

DEVELOPMENT CONSENT AUTHORITY
TENNANT CREEK DIVISION

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: **1** MEETING DATE: 17/02/2025 FILE: PA2024/0282

APPLICATION: Dwelling – group comprising of x 1 existing single storey dwelling and 2 x 3 bedroom 1 x two storey buildings
APPLICANT/CONTACT: Mary Kingham Bradley
LAND OWNER: Mary Kingham Bradley and Christopher Richards
LOCATION: (73) Ambrose Street, Tennant Creek (**Bookmark A**)
ZONE: LMR (Low Medium Density Residential)
AREA: 715m²

1. PROPOSAL

The application seeks consent to develop two dwellings 8.25m in height with allocated car parking spaces located within an undercroft design at the ground level. The site includes an existing dwelling which will equate a x 3 dwelling group formation for the 715m² block.

A copy of the application is at **Bookmark B.1**
 The development plans are at **Bookmark B.2**

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

An application is required for development consent as the proposal is merit assessable under Clause 1.8(1)(b)(i) because the use of a dwelling – group is listed as merit assessable within zone table LMR (Low Medium Density Residential).

Zoning: Clause 4.3 LMR (Low Medium Density Residential).

Overlays: No overlays apply.

Part 5 General and Specific Development Requirements:

<u>General Requirements</u>	<u>Specific Requirements</u>
<ul style="list-style-type: none"> • 5.2.1 General Height Control • 5.2.4.1 Car Parking Spaces • 5.2.4.4 Layout of Car Parking Areas • 5.2.6.1. Landscaping in Zones other than Zone CB 	<ul style="list-style-type: none"> • 5.4.1 Residential Density • 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures • 5.4.3.2 Distance Between Residential Buildings on One Site • 5.4.8.1 Building Design for Dwelling Group/ Rooming Accommodation and Residential Care Facility • 5.4.17 Building Articulation

In considering an application for consent for a use or development identified as Merit Assessable the consent authority must take into account all of the following:

- (a) the relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;
- (b) any Overlays and associated requirements in Part 3 that apply to the land; and
- (c) the guidance provided by the relevant zone purpose and outcomes in Part 4 relevant to a variation of requirements in Parts 5 or 6.

3. ASSESSMENT SYNOPSIS

This report concludes that the Authority should approve the application subject to conditions on the development permit as detailed in section 9 of this report.

4. BACKGROUND

Planning application PA2024/0282 was deferred on the 20 November 2024 so as to allow updated drawings and documentation such as an amended site plan detailing the Private Open Space, surface treatments and additional consideration of Clause 5.4.8.1 and Clause 5.4.17 within the statement of effect.

Letter of deferral is at **Bookmark B.3**

Amended drawings were provided to Development Assessment Services on 1 January 2025 which satisfy the requirements outlined within the letter of deferral.

Amended drawings are at **Bookmark B.4**

5. PUBLIC EXHIBITION

The application was placed on public exhibition for two weeks from 27/09/2024 and finished on 11/10/2024. No public submissions were received under section 49(1) of the *Planning Act 1999*.

6. THIRD PARTY APPEAL RIGHTS

There is no right of review under Section 14 (3)(a) of Planning Regulations 2000 which identifies that there is no right of review if the determination relates to a dwelling-group not exceeding two storeys above level on land to which a planning control provision applies.

7. MATTERS TO BE TAKEN INTO ACCOUNT (SECTION 51 OF THE PLANNING ACT)

Pursuant to Section 51(1) of the *Planning Act 1999*, a consent authority must, in considering a development application, take into account any of the following relevant to the development:

- (a) any planning scheme that applies to the land to which the application relates**

Lot 171 is Zoned LMR (Low Medium Density Residential) and the use and development of dwelling group is listed as *merit assessable*.

A Technical Assessment is available at **Bookmark C** which identifies the non-compliant aspects of the proposal. The Technical Assessment should be read in conjunction with this report.

Clause 4.3 Zone LMR – Low Medium Density Residential

The purpose of Clause 4.3 is to contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available It is considered that the proposal is a beneficial response to the zone purpose because the development of a dwelling group addresses changing community need.

Development Assessment Services has understood recent development works within Tennant Creek as primarily addressing the need for additional dwellings that can house community and health workers within the Barkly region. Previous dwelling group designs approved by the consent authority have been built for the purpose for short term and long-term accommodation for health workers, police and NDIS.

The location of the development is opposite Public Open Space which consists of the local swimming pool, football oval and walking distance to the nearest supermarket (IGA). As a result it is considered that the development is a beneficial response to zone outcome 6 which seeks development with reasonable access to open space and community facilities.

Clause 5.4.1 Residential Density

The purpose of Clause 5.4.1 is to ensure that the development of residential buildings:

- (a) is of a density compatible with adjoining or nearby existing development or development reasonably anticipated;
- (b) is of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area;
- (c) is consistent with land capability having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations.

Sub clause (2) of Clause 5.4.1 outlines that the maximum number of dwellings that may be constructed on a site is to be determined in accordance with Table A, B, C or D (as the case requires) to this clause.

Table A to Clause 5.4.1 requires that 1 dwelling per 300m² is required a dwelling group development on land that is zoned LMR. The proposal does not comply Table A to Clause 5.4.1 because the development would result in a 1 dwelling per 238m² of area.

The consent authority may consent to a development that is not in accordance with sub-clause 2 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.

A variation is supported to Clause 5.4.1 because land is connected to reticulated services which only require upgrading to support the development.

Although the size and shape of Lot 171 is unique for land that is zoned LMR, the design of the proposed dwellings is an attempt at maximising the use of the ground level and avoid vehicles being parked on the street or within the driveway.

The land is not subject to any land constraints and is provided with access from two roads which the development intends to utilise. The adjoining properties are zoned LMR but are only utilised with single dwellings that predate the commencement of the *Planning Act 1999*. As a result, the proposal is not considered to be compatible with the adjoining properties, however, recent development on LMR zoning within Tennant Creek is experiencing an increase in dwelling density which is considered a beneficial response to the purpose of LMR zoning because it is a response to changing community need.

Clause 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

The purpose of Clause 5.4.3 is to ensure that residential buildings and ancillary structures are located in a manner that:

- (a) is compatible with the streetscape and surrounding development including residential buildings on the same site;
- (b) minimises adverse effects of building massing when viewed from adjoining land and the street;
- (c) avoids undue overlooking of adjoining properties; and
- (d) facilitates breeze penetration through and between buildings.

The development does not comply with sub clause (6)(a) of Clause 5.4.3 Table A to Clause 5.4.3 Minimum building setbacks for residential buildings and ancillary structures in zones other than RR, RL, R, H and A.

Table A outlines that the development of a residential building is required to provide a 6m building setback from the primary street boundary. The development does not comply because unit 1 will result in a building setback shortfall of 5.8m (from its wall to the front boundary).

The existing dwelling on Lot 171 does not comply with Table A to Clause 5.4.3 because the development of a residential building is required to provide a building setback of 1.5m (the existing building sits 1m off the side boundary adjoining Lot 2156).

Sub clause (3) of Clause 5.4.3 states that the consent authority may consent to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.

A variation is supported to Clause 5.4.3 for the following reasons.

- The reduced building setbacks are considered minimal shortfalls and are not anticipated to detract from the existing amenity of the streetscape.
- Although the proposed development is 8.25m in height, the building setback relates to the primary street which does not create overlooking on to any adjoining buildings.

Item 1

- The existing building with a 1m building setback from the side boundary does not create overlooking as it is not sharing an interface with the adjoining residential building and associated ancillary structures.
- The design of the proposed dwellings can facilitate breeze infiltration due to the undercroft design which is opened on all sides.
- The reduced buildings setbacks are compatible with development in the immediate area which consists of varying building setbacks and building orientations.

Clause 5.4.6.1 Private Open Space to Dwellings – Single, Dwellings – Independent and Dwellings – Group

The purpose of Clause 5.4.6.1 is to extend the function of a dwelling and enhance the residential environment by ensuring that each dwelling has private open space that is:

- (a) of an adequate size to provide for domestic purposes;
- (b) appropriately sited to provide outlook for the dwelling;
- (c) open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the site; and
- (d) inclusive of areas for landscaping and tree planting.

Sub clause (2)(a) of Clause 5.4.6.1 “Table to Clause 5.4.6.1 Minimum Areas of Private Open Space for Dwellings – Single, Dwellings – Group and Dwellings – Independent” directs development to provide.

- (A) 45m² open vertically to sky with no dimensions less than 1.5m; and
- (B) 24m² all or partly covered, with no dimension less than 4m.

The proposed dwellings do not comply because the development only provides a functional area “open vertically to sky” of 27m² each. Each proposed dwelling is provided with a deck over 17m² in area that is predominately covered. The allocated POS areas are accessed via stairways and the laundry. As a result, it is considered that the development does not comply with sub clause (2)(b) of Clause 5.4.6.1 because POS should be directly accessible from the dwelling and enable an extension of the function of the dwelling.

Sub clause (1) of Clause 5.4.6.1 states that consent authority may consent to private open space that is not in accordance with sub-clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.

A variation to Clause 5.4.6.1 is supported for the following reasons.

- Although Lot 171 is notably small for land that is zoned LMR, the design of the proposed dwellings allows for parking spaces to not impede the allocated POS which are each provided separate access via staircases.
- The non compliant “direct access” is counterbalanced by the inclusion of patio/balconies for each proposed dwelling. Each balcony is directly accessed via the living areas.
- The functional POS calculation does not include the areas set aside for the laundry clothesline.

Item 1

- The allocated POS provides compliant dimensions for the purpose of deep soil planting allowing the 27m² area to be purposed for residential amenity by the occupants.
- The allocated POS is within areas that coincide with compliant side building setbacks which can assist stormwater infiltration towards permeable and landscaped areas.
- Ground level walling between each undercroft allows for a level of privacy between allocated POS.

(b) any proposed amendments to such a planning scheme:

- (i) that have been or are on exhibition under Part 2, Division 3;**
- (ii) in respect of which a decision has not been made under Part 2, Division 5; and**
- (iii) that are relevant to the development proposed in the development application**

There are no proposed amendments to the Northern Territory Planning Scheme 2020 which affect this proposal.

(c) an interim development control order, if any, in respect of the land to which the application relates

There are no interim development control orders relevant to the site.

(d) an environment protection objective within the meaning of the Waste Management and Pollution Control Act 1998 that is relevant to the land to which the application relates

There are no environmental protection objectives relevant to the land.

(e) any submissions made under section 49, and any evidence or information received under section 50, in relation to the development application

No public submissions were received during the exhibition period under Section 49 of the Planning Act 1999 with respect to the proposal.

(f) a matter that the Minister has, under section 85, directed it to consider in relation to development applications generally

The Minister has made no direction in relation to the application.

(h) the merits of the proposed development as demonstrated in the application

“Water, power and Telstra services are all connected to the site, modifications in conjunction with the proposed dwelling will need to be undertaken to supply the new dwellings with the services required as a part of the development construction”.

It is considered that this statement corresponds with the purpose and outcome of Zone LMR.

(j) the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development

No land constraints relate to the subject site. No overlays apply. The land is considered adequate for residential development,

- (k) ***the public facilities or public open space available in the area in which the land is situated and the requirement, if any, for the facilities, or land suitable for public recreation, to be provided by the developer***

It is not a requirement for this development to provide public facilities or public open space.

- (m) ***the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose***

The proposal was circulated to the following authorities for comment:

Local Authority:

Barkly Regional Council

The local authority has not formally commented on the proposed application. It is considered that representatives from Barkly Regional Council will provide more comment during the meeting.

Service Authority:

Power and Water Corporation (water/sewerage) – Bookmark D

The water and sewerage division submitted a letter indicating that the development will require servicing upgrades to support the additional residential development.

Power and Water Corporation (Power)– Bookmark E

The power division submitted a letter stating the servicing upgrades will be required as a result of this development.

Survey Land Records – Bookmark F

“It is also suggested that if the dwellings are to have separate metering of services a pre-allocation of addressing can be made. Please provide the intended subdivision type on application. This will provide the addresses should the parcel ever be subdivided. It is noted however that this is NOT a change to the addressing”.

- (n) ***the potential impact on the existing and future amenity of the area in which the land is situated***

No adverse impacts on the amenity of the area are anticipated as a result of this development. It is considered that the development intends to entail all car parking internally.

- (p) ***the public interest, including (if relevant) how the following matters are provided for in the application:***

- (i) community safety through crime prevention principles in design;***
- (ii) water safety;***
- (iii) access for persons with disabilities***

- It is considered that a dwelling group can facilitate passive surveillance control measures as outlined within the Community Safety Design Guide.
- No pool or spas is located or proposed for Lot 171.
- The development is subject to NCC requirements.

(pa) for a proposed subdivision or consolidation of land in a Restricted Water Extraction Area – whether the subdivision or consolidation complies with the restrictions of sections 14A and 14B of the Water Act 1992 and the requirements of section 14C(1) of that Act;

This application is not for the purpose of subdivision. The development can seek additional consent for subdivision (Unit Title Scheme) under the *Unit Title Schemes Act 2009*.

(q) for a proposed subdivision of land on which a building is, or will be, situated – whether the building complies, or will comply, with any requirements prescribed by regulation in relation to the building (including, for example, requirements about the structural integrity and fire safety of the building)

Not applicable to this application.

(r) any potential impact on natural, social, cultural or heritage values, including, for example, the heritage significance of a heritage place or object under the Heritage Act 2011

There are no known natural, social, cultural or heritage values on the site or in the immediate surrounding area.

(s) any beneficial uses, quality standards, criteria, or objectives, that are declared under section 73 of the Water Act 1992

Lot 171 is within the Tennant Creek Water Control District.

It is the responsibility of the developer and land owner to ensure that land use does not result in a contravention of the *Water Act 1992*.

(t) other matters it thinks fit

Barkly Regional Council has not provided a comment on the planning application. However it is anticipated that a representative will provide comment at the DCA meeting.

Section 51(2) of the Planning Act 1999

If a development proposal is required to be referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019, the consent authority must not make a decision under this Division in relation to a development application for the proposal unless:

- (a) the NT EPA has determined that an environmental impact assessment is not required under that Act for that proposal; or**
- (b) if the NT EPA has determined that an environmental impact assessment is required – an environmental approval has been granted under that Act for the proposal and the decision is consistent with that approval; or**
- (c) the Environment Protection Act 2019 otherwise permits the making of the decision.**

The Environment Protection Act 2019 otherwise permits the making of the decision by virtue that referral is not required.

8. RECOMMENDATION

That, the Development Consent Authority vary the requirements of Clause 5.4.1 (Residential Density) Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) Clause 5.4.6.1 (Private Open Space for Dwellings – Single, Dwellings – Independent and Dwellings – Group) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act 1999*, consent to the application to develop Lot 171 (73) Ambrose Street, Town of Tennant Creek for the purpose of dwelling group comprising of 1 x existing single storey dwelling and 2 x 3 bedroom in 1 x two storey building, subject to the following conditions:

GENERAL CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
2. 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.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage, electricity 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 1 for further information.
4. 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.
5. Before the 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.
6. 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.
7. 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 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 and powerconnections@powerwater.com.au
8. 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 consent authority.
9. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Barkly Regional Council, to the satisfaction of the consent authority.

Notes:

1. 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.
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.
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. 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 89364070 to determine if the proposed works are subject to the Act.
5. 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.

9. REASONS FOR THE RECOMMENDATION

1. Pursuant to section 51(1)(a) of the *Planning Act 1999*, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

The NT Planning Scheme 2020 applies to the land and dwelling group x 3 requires consent under Clause 1.8 (When development consent is required). It is identified as *merit assessable* under Clause 1.8(1)(b)(ii)(2) therefore the zone purpose and outcomes of Clause 4.3, and the relevant development requirements as outlined within Part 5 of the NT Planning Scheme 2020 as follows;

- 4.3 Zone Low Medium Density Residential
- 5.2.1 General Height Control
- 5.2.4.1 Car Parking Spaces
- 5.2.4.4 Layout of Car Parking Areas
- 5.2.6.1 Landscaping in Zones other than Zone CB
- 5.4.1 Residential Density
- 5.4.3. Building Setbacks of Residential Buildings and Ancillary Structures
- 5.4.3.2 Distance Between Residential Buildings on One Site

- 5.4.6.1 Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group
- 5.4.8.1 Residential Building Design
- 5.4.17 Building Articulation

These clauses have been considered and it is found that the proposal complies with the relevant requirements of the Planning Scheme except for Clauses;

- 5.4.1 Residential Density
- 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
- 5.4.6.1 Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group

2. Pursuant to Clause 1.10 (Exercise of Discretion by the Consent Authority), subclause 5 of the NT Planning Scheme 2020, the consent authority may consent to a proposed development which is not in accordance with a requirement set out in Parts 3, 5 or 6 only if it is satisfied that the variation is appropriate having regard to:
- (a) The purpose and administration clauses of the requirement; and
 - (b) The considerations listed under Clause 1.10(3) or 1.10(4)

Clause 5.4.1 Residential Density

The purpose of Clause 5.4.1 is to ensure that the development of residential buildings:

- (a) is of a density compatible with adjoining or nearby existing development or development reasonably anticipated;
- (b) is of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area;
- (c) is consistent with land capability having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations.

Sub clause (2) of Clause 5.4.1 outlines that the maximum number of dwellings that may be constructed on a site is to be determined in accordance with Table A, B, C or D (as the case requires) to this clause.

Table A to Clause 5.4.1 requires that 1 dwelling per 300m² is required a dwelling group development on land that is zoned LMR. The proposal does not comply Table A to Clause 5.4.1 because the development would result in a 1 dwelling per 238m² of area.

The consent authority may consent to a development that is not in accordance with sub-clause 2 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.

A variation is supported to Clause 5.4.1 because land is connected to reticulated services which only require upgrading to support the development. Although the size and shape of Lot 171 is unique for land that is zoned LMR, the design of the proposed dwellings is an attempt at maximising the use of the ground level and avoid vehicles being parked on the street or within the driveway. The land is not subject to any land constraints and is provided with access from two roads which the development intends to utilise. The adjoining properties are zoned LMR but are only utilised with single dwellings that predate the commencement of the Planning Act 1999. As a result, the proposal is not considered to be compatible with the adjoining properties, however, recent development on LMR zoning

within Tennant Creek is experiencing an increase in dwelling density which is considered a beneficial response to the purpose of LMR zoning because it is a response to changing community need.

Clause 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

The purpose of Clause 5.4.3 is to ensure that residential buildings and ancillary structures are located in a manner that:

- (a) is compatible with the streetscape and surrounding development including residential buildings on the same site;
- (b) minimises adverse effects of building massing when viewed from adjoining land and the street;
- (c) avoids undue overlooking of adjoining properties; and
- (d) facilitates breeze penetration through and between buildings.

The development does not comply with sub clause (6)(a) of Clause 5.4.3 Table A to Clause 5.4.3 Minimum building setbacks for residential buildings and ancillary structures in zones other than RR, RL, R, H and A.

Table A outlines that the development of a residential building is required to provide a 6m building setback from the primary street boundary. The development does not comply because unit 1 will result in a building setback shortfall of 200mm (from its wall to the front boundary).

The existing dwelling on Lot 171 does not comply with Table A to Clause 5.4.3 because the development of a residential building is required to provide a building setback of 1.5m (the existing building sits 1m off the side boundary adjoining Lot 2156).

Sub clause (3) of Clause 5.4.3 states that the consent authority may consent to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.

A variation is supported to Clause 5.4.3 for the following reasons.

- The reduced building setbacks are considered minimal shortfalls and are not anticipated to detract from the existing amenity of the streetscape.
- Although the proposed development is 8.25m in height, the building setback relates to the primary street which does not create overlooking on to any adjoining buildings.
- The existing building with a 1m building setback from the side boundary does not create overlooking as it is not sharing an interface with the adjoining residential building and associated ancillary structures.
- The design of the proposed dwellings can facilitate breeze infiltration due to the undercroft design which is opened on all sides.
- The reduced buildings setbacks are compatible with development in the immediate area which consists of varying building setbacks and building orientations.

Clause 5.4.6.1 Private Open Space to Dwellings – Single, Dwellings – Independent and Dwellings – Group

The purpose of Clause 5.4.6.1 is to extend the function of a dwelling and enhance the residential environment by ensuring that each dwelling has private open space that is:

Item 1

- (a) of an adequate size to provide for domestic purposes;
- (b) appropriately sited to provide outlook for the dwelling;
- (c) open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the site; and
- (d) inclusive of areas for landscaping and tree planting.

Sub clause (2)(a) of Clause 5.4.6.1 “Table to Clause 5.4.6.1 Minimum Areas of Private Open Space for Dwellings – Single, Dwellings – Group and Dwellings – Independent” directs development to provide.

- (A) 45m² open vertically to sky with no dimensions less than 1.5m; and
- (B) 24m² all or partly covered, with no dimension less than 4m.

The proposed dwellings do not comply because the development only provides a functional area “open vertically to sky” of 27m² each. The allocated POS areas are accessed via stairways and the laundry. As a result, it is considered that the development does not comply with sub clause (2)(b) of Clause 5.4.6.1 because POS should be directly accessible from the dwelling and enable an extension of the function of the dwelling.

Sub clause (1) of Clause 5.4.6.1 states that consent authority may consent to private open space that is not in accordance with sub-clauses 2 and 3 only if is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.

A variation to Clause 5.4.6.1 is supported for the following reasons.

- Although Lot 171 is notably small for land that is zoned LMR, the design of the proposed dwellings allows for parking spaces to not impede the allocated POS which are each provided separate access via staircases.
 - The non-compliant “direct access” is counterbalanced by the inclusion of patio/balconies for each proposed dwelling. Each balcony is directly accessed via the living areas.
 - The functional POS calculation does not include the areas set aside for the laundry clothesline.
 - The allocated POS provides compliant dimensions for the purpose of deep soil planting allowing the 27m² area to be purposed for residential amenity by the occupants.
 - The allocated POS is within areas that coincide with compliant side building setbacks which can assist stormwater infiltration towards permeable and landscaped areas.
 - Ground level walling between each undercroft allows for a level of privacy between allocated POS.
 - The location is within close proximity to Public Open Space and town amenities which can be utilised by future occupants.
3. Pursuant to section 51(1)(j) of the *Planning Act 1999*, the consent authority must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.

No overlays or notable land form restrict the capability of the land from supporting the development of two additional dwellings. The land is zone LMR (Low Medium Density Residential) and is connected to reticulated services which are subject to servicing upgrades to support the increased load.

4. Pursuant to section 51(1)(n) of the *Planning Act 1999*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

Subject to the development complying with the permit conditions and advisory notes, the proposed development is considered to provide an increased quality of amenity for Lot 171 and the streetscape.

AUTHORISED:

kieran marsh
.....
**PLANNER - ALICE SPRINGS
DEVELOPMENT ASSESSMENT SERVICES**

ITEM 1 - LOT 171 - (73) AMBROSE STREET - TENNANT CREEK

BOOKMARK - A

Legend



SUBJECT SITE

Google Earth

100 m



ZONING LOCALITY

Legend



- Survey Bench Marks**
- Proposed
 - Lodged
 - Approved
 - Adopted
 - Disturbed
 - Gone
- Storm Surge 2100**
- Primary
 - Secondary
- General Lines**
- Gas Pipelines
 - Lot Boundaries
 - Road Boundaries
- Gateway Locations**
- Land Subject to Flooding
 - Land Adjacent to Designated Roads
 - Clearing of Native Vegetation
 - Coastal Reclamation
- Town Planning Zones**
- A - Agriculture
 - CV - Caravan Park
 - CB - Central Business
 - C - Commercial
 - CL - Community Living
 - CP - Community Purpose
 - CN - Conservation
 - DV - Development
 - RR - Rural Residential
 - GI - General Industry
 - HT - Heritage
 - HR - High Density Residential
 - H - Horticulture
 - LI - Light Industry
 - M - Main Road
 - MR - Medium Density Residential
 - LMR - Low-Medium Density Residential
 - CA - No Planning Scheme Controls
 - OR - Organised Recreation
 - PM - Proposed Main Road
 - PS - Public Open Space
 - RW - Railway
 - RD - Restricted Development
 - R - Rural
 - RL - Rural Living
 - SC - Service Commercial
 - LR - Low Density Residential
 - S - Specific Use
 - TC - Tourist Commercial
 - U - Utilities
 - WM - Water Management
 - FD - Future Development
 - RJ - Residential Jabiru
 - PSJ - Public Open Space Jabiru
 - ORJ - Organised Recreation Jabiru
 - CJ - Commercial Jabiru
 - SCJ - Service Commercial Jabiru
 - TCJ - Tourist Commercial Jabiru
 - CPJ - Community Purpose Jabiru
 - FDJ - Future Development Jabiru
 - IJ - Industrial Jabiru
 - MJ - Main Road Jabiru
 - UJ - Utilities Jabiru

Created by KIEMA

Bottom Left: 134° 11' 25", -19° 38' 46"
 Top Right: 134° 11' 37", -19° 38' 38"
 Approximate Scale: 1:2,500
 Datum: GDA 1994
 Street Information purposes only
 Parcel boundaries not guaranteed
 Not a Land Information System
 Copyright Northern Territory of Australia

Development Application – Lot 171, 73 Ambrose Street

The below is a statement of effect that addresses matters required in a development application in accordance with section 46 of the *Planning Act 1999*.

