing infrastructure and significant trees already on the site. A separate effluent disposal system complying with AS3500 is proposed, with supporting documentation and design from the plumber attached. Information on the system is also provided as supporting documentation. The supporting letter from the plumber regarding the treatment system is in accordance with Clause 3(b)(ii) of 5.4.13.

Requirements 1 to 7 of the NT Planning Scheme Clause 5.4.13 are addressed as follows:

4. There is not more than 1 Independent Dwelling on the site as per this requirement.
5. Floor area internal to the Dwelling-Independent is 109m2 (up to 80m2 allowable). The additional floor area is justified due to the parents of the owners (funding and will reside in) the proposed Independent Unit downsizing from their current living arrangement to a 2 bedroom unit without large storage space. Therefore, a comfortable area of 109m2 including two bathrooms is proposed, so that it can be lived in comfortably for the longer term. Large storage area joinery is proposed for the larger 22m2 main bedroom to store personal possessions which will have to be reduced from a larger home.
6. There is only one shared vehicle access point to the road
7. A second septic and relm drain system is proposed to service the Dwelling-Independent due to fall of land and location and size of existing system in place to Dwelling – Single. Refer to above and supporting documents attached in accordance with Item 3 to this Clause.
8. Both dwellings will be serviced by a single water supply.
9. Both dwellings will be serviced by a single connection to power supply.

Does not comply

Section 46(3) of the Planning Act

(a) The above assessment has demonstrated how the proposal will comply with the NT Planning Scheme. The proposal complies with all relevant clauses except for Clause 5.4.13 – Dwelling Independent (requirement 5 – Floor area to exceed 80m2 and 7 – both dwellings will be serviced by a common effluent disposal system.

(b) There is no interim control orders on this land, so this clause is not applicable.

(c) No environmental report or impact statement is required or has been prepared for this project.

(d) The merits of the development are such that the owner of the property will be provided with an Independent Dwelling space for their parents to reside for family support for themselves now and later to provide support to them. Long term the unit is an asset to the property and area in general.

(e) The design of the Independent Dwelling has taken into account the physical characteristics of the land. The dwelling-Independent has been sited for ease of construction and once completed for privacy/screening for both occupants and neighbours and has taken into account the existing Residence effluent disposal system on the site.

(f) There are no existing public facilities in the vicinity of the land and no public facilities are proposed to be provided by the developer as part of these works.

(g) No public utilities or infrastructure are proposed or required as part of these works.

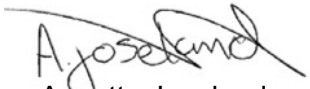
(h) The potential impact on the amenity of the area from the proposal is both minimal and positive.

(j) There is minimal public interest in this development.

The Dwelling-Independent with a floor area of 109m2 and a separate effluent disposal system will not only provide the owner of the property with an Independent living space for their parents to reside but will be an aesthetically pleasing addition to the existing site when viewed from the streetscape. It will nicely compliment the landscaping to the site also.

I hope you find the application favourable and please feel free to contact me if you have any concerns regarding the proposed works.

Yours sincerely,



Annette Joseland
AB Consulting (NT) Pty Ltd

Site Notes

1.0 CHECK ALL DIMENSIONS PRIOR TO COMMENCING ANY SITE WORKS.
1.1 SITE DIMENSIONS TAKE PREFERENCE OVER SCALED DRAWINGS
ANY DIMENSION CHANGES TO BE REFEREED TO THE BUILDING DESIGNER WHERE THEY AFFECT OR RELATE TO THE BUILDING DESIGN.
1.2 ALL SET OUT DIMENSIONS HAVE BEEN MEASURED FROM TO THE FACE OF COLUMNS AND / OR WALLS UNO.
1.3 WHERE AN EXISTING BOUNDARY LINE OR FENCE EXISTS CONFIRM BOUNDARY LOCATION. BUILDER SHALL DETERMINE PRIOR TO COMMENCEMENT OF WORKS THE BOUNDARY LOCATION TO ENSURE THE WORKS DOES NOT ENCROACH BOUNDARY OFFSET DIMENSIONS OR ADJACENT PROPERTY (ALLOW TO SURVEY BOUNDARY)
1.3 SERVICES UNDER GROUND TO BE INVESTIGATED BY BUILDER PRIOR TO SET OUT
1.4 SITE PREPARATION TO COMPLY WITH THE BCA : SITE PREPARATION EARTHWORK CONSTRUCTION SHALL COMPLY WITH GUIDELINES SET OUT IN AS 3798.
STORM WATER TO DISCHARGE AWAY FROM NEW WORKS INCLUDING FOOTINGS AND SHALL NOT AFFECT ADJOINING PROPERTIES

FINISHED SLAB HEIGHT SHALL BE :
(a) 150 ABOVE FINISHED GROUND LEVEL OR
(b) 100 ABOVE SANDY WELL DRAINED AREAS OR
(c) 50 ABOVE PAVED OR CONCRETED AREA THAT SLOPE AWAY FROM THE BUILDING IN ACCORDANCE WITH (a)

THE GROUND BENEATH SUSPENDED FLOORS MUST:
BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING (SEE FIG 3.1.1.3)

THRESHOLDS
WHERE THE THRESHOLD OF A DOORWAY IS MORE THAN 230mm ABOVE THE ADJOINING SURFACE IT MUST INCORPORATE STEPS HAVING RISER AND GOING DIMENSIONS IN ACCORDANCE WITH 3.91.2

Erosion & Sediment Control

BUILDER COMPLY WITH THE REQUIREMENT OF THE NTG FOR RURAL DEVELOPMENT.

INSTALL SEDIMENT CONTROL MEASURES BEFORE COMMENCEMENT OF EXCAVATION OR EARTHWORKS.
REGULARLY MAINTAIN THEM UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

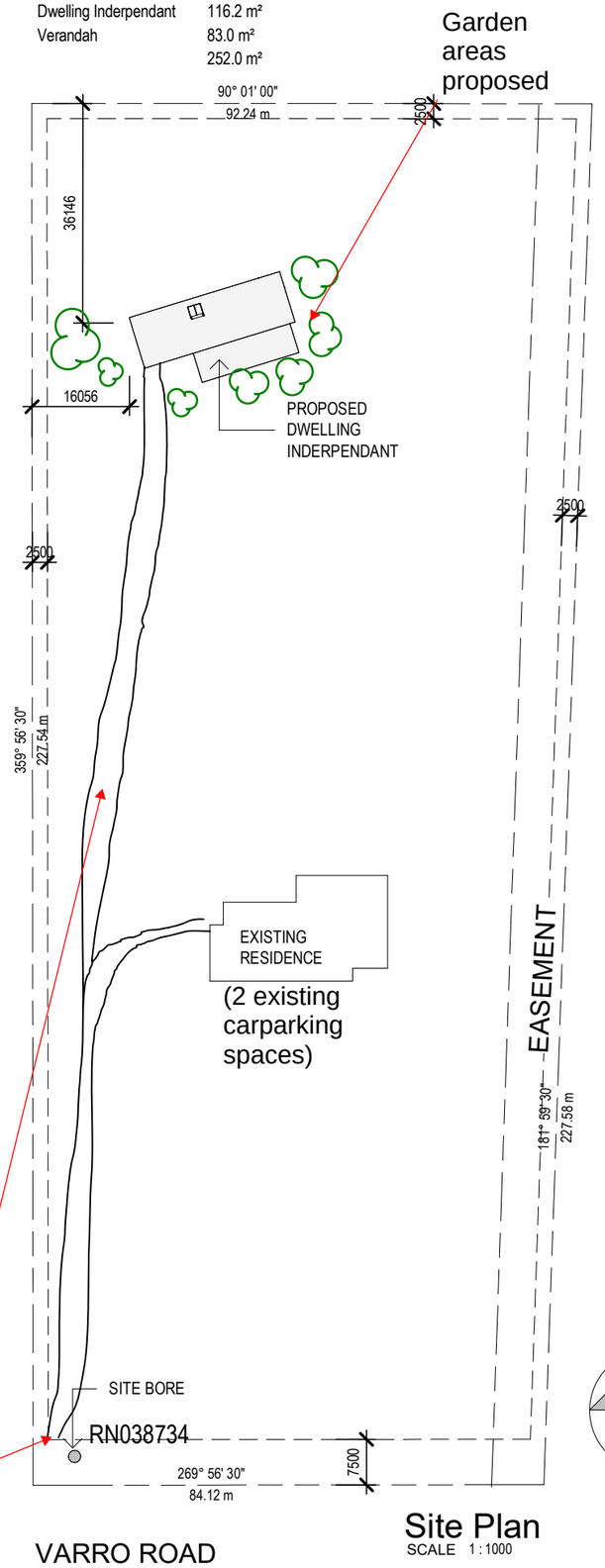
1. EROSION CONTROL – PROTECTING EXPOSED SOIL SURFACES TO PREVENT OR REDUCE EROSION CAUSED BY RAINDROP IMPACT AND STORM WATER SURFACE FLOWS. THIS CAN BE PROVIDED BY GRASSES AND OTHER GROUND COVERS. WET SEASON COVER OR GREEN MANURE CROPS ARE ESSENTIAL FOR HORTICULTURAL LAND USE.
2. SEDIMENT CONTROL – TRAPPING AND RETAINING SEDIMENT / TOPSOIL AND PREVENTING IT FROM BEING LOST OFF SITE OR ACCUMULATING IN LOCAL WATERWAYS. BUFFER ZONES WITH GOOD GROUND COVER AND GRASS FILTER STRIPS CAN BE USED FOR THIS PURPOSE.



Existing Street Cross Over

Area Schedule (Gross Building)

Name	Area
Carport	52.8 m²
Dwelling Inderpendant	116.2 m²
Verandah	83.0 m²
	252.0 m²



Location of existing Driveway - To be extended to service new Independent Unit

Site Plan
SCALE 1 : 1000

DWELLING INDERPENDANT

Sec 4749 (75) Varro Road Lloyd Creek

LIVABLE HOUSING NOTES:

LIVABLE HOUSING DESIGN TO COMPLY WITH NCC 2022 Part H8
STEP-FREE ACCESS PATH

THE CONTINUOUS STEP-FREE ACCESS PATH MUST BE PROVIDED FROM:
1. THE PEDESTRIAN ENTRY AT THE ALLOTMENT BOUNDARY, OR
2. AN APPURTENANT CLASS 10A GARAGE OR CARPORT, OR
3. A CAR PARKING SPACE PROVIDED FOR THE EXCLUSIVE USE BY DWELLING OCCUPANTS.

THE REQUIREMENTS FOR A STEP-FREE ACCESS PATH FROM THE ALLOTMENT BOUNDARY, OR A CAR PARKING SPACE FOR THE EXCLUSIVE USE OF THE OCCUPANTS, INCLUDE THE FOLLOWING:
i) CONNECTION BETWEEN THE DWELLING ENTRANCE DOOR (THAT COMPLIES WITH PART 2 DWELLING ENTRANCE) AND THE CAR PARKING SPACE OR ALLOTMENT BOUNDARY
ii) STEP-FREE
iii) MINIMUM 1000mm WIDE
iv) CROSS FALL OF 1:40 OR SHALLOWER
v) GATES WITHIN THE ACCESS PATH (IF PROVIDED) HAVE A MINIMUM CLEAR OPENING WIDTH OF 820 MM
vi) RAMPS (OTHER THAN STEP RAMPS), IF NECESSARY, MUST COMPLY WITH THE FOLLOWING:
vii) MINIMUM 1000mm WIDE
viii) GRADIENT BETWEEN 1:14 AND 1:20 (MAXIMUM DISTANCE BETWEEN LANDINGS DEPENDENT ON GRADIENT)
ix) MINIMUM 1200mm LONG LANDING TOP AND BOTTOM WITH A CROSS FALL SHALLOWER THAN 1:40.

PATHS, RAMPS, LANDINGS & VERANDAHS TO HAVE SLIP RESISTANCE MINIMUM P5 or R12 WHEN TESTED IN ACCORDANCE WITH AS 4586

HUNDRED OF STRANGWAYS
PLANNING ZONE RL
LOT BOUNDARY SET BACKS - TABLE B TO CLAUSE 7.3 -
PRIMARY STREET FRONTAGE - 7.5m for ***residential buildings***, and ***ancillary*** structures with external walls and 4.5m for ***ancillary*** structures without external walls.
SECONDARY STREET - 2.5m
SIDE & REAR LOT BOUNDARIES - 1.5m for ***residential buildings*** and ***ancillary*** structures or

CARPARKING - Table to Clause 5.2.4.1:
DWELLING SINGLE - 2 REQUIRED (EXISTING)
DWELLING INDEPENDENT - 2 REQUIRED (1 per bedroom to a maximum of 2)

SEPARATION DISTANCE TO EXISTING BORES

SEPARATION DISTANCE TO BE IN ACCORDANCE WITH NT GOVERNMENT REGULATIONS OF 100m FROM A BORE TO A TRADITIONAL SEPTIC TANK EFFLUENT TRENCH, OR IT WILL NEED TO BE EITHER:
- A 50m SEPARATION DISTANCE FOR AERATED WASTEWATER TREATMENT SYSTEMS WITH UNCHLORINATED EFFLUENT
- OR A 30m SEPARATION DISTANCE FOR AERATED WASTEWATER TREATMENT SYSTEMS WHERE EFFLUENT IS CONTINUALLY CHLORINATED.

YOU MUST HAVE A SEPARATION DISTANCE OF 100m FROM ANY OF THE FOLLOWING POLLUTION SOURCES:
- FERTILISER STORAGE AREAS
- CHEMICAL STORAGE AREAS
- FRUIT PACKING SHEDS
- PLANT WORKSHOPS
- ANIMAL ENCLOSURES.

Drawing List

Sheet Number	Sheet Name
Architectural Drawings	
A01	Site Plan
A02	Elevation & 3D Views
A03	Elevations
A04	Floor Plan
A05	Sections
A06	General Notes
A07	General Notes Continued
A08	Livable Housing Requirements
A09	Wet Area Notes
A10	Roof Plan
E01	Electrical Plan
Plumbing Drawings	
P01	Plumbing Plan
Structural Drawings	
S01	Structural Notes
S02	Footing & Slab Plan
S03	Sections
S04	Wall Frame Bracing Layout
S05	Braced Wall Frame Elevation
S06	STD Wall Frame Sheet
S07	Roof Frame Layout
S08	Structural Details
S09	Structural Details
S10	Structural Details
S11	Structural Details

Site Topo
NT Atlas and Spatial Data Directory

No.	DESCRIPTION	DATE	Issued to
	AMENDMENTS		

Project: DWELLING INDERPENDANT
Project Address: Sec 4749 (75) Varro Road Lloyd Creek
Architectural Drawings-: Site Plan
Client:

Mjj Carpentry
Custom Designed & Built
PO BOX 2643
PALMERSTON NT 0831
Registration Number - 171645CR

FILE No.			DRAWING No.	SHEET No.	AMEND.	SHEET SIZE
Mjj 25:001			001	A01		A3

DRAWING NOTES:

1.0 GENERAL
1.1 THE INFORMATION FOR THE BUILDING WORKS IS THE RESPONSIBILITY OF THE BUILDER AND MUST COMPLY WITH THE CURRENT EDITION OF NCC BUILDING CODE OF AUSTRALIA VOLUME 2, RELEVANT AUSTRALIAN STANDARDS, THE NT BUILDING ACT & NT BUILDING REGULATIONS (IN FULL)
1.2 THESE DRAWINGS HAVE BEEN PREPARED FOR USE AT A3 SIZE. (REPRODUCED COPIES MAY AFFECT SCALE)
IF THE DRAWINGS ARE USED AT A REDUCED SIZE FOR CONSTRUCTION PURPOSES, THEN IT IS DONE AT THE CONTRACTOR'S RISK.
1. 3 THIS DRAWING HAS BEEN DEVELOPED FROM EXISTING CONDITION DRAWINGS SUPPLIED BY THE CLIENT. THIS DRAWING HAS NOT BEEN AUDITED IN DETAIL. THE BUILDING ADVISERY SERVICES "BAS" MAY HOLD OTHER EXISTING CONDITIONS DRAWINGS AND DOCUMENTS IN THEIR ARCHIVES.
1.4 THE COMPLETE ACCURACY AND CORRECTNESS OF THIS EXISTING CONDITION DRAWING IS NOT ASSURED, IT HAS ONLY BEEN VISUALLY AUDITED.
1.5 ANY ANOMALIES THAT ARE DETECTED, DURING ANY PHASE OF THE CONSTRUCTION WORKS, MUST BE REFERRED TO THE PROJECT MANAGER OR ARCHITECT FOR RESOLUTION (IF THE ANOMALY AFFECTS THE CONSTRUCTION WORKS).
1.6 THESE DRAWINGS HAVE BEEN DETAILED TO SATISFY BUILDING APPROVAL ONLY PROCESS AND AN ADDITIONAL SPECIFICATION SHOULD BE PREPARED TO COVER THE EXTENT OF WORKS OF THE CONTRACT INCLUDING FINISHES ,FIXTURES ETC.
1.7 ALL DIMENSIONS TO BE CONFIRMED BY THE BUILDER PRIOR TO FABRICATION OR ORDERING OF MATERIALS.
ALL SETOUT DIMENSIONS FOR WALLS TAKEN TO STUD / SURFACE EDGE. REFER WALL TYPE SCHEDULE FOR LININGS.
THE BUILDER TO ESTABLISH EXISTING BOUNDARY LOCATION PRIOR TO WORKS COMMENCING AND CONFIRM SET OUT OF NEW WORKS DOES NOT SATISFY THE NT PLANNING A TERMITE PROTECTION TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE & AS3660

2.0 ALL BUILDING WORKS TO BE DONE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE AND RELEVANT AUSTRALIAN STANDARDS.
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH SCHEDULES AND BUILDER, S CONTRACT AN EXTENT OF WORK DOCUMENTS INCLUDING ANY SPECIFICATIONS SPECIFIC FOR THE CONTRACT.
CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION & ORDERING OF MATERIALS. SUBMIT ANY SHOP DRAWINGS REQUIRED TO THE DESIGN ENGINEER.

