

**NORTHERN TERRITORY OF AUSTRALIA**

*Planning Act 1999 - section 40*

**EXCEPTIONAL DEVELOPMENT PERMIT**

EDP24/0004

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

Lot 00808  
Town of Tennant Creek  
15 SHAMROCK ST, TENNANT CREEK

**APPROVED PURPOSE**

To use and develop the land for the purpose of dwelling group (3 x 2 bedroom) in 2 x 1 storey buildings, in accordance with the attached schedule of conditions and the endorsed plans.

**BASE PERIOD OF THE PERMIT**

This permit will expire if one of the following circumstances applies:

- (a) the development is 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 Minister may extend the periods referred to if an application is made in the approved form before the permit expires.

**RIGHT OF APPEAL**

There is no right of appeal against a determination by the Minister in relation to the grant or variation of an Exceptional Development Permit.



**LEAH CLIFFORD**

Delegate of the minister for Infrastructure, Planning and Logistics

21 / 3 / 2024

## EXCEPTIONAL DEVELOPMENT PERMIT

EDP24/0004

### SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
2. Before the use or occupation of the development starts, the areas 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 or otherwise suitably delineated to indicate each car space;to the satisfaction of the minister. Car spaces, access lanes and driveways must be kept available for these purposes at all times.
3. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Barkly Regional Council to the satisfaction of the minister.
4. All waste material not required for further on-site processing as part of the development must be regularly removed from the site to an approved facility to the satisfaction of the minister.
5. 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.
6. 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 minister.
7. 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 to the satisfaction of the minister
8. 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 minister.
9. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the minister, including that any dead, diseased or damaged plants are to be replaced.
10. 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 minister.
11. 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 shown on the endorsed drawings in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notations 3, 4 and 5 for further information.

12. Confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) from a suitable qualified professional confirming that all new unit number labels have been correctly installed at the Customer's Metering Panel(s) and water meters (where applicable). Please provide a copy of an email addressed to both: [waterdevelopment@powerwater.com.au](mailto:waterdevelopment@powerwater.com.au) and [powerconnections@powerwater.com.au](mailto:powerconnections@powerwater.com.au)
13. Prior to the use/occupation of the development and connection of services (i.e. power and water), the owner of the land must apply for street addressing from the Surveyor-General of the Northern Territory. This will form the legal address and will be required to be placed on the meters within the development in accordance with the allocation. A Certificate of Compliance (section 65 of Planning Act 1999) will not be able to be granted until such time as addressing is obtained."

## NOTES

1. This development permit is not a Building Act 1993 approval to undertake building work or operate a use. You are advised to contact a Northern Territory registered building certifier to seek a building permit and occupancy certification as required by the Northern Territory Building Act 1993 before commencing any demolition or construction works and occupancy of the site/use.
2. The Surveyor-General advises you should immediately make application for unit/street addresses to the Survey and Land Records unit on (08) 8995 5354 ([surveylandrecords@nt.gov.au](mailto:surveylandrecords@nt.gov.au)).
3. The Power and Water Corporation advises that the Water and Sewer Services Development Section ([waterdevelopment@powerwater.com.au](mailto:waterdevelopment@powerwater.com.au)) and Power Network Engineering Section ([powerdevelopment@powerwater.com.au](mailto: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.
4. 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](http://www.infrastructure.gov.au/tind)
5. Waste bin storage and collection shall be provided in accordance with Barkly Regional Council requirements
6. 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](mailto:info@ntbuild.com.au)) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.
7. The Department of Environment, Parks and Water Security advises that construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites in the Northern Territory. The guidelines specify that on-site construction activities are restricted between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

8. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under the Northern Territory Aboriginal Sacred Sites Act 1989. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.
9. 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: <https://ntepa.nt.gov.au/publications-and-advice/environmental-management>

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.



**LEAH CLIFFORD**

Delegate of Minister for Infrastructure, Planning and Logistics

21 / 3 / 2024

# 15 SHAMROCK STREET UNIT DEVELOPMENT

## TENNANT CREEK



3D VIEW - SHAMROCK STREET PERSPECTIVE

### Sheet List

| Sheet Number | Sheet Name                        | Current Revision |
|--------------|-----------------------------------|------------------|
| A00          | Cover Page                        | A                |
| A01          | 3D Views                          | A                |
| A02          | Proposed Site Plan                | A                |
| A03          | Ground Floor Plan - Units A & B   | A                |
| A04          | Ground Floor Plan - Unit C        | A                |
| A05          | Roof Plan                         | A                |
| A06          | Street Elevations                 | A                |
| A07          | Building Elevations - Units A + B | A                |
| A08          | Building Elevations - Unit C      | A                |
| A09          | Sections - Units A & B            | A                |
| A10          | Sections - Unit C                 | A                |
| A11          | Unit Title Subdivision Plan       | A                |

Drawing number 2023/0016/01

Referred to in Permit No: EDP24/0004

This document contains drawing numbers:

2023/0016/01 to 2023/0016/12

Referred to in Permit No: EDP24/0004

Issued by the consent authority on: 21.3.24

*All drawings contained within this document have been authorised by the delegate of the consent authority.*

Delegate

DO NOT SCALE - IF REQUIRED DIMENSIONS ARE NOT SHOWN REFER TO ARCHITECT



HD Property Trust  
PO Box 4465, Alice Springs NT 0871

Shamrock St Units  
15 Shamrock St, Lot 808  
Tennant Creek NT 0860

REV  
A

DESCRIPTION  
Development Application

DATE  
18.01.2023

Cover Page

Scale  
Drawn by Author Checked by SD

Project number P664  
Date 18.01.2023

A00

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3D VIEW - SHAMROCK STREET ENTRY



3D VIEW - UNIT B ENTRY



3D VIEW - UNIT A BACKYARD AND PATIO



3D VIEW - STREET PERSPECTIVE, CORNER OF SHAMROCK AND MEYER ST

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Shamrock St Units  
15 Shamrock St, Lot 808  
Tennant Creek NT 0860