BOOKMARK - B.1

BACKGROUND

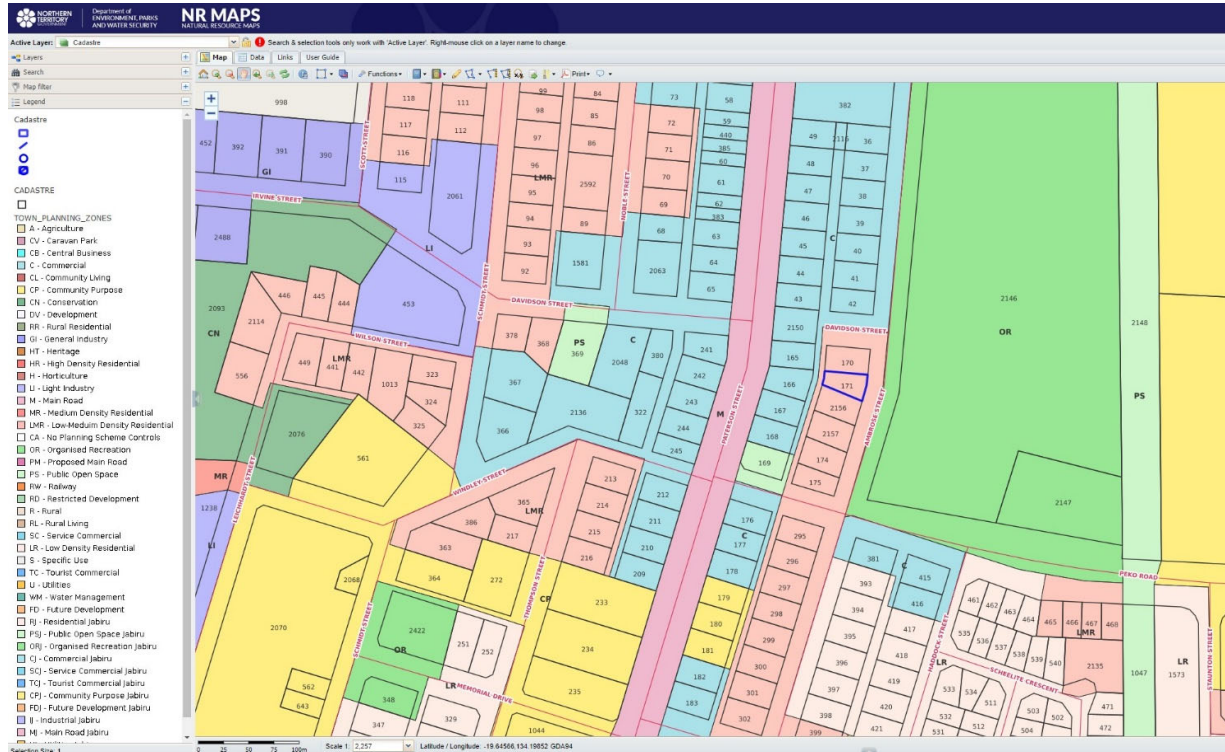
Lot 171, 73 Ambrose Street, Town of Tennant Creek is a 715m² freehold parcel, zoned LMR (Low-Medium Density Residential). There are 2 street frontages, Ambrose Street (primary street) and the rear unnamed laneway (secondary street). A single storey dwelling-single is located at the west end of the site (vehicle access via unnamed laneway).

The need exists in Tennant Creek to provide modern, quality, secure dwellings to attract and retain residents to the community.

This Development Application seeks consent from the Tennant Creek Division of the Development Consent Authority to retain the existing dwelling and construct 2 x 3 bedroom “dwellings-group” on Lot 171.



11



(3) A development application is to contain the following:

(aa) the name and contact details of:

- (i) the applicant and any person on whose behalf the application is made; and**

The application is made by the landowner

- (ii) the owner of the land to which the application relates; and**

Lot 171 is owned (tenants in common) by Mary Alice Kingham-Bradley & Christopher Sean Richards.

- (iii) any person who entered into an agreement with a person referred to in subparagraph (i) or (ii) to acquire an estate or interest in the land to which the application relates; and**

Not Applicable

- (iv) any person with an interest prescribed by regulation;**

Not Applicable

- (a) ***an assessment demonstrating how the proposed development will comply with any planning scheme that applies to the land;***

Imagine Kit Home Documentation Set – WD Issue B

100 – Site Plan

200 – Ground Floor Plan

210 – First Floor Plan

300 – Elevations

301 – Elevations

500 – Construction Details and Notes

600 – Setout – Slab Plan

The following is an assessment of how the proposed development complies with the NTPS, and in particular, Part 5 – Development Requirements.

General Compliance Requirements

Development Requirements	Compliance Requirement	Actual	Compliance	Comment
5.2.1 General Height Control	2 storeys not to exceed 8.5m above the existing ground level	Nominal 8.4m	Yes	Meets NTPS Requirements.
5.2.4 Car Parking	2 Parking Spaces Per Dwelling	2 Dwellings, 4 Parking Spaces	Yes	Meets NTPS Requirements.
5.2.6 Landscaping	30% to be landscaped	34.6%	Yes	Meets NTPS Requirements.
5.2.7 Setbacks for development adjacent to land in zones LR, LMR, MR or HR	Not Applicable			
5.4.1 Residential Density	LMR – 1 Dwelling per 300m ²	1 Dwelling per 238m ²	No	<p>Consent is sought to reduce the density requirements for this proposed development.</p> <ul style="list-style-type: none"> - Dwellings to address residential accommodation shortage in Tennant Creek - Site cover is compliant at 46.7% - Increased vehicle movement is split between Ambrose street and the existing secondary street for the existing dwelling access - Development addresses the main Frontage on Ambrose street in consistence with neighbouring dwellings

Development Requirements	Compliance Requirement	Actual	Compliance	Comment
5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures	Primary Street Frontage 6m	5.81m	No	Consent is sought to reduce the applicable setback for this development. <ul style="list-style-type: none"> - The deck provides the outermost point to the development and complies at 4.64m - Setback is consistent with the neighbouring dwelling at 75 Ambrose St. Shown on plan at 4.67m approximately to roof projection.
	Ancillary Structures and Balconies – 4.5m	4.64m	Yes	Meets NTPS Requirements.
	Side and Rear Lot Boundaries - 1.5m to Building	1.5m	Yes	Meets NTPS Requirements. Measured to wall as per NTPS 2020 Schedule 2: Definitions
5.4.3.2 Distance Between Residential Buildings on-Site	3m (as per Table A to Clause 5.4.3 as if there was a lot boundary between them).	3.36m	Yes	Meets NTPS Requirements.
5.4.4 Extensions and Ancillary Structures to a Dwelling-group or Dwelling-Multiple Development	Not Applicable			
5.4.6 Private Open Space	A (open vertically to the sky with no dimensions less than 1.5m: 45m ² B: 24m ² , all or partly covered, with no dimension less than 4m	Unit 1 = 53m ² Unit 2 = 61m ² Unit 1 = 36m ² Unit 2 = 36m ²	Yes	Meets NTPS Requirements.

Development Requirements	Compliance Requirement	Actual	Compliance	Comment
5.4.7	15% not being less than 6m wide	Not Assessed	No	<p>Consent is sought to apply 'Residential-Independent' rules.</p> <ul style="list-style-type: none"> - Dwellings are designed as a duplex dwelling for not more than 4 persons total. Communal space separate of Private open space is not specifically beneficial for amenity.
5.4.8.1 Residential Building Design	Not Applicable' 'This clause does not apply when only two dwellings form the dwellings-group.'			
5.4.8.2 Residential Building Design	Promote site-responsive design of dwellings-multiple that provides a sympathetic interface with the streetscape and surrounding dwellings, is climatically appropriate and provides a pleasant living environment for the occupants.	The Dwelling is designed within the site controls as shown within the general site, scale and setbacks for the designated zoning	Yes	Meets NTPS Requirements.

- (b) an assessment demonstrating how the proposed development will comply with an interim development control order, if any, applying to the land;**

None applicable to site or type of development proposed.

- (c) a statement specifying:**

- (i) whether the proposed development is required to be referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019; and**
(ii) whether the proposed development has been referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019;

None applicable to the site, land use or type of development proposed.

- (d) an assessment demonstrating the merits of the proposed development;**

The current landowner purchased 73 Ambrose Street, Tennant Creek with the objective to develop new residential accommodation to alleviate rental stress for Government Employee Housing (GEH).

The site purchased by the landowner in 2022 has one existing dwelling built on the defined rear of the lot, fenced with a chain wire fence dividing and with access to the secondary/service street (rear loaded lot). The Ambrose St Frontage is easily accessible and unutilised. As the property is in contrast to the neighbouring dwellings that have opted for Ambrose street as their main dwelling frontage, fenced with Med to Full height chain wire fences and simple kept gardens. The sites are in majority not noteworthy of any land remarks, Flat with notable land manipulation required for construction.

Water, power and Telstra services are all connected to the site, modifications in conjunction with the proposed dwelling will need to be undertaken to supply the new dwellings with the services required as a part of the development construction.

The proposed development is to build 2, three room dwellings that will accommodate 2 staff persons or 2 staff persons, plus a partner.

The development will also include the provision of;

- Landscaping including with an emphasis on boundary planting and simple low-maintenance aesthetics for the streetscape.
- private open spaces (deck) suitable in size for 2 participants, shaded and accessed internally from the living spaces.
- Secure fencing, to provide security for parking and access to the front boundary (Tennant Street) that is shaded to the under croft of the dwelling.

MERIT OF THE DEVELOPMENT

As outlined above, refer General Compliance Requirement and Specific Development

Requirements, this application does not fully meet the requirements of the NTPS with respect to

the following;

- Specific Development Requirements, 5.4.1 Residential Density Limitations: Seeking a reduction of residential density from 1 dwelling per 300m² to 1 dwelling per 238m².
- Specific Development Requirements, 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures: Seeking a reduction of Primary building setbacks to 2 dwellings.

Unit 1: From 6000mm to 5837mm

Unit 2: From 6000mm to 5814mm

Note: Intertency shaft liner wall between Decks Shown at 4653mm

In the consideration of this, a merit assessable application, the following merits of the project are offered for the consideration of the consent authority;

1. The project will add to the housing stock in Tennant Creek and AHAC in particular – providing urgently needed good quality staff housing.
2. Providing housing that will make a positive contribution to the streetscape and to adjoining and nearby properties because of:
 - The nature of the previous development comprised only poor streetscape amenity to Ambrose Street frontage. This development will be a significant improvement.
 - That the buildings will be new and constructed of appropriate materials, and colours, including Colorbond custom orb wall and roof cladding that will be selected to blend into the landscaped external areas.
3. The creation of a pleasant housing, living environment by:
 - Addressing the extreme hot weather through:
 - Orientation of the buildings facing north/ south with Unit 1 walls being predominantly unaffected from solar heating.
 - The inclusion of verandas to the east to reduce the morning effect of heat

(through the sun) to the living areas.

- The placement of bathrooms to west elevations to reduce the effect of heat (through the sun) to the living areas.
- Shading of windows.
- Living areas placed internally away from majority of solar heating through the middle of the day and into the evening.
- Inclusion of a undercroft hardscaped, shaded, private external spaces that will provide the opportunity for passive cooling.
- Blocking and minimising the impact of the hot eastern breezes within the site.
- Minimising the extent of solar exposed hard stand areas through the site. Driveway access to be compacted gravel for higher permeability and heat reduction over high thermal mass concrete or similar.
- Provision of shade structures over the car parks
- Air conditioning to the dwellings.
- Glazing to meet current NCC 7 Star requirements as legislated by the NT government, allowing greater comfort and minimal thermal transference suitable for all seasons

Consideration will also be given within the design to reducing the effect of the cold eastern breezes during the winter months.

4. Security, and the feeling of security, within the site through:

- Passive surveillance available from living and main bedroom areas.
- The private open space and under croft to each dwelling is fenced with black coloured chain mesh in keeping with the neighbourhood aesthetics allowing passive surveillance.
- Secure perimeter fencing and access gateway.
- Adequate lighting.

In summary, we consider that the merit of the project outweighs the requirements that have not been fully met in the NTPS and we therefore seek the approval of the consent authority to consider a merit based approval.

- (e) ***a description of the physical characteristics of the land and a detailed assessment demonstrating the land's suitability for the purposes of the proposed development and the effect of development on that land and other land;***

The site is flat and has been cleared of all structures, it is virtually a greenfield site with 2 medium trees to be removed if applicable. The site features 1600mm high chain mesh fencing to the north, east and south boundaries, west is divided and contains the existing dwelling.

The site is ideal for the proposed development and will have a positive effect on the adjacent properties. Refer photographs below:\



71 Ambrose St



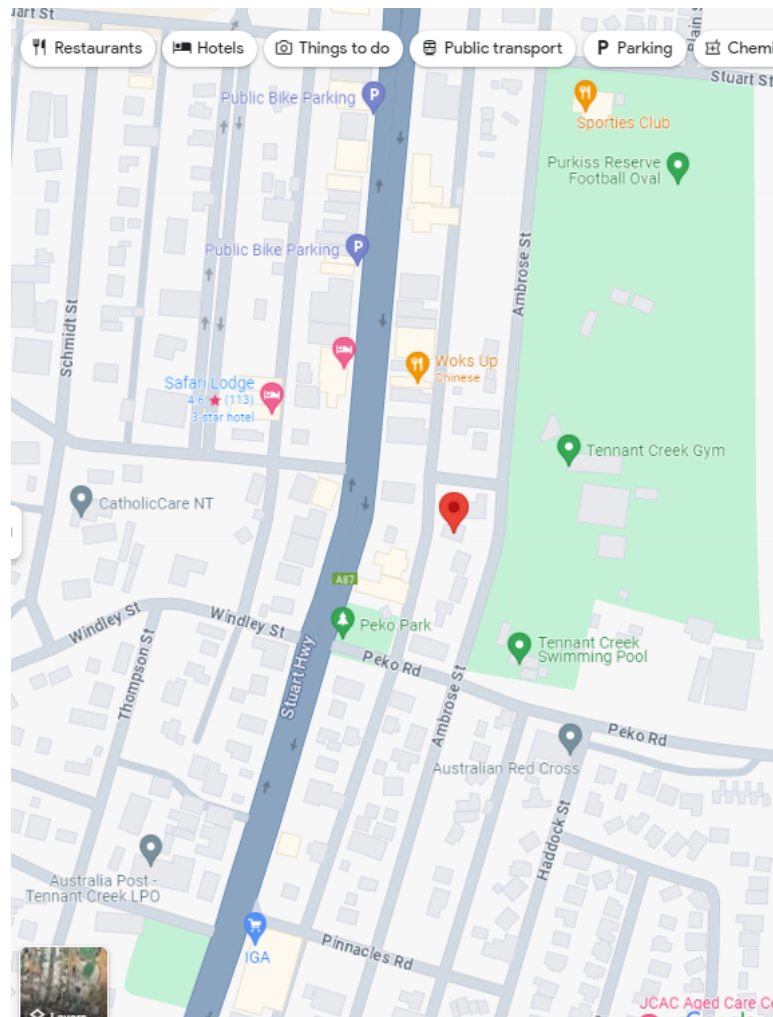
75 Ambrose St



73 Ambrose St

- (f) ***a statement specifying the public facilities or public open space available in the area in which the land is situated, whether land for public facilities or public open space is to be provided by the developer and whether it is proposed that facilities or open space be developed by the developer;***

The site is located opposite the Purkiss Reserve (Lot 2146) and within walking distance to other areas of public open space providing easy access for exercise and amenity.



- (g) ***a statement specifying the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and whether public utilities or infrastructure are to be provided by the developer or land is to be provided by the developer for the provision of public utilities or infrastructure;***

Electricity

PAWC service is available. Overhead cables connected to proposed units 1 & 2. Upgraded service to Unit 3 clearing all roof lines of the proposed units.

Water

PAWC reticulated service is available. Upgrade as required to relevant council / Australian Standards. Individually metered. Title and easement requirements as per Berkley Regional council Decision notice conditions.

Sewerage

PAWC reticulated service is available. Connection through Unit 3 site to street. Title and easement requirements as per Berkley Regional council Decision notice conditions.

Telecommunications

NBN Services are accessible at kerb and are to be upgraded & installed to all 3 Units.

Vehicle & Pedestrian Access

Units 1 & 2 accessed via Ambrose Street
Unit 3 accessed as existing, via rear loaded service lane (Secondary Street)

Storm water drainage

All units connected to street drainage. Requirements as per Berkley Regional council Decision notice conditions.

(h) *an assessment of the potential impact on the existing and future amenity of the area in which the land is situated;*

The proposed development and will have no negative effect on the adjacent properties.

(j) *an assessment of the benefit or detriment to the public interest of the development;*

The benefit to the public and the community at large is that AHAC will be able to provide good quality accommodation that will assist in attracting and encouraging staff to come to, and stay in Tennant Creek for longer periods.

This will translate into improving the services that AHAC can provide to indigenous residents over a vast area. A lack of staff puts pressure on AHAC as to the services they can provide.

The AHAC Master Plan 2021 – 2031 states that due to the shortage of accommodation in Tennant Creek “residential accommodation projects are a critical aspect of the Master Plan”.

- (k) in the case of a proposed subdivision of land on which a building is situated – a report from a building certifier within the meaning of the Building Act 1993 as to whether the building will cease to comply with the Building Act 1993 if the proposed development were to proceed;**

Not Applicable – no subdivision is proposed.

- (l) for the development of land proposed to be the scheme land of a proposed or existing scheme, or the development of existing scheme land – a plan in the approved form specifying:**
- (i) any information about any building that is, or will be, situated on the scheme land (including, for example, information about the structural integrity and fire safety of the building); and**
 - (ii) if any part of the development is subject to changes that are allowed by regulation – details about that part as required by regulation; and**
 - (iii) any other information prescribed by regulation about the development.**

Not applicable – a Unit Title Scheme subdivision is not proposed

BOOKMARK B.2 - PROPOSED DRAWINGS (AS EXHIBITED)



Illustration of Design

DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT	S.P.: S.83/172	ISSUE: B	REV A 26.04.24 WORKING DRAWINGS B 19.08.24 WORKING DRAWINGS - Amendments	DATE	DESCRIPTION	DRAWN LP	CHECKED JMW
STAGED PLAN: WORKING DRAWINGS		SCALE: @ A3	WIND RATING: N3 TBC.					
CLIENT: MARY KINGHAM-BRADLEY & CHRIS RICHARDS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 001	LAND AREA: 715m ²					

3968 PACIFIC HIGHWAY
LOGANHOLME, QLD 4129
Phone: +61 73806 5100



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AREA SCHEDULE

Unit 1	
ACCESS	1.9 m ²
DECK	17.5 m ²
LIVING	80.9 m ²
100.3 m ²	
Unit 2	
ACCESS	1.8 m ²
DECK	17.6 m ²
LIVING	80.9 m ²
100.3 m ²	
GFA TOTAL	200.6 m ²

PROPOSED RESIDENCE

SITE AREA	= 715m ²
SITE COVERAGE	334m ² = 46.7%
LANDSCAPE AREA	279m ² = 36.4%

NOTE: STORMWATER DRAINAGE CALCULATED FOR BUILDING ROOF AREAS AND OR PAVED AREAS SHOWN ON THIS PROPOSED DEVELOPMENT ONLY, AND MAY NOT BE ADEQUATE FOR ANY SUBSEQUENT ROOF OR PAVED AREAS.
MIN GRADE TO RUBBLE PITS ON SITE TO BE 1%. ALL STORMWATER & DRAINAGE TO BE IN COMPLIANCE WITH BCA PARTS 3.1.2 & 3.5.2 AS WELL AS ASNZS3500
TO BE DISCUSSED WITH BARKLEY REGIONAL COUNCIL

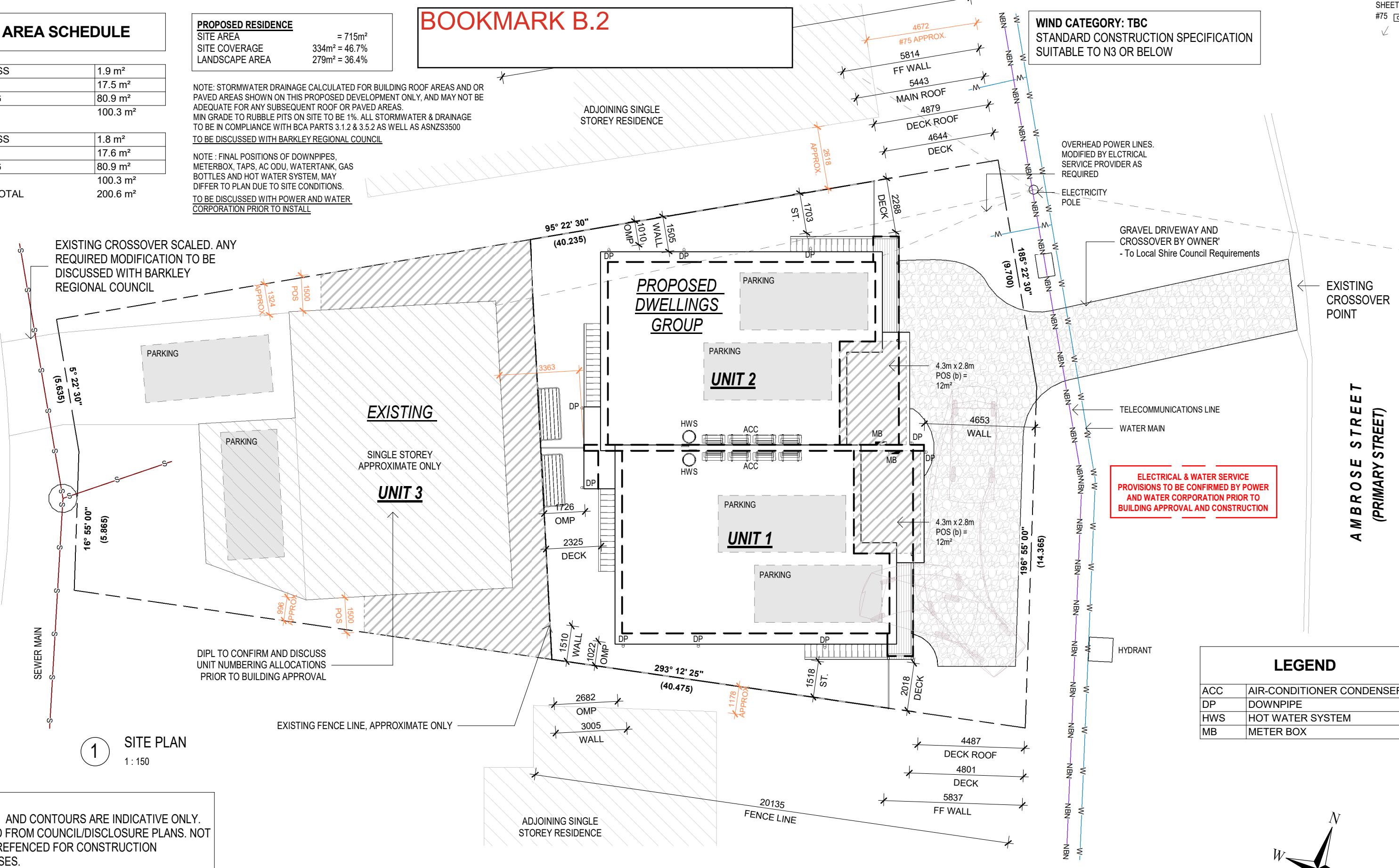
NOTE: FINAL POSITIONS OF DOWNPIPES, METERBOX, TAPS, AC ODU, WATERTANK, GAS BOTTLES AND HOT WATER SYSTEM, MAY DIFFER TO PLAN DUE TO SITE CONDITIONS.
TO BE DISCUSSED WITH POWER AND WATER CORPORATION PRIOR TO INSTALL

BOOKMARK B.2

WIND CATEGORY: TBC
STANDARD CONSTRUCTION SPECIFICATION
SUITABLE TO N3 OR BELOW

SERVICE ROAD / LANEWAY
(SECONDARY STREET)

AMBROSE STREET
(PRIMARY STREET)



ELECTRICAL & WATER SERVICE PROVISIONS TO BE CONFIRMED BY POWER AND WATER CORPORATION PRIOR TO BUILDING APPROVAL AND CONSTRUCTION

LEGEND	
ACC	AIR-CONDITIONER CONDENSER
DP	DOWNPIPE
HWS	HOT WATER SYSTEM
MB	METER BOX

1 SITE PLAN
1 : 150

NOTE: LEVELS AND CONTOURS ARE INDICATIVE ONLY. SCALED FROM COUNCIL/DISCLOSURE PLANS. NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES.