NOTE: THE BUILDER MUST NOTIFY STRUCTURAL ENGINEER IF UNCOVERING WORKS REVEAL DIFFERENCED IN EXISTING CONSTRUCTION OR SITE CONDITIONS TO WHAT IS CURRENTLY DOCUMENTED WITHIN THE STRUCTURAL APPROVED DRAWINGS.

3.0 WHERE DTC STANDARD ARE SHOWN THESE REFER TO DEEMED TO COMPLY STANDARDS PREPARED BY N.T. DEPARTMENT OF LANDS.

ABBREVIATIONS:

DTC -	DEEMED TO COMPLY MANUAL (NT GOVERNMENT)
AS -	AUSTRALIAN STANDARD
BCA -	BUILDING CODE OF AUSTRALIA
CSHGC -	CONSTANT FOR SOLAR HEAT GAIN
FRL -	FIRE RESISTANCE LEVEL
HDG -	HOT DIP GALVANISING
HS -	HORIZONTAL FIRE SPREAD
LED -	LIGHT-EMITTING DIODE
NASH -	NATIONAL ASSOCIATION OF STEEL-FRAMED HOUSING
NATHERS -	NATIONWIDE HOUSE ENERGY RATING SCHEME
NCC -	NATIONAL CONSTRUCTION CODE
PCA -	PLUMBING CODE OF AUSTRALIA
SHGC -	SOLAR HEAT GAIN COEFFICIENT
SL -	SQUARE MESH
STC -	SOUND TRANSMISSION CLASS
TM -	TRENCH MESH
U-VALUE -	THERMAL TRANSMITTANCE
WC -	WATER CLOSET

ENERGY EFFICIENCY

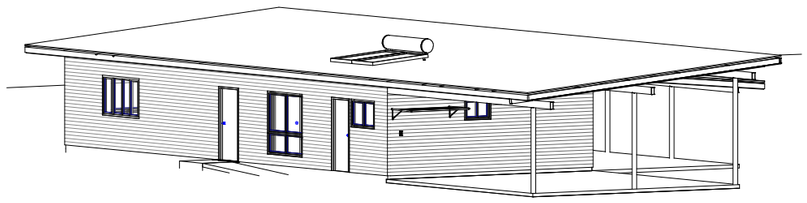
GENERAL: WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED ENERGY EFFICIENCY PLANS INCLUDING EXTERNAL DOORS AND WINDOWS MUST BE SEALED TO RESTRICT AIR INFILTRATION ON EACH EDGE
THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY ENERGY RATING REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUTALTERATION

INSTALLED THERMAL INSULATION TO COMPLY WITH AS4859.1 FOR MANUFACTURE AND LABELLING.

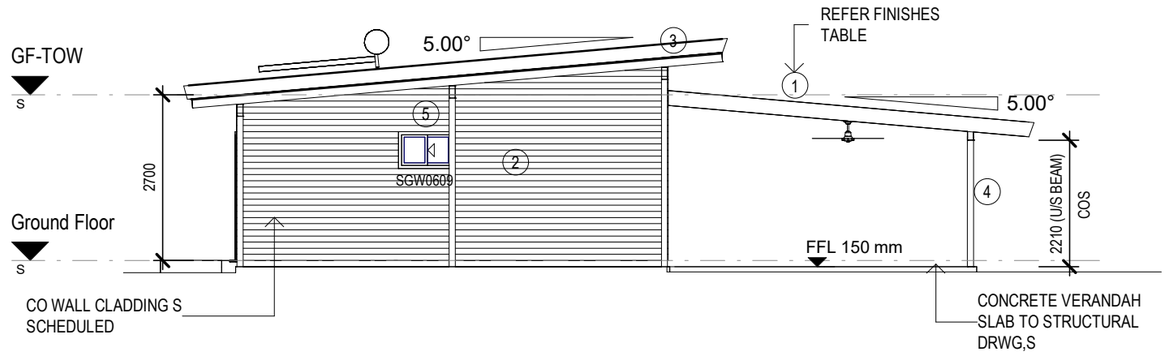
BUILDING NOTE 113 - IN THE NORTHERN TERRITORY, NCC 2022 VOLUME 2 NT PART H6 ENERGY EFFICIENCY AN SCHEDULE 6 OF THE HOUSING PROVISIONS APPLY.
NCC VOLUME 2 ENERGY EFFICIENCY OF RESIDENTIAL BUILDINGS (CLASS 1 AND CLASS 10A) - AMENDED VARIATION
A CLASS 1 BUILDING AND CLASS 10 BUILDINGS WITH A CONDITIONED SPACE MUST COMPLY WITH.
1. A BUILDING MUST ACHIEVE AN ENERGY RATING USING HOUSE ENERGY RATING SOFTWARE (NatHERS), OF GREATER THAN OR EQUAL TO 5 STARS: OR
2. COMPLYING WITH NT PARTS 13.1 TO 13.6 OF THE ABCB HOUSING PROVISIONS IN NCC 2019, THE CONTENT OF SECTION 13 OF THE ABCB HOUSING PROVISIONS (OTHER THAN CONTENT ADDED IN NCC 2022 OR LATER) WAS CONTAINED IN THE ACCEPTABLE CONSTRUCTION PRACTICES FOR PART 3.12 OF NCC 2019 VOLUME 2
3. BUILDER TO PROVIDE A STATUTORY DECLARATION THAT ALL INSTALLATION IN ACCORDANCE WITH THE ENERGY EFFICIENCY REQUIREMENTS.

NOTE:

BULK INSULATION MUST BE INSTALLED SO THAT IT MAINTAINS ITS POSITION AND THICKNESS, OTHER THAN WHERE IT IS COMPRESSED BETWEEN CLADDING AND SUPPORTING MEMBERS, WATER PIPES, ELECTRICAL CABLING, OR THE LIKE.
WHERE A ROOF AND/OR CEILING INSULATION MEETS A WALL WITH NO INSULATION, ROOF AND/OR CEILING INSULATION MUST OVERLAPS THE WALL BY NOT LESS THAN 50mm.
BUILDING SEALING: A DOOR, OPENABLE WINDOW OR THE LIKE MUST BE SEALED WHEN FORMING PART OF THE ENVELOPE;
A DRAFT PROTECTION DEVICE MUST BE INSTALLED TO THE BOTTOM EDGE OF AN EXTERNAL DOOR.
FOR ALL OTHER EDGES OF A DOOR OR THE EDGES OF AN OPENABLE WINDOW OR OTHER SUCH OPENING, THE SEAL MAY BE A FOAM OR RUBBER COMPRESSION STRIP, FIBROUS SEAL OR THE LIKE.
AN EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER OR THE LIKE WHEN SERVING A CONDITIONED SPACE.
CEILINGS, WALLS, FLOORS AND ANY OPENING SUCH AS A WINDOW FRAME, DOOR FRAME, ROOF LIGHT FRAME OR THE LIKE MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE WITH WHEN FORMING PART OF THE CONDITIONED ENVELOPE; CONSTRUCTION MUST ENSURE THAT
INTERNAL LINING SYSTEMS THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS;
OR SEALED AT JUNCTIONS AND PENETRATIONS WITH CLOSE FITTING ARCHITRAVE, SKIRTING OR CORNICE; OR EXPANDING FOAM, RUBBER COMPRESSIBLE STRIP, CAULKING OR THE LIKE.



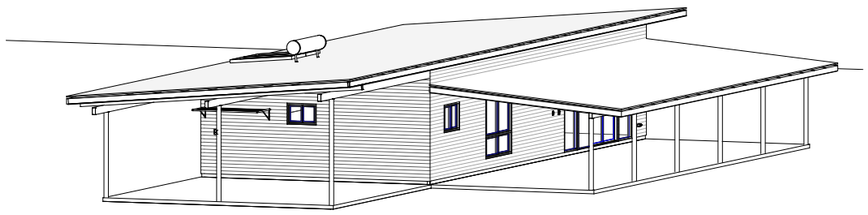
3D View 2



West Elevation
SCALE 1 : 100

Material Finishes Schedule

1	METAL ROOFING	-	TRIMDEK ROOFING COLORBOND® - "SURFMIST" REFER TO ENERGY REPORT REQUIREMENTS
2	EXTERIOR WALLS	-	CORREGTED HORIZONTAL CLADDING - COLORBOND® "BASALT""
3	COLORBOND METAL FASCIA & DOWN PIPES	-	COLORBOND® - "SURFMIST"
4	STEEL COLUMNS	-	PAINT FINISH - SELECTED FINISH
5	WINDOW & DOOR FRAMES		ALUMINUM POWDERCOATED, ALUMINUM POWDERCOATED- "NIGHT GREY SUB FRAMES"



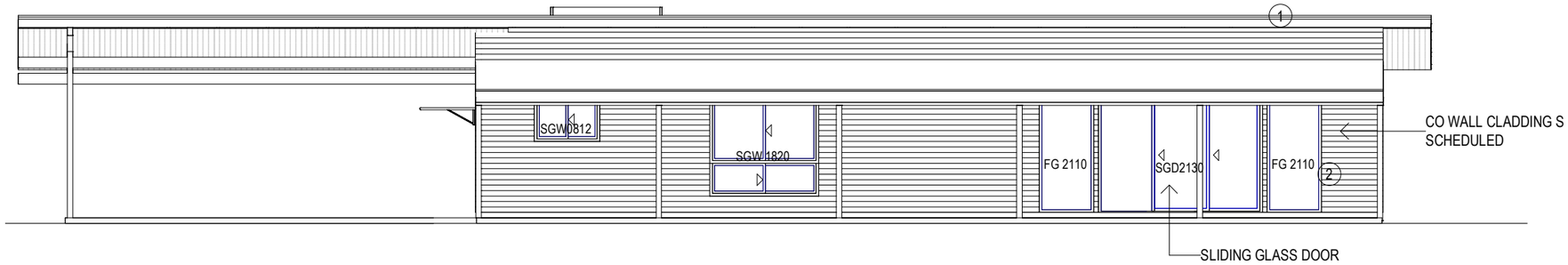
3D View 1

No.	DESCRIPTION	DATE	Issued to
1	Preliminary Layout for Client Review	04/11/2025	
	AMENDMENTS		

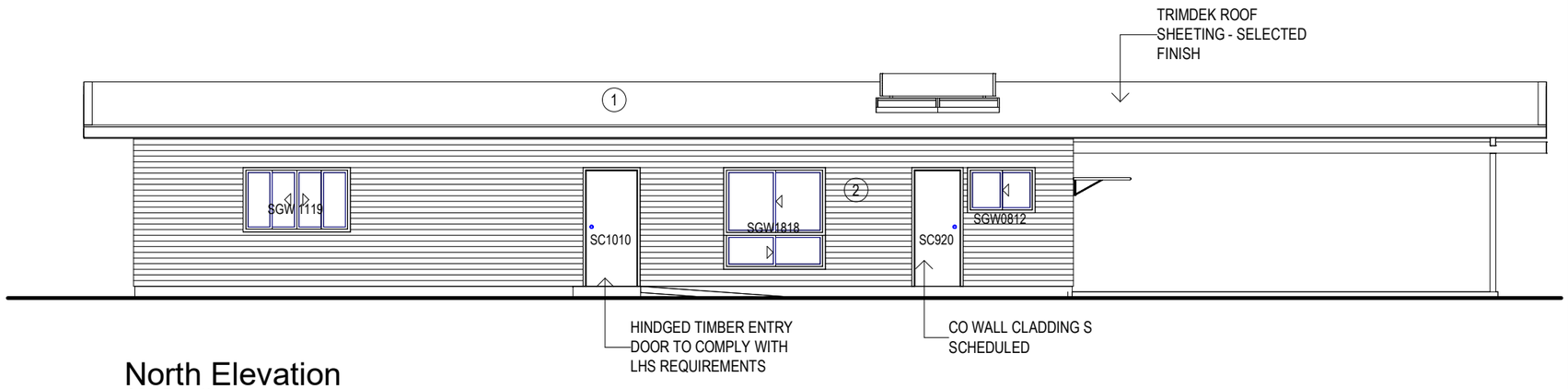
Project: DWELLING INDERPENDANT
Project Address: Sec 4749 (75) Varro Road Lloyd Creek
Architectural Drawings-: Elevation & 3D Views
Client:

Mjj Carpentry
Custom Designed & Built
PO BOX 2643
PALMERSTON NT 0831
Registration Number - 171645CR

