

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP24/0308

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Section 04213
Hundred of Bagot
10 MACLEOD RD, HOWARD SPRINGS

APPROVED PURPOSE

To use and develop the land for the purpose of subdivision to create 3 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

DEVELOPMENT PERMIT

DP24/0308

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works, amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) amended boundary orientation consistent with that shown for the subject parcel in the Howard Springs Rural Activity Centre Area Plan; and
 - (b) proposed on-site collection of stormwater, and its discharge into Litchfield Council's stormwater drainage system, to the satisfaction of Litchfield Council.

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. 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. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, electricity and telecommunication networks to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notations 2, 3 and 4 for further information.
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 Litchfield Council to the satisfaction of the consent authority and all approved works constructed at the owner's expense.
6. 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.
7. 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.
8. Before the issue of a certificate of compliance and pursuant to section 34 of the Land Title Act, a Caution Notice shall be lodged with the Registrar General on the newly created parcels stating that: "The land is subject to seasonal mosquito problems, and the owner/occupier is responsible for managing mosquito problems that occur on this land. This could be via the use of personal

insect repellents, avoidance of outdoor areas during periods of pest biting insect problems, use of protective clothing, use of insect screening on dwellings and outdoor patios and verandas, and the use of adult biting insect control insecticides around houses and in shrub areas, applied by a qualified pest controller.” Evidence of lodgement on the parcel shall be provided to the satisfaction of the consent authority.

NOTES

1. The development must comply with the technical standards of the Northern Territory Subdivision Development Guidelines for the construction of public infrastructure as part of subdivision works to the requirements of the relevant local and service authorities. Prior to any works commencing, it is encouraged that you engage early with the relevant authorities to confirm their requirements, and any variations that may be sought to the Subdivision Development Guidelines, to ensure the works are completed to the relevant authorities’ requirements. The Northern Territory Subdivision Development Guidelines can be found at: <https://www.ntlis.nt.gov.au/sdg-online/>.
2. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@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. 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.
4. 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>.
5. A “Works Permit” 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.
6. Litchfield Council’s current Fees and Charges may apply to the above conditions. Additional information can be found at www.litchfield.com.au.
7. Notwithstanding any approved plans, signs within Litchfield Council’s municipal boundaries are subject to approval under Interim Development Control Order (No.31).
8. 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. The Department of Environment, Parks and Water Security Erosion and Sediment Control Plan (ESCP) procedures are available at: <https://depws.nt.gov.au/land-management>.

9. Resources to assist with the preparation of an ESCP are available on the IECA website www.austieca.com.au and Land Management Factsheets at nt.gov.au/environment/soil-land-vegetation. For further advice, contact the Development Coordination Branch: (08) 8999 4446.
10. 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. Gamba grass is subject to a statutory weed management plan. Management obligations outlined in this plan is legally binding on all owners and occupiers. Management requirements and copies of statutory weed management plans are available at: <https://nt.gov.au/environment/weeds/weed-management-planning>
11. All persons are required to comply with the General Environmental Duty under section 12 of the Waste Management and Pollution Control Act 1998 (NT) (WMPC Act). Activities that require authorisation are listed in Schedule 2 of the WMPC Act. The proponent is responsible for ensuring their activities comply with the WMPC Act. Any new on-site wastewater management system is to be installed in accordance with the Code of Practice for Wastewater Management.
12. As part of any subdivision, the parcel numbers for addressing should comply with the Australian Standard (AS/NZS 4819:2011). For more information contact Survey and Land Records surveylandrecords@nt.gov.au 08 8995 5356. The numbers shown on the plans endorsed as forming part of this permit are indicative only and are not for addressing purposes.
13. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act 2005 must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on (08) 8936 4070 to determine if the proposed works are subject to the Act.