Site Plan

DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT	S.P.: S.83/172	ISSUE: B	REV A 26.04.24 WORKING DRAWINGS LP JMW	DRAWN LP	CHECKED JMW
STAGED PLAN: WORKING DRAWINGS		SCALE: 1 : 150 @ A3	WIND RATING: N3 TBC.	REV B 19.08.24 WORKING DRAWINGS - Amendments LP JMW		
CLIENT: MARY KINGHAM-BRADLEY & CHRIS RICHARDS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 100	LAND AREA: 715m ²			

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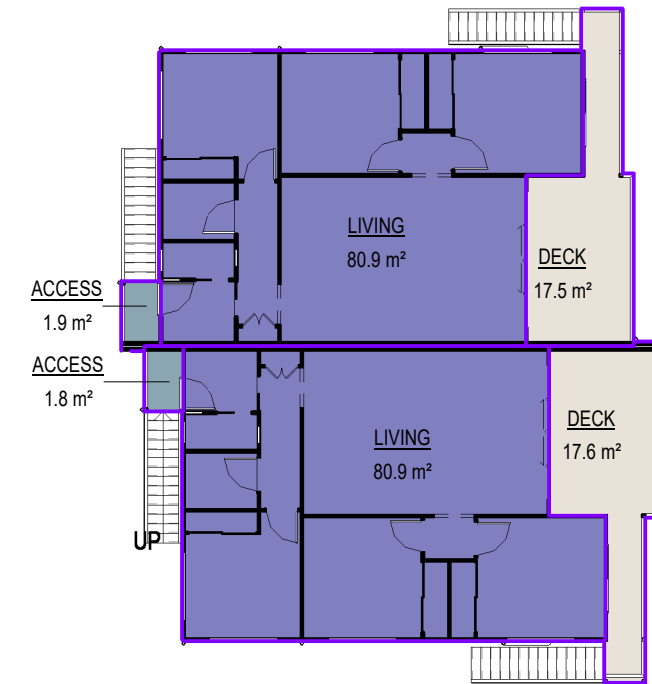
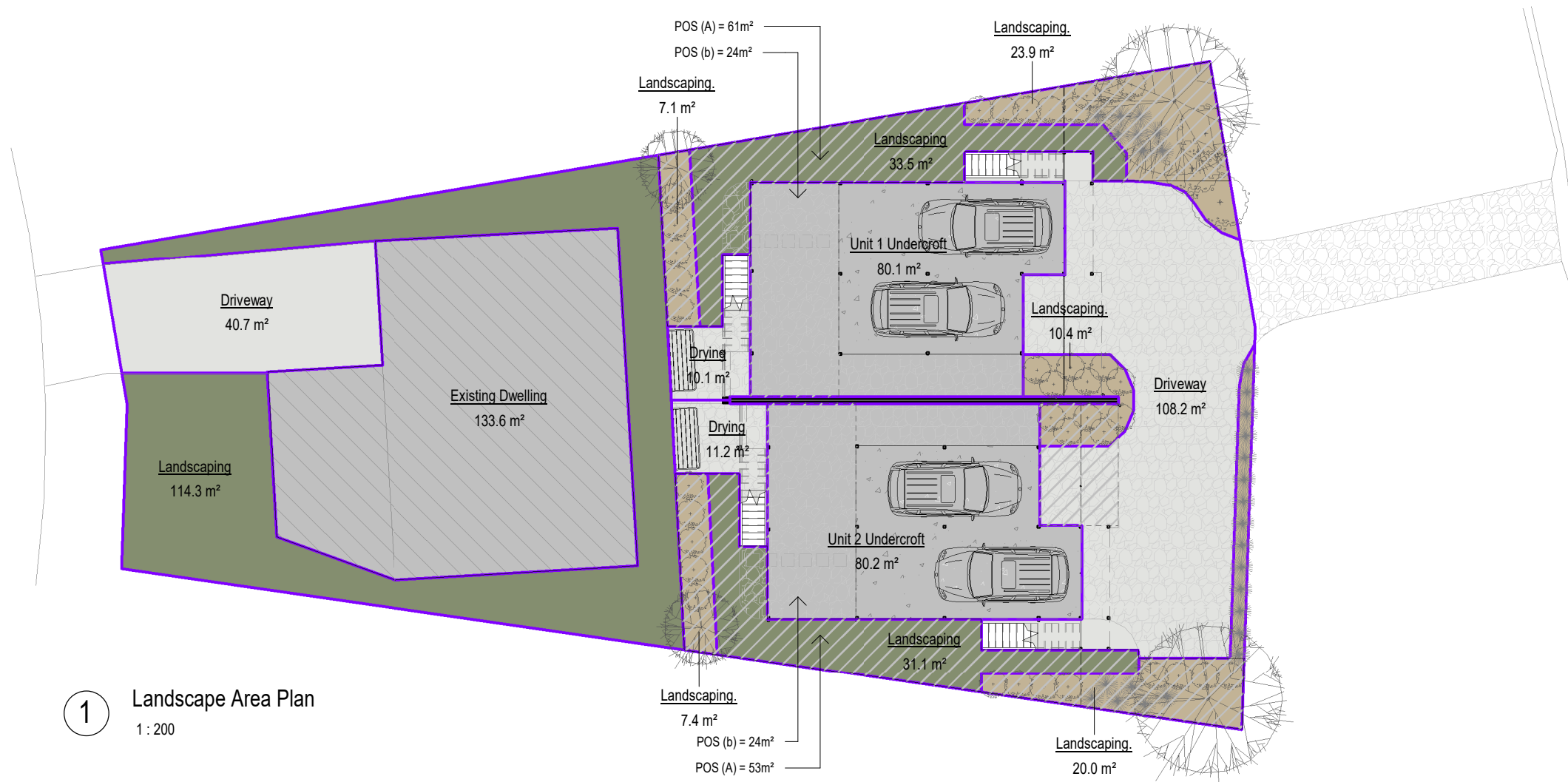
Gardens should comprise hardy indigenous, drought resistant plants with reticulated irrigation.

Provide a selection of regionally appropriate native plants in garden beds and shade tree saplings around the dwelling.
Trees are not to be planted within 1.5m of the edge of eaves.

BOOKMARK B.2

LANDSCAPE AREAS

Landscape Area	
Landscaping	178.8 m ²
Landscaping.	68.9 m ²
	247.7 m ²
Other	
Driveway	148.9 m ²
Drying	21.3 m ²
Existing Dwelling	133.6 m ²
Unit 1 Undercroft	80.1 m ²
Unit 2 Undercroft	80.2 m ²
	464.2 m ²



Landscape & Area Plan

DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT	S.P.: S.83/172	ISSUE: B	REV A 26.04.24 WORKING DRAWINGS B 19.08.24 WORKING DRAWINGS - Amendments	DATE	DESCRIPTION	DRAWN LP LP	CHECKED JMW JMW
STAGED PLAN: WORKING DRAWINGS		SCALE: 1 : 200 @ A3	WIND RATING: N3 TBC.					
CLIENT: MARY KINGHAM-BRADLEY & CHRIS RICHARDS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 110	LAND AREA: 715m ²					

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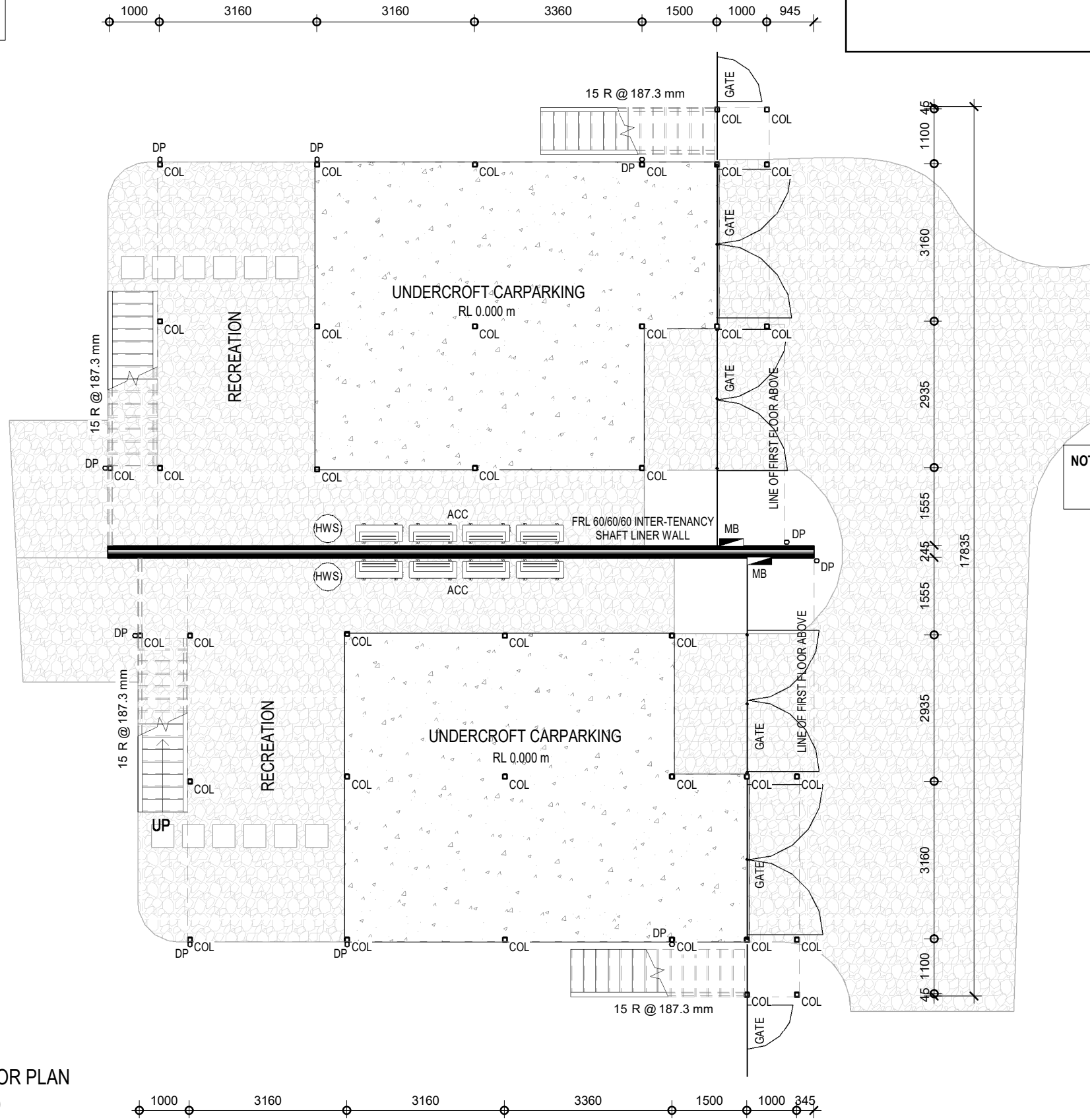
AREA SCHEDULE

Unit 1	
ACCESS	1.9 m ²
DECK	17.5 m ²
LIVING	80.9 m ²
	100.3 m ²
Unit 2	
ACCESS	1.8 m ²
DECK	17.6 m ²
LIVING	80.9 m ²
	100.3 m ²
GFA TOTAL	200.6 m ²

SUB-FLOOR COLUMN LAYOUT IS A GUIDE ONLY. REFER TO ENGINEER'S DRAWINGS FOR FINAL LOCATIONS. NOT TO BE USED FOR SET-OUT PURPOSES.

BOOKMARK B.2

DP	DOWNPIPE
HWS	HOT WATER SYSTEM
MB	METER BOX

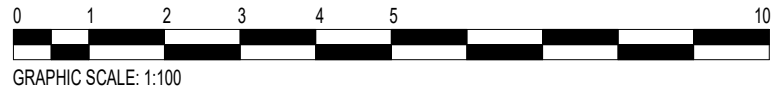


NOTE: DWELLING TO COMPLY WITH NCC 2022 PART H8. EXEMPTION FOR STEP-FREE ENTRANCE PATH UNDER PARTS H8D2 (2)(b)(ii)M (iii) & (iv)

- NOTES :**
- LIFT OFF HINGES TO WC DOOR/S TO COMPLY WITH THE NCC SECTION 3.8.3 UNDER ROOF INSULATION - ANTICON BLANKET.
 - INSULATION TO EXTERNAL WALLS & SARKING.
 - ROOMS WITH NO NATURAL VENTILATION TO HAVE MECHANICAL VENTILATION INSTALLED.
 - PROVIDE WATER AND POWER PROVISION TO DISHWASHER SPACE.
 - WINDOW, SGD & INTERNAL DOOR SIZES ARE NOMINAL ONLY & TO BE CONFIRMED WITH MANUFACTURER.
 - FLOOR WASTES SHOWN DIAGRAMMATICALLY ONLY.
 - THIS DRAWING IS TO BE READ IN-CONJUNCTION WITH ENGINEER'S DRAWINGS.
 - FINAL HEIGHTS & FRAME THICKNESS TO BE CONFIRMED BY MANUFACTURER PRIOR TO ORDERING.
 - ALL APPLIANCES, PLUMBING FIXTURES & SPECIALTY EQUIPMENT SHOWN DIAGRAMMATICALLY ONLY. FINAL ARRANGEMENTS TO OWNERS REQUIREMENTS.
 - TERMITE MANAGEMENT SYSTEM TO BE PROVIDED TO PENETRATIONS AND PERIMETER IN ACCORDANCE WITH THE NCC VOL.2 PART 3.1.4.
 - WATERPROOFING IN WET AREAS TO BE IN ACCORDANCE WITH THE NCC VOL.2 & AS 3740.

1 FLOOR PLAN
1 : 100

Ground Floor Plan



DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT	S.P.: S.83/172	ISSUE: B	REV A 26.04.24 WORKING DRAWINGS B 19.08.24 WORKING DRAWINGS - Amendments	DATE	DESCRIPTION	DRAWN LP JMW	CHECKED LP JMW
STAGED PLAN: WORKING DRAWINGS		SCALE: 1 : 100 @ A3	WIND RATING: N3 TBC.					
CLIENT: MARY KINGHAM-BRADLEY & CHRIS RICHARDS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 200	LAND AREA: 715m ²					

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AREA SCHEDULE

Unit 1	
ACCESS	1.9 m ²
DECK	17.5 m ²
LIVING	80.9 m ²
	100.3 m ²
Unit 2	
ACCESS	1.8 m ²
DECK	17.6 m ²
LIVING	80.9 m ²
	100.3 m ²
GFA TOTAL	200.6 m ²

NOTE: - FLYSCREENS PROVIDED THROUGHOUT
- TRIPLE LOCK SECURITY TO HINGED ENTRY DOORS
- 55MM STEPDOWN JOISTS TO WET AREAS

NOTE: ALL WET AREAS TO COMPLY WITH NCC 2022 - ABCB HOUSING PROVISIONS 10.2. ALL WET AREAS GRADED TO MINIMUM OF 1:100, MAXIMUM OF 1:80

CONDENSATION MANAGEMENT -
EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR.

WINDOW SCHEDULE SUMMARY

No.	Type	Height	Width	Description
01	SW-1218	1200	1800	Sliding Window - XO
02	SW-0618	600	1800	Sliding Window - XO
03	SW-0618	600	1800	Sliding Window - XO
04	SW-0618	600	1800	Sliding Window - XO
05	SW-0618	600	1800	Sliding Window - XO
06	SW-0312	300	1200	Sliding Window - XO
07	SW-0606	600	600	Sliding Window - XO
08	SW-0606	600	600	Sliding Window - XO
09	SW-0312	300	1200	Sliding Window - XO
10	SW-0618	600	1800	Sliding Window - XO
11	SW-0618	600	1800	Sliding Window - XO
12	SW-0618	600	1800	Sliding Window - XO
13	SW-0618	600	1800	Sliding Window - XO
14	SW-1218	1200	1800	Sliding Window - XO

DOOR SCHEDULE SUMMARY

No	Type	Height	Width	Description
01	2136-SGD	2100	3610	Sliding Glass Door
02	820	2040	820	Hinged Entry Door
03	820	2040	820	Hinged Entry Door
04	2136-SGD	2100	3610	Sliding Glass Door

NOTES:

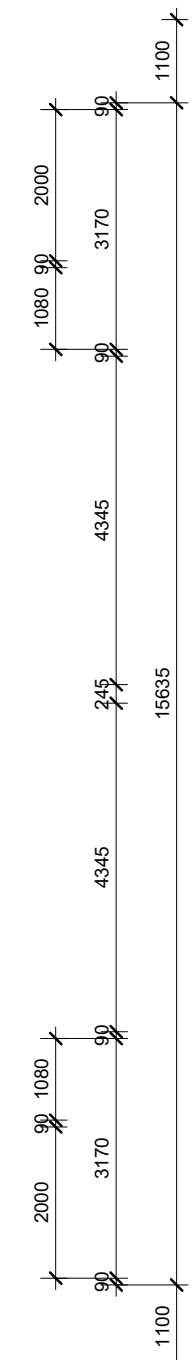
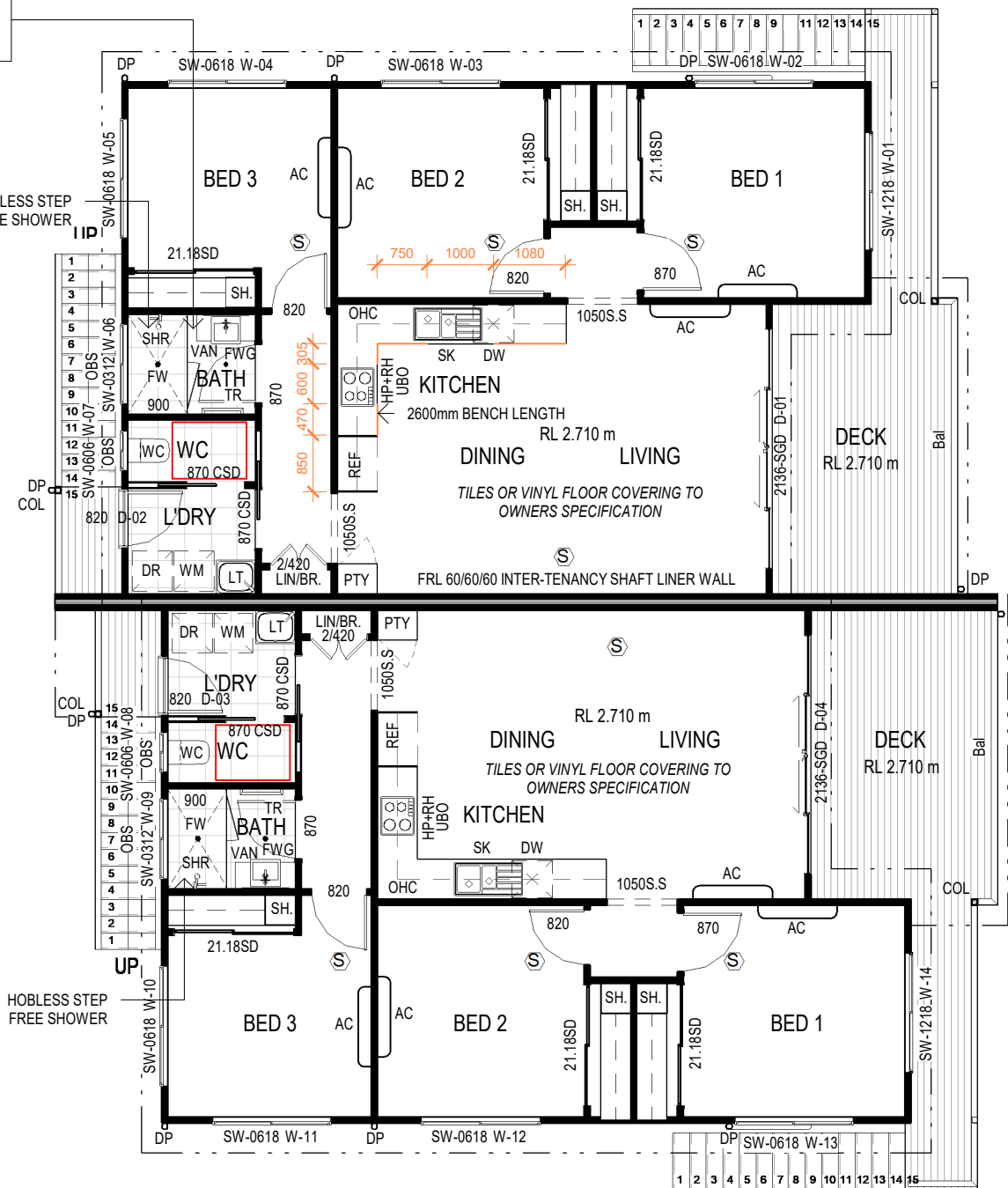
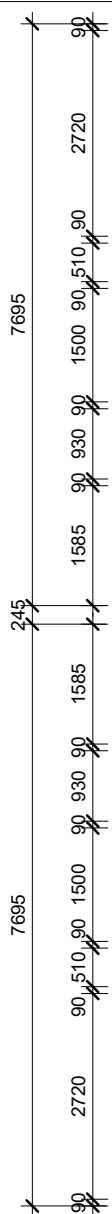
- LIFT OFF HINGES TO WC DOOR/S TO COMPLY WITH THE NCC SECTION 3.8.3 UNDER ROOF INSULATION - ANTICON BLANKET.
- INSULATION TO EXTERNAL WALLS & SARKING.
- ROOMS WITH NO NATURAL VENTILATION TO HAVE MECHANICAL VENTILATION INSTALLED.
- PROVIDE WATER AND POWER PROVISION TO DISHWASHER SPACE.
- WINDOW, SGD & INTERNAL DOOR SIZES ARE NOMINAL ONLY & TO BE CONFIRMED WITH MANUFACTURER.
- FLOOR WASTES SHOWN DIAGRAMMATICALLY ONLY.
- THIS DRAWING IS TO BE READ IN-CONJUNCTION WITH ENGINEER'S DRAWINGS.
- FINAL HEIGHTS & FRAME THICKNESS TO BE CONFIRMED BY MANUFACTURER PRIOR TO ORDERING.
- ALL APPLIANCES, PLUMBING FIXTURES & SPECIALTY EQUIPMENT SHOWN DIAGRAMMATICALLY ONLY. FINAL ARRANGEMENTS TO OWNERS REQUIREMENTS.
- TERMITE MANAGEMENT SYSTEM TO BE PROVIDED TO PENETRATIONS AND PERIMETER IN ACCORDANCE WITH THE NCC VOL.2 PART 3.1.4.
- WATERPROOFING IN WET AREAS TO BE IN ACCORDANCE WITH THE NCC VOL.2 & AS 3740.

BOOKMARK B.2

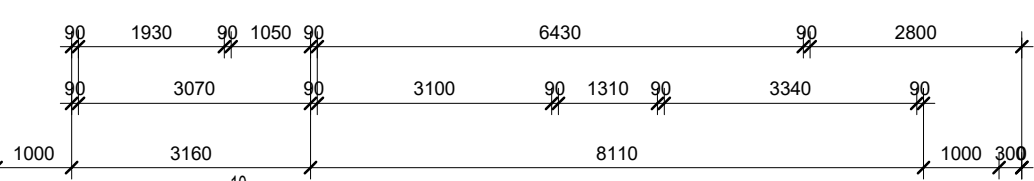
DR	DRYER SPACE
DW	DISHWASHER SPACE
FW	FLOOR WASTE
FWG	FLOOR WASTE GULLY
HP+RH	HOT PLATE AND RANGEHOOD
LT	LAUNDRY TUB
OBS	OBSCURE GLAZING
OHC	CUPBOARD - OVERHEAD
PTY	PANTRY FITOUT
REF	REFRIGERATOR SPACE
SHR	SHOWER HEAD OUTLET @ 1800FFL
SK	SINK
TR	TOWEL RAIL
UBO	OVEN - UNDER BENCH
WC	WATER CLOSET
WM	WASHING MACHINE SPACE

NOTE: DWELLING TO COMPLY WITH NCC 2022 PART H8. EXEMPTION FOR STEP-FREE ENTRANCE PATH UNDER PARTS H8D2 (2)(b)(ii)M (iii) & (iv)

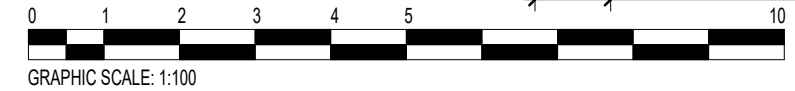
55mm JOIST STEPDOWN TO BATH AND LAUNDRY



1 FLOOR PLAN
1:100



First Floor Plan



DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT	S.P.: S.83/172	ISSUE: B	REV A 26.04.24 WORKING DRAWINGS B 19.08.24 WORKING DRAWINGS - Amendments	DESCRIPTION LP LP	DRAWN JMW JMW	CHECKED JMW JMW
STAGED PLAN: WORKING DRAWINGS		SCALE: 1:100 @ A3	WIND RATING: N3 TBC.				
CLIENT: MARY KINGHAM-BRADLEY & CHRIS RICHARDS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 210	LAND AREA: 715m ²				

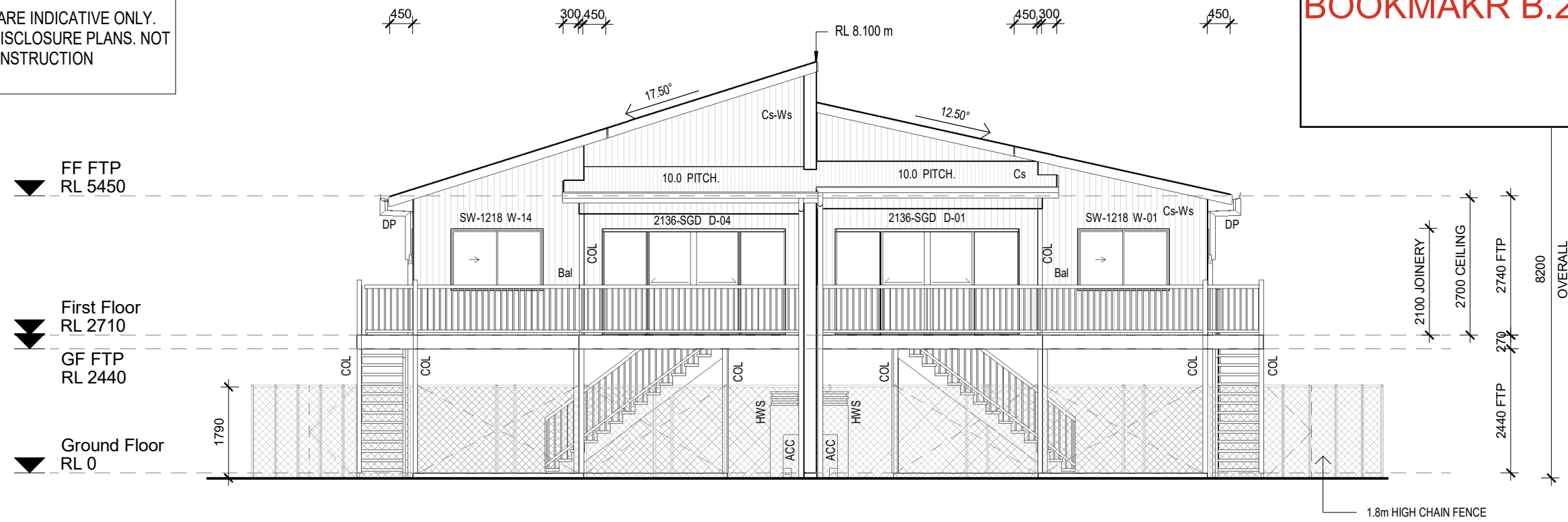
3968 PACIFIC HIGHWAY
LOGANHOLME, QLD 4129
Phone: +61 73806 5100



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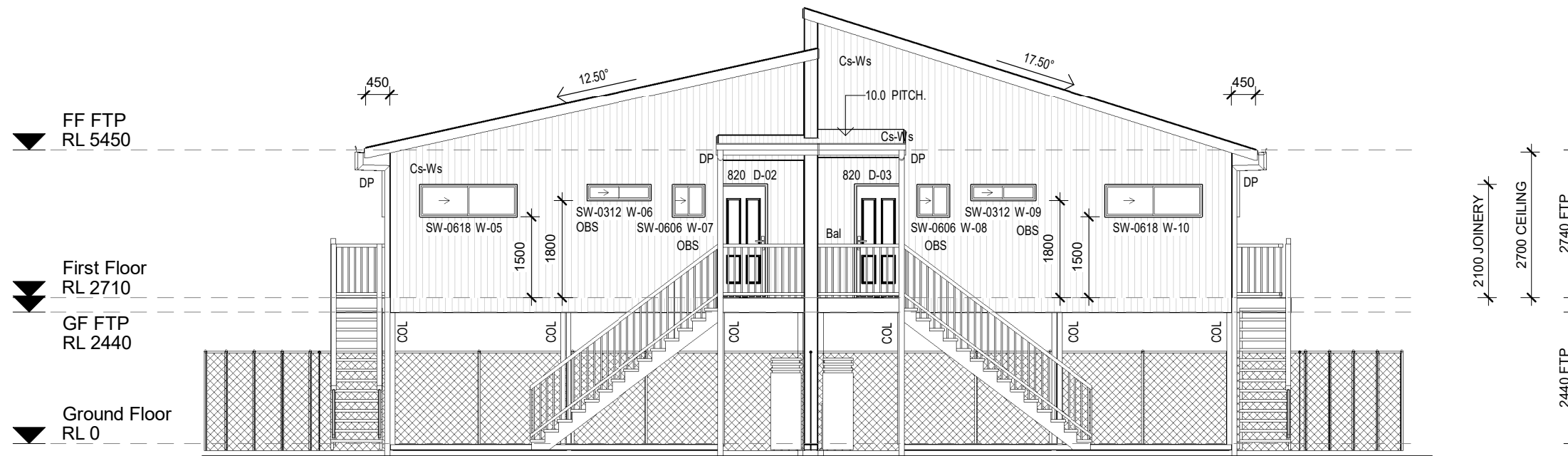
NOTE:
LEVELS AND CONTOURS ARE INDICATIVE ONLY.
SCALED FROM COUNCIL/DISCLOSURE PLANS. NOT
TO BE REFERENCED FOR CONSTRUCTION
PURPOSES.