Drawing number 2023/0016/02  
Referred to in Permit No: EDP24/0004

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18.01.2023

3D Views

Scale  
Drawn by CR

Checked by SD

Project number P664  
Date 18.01.2023

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#### AREA SCHEDULE

|                      |                         |
|----------------------|-------------------------|
| TOTAL LOT AREA       | 1173m <sup>2</sup>      |
| ENCLOSED AREA        | 345m <sup>2</sup> (29%) |
| PRIVATE OUTDOOR AREA | 514m <sup>2</sup> (44%) |
| COMMON OUTDOOR AREA  | 314m <sup>2</sup> (27%) |

#### LANDSCAPING KEY

|  |  |
|--|--|
|  | IRRIGATED LAWN   |
|  | IRRIGATED NATIVE DECORATIVE PLANTING WITH SAND/GRAVEL MULCH - SMALL TREES, LARGE SHRUBS AND GROUND COVER |
|  | IRRIGATED NATIVE SCREENING PLANTING WITH NATURAL MULCH - LARGE SHRUBS                                    |
|  | VEHICLE TRAFFICABLE SEALED SURFACE   |
|  | PAVERS   |

#### FENCING KEY

|              |   |
|--------------|---|
| FENCE TYPE 1 | SOLID GOOD NEIGHBOUR FENCE, 1800MM HIGH |
| FENCE TYPE 2 | PICKET FENCE, 1800MM HIGH               |

#### TREES

| CODE | PLANT NAME             | COMMON NAME                 | SPACING  | HEIGHT | WIDTH |
|------|------------------------|-----------------------------|----------|--------|-------|
| E.th | Eucalyptus Thozetiana  | Thozets Box                 | as shown | 10m    | 5m    |
| A.ma | Acacia Machonecheana   | Salt Wattle                 | as shown | 8m     | 5m    |
| A.pe | Acacia Pendula         | Weeping Myall               | as shown | 6m     | 6m    |
| C.ap | Corymbia Aparerinja    | Ghost Gum Central Australia | as shown | 20m    | 12m   |
| E.to | Eucalyptus Torquata    | Coral Gum                   | as shown | 6m     | 6m    |
| A.he | Atalaya Hemiglauca     | Whitewood                   | as shown | 8m     | 6m    |
| A.cy | Acacia Cyperaphilla    | Red mulga                   | as shown | 6m     | 4m    |
| B.gr | Brachychiton gregorii  | Desert Kurrajong            | as shown | 10m    | 5m    |
| B.ru | Brachychiton rupestris | Queensland Bottle Tree      | as shown | 10m    | 5m    |

#### SMALL TREES

| CODE | PLANT NAME             | COMMON NAME         | SPACING  | HEIGHT | WIDTH |
|------|------------------------|---------------------|----------|--------|-------|
| A.je | Acacia Jennerae        | Coonavitra Wattle   | as shown | 4m     | 4m    |
| E.pa | Eucalyptus Pachyphilla | Red Bud Mallee      | as shown | 3m     | 3m    |
| E.se | Eucalyptus Sessilis    | Finke River Gum     | as shown | 4m     | 3m    |
| E.lu | Eucalyptus Luscens     | Shiny Leaved Mallee | as shown | 4m     | 3m    |
| G.mo | Grevillea Moonlight    | -                   | as shown | 4m     | 4m    |

#### LARGE SHRUBS TO 4m

| CODE  | PLANT NAME                      | COMMON NAME       | SPACING  | HEIGHT | WIDTH |
|-------|---------------------------------|-------------------|----------|--------|-------|
| A.ke  | Acacia Kempeana                 | Witchetty Bush    | as shown | 3m     | 2m    |
| M.pa  | Melaleuca Pauciflora            | Local Bottlebrush | as shown | 3m     | 2m    |
| M.br  | Melaleuca Bracteata             | Black Ti Tree     | as shown | 3m     | 2m    |
| S.ar  | Senna Artimisioides             | Silver Cassia     | as shown | 3m     | 2m    |
| S.avs | Senna Artimisioides Var Sturtii | Blunt Cassia      | as shown | 2m     | 2m    |
| D.vi  | Dodonea Viscosa Mucronata       | Hopbush           | as shown | 2m     | 2m    |
| M.ac  | Myoporum Acuminatum             | Boobialla         | as shown | 3m     | 2m    |
| C.ki  | Callistemon Kings Park Special  | Bottlebrush       | as shown | 4m     | 3m    |
| C.wi  | Callistemon Wildfire            | Bottlebrush       | as shown | 3m     | 2m    |
| E.bi  | Eremophila Bignoniiflora        | Emu Bush          | as shown | 4m     | 3m    |
| E.ch  | Eremophila Christopherii        | Desert Fuchsia    | as shown | 3m     | 3m    |

#### Grevillea and Melaleuca

|      |                        |                   |          |      |      |
|------|------------------------|-------------------|----------|------|------|
| G.wi | Grevillea Winparra Gem | -                 | as shown | 3m   | 3m   |
| G.ho | Grevillea Honey Gem    | -                 | as shown | 3m   | 3m   |
| G.ro | Grevillea Robyn Gordon | -                 | as shown | 1.5m | 1.5m |
| M.gl | Melaleuca Glomerata    | Inland Paperbark  | as shown | 4m   | 3m   |
| M.gr | Melaleuca Green Globe  | -                 | as shown | 1m   | 1m   |
| M.fa | Melaleuca Faucicola    | Local Bottlebrush | as shown | 2m   | 2m   |