FILE No.			DRAWING No.	SHEET No.	AMEND.	SHEET SIZE
Mjj 25:001			001	A02	1	A3



South Elevation
SCALE 1 : 100

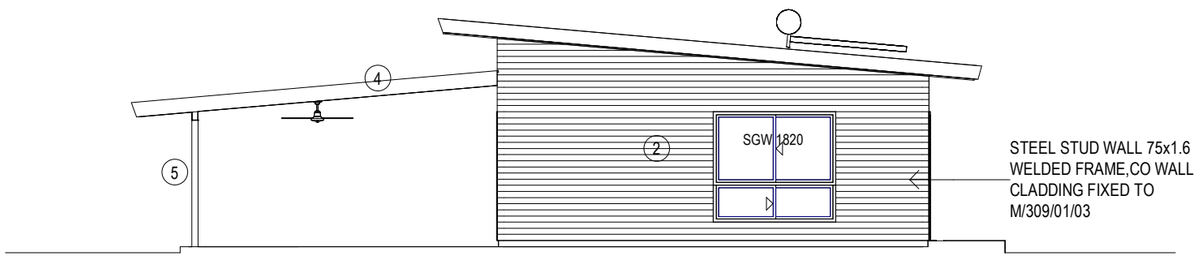


North Elevation
SCALE 1 : 100

BUILDING ITEMS & COMPONENTS

CONSTRUCTION AND ALL FIXTURES TO BE VERIFIED FOR COMPLIANCE IN ACCORDANCE WITH ENERGY RATING CERTIFICATION

DESCRIPTION	FINISH
1. FLOOR CONSTRUCTION	
1.1 FLOOR CONSTRUCTION CONCRETE SLAB ON GROUND	CERAMIC TILES - WET AREAS UNO
2. WALL CONSTRUCTION:	REFER TO TABLE - SCHEDILE OF FINISHES
2.1 EXTERNAL WALLS CONSTRUCTION: STEEL FRAME	R0.2 THERMAL BREAK UNDER ROOF CLADDING BULK INSULATED (REFER ENERGY REPORT)
3. ROOF CONSTRUCTION	
3.1 METAL SHEETING / TIMBER FRAME	R0.2 THERMAL BREAK UNDER ROOF CLADDING R2.5 BULK INSULATED ON CEILING LINE
4. CEILING FIXTURES / ELECTRICAL	
4.1 BULK INSULATION - IN RACKING ROOF LINE 4.2 LEGEND DL - DOWN LIGHT (UNO ALL BE UNVENTED TYPE) CF - CEILING FAN (UNO ALL FANS TO BE MIN 1200 Dia.) 4.3 CEILING MATERIAL PLASTER BOARD - MAIN FLOOR AREA CFC COMPRESSED FIBRE CEMENT - CARPORT / VERANDAH / UNLESS DETAILED OTHERWISE PROVIDE BULKHEADS GENERALLY ABOVE JOINERY UNITS UNO RAKING CEILINGS AS DETAILED CEILING HEIGHT ABOVE FSL - REFER SECTION	
REFER TO BCA ENERGY EFFICIENCY REQUIREMENTS, PART 3.12.3 BUILDING SEALING AND THE BUILDING ENERGY ASSESSMENT REPORT. THE REFLECTED CEILING PLAN LAYOUT IS INDICATIVE ONLY FOR A BUILDING PERMIT APPLICATION AND ASSESSMENT FOR A ENERGY REPORT CERTIFICATE. WHERE CHANGED OCCUR DURING CONSTRUCTION THE ENERGY ASSESSMENT MUST BE APPROVED PRIOR TO CHANGES AND A NEW REPORT ISSUED FOR THE OCCUPANCY CERTIFICATE	



East Elevation
SCALE 1 : 100

Window Schedule

Type	Description	H	W	Glazing	Comments
FG 2110	FIXED GLASS WINDOW	2100	1000	CLEAR	
SGW0609	SLIDING GLASS WINDOW	600	900	CLEAR	
SGW0812	SLIDING GLASS WINDOW	800	1200	CLEAR	
SGW1818	SLIDING GLASS WINDOW	1800	1800	CLEAR	
SGW 1119	SLIDING GLASS WINDOW	1140	1900	CLEAR	REFER SILL HEIGHT REQUIRENTS
SGW 1820	SLIDING GLASS WINDOW	1800	2000	CLEAR	

Door Schedule

Type	Description	H	W	Glazing	Comments
SC920	HINDGED TIMBER DOOR	2100	910		
SC1010	HINDGED TIMBER ENTRY DOOR TO COMPLY WITH LHS REQUIREMENTS	2100	1010		
SGD2130	SLIDING GLASS DOOR	2100	3010	CLEAR	

No.	DESCRIPTION	DATE	Issued to
	AMENDMENTS		

Mjj Carpentry
Custom Designed & Built
PO BOX 2643
PALMERSTON NT 0831
Registration Number - 171645CR

Project: DWELLING INDERPENDANT
Project Address: Sec 4749 (75) Varro Road Lloyd Creek
Architectural Drawings-: Elevations
Client:

FILE No.			DRAWING No.	SHEET No.	AMEND.	SHEET SIZE
Mjj 25:001			001	A03		A3

WALL SCHEDULE

LBI STEEL WALL FRAMING
TO BE IN ACCORDANCE WITH DETAILS AND NOTES

UNO ALL INTERNAL WALLS AND INTERNAL FACE OF EXTERNAL FRAMES TO BE LINED 10 PLASTERBOARD 6 MM VILLA BOARD TO WET AREAS
REFER TO SLAB AND FRAMING PLANS FOR SHEAR WALL LOCATION AND BRACING REQUIREMENTS.
ALLOW TO PROVIDE BULKHEADS OVER ALL INTERNAL DOORS UNLESS DETAILED OTHER WISE. EXTEND ALL FRAMING TO UNDER SIDE CEILING INCLUDING RAKING WALLS TO SPECIFIC AREAS WITH SLOPING OR PITCHED DESIGN
1. REFER TO SPECIFIC WALL FRAME CONNECTION DETAILS AND NOTES FOR CONSTRUCTION
2. COVER EXTERNAL WALLS WITH FOIL INSULATION TAPED AND SEALED TO ALL EDGES , INCLUDING AROUND WINDOWS AND DOORS.
3. REFER TO ENERGY EFFICIENCY REQUIREMENTS FOR ADDITIONAL WALL FRAME INSULATION

LIVABLE HOUSING DESIGN TO COMPLY WITH NCC LIVABLE HOUSING STANDARDS

COMPLYING BATH ROOM

BATHROOM LAYOUT - CIRCULATION SPACE
A SANITARY COMPARTMENT THAT IS SUBJECT TO CLAUSE 4.1, NEEDS TO MEET CERTAIN CIRCULATION
REQUIREMENTS IN THE STANDARD. THE KEY REQUIREMENT IS A CLEAR ZONE OF 900mm x 1200 mm
IMMEDIATELY IN FRONT OF THE FRONT EDGE OF THE TOILET PAN.

BUILDER IS TO CONFIRM DESIGN LAYOUT PRIOR TO CONSTRUCTION
NOTE: TOILET SHOWN IS GENERIC ONLY AND MUST BE COMPLY WITH REQUIRED CIRCULATION SPACE WITH SELECTED TOILET

BATHROOM LAYOUT - SHOWER
THE SHOWER MUST HAVE A HOBLESS AND STEP-FREE ENTRY.
THIS MEANS THE FLOOR LEVEL AT THE ENTRY TO THE SHOWER RECESS MUST BE LEVEL WITH THE FLOOR LEVEL OUTSIDE OF THAT RECESS, WHILE STILL ALLOWING FOR NECESSARY FALLS TO ENABLE DRAINAGE OF WATER TO THE RECESS FLOOR WASTE.

STUD WALL FRAME:
REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS TO COMPLY WITH PART 5 & 6 STANDARD
NOGGING TO BE PROVIDED IN FIXTURE ZONE ARES, ALTERNATIVE SHEET WITH 12mm PLY WOOD

Door Schedule

Type	Description	H	W	Glazing	Comments
SC920	HINDGED TIMBER DOOR	2100	910		
SC1010	HINDGED TIMBER ENTRY DOOR TO COMPLY WITH LHS REQUIREMENTS	2100	1010		
SGD2130	SLIDING GLASS DOOR	2100	3010	CLEAR	

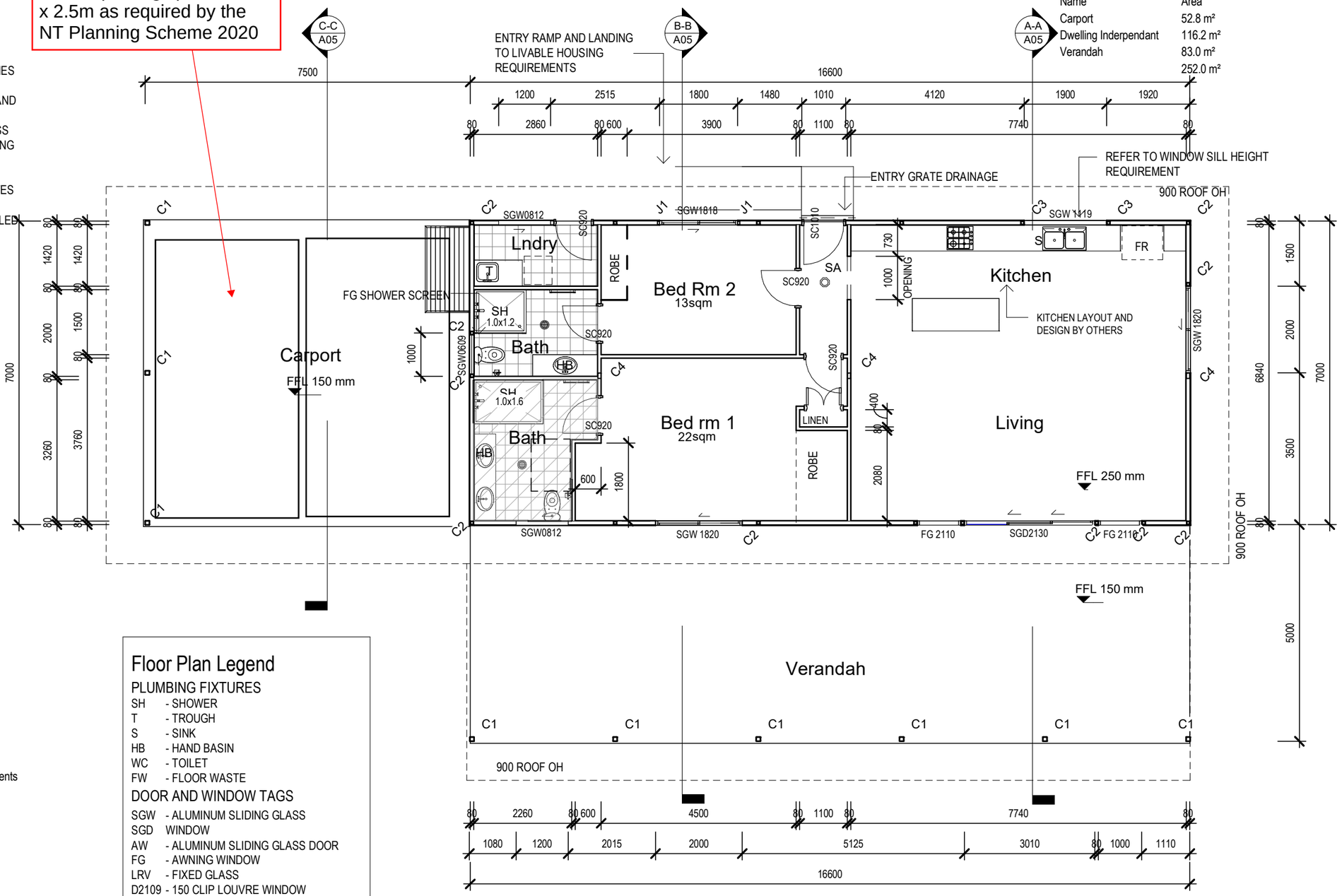
Window Schedule

Type	Description	H	W	Glazing	Comments
FG 2110	FIXED GLASS WINDOW	2100	1000	CLEAR	
SGW0609	SLIDING GLASS WINDOW	600	900	CLEAR	
SGW0812	SLIDING GLASS WINDOW	800	1200	CLEAR	
SGW1818	SLIDING GLASS WINDOW	1800	1800	CLEAR	
SGW 1119	SLIDING GLASS WINDOW	1140	1900	CLEAR	REFER SILL HEIGHT REQUIRENTS
SGW 1820	SLIDING GLASS WINDOW	1800	2000	CLEAR	

NOTE: WINDOW ABOVE KITCHEN BENCH

THE FINISHED WINDOW SILL LEVEL (WSL) MUST BE 60mm ABOVE THE FINISHED BENCH HEIGHT (BH)
COORDINATION:
THE CABINET MAKER / JOINER MUST CONFIRM THE ACTUAL (BH) WITH THE GLAZIER BEFORE FABRICATION OF KITCHEN WINDOW OVER KITCHEN BENCH.
MEASUREMENT REFERENCE:
ALL HEIGHT MEASUREMENTS MUST BE TAKEN FROM FINISHED FLOOR LEVEL (FFL), ACCOUNTING FOR FLOOR FINISHES (e.g. TILES, VINYL, CONCRETE POLISH / GRIND, ETC)
WINDOW HEIGHT:
THE NOMINATED WINDOW HEIGHT IS BASED ON NOMINAL / STANDARD BENCH 900mm + or - FINISHES.
BUILDER / CABINET MAKER / JOINER / GLAZIER TO COORDINATE

2 X Carparking spaces 5.5m x 2.5m as required by the NT Planning Scheme 2020



Floor Plan Legend

PLUMBING FIXTURES
SH - SHOWER
T - TROUGH
S - SINK
HB - HAND BASIN
WC - TOILET
FW - FLOOR WASTE

DOOR AND WINDOW TAGS
SGW - ALUMINUM SLIDING GLASS
SGD WINDOW
AW - ALUMINUM SLIDING GLASS DOOR
FG - AWNING WINDOW
LRV - FIXED GLASS
D2109 - 150 CLIP LOUVRE WINDOW
- DOOR /HEIGHT/WIDTH

ELECTRICAL
SA - SMOKE ALARM

Column Schedule

Mark	Type	Type Comments
C1	100x100x4.0 SHS	COLUMN 6CFW TO CASTIN PLATE & BEAM OVER
C2	75x75x5.0 SHS	COLUMN IN WALL FRAME PLANE, 6CFW TO CASTIN PLATE
C3	75x75x4.0 SHS..	COLUMN BESIDE OPENING 6CFW TO CAST IN PLATE AND ROOF BEAM OVER
C4	125x75x4.0 RHS.	COLUMN IN WALL FRAME PLANE, 6CFW TO CASTIN PLATE
J1	75x50x2.5 RHS	WINDOW JAMB STUD
KP1	125x75x4.0 RHS	KING POST FOR ROOF BEAM FRAME (REFER DETAIL)

Floor Plan

SCALE 1 : 100

Area Schedule (Gross Building)

Name	Area
Carport	52.8 m²
Dwelling Inderpendant	116.2 m²
Verandah	83.0 m²
	252.0 m²

Mjj Carpentry
Custom Designed & Built
PO BOX 2643
PALMERSTON NT 0831
Registration Number - 171645CR

No.	DESCRIPTION	DATE	Issued to
	AMENDMENTS		

Project: DWELLING INDERPENDANT
Project Address: Sec 4749 (75) Varro Road Lloyd Creek
Architectural Drawings-: Floor Plan
Client:

FILE No.			DRAWING No.	SHEET No.	AMEND.	SHEET SIZE
Mjj 25:001			001	A04		A3

WALL CLADDING NOTES

WALL CLADDING INCLUDING FLASHINGS AND FIXTURES TO BE INSTALLED IN ACCORDANCE WITH AS 1367 AND PER MANF,S SPEC,S AND NT DTC DATA SHEETS.
ALLOW FOR ALL FLASHINGS THAT ABUT EXISTING WALLS AND ROOF SHEETING
PROVIDE FLASHING AROUND ALL PENETRATION OR WALL MOUNTED FIXTURES AND COMPETENTLY EXECUTED TO ENSURE A WATER TIGHT JOINT USE APPROVED MASTIC FOR ALL JOINS AND SEALING TO EXISTING MATERIALS.
VERTICAL FLASHINGS RETURNED UNDER WALL CLADDING SHALL BE AT LEAST 150 MM HIGH AND RETURNED OVER ROOF SHEETING FIXED IN ACCORDANCE WITH MANF,S SPEC,S

ENERERGY EFFICIENCY REQUIREMNTS: TO COMPLY WITH NCC REQUIREMENTS.
THERMAL BREAKS MUST BE INSTALLED BETWEEN THE METAL SHEET ROOFING AND ITS SUPPORTING METAL PURLINS, METAL RAFTERS OR METAL BATTENS
THERMALBREAK® VAPOUR BARRIER TO HAVE AN R-VALUE GREATER THAN OR EQUAL TO R0.2.
THE ASSESSORS MUST MODEL ANY THERMAL BREAKS SPECIFIED IN THE DESIGN DOCUMENTATION IN ACCORDANCE WITH THE SOFTWARE'S INSTRUCTIONS.

TAPE AND SEALED TO ALL EDGES ,WINDOWS AND DOOR OPENINGS IN ACCORDANCE WITH MANF,S SPEC,S.

