



Name	INF08 Subdivision and Development
Policy Type	Council
Responsible Officer	Director of Infrastructure and Operations
Approval Date	12/12/2023
Review Date	11/12/2027

1. Purpose

This policy provides an overview of Council's requirements for subdivisions and developments within the Litchfield Municipality.

2. Scope

This policy applies to all subdivisions and developments within the Litchfield Municipality.

3. Definitions

For the purposes of this Policy, the following definitions apply:

Activity Centre	Locality as defined by identification in Northern Territory Government strategic planning documents.
Area Plan	Strategic planning document developed by Northern Territory Government; adopted Area Plans are found within the NT Planning Scheme.
Developer	Any person, or business, or representative thereof, that undertakes Development or Subdivision works.
Development	Any development or construction within a property's boundaries, which may or may not have an impact on Council infrastructure, including impacts throughout the duration of the construction process and the operation of the new structure/use on the site. This includes works within Council road reserves, whether by the developer or by others at the instruction of the developer.
Development and Subdivision Standards (Standards)	Northern Territory Subdivision Development Guidelines.
Schedule of Variations	The Schedule of Variations within the Northern Territory Subdivision Development Guidelines where Council has included specific requirements.

Subdivision	The subdivision (and/or consolidation) of properties, which may or may not require the development of new assets that impact and/or will be handed over for Council ownership.
Subdivision Development Guidelines (Guidelines)	Northern Territory Government Subdivision Development Guidelines, current at the time of Subdivision approval.

4. Policy Statement

4.1. Council Responsibility

- 4.1.1. Council is responsible for ensuring that developers are provided with the minimum standards acceptable to Litchfield Council for development and subdivision design, construction, and maintenance for land within Litchfield Municipality.
- 4.1.2. Council is responsible for ensuring that new Council assets created, or impact upon existing Council assets, by developments and subdivisions meet Council’s requirements for long term control and maintenance.
- 4.1.3. Council may, from time to time, adopt Policies that take precedence over any Guidelines or Standards that are in place.
- 4.1.4. Council aims to ensure that development and subdivision within the Litchfield Municipality is suitable to the area and supports retaining the amenity of the municipality. The overarching amenity of the municipality is rural, with urban features within Activity Centres and/or Area Plan areas.

4.2. Development and Subdivision

- 4.2.1. Developers undertaking development or subdivision works within the Litchfield Municipality are required to meet the Northern Territory Subdivision Development Guidelines, including Council’s schedule of variations, or alternative agreed to by Council, to the satisfaction of Council.
- 4.2.2. The Northern Territory Subdivision Development Guidelines were released on 31 August 2020 and the Litchfield Council Schedule of Variations were adopted on 30 March 2023. The Litchfield Council’s Development and Subdivision Standards were issued on 20 July 2017.
- 4.2.3. Where subject to a Development Permit under the Planning Act 1999, the requirements that apply at the time of Development approval may be applied, or alternative agree to by Council to the satisfaction of Council.
- 4.2.4. Litchfield Council Development and Subdivision Standards may also apply where there is no applicable standard in the Northern Territory Subdivision Development Guidelines.

5. Associated Documents

Any policies, templates, procedures, guidelines, strategies or plans relevant to the policy.

6. References and Legislation

Northern Territory Local Government Act 2019

Northern Territory Planning Act 1999

Northern Territory Planning Scheme 2020

Control of Roads Act 1953

7. Review History

Date Reviewed	Description of changes (Inc Decision No. if applicable)
18/03/2020	New Policy (Decision No. 1920/173)
12/12/2023	Policy updated to align with new NT Subdivision Development Guidelines