#### LOW GROWING COLOUR/GROUND COVERS

| CODE | PLANT NAME                 | COMMON NAME       | SPACING | HEIGHT | WIDTH |
|------|----------------------------|-------------------|---------|--------|-------|
| S.fo | Swainsonia Formosa         | Sturts Desert Pea | -       | -      | -     |
| P.ex | Ptilotus Exaltatus         | Mulla Mulla       | -       | 500mm  | -     |
| D.au | Dipteracanthus Australae   | Desert Petunia    | -       | 400mm  | -     |
| E.ar | Eremophila Arookara Range  | Desert Fuchsia    | -       | 600mm  | -     |
| E.ob | Eremophila Obovata         | -                 | -       | 700mm  | -     |
| D.ca | Dwarf Captain Cook         | Bottlebrush       | -       | 1.2m   | -     |
| E.mi | Eremophila Mingnew Gold    | -                 | -       | -      | -     |
| E.gl | Eremophila Glabra Bev Rice | -                 | -       | 700mm  | -     |
| C.li | Callistemon Little John    | Dwarf Bottlebrush | -       | 1m     | -     |
| G.bi | Gossypium Bickii           | Desert Rose       | -       | 1m     | -     |
| G.re | Grevillea Red Sunset       | -                 | -       | 1m     | -     |

1 Site Plan  
A06 1: 200

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Shamrock St Units  
15 Shamrock St, Lot 808  
Tennant Creek NT 0860

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Referred to in Permit No: EDP24/0004