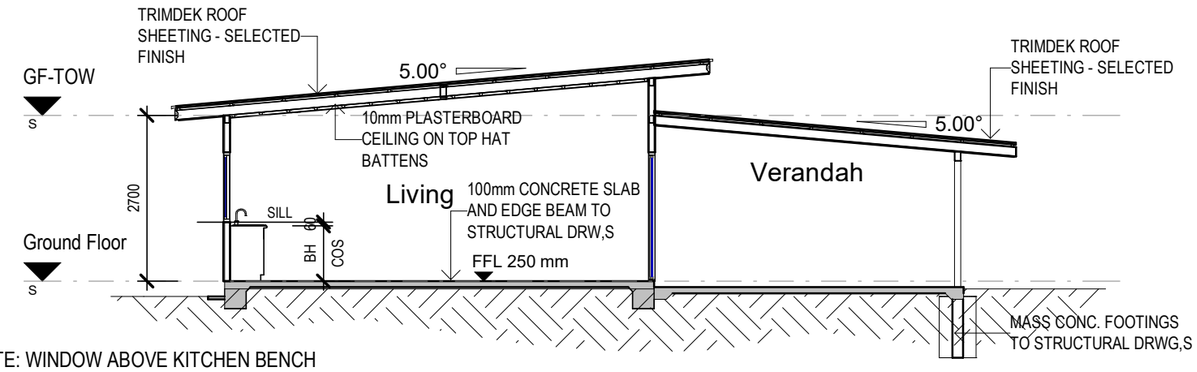
BUILDING FABRIC THERMAL INSULATION
(A) WHERE REQUIRED, INSULATION MUST COMPLY WITH AS/NZS 4859.1 AND BE INSTALLED SO THAT IT—
(I) ABUTS OR OVERLAPS ADJOINING INSULATION OTHER THAN AT SUPPORTING MEMBERS SUCH AS COLUMNS, STUDS, NOGGINGS, JOISTS, FURRING CHANNELS AND THE LIKE WHERE THE INSULATION MUST BUTT AGAINST THE MEMBER; AND
(II) FORMS A CONTINUOUS BARRIER WITH CEILINGS, WALLS, BULKHEADS, FLOORS OR THE LIKE THAT INHERENTLY CONTRIBUTE TO THE THERMAL BARRIER; AND
(B) WHERE REQUIRED REQUIRED, REFLECTIVE INSULATION REFLECTIVE INSULATION MUST BE INSTALLED WITH—
(I) THE NECESSARY AIRSPACE, TO ACHIEVE THE REQUIRED R-VALUER-VALUER-VALUER-V INSULATIONREFLECTIVE INSULATION AND A BUILDING LINING OR CLADDING; AND
(II) THE REFLECTIVE INSULATION CLOSELY FITTED AGAINST ANY PENETRATION, DOOR OR WINDOW OPENING; AND
(III) THE REFLECTIVE INSULATION ADEQUATELY SUPPORTED BY FRAMING MEMBERS; AND
(IV) EACH ADJOINING SHEET OF ROLL MEMBRANE BEING—
(A) OVERLAPPED GREATER THAN OR EQUAL TO 150mm; OR
(B) TAPED TOGETHER.

Deemed to Comply Reference Sheets:

ALL EXTERNAL CLADDINGS TO BE ARE FIXED IN ACCORDANCE WITH THE NT DEEMED TO COMPLY MANUAL:
ALL SCREWS & WASHERS TO BE CLASS 4 FINISH.

NT DEEMED TO COMPLY FIX METHOD. AS REFERENCED

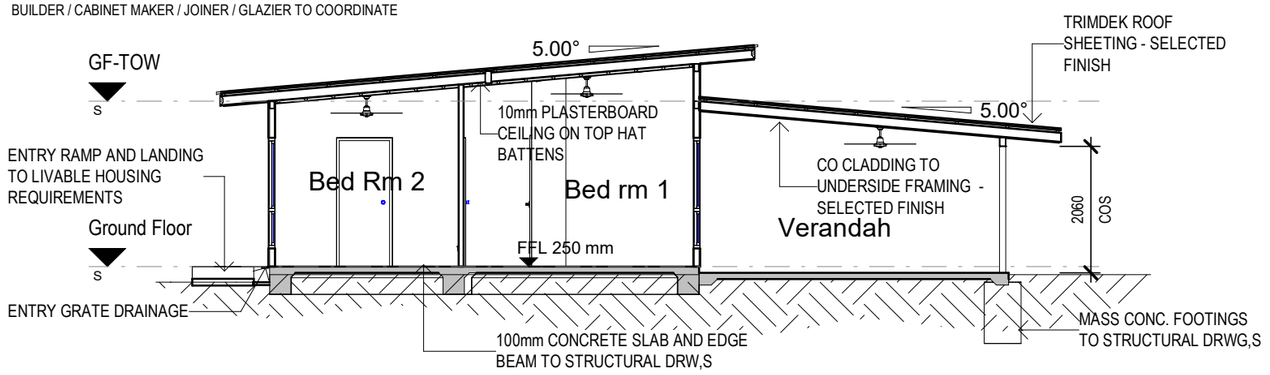
ROOF SHEETING:
0.42 BMT TRIMDEK ROOF SHEET FIXED TO DTC M/324/01-02
ROOF BATTENS:
40x0.75 G550 TO DTC M/338/01 (PROVIDE DOUBLED UP BATTENS AT HOT WATER SYSTEM LOCATION - (TYP)
TRUSS BRACKETS:
NORTRUSS BRACKET TO DTC M/635/1
EXTERNAL CEILING BATTENS:
40x0.75 G550 BATTENS @ 450 CRS TO DTC M/338/01
EAVES AND SOFFIT LININGS:
6mm CFC HARDIEFLEX TO DTC M/725 (CARPORT & VERANDAH SOFFITS) M/724 (RAKING EAVES), M726 (BOXED EAVES)
SOLAR HWS:
SOLARHART/REEM TO DTC M/325/01-10 OR DTC M/323/01-10 OR OTHER DTC APPROVED



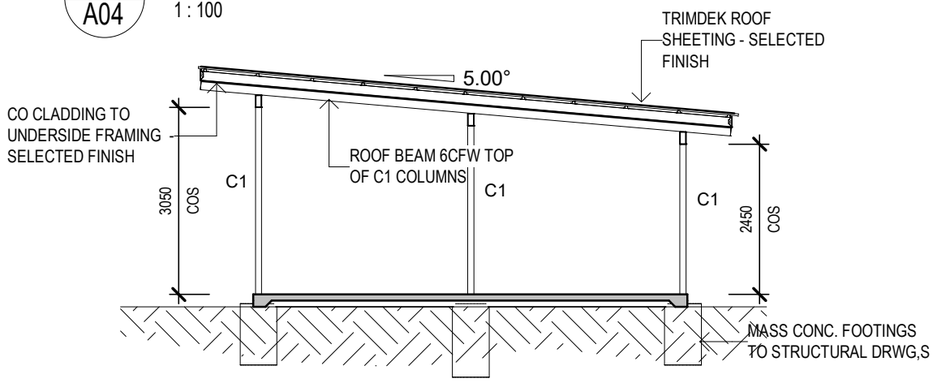
A-A / A04 Section
1 : 100

NOTE: WINDOW ABOVE KITCHEN BENCH

THE FINISHED WINDOW SILL LEVEL (WSL) MUST BE 60mm ABOVE THE FINISHED BENCH HEIGHT (BH)
COORDINATION:
THE CABINET MAKER / JOINER MUST CONFIRM THE ACTUAL (BH) WITH THE GLAZIER BEFORE FABRICATION OF KITCHEN WINDOW OVER KITCHEN BENCH.
MEASUREMENT REFERENCE:
ALL HEIGHT MEASUREMENTS MUST BE TAKEN FROM FINISHED FLOOR LEVEL (FFL), ACCOUNTING FOR FLOOR FINISHES (e.g. TILES, VINYL, CONCRETE POLISH / GRIND, ETC)
WINDOW HEIGHT:
THE NOMINATED WINDOW HEIGHT IS BASED ON NOMINAL / STANDARD BENCH 900mm + or - FINISHES.
BUILDER / CABINET MAKER / JOINER / GLAZIER TO COORDINATE



B-B / A04 Section
1 : 100



C-C / A04 Section
1 : 100

No.	DESCRIPTION	DATE	Issued to
	AMENDMENTS		

Project: DWELLING INDERPENDANT
Project Address: Sec 4749 (75) Varro Road Lloyd Creek
Architectural Drawings-: Sections
Client:

Mjj Carpentry
Custom Designed & Built
PO BOX 2643
PALMERSTON NT 0831
Registration Number 171645CR -

FILE No.			DRAWING No.	SHEET No.	AMEND.	SHEET SIZE
Mjj 25:001			001	A05		A3

Site Notes

1.0 CHECK ALL DIMENSIONS PRIOR TO COMMENCING ANY SITE WORKS.
1.1 SITE DIMENSIONS TAKE PREFERENCE OVER SCALED DRAWINGS.
ANY DIMENSION CHANGES TO BE REFEREED TO THE BUILDING DESIGNER WHERE THEY AFFECT OR RELATE TO THE BUILDING DESIGN.
1.2 ALL SET OUT DIMENSIONS HAVE BEEN MEASURED FROM TO THE FACE OF COLUMNS AND / OR WALLS UNO.
1.3 WHERE AN EXISTING BOUNDARY LINE OR FENCE EXISTS CONFIRM BOUNDARY LOCATION. BUILDER SHALL DETERMINE PRIOR TO COMMENCEMENT OF WORKS THE BOUNDARY LOCATION TO ENSURE THE WORKS DOES NOT ENCROACH BOUNDARY OFFSET DIMENSIONS OR ADJACENT PROPERTY (ALLOW TO SURVEY BOUNDARY)
1.3 SERVICES UNDER GROUND TO BE INVESTIGATED BY BUILDER PRIOR TO SET OUT
1.4 SITE PREPARATION TO COMPLY WITH THE BCA : SITE PREPARATION EARTHWORK CONSTRUCTION SHALL COMPLY WITH GUIDELINES SET OUT IN AS 3798.
STORM WATER TO DISCHARGE AWAY FROM NEW WORKS INCLUDING FOOTINGS AND SHALL NOT AFFECT ADJOINING PROPERTIES

FINISHED SLAB HEIGHT SHALL BE :
(a) 150 ABOVE FINISHED GROUND LEVEL OR
(b) 100 ABOVE SANDY WELL DRAINED AREAS OR
(c) 50 ABOVE PAVED OR CONCRETED AREA THAT SLOPE AWAY FROM THE BUILDING IN ACCORDANCE WITH (a)

THE GROUND BENEATH SUSPENDED FLOORS MUST:
BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING (SEE FIG 3.1.1.3)

THRESHOLDS
WHERE THE THRESHOLD OF A DOORWAY IS MORE THAN 230mm ABOVE THE ADJOINING SURFACE IT MUST INCORPORATE STEPS HAVING RISER AND GOING DIMENSIONS IN ACCORDANCE WITH 3.91.2

Erosion & Sediment Control

BUILDER COMPLY WITH THE REQUIREMENT OF THE NTG FOR RURAL DEVELOPMENT.

INSTALL SEDIMENT CONTROL MEASURES BEFORE COMMENCEMENT OF EXCAVATION OR EARTHWORKS.
REGULARLY MAINTAIN THEM UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

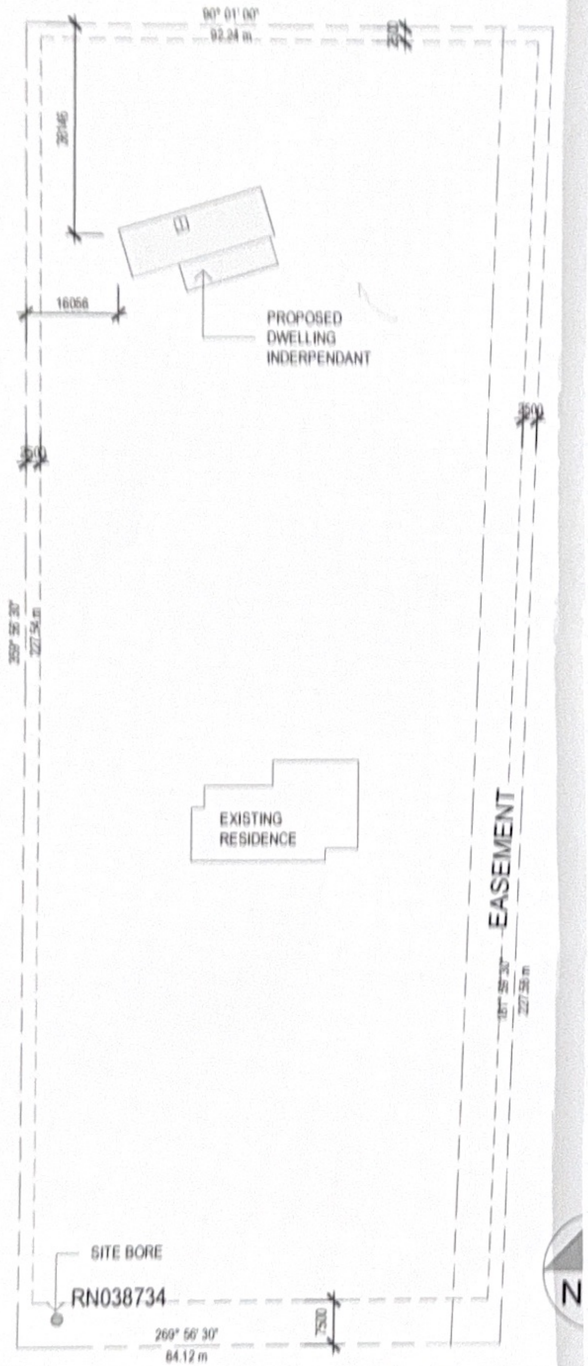
1. EROSION CONTROL – PROTECTING EXPOSED SOIL SURFACES TO PREVENT OR REDUCE EROSION CAUSED BY RAINDROP IMPACT AND STORM WATER SURFACE FLOWS. THIS CAN BE PROVIDED BY GRASSES AND OTHER GROUND COVERS. WET SEASON COVER OR GREEN MANURE CROPS ARE ESSENTIAL FOR HORTICULTURAL LAND USE.
2. SEDIMENT CONTROL – TRAPPING AND RETAINING SEDIMENT / TOPSOIL AND PREVENTING IT FROM BEING LOST OFF SITE OR ACCUMULATING IN LOCAL WATERWAYS. BUFFER ZONES WITH GOOD GROUND COVER AND GRASS FILTER STRIPS CAN BE USED FOR THIS PURPOSE.