BOOKMAKR B.2



COL	COLUMN
Cs	Colorbond Steel Roofing
Cs-Ws	Colorbond Steel Wall Sheeting
DP	DOWNPIPE
HWS	HOT WATER SYSTEM
OBS	OBSCURE GLAZING

1 FRONT ELEVATION
1 : 100



2 REAR ELEVATION
1 : 100

ELECTRICAL & WATER SERVICE
PROVISIONS TO BE CONFIRMED BY POWER
AND WATER CORPORATION PRIOR TO
BUILDING APPROVAL AND CONSTRUCTION

Elevations

DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT	S.P.: S.83/172	ISSUE: B	REV A 26.04.24 WORKING DRAWINGS LP JMW B 19.08.24 WORKING DRAWINGS - Amendments LP JMW	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: WORKING DRAWINGS		SCALE: 1 : 100 @ A3	WIND RATING: N3 TBC.					
CLIENT: MARY KINGHAM-BRADLEY & CHRIS RICHARDS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 300	LAND AREA: 715m ²					

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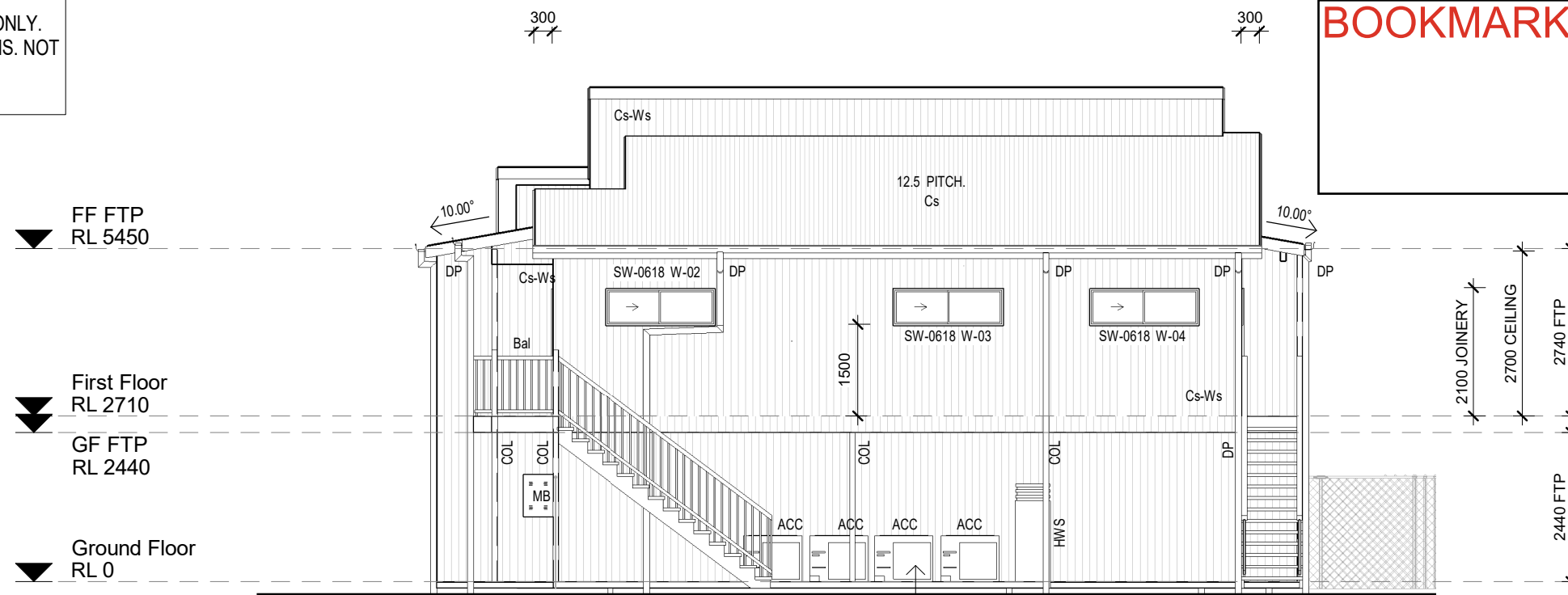
Phone: +61 73806 5100

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PURPOSES.

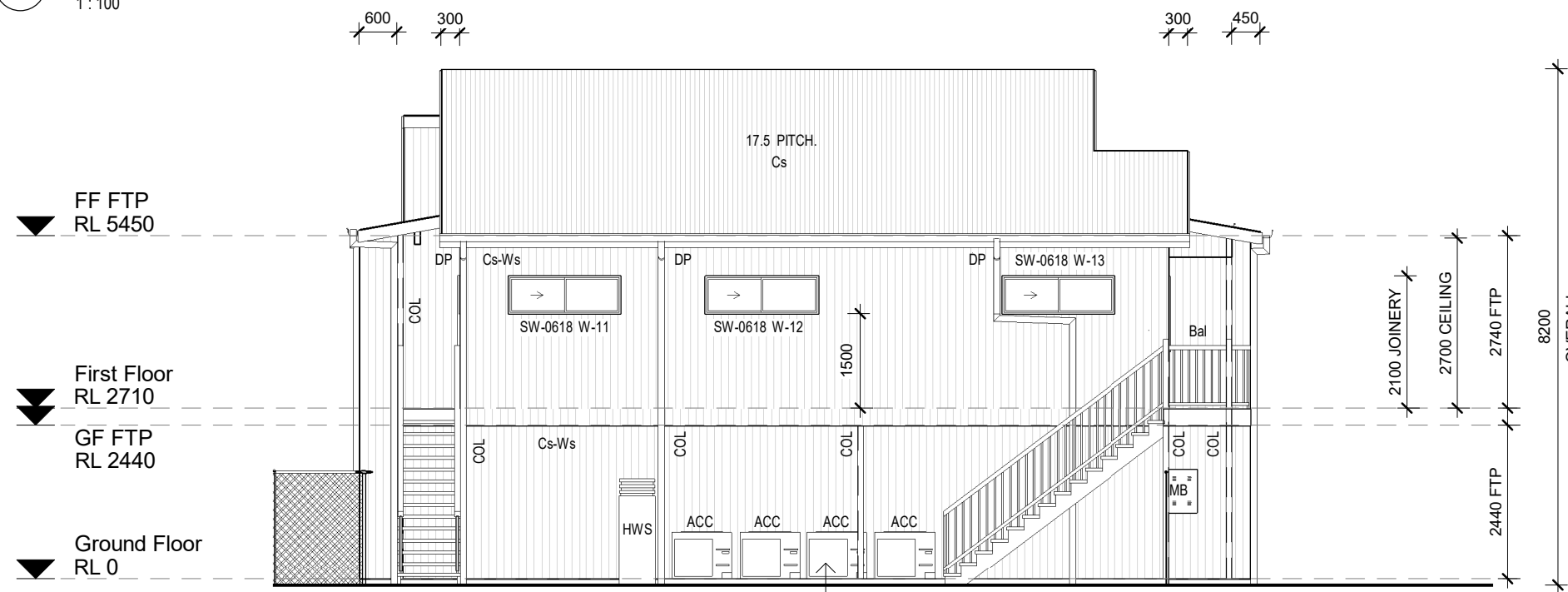
BOOKMARK B.2



COL	COLUMN
Cs	Colorbond Steel Roofing
Cs-Ws	Colorbond Steel Wall Sheeting
DP	DOWNPIPE
HWS	HOT WATER SYSTEM
MB	METER BOX

LOCATION TO BE KEPT CLEAR FOR SERVICING AND TO HAVE CONCEALED SERVICE DUCTS & PIPES AS PER CLAUSES 5 & 6 OF NTPS2020 5.4.8.1

1 RIGHT ELEVATION
1 : 100



LOCATION TO BE KEPT CLEAR FOR SERVICING AND TO HAVE CONCEALED SERVICE DUCTS & PIPES AS PER CLAUSES 5 & 6 OF NTPS2020 5.4.8.1

2 LEFT ELEVATION
1 : 100

ELECTRICAL & WATER SERVICE PROVISIONS TO BE CONFIRMED BY POWER AND WATER CORPORATION PRIOR TO BUILDING APPROVAL AND CONSTRUCTION

Elevations

DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT	S.P: S.83/172	ISSUE: B	REV A 26.04.24 B 19.08.24	DATE WORKING DRAWINGS WORKING DRAWINGS - Amendments	DESCRIPTION LP LP	DRAWN LP LP	CHECKED JMW JMW
STAGED PLAN: WORKING DRAWINGS		SCALE: 1 : 100 @ A3	WIND RATING: N3 TBC.					
CLIENT: MARY KINGHAM-BRADLEY & CHRIS RICHARDS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 301	LAND AREA: 715m ²					

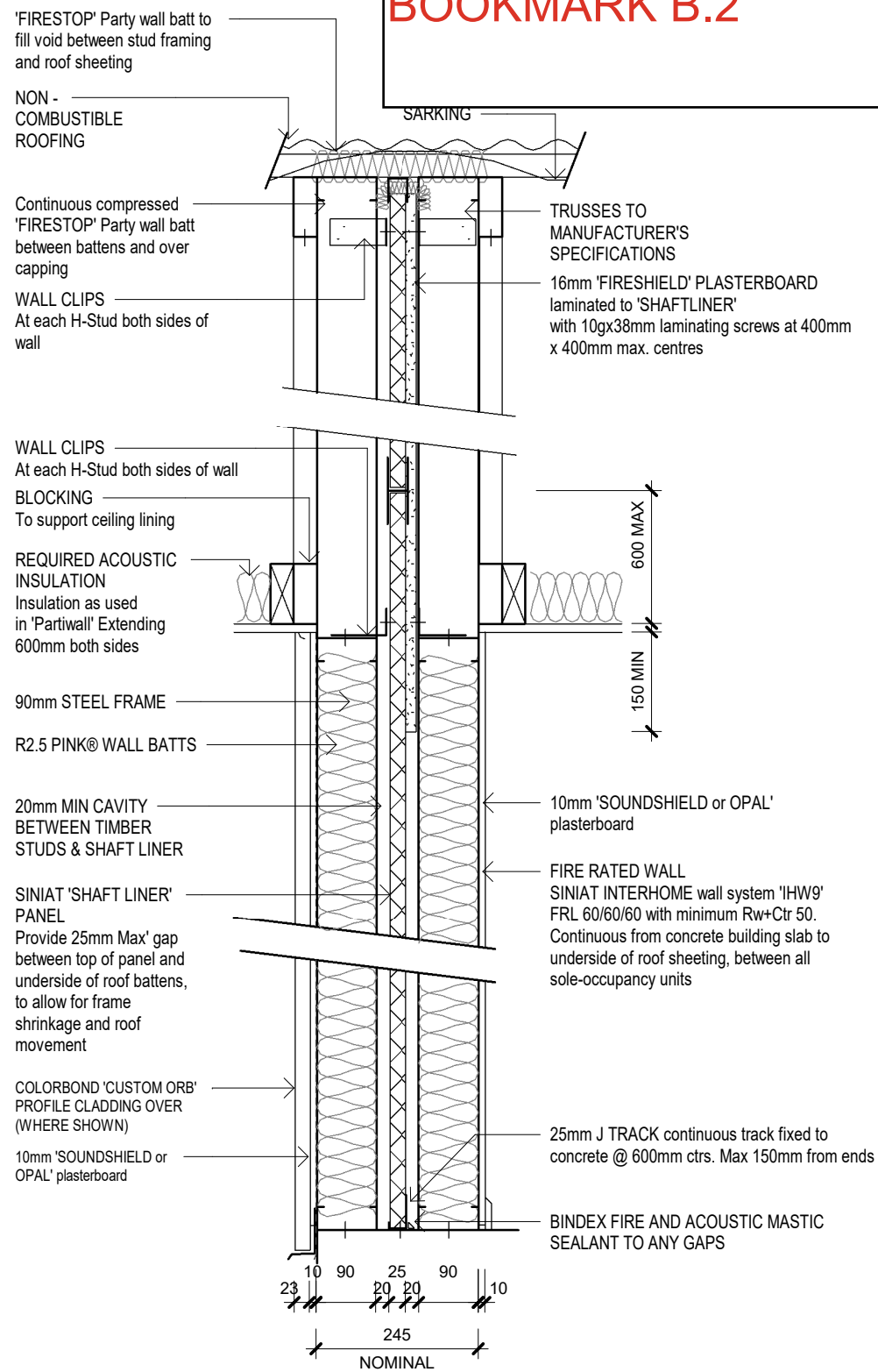
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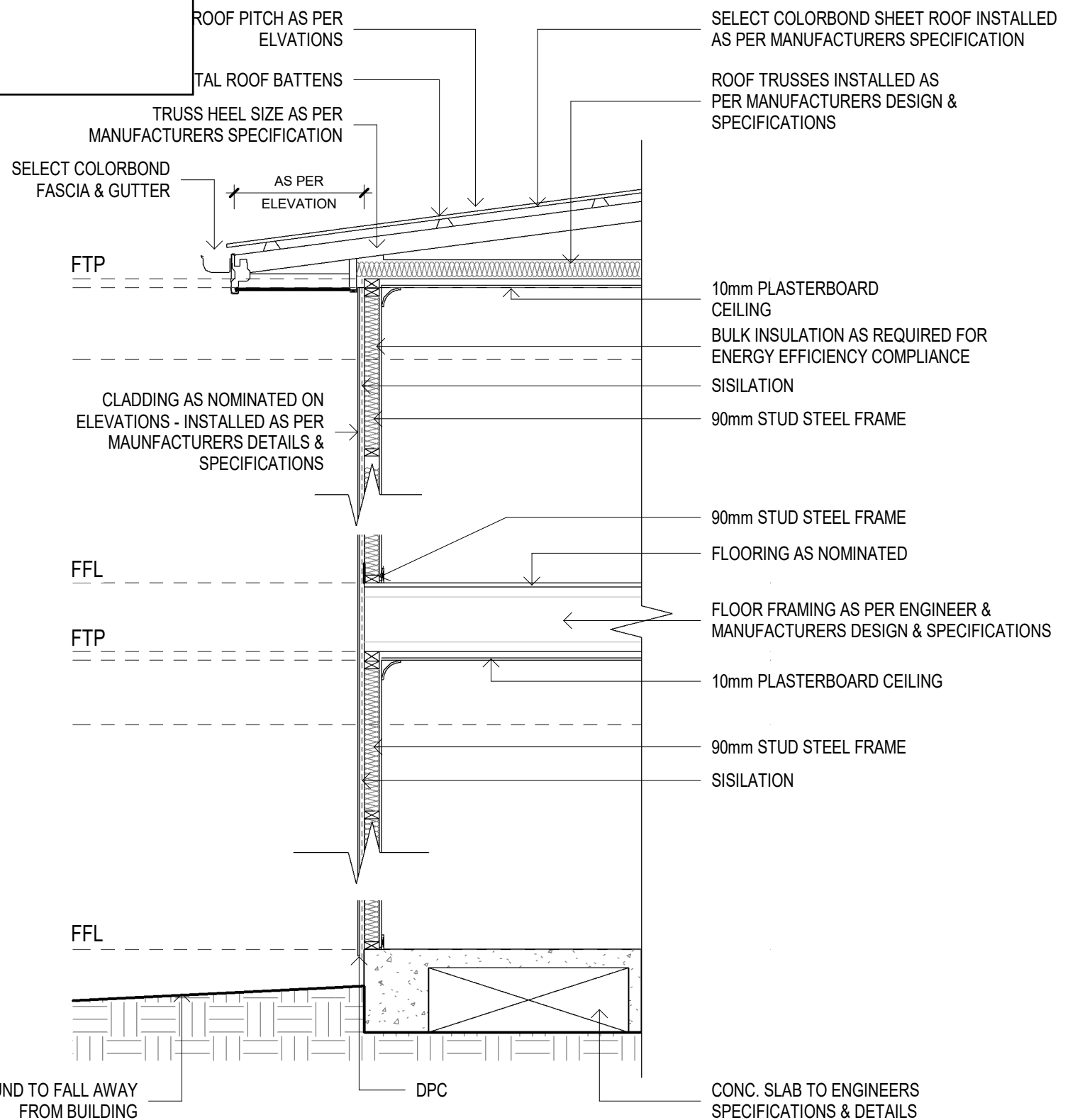
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BOOKMARK B.2



SINIAT IHW30 INTERHOME 'IHW9' DETAIL - FRL 60/60/60

1:10



TYPICAL SECTION

1:25

Construction Details & Notes

DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT	S.P.: S.83/172	ISSUE: B	REV A 26.04.24 WORKING DRAWINGS B 19.08.24 WORKING DRAWINGS - Amendments	DATE	DESCRIPTION	DRAWN LP LP	CHECKED JMW JMW
STAGED PLAN: WORKING DRAWINGS		SCALE: As indicated @ A3	WIND RATING: N3 TBC.					
CLIENT: MARY KINGHAM-BRADLEY & CHRIS RICHARDS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 500	LAND AREA: 715m ²					

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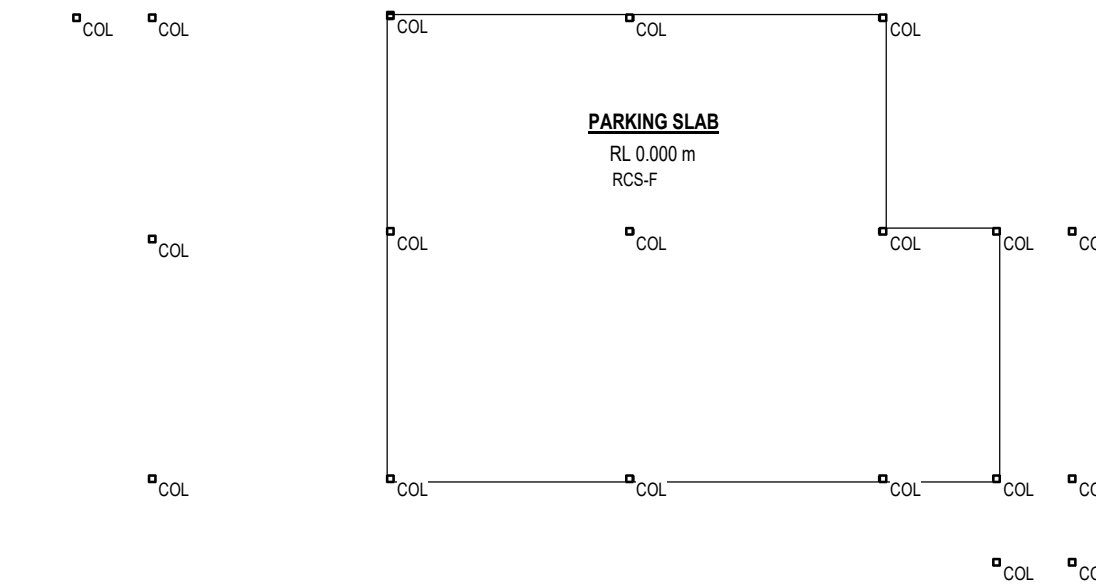
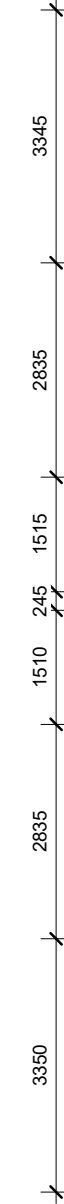
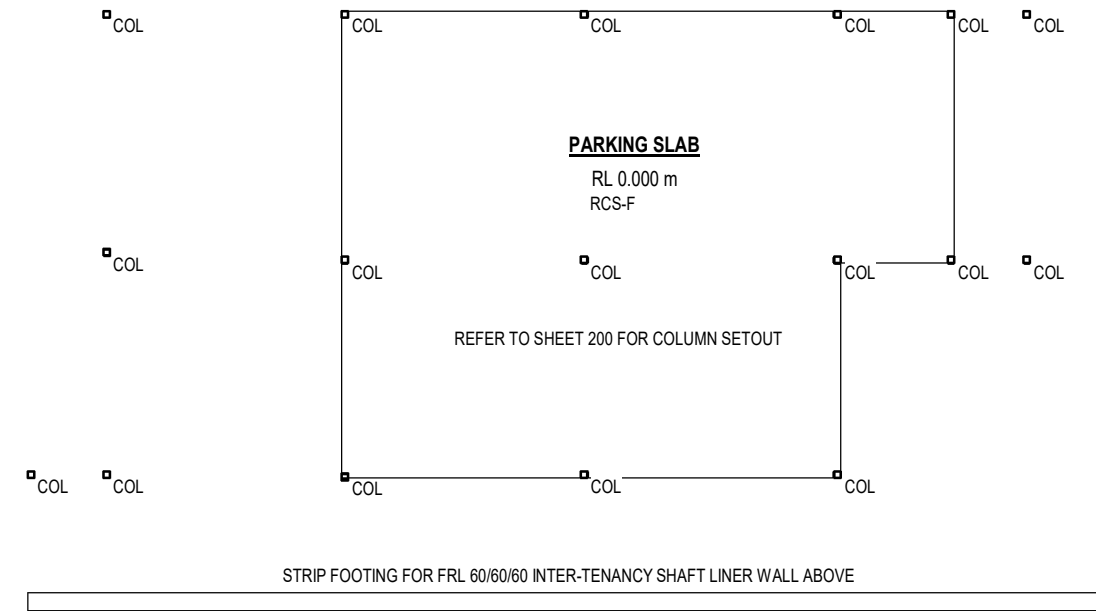
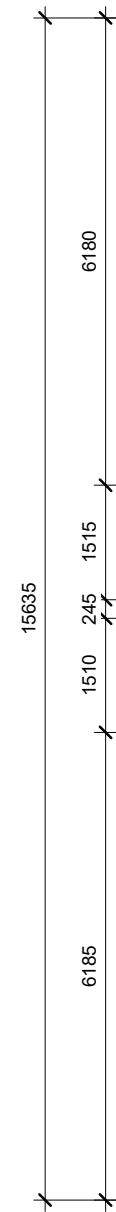
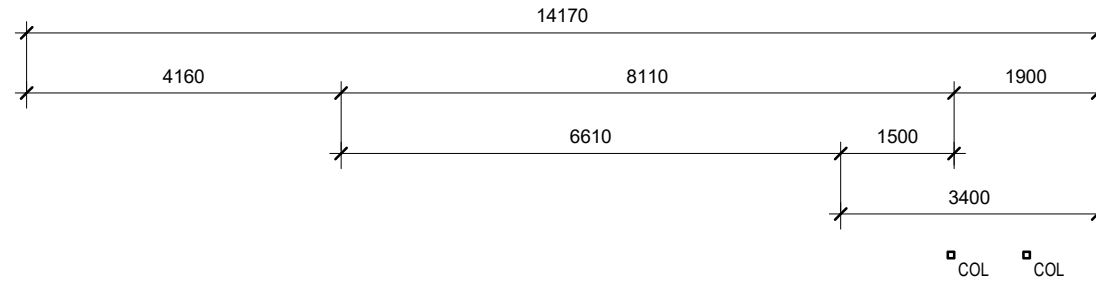
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LEGEND	
COL	COLUMN
RCS-F	REINFORCED CONC. SLAB & FOOTING, To Eng's Details

SUB-FLOOR COLUMN LAYOUT IS A *GUIDE ONLY*. REFER TO ENGINEER'S DRAWINGS FOR FINAL LOCATIONS. NOT TO BE USED FOR SET-OUT PURPOSES.

BOOKMARK B.2



- NOTES :
- WATERTANK SLAB TO BE POURED WITH MAIN SLAB
 - EXTERNAL PATIO & PORCH SLABS TO HAVE A 1:100 FALL AWAY FROM HOUSE
 - SLAB & FOOTINGS TO ENGINEERS DETAIL
 - TERMITE TREATMENT TO BE INSTALLED AS PER MANUFACTURERS SPEC. & IN ACCORDANCE WITH AS 3660.1
 - ALL DIMENSIONS TO BE CHECKED AGAINST FLOOR PLAN DIMENSIONS
 - ALL DIMENSIONS, LEVELS, HEIGHTS TO BE CONFIRMED ON SITE

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES OF PRACTICE AND MANUALS, EXCEPT WHERE VARIED BY THIS DRAWINGS.

- AS 1720 TIMBER STRUCTURE CODE
- AS 2870 RESIDENTIAL SLABS AND FOOTINGS
- AS 3600 CONCRETE STRUCTURES
- AS 3700 SAA MASONRY CODE
- AS 4100 STEEL STRUCTURES

① SLAB PLAN
1 : 100

Setout - Slab Plan

DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT	S.P.: S.83/172	ISSUE: B	REV A 26.04.24 WORKING DRAWINGS B 19.08.24 WORKING DRAWINGS - Amendments	DATE	DESCRIPTION	DRAWN LP	CHECKED JMW
STAGED PLAN: WORKING DRAWINGS		SCALE: 1 : 100 @ A3	WIND RATING: N3 TBC.					
CLIENT: MARY KINGHAM-BRADLEY & CHRIS RICHARDS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 600	LAND AREA: 715m ²					

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Development Consent Authority

Northern Territory

PO BOX 2130
ALICE SPRINGS NT 0871

Telephone No: (08) 89519
Email: das.ntg@nt.gov.au

In reply please quote: PA2024/0282

**BOOKMARK B.3 WITH ORIGINAL
TECHNICAL ASSESSMENT
ATTACHED**

1/63 Ambrose Street TENNANT CREEK NT 0860 Australia

Ms Mary Kingham - Bradley
Mr Christopher Richards

LOT 171 (73) AMBROSE STREET, TOWN OF TENNANT CREEK

I refer to your development application seeking consent for dwelling-group comprising of 1 x existing single storey dwelling and 2 x 3 bedroom in 1 x two storey building at the above address. You are hereby advised that, pursuant to section 46(4)(b) of the *Planning Act 1999*, the application has been deferred to allow you to provide the following additional information that the Authority considers necessary in order to enable proper consideration of the application:

1. Updated drawings and documentation showing:
 - (a) Amended site plan detailing the allocated Private Open Space for each dwelling.
 - (b) Proposed surface treatments of private open space areas i.e. gravel, concrete woodchip paving etc.
 - (c) Detailed floor plan of the existing dwelling so as to confirm compliance with Clause 5.4.6.1(2)(b)
 - (d) Amended statement fo effect to include consideration of Clause 5.4.8.1 Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility and;
 - (e) Assessment of Clause 5.4.17 Building Articulation

Pursuant to section 46(6) of the *Planning Act 1999*, information required in this correspondence is to be provided within 30 days of the receipt of this correspondence.