DATE  
18.01.2023



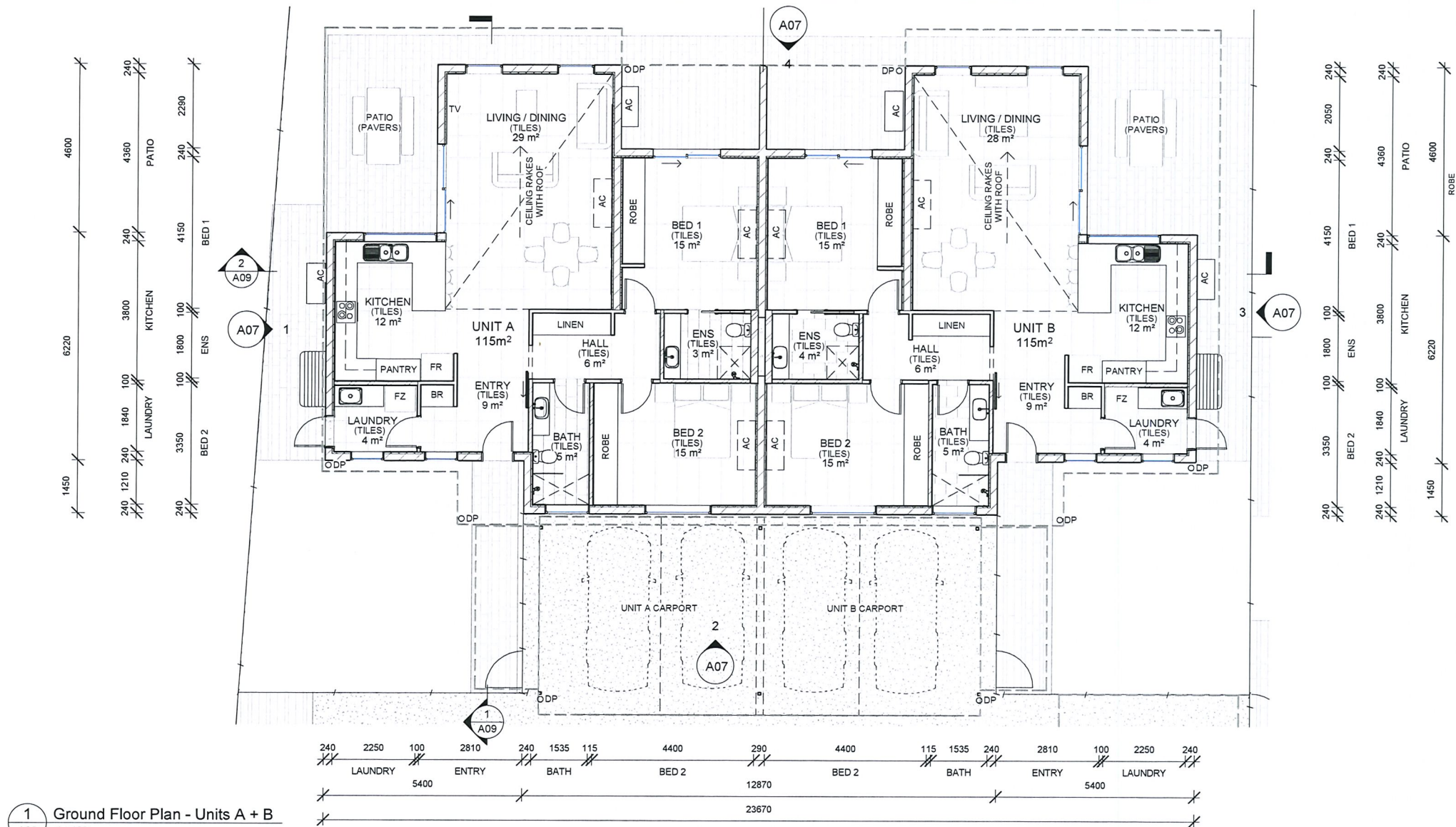
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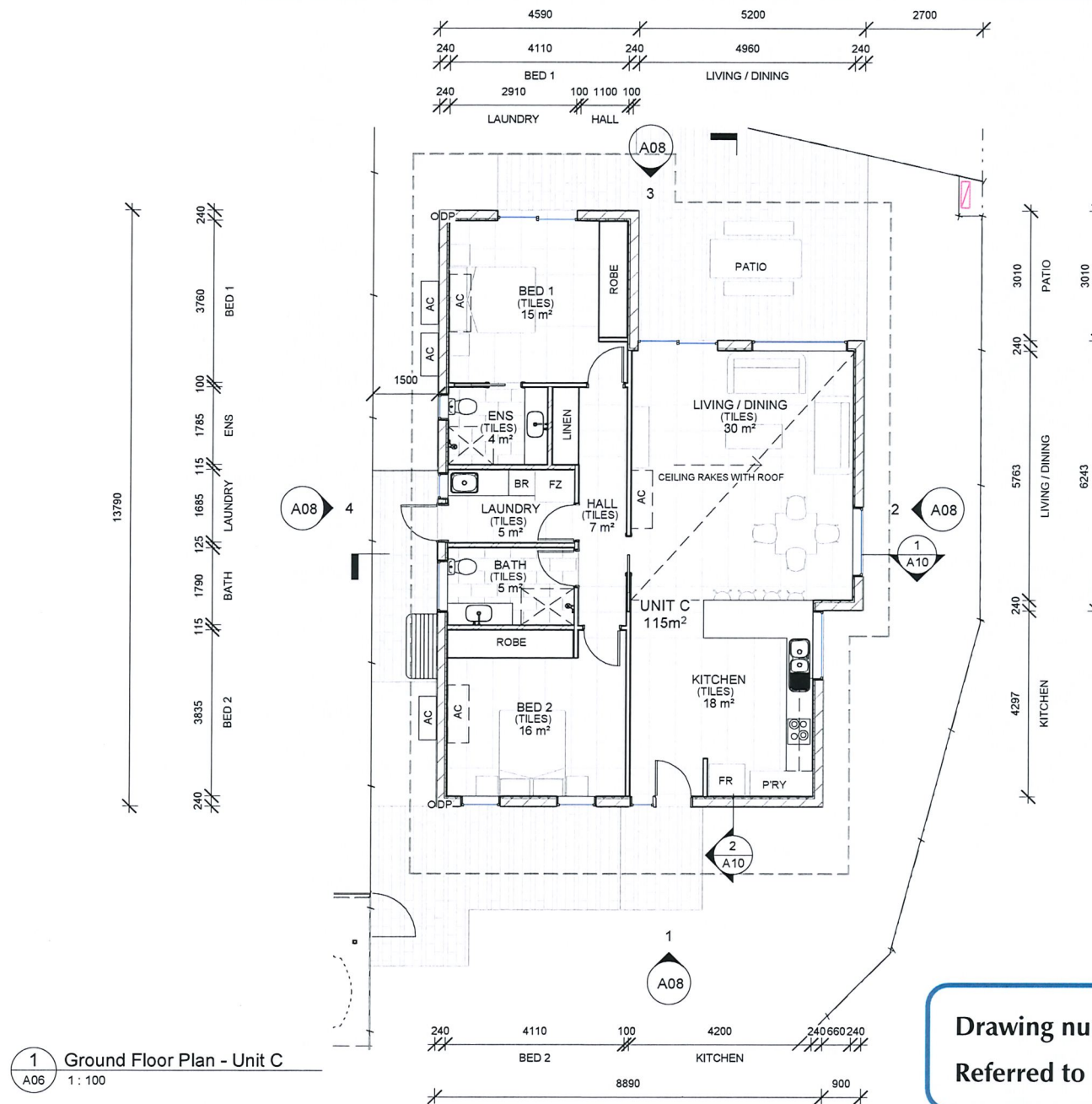
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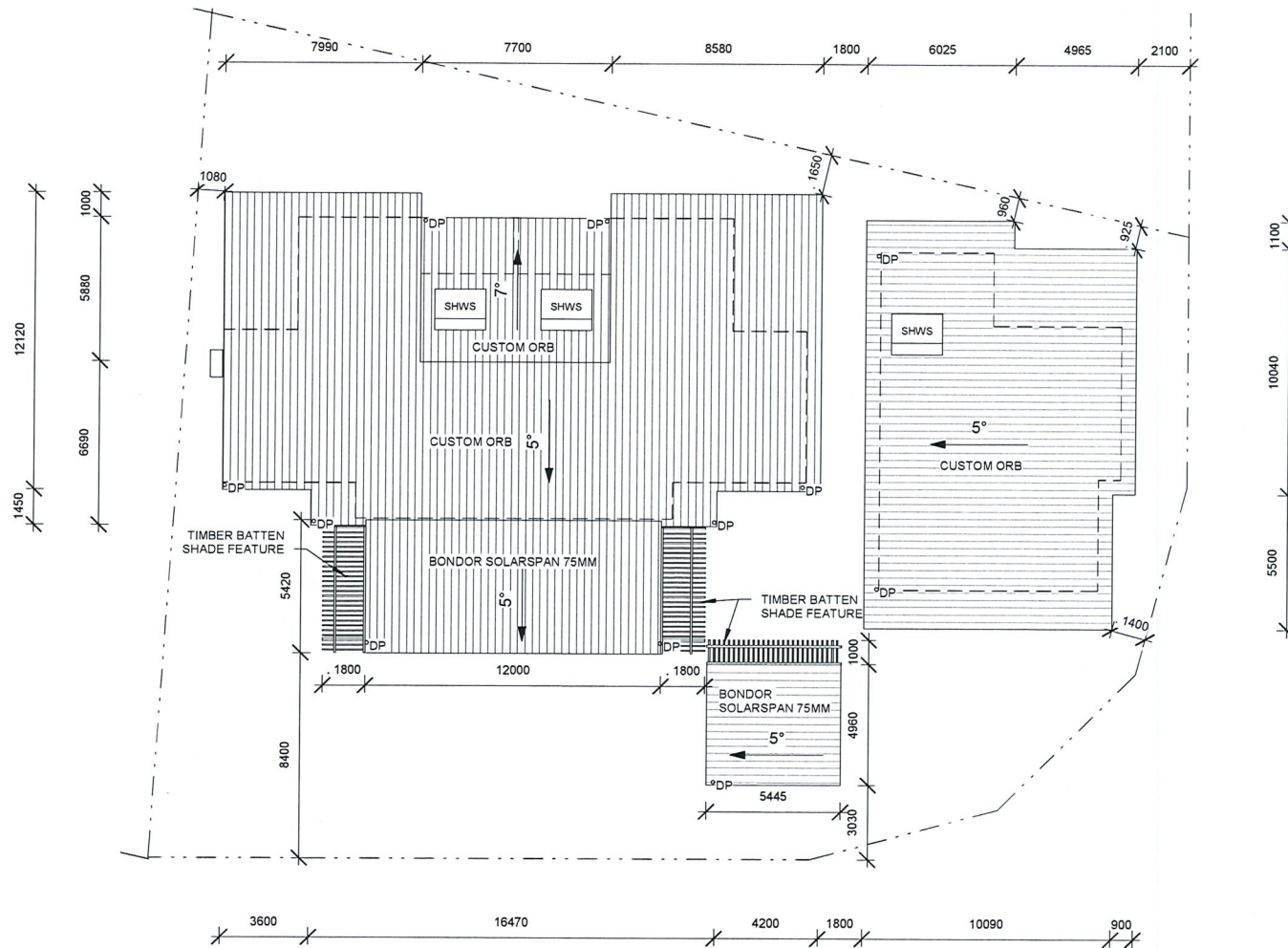








