

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP2025/0041

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 00011, LTO Plan 76018
Hundred of Ayers
100 OXFORD RD, BERRY SPRINGS

APPROVED PURPOSE

To use and develop the land for the purpose of [INSERT PURPOSE], in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Nil.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the Planning Act 1999, this permit will lapse two years from the date of issue.

SUZANNE PHILIP

Delegate
Development Consent Authority

DEVELOPMENT PERMIT

DP21/0084

SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings 2025/0041/01 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. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.
4. Before the issue of titles, the owner must, in accordance with Part 6 of *the Planning Act 1999*, pay a monetary contribution to the Litchfield Council for the upgrade of local infrastructure, in accordance with its Development Contribution Plan.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity services to each lot shown on the endorsed drawing in accordance with the authority's requirements and relevant legislation at the time.
6. Engineering design and specifications for the proposed and affected roads, street lighting, stormwater drainage, site earthworks, vehicular access, pedestrian/ cycle corridors and streetscaping are to be to the technical requirements of Litchfield Council to the satisfaction of the consent authority and all approved works constructed at the owner's expense.
7. Before the issue of titles, firebreaks along boundaries or at appropriate locations shall be provided to the satisfaction of the consent authority on advice from the Bushfires Northern Territory Division of the Northern Territory Fire and Emergency Services.

NOTES

1. This permit will expire if one of the following circumstances applies:
 - a. the development and use is/are not started within two years of the date of this permit; or
 - b. the development is not completed within four years of the date of this permit. The consent authority may extend the periods referred to if a request is made in writing before the permit expires.
2. A Works Permit is required from the Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's road network. Fee may apply.
3. The Power and Water Corporation (PWC) advise that the existing power service to Lot 11 will remain unchanged to the proposed Lot B with the existing residence and shed, and that the proponent shall:

- a. engage an electrical consultant to submit a 'Negotiated Connection' application under the Australian Energy Regulator (AER) compliance process for PWC's assessment on the applicable power upgrade works; and
 - b. engage a licensed electrician to: install internal electrical reticulation on proposed Lot A from a new meter switchboard at the front boundary along the axe-handled access to all existing building structures to comply with acceptable voltage drop in accordance PWC's NP018 – Service and Installation Rules 2020 and NP010 – Meter Manual; and remove any existing internal reticulation in between proposed Lots A and B.
4. A groundwater extraction licence may be required under *the Water Act 1992* for any bore used for purposes other than rural stock and domestic water supply. For advice on water extraction licences please contact the Water Licensing and Regulation Branch of the Department of Lands, Planning and Environment.
 5. The permit holder is advised that it is an offence to disturb or destroy prescribed archaeological places without consent under *the Heritage Act 2011*. Should any heritage or archaeological material be discovered during over the course of work, cease operation and please phone Heritage Branch of the Department of Lands, Planning and Environment.
 6. For the purposes of best practice land management and environmental protection it is recommended that an Erosion and Sediment Control Plan (ESCP) be developed. The ESCP should be prepared prior to commencement of works and implemented during the construction phase (including clearing and early works); and all disturbed soil surfaces should be satisfactorily stabilised against erosion at completion of works. For further advice, visit <https://nt.gov.au/environment/soil-land-vegetation> or contact the Land Development Coordination Branch on (08) 8999 4446.
 7. All land in the Northern Territory is subject to *the Weeds Management Act 2001* (WM Act). The WM Act describes the legal requirements and responsibilities that apply to owners and occupiers of land regarding declared weeds. Section 9 general duties include the requirement to take all reasonable measures to prevent land being infested with a declared weed and to prevent a declared weed from spreading. There are additional duties including a prohibition on buying, selling, cultivating, moving or propagating any declared weed and the requirement to notify the Weed Management Branch of a declared weed not previously present on the land within 14 days of detection.
Should you require further weed management advice contact the weed management branch by phone on (08) 8999 4567 or by email to weedinfo@nt.gov.au
 8. There are statutory obligations under *the Waste Management and Pollution Control Act 1998* (the Act), that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is required to comply at all times with the Act, including the General Environmental Duty under Section 12 of the Act. There is also a requirement to obtain an authorisation prior to conducting any of the activities listed in Schedule 2 of the Act. Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority website at <http://ntepa.ntg.gov.au/waste-pollution/guidelines/guidelines>.
The Act, administered by the Northern Territory Environment Protection Authority, is separate to and not reduced or affected in any way by other legislation administered by other Departments or Authorities. The Environment Operations Branch of the Environment Division may take enforcement action or issue statutory instruments should there be non-compliance with the Act.