You may request the consent authority extend the time to provide the required information. A request must be made before the expiry of the period referred to in section 46(6) (i.e. within 30 days of receipt of this notice) and it must be made in writing to either address listed below:

Email: das.ntg@nt.gov.au
In person: First Floor, Green Well Building, 50 Bath Street, Alice Springs
Post: Development Assessment Services
Department of Lands Planning and Environment
PO Box 2130, ALICE SPRINGS NT 0871

Should you require any further information on this matter, please contact Development Assessment Services via das.ntg@nt.gov.au or on 08 8951 9211.

Yours sincerely

Digitally signed
by Chay Garde
Date: 2024.11.20
14:20:58 +09'30'

CHAY GARDE
Delegate Development Consent Authority

20 November 2024

TECHNICAL ASSESSMENT OF PROPOSED DEVELOPMENT AGAINST RELEVANT PROVISIONS OF THE NORTHERN TERRITORY PLANNING SCHEME 2020

Application No: PA2024/0282

Lot number: Lot 171

Town/Hundred: (73) Ambrose Street, Tennant Creek

Zone: LMR (Low Medium Residential)

Site Area: 715m²

Proposal: Dwelling-group comprising of 1 x existing single storey dwelling and 2 x 3 bedroom in 1 x two storey building

Plans used for assessment: Proposed dwelling group design (IMAGINE)

Date assessment finalised: 30 October 2024

The proposed development requires consent under the Northern Territory Planning Scheme 2020 as described in the below table:

Zone LMR (Low Medium Residential)				
Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Dwelling-Group (3+)	Merit assessable	N/A	5.2.1 General Height Control 5.2.4.1 Car Parking Spaces 5.2.4.4 Car Parking Layout 5.2.6.1 Landscaping in zones other than Zone CB	5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.3.2 Distance Between Residential Buildings on One Site 5.4.6.1 Private Open Space Dwellings-single, Dwellings-independent and Dwellings-group 5.4.8 Residential Building Design 5.4.17 Building Articulation

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Schedule 2

dwelling-group means a **dwelling** that is one of a group of two or more **dwelling**s on the same **site** such that no **dwelling** is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise, and includes a **dwelling** on a unit title with common property;

NOTED

1. Guidance

1.8 When development consent is required

1. The need for **consent** and the level of assessment that applies to the use and development of land is set out in the framework below:
 - (a) *Merit Assessable* – use and development that requires the exercise of discretion by the consent authority to ensure it can be established and operated in a way that does not impact on the **amenity** of the area and accords with the relevant zone purposes and outcomes.

Use and development of land requires **consent** and is *Merit Assessable* when any of the following apply:

- i. it is shown as *Merit Assessable* on the relevant assessment table in Part 4;

1.10 Exercise of Discretion by the Consent Authority

1. In considering an application for **consent** for a use or development, the consent authority must consider the use or development in its entirety except in relation to:
 - (a) an application to alter, change or vary a development permit under sections 43A, 46 or 57 of the Act;
 - (b) **access** to a **main road**; or
 - (c) a *Merit Assessable* application under Clause 1.8(1)(b)(ii)(2).
3. In considering an application for **consent** for a use or development identified as *Merit Assessable* the consent authority must take into account all of the following:
 - (a) the relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;
 - (b) any Overlays and associated requirements in Part 3 that apply to the land; and
 - (c) the guidance provided by the relevant zone purpose and outcomes in Part 4 relevant to a variation of requirements in Parts 5 or 6.

NOTED

2. Strategic Framework

Strategic Framework not required to be considered as part of *Merit Assessable* application.

NOTED

3. Overlays

No overlay applicable to subject site.

NOTED

4. Zones

4.3 Zone LMR (Low-Medium Density Residential)

Zone Purpose

Provide a range of low rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available.

Zone Outcomes

1. *A blend of dwellings-single, associated dwellings-independent, dwellings-group and dwellings-multiple predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs.*
2. *Home based businesses and dwellings-community residence are conducted in a manner consistent with residential amenity.*
3. *Residential care facilities are of a scale and conducted in a way that maintains the residential character and amenity of the zone.*
4. *Non-residential activities such as community centres:*
 - (a) *support the needs of the immediate residential community;*
 - (b) *are of a scale and intensity compatible with the residential character and amenity of the area;*
 - (c) *wherever possible, are co-located with other non-residential activities in the locality;*
 - (d) *avoid adverse impacts on the local road network; and*
 - (e) *are managed to minimise unreasonable impacts to the amenity of surrounding residents.*
5. *Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.*
6. *An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with reasonable access to open space and community facilities.*

Discussion

Lot 171 is located opposite an expanse of urban land that is zoned OR (Organised Recreation) which consists of football ground, aquatic centre and youth centre.

The development proposes a dwelling group x 3 design that is listed as *merit assessable* within Zone LMR table.

COMPLIES

5. General Development Requirements

5.2.1 (General Height Control)

Purpose

Ensure that the heights of buildings and structures are appropriate to the strategic and local context of the location and meet community expectations for development in the zone.

Administration

1. This clause does not apply if:
 - (a) The development is for the purpose of:
 - i. a telecommunications facility;
 - ii. a chimney, flag pole, aerial, antenna or lightning rod; or
 - iii. the housing of equipment relating to the operation of a lift; or
 - (b) an alternative height control is specified in clause 5.9 (Location specific development requirements).
2. The consent authority must not consent to a development in Alice Springs that is not in accordance with sub-clause 5.
3. The consent authority must not consent to a development on land in Zone MR abutting land in Zone LR that is not in accordance with sub-clause 6.
4. Except as set out in sub-clause 3, the consent authority may consent to a development that is not in accordance with sub-clause 6 if it is satisfied the building height is consistent with the intended character and amenity of the area, having regard to:
 - (a) the heights of other buildings in the immediate vicinity; and
 - (b) measures taken to mitigate potential impacts (such as unreasonable overshadowing, or overlooking of dwellings and private open space) on abutting properties

Requirements

5. The building height of a development in the Municipality of Alice Springs is not to exceed:
 - (a) the maximum building height for the zone and use as specified in table A to this clause; or
 - (b) two storeys to a maximum of 8.5m if the zone and use is not included in table A to this clause.
6. The building height in all other areas is not to exceed:
 - (a) the maximum building height for the zone and use as specified in table B to this clause; or
 - (b) two storeys to a maximum of 8.5m if the zone and use is not included in table B to this clause

Discussion

Maximum height of proposed development is 8.250mm in height. The maximum/permitted height for development within Zone LMR is 8.500mm

COMPLIES

5.2.4 Car Parking

5.2.4.1 Car Parking Spaces

Purpose

Ensure that sufficient off-street car parking, constructed to a standard and conveniently located, are provided to service the proposed use of a **site**.

Administration

1. This clause does not apply where alternative car parking space requirements are established under clause 5.9 (Location specific development requirements).

2. The consent authority may **consent** to a use or development that is not in accordance with sub-clause 4 if it is satisfied a reduction of the number of **car parking spaces** is appropriate with regard to:
 - (a) the zoning of the land, the use or development or proposed use or development of the land, and the possible future use or development of the land;
 - (b) the provision of car parking spaces in the vicinity of the land;
 - (c) the availability of public transport in the vicinity of the land; and
 - (d) the potential impact on the surrounding road network and the amenity of the locality and adjoining property;
 or if the use or development relates to a **heritage place** and the Minister responsible for the administration of the Heritage Act 2011 supports the reduced provision of **car parking spaces** in the interest of preserving the significance of the **heritage place**.
3. The consent authority may require the provision of **car parking spaces** for any **ancillary** use or development in addition to that specified for the **primary use** or development in the table to this clause.

Requirements

4. Use and development is to include the minimum number of **car parking spaces** specified in the table to this clause (rounded up to the next whole number).

Table to Clause 5.2.4.1: Minimum number of required parking spaces	
Use or Development	Minimum Number of Car Parking Spaces Required
Dwelling-group	2 per <i>dwelling</i>

Discussion

The proposed development includes 3 dwellings and 6 car parking spaces.

COMPLIES

5.2.4.4 Layout of car parking areas

Purpose

Ensure that a **car parking area** is appropriately designed, constructed and maintained for its intended purpose.

Administration

1. This clause does not apply to a **car parking area** where the car parking is required in association with a **dwelling-single, dwelling-independent or a home based business**.
2. A **car parking area** may be used for the purpose of a **market** if:
 - (a) a market is Permitted in the zone; and
 - (b) the market operates outside of the operating hours of the use for which the car parking area is established.
3. The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clause 6 if it is satisfied that the non-compliance will not unreasonably impact on the **amenity** of the surrounding locality.
4. The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clauses 7 and 8 if it is satisfied that the design and construction is safe and functional with regard to the location of the development.

5. The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clause 9 if it is satisfied that the non-compliance will not result in adverse impacts on the local road network or internal functionality of the car parking area.

Requirements

6. A **car parking area** is to:
- (a) be not less than 3m from any lot boundary abutting a road; and
 - (b) provide landscaping to the setback area to a minimum depth of 3m immediately adjacent to any lot boundary abutting a road, using species designed to lessen the visual impact of the **car parking area** when viewed from the road.

Discussion

The development proposes a landscaping width of around 400mm between the car parking area and the primary street. The depth of the landscaping buffering is not detailed

DOES NOT COMPLY

7. A **car parking area** is to be constructed and maintained to be:
- (a) of a suitable gradient for safe and convenient parking; and
 - (b) sealed and well drained in urban areas, or dust suppressed in non-urban areas.

Discussion

Tennant Creek is identified as an urban area and the car parking area is shown on the drawings as sealed

COMPLIES

8. The layout of a **car parking area** is to:
- (a) be functional and provide separate access to every car parking space;
 - (b) allow a vehicle to enter from and exit to a road in a forward gear;
 - (c) be in accordance with the dimensions set out in the diagram to this clause; and
 - (d) ensure parking spaces at the end of and perpendicular to a driveway are 3.5m wide or so that the driveway projects 1m beyond the last parking space.

Discussion

The car parking area is not in accordance with any of the dimensions set out within the diagram to this clause.

DOES NOT COMPLY

9. The number of **access** points to the road is to be limited, and **access** points to **car parking areas** are to:
- (a) have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow; and
 - (b) maximise sight lines for drivers entering or exiting the car parking area.

Two driveways are proposed allowing separate ingress/egress for the occupants of the existing dwelling and the proposed. The driveway for the new dwelling development is required to have a width of 6m instead, the development proposes a width of around 3.5m

DOES NOT COMPLY

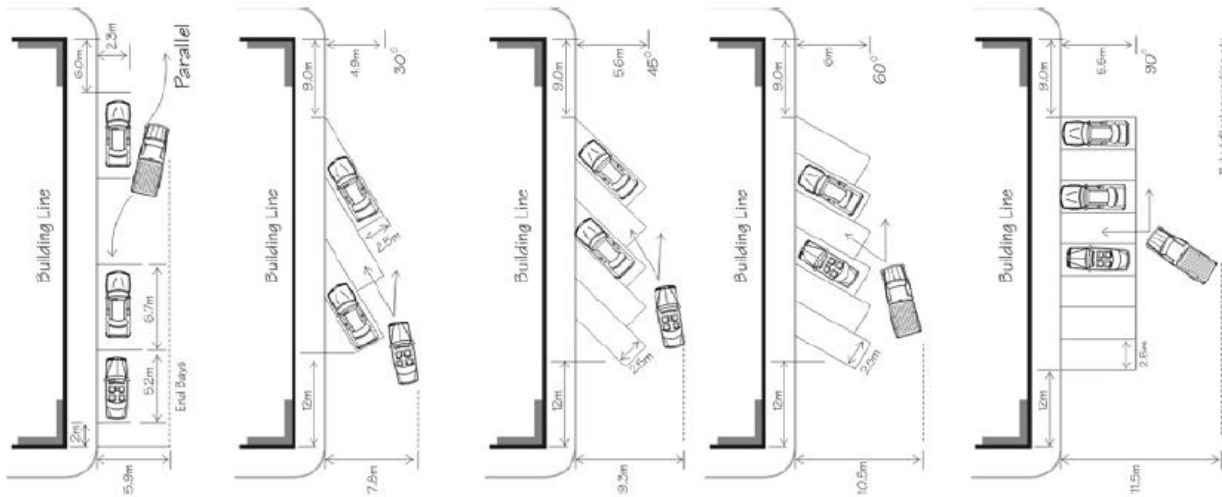


Diagram to Clause 5.2.4.4: Parking Layout

5.2.6 Landscaping

5.2.6.1 Landscaping in Zones other than Zone CB

Purpose

Ensure appropriate landscaping that is attractive, water efficient and contributes to a safe environment, is provided to development to enhance the streetscape and overall **amenity** of the locality.

Administration

1. Landscaping may include provision of paved areas and areas for entertainment and recreational activities.
2. The consent authority may **consent** to landscaping that is not in accordance with sub-clauses 5, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the **site** having regard to the **amenity** of the streetscape, and the potential impact on the **amenity** of the locality and adjoining property.

Requirements

3. Where landscaping is required by this Scheme it should be designed so that:
 - (a) planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered **car parking areas**;
 - (b) it maximises efficient use of water and is appropriate to the local climate;
 - (c) it takes into account the existing streetscape, or any landscape strategy in relation to the area;
 - (d) significant trees and vegetation that contribute to the character and **amenity** of the **site** and the streetscape are retained;
 - (e) energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;
 - (f) the layout and choice of plants permits surveillance of public and communal areas; and
 - (g) it facilitates on-site infiltration of stormwater run-off.
4. The quality and extent of the landscaping consented to must be maintained for the life of the development.

5. Other than in Zones CB, C and TC, not less than 30% (which may include communal open space) of a **site** that is used for **rooming accommodation, dwellings-group, dwellings-multiple and residential care facility** is to be landscaped.
6. In Zones LI, GI and DV all street frontages, except **access** driveways or footpaths, are to be landscaped to a minimum depth of 3m.
7. In Zones MR and HR, side and rear setbacks are to include planting to the length of the setback of no less than 2m deep, except for areas that are used for private open space.

Discussion:

With regards to sub clause (3) of Clause 5.2.6.1, the development proposal does not detail the layout and choice of plants or how they will be maintained for the life of the development.

Sub clause (5) of Clause 5.2.6.1 requires 30% of the lot to be landscaped. Lot 171 totals 715m² meaning 214.5m² of the lot to be landscaped. It has been estimated that the proposed development will provide around 225m² of landscaped area.

COMPLIES

5.4.1 Residential Density

Purpose

Ensure that the development of **residential buildings**:

- (a) is of a density compatible with adjoining or nearby existing development or development reasonably anticipated;
- (b) is of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and
- (c) is consistent with land capability having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clause 2 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, scale and impact on adjoining and nearby property.

Requirements

2. The maximum number of **dwellings** that may be constructed on a **site** is to be determined in accordance with Table A, B, C or D (as the case requires) to this clause.

Table A to Clause 5.4.1: Dwelling Density in Certain Zones	
Zone	Dwelling Density
LMR and for dwellings-group in CL and T and dwellings-multiple in T	1 per 300m ²

Discussion

Lot 171 is 715m² and 3 dwellings are proposed. Dwelling density equals approximately 1 dwelling per 238m².

DOES NOT COMPLY

5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

Purpose

Ensure that **residential buildings** and **ancillary** structures are located in a manner that:

- (a) is compatible with the streetscape and surrounding development including **residential buildings** on the same **site**;
- (b) minimises adverse effects of building massing when viewed from adjoining land and the street;
- (c) avoids undue overlooking of adjoining properties; and
- (d) facilitates breeze penetration through and between buildings.

Administration

1. This clause does not apply in Zones CB, LI, GI and DV.
2. In this clause:
 - (a) an **ancillary** structure includes an **outbuilding** (excluding shade sails), balcony, portico and the like, which may or may not include external walls; and
 - (b) for all developments except **dwelling-multiple** in Zone MR or HR, where a lot has a boundary with a public street from which vehicular **access** to the lot is restricted by the controlling Agency or local government council, this boundary shall be considered a side or rear lot boundary for the purpose of calculation of the **building setback**.
3. The consent authority may **consent** to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the **site** having regard to such matters as its location, scale and impact on adjoining and nearby property.
4. If a building setback plan in Schedule 9 does not establish a specific setback to a nominated boundary, **residential buildings** and **ancillary** structures are to be set back from that boundary in accordance with subclause 6(a) or clause 5.4.3.3 as appropriate.
5. Despite sub-clause 6 sheds in Zones other than H, A, RR, RL and R may have a nil setback to the side and rear boundaries provided it is
 - (a) 6m or more from the **primary street** and 2.5m or more from a **secondary street** when measured to the wall of the shed or where there is no wall, the outer face of any column;
 - (b) has a cumulative **floor area** of 15m² or less;
 - (c) is 2.5m or less in height;
 - (d) has no openings in walls that are less than 1.5m from a lot or unit title; and
 - (e) does not discharge rainwater on an adjacent lot or unit title.

Requirements

6. Subject to clause 5.2.7, **building setbacks** of **residential buildings** and **ancillary** structures are to be set back from lot boundaries in accordance with:
 - (a) the relevant table to this clause; or
 - (b) any setbacks established in a building setback plan that is included in Schedule 9.
7. Where a zero or 300mm setback is identified on a building setback plan in Schedule 9, a zero or 300mm setback can only be established to the boundary nominated on the setback plan.
8. Unless detailed in a table to this clause or within a building setback plan in Schedule 9, no part of the roof structure, including gutters and eaves, is to encroach more than 0.9m into the minimum **building setbacks** (subject to the Building Code of Australia) from the lot boundaries.

Editor’s Note: If a zero or 300mm setback identified within a building setback plan is not used, the requirements of sub-clause 6(a) apply.

Table A to Clause 5.4.3: Minimum building setbacks for residential buildings and ancillary structures in zones other than RR, RL, R, H and A	
Lot Boundary	Minimum Setback for 1 or 2 storey buildings
Primary street frontage	6m for residential buildings , and ancillary structures with external walls and 4.5m for ancillary structures and balconies without external walls or 3m for shade sails, to a maximum height of 2.5m at the minimum Setback
Secondary street frontage	2.5m for residential buildings and 1.5m for ancillary structures and balconies without external walls. or 0.9m for shade sails, to a maximum height of 2.5m at the minimum Setback
Side and rear lot boundaries	1.5m for residential buildings and ancillary structures or 1m, provided that the subject wall: <ul style="list-style-type: none"> • only includes openings that are either glazed in an opaque material and cannot be opened, or have a sill height of 1.6m or greater; • does not extend beyond a maximum height of 3.5m; and • does not extend beyond a maximum length of 9m except shade sails which may be setback 0.9m to a maximum

Discussion

Sub-clause 6:

Required building setback Clause 5.4.3	DAS/DLPE comment	Compliance
Primary Street boundary	4.6m for the ancillary verandahs 6.10m dwellings	COMPLIES
Secondary Street boundary	Exceeds 9m from the rear laneway	COMPLIES
Side boundaries	1m at its closest point for unit 2 adjoining Lot 170 2.25m for verandah / deck for unit 2 adjoining Lot 170	1.5m side building setback required for Unit 2 DOES NOT COMPLY
	1m at its closest point for unit 1 adjoining Lot 2156 2.10m for verandah/deck for unit 1 adjoining Lot 2156	1.5m side building setback required for Unit 1 DOES NOT COMPLY
	1.3m building setback for unit 3 adjoining Lot 170 1.m building setback for unit 3 adjoining Lot 2156	Side building setbacks required for existing unit 3 DOES NOT COMPLY
Rear boundary	No defined rear boundary due to the lot adjoining roads on both ends.	COMPLIES
Fascia Guttering	Not clearly defined on site plan	Compliance not demonstrated

5.4.3.2 Distance Between Residential Buildings on one Site

Purpose

Ensure **residential buildings** provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining **residential buildings** and private open space.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and that the design of the development adequately mitigates the adverse effects of building massing and privacy and overlooking impacts that may arise from non-conformity with sub-clauses 2 and 3.

Requirements

2. Where more than one building comprising one or two **storey residential buildings** is located on a **site** the distance between the buildings is to be calculated in accordance with Table A to Clause 5.4.3 as if there was a lot boundary between the buildings.
3. Where more than one building comprising **residential buildings** that exceeds two **storeys** in height is located on a **site**, the distance between buildings is to be a minimum of:
 - (a) 3m for walls to non-habitable rooms and **habitable rooms** without windows or doors; and
 - (b) 4.5m for walls with windows or doors to **habitable rooms** or to a verandah or balcony.

Discussion:

The proposal consists of 2 x buildings on the site and therefore Clause 5.4.3.2 is applicable. The applicable boundary if a boundary was placed between these buildings would be a side boundary. Table A to Clause 5.4.3 requires that side boundaries include the following setbacks:

<i>Table A to Clause 5.4.3: Minimum building setbacks for residential buildings and ancillary structures in zones other than RR, RL, R, H and A</i>	
<i>Lot Boundary</i>	<i>Minimum Setback for 1 or 2 storey buildings</i>
<i>Side and rear lot boundaries</i>	1.5m for residential buildings and ancillary structures or 1m, provided that the subject wall: <ul style="list-style-type: none"> • only includes openings that are either glazed in an opaque material and cannot be opened, or have a sill height of 1.6m or greater; • does not extend beyond a maximum height of 3.5m; and • does not extend beyond a maximum length of 9m

A 3m building setback is required between the existing and proposed units/ buildings

The proposed distance between each building is 3.3m

COMPLIES

5.4.6 Private Open Space

5.4.6.1 Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group

Purpose

Extend the function of a **dwelling** and enhance the residential environment by ensuring that each **dwelling** has private open space that is:

- (a) of an adequate size to provide for domestic purposes;
- (b) appropriately sited to provide outlook for the **dwelling**;
- (c) open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the **site**; and
- (d) inclusive of areas for landscaping and tree planting.

Administration

1. The consent authority may **consent** to private open space that is not in accordance with sub-clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, scale and impact on adjoining and nearby property.

Requirements

2. Private open space should:
 - (a) satisfy the minimum area, dimensions and open to the sky requirements contained in the table to this clause;
 - (b) be directly accessible from the **dwelling** and enable an extension of the function of the **dwelling**; and
 - (c) be located to provide views from the **dwelling** to open space and natural features of the **site** or locality, and to reduce overlooking from neighbouring open space and **dwellings**;
 - (d) ensure that at least half of the private open space is permeable to allow stormwater infiltration and lessen stormwater runoff from the **site**;
 - (e) include at least one area of at least 5m², with no dimension less than 1.5m, for the deep soil planting of trees and vegetation for shade or screening; and
 - (f) allow for landscaping at the property frontage to complement the visual **amenity** of the streetscape.
3. Where the private open space for a **dwelling-group** is at **ground level**, it should be:
 - (a) screen fenced to a height of at least 1.8m providing a visual barrier to adjoining residences and public areas; or
 - (b) fenced to a height of at least 1.8m and planted with dense vegetation which will provide a visual barrier within two years of planting.

Table to Clause 5.4.6.1: Minimum Areas of Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group	
For clarity, in this table: Area A is the minimum area, for each dwelling , that must be open vertically to the sky and have no dimension less than 1.5m. At least half of Area A must be permeable, and may include the 5m ² required for deep soil planting. Area B is the minimum dimensioned space that extends the function of the dwelling and may be covered or open to the sky. Any part of Area B that is open to the sky may form part of Area A .	
Type of Dwelling	Private Open Space Area
Dwelling-group	A. 45m ² , open vertically to the sky, with no dimension less than 1.5m; and B. 24m ² , all or partly covered, with no dimension less than 4m.

Discussion:

- No details for the POS of the existing dwelling is not provided
- POS calculation for proposed units is not clearly indicated
- Proposed surface treatments so as to facilitate stormwater infiltration not detailed

COMPLIANCE NOT DEMONSTRATED

It is considered based on total land area 715m² and dwelling density that the development does not comply with area A of Table to Clause 5.4.6.1

DOES NOT COMPLY

(Variation is required)

5.4.8 Residential Building Design

5.4.8.1 Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility

Purpose

*Promote site-responsive designs for **dwelling-group, rooming accommodation and residential care facility**, which provide a pleasant living environment for the occupants and a sympathetic interface with adjoining lots, to minimise unreasonable impacts on the privacy and **amenity** of surrounding residents.*

Administration

1. *This clause does not apply when only two **dwelling**s form the **dwelling**s-group.*
2. *The consent authority should take into account how the building design has addressed sub-clauses 3-14.*

Requirements

3. *Locate development on the **site** for correct solar orientation.*
4. *Minimise expanses of walls by varying **building heights, building setbacks** and **façades**.*
5. *Locate air conditioners where they are accessible for servicing.*
6. *Conceal service ducts, pipes, air conditioners, air conditioning plants etc.*
7. *Avoid overlooking of private open spaces and **habitable rooms** of adjacent residences on the same and adjacent **sites**.*
8. *Locate bedrooms and private open spaces away from noise sources.*
9. *Control its own noise sources and minimise the transmission of noise between **dwelling**s.*
10. *Where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction.*
11. *Balance the achievement of visual and acoustic privacy with passive climate control features.*
12. *Allow breeze penetration and circulation.*

13. *Minimise use of reflective surfaces.*

14. *Provide internal drainage of balconies and coving on the edge of balconies.*

Discussion:

Sub clause (5) requires development to locate air conditioners where they are accessible for servicing. The drawings indicate that air conditioning will be located at the side and rear of each dwelling and will be properly screened from street views.