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Referred to in Permit No: EDP24/0004



1 Roof Plan  
A05 1:200

Drawing number 2023/0016/06  
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Shamrock St Units  
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Roof Plan

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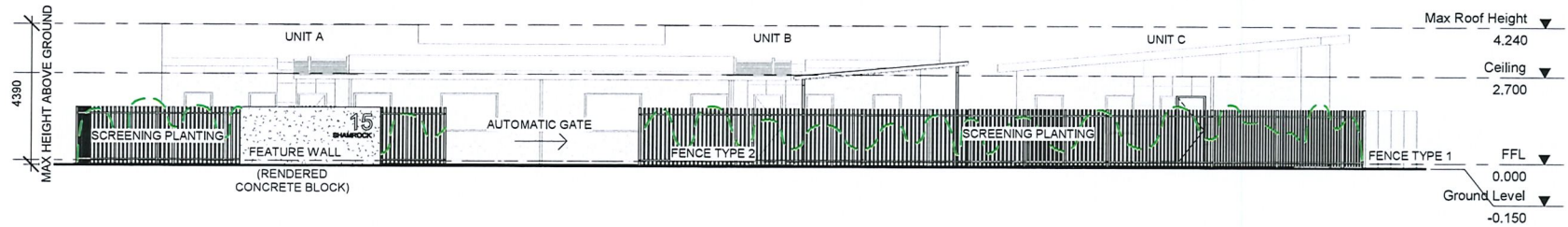
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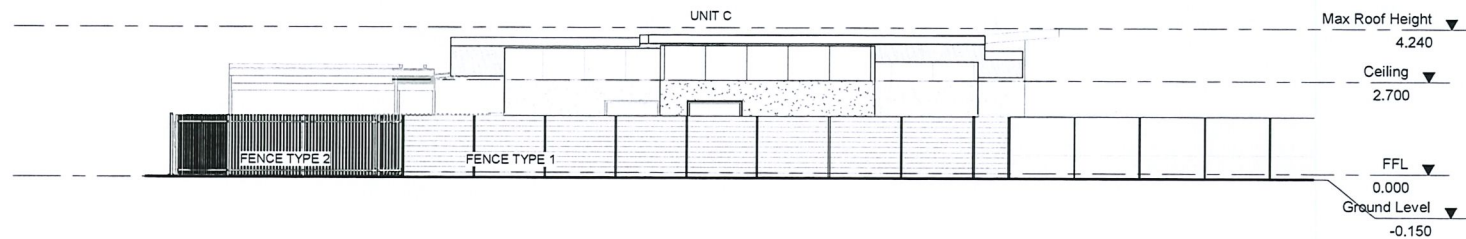
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1 Elevation - Shamrock Street  
1: 150