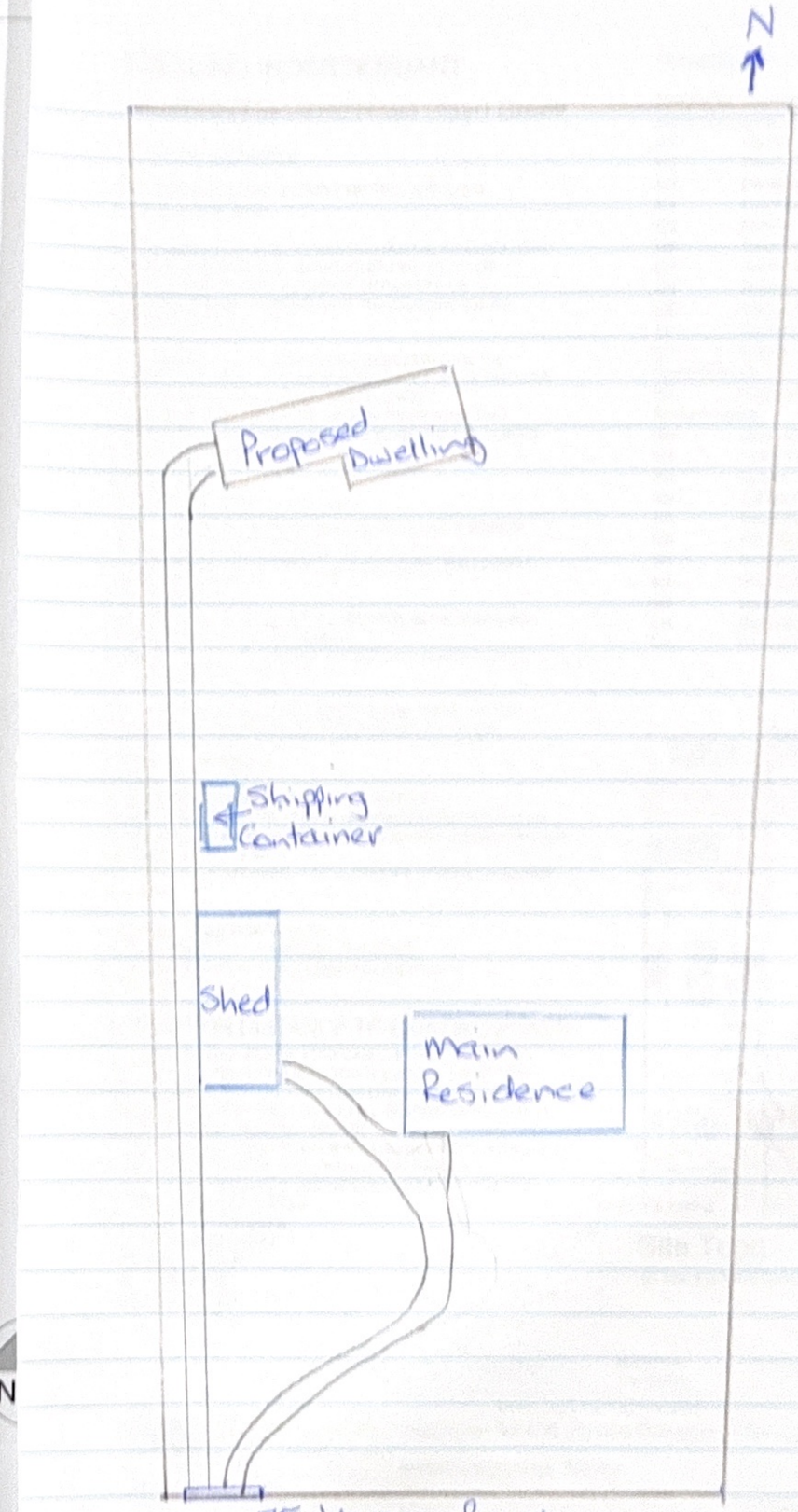
Existing Street Cross Over

Area Schedule (Gross Building)

Name	Area
Carport	52.8 m²
Dwelling Inderpendant	116.2 m²
Verandah	83.0 m²
	252.0 m²



Site Plan
SCALE 1:1000



DATE: 14/4/2026

RE: INSTALLATION OF NEW ON-SITE SEWERAGE MANAGEMENT SYSTEM FOR NEW INDEPENDENT UNIT

To whom it may concern,

I, Luke Chandley of chandley plumbing (Registration Number: 346748 PU) have undertaken a site assessment at 75 Varro rd. and have issued a Wastewater Management System design for a new effluent disposal system to service the New Independent Unit. The existing standard system is too small for the additional load of a 2 Bedroom Independent Unit and the fall of the land doesn't warrant compliance of such.

Therefore I have designed a new WMS. to be installed to service only the New Independent Unit. This is in accordance with the NT Planning Scheme Clause 5.10.13 (3) (a) & (b).

Yours sincerely,

Luke Chandley

NORTHERN TERRITORY OF AUSTRALIA
BUILDING ACT
SECTION 40 – CERTIFICATE OF COMPLIANCE
PLUMBING & DRAINAGE DESIGN

All sections must be completed – mark N/A to any question that does not apply

PROPERTY / PROJECT DETAILS	
Owner (if known):	
Lot/Portion Number: 4749	Address: (Including street number) 75 Varro rd
Suburb: Lloyd creek.	

DESCRIPTION OF WORKS (length of urinal and size of all new drainage work to be included)
Plumbing -
Drainage – 100m sewer drainage from new fixtures and connect to 3200L septic tank and 35 m² Absorption trench.

DRAINAGE PLANS
(draw drainage layout below or provide the numbers of attached drawings)
V = Vent ORG = Overflow Relief Gully IO = Inspection Opening

As per plans attached
Drawing no.

CERTIFICATION BY PLUMBER & DRAINER OR PLUMBER & DRAINER DESIGN

Company Name if certification is on behalf of a company **Chandley Plumbing**		**Company NT Registration Number** **346748PU**	
I certify that the drainage works have been designed in accordance with the requirements of the *Building Act*.			
***Name** (print clearly) **Luke Chandley**	***Nominee/Individual NT Registration Number** **26284PU**	**Signature**	**Date** 14/4/2026

*Name and registration number of nominee signing on behalf of company or, if no company, name of individual issuing certification.
Three copies of the certificate are required (1) Building Certifier (2) Owner (3) Plumber

No changes to the declaration are permitted.

Certificate of Compliance - Wastewater Management System Design / Installation

Section 40 of the *Building Act 1993*

All fields are mandatory.

Property/project details			
Lot/portion number	4749	**Address**	75 varro rd Lloyd creek.
Building or plumbing permit number			
Work completed date			

Type of certification – mark with X (select one only)	
Design only	X
Installation only	
Design and installation	

Type of works – mark with X (select one only)	
Installation of a new wastewater management system	X
Replacement of an existing wastewater management system	

Description of work - clearly detail all work carried out on site

3200L septic tank and 35m² Absoption trench.

Wastewater management system (WMS) details*	
Type of WMS – mark with X	
Secondary treatment system	
Greywater treatment system	
Septic system	X
Holding tank	
Composting / hybrid toilet	
Other / alternative treatment system	

NORTHERN TERRITORY GOVERNMENT

Effluent disposal or land application method – mark with X	
Absorption trench/bed	Y
Evapotranspiration – absorption (ETA) trench/bed	
Mound system	
Spray irrigation	
Shallow subsurface drip irrigation	
Low pressure effluent distribution (LPED)	
Recirculating evapotranspiration system	
Pump out from holding tank to an approved facility	
Other	

Make/Model and capacity of the WMS	Corcco			
Wastewater design flow to be serviced by the WMS (L/day)	750			
Design loading rate (DLR) / Design irrigation rate (DIR) used for sizing of land application area (mm/day)	22mm			
Effective area of land application area	35m2			
NT product approval	**Approval no**	2025/342116	**Expiry**	29/3/27
Did the work involve a performance solution? (refer to NCC)			Yes / (No)	

Documents attached

You must provide the following with this certificate:

- design plan/s showing:
  - the location of the installation of the Wastewater Management System on the Property
  - details of the relevant setback distances to site features as per the Code of Practice for Wastewater Management
  - the design and size of the land application area, e.g. size of absorption trench, size of irrigation disposal area
  - direction of site slope - if applicable
- a copy of the site and soil evaluation report
- where the installation does not comply with the deemed-to-satisfy requirements of the Plumbing Code of Australia and is considered a performance solution, provide evidence of design and certification by a registered Certifying Engineer (Hydraulic).

Drawing/s of WMS	(Yes) / No	**Drawing no.**	CP-01
Copy of site and soil evaluation report	(Yes) / No	**Reference**	FE-0394-01
Certificate of compliance – Hydraulic design / construction for performance solution	(Yes) / No	**Reference**	CP-02.

Certification by plumber and drainer			
I certify that the design and/or installation of the wastewater management system has been completed in accordance with the requirements of the *Building Act 1993*, including the Plumbing Code of Australia and Code of Practice for Wastewater Management.			
If you're certifying on behalf of the company, fill in section A. If not, fill in section B.			
Section A. Company and nominee details			
Company name	CHANDLEY PLUMBING	**Company NT registration no.**	346748 PU
Nominee name		**Nominee NT registration no.**	
Signature		**Date**	14/4/26
Section B. Individual details			
Individual name	LUKE CHANDLEY	**Individual NT registration no.**	26284 PU
Signature		**Date**	14/4/26

How to submit

You must submit a copy of this certificate and attachments to the:

- building certifier - for work involving a building permit; or
- Director of Building Control - for plumbing only work (where applicable) within 7 days of the completed work via bas.files@nt.gov.au
- owner
- plumber and/or designer to retain a copy

For more information, contact Building Advisory Services on 08 8999 8985 or email bas@nt.gov.au

Site Notes

1.0 CHECK ALL DIMENSIONS PRIOR TO COMMENCING ANY SITE WORKS.
1.1 SITE DIMENSIONS TAKE PREFERENCE OVER SCALED DRAWINGS
ANY DIMENSION CHANGES TO BE REFEREED TO THE BUILDING DESIGNER WHERE THEY AFFECT OR RELATE TO THE BUILDING DESIGN.
1.2 ALL SET OUT DIMENSIONS HAVE BEEN MEASURED FROM TO THE FACE OF COLUMNS AND / OR WALLS UNO.
1.3 WHERE AN EXISTING BOUNDARY LINE OR FENCE EXISTS CONFIRM BOUNDARY LOCATION. BUILDER SHALL DETERMINE PRIOR TO COMMENCEMENT OF WORKS THE BOUNDARY LOCATION TO ENSURE THE WORKS DOES NOT ENCROACH BOUNDARY OFFSET DIMENSIONS OR ADJACENT PROPERTY (ALLOW TO SURVEY BOUNDARY)
1.3 SERVICES UNDER GROUND TO BE INVESTIGATED BY BUILDER PRIOR TO SET OUT
1.4 SITE PREPARATION TO COMPLY WITH THE BCA : SITE PREPARATION EARTHWORK CONSTRUCTION SHALL COMPLY WITH GUIDELINES SET OUT IN AS 3798.
STORM WATER TO DISCHARGE AWAY FROM NEW WORKS INCLUDING FOOTINGS AND SHALL NOT AFFECT ADJOINING PROPERTIES

FINISHED SLAB HEIGHT SHALL BE :
(a) 150 ABOVE FINISHED GROUND LEVEL OR
(b) 100 ABOVE SANDY WELL DRAINED AREAS OR
(c) 50 ABOVE PAVED OR CONCRETED AREA THAT SLOPE AWAY FROM THE BUILDING IN ACCORDANCE WITH (a)

THE GROUND BENEATH SUSPENDED FLOORS MUST:
BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING (SEE FIG 3.1.1.3)

THRESHOLDS
WHERE THE THRESHOLD OF A DOORWAY IS MORE THAN 230mm ABOVE ADJOINING SURFACE IT MUST INCORPORATE STEPS HAVING RISER AND GOING DIMENSIONS IN ACCORDANCE WITH 3.91.2

Erosion & Sediment Control

BUILDER COMPLY WITH THE REQUIREMENT OF THE NTG FOR RURAL DEVELOPMENT.

INSTALL SEDIMENT CONTROL MEASURES BEFORE COMMENCEMENT OF EXCAVATION OR EARTHWORKS.
REGULARLY MAINTAIN THEM UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

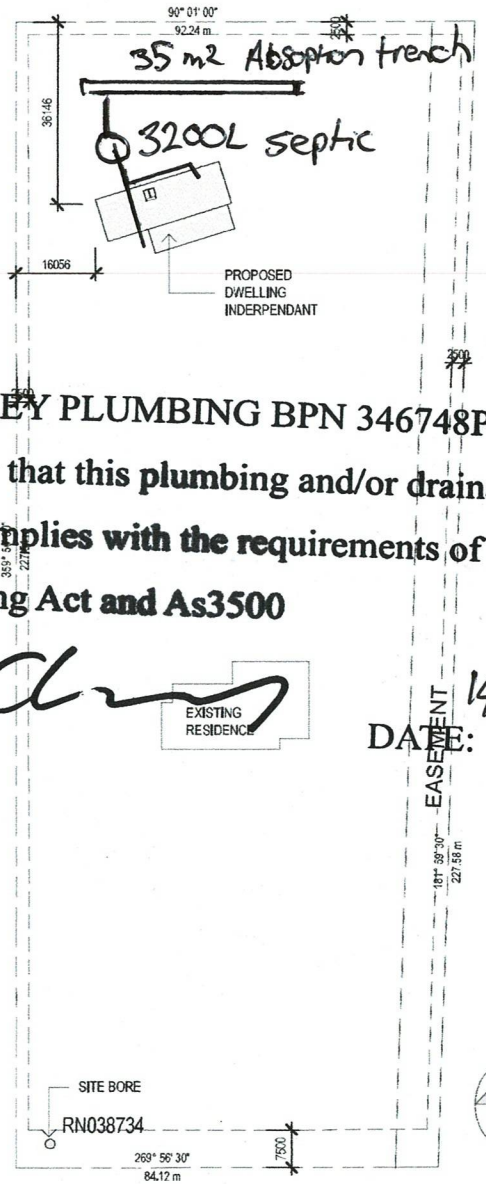
1. EROSION CONTROL – PROTECTING EXPOSED SOIL SURFACES TO PREVENT OR REDUCE EROSION CAUSED BY RAINDROP IMPACT AND STORM WATER SURFACE FLOWS. THIS CAN BE PROVIDED BY GRASSES AND OTHER GROUND COVERS. WET SEASON COVER OR GREEN MANURE CROPS ARE ESSENTIAL FOR HORTICULTURAL LAND USE.
2. SEDIMENT CONTROL – TRAPPING AND RETAINING SEDIMENT / TOPSOIL AND PREVENTING IT FROM BEING LOST OFF SITE OR ACCUMULATING IN LOCAL WATERWAYS. BUFFER ZONES WITH GOOD GROUND COVER AND GRASS FILTER STRIPS CAN BE USED FOR THIS PURPOSE.



Existing Street Cross Over

Area Schedule (Gross Building)

Name	Area
Carport	52.8 m²
Dwelling Inderpendant	116.2 m²
Verandah	83.0 m²
	252.0 m²



VARRO ROAD

Site Plan
SCALE 1:1000

CHANDLEY PLUMBING BPN 346748PU
We certify that this plumbing and/or drainage Design complies with the requirements of the NT Building Act and As3500
DATE: 14/4/26

DWELLING INDERPENDANT

Sec 4749 (75) Varro Road Lloyd Creek

LIVABLE HOUSING NOTES:

LIVABLE HOUSING DESIGN TO COMPLY WITH NCC 2022 Part H8
STEP-FREE ACCESS PATH

THE CONTINUOUS STEP-FREE ACCESS PATH MUST BE PROVIDED FROM:
1. THE PEDESTRIAN ENTRY AT THE ALLOTMENT BOUNDARY, OR
2. AN APPURTENANT CLASS 10A GARAGE OR CARPORT, OR
3. A CAR PARKING SPACE PROVIDED FOR THE EXCLUSIVE USE BY DWELLING OCCUPANTS.

THE REQUIREMENTS FOR A STEP-FREE ACCESS PATH FROM THE ALLOTMENT BOUNDARY, OR A CAR PARKING SPACE FOR THE EXCLUSIVE USE OF THE OCCUPANTS, INCLUDE THE FOLLOWING:
i) CONNECTION BETWEEN THE DWELLING ENTRANCE DOOR (THAT COMPLIES WITH PART 2 DWELLING ENTRANCE) AND THE CAR PARKING SPACE OR ALLOTMENT BOUNDARY
ii) STEP-FREE
iii) MINIMUM 1000mm WIDE
iv) CROSS FALL OF 1:40 OR SHALLOWER
v) GATES WITHIN THE ACCESS PATH (IF PROVIDED) HAVE A MINIMUM CLEAR OPENING WIDTH OF 820 MM
vi) RAMPS (OTHER THAN STEP RAMPS), IF NECESSARY, MUST COMPLY WITH THE FOLLOWING:
vii) MINIMUM 1000mm WIDE
viii) GRADIENT BETWEEN 1:14 AND 1:20 (MAXIMUM DISTANCE BETWEEN LANDINGS DEPENDENT ON GRADIENT)
ix) MINIMUM 1200mm LONG LANDING TOP AND BOTTOM WITH A CROSS FALL SHALLOWER THAN 1:40.

