

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP2025/0388

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 00193
Lot 00194
Town of Tennant Creek
30 PATERSON ST, TENNANT CREEK
28 PATERSON ST, TENNANT CREEK

APPROVED PURPOSE

To use and develop the land for the purpose of dwelling group (3 x 2-bedroom dwelling) in a single storey building on each lot, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clause 5.4.8.1 (Building design for dwelling-group, rooming accommodation and residential care facility) of the NT Planning Scheme 2020.

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

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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. The location of the waste storage area graded, drained and screened from public view.
 - b. Notation showing the gradient of car parking and driveway demonstrating compliance with Clause 5.2.4.4(7)(a).
 - c. Drainage points demonstrating compliance with Clause 5.2.4.4(7)(b).
 - d. The locations of all air-conditioning condenser units and details of screening used to ensure the condenser units are appropriately concealed from public view and neighbouring or nearby developments.
 - e. A schedule of construction materials, external finishes and colours.
 - f. Reorientation of the window in bedroom 1 of Unit 2, on both lots, to provide outlook to private open space, consistent with sub-clause of Clause 5.4.6.1(2)(c).
 - g. The provision of 'good neighbour fencing' to a height of 1.8m be provided between POS of Units 1, 2 and 3, in place of the proposed chain mesh fencing.
 - h. Amended landscape plan that includes the following information:
 - A plant selection that is appropriate to the local climate (Central Australia) per Clause 5.2.6(3)(b). Refer to: Species Guide for Landscaping in the NT
 - A survey of all existing vegetation to be retained and/or removed.
 - Location of all existing and proposed plants clearly indicated on the plans and labelled with the relevant species code.
 - Identification and extent of proposed irrigation system and general maintenance notes.
 - A 'plant schedule' (that includes the planting codes in the species tables) outlining all proposed trees, shrubs and ground covers. This should contain the species identification code, botanical name, common name, size at maturity (height and width), pot size and quantities for each plant. Species should be shown at mature size (spread) on the plan.
 - Provision of planting within area notated as 'mulch' in the front setback to Paterson Street consistent with Clause 5.2.6.1 purpose and sub-clause 5 requirement.
 - A plant selection that is appropriate for screening, for the landscaping between any private open space and a public area.
2. 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 relevant stormwater drainage system shall be submitted to and approved by the Transport and Civil Services Division of the Department of Logistics and Infrastructure, to the satisfaction of the consent authority. The plan shall include details of site levels and stormwater drain connection point/s and existing downstream drainage infrastructure. The plan shall also indicate how stormwater will be collected on the site and connected underground to the system.

3. Prior to the endorsement of plans and prior to the commencement of works, the developer shall consider the Department's Policy "Road Traffic Noise on NTG controlled roads" and have carried out, in accordance with AS3671 Road Traffic Noise Intrusion - Building Siting and Construction, an assessment by a suitably qualified person of the development's present and predicted future exposure to road traffic noise levels, and where required provide appropriate noise attenuation measures, submitted to and approved by the Transport and Civil Services Division of the Department of Logistics and Infrastructure, to the satisfaction of the consent authority. All noise attenuation works deemed necessary shall be carried out by and at full cost to the developer and shall be wholly contained within the subject Lot (including foundations).

GENERAL CONDITIONS

4. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
5. The use and/or development as shown on the endorsed plans must not be altered without the further consent of the consent authority.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage, electricity and telecommunication networks to the development/each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

Please refer to notations 4 for further information.

7. 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.
8. 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.
9. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Barkly Regional Council (rear laneway) and Transport and Civil Services Division of the Department of Logistics and Infrastructure (Paterson Street) as the case may be, to the satisfaction of the consent authority.
10. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the Transport and Civil Services Division of the Department of Logistics and Infrastructure, to the satisfaction of the consent authority.
11. The owner shall:
 - a. remove disused vehicle and/ or pedestrian crossovers;
 - b. collect stormwater and discharge it to the drainage network; and
 - c. undertake reinstatement works;all to the technical requirements of and at no cost to the Transport and Civil Services Division of the Department of Logistics and Infrastructure (DLI), to the satisfaction of the consent authority.
12. Any security boom, barrier or similar device controlling vehicular access to the premises must be located a minimum of six metres inside the property to allow vehicles to stand clear of Paterson Street pavement and footpath.

13.No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street (Paterson Street), in accordance with the requirements of Transport and Civil Infrastructure Division, to the satisfaction of the consent authority.

14.Before the use or occupation of the development starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:

- a. constructed;
- b. properly formed to such levels that they can be used in accordance with the plans;
- c. surfaced with an all-weather-seal coat;
- d. drained;
- e. line marked to indicate all access lanes; and
- f. clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the consent authority.

Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.

15.Storage for waste disposal bins is to be provided to the requirements of Barkly Regional Council to the satisfaction of the consent authority.

16.Provision must be made on the land for the storage of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the consent authority.

17.The private open space areas of each dwelling shall be screened on each boundary by:

- a. the erection of a solid wall or screen fence not less than 1.8 metres high: or
- b. fenced to a height not less than 1.8 metres high and planted with dense vegetation.

18.Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.

19.The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

20.All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.

21.All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the consent authority.

22.No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building(s).

23.All substation, fire booster and water meter arrangements are to be appropriately screened to soften the visual impact of such infrastructure on the streetscape, to ensure that the infrastructure is sympathetic to and blends in with the design of the building. Details will need to be resolved to the satisfaction of the consent authority in consultation with the Power and Water Corporation, and NT 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. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the *Northern Territory Building Act 1993* before commencing any demolition or construction works. Due to provisions in the National Construction Code (NCC), the subject lots may need to be consolidated before a building permit can be issued.
3. 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.
4. 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.
5. 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
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/buildersdesigners.html>
7. Any proposed work (including the provision or connection of services) within, or impacting upon the Paterson Street (Stuart Highway) road reserve shall be in accordance with the standards and specifications of the Transport and Civil Services Division of the Department of Logistics and Infrastructure. Design documents must be submitted to the Director Corridor Management, Transport and Civil Services Division for Road Agency Approval and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".

8. A "Permit to Work Within a Road Reserve" may be required from Barkly Regional Council, for any proposed work (including the provision or connection of services) within, or impacting upon the rear laneway, before commencement of any work within the road reserve.
9. The Northern Territory Environment Protection Authority (NT EPA) advise that the proponent must ensure that the recommended assigned construction noise levels for airborne and ground borne noise at sensitive noise receptors contained in the NT EPA Noise Management Framework Guideline are complied with. The guidelines specify that on-site construction activities are restricted to between 7 am and 7 pm Monday to Saturday and 9 am to 6 pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.