Drawings have provided consideration of sub clause (5) and (6), but the application does not provide consideration of the requirements of Clause 5.4.8.1

DOES NOT COMPLY

(Clause cannot be varied but only considered)

5.4.17 Building Articulation

Purpose

Ensure that residential buildings mitigate the perception of building mass and bulking when viewed from adjoining properties and the street, and provide opportunities for cross-ventilation within building design.

Administration

1. This clause applies to all sides of residential buildings that are longer than 15m, except the ground floor of buildings in Zone CB.
2. The consent authority may consent to a development that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause.
3. The length of the building excludes verandahs, balconies, porches and carports integrated into the residential building design.

Requirements

4. A step or recess to the building line of no less than 1m by 1m is required for every 15m of building length, or part thereof.

Editor's Note: Refer to Design Guidance: Articulation for guidance on interpreting sub-clause 4.

Discussion:

The building comprising unit 2 and 3 responds to the design guide by providing a balcony recess exceeding 4m for each unit facing the primary street from a building length of around 16m.

COMPLIES

BOOKMARK B.4 AMENDED DRAWINGS



Illustration of Design

DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT	S.P: S.83/172	ISSUE: C	REV A 26.04.24 WORKING DRAWINGS LP JMW B 19.08.24 WORKING DRAWINGS - Amendments LP JMW C 07.01.25 WORKING DRAWINGS - Amendments LP JMW	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: WORKING DRAWINGS		SCALE: @ A3	WIND RATING: N3 TBC.					
CLIENT: MARY KINGHAM-BRADLEY & CHRIS RICHARDS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 001	LAND AREA: 715m ²					

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AREA SCHEDULE

Unit 1	
ACCESS	1.9 m ²
DECK	17.5 m ²
LIVING	80.9 m ²
100.3 m ²	

Unit 2	
ACCESS	1.8 m ²
DECK	17.6 m ²
LIVING	80.9 m ²
100.3 m ²	
GFA TOTAL	200.6 m ²

PROPOSED RESIDENCE

SITE AREA	= 715m ²
SITE COVERAGE	334m ² = 46.7%
LANDSCAPE AREA	279m ² = 34.6%

NOTE: STORMWATER DRAINAGE CALCULATED FOR BUILDING ROOF AREAS AND OR PAVED AREAS SHOWN ON THIS PROPOSED DEVELOPMENT ONLY, AND MAY NOT BE ADEQUATE FOR ANY SUBSEQUENT ROOF OR PAVED AREAS. MIN GRADE TO RUBBLE PITS ON SITE TO BE 1%. ALL STORMWATER & DRAINAGE TO BE IN COMPLIANCE WITH BCA PARTS 3.1.2 & 3.5.2 AS WELL AS ASNZS3500 TO BE DISCUSSED WITH BARKLEY REGIONAL COUNCIL

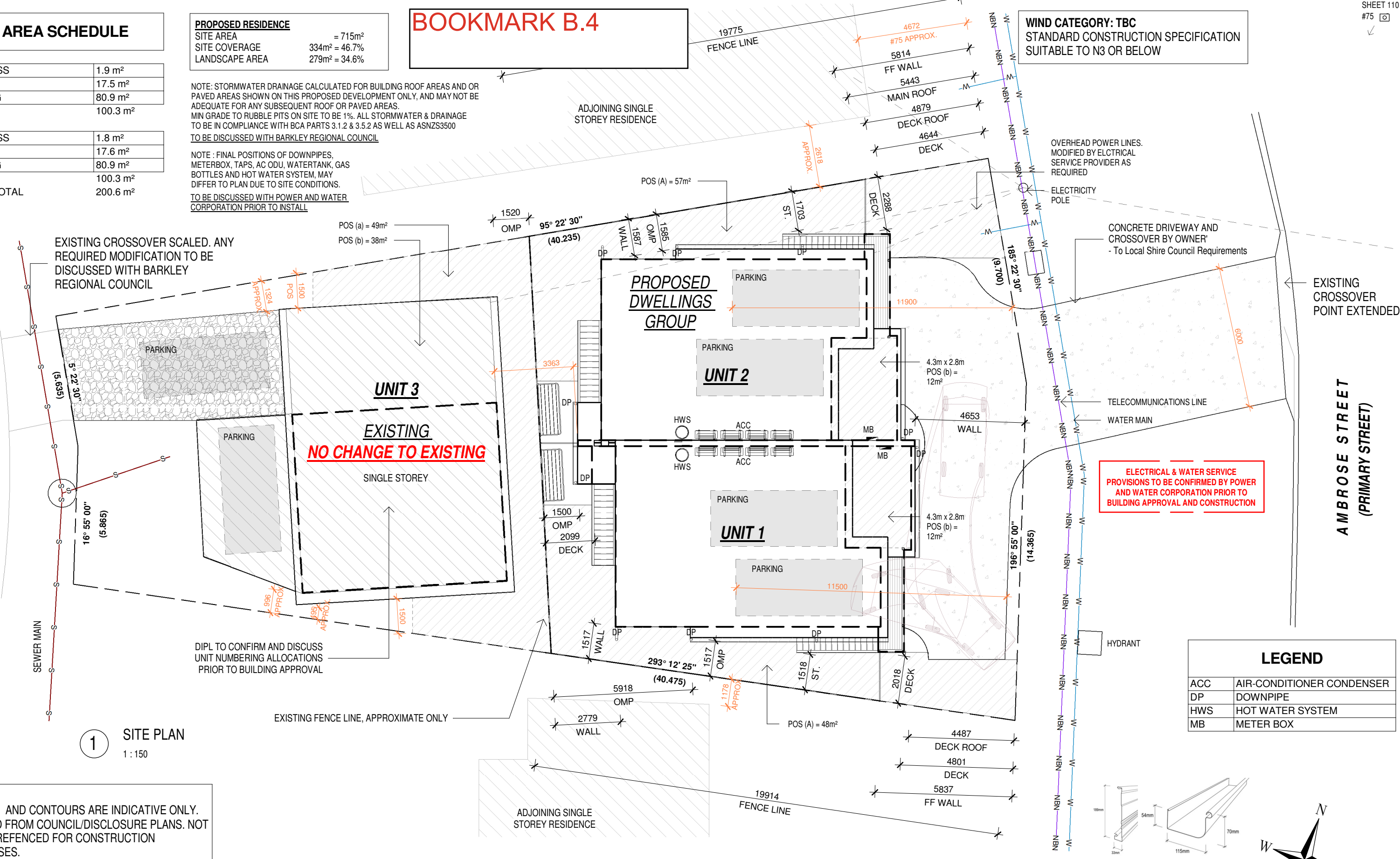
NOTE: FINAL POSITIONS OF DOWNPIPES, METERBOX, TAPS, AC ODU, WATERTANK, GAS BOTTLES AND HOT WATER SYSTEM, MAY DIFFER TO PLAN DUE TO SITE CONDITIONS. TO BE DISCUSSED WITH POWER AND WATER CORPORATION PRIOR TO INSTALL

BOOKMARK B.4

WIND CATEGORY: TBC
STANDARD CONSTRUCTION SPECIFICATION
SUITABLE TO N3 OR BELOW

SERVICE ROAD / LANEWAY
(SECONDARY STREET)

AMBROSE STREET
(PRIMARY STREET)



EXISTING CROSSOVER SCALED. ANY REQUIRED MODIFICATION TO BE DISCUSSED WITH BARKLEY REGIONAL COUNCIL

NO CHANGE TO EXISTING
EXISTING SINGLE STOREY

ELECTRICAL & WATER SERVICE PROVISIONS TO BE CONFIRMED BY POWER AND WATER CORPORATION PRIOR TO BUILDING APPROVAL AND CONSTRUCTION

DIPLOMA TO CONFIRM AND DISCUSS UNIT NUMBERING ALLOCATIONS PRIOR TO BUILDING APPROVAL

EXISTING FENCE LINE, APPROXIMATE ONLY

1 SITE PLAN
1 : 150

NOTE: LEVELS AND CONTOURS ARE INDICATIVE ONLY. SCALED FROM COUNCIL/DISCLOSURE PLANS. NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES.

Site Plan

DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT	S.P.: S.83/172	ISSUE: C	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: WORKING DRAWINGS		SCALE: 1 : 150 @ A3	WIND RATING: N3 TBC.	A	26.04.24	WORKING DRAWINGS	LP	JMW
CLIENT: MARY KINGHAM-BRADLEY & CHRIS RICHARDS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 100	LAND AREA: 715m ²	B	19.08.24	WORKING DRAWINGS - Amendments	LP	JMW
				C	07.01.25	WORKING DRAWINGS - Amendments	LP	JMW

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Gardens should comprise hardy indigenous, drought resistant plants with reticulated irrigation.

Provide a selection of regionally appropriate native plants in garden beds and shade tree saplings around the dwelling.
Trees are not to be planted within 1.5m of the edge of eaves.

BOOKMARK B.4

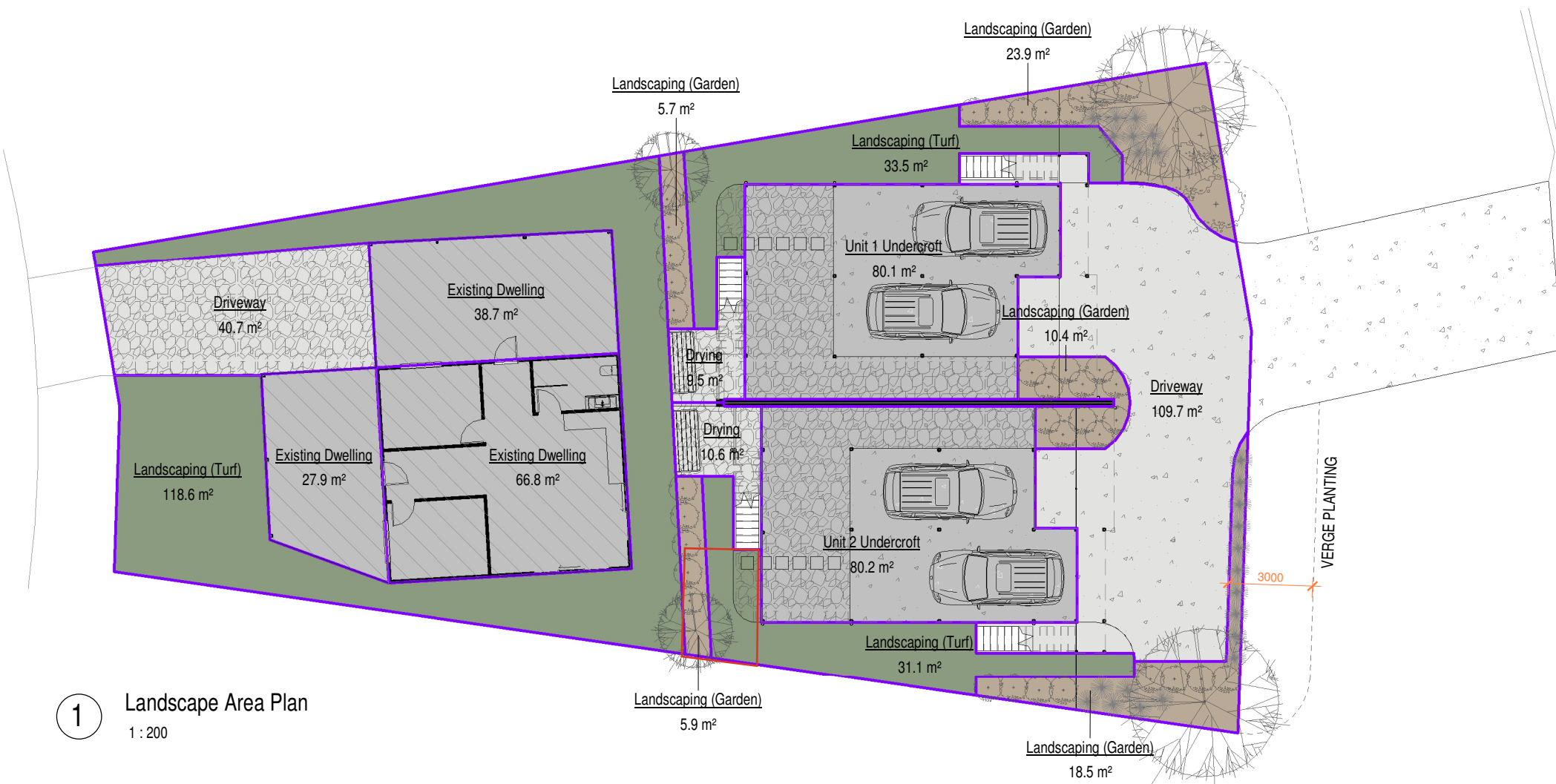
SURFACE TREATMENT LEGEND

-  CONCRETE
- EXPOSED AGGREGATE
-  RIVER PEBBLE
20-30mm LOCALLY SOURCED
-  MULCHED GARDEN BED
75mm DEPTH COVER, LOCALLY SOURCED
-  TURF
- A GRADE DROUGHT RESISTANT SPECIES
- NATIVE ALTERNATIVE RECOMMENDED

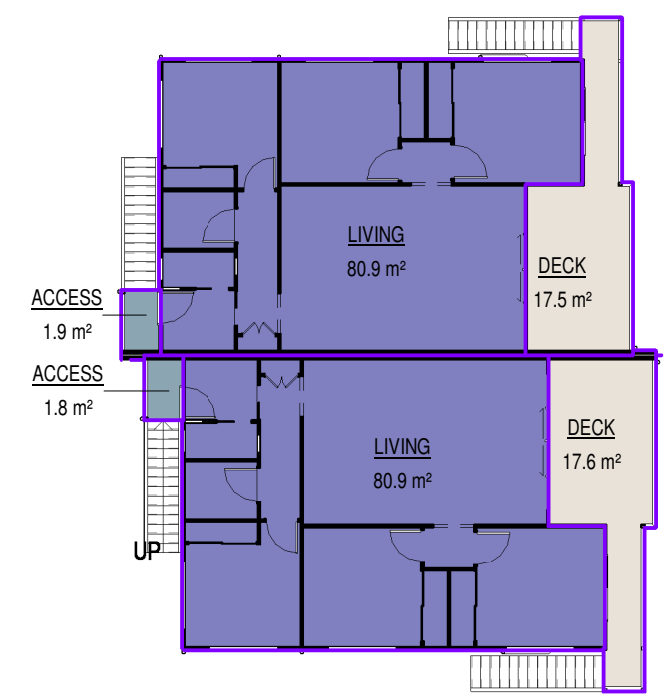
LANDSCAPE AREAS

Landscape Area	
Landscaping (Garden)	64.5 m ²
Landscaping (Turf)	183.1 m ²
	247.6 m ²

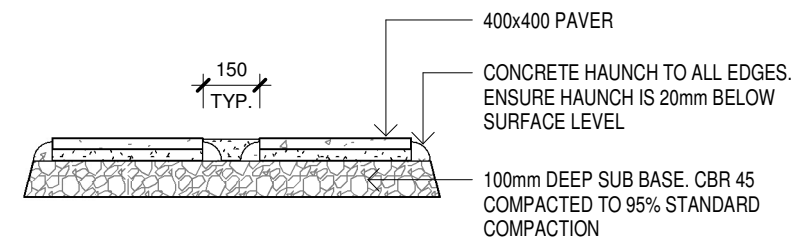
Other	
Driveway	150.4 m ²
Drying	20.1 m ²
Existing Dwelling	133.5 m ²
Unit 1 Undercroft	80.1 m ²
Unit 2 Undercroft	80.2 m ²
	464.3 m ²



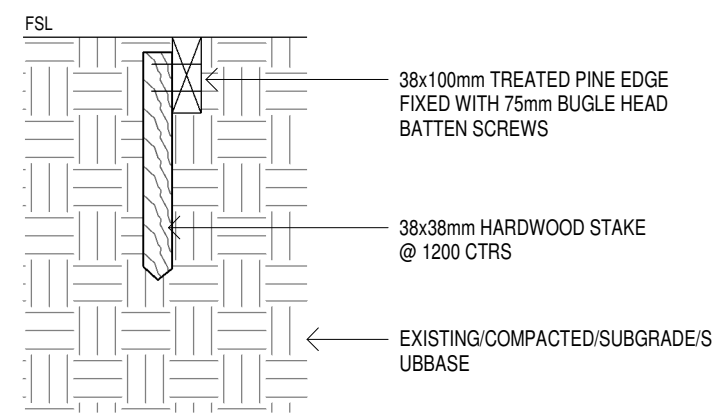
1 Landscape Area Plan
1 : 200



2 First Floor - GFA
1 : 200



3 LANDSCAPE DETAIL - TYPICAL PAVER
1 : 20



4 LANDSCAPE DETAIL - TYPICAL TIMBER EDGE
1 : 10

NOTE:
ALL TIMBER TO BE CCA PRESSURE TREATED TO AS1604, HAZARD 5, ROUGH SAWN PINE
- ALL TIMBER ENDS TO HAVE ONE COAT OF CUPRINOL OR EQUAL PRIOR TO INSTALLATION
STAKES TO BE 400mm INTO GROUND AT MAX. 1200CTRS. OR AS REQUIRED TO OBTAIN SMOOTH CURVES. TOP OF STAKE TO FINISH 20mm BELOW TOP OD TIMBER EDGE, WHERE TIMBER EDGES MEET AT CORNERS PROVIDED DOUBLE STAKES.
- ALL FIXINGS TO BE HOT DIPPED GALVANIZED
- LEADING EDGE IS TO BE FREE OF BURS AND SPLINTERS

Landscape & Area Plan

DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT	S.P: S.83/172	ISSUE: C	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: WORKING DRAWINGS		SCALE: As indicated @ A3	WIND RATING: N3 TBC.	A	26.04.24	WORKING DRAWINGS	LP	JMW
CLIENT: MARY KINGHAM-BRADLEY & CHRIS RICHARDS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 110	LAND AREA: 715m ²	B	19.08.24	WORKING DRAWINGS - Amendments	LP	JMW
				C	07.01.25	WORKING DRAWINGS - Amendments	LP	JMW

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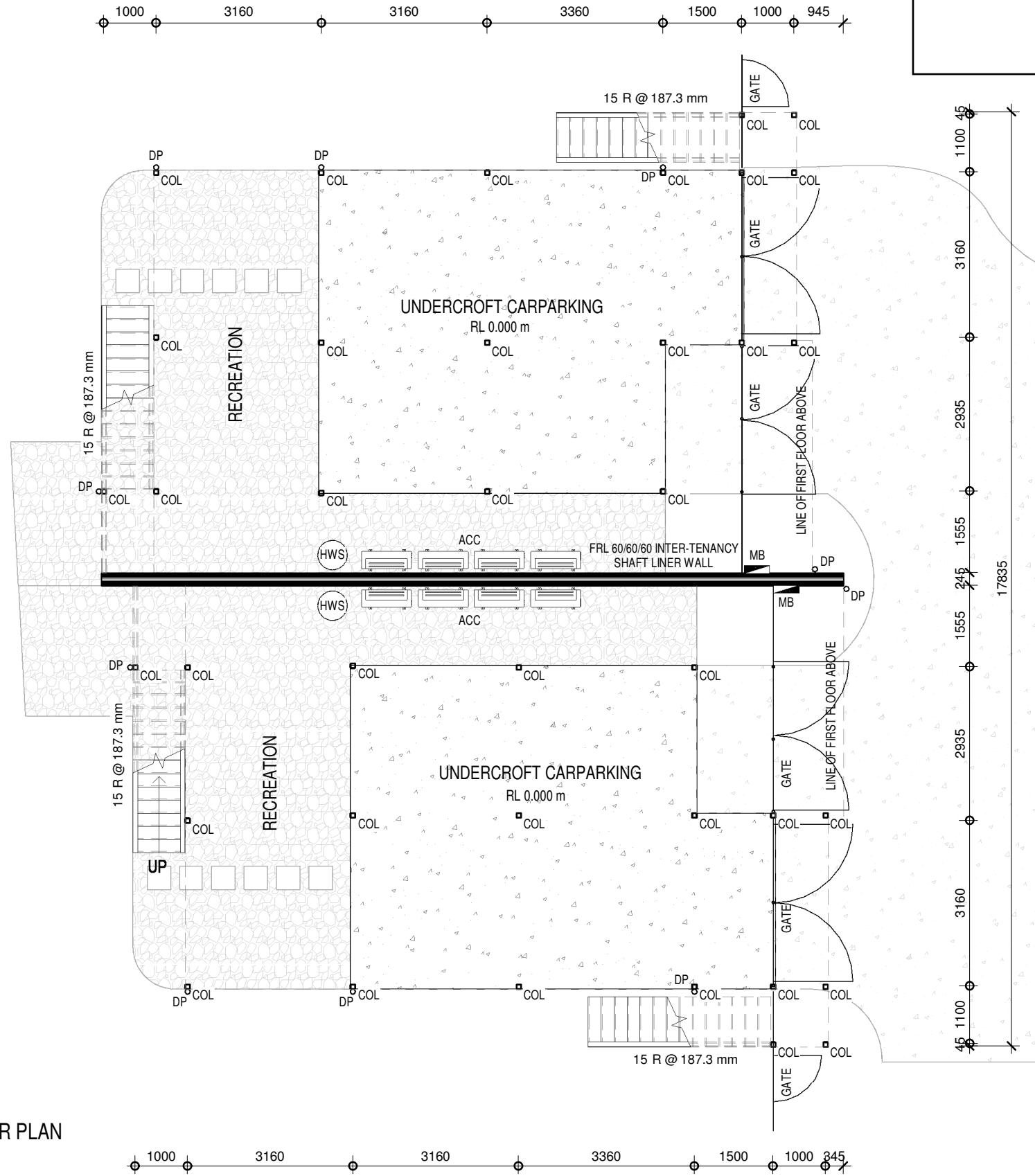
AREA SCHEDULE

Unit 1	
ACCESS	1.9 m ²
DECK	17.5 m ²
LIVING	80.9 m ²
	100.3 m ²
Unit 2	
ACCESS	1.8 m ²
DECK	17.6 m ²
LIVING	80.9 m ²
	100.3 m ²
GFA TOTAL	200.6 m²

SUB-FLOOR COLUMN LAYOUT IS A GUIDE ONLY. REFER TO ENGINEER'S DRAWINGS FOR FINAL LOCATIONS. NOT TO BE USED FOR SET-OUT PURPOSES.

BOOKMARK B.4

HWS	HOT WATER SYSTEM
MB	METER BOX

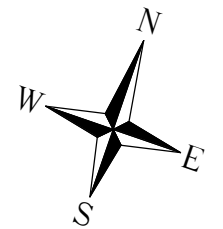
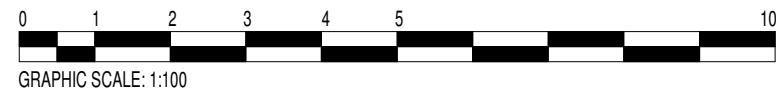


NOTE: DWELLING TO COMPLY WITH NCC 2022 PART H8. EXEMPTION FOR STEP-FREE ENTRANCE PATH UNDER PARTS H8D2 (2)(b)(ii)M (iii) & (iv)

NOTES :

- LIFT OFF HINGES TO WC DOOR/S TO COMPLY WITH THE NCC SECTION 3.8.3 UNDER ROOF INSULATION - ANTICON BLANKET.
- INSULATION TO EXTERNAL WALLS & SARKING.
- ROOMS WITH NO NATURAL VENTILATION TO HAVE MECHANICAL VENTILATION INSTALLED.
- PROVIDE WATER AND POWER PROVISION TO DISHWASHER SPACE.
- WINDOW, SGD & INTERNAL DOOR SIZES ARE NOMINAL ONLY & TO BE CONFIRMED WITH MANUFACTURER.
- FLOOR WASTES SHOWN DIAGRAMMATICALLY ONLY.
- THIS DRAWING IS TO BE READ IN-CONJUNCTION WITH ENGINEER'S DRAWINGS.
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- ALL APPLIANCES, PLUMBING FIXTURES & SPECIALTY EQUIPMENT SHOWN DIAGRAMMATICALLY ONLY. FINAL ARRANGEMENTS TO OWNERS REQUIREMENTS.
- TERMITE MANAGEMENT SYSTEM TO BE PROVIDED TO PENETRATIONS AND PERIMETER IN ACCORDANCE WITH THE NCC VOL.2 PART 3.1.4.
- WATERPROOFING IN WET AREAS TO BE IN ACCORDANCE WITH THE NCC VOL.2 & AS 3740.

1 FLOOR PLAN
1 : 100



Ground Floor Plan

DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT	S.P.: S.83/172	ISSUE: C	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: WORKING DRAWINGS		SCALE: 1 : 100 @ A3	WIND RATING: N3 TBC.	A	26.04.24	WORKING DRAWINGS	LP	JMW
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AREA SCHEDULE

Unit 1	
ACCESS	1.9 m ²
DECK	17.5 m ²
LIVING	80.9 m ²
	100.3 m ²

Unit 2	
ACCESS	1.8 m ²
DECK	17.6 m ²
LIVING	80.9 m ²
	100.3 m ²
GFA TOTAL	200.6 m ²

NOTE: - FLYSCREENS PROVIDED THROUGHOUT
 - TRIPLE LOCK SECURITY TO HINGED ENTRY DOORS
 - 55MM STEPDOWN JOISTS TO WET AREAS

NOTE: ALL WET AREAS TO COMPLY WITH NCC 2022 - ABCB HOUSING PROVISIONS 10.2. ALL WET AREAS GRADED TO MINIMUM OF 1:100, MAXIMUM OF 1:80

CONDENSATION MANAGEMENT -
 EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR.