PATHS, RAMPS, LANDINGS & VERANDAHS TO HAVE SLIP RESISTANCE MINIMUM P5 or R12 WHEN TESTED IN ACCORDANCE WITH AS 4586

HUNDRED OF STRANGWAYS
PLANNING ZONE RL
LOT BOUNDARY SET BACKS - TABLE B TO CLAUSE 7.3 -
PRIMARY STREET FRONTAGE - 7.5m for ***residential buildings***, and ***ancillary*** structures with external walls and 4.5m for ***ancillary*** structures without external walls.
SECONDARY STREET - 2.5m
SIDE & REAR LOT BOUNDARIES - 1.5m for ***residential buildings*** and ***ancillary*** structures or

CARPARKING - Table to Clause 5.2.4.1:
DWELLING SINGLE - 2 REQUIRED (EXISTING)
DWELLING INDEPENDENT - 2 REQUIRED (1 per bedroom to a maximum of 2)

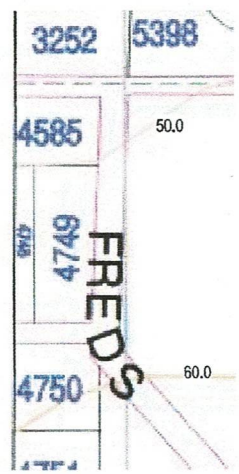
SEPARATION DISTANCE TO EXISTING BORES

SEPARATION DISTANCE TO BE IN ACCORDANCE WITH NT GOVERNMENT REGULATIONS OF 100m FROM A BORE TO A TRADITIONAL SEPTIC TANK EFFLUENT TRENCH, OR IT WILL NEED TO BE EITHER:
- A 50m SEPARATION DISTANCE FOR AERATED WASTEWATER TREATMENT SYSTEMS WITH UNCHLORINATED EFFLUENT
- OR A 30m SEPARATION DISTANCE FOR AERATED WASTEWATER TREATMENT SYSTEMS WHERE EFFLUENT IS CONTINUALLY CHLORINATED.

YOU MUST HAVE A SEPARATION DISTANCE OF 100m FROM ANY OF THE FOLLOWING POLLUTION SOURCES:
- FERTILISER STORAGE AREAS
- CHEMICAL STORAGE AREAS
- FRUIT PACKING SHEDS
- PLANT WORKSHOPS
- ANIMAL ENCLOSURES.

Drawing List

Sheet Number	Sheet Name
Architectural Drawings	
A01	Site Plan
A02	Elevation & 3D Views
A03	Elevations
A04	Floor Plan
A05	Sections
A06	General Notes
A07	General Notes Continued
A08	Livable Housing Requirements
A09	Wet Area Notes
A10	Roof Plan
E01	Electrical Plan
Plumbing Drawings	
P01	Plumbing Plan
Structural Drawings	
S01	Structural Notes
S02	Footing & Slab Plan
S03	Sections
S04	Wall Frame Bracing Layout
S05	Braced Wall Frame Elevation
S06	STD Wall Frame Sheet
S07	Roof Frame Layout
S08	Structural Details
S09	Structural Details
S10	Structural Details
S11	Structural Details



Site Topo
NT Atlas and Spatial Data Directory

No.	DESCRIPTION	DATE	Issued to
	AMENDMENTS		

Project: DWELLING INDERPENDANT
Project Address: Sec 4749 (75) Varro Road Lloyd Creek
Architectural Drawings- Site Plan
Client:

Mjj Carpentry
Custom Designed & Built
PO BOX 2643
PALMERSTON NT 0831
Registration Number - 171645CR

FILE No.	DRAWING No.	SHEET No.	AMEND.	SHEET SIZE
Mjj 25:001 CP-01	001	A01		A3

WALL SCHEDULE

LBI STEEL WALL FRAMING
TO BE IN ACCORDANCE WITH DETAILS AND NOTES

UNO ALL INTERNAL WALLS AND INTERNAL FACE OF EXTERNAL FRAMES TO BE LINED 10 PLASTERBOARD 6 MM VILLA BOARD TO WET AREAS
REFER TO SLAB AND FRAMING PLANS FOR SHEAR WALL LOCATION AND BRACING REQUIREMENTS.
ALLOW TO PROVIDE BULKHEADS OVER ALL INTERNAL DOORS UNLESS DETAILED OTHER WISE. EXTEND ALL FRAMING TO UNDER SIDE CEILING INCLUDING RAKING WALLS TO SPECIFIC AREAS WITH SLOPING OR PITCHED DESIGN
1. REFER TO SPECIFIC WALL FRAME CONNECTION DETAILS AND NOTES FOR CONSTRUCTION
2. COVER EXTERNAL WALLS WITH FOIL INSULATION TAPED AND SEALED TO ALL EDGES , INCLUDING AROUND WINDOWS AND DOORS.
3. REFER TO ENERGY EFFICIENCY REQUIREMENTS FOR ADDITIONAL WALL FRAME INSULATION

LIVABLE HOUSING DESIGN TO COMPLY WITH NCC LIVABLE HOUSING STANDARDS

COMPLYING BATH ROOM

BATHROOM LAYOUT - CIRCULATION SPACE
A SANITARY COMPARTMENT THAT IS SUBJECT TO CLAUSE 4.1, NEEDS TO MEET CERTAIN CIRCULATION REQUIREMENTS IN THE STANDARD. THE KEY REQUIREMENT IS A CLEAR ZONE OF 900mm x 1200 mm IMMEDIATELY IN FRONT OF THE FRONT EDGE OF THE TOILET PAN.

BUILDER IS TO CONFIRM DESIGN LAYOUT PRIOR TO CONSTRUCTION
NOTE: TOILET SHOWN IS GENERIC ONLY AND MUST BE COMPLY WITH REQUIRED CIRCULATION SPACE WITH SELECTED TOILET

BATHROOM LAYOUT - SHOWER
THE SHOWER MUST HAVE A HOBLESS AND STEP-FREE ENTRY. THIS MEANS THE FLOOR LEVEL AT THE ENTRY TO THE SHOWER RECESS MUST BE LEVEL WITH THE FLOOR LEVEL OUTSIDE OF THAT RECESS, WHILE STILL ALLOWING FOR NECESSARY FALLS TO ENABLE DRAINAGE OF WATER TO THE RECESS FLOOR WASTE.

STUD WALL FRAME:
REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS TO COMPLY WITH PART 5 & 6 STANDARD
NOGGING TO BE PROVIDED IN FIXTURE ZONE ARES, ALTERNATIVE SHEET WITH 12mm PLY WOOD

Door Schedule

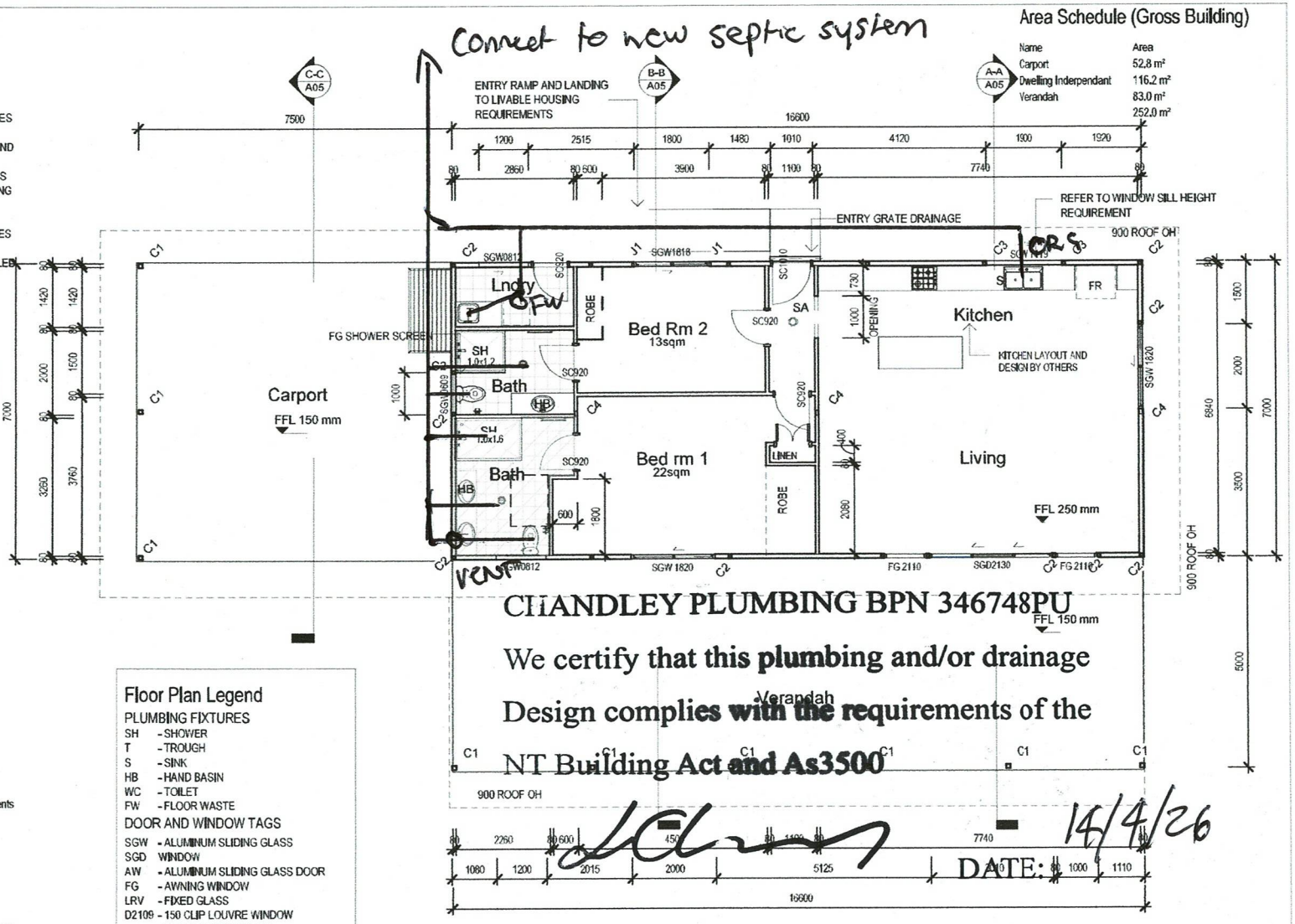
Type	Description	H	W	Glazing	Comments
SC920	HINGED TIMBER DOOR	2100	910		
SC1010	HINGED TIMBER ENTRY DOOR TO COMPLY WITH LHS REQUIREMENTS	2100	1010		
SGD2130	SLIDING GLASS DOOR	2100	3010	CLEAR	

Window Schedule

Type	Description	H	W	Glazing	Comments
FG 2110	FIXED GLASS WINDOW	2100	1000	CLEAR	
SGW0609	SLIDING GLASS WINDOW	600	900	CLEAR	
SGW0812	SLIDING GLASS WINDOW	800	1200	CLEAR	
SGW1818	SLIDING GLASS WINDOW	1800	1800	CLEAR	
SGW 1119	SLIDING GLASS WINDOW	1140	1900	CLEAR	REFER SILL HEIGHT REQUIRENTS
SGW 1820	SLIDING GLASS WINDOW	1800	2000	CLEAR	

NOTE: WINDOW ABOVE KITCHEN BENCH

THE FINISHED WINDOW SILL LEVEL (WSL) MUST BE 60mm ABOVE THE FINISHED BENCH HEIGHT (BH)
COORDINATION:
THE CABINET MAKER / JOINER MUST CONFIRM THE ACTUAL (BH) WITH THE GLAZIER BEFORE FABRICATION OF KITCHEN WINDOW OVER KITCHEN BENCH.
MEASUREMENT REFERENCE:
ALL HEIGHT MEASUREMENTS MUST BE TAKEN FROM FINISHED FLOOR LEVEL (FFL), ACCOUNTING FOR FLOOR FINISHES (e.g. TILES, VINYL, CONCRETE POLISH / GRIND, ETC)
WINDOW HEIGHT:
THE NOMINATED WINDOW HEIGHT IS BASED ON NOMINAL / STANDARD BENCH 900mm + or - FINISHES. BUILDER / CABINET MAKER / JOINER / GLAZIER TO COORDINATE



CHANDLEY PLUMBING BPN 346748PU

We certify that this plumbing and/or drainage Design complies with the requirements of the NT Building Act and As3500

DATE: 14/4/26

Floor Plan Legend

PLUMBING FIXTURES
SH - SHOWER
T - TROUGH
S - SINK
HB - HAND BASIN
WC - TOILET
FW - FLOOR WASTE

DOOR AND WINDOW TAGS
SGW - ALUMINUM SLIDING GLASS
SGD WINDOW
AW - ALUMINUM SLIDING GLASS DOOR
FG - AWNING WINDOW
LRV - FIXED GLASS
D2109 - 150 CLIP LOUVRE WINDOW
- DOOR /HEIGHT/WIDTH

ELECTRICAL
SA - SMOKE ALARM

Floor Plan

SCALE 1:100

Column Schedule

Mark	Type	Type Comments
C1	100x100x4,0 SHS	COLUMN 6CFW TO CASTIN PLATE & BEAM OVER
C2	75x75x5,0 SHS	COLUMN IN WALL FRAME PLANE, 6CFW TO CASTIN PLATE
C3	75x75x4,0 SHS..	COLUMN BESIDE OPENING 6CFW TO CAST IN PLATE AND ROOF BEAM OVER
C4	125x75x4,0 RHS.	COLUMN IN WALL FRAME PLANE, 6CFW TO CASTIN PLATE
J1	75x50x2,5 RHS	WINDOW JAMB STUD
KP1	125x75x4,0 RHS	KING POST FOR ROOF BEAM FRAME (REFER DETAIL)

Area Schedule (Gross Building)

Name	Area
Carport	52,8 m²
Dwelling Inderpendant	116.2 m²
Verandah	83.0 m²
	252,0 m²

Mjj Carpentry
Custom Designed & Built
PO BOX 2643
PALMERSTON NT 0831
Registration Number 171645CR

No.	DESCRIPTION AMENDMENTS	DATE	Issued to

Project: DWELLING INDERPENDANT
Project Address: Sec 4749 (75) Varro Road Lloyd Creek
Architectural Drawings- Floor Plan
Client:

FILE No.		DRAWING No.	SHEET No.	AMEND.	SHEET SIZE
Mjj 25:001	CP-02	001	A04		A3

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME 2020

PA2026/0193

I, JOSHUA ROLAND BURGOYNE, Minister for Lands, Planning and Environment, under section 12(2)(a) of the *Planning Act 1999*, amend the NT Planning Scheme 2020 by making the amendment, specified in the Schedule.

Dated 16.6. 2026.

Minister for Lands, Planning and Environment

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME 2020

1. Amendment to Clause 5.4.13

Omit '5.4.13 Dwelling-Independent' in full and insert

Purpose

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

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

Administration

1. The consent authority must not ***consent*** to a **dwelling-independent** that is not in accordance with sub-clauses 3, 6, and 7.

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

Requirements

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

4. The maximum ***floor area*** of the **dwelling-independent** in:
   (a) Zones H, A, RL and R shall not exceed 100m^2; and
   (b) in all other zones shall not exceed 75m^2.

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

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

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

Editor's Note: Where reticulated sewerage is unavailable, the Code of Practice for Wastewater Management provides further guidance on the requirements for wastewater management in the Northern Territory.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 29

REASONS FOR DECISION

NORTHERN TERRITORY PLANNING SCHEME 2020

PA2026/0193

Pursuant to section 12(1) of the *Planning Act 1999,* I have decided to amend the NT Planning Scheme 2020 to update the provisions of Clause 5.4.13 Dwelling-Independent.

Pursuant to section 12(2) of the Act, I am satisfied that the amendment is not so significant as to require exhibition as it:

- seeks to remove an administrative burden from the housing supply process;
- is considered to maintain the low-density character of the rural area; and
- supports appropriate rural living.

JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

16 / 6 / 2026

26 June 2026

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

RE: Letter of Comment Development Application

PA2026/0209
Hun: 695 P: 04749 75 Varro Road LLOYD CREEK, Hundred of Strangways
Dwelling-Independent with a floor area in excess of 80sqm and separate effluent disposal system

---

Thank you for the Development Application referred to this office on 15/06/2026, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

a) The provided plumbing analysis and proposal appears sufficient for the proposed independent dwelling.

b) The proposed size, in excess of the permitted 80sqm seems justified and adequate for the purpose of downsizing.

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

a) Council can confirm that only one access is permitted to the property to service both the dwelling single and dwelling independent from Varro Road. No access shall be granted from the Freds Pass Road corridor (paper road). The existing access is deemed sufficient.

b) The provided site plan does not show the existing 'shed' and other structures on the property. The property owner is urged to ensure that all structures on the property comply with Building regulations and Bushfires NT.

c) The owner will be required to submit a stormwater plan for approval for the purposes of Building Certification.

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) 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 & Development Program Leader

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Record No: D2026/174933
Container No: NE695/4749

Your Ref: PA2026/0209

Shaik Aamir Shaik Alaudeen
Development Assessment Services
GPO Box 1680
Darwin NT 0810

Dear Shaik Aamir

Re: Section 4749 (75) Varro Road Lloyd Creek Hundred of Strangways

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

1. Multiphase power supply is required for the property with the proposed dwelling-independent.

2. The landowner shall engage a licensed electrician to submit a maximum power demand calculation for both existing buildings and new dwelling-independent on Section 4749 to PWC for assessment on applicable power supply capacity upgrade requirements in accordance with the current Australian Energy Regulator (AER) process.

3. The engaged electrician shall carry out customer's internal electricity reticulation works including multiphase metering panel for the proposed dwelling-independent in accordance with PWC's current NP018 Service and Installation Rules 2024, and NP010-Meter Manual.

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

Yours sincerely

(Caesar Yik)
For Thanh Tang
Manager Distribution Development

15 June 2026

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Container No: LD695/4749

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Shaik Aamir Shaik Alaudeen

RE: PA2026/0209 - Section 04749 Hundred of Strangways - 75 Varro Rd, Lloyd Creek NT - Dwelling-Independent with a floor area in excess of 80sqm and separate effluent disposal system

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 developer.concierge@powerwater.com.au

Yours sincerely

Craig Thomas

Craig Thomas
Services Development

26 June 2026

cc: Annette Joseland
email: annette@abconsultingnt.com.au

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

Level 1
Goyder Centre
25 Chung Wah Terrace

Postal address
PO Box 496
Palmerston NT 0831

E DevelopmentAssessment.DLPE@nt.gov.au

T 08 8999 4446

24 June 2026

Mr Shaik Aamir Shaik Alaudeen
Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801

Our Ref: DLPE2026/0231
Your Ref: PA2026/0209

Dear Mr Shaik Alaudeen

Re: PA2026/0209 Dwelling-Independent with a floor area in excess of 80sqm and separate effluent disposal system

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

Lands and Planning Division

Building Advisory Services

All building works on the site are to comply with the *Building Act 1993*, the Building Regulations 1993, and the National Construction Code. Based on the information available, Building Advisory Services do not foresee any potential issues with the proposed development. All works should be undertaken by appropriately registered practitioners.

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

Technical Assessment PA2026/0209

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

Application No:	PA2026/0209
Lot number:	Section 4749 (75) Varro Rd, Lloyd Creek
Town/Hundred:	Hundred of Strangways
Zone:	RL (Rural Living)
Site Area:	2 ha
Proposal:	Dwelling-independent with a floor area in excess of 100m^2
Plans used for assessment:	A01 (Site Plan); A02 (Elevation & 3D Views); A03 (Elevations); A04 (Floor Plan); A05 (Sections); Driveway Plan
Date assessment finalised:	10 November 2026

The proposal is for an ancillary development of a "dwelling-independent" on a site zoned RL with an existing "dwelling-single". The land is owned by Gareth Martin Bosse and Hannah Leanne Bosse.

NTPS 2020 definition	DAS DLPE comment
dwelling-single means a building containing one ***dwelling*** only;	The existing primary use of the site is consistent with this definition.
dwelling-independent means an ***ancillary dwelling*** that is constructed on the same ***site*** as a **dwelling-single**;	The proposed ancillary use of the site will be consistent with this definition.
primary use means a dominant use of land or premises that serves its own purpose;	The primary use of Section 4749 is a "dwelling-single".
ancillary means associated with, but auxiliary and subordinate to, the primary land use;	The proposed ancillary use of Section 4749 will be a "dwelling-independent".
floor area in relation to a building, includes all wall thicknesses of the external walls and all roof areas used as floors, but does not include verandahs, balconies or areas set aside for car parking or ***access*** thereto;	Therefore, the following spaces in the proposal are excluded from the calculation of floor area: - Carport - Veranda

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 5.2.5 Loading Bays 5.2.6 Landscaping	5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private open Space 5.4.13 Dwelling-Independent

	to Part 5 requirements)		5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	

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.

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

Clauses	**Compliance**		
Part 3 (Overlays)	**Yes**	**No**	**N/A**
3.2 CNV – Clearing of Native Vegetation			
Part 4 (Zones & Assessment Tables)	**Yes**	**No**	**N/A**
4.7 Zone RL – Rural Living			
Part 5 (General Development Requirements)	**Yes**	**No**	**N/A**
5.2.1 General Height Control			
5.2.4 Car Parking			
5.2.5 Loading Bays			
5.2.6 Landscaping			
5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR			
Part 5 (Specific Development Requirements)	**Yes**	**No**	**N/A**
5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures			
5.4.6 Private open Space			
5.4.13 Dwelling-Independent			

Part 1 – Guidance

1.8 When development consent is required

Sub-clause 1(b) of Clauses 1.8 of NT Planning Scheme 2020					**DAS DLPE comment**
1.	*The need for consent and the level of assessment that applies to the use and development of land is set out in the framework below:*				
	(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 requires 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;*		Not Applicable
		ii.	*it is shown as Permitted on the relevant assessment table in Part 4 but:*		Applicable
			(1)	*requires consent by virtue of an Overlay as set out in Part 3; or*	Applicable
			(2)	*does not comply with the relevant development requirements set out in Part 5;*	Applicable – The proposal does not comply with the development requirements of Clause 5.4.13. (see discussion below)
		iii.	*it is for the consolidation of land; or*		Not Applicable
		iv.	*it is for the subdivision of land for the purpose of a Unit Title Scheme, where:*		Not Applicable
			(1)	*development consent has been granted; or*	
			(2)	*the development is permitted in the relevant assessment table; or*	
			(3)	*the Unit Title Scheme does not include vacant land.*	
		v.	*a provision of the Planning Scheme expressly requires assessment as Merit Assessable.*		Not Applicable

1.9 Ancillary use and development

Clause 1.9 of NT Planning Scheme 2020				DAS DLPE comment
1.	*Unless expressly provided for in this Planning Scheme:*			
	(a)	*where the definition of a development in Schedule 2 includes use or development that may be established if ancillary, the ancillary use or development included in the definition are Permitted provided they comply with any relevant development requirements in Parts 3 and 5;*		Not Applicable
	(b)	*if an ancillary use or development described in (a) does not comply with Parts 3 and 5, the ancillary use or development requires consent and the level of assessment that applies is Merit Assessable;*		Applicable – The proposed ancillary dwelling-independent is Permitted in an RL zone, however, does not comply with Part 5 requirements and therefore, requires consent and is Merit Assessable due to variation.
	(c)	*an ancillary use or development not specified in the definition of the primary use in Schedule 2 requires consent and the level of assessment that applies to the ancillary use or development is either:*		
		i.	*the assessment category specified in the assessment table for the zone in Part 4; or*	Noted
		ii.	*if Undefined or Prohibited it is Impact Assessable.*	Not Applicable

1.10 Exercise of Discretion by the Consent Authority

Clause 1.10 of NT Planning Scheme 2020			DAS DLPE comment
1.	*In considering an application for consent for a use or development, the consent authority must consider the use or development in its entirety except in relation to:*		
	(a)	*an application to alter, change or vary a development permit under sections 43A, 46 or 57 of the Act;*	Not Applicable
	(b)	*access to a main road; or*	Not Applicable
	(c)	*a Merit Assessable application under Clause 1.8(1)(b)(ii)(2).*	Applicable – The proposal is a Merit Assessable application under Clause 1.8(1)(b)(ii)(2), due to variation to Part 5 requirements.
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.*		To be determined by the consent authority

Part 2 – Strategic Framework

Consideration of the Strategic Framework is not required for a Merit Assessable (Permitted use with variation to Part 5 requirements) development.

NOT APPLICABLE

Part 3 – Overlays

NT ATLAS indicates that the CNV – Clearing of Native Vegetation overlay applies to the subject site.

3.2 CNV – Clearing of Native Vegetation

Clause 3.2 of NT Planning Scheme 2020	DAS DLPE Comment
Purpose	Complies

Ensure that clearing of native vegetation does not unreasonably contribute to environmental degradation of the locality.				
Administration				
1.	*This Overlay applies to land within Zones RR, RL, R, H, A, CN, RD, WM and Unzoned land.*			Applicable – subject site is zoned RL.
2.	*On land subject to this Overlay:*			
	(a)	*on land parcels less than 100ha, the clearing of native vegetation of more than one hectare in aggregate of land (including any area already cleared of native vegetation) requires consent; or*		Complies – Subject site is 2ha and proposes a total aggregate of 0.95ha of cleared land (including land previously cleared for the existing dwelling-single). Therefore, it does not require consent. Furthermore, substantial planting is proposed to provide privacy to screen the dwelling-independent from the existing dwelling-single.
	(b)	*on land parcels of 100ha and over, the clearing of native vegetation of more than 10ha in aggregate of land (including any area already cleared of native vegetation) requires consent.*		Not Applicable – Subject site is 2ha in area.
3.	*Notwithstanding sub-clause 2:*			
	(a)	*all clearing of native vegetation in Zone CN requires consent, other than as provided for by sub-clause 5; and*		Not Applicable – Land is zoned RL. Subject site is 2ha in area.
	(b)	*on land parcels 100ha and over, the clearing of native vegetation of more than one hectare that includes significant vegetation requires consent, other than as provided for by sub clause 5.*		
4.	*The consent authority may consent to the clearing of native vegetation that is not in accordance with sub-clause 6 only if it is satisfied that it is appropriate in the context of the site and the locality having regard to such matters as:*			Not Applicable
	(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.*		
5.	*This Overlay does not apply to the clearing of native vegetation that:*			
	(a)	*is required or controlled under any Act in force in the Territory, including but not limited to:*		Not Applicable
		i.	*Environment Protection Act 2019;*	
		ii.	*Environment Protection and Biodiversity Conservation Act 1999 (Cth);*	
		iii.	*Pastoral Land Act 1992;*	
		iv.	*Petroleum (Environment) Regulations 2016;*	
		v.	*Territory Parks and Wildlife Conservation Act 1976; or*	
	(b)	*is for the following purposes:*		
		i.	*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, or up to 10m wide on a lot having an area greater than 8ha, unless otherwise specified by a Regional Fire Control Committee;*	Not Applicable
		ii.	*an internal fence line up to 10m wide on a lot having an area greater than 8ha;*	
		iii.	*an internal vehicle access track up to 10m wide and at least 100m away from any cleared land used for a vehicle access track within the same site;*	
		iv.	*construction of a telecommunications facility, where the area of clearing does not exceed 250m2;*	
		v.	*a geotechnical survey if the area cleared is:* *i. for an area in which a survey is conducted – a maximum area of 100m2; and*	

			ii. ii. for an area necessary for reasonable access to an area in which a survey is conducted – a maximum of 10m wide;	
		vi.	*a road to access the land or other land; or*	
		vii.	*the maintenance and repair of public infrastructure.*	
Requirements				
6.	*The clearing of native vegetation is to:*			Not Required
	(a)		*avoid impacts on significant 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.*	
7.	*An application for the clearing of native vegetation is to demonstrate consideration of the following:*			Not Required
	(a)		*the Land Clearing Guidelines;*	
	(b)		*the presence of threatened wildlife as declared under the Territory Parks and Wildlife Conservation Act 1976;*	
	(c)		*the presence of significant vegetation;*	
	(d)		*the presence of essential habitats, within the meaning of the Territory Parks and Wildlife Conservation Act 1976;*	
	(e)		*the impact of the clearing on regional biodiversity;*	
	(f)		*whether the clearing is necessary for the intended use;*	
	(g)		*whether there is sufficient water for the intended use;*	
	(h)		*whether the soils are suitable for the intended use;*	
	(i)		*whether the slope is suitable for the intended use;*	
	(j)		*the presence of permanent and seasonal water features such as billabongs and swamps;*	
	(k)		*the retention of native vegetation adjacent to waterways, wetlands and rainforests;*	
	(l)		*the retention of native vegetation buffers along boundaries;*	
	(m)		*the retention of native vegetation corridors between remnant native vegetation;*	
	(n)		*the presence of declared heritage places or archaeological sites within the meaning of the Heritage Act 2011; and*	
	(o)		*the presence of any sacred sites within the meaning of the Northern Territory Aboriginal Sacred Sites Act 1989.*	

NOT APPLICABLE

Part 4 – Zones

4.7 Zone RL – Rural Living

Clause 4.7 of NT Planning Scheme 2020	**DAS DLPE Comment**
Zone Purpose	Complies

Provide for a range of rural lifestyle choices and rural activities, in areas where access to reticulated water and sewerage may not be available.		
Zone Outcomes		
1.	*Predominantly dwellings-single and dwellings-independent within a rural lifestyle setting.*	Complies – The proposal is for a dwelling-independent in a site with an existing dwelling-single.
2.	*Home based businesses and dwellings-community residence are of a scale, intensity and nature that is compatible with the character and amenity of the surrounding locality.*	Not Applicable
3.	*Residential development, such as residential care facilities, does not interfere with the character and amenity of the zone.*	Not Applicable
4.	*Rural activities, such as agriculture, animal boarding, horticulture, intensive animal husbandry, plant nursery, industry-primary, stables, and veterinary clinic where the scale, intensity and nature of the activity is compatible with the character and amenity of the surrounding locality and the land is capable of supporting the development.*	Not Applicable
5.	*Development for residential purposes does not interfere with the existing or ongoing use of rural land for productive agricultural or horticultural purposes.*	Complies
6.	*Community focused activities, such as community centre, child care centre, and emergency management facility:*	Not Applicable
	(a) are of a scale and intensity compatible with the character and amenity of the area;	
	(b) wherever possible, are co-located with other non-residential activities in the locality;	
	(c) avoid adverse impacts on the surrounding road network; and	
	(d) are managed to minimise unreasonable impacts on the amenity of surrounding residents.	
7.	*The design and site layout of all development are sympathetic to the existing streetscape, scale and character of surrounding development.*	Complies – The design of the proposed dwelling-independent and site layout are sympathetic to the existing streetscape, scale and character of surrounding development.
8.	*Development does not impose unsustainable demands on surface water and groundwater.*	Complies – The dwellings will be serviced by an existing bore on the site that produces approximately 1.8L/sec to service both dwellings, thereby not imposing unsustainable demands on surface and ground water.
9.	*Subdivision design is informed by land suitability assessment to confirm the land is able to support residential development.*	Not Applicable – The proposal does not consist of a subdivision.
10.	*Development is provided with an appropriate level of services and infrastructure, and minimises impacts on sensitive environments.*	Complies – The site is connected to reticulated power supply. The site is not connected to reticulated water and sewer services. However, the site has a bore that produces sufficient capacity of approximately 1.8L/sec to service both dwellings. A separate effluent disposal system of another septic and realm drain system is proposed to service the dwelling-independent.
11.	*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.*	Not Applicable

COMPLIES

Part 5 – Development Requirements

5.2.1 General Height Control

Clause 5.2.1 of NT Planning Scheme 2020	**DAS DLPE Comment**
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.				Complies
Administration				
1.	*This clause does not apply if:*			
	(a)	*The development is for the purpose of:*		Not Applicable
		i.	*a telecommunications facility;*	
		ii.	*a chimney, flag pole, aerial, antenna or lightning rod; or*	
		iii.	*the housing of equipment relating to the operation of a lift; or*	
	(b)	*an alternative height control is specified in clause 5.9 (Location specific development requirements).*		Not Applicable
2.	*The consent authority must not consent to a development in Alice Springs that is not in accordance with sub-clause 5.*			Not Applicable
3.	*The consent authority must not consent to a development on land in Zone MR abutting land in Zone LR that is not in accordance with sub-clause 6.*			Not Applicable
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:*			Not Applicable
	(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				
5.	*The building height of a development in the Municipality of Alice Springs is not to exceed:*			Not Applicable
	(a)	*the maximum building height for the zone and use as specified in table A to this clause; or*		
	(b)	*two storeys to a maximum of 8.5m if the zone and use is not included in table A to this clause.*		
6.	*The building height in all other areas is not to exceed:*			Applicable
	(a)	*the maximum building height for the zone and use as specified in table B to this clause; or*		Not Applicable
	(b)	*two storeys to a maximum of 8.5m if the zone and use is not included in table B to this clause.*		Complies – The proposed building has a height of under 8.5m (approx. 3.5m high) and comprises of a single-storey development.

