

# NORTHERN TERRITORY OF AUSTRALIA

## *Planning Act 1999*

### NOTICE OF AMENDMENT DECISION

I, EVA DINA LAWLER, Minister for Infrastructure, Planning and Logistics, under section 30U(1) of the *Planning Act 1999*, give notice that –

#### AMENDMENT DECISION

I have, under section 30R(2)(a)(i) of the *Planning Act 1999*, made an amendment decision to approve the amendment proposal as specified in the concurrent application, to rezone Lot 3321 Hundred of Bagot (50 Secrett Road, Knuckey Lagoon) from Zone R (Rural) to Zone RL (Rural Living).

#### REASONS FOR DECISION

This rezoning is suitable because:

- It is consistent with the planning principles and framework within the Northern Territory Planning Scheme, the Darwin Regional Land Use Plan 2015 and the Litchfield Subregional Land Use Plan 2016.
- The proposal would not significantly impact on existing, future amenity or the existing character of the area.
- The proposal will not impact on the environmental values of the locality, and the land is capable of accommodating the development envisaged by the zone.
- There will be no adverse impact on the availability of groundwater in the location as the proposed subdivision will be required to connect to reticulated water services.

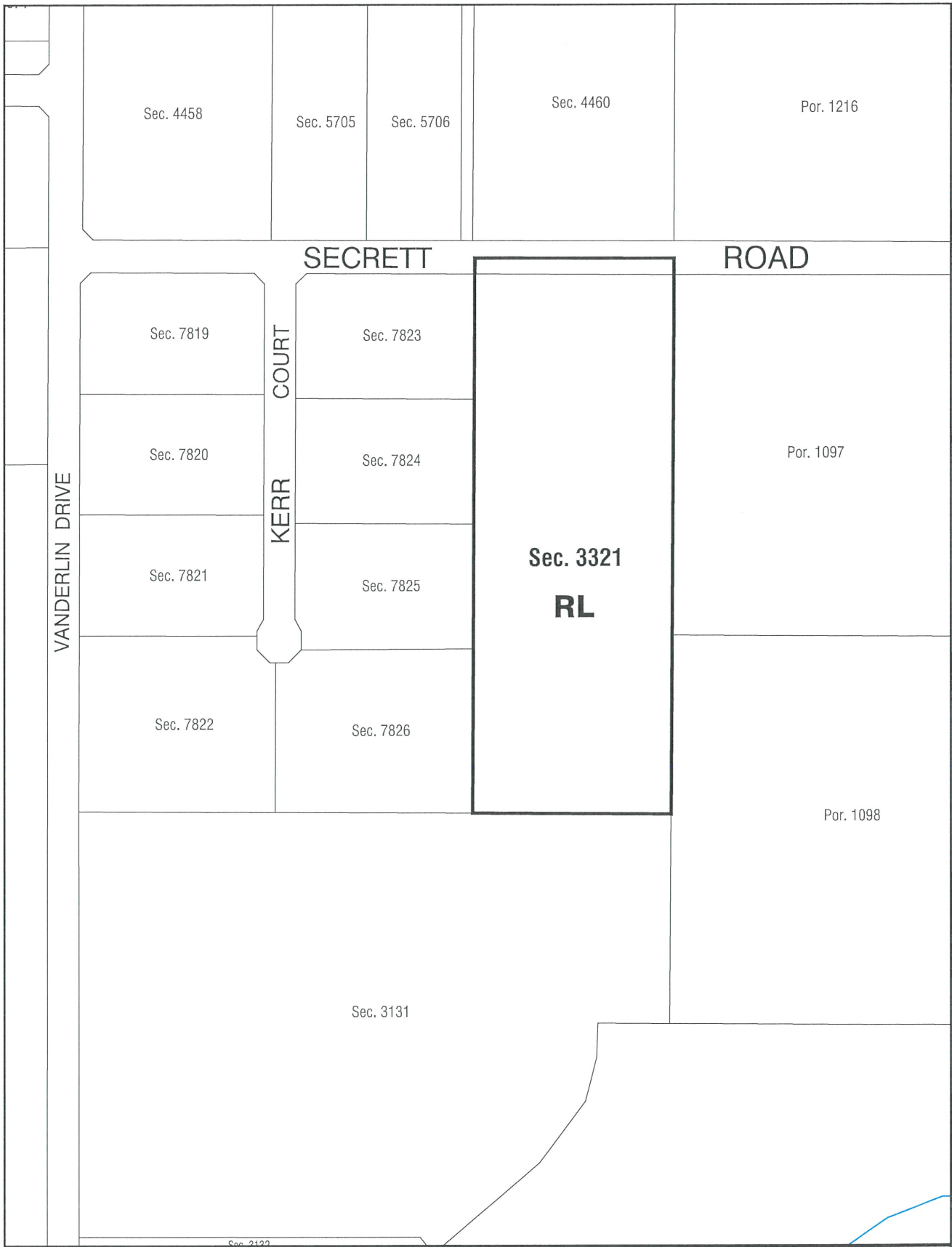
The amendment decision does not determine the concurrent application. The amendment decision will take effect:

- (i) only if the consent authority consents to the development proposal under section 30W(1)(a) or (b) and, after the determination of any appeals under Part 9, issues a development permit under section 54 for the proposal; and
- (ii) if a development permit is issued - on the date on which it is issued.



Minister for Infrastructure, Planning and Logistics

25/ 5 / 2020



NT PLANNING SCHEME  
 AMENDMENT No. 541  
 SECTION 3321 HUNDRED OF BAGOT



Department of Infrastructure, Planning and Logistics



Scale 1: 5000 @ A4



MINISTER FOR INFRASTRUCTURE, PLANNING AND LOGISTICS

*Eva Lawler*

Date 25/5/20

File No.: PA2019/0337

Date: 10-Sep-19

Drawing Name: Sec 3321 Bagot.dgn

**NORTHERN TERRITORY OF AUSTRALIA**

*Planning Act 1999 - sections 54 and 55*

**DEVELOPMENT PERMIT**

DP20/0167

**DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT**

Section 3321  
Hundred of Bagot  
50 SECRETT RD, KNUCKEY LAGOON

**APPROVED PURPOSE**

To use and develop the land for the purpose of subdivision to create three lots 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

02 June 2020

## DEVELOPMENT PERMIT

DP20/0167

### SCHEDULE OF CONDITIONS

#### CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the Litchfield Council's stormwater drainage system shall be submitted to and approved by the Litchfield Council, to the satisfaction of the consent authority. The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.

#### GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply and electricity facilities to each lot shown on the endorsed plan in accordance with the authorities requirements and relevant legislation at the time.
4. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the Litchfield Council to the satisfaction of the consent authority.
5. 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 the Litchfield Council, to the satisfaction of the consent authority and all approved works constructed at the owner's expense.
6. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the Litchfield Council, to the satisfaction of the consent authority.
7. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into the Litchfield Council's drains or to any watercourse.
8. Appropriate erosion and sediment control measures must be effectively implemented throughout the construction phase of the development (including clearing and early works) and all disturbed soil surfaces must be satisfactorily stabilised against erosion at completion of works, to the satisfaction of the consent authority. Information resources are available on the IECA website [www.austieca.com.au](http://www.austieca.com.au) and the Department of Environment and Natural Resources ESCP Standard Requirements 2019 and Land Management Factsheets available at <https://nt.gov.au/environment/soil-land-vegetation>. For further advice, contact the Land Development Coordination Branch: (08) 8999 4446.
9. Before the use commences the owner must, in accordance with Part 6 of the *Planning Act 1999*, pay a monetary contribution to Litchfield Council for the upgrade of local infrastructure, in accordance with its Development Contribution Plan. Note: This monetary contribution can be

made at any time during or at completion of the subdivision by contacting Litchfield Council  
<https://www.litchfield.nt.gov.au/>

10. Before issue of titles and pursuant to section 34 of the Land Title Act 2000, a Caution Notice shall be lodged with the Registrar General on the parent parcel to include the following advice on all proposed lots indicated on the endorsed drawings. The Caution Notice is to state that: "There is limited availability of groundwater in this locality". Evidence of lodgement on the parent parcel shall be provided to the satisfaction of the consent authority.

## NOTES

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section ([landdevelopmentnorth@powerwater.com.au](mailto:landdevelopmentnorth@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto:powerconnections@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.
2. For the purposes of best practice land management and environmental protection it is recommended that a **Type 1** Erosion and Sediment Control Plan (ESCP) be developed in accordance with the Department of Environment and Natural Resources ESCP Standard Requirements 2019 available at <https://nt.gov.au/environment/soil-land-vegetation>. 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, contact the Land Development Coordination Branch: (08) 8999 4446.
3. 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 proponent is advised to take notice of the attached Schedule of Environmental Considerations.

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.

4. A "Permit to Work Within a Road Reserve" may be required from Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Council's road network.
5. Notwithstanding any approved plans, signs within Litchfield Council's municipal boundaries are subject to approval under Clause 6.7 (Signs) of the Northern Territory Planning Scheme.

6. 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>