WINDOW SCHEDULE SUMMARY

No.	Type	Height	Width	Description
01	SW-1218	1200	1800	Sliding Window - XO
02	SW-0618	600	1800	Sliding Window - XO
03	SW-0618	600	1800	Sliding Window - XO
04	SW-0618	600	1800	Sliding Window - XO
05	SW-0618	600	1800	Sliding Window - XO
06	SW-0312	300	1200	Sliding Window - XO
07	SW-0606	600	600	Sliding Window - XO
08	SW-0606	600	600	Sliding Window - XO
09	SW-0312	300	1200	Sliding Window - XO
10	SW-0618	600	1800	Sliding Window - XO
11	SW-0618	600	1800	Sliding Window - XO
12	SW-0618	600	1800	Sliding Window - XO
13	SW-0618	600	1800	Sliding Window - XO
14	SW-1218	1200	1800	Sliding Window - XO
15	SW-1215	1200	1510	Sliding Window - XO
16	SW-1215	1200	1510	Sliding Window - XO

DOOR SCHEDULE SUMMARY

No	Type	Height	Width	Description
01	2136-SGD	2100	3610	Sliding Glass Door
02	820	2040	820	Hinged Entry Door
03	820	2040	820	Hinged Entry Door
04	2136-SGD	2100	3610	Sliding Glass Door
07	820 2	2040	820	
08	820 2	2040	820	

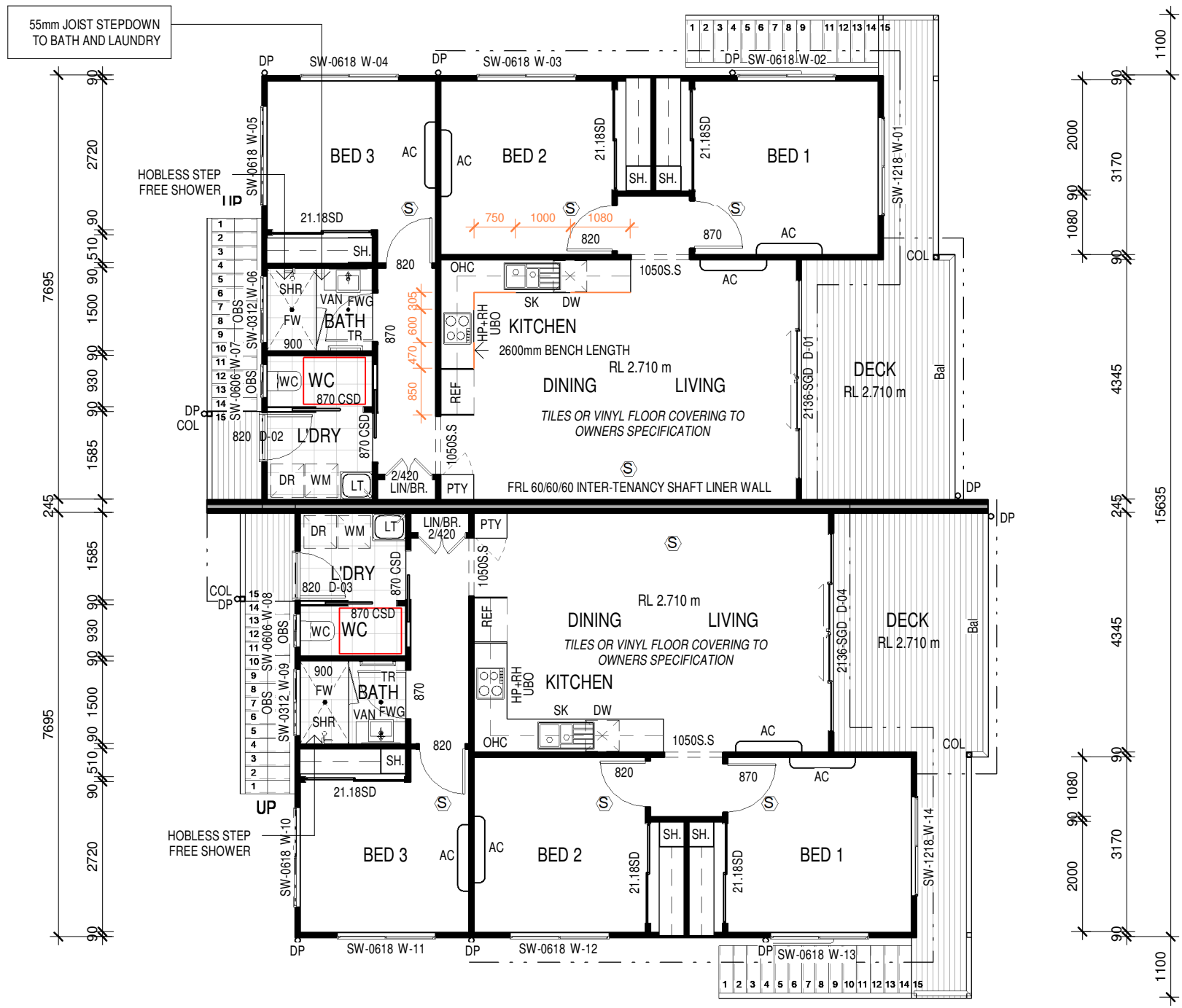
NOTES:

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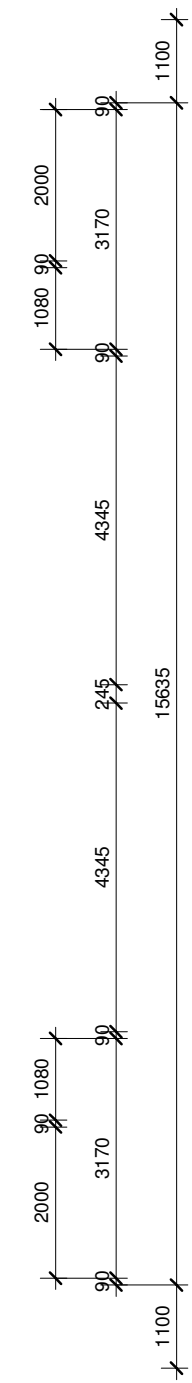
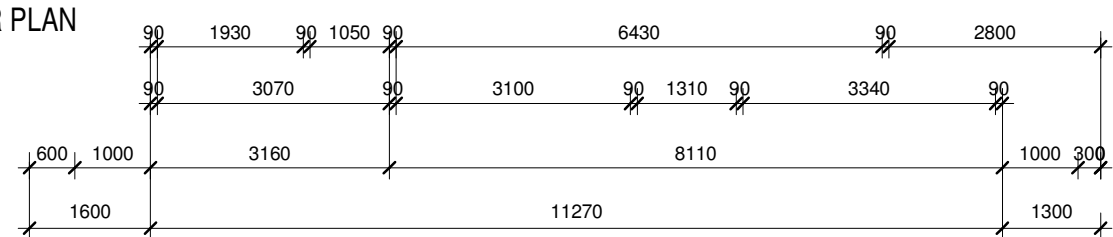
BOOKMARK B.4

DW	DISHWASHER SPACE
FW	FLOOR WASTE
FWG	FLOOR WASTE GULLY
HP+RH	HOT PLATE AND RANGEHOOD
LT	LAUNDRY TUB
OBS	OBSCURE GLAZING
OHC	CUPBOARD - OVERHEAD
PTY	PANTRY FITOUT
REF	REFRIGERATOR SPACE
SHR	SHOWER HEAD OUTLET @ 1800FFL
SK	SINK
TR	TOWEL RAIL
UBO	OVEN - UNDER BENCH
WC	WATER CLOSET
WM	WASHING MACHINE SPACE

NOTE: DWELLING TO COMPLY WITH NCC 2022 PART H8. EXEMPTION FOR STEP-FREE ENTRANCE PATH UNDER PARTS H8D2 (2)(b)(ii)M (iii) & (iv)



1 FLOOR PLAN
1:100



First Floor Plan

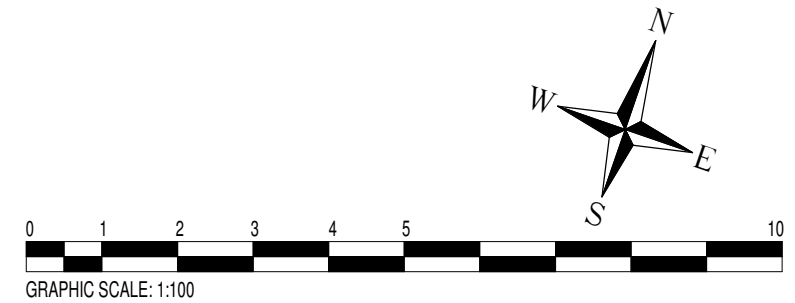
DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT
STAGED PLAN: WORKING DRAWINGS	
CLIENT: MARY KINGHAM-BRADLEY & CHRIS RICHARDS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.

S.P: S.83/172	ISSUE: C
SCALE: 1:100 @ A3	WIND RATING: N3 TBC.
DWG No: 210	LAND AREA: 715m ²

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	26.04.24	WORKING DRAWINGS	LP	JMW
B	19.08.24	WORKING DRAWINGS - Amendments	LP	JMW
C	07.01.25	WORKING DRAWINGS - Amendments	LP	JMW

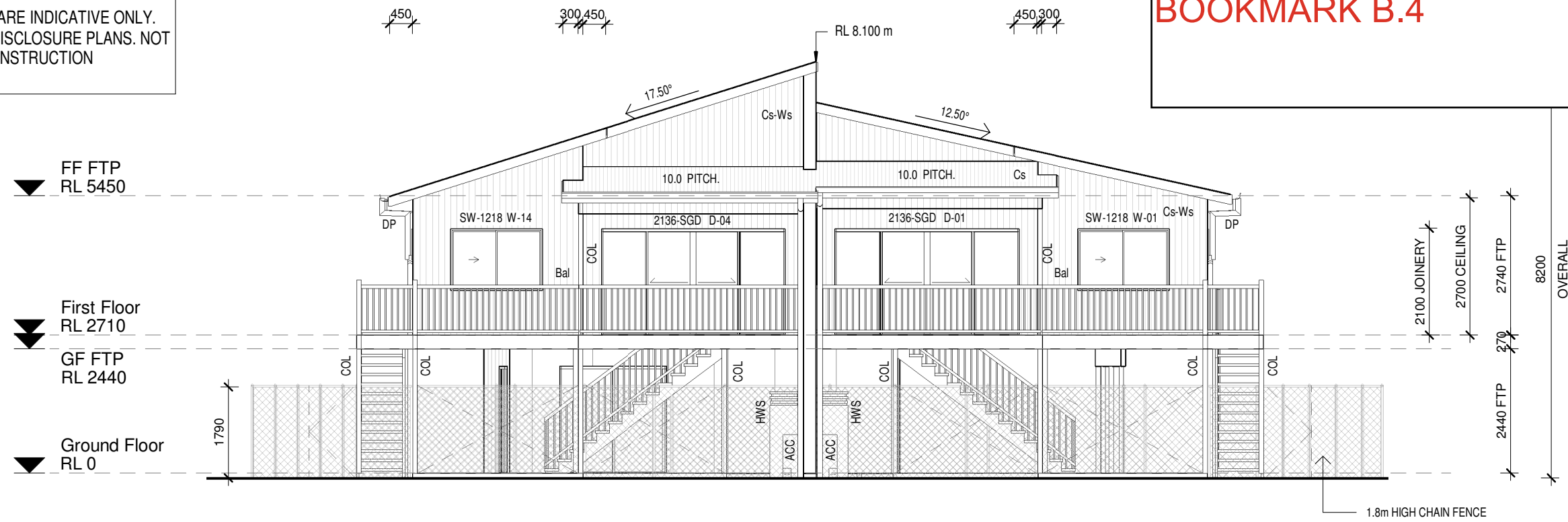
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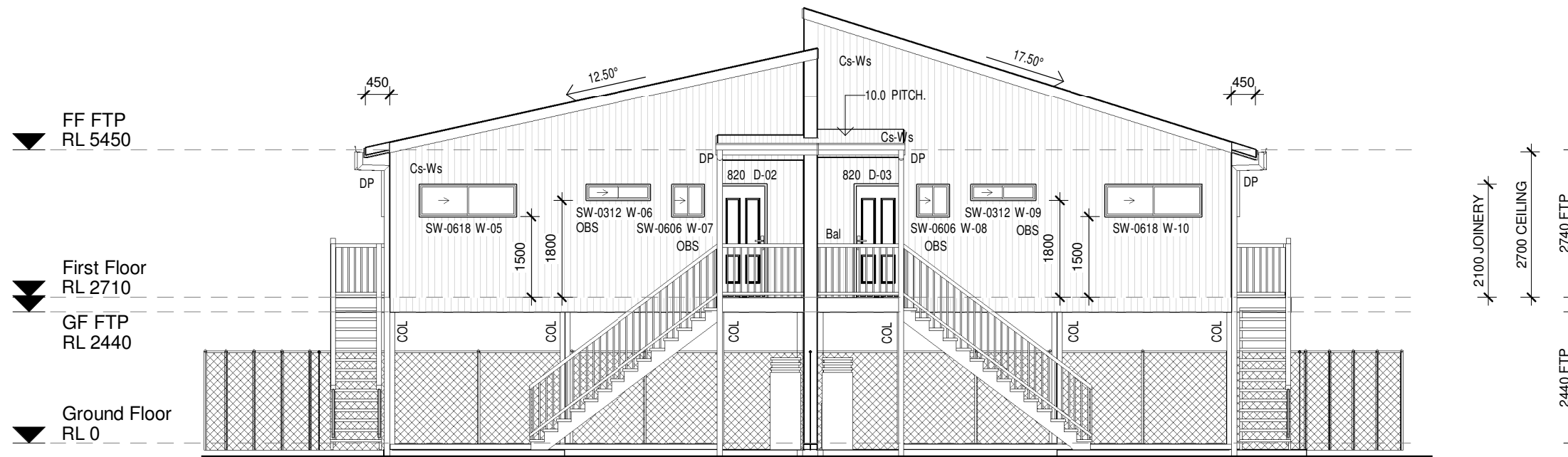
NOTE:
LEVELS AND CONTOURS ARE INDICATIVE ONLY.
SCALED FROM COUNCIL/DISCLOSURE PLANS. NOT
TO BE REFERENCED FOR CONSTRUCTION
PURPOSES.

BOOKMARK B.4



Bal	Balustrade - (BCA Compliant)
COL	COLUMN
Cs	Colorbond Steel Roofing
Cs-Ws	Colorbond Steel Wall Sheeting
DP	DOWNPIPE
HWS	HOT WATER SYSTEM
OBS	OBSCURE GLAZING

1 FRONT ELEVATION
1 : 100



2 REAR ELEVATION
1 : 100

**ELECTRICAL & WATER SERVICE
PROVISIONS TO BE CONFIRMED BY POWER
AND WATER CORPORATION PRIOR TO
BUILDING APPROVAL AND CONSTRUCTION**

Elevations

DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT	S.P.: S.83/172	ISSUE: C	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: WORKING DRAWINGS		SCALE: 1 : 100 @ A3	WIND RATING: N3 TBC.	A	26.04.24	WORKING DRAWINGS	LP	JMW
CLIENT: MARY KINGHAM-BRADLEY & CHRIS RICHARDS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 300	LAND AREA: 715m ²	B	19.08.24	WORKING DRAWINGS - Amendments	LP	JMW
				C	07.01.25	WORKING DRAWINGS - Amendments	LP	JMW

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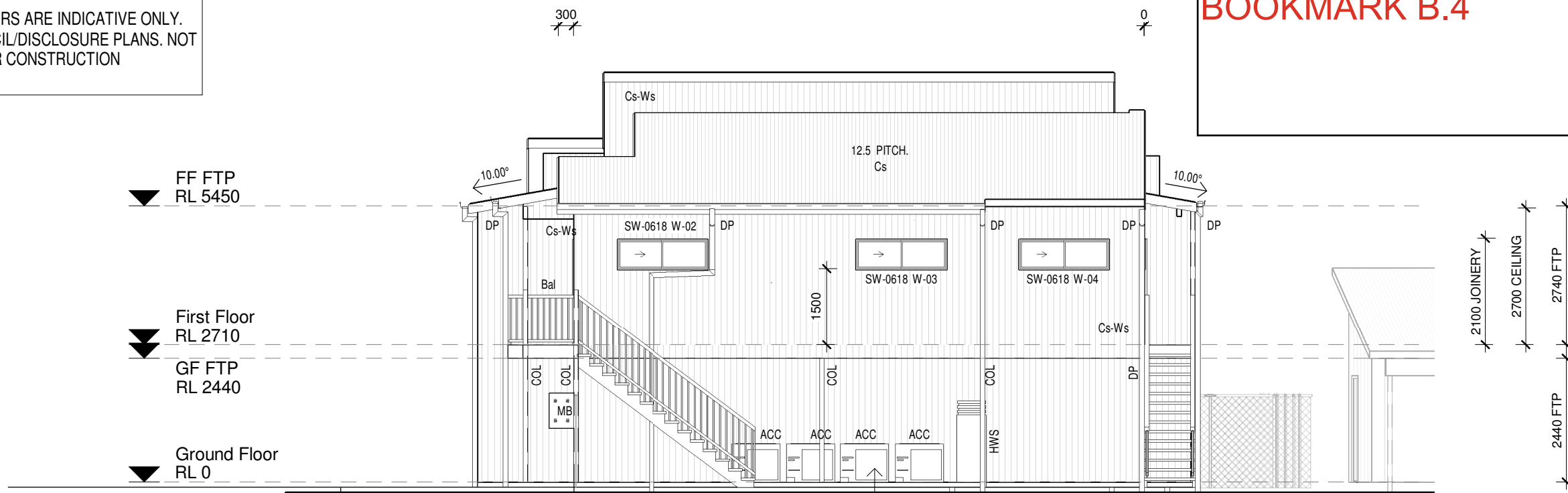
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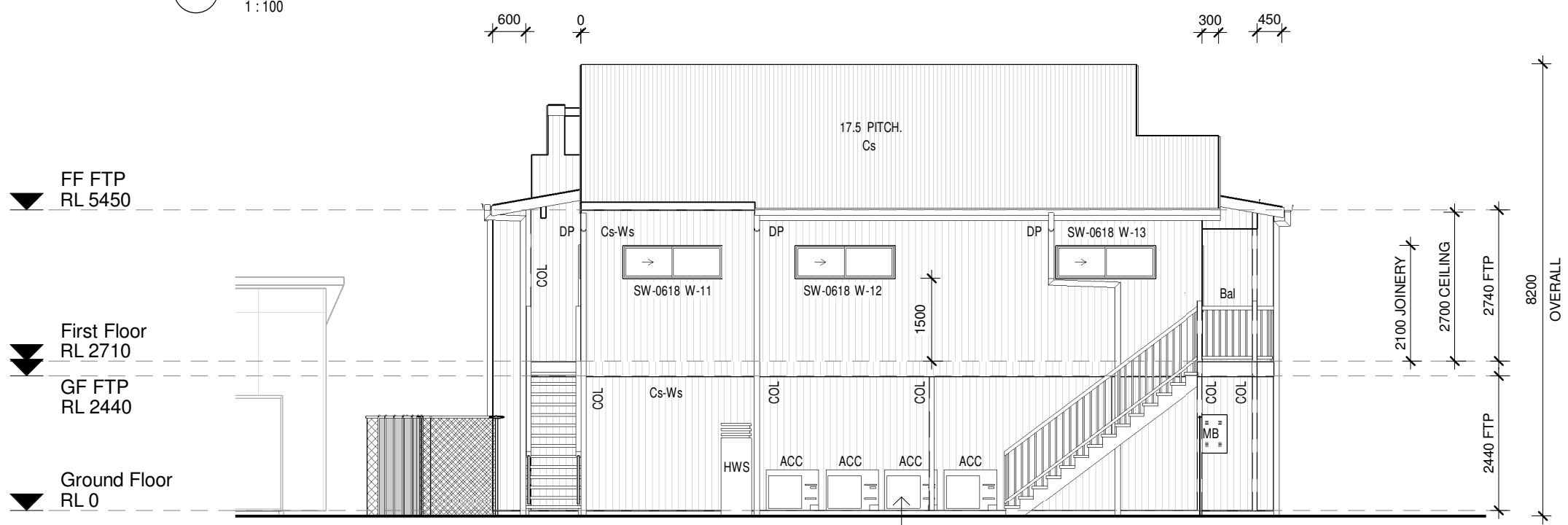
NOTE:
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PURPOSES.

BOOKMARK B.4



	CONDENSER
Bal	Balustrade - (BCA Compliant)
COL	COLUMN
Cs	Colorbond Steel Roofing
Cs-Ws	Colorbond Steel Wall Sheeting
DP	DOWNPIPE
HWS	HOT WATER SYSTEM
MB	METER BOX

1 RIGHT ELEVATION
1 : 100



2 LEFT ELEVATION
1 : 100

**ELECTRICAL & WATER SERVICE
PROVISIONS TO BE CONFIRMED BY POWER
AND WATER CORPORATION PRIOR TO
BUILDING APPROVAL AND CONSTRUCTION**

Elevations

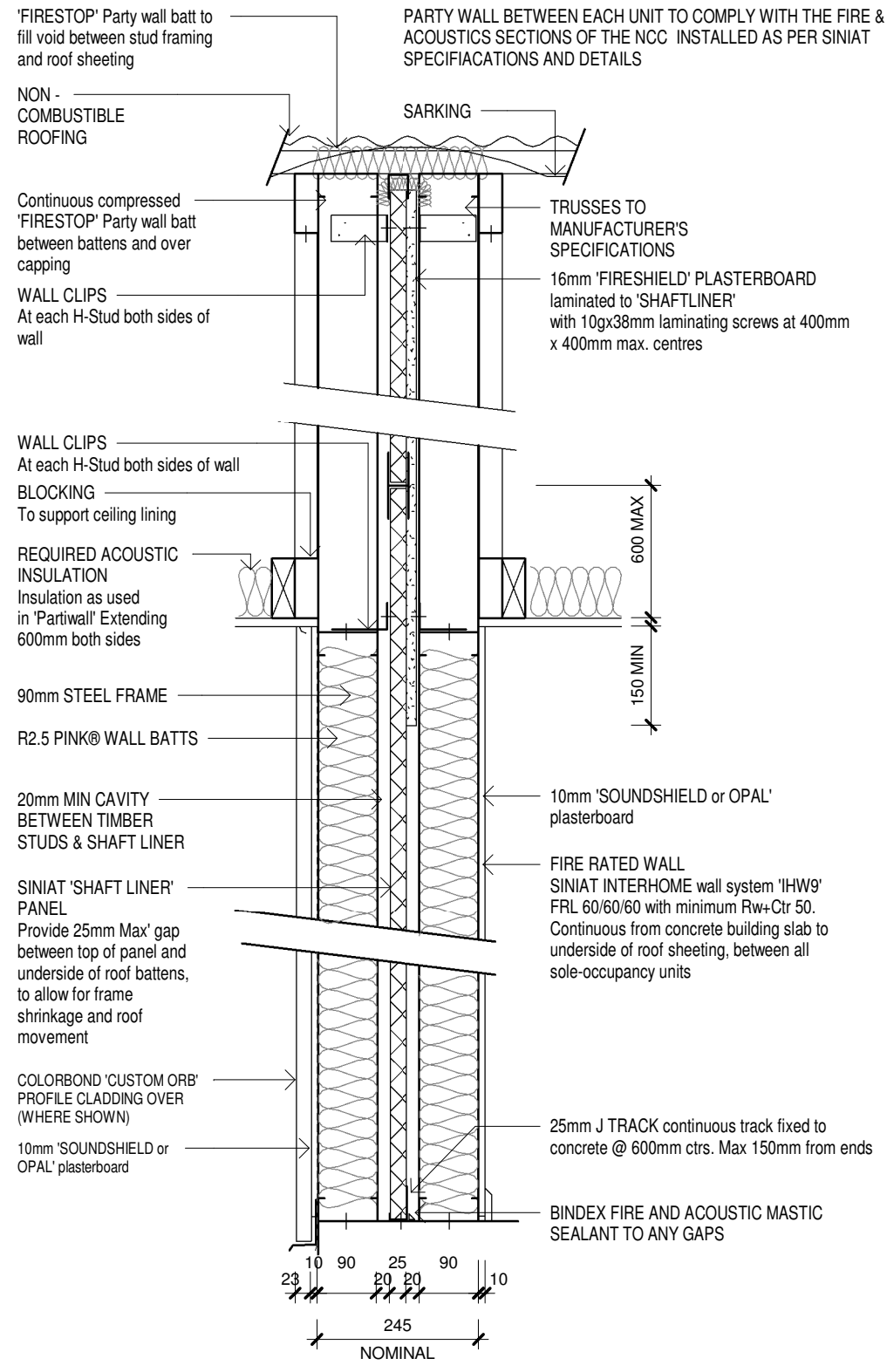
DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT	S.P.: S.83/172	ISSUE: C	REV A 26.04.24 WORKING DRAWINGS LP JMW B 19.08.24 WORKING DRAWINGS - Amendments LP JMW C 07.01.25 WORKING DRAWINGS - Amendments LP JMW	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: WORKING DRAWINGS		SCALE: 1 : 100 @ A3	WIND RATING: N3 TBC.					
CLIENT: MARY KINGHAM-BRADLEY & CHRIS RICHARDS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 301	LAND AREA: 715m ²					

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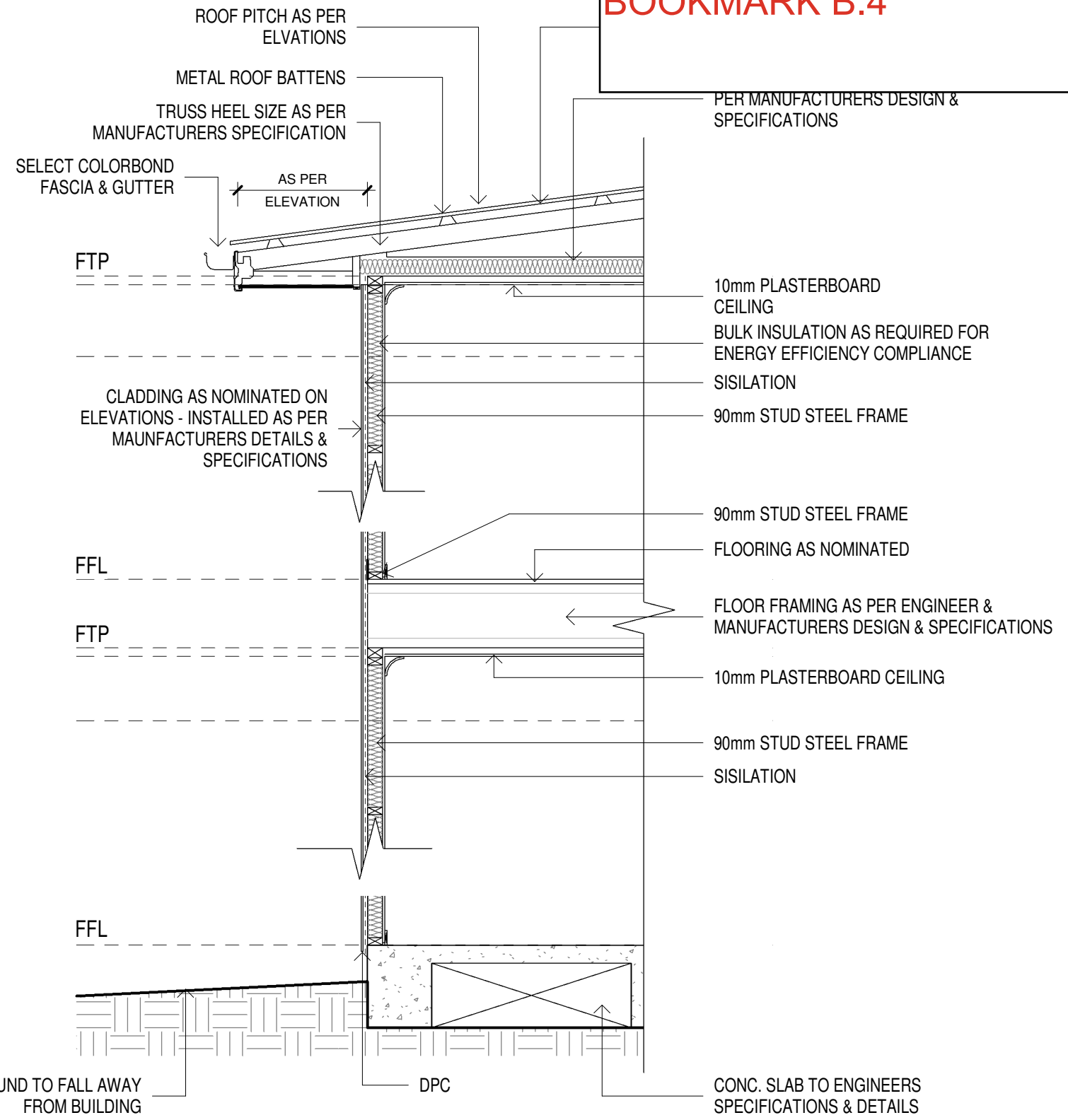
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BOOKMARK B.4