2 Elevation - Meyer Street  
1: 150

Drawing number 2023/0016/07

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Street Elevations

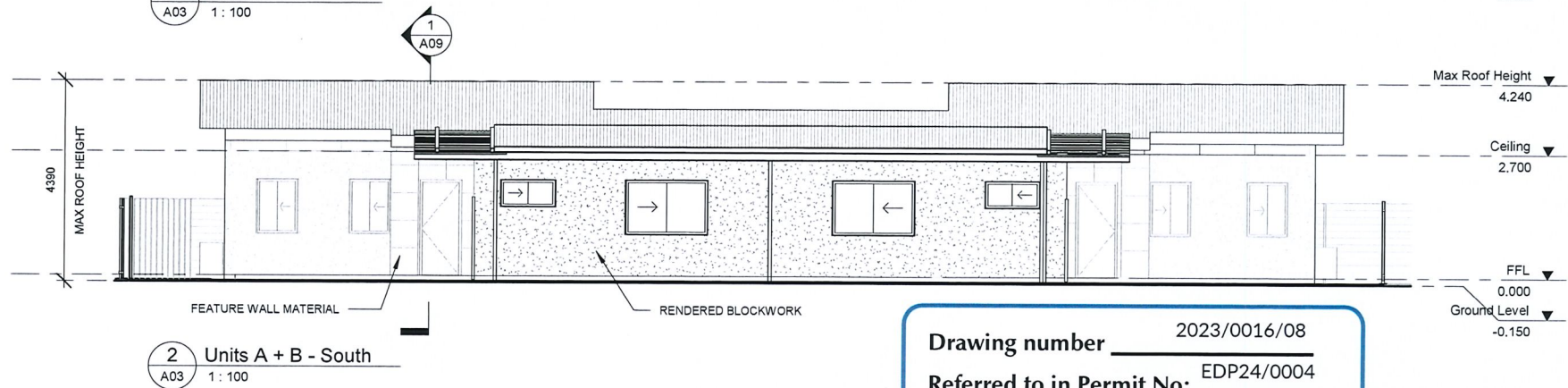
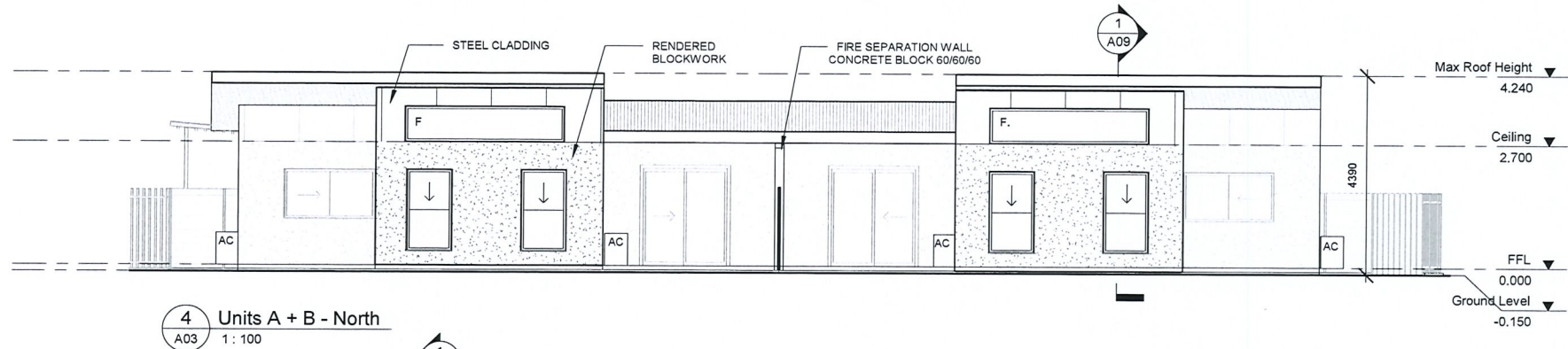
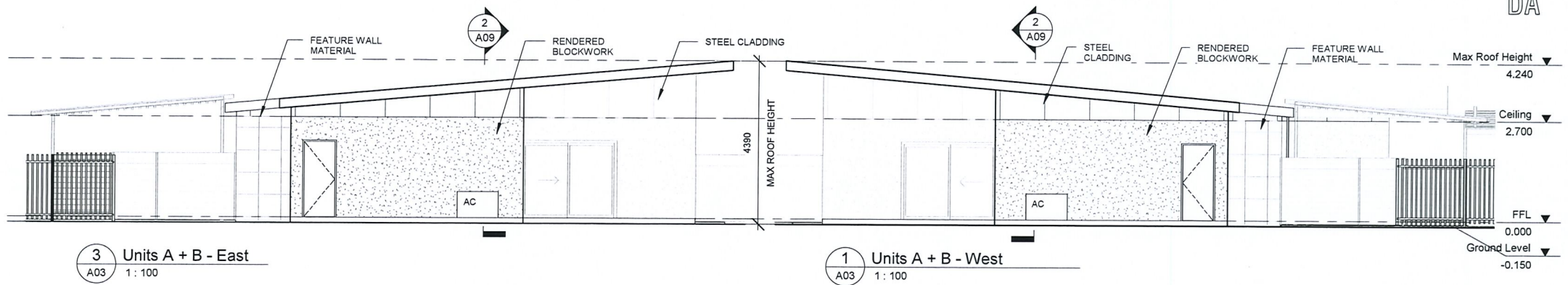
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Building Elevations - Units A + B

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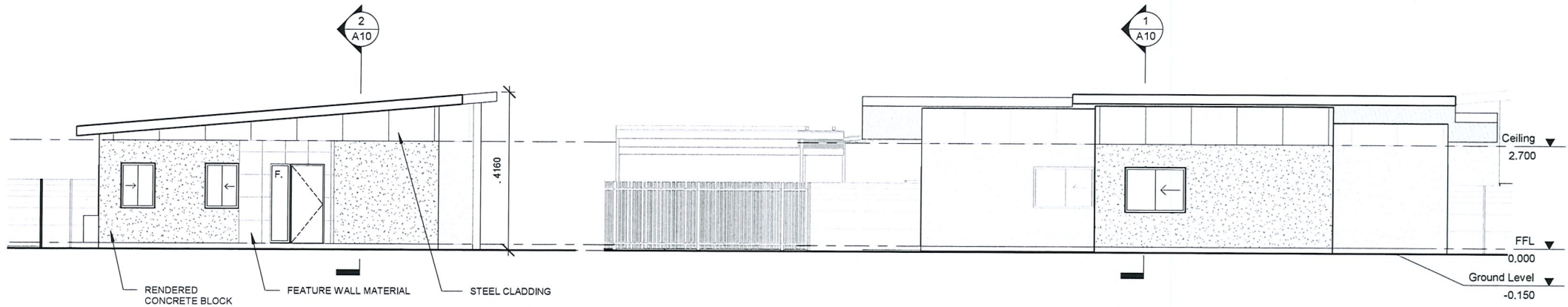
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Date 18.01.2023

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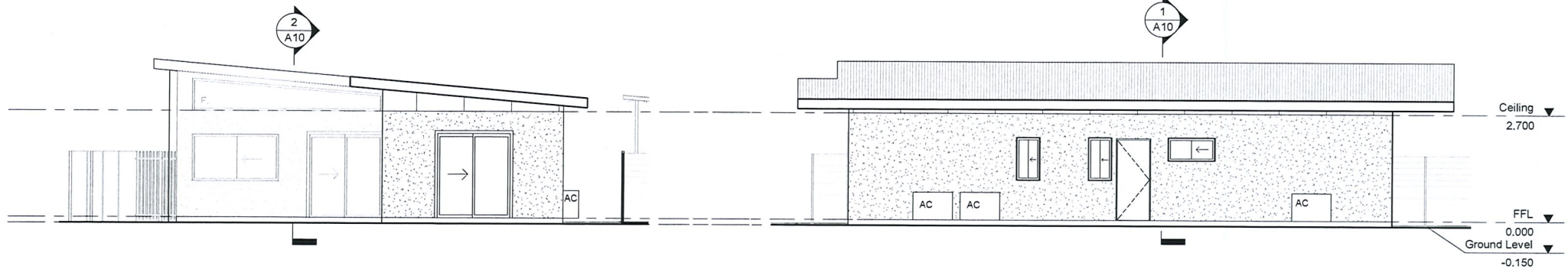
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1 Unit C - South  
A03 1: 100