COMPLIES

5.2.4 Car Parking

5.2.4.1 Car Parking Spaces

Clause 5.2.4.1 of NT Planning Scheme 2020				**DAS DLPE Comment**
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.				Complies
Administration				
1.	*This clause does not apply where alternative car parking space requirements are established under clause 5.9 (Location specific development requirements).*			Not Applicable to site / proposed development
2.	*The consent authority may consent to use or development that is not in accordance with sub-clause 5 if it is satisfied a reduction in the number of car parking spaces is appropriate with regard to:*			Not Applicable
	(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;*		
	(d)	*the potential impact on the surrounding road network and the amenity of the locality and adjoining property; and*		

	(e)	*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 relevant table to this clause.*		Not Applicable
4.	*For the purposes of this clause:*		Not Applicable
	(a)	*the reductions in Table B only apply to uses specifically referenced within Table A and apply to the base car parking rates established in Table A;*	
	(b)	*only one reduction percentage is permitted per category when applying Table B; and*	
	(c)	*the reductions in Table B do not apply to one bedroom dwellings.*	
Requirements			
5.	*Use and development is to include the minimum number of car parking spaces within the development site, as specified in the relevant table to this clause (rounded up to the next whole number).*		Complies – The required car parking in accordance with Table A to clause is 4 Car Parking Spaces (2 for the existing dwelling-single and 2 for the proposed ancillary dwelling-independent). The drawings show 4 spaces consistent with clause.

Table A to Clause 5.2.4.1: Minimum number of required parking spaces

Use or Development	Minimum Number of Car Parking Spaces Required
Dwelling-single	2
Dwelling-independent	1 per bedroom to a maximum of 2

COMPLIES

5.2.4.4 Layout of Car Parking Areas

This clause does not apply to dwelling-independents.

NOT APPLICABLE

5.2.5 Loading Bays

There are no loading bays required for a dwelling-independents. Therefore, this clause will not apply to the proposed development.

NOT APPLICABLE

5.2.6 Landscaping

5.2.6.1 Landscaping in Zones other than Zone CB

Clause 5.2.6.1 of NT Planning Scheme 2020		**DAS DLPE Comment**
Purpose		
Encourage landscaping that enhances local amenity by:		Complies
(a)	*contributing to safe and attractive public spaces and places;*	
(b)	*responding to the local climate and soil characteristics;*	
(c)	*supporting cooler internal and outdoor areas; and*	
(d)	*recognising the value of retaining existing plants and trees.*	
Administration		

1.	*Landscaping may include, where subordinate to areas for the planting and growing of plants, impervious and unplanted areas for;*		Noted
	(a)	*pedestrian access,*	
	(b)	*outdoor recreation, or*	
	(c)	*natural or ornamental features and the like.*	
2.	*The consent authority may consent to landscaping that is not in accordance with sub-clauses 5, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the site having regard to the amenity of the streetscape, and the potential impact on the amenity of the locality and adjoining property.*		Not Applicable
Requirements			
3.	*Where landscaping is required by this Scheme it should be designed so that:*		Landscaping is required for the proposed development / use as outlined in: • Clause 5.4.6.1 (sub-clause 2) of the NT Planning Scheme 2020
	(a)	*planting is focused on the area within the street frontage setbacks, side setbacks, communal open space areas and uncovered car parking areas;*	Complies – The proposal retains the existing planting within the street frontage setbacks. There are no communal open spaces or uncovered car parking areas. The driveway access to the dwelling-independent from the road is proposed in the side setback to avoid clearing existing trees. Furthermore, planting is proposed to screen the dwelling-independent from the dwelling-single and neighbouring dwelling.
	(b)	*it maximises efficient use of water and is appropriate to the local climate;*	Complies – The proposal maximises efficient use of water and is appropriate to the local climate.
	(c)	*it takes into account the existing streetscape, or any landscape strategy in relation to the area;*	Complies – The proposal is sympathetic to the existing streetscape.
	(d)	*significant trees and vegetation that contribute to the character and amenity of the site and the streetscape are retained;*	Not Applicable – There are no significant trees on site. However, the character and amenity of the site and streetscape is maintained. Furthermore, more planting is proposed to screen the dwelling-independent from the existing dwelling-single.
	(e)	*energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;*	Complies – The proposal assists in energy conservation of the building.
	(f)	*the layout and choice of plants permits surveillance of public and communal areas; and*	Not Applicable – The proposal is for a dwelling-independent in an RL zoned site with an existing dwelling-single. Therefore, no communal areas are proposed.
	(g)	*it facilitates on-site infiltration of stormwater run-off.*	Complies – The majority of the site will remain permeable facilitating on-site infiltration of stormwater run-off.
4.	*The quality and extent of the landscaping consented to must be maintained for the life of the development.*		Complies – It is presumed that the quality and extent of the landscaping will be maintained for the life of the development.
5.	*Other than in Zones CB, C and TC, not less than 30% (which may include communal open space) of a site that is used for rooming accommodation, dwellings-group, dwellings-multiple and residential care facility is to be landscaped.*		Not Applicable
6.	*In Zones LI, GI and DV all street frontages, except access driveways or footpaths, are to be landscaped to a minimum depth of 3m.*		Not Applicable
7.	*In Zones MR and HR, side and rear setbacks are to include planting to the length of the setback of no less than 2m deep, except for areas that are used for private open space.*		Not Applicable

COMPLIES

5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR

The development proposal is not adjacent to land in zones LR, LMR, MR or HR. The site abuts U (Utility) zone on its rear lot boundary and RL (Rural Living) zone on all the 3 other boundaries. Therefore, this clause will not apply to the site.

NOT APPLICABLE

5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures

<table>
<tr><th colspan="3">Clause 5.4.3 of NT Planning Scheme 2020</th><th>DAS DLPE Comment</th></tr>
<tr><td colspan="3">Purpose</td><td></td></tr>
<tr><td colspan="3">Ensure that residential buildings and ancillary structures are located in a manner that:</td><td rowspan="5">Complies</td></tr>
<tr><td>(a)</td><td colspan="2">is compatible with the streetscape and surrounding development including residential buildings on the same site;</td></tr>
<tr><td>(b)</td><td colspan="2">minimises adverse effects of building massing when viewed from adjoining land and the street;</td></tr>
<tr><td>(c)</td><td colspan="2">avoids undue overlooking of adjoining properties; and</td></tr>
<tr><td>(d)</td><td colspan="2">facilitates breeze penetration through and between buildings.</td></tr>
<tr><td colspan="3">Administration</td><td></td></tr>
<tr><td>1.</td><td colspan="2">This clause does not apply in Zones CB, LI, GI and DV.</td><td>Not Applicable – The subject site lies in a zone RL.</td></tr>
<tr><td>2.</td><td colspan="2">In this clause:</td><td></td></tr>
<tr><td></td><td>(a)</td><td>an ancillary structure includes an outbuilding (excluding shade sails), balcony, portico and the like, which may or may not include external walls; and</td><td>Not Applicable</td></tr>
<tr><td></td><td>(b)</td><td>for all developments except dwellings-multiple in Zone MR or HR, where a lot has a boundary with a public street from which vehicular access to the lot is restricted by the controlling Agency or local government council, this boundary shall be considered a side or rear lot boundary for the purpose of calculation of the building setback.</td><td>Not Applicable</td></tr>
<tr><td>3.</td><td colspan="2">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.</td><td>Not Applicable</td></tr>
<tr><td>4.</td><td colspan="2">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.</td><td>Not Applicable</td></tr>
<tr><td>5.</td><td colspan="2">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</td><td rowspan="6">Not Applicable</td></tr>
<tr><td></td><td>(a)</td><td>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;</td></tr>
<tr><td></td><td>(b)</td><td>has a cumulative floor area of 15m^2 or less;</td></tr>
<tr><td></td><td>(c)</td><td>is 2.5m or less in height;</td></tr>
<tr><td></td><td>(d)</td><td>has no openings in walls that are less than 1.5m from a lot or unit title; and</td></tr>
<tr><td></td><td>(e)</td><td>does not discharge rainwater on an adjacent lot or unit title.</td></tr>
<tr><td colspan="3">Requirements</td><td></td></tr>
<tr><td>6.</td><td colspan="2">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:</td><td></td></tr>
<tr><td></td><td>(a)</td><td>the relevant table to this clause; or
Table D to Clause 5.4.3: Minimum building setbacks for residential buildings and ancillary structures in Zones RR, RL, R, H and A
<table><tr><th>Lot Boundary</th><th>Minimum Setback</th></tr><tr><td>Primary street frontage</td><td>10m or 7.5m for lots less than 1ha in Zones RR and RL</td></tr><tr><td>Secondary street frontage</td><td>10m or 5m for lots less than 1ha in Zones RR and RL</td></tr><tr><td>Side and rear lot boundaries</td><td>10m or 5m for lots less than 1ha in Zones RR and RL</td></tr></table></td><td>Complies – The subject site has an area of 2ha and lies in zone RL.

The dwelling-independent is setback greater than 10 metres to all lot boundaries.

[NOTE: Applicant has stated that an existing container (demountable) near the dwelling-single sits at 4.1m from the side boundary; however, it is mobile and can be relocated.]</td></tr>
<tr><td></td><td>(b)</td><td>any setbacks established in a building setback plan that is included in Schedule 9.</td><td>Not Applicable</td></tr>
<tr><td>7.</td><td colspan="2">Where a zero or 300mm setback is identified on a building setback plan in Schedule 9, a zero or 300mm setback can only be established to the boundary nominated on the setback plan.</td><td>Not Applicable</td></tr>
<tr><td>8.</td><td colspan="2">Unless detailed in a table to this clause or within a building setback plan in Schedule 9, no part of the roof structure, including gutters and eaves, is to encroach more than 0.9m into the minimum building setbacks (subject to the Building Code of Australia) from the lot boundaries.</td><td>Not Applicable</td></tr>
</table>

COMPLIES

5.4.3.2 Distance Between Residential Buildings on one Site

Clause 5.4.3.2 of NT Planning Scheme 2020			DAS DLPE Comment
Purpose *Ensure residential buildings provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining residential buildings and private open space.*			Complies
Administration			
1.	*The consent authority may consent to a development 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 that the design of the development adequately mitigates the adverse effects of building massing and privacy and overlooking impacts that may arise from non-conformity with sub-clauses 2 and 3.*		Not Applicable
Requirements			
2.	*Where more than one building comprising one or two storey residential buildings is located on a site the distance between the buildings is to be calculated in accordance with Table A to Clause 5.4.3 as if there was a lot boundary between the buildings.*		Complies – The proposal is for an ancillary dwelling-independent consisting of a single storey. There is an existing single-storey dwelling-single on the site. The distance between these two residential buildings appears to be greater than 20 metres on drawings.
3.	*Where more than one building comprising residential buildings that exceeds two storeys in height is located on a site, the distance between buildings is to be a minimum of:*		Not Applicable
	(a)	*3m for walls to non-habitable rooms and habitable rooms without windows or doors; and*	
	(b)	*4.5m for walls with windows or doors to habitable rooms or to a verandah or balcony.*	
4.	*For each storey over four storeys, the distance between buildings referred to in sub-clause 3 is measured from a straight line that is half the average distance between the walls of the buildings.*		Not Applicable

COMPLIES

5.4.6 Private Open Space

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

Clause 5.4.6.1 of NT Planning Scheme 2020			DAS DLPE Comment
Purpose			
Extend the function of a dwelling and enhance the residential environment by ensuring that each dwelling has private open space that is:			Complies
(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 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.*		Not Applicable
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;*	Complies – An area greater than 69 m^2 is available on site as private open space for the proposed dwelling-independent in addition to the existing private open space for the dwelling-single.

		Table to Clause 5.4.6.1: Minimum Areas of Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group For clarity, in this table: **Area A** is the minimum area, for each ***dwelling***, that must be open vertically to the sky and have no dimension less than 1.5m. A least half of Area A must be permeable, and may include the 5m² required for deep soil planting. **Area B** is the minimum dimensioned space that extends the function of the ***dwelling*** and may be covered or open to the sky. Any part of **Area B** that is open to the sky may form part of **Area A**. **Type of Dwelling** / **Private Open Space Area** **Dwelling-group** / **Dwelling-single** on a lot less than 450m² / **Dwelling-independent** in addition to the private open space requirement for the **dwelling - single**: **A.** 45m², open vertically to the sky, with no dimension less than 1.5m; and **B.** 24m², all or partly covered, with no dimension less than 4m.	
	(b)	*be directly accessible from the dwelling and enable an extension of the function of the dwelling; and*	Complies – The private open space of the proposed dwelling-independent will be directly accessible and enable an extension of the function of the dwelling.
	(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;*	Complies – The private open space will be located to provide views from the dwelling to open space and reduces overlooking from neighbouring 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;*	Complies – The entirety of the private open space will be permeable.
	(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*	Complies – The area of private open space also includes permeable areas for deep soil planting greater than 5m² and has no dimensions less than 1.5m. Landscaping is proposed in the vicinity of the dwelling-independent for shade and screening from the existing dwelling-single.
	(f)	*allow for landscaping at the property frontage to complement the visual amenity of the streetscape.*	Complies – The property frontage is sufficiently landscaped 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:*		Not Applicable – The proposal is not for a dwelling-group.
	(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 at maturity.*	

COMPLIES

5.4.13 Dwelling-Independent

Clause 5.4.13 of NT Planning Scheme 2020			**DAS DLPE Comment**
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:			Complies
(a)	avoids significant impact on the amenity of adjoining and nearby property;		
(b)	does not detrimentally impact on the natural environment; and		
(c)	does not adversely impact the local road network.		
Administration			
1.	*The consent authority must not consent to a dwelling-independent that is not in accordance with sub-clauses 3, 6 and 7.*		Not Applicable
2.	*The consent authority may consent to a dwelling-independent that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on surrounding amenity.*		To be determined by the consent authority.
Requirements			
3.	*There will be no more than one dwelling-independent on a site.*		Complies – The proposal is for no more than one dwelling-independent on the site ancillary to existing dwelling-single.
4.	*The maximum floor area of the dwelling-independent in:*		
	(a)	*Zones H, A, RL and R shall not exceed 100m2; and*	Does not comply – The subject site is zoned RL. The dwelling-independent proposed has an area of 116.2m² (16.2% more area).

			Applicant has requested a variation to this sub-clause.
	(b)	*in all other zones shall not exceed 75m2.*	Not Applicable
5.	*There is only one shared vehicle access point to the road, unless the relevant authority has approved a second access.*		Complies – Only one shared vehicle access to both the existing dwelling-single and proposed ancillary dwelling-independent is proposed. The driveway will be left unsealed.
6.	*Both dwellings will be serviced by either a single bore or a single connection to a reticulated water supply.*		Complies – Both dwellings will be serviced by the single bore (RN038734) on the site.
7.	*Both dwellings will be serviced by a single connection to a reticulated power supply.*		Complies – Both dwellings will be serviced by a single connection to reticulated power supply.

DOES NOT COMPLY