



Name	INF08 Subdivision and Development
Policy Type	Council
Responsible Officer	Director of Infrastructure and Operations
Approval Date	20/07/2026
Review Date	19/07/2030

1. Purpose

The purpose of this Policy is to establish Litchfield Council's governance framework for subdivision and development within the Litchfield Municipality. The Policy defines Council's responsibilities, the responsibilities of Developers, and the hierarchy of standards and guidelines that apply to the planning, design, construction, maintenance and handover of infrastructure intended to be vested in, or otherwise impact, Council.

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	A locality as defined by identification in Northern Territory Government strategic planning documents.
Area Plan	A 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.
NTPS	Northern Territory Planning Scheme 2020
Subdivision and Development Guidelines	Northern Territory Subdivision Development Guidelines (NTSDG)

Development Guidelines	Litchfield Council Development Guidelines (LCDG)
Schedule of Variations	The schedule adopted by Litchfield Council's that identifies Litchfield Council's specific variations, additions and departures to the Northern Territory Subdivision Development Guidelines (NTSDG) in accordance with Section 14 of the NTSDG.
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.

4. Policy Statement

4.1. Litchfield Council Objectives

Litchfield Council is committed, within its powers, to ensuring that subdivision and development:

- 4.1.1. delivers safe, functional and durable public infrastructure;
- 4.1.2. supports orderly and sustainable growth within the Municipality;
- 4.1.3. protects and enhances the amenity and character of the Litchfield Municipality;
- 4.1.4. applies whole-of-life asset management principles to minimise future maintenance and renewal costs;
- 4.1.5. integrates with existing and planned infrastructure; and
- 4.1.6. ensures infrastructure provided by Developers is suitable for long-term ownership, operation and maintenance by Council.

4.2. Litchfield Council Responsibilities

Litchfield Council will:

- 4.2.1. establish and maintain engineering, planning and asset standards for subdivision and development;
- 4.2.2. assess development proposals affecting Council infrastructure;
- 4.2.3. act as the Road Authority for roads under its care, control and management unless otherwise prescribed by legislation or ownership;
- 4.2.4. manage Council-owned and controlled infrastructure in accordance with legislative responsibilities;
- 4.2.5. determine requirements for assets proposed to be vested in Council;
- 4.2.6. adopt and maintain the Schedule of Variations and Litchfield Council Development Guidelines; and

- 4.2.7. Council may, from time to time, adopt Policies that take precedence over any Guidelines that are in place.

4.3. Developer Responsibilities

The Developer is responsible for:

- 4.3.1. determining and obtaining all statutory approvals required for the proposed development;
- 4.3.2. complying with all applicable legislation, approval conditions and Council requirements;
- 4.3.3. designing, constructing and maintaining infrastructure in accordance with the applicable standards and guidelines;
- 4.3.4. protecting existing Council infrastructure throughout the development process;
- 4.3.5. providing all documentation required for practical completion, asset handover and final acceptance;
- 4.3.6. maintaining works throughout the applicable Defects Liability Period; and
- 4.3.7. funding all infrastructure required to service the development unless otherwise agreed by Council.

4.4. Applicable Standards

Unless otherwise approved by Council, subdivision and development shall comply with:

- 4.4.1. the current Northern Territory Subdivision Development Guidelines;
- 4.4.2. Litchfield Council's adopted Schedule of Variations;
- 4.4.3. the Litchfield Council Development Guidelines;
- 4.4.4. relevant Australian Standards, Austroads Guides and Northern Territory Government standards; and
- 4.4.5. any conditions of development approval or other statutory approval.
- 4.4.6. Where an inconsistency exists, the following order of precedence shall apply:
 - 1. Applicable legislation;
 - 2. Conditions of Development Approval;
 - 3. Council Policies;
 - 4. Council's Schedule of Variations;
 - 5. Litchfield Council Development Guidelines;
 - 6. Northern Territory Subdivision Development Guidelines;
 - 7. Referenced Australian Standards and technical publications.

4.5. Development Requiring a Development Permit

- 4.5.1. Subdivision and development requiring a Development Permit shall comply with the NTSDG, Council's Schedule of Variations, the LCDG and any conditions of approval, unless otherwise approved by Council or the relevant consent authority.

4.6. Development Not Requiring a Development Permit

- 4.6.1. Development that does not require a Development Permit shall comply with the Litchfield Council Development Guidelines and any applicable provisions of the NTSDG where Council infrastructure is created, modified or impacted, unless otherwise approved by Council.
- 4.6.2. Litchfield Council Development Guidelines may also apply where there is no applicable standard in the Northern Territory Subdivision Development Guidelines.

4.7. Contributed Assets

Infrastructure intended to be vested in Council shall:

- 4.7.1. comply with Council's engineering and asset requirements;
- 4.7.2. be supported by all documentation required by the NTSDG and LCDG;
- 4.7.3. include a completed Value of Assets workbook and associated supporting information; and
- 4.7.4. Developers are required to complete Litchfield Council's Value of Assets workbook for all contributed assets as well as provide all necessary supporting documentation for practical completion as detailed in the NTSDG and LCDG.
- 4.7.5. be recognised and managed in accordance with the applicable Australian Accounting Standards.

4.8. Developer Contributions

- 4.8.1. Developer Contributions shall be determined in accordance with the applicable legislation and Council's adopted Developer Contribution Plan.

4.9. Fees and Charges

- 4.9.1. Council's Fees and Charges applicable to subdivision and development shall be those adopted by Council from time to time.
- 4.9.2. Fees and Charges for Litchfield Council are adopted annually and published on the Litchfield Council website.

5. Associated Documents

Litchfield Council Development Guidelines

Schedule of Variations to the Northern Territory Subdivision Development Guidelines

Developer Contribution Plan

Value of Assets Workbook

Fees and Charges Schedule

Relevant Council Policies relating to infrastructure and asset management

6. References and Legislation

Local Government Act 2019 (NT)

Planning Act 1999 (NT)

Northern Territory Planning Scheme 2020

Northern Territory Planning Scheme 2007

Northern Territory Subdivision Development Guidelines

Control of Roads Act 1953

Australian Accounting Standards (as applicable to contributed assets)

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
25/06/2026	Policy updated to reflect amendment to Litchfield Council Development Guidelines