2 Unit C - East  
A04 1: 100

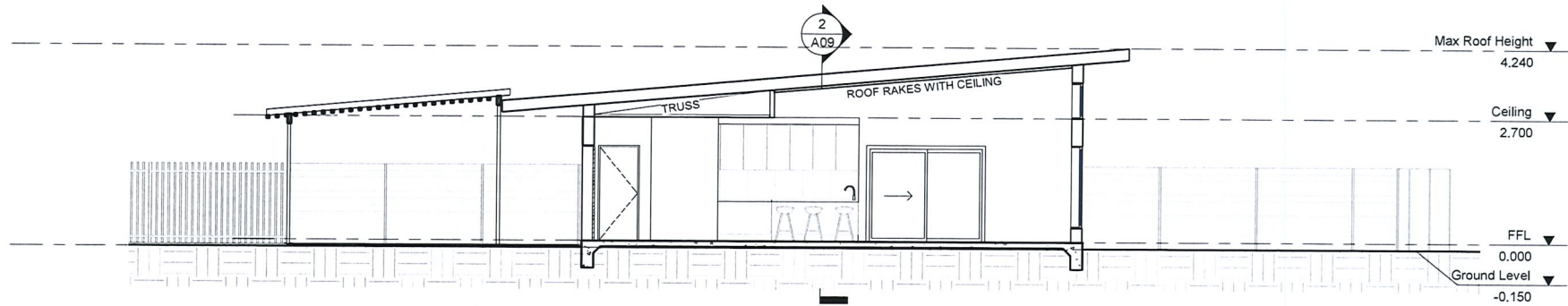


3 Unit C - North  
A03 1: 100

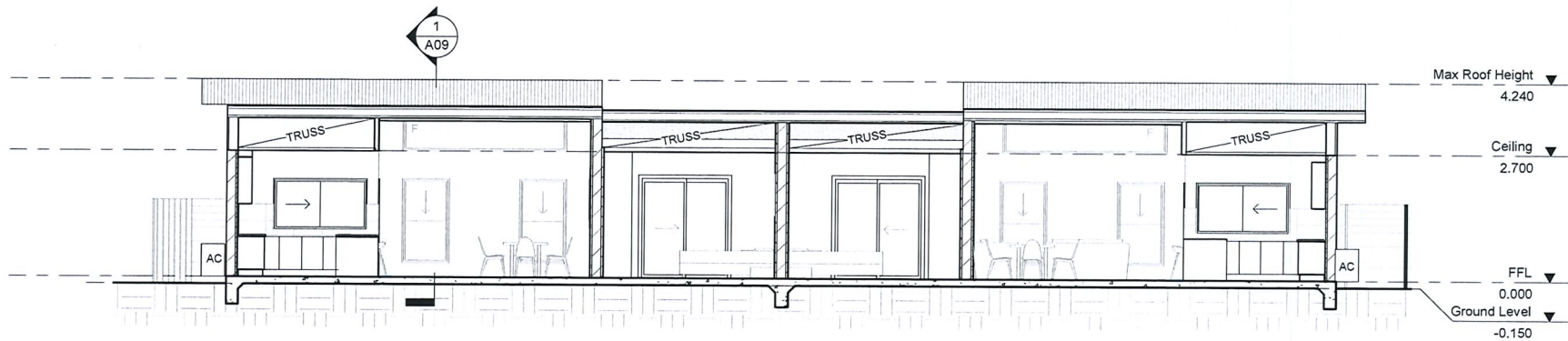
4 Unit C - West  
A04 1: 100

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1 UNIT A - NORTH SOUTH  
A03 1:100



2 UNIT A & B - EAST / WEST  
A03 1:100

Drawing number 2023/0016/10

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Shamrock St Units  
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Sections - Units A & B