**SINIAT IHW30 INTERHOME
'IHW9' DETAIL - FRL 60/60/60**

1:10



TYPICAL SECTION
1:25

Construction Details & Notes

DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT	S.P.: S.83/172	ISSUE: C	REV A 26.04.24 WORKING DRAWINGS LP JMW B 19.08.24 WORKING DRAWINGS - Amendments LP JMW C 07.01.25 WORKING DRAWINGS - Amendments LP JMW	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: WORKING DRAWINGS		SCALE: As indicated @ A3	WIND RATING: N3 TBC.					
CLIENT: MARY KINGHAM-BRADLEY & CHRIS RICHARDS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 500	LAND AREA: 715m ²					

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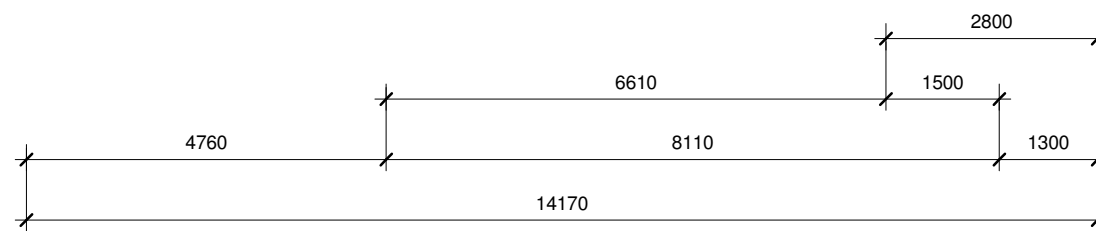
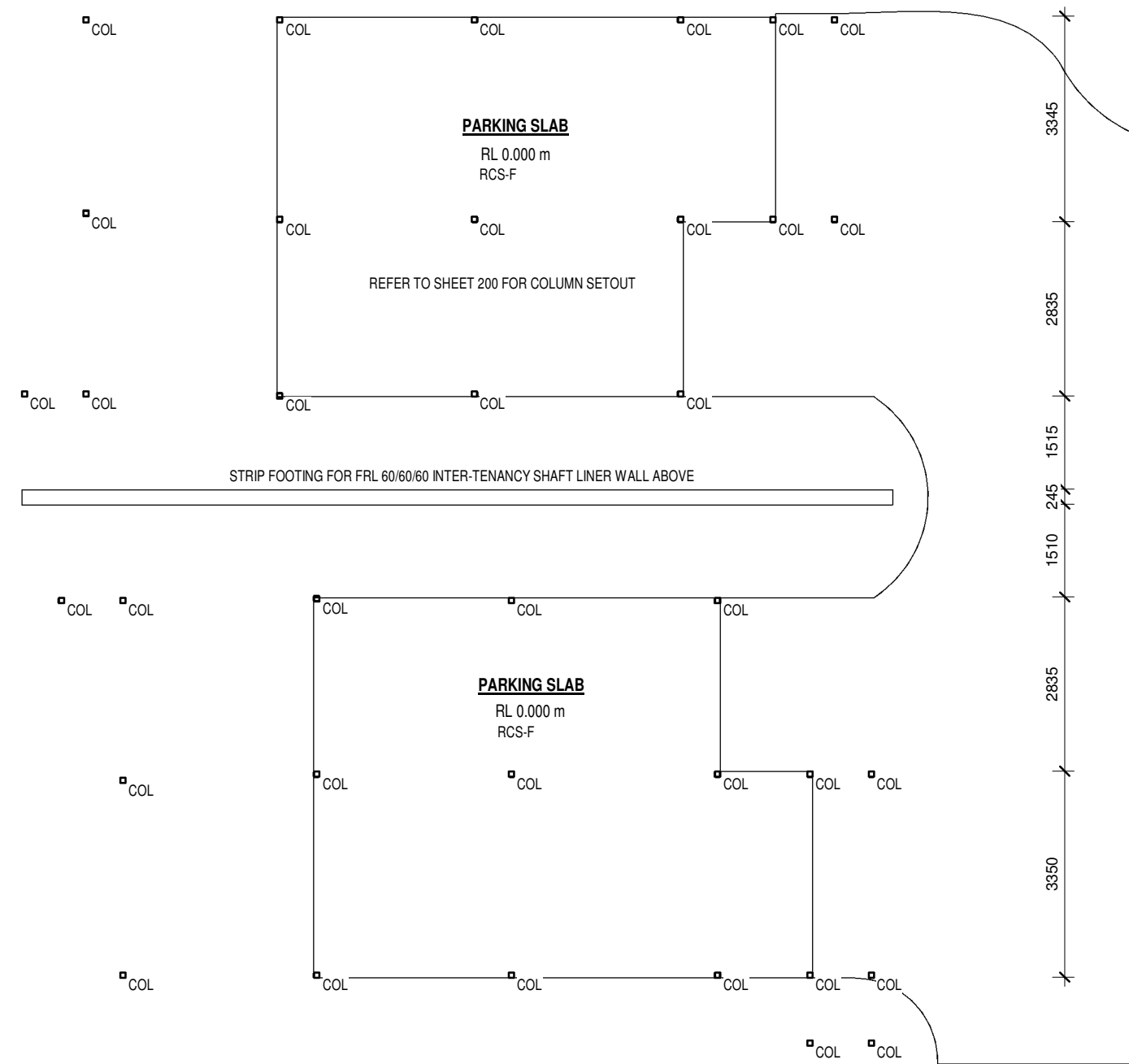
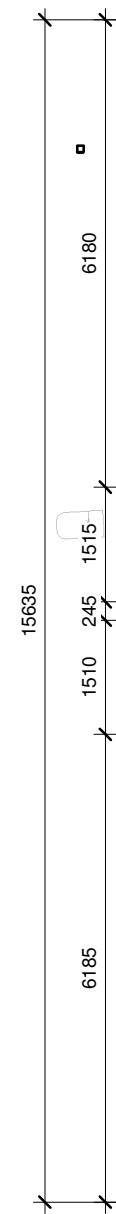
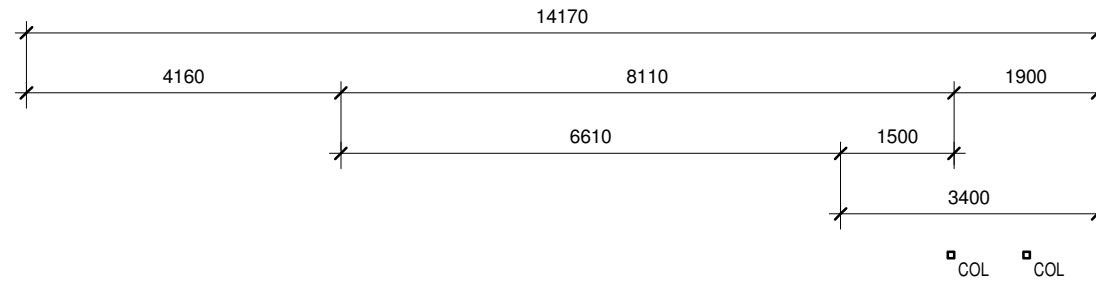


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LEGEND	
COL	COLUMN
RCS-F	REINFORCED CONC. SLAB & FOOTING, To Eng's Details

SUB-FLOOR COLUMN LAYOUT IS A *GUIDE ONLY*. REFER TO ENGINEER'S DRAWINGS FOR FINAL LOCATIONS. NOT TO BE USED FOR SET-OUT PURPOSES.

BOOKMARK B.4



- NOTES :
- WATERTANK SLAB TO BE POURED WITH MAIN SLAB
 - EXTERNAL PATIO & PORCH SLABS TO HAVE A 1:100 FALL AWAY FROM HOUSE
 - SLAB & FOOTINGS TO ENGINEERS DETAIL
 - TERMITE TREATMENT TO BE INSTALLED AS PER MANUFACTURERS SPEC. & IN ACCORDANCE WITH AS 3660.1
 - ALL DIMENSIONS TO BE CHECKED AGAINST FLOOR PLAN DIMENSIONS
 - ALL DIMENSIONS, LEVELS, HEIGHTS TO BE CONFIRMED ON SITE

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES OF PRACTICE AND MANUALS, EXCEPT WHERE VARIED BY THIS DRAWINGS.

- AS 1720 TIMBER STRUCTURE CODE
- AS 2870 RESIDENTIAL SLABS AND FOOTINGS
- AS 3600 CONCRETE STRUCTURES
- AS 3700 SAA MASONRY CODE
- AS 4100 STEEL STRUCTURES

1 SLAB PLAN
1 : 100

Setout - Slab Plan

DESIGN: DWELLING GROUP (1 EXISTING, 2 NEW)	JOB ADDRESS: L171, 73 AMBROSE STREET TENNANT CREEK, NT	S.P.: S.83/172	ISSUE: C	REV A 26.04.24 WORKING DRAWINGS B 19.08.24 WORKING DRAWINGS - Amendments C 07.01.25 WORKING DRAWINGS - Amendments	DATE	DESCRIPTION	DRAWN LP LP LP	CHECKED JMW JMW JMW
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Technical Assessment PA2024/0282

TECHNICAL ASSESSMENT OF PROPOSED DEVELOPMENT AGAINST RELEVANT PROVISIONS OF THE NORTHERN TERRITORY PLANNING SCHEME 2020

Application No: PA2024/0282

Lot number: Lot 171

Town/Hundred: (73) Ambrose Street, Tennant Creek

Zone: LMR (Low Medium Residential)

Site Area: 715m²

Proposal: Dwelling-group comprising of 1 x existing single storey dwelling and 2 x 3 bedroom in 1 x two storey building

Plans used for assessment: Proposed dwelling group design (IMAGINE)

Date assessment finalised: UPDATED - Based on amended drawings in response to the deferral on 09/01/2025

The proposed development requires consent under the Northern Territory Planning Scheme 2020 as described in the below table:

Zone LMR (Low Medium Residential)				
Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Dwelling-Group (3+)	Merit assessable	N/A	5.2.1 General Height Control 5.2.4.1 Car Parking Spaces 5.2.4.4 Car Parking Layout 5.2.6.1 Landscaping in zones other than Zone CB	5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.3.2 Distance Between Residential Buildings on One Site 5.4.6.1 Private Open Space Dwellings-single, Dwellings-independent and Dwellings-group 5.4.8 Residential Building Design 5.4.17 Building Articulation

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Schedule 2

dwelling-group means a **dwelling** that is one of a group of two or more **dwelling**s on the same **site** such that no **dwelling** is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise, and includes a **dwelling** on a unit title with common property;

NOTED

1. Guidance

1.8 When development consent is required

1. The need for **consent** and the level of assessment that applies to the use and development of land is set out in the framework below:
 - (a) *Merit Assessable* – use and development that requires the exercise of discretion by the consent authority to ensure it can be established and operated in a way that does not impact on the **amenity** of the area and accords with the relevant zone purposes and outcomes.

Use and development of land requires **consent** and is *Merit Assessable* when any of the following apply:

- i. it is shown as *Merit Assessable* on the relevant assessment table in Part 4;

1.10 Exercise of Discretion by the Consent Authority

1. In considering an application for **consent** for a use or development, the consent authority must consider the use or development in its entirety except in relation to:
 - (a) an application to alter, change or vary a development permit under sections 43A, 46 or 57 of the Act;
 - (b) **access** to a **main road**; or
 - (c) a *Merit Assessable* application under Clause 1.8(1)(b)(ii)(2).
3. In considering an application for **consent** for a use or development identified as *Merit Assessable* the consent authority must take into account all of the following:
 - (a) the relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;
 - (b) any Overlays and associated requirements in Part 3 that apply to the land; and
 - (c) the guidance provided by the relevant zone purpose and outcomes in Part 4 relevant to a variation of requirements in Parts 5 or 6.

NOTED

2. Strategic Framework

Strategic Framework not required to be considered as part of *Merit Assessable* application.

NOTED

3. Overlays

No overlay applicable to subject site.

NOTED

4. Zones

4.3 Zone LMR (Low-Medium Density Residential)

Zone Purpose

Provide a range of low rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available.

Zone Outcomes

1. *A blend of dwellings-single, associated dwellings-independent, dwellings-group and dwellings-multiple predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs.*
2. *Home based businesses and dwellings-community residence are conducted in a manner consistent with residential amenity.*
3. *Residential care facilities are of a scale and conducted in a way that maintains the residential character and amenity of the zone.*
4. *Non-residential activities such as community centres:*
 - (a) *support the needs of the immediate residential community;*
 - (b) *are of a scale and intensity compatible with the residential character and amenity of the area;*
 - (c) *wherever possible, are co-located with other non-residential activities in the locality;*
 - (d) *avoid adverse impacts on the local road network; and*
 - (e) *are managed to minimise unreasonable impacts to the amenity of surrounding residents.*
5. *Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.*
6. *An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with reasonable access to open space and community facilities.*

Discussion

Lot 171 is located opposite an expanse of urban land that is zoned OR (Organised Recreation) which consists of football ground, aquatic centre and youth centre. The development proposes a dwelling group x 3 design that is listed as *merit assessable* within Zone LMR table.

COMPLIES

5. General Development Requirements

5.2.1 (General Height Control)

Purpose

Ensure that the heights of buildings and structures are appropriate to the strategic and local context of the location and meet community expectations for development in the zone.

Administration

1. This clause does not apply if:
 - (a) The development is for the purpose of:
 - i. a telecommunications facility;
 - ii. a chimney, flag pole, aerial, antenna or lightning rod; or
 - iii. the housing of equipment relating to the operation of a lift; or
 - (b) an alternative height control is specified in clause 5.9 (Location specific development requirements).
2. The consent authority must not consent to a development in Alice Springs that is not in accordance with sub-clause 5.
3. The consent authority must not consent to a development on land in Zone MR abutting land in Zone LR that is not in accordance with sub-clause 6.
4. Except as set out in sub-clause 3, the consent authority may consent to a development that is not in accordance with sub-clause 6 if it is satisfied the building height is consistent with the intended character and amenity of the area, having regard to:
 - (a) the heights of other buildings in the immediate vicinity; and
 - (b) measures taken to mitigate potential impacts (such as unreasonable overshadowing, or overlooking of dwellings and private open space) on abutting properties

Requirements

5. The building height of a development in the Municipality of Alice Springs is not to exceed:
 - (a) the maximum building height for the zone and use as specified in table A to this clause; or
 - (b) two storeys to a maximum of 8.5m if the zone and use is not included in table A to this clause.
6. The building height in all other areas is not to exceed:
 - (a) the maximum building height for the zone and use as specified in table B to this clause; or
 - (b) two storeys to a maximum of 8.5m if the zone and use is not included in table B to this clause

Discussion

Maximum height of proposed development is 8.250m in height. The maximum/permitted height for development within Zone LMR is 8.500m

COMPLIES

5.2.4 Car Parking

5.2.4.1 Car Parking Spaces

Purpose

Ensure that sufficient off-street car parking, constructed to a standard and conveniently located, are provided to service the proposed use of a **site**.

Administration

1. This clause does not apply where alternative car parking space requirements are established under clause 5.9 (Location specific development requirements).
-

2. The consent authority may **consent** to a use or development that is not in accordance with sub-clause 4 if it is satisfied a reduction of the number of **car parking spaces** is appropriate with regard to:
 - (a) the zoning of the land, the use or development or proposed use or development of the land, and the possible future use or development of the land;
 - (b) the provision of car parking spaces in the vicinity of the land;
 - (c) the availability of public transport in the vicinity of the land; and
 - (d) the potential impact on the surrounding road network and the amenity of the locality and adjoining property;
 or if the use or development relates to a **heritage place** and the Minister responsible for the administration of the Heritage Act 2011 supports the reduced provision of **car parking spaces** in the interest of preserving the significance of the **heritage place**.

3. The consent authority may require the provision of **car parking spaces** for any **ancillary** use or development in addition to that specified for the **primary use** or development in the table to this clause.

Requirements

4. Use and development is to include the minimum number of **car parking spaces** specified in the table to this clause (rounded up to the next whole number).

Table to Clause 5.2.4.1: Minimum number of required parking spaces	
Use or Development	Minimum Number of Car Parking Spaces Required
Dwelling-group	2 per <i>dwelling</i>

Discussion

The proposed development includes 3 dwellings and 6 car parking spaces.

COMPLIES

5.2.4.4 Layout of car parking areas

Purpose

Ensure that a **car parking area** is appropriately designed, constructed and maintained for its intended purpose.

Administration

1. This clause does not apply to a **car parking area** where the car parking is required in association with a **dwelling-single, dwelling-independent** or a **home based business**.

2. A **car parking area** may be used for the purpose of a **market** if:
 - (a) a market is Permitted in the zone; and
 - (b) the market operates outside of the operating hours of the use for which the car parking area is established.

3. The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clause 6 if it is satisfied that the non-compliance will not unreasonably impact on the **amenity** of the surrounding locality.

4. The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clauses 7 and 8 if it is satisfied that the design and construction is safe and functional with regard to the location of the development.

5. The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clause 9 if it is satisfied that the non-compliance will not result in adverse impacts on the local road network or internal functionality of the car parking area.

Requirements

6. A **car parking area** is to:
- (a) be not less than 3m from any lot boundary abutting a road; and
 - (b) provide landscaping to the setback area to a minimum depth of 3m immediately adjacent to any lot boundary abutting a road, using species designed to lessen the visual impact of the **car parking area** when viewed from the road.

Discussion

The development proposes a landscaping width of around 400mm between the car parking area and the primary street. The depth of the landscaping buffering is not detailed

7. A **car parking area** is to be constructed and maintained to be:
- (a) of a suitable gradient for safe and convenient parking; and
 - (b) sealed and well drained in urban areas, or dust suppressed in non-urban areas.

Discussion

Tennant Creek is identified as an urban area and the car parking area is shown on the drawings as sealed

8. The layout of a **car parking area** is to:
- (a) be functional and provide separate access to every car parking space;
 - (b) allow a vehicle to enter from and exit to a road in a forward gear;
 - (c) be in accordance with the dimensions set out in the diagram to this clause; and
 - (d) ensure parking spaces at the end of and perpendicular to a driveway are 3.5m wide or so that the driveway projects 1m beyond the last parking space.
9. The number of **access** points to the road is to be limited, and **access** points to **car parking areas** are to:
- (a) have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow; and
 - (b) maximise sight lines for drivers entering or exiting the car parking area.

Two driveways are proposed allowing separate ingress/egress for the occupants of the existing dwelling and the proposed. The driveway for the new dwelling development is required to have a width of 6m instead, the development proposes a width of around 3.5m

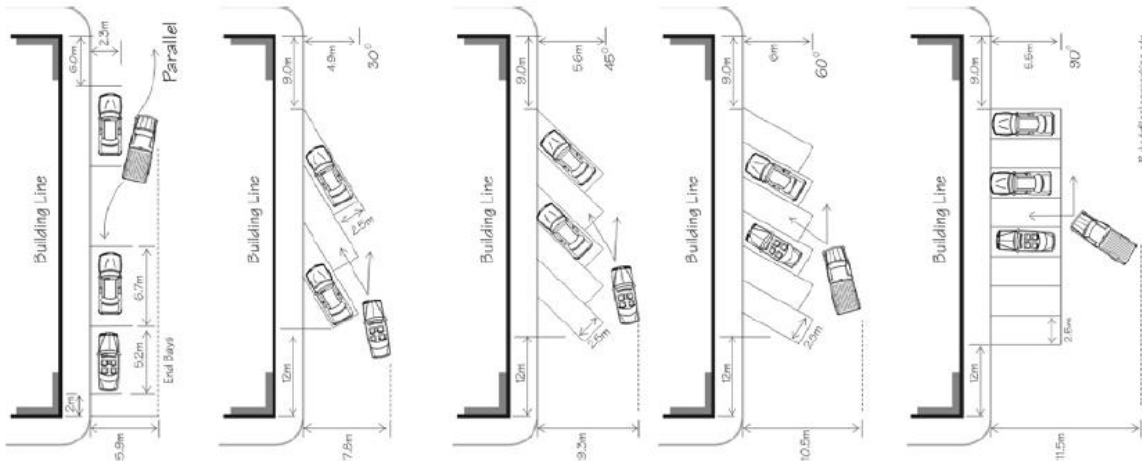


Diagram to Clause 5.2.4.4: Parking Layout

Discussion:

Schedule Two Definitions of the NTPS2020 defines a car parking as meaning *an area set aside or designated for the parking of three or more motor vehicles.*

It is considered that the proposed development is not subject to the requirements within Clause 5.2.4.4 because each unit is provided two parking spaces.

5.2.6 Landscaping

5.2.6.1 Landscaping in Zones other than Zone CB

Purpose

Ensure appropriate landscaping that is attractive, water efficient and contributes to a safe environment, is provided to development to enhance the streetscape and overall **amenity** of the locality.

Administration

1. Landscaping may include provision of paved areas and areas for entertainment and recreational activities.
2. The consent authority may **consent** to landscaping that is not in accordance with sub-clauses 5, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the **site** having regard to the **amenity** of the streetscape, and the potential impact on the **amenity** of the locality and adjoining property.

Requirements

3. Where landscaping is required by this Scheme it should be designed so that:
 - (a) planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered **car parking areas**;
 - (b) it maximises efficient use of water and is appropriate to the local climate;
 - (c) it takes into account the existing streetscape, or any landscape strategy in relation to the area;
 - (d) significant trees and vegetation that contribute to the character and **amenity** of the **site** and the streetscape are retained;
 - (e) energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;
 - (f) the layout and choice of plants permits surveillance of public and communal areas; and
 - (g) it facilitates on-site infiltration of stormwater run-off.

4. The quality and extent of the landscaping consented to must be maintained for the life of the development.
5. Other than in Zones CB, C and TC, not less than 30% (which may include communal open space) of a site that is used for **rooming accommodation, dwellings-group, dwellings-multiple and residential care facility** is to be landscaped.
6. In Zones LI, GI and DV all street frontages, except **access driveways or footpaths**, are to be landscaped to a minimum depth of 3m.
7. In Zones MR and HR, side and rear setbacks are to include planting to the length of the setback of no less than 2m deep, except for areas that are used for private open space.

Discussion:

With regards to sub clause (3) of Clause 5.2.6.1, the development proposal does not detail the layout and choice of plants or how they will be maintained for the life of the development.

Sub clause (5) of Clause 5.2.6.1 requires 30% of the lot to be landscaped. Lot 171 totals 715m² meaning 214.5m² of the lot to be landscaped. It has been estimated that the proposed development will provide around 225m² of landscaped area.

COMPLIES

5.4.1 Residential Density

Purpose

Ensure that the development of **residential buildings**:

- (a) is of a density compatible with adjoining or nearby existing development or development reasonably anticipated;
- (b) is of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and
- (c) is consistent with land capability having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clause 2 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, scale and impact on adjoining and nearby property.

Requirements

2. The maximum number of **dwellings** that may be constructed on a **site** is to be determined in accordance with Table A, B, C or D (as the case requires) to this clause.

Table A to Clause 5.4.1: Dwelling Density in Certain Zones	
Zone	Dwelling Density
LMR and for dwellings-group in CL and T and dwellings-multiple in T	1 per 300m ²

Discussion

Lot 171 is 715m² and 3 dwellings are proposed. Dwelling density equals approximately 1 dwelling per 238m².

DOES NOT COMPLY

5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

Purpose

Ensure that **residential buildings** and **ancillary** structures are located in a manner that:

- (a) is compatible with the streetscape and surrounding development including **residential buildings** on the same site;
- (b) minimises adverse effects of building massing when viewed from adjoining land and the street;
- (c) avoids undue overlooking of adjoining properties; and
- (d) facilitates breeze penetration through and between buildings.

Administration

1. This clause does not apply in Zones CB, LI, GI and DV.
2. In this clause:
 - (a) an **ancillary** structure includes an **outbuilding** (excluding shade sails), balcony, portico and the like, which may or may not include external walls; and
 - (b) for all developments except **dwellings-multiple** in Zone MR or HR, where a lot has a boundary with a public street from which vehicular **access** to the lot is restricted by the controlling Agency or local government council, this boundary shall be considered a side or rear lot boundary for the purpose of calculation of the **building setback**.
3. The consent authority may **consent** to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the **site** having regard to such matters as its location, scale and impact on adjoining and nearby property.
4. If a building setback plan in Schedule 9 does not establish a specific setback to a nominated boundary, **residential buildings** and **ancillary** structures are to be set back from that boundary in accordance with subclause 6(a) or clause 5.4.3.3 as appropriate.
5. Despite sub-clause 6 sheds in Zones other than H, A, RR, RL and R may have a nil setback to the side and rear boundaries provided it is
 - (a) 6m or more from the **primary street** and 2.5m or more from a **secondary street** when measured to the wall of the shed or where there is no wall, the outer face of any column