Scale 1:100  
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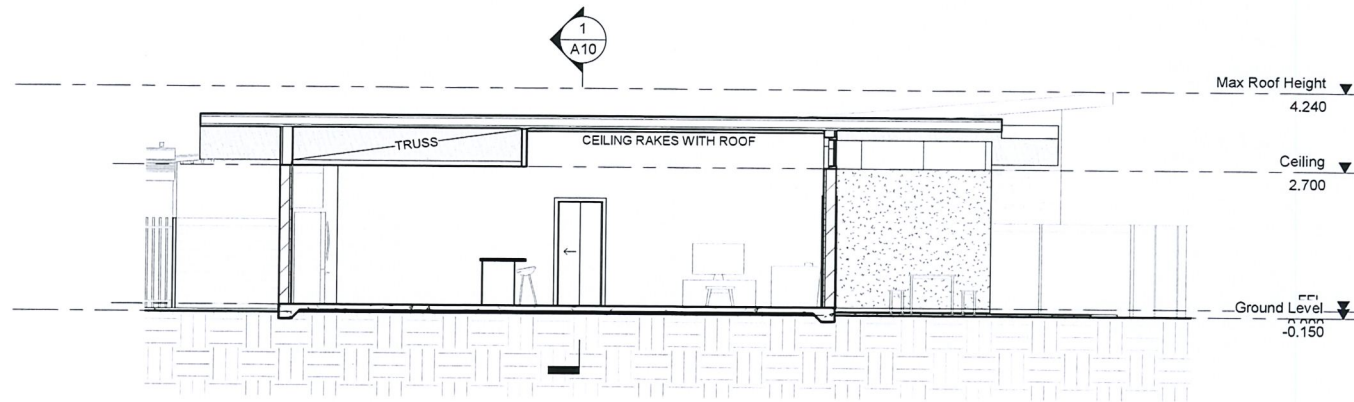
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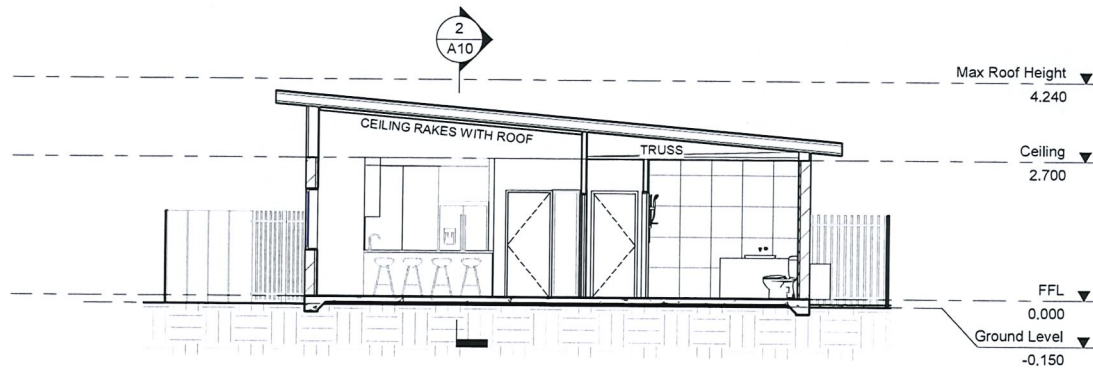
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2 UNIT C - NORTH / SOUTH  
A04 1 : 100



1 UNIT C- EAST / WEST  
A04 1 : 100

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Sections - Unit C

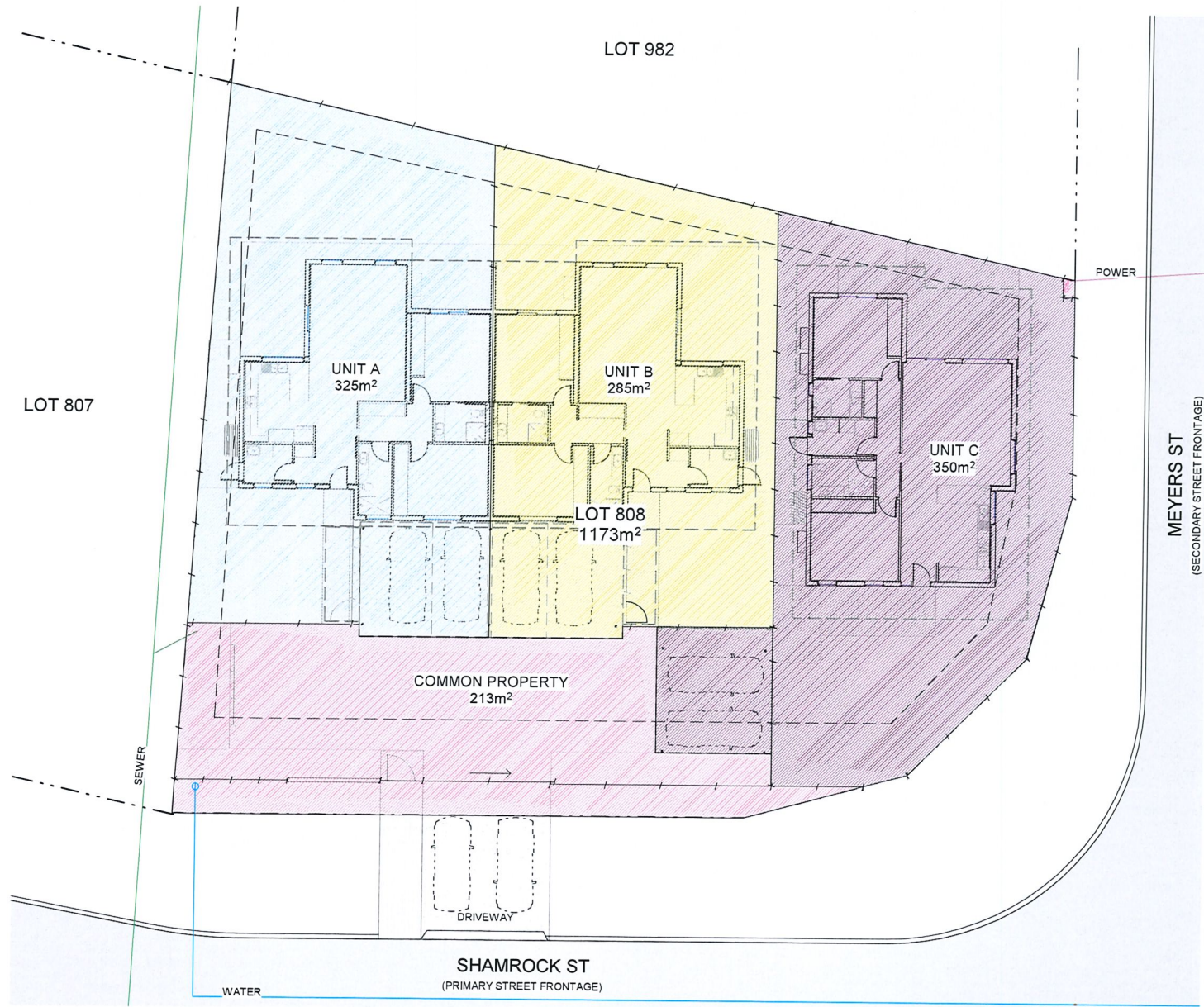
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1 Unit Title Subdivision Plan  
A06 1:200

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Unit Title Subdivision Plan  
Scale 1:200  
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Date 18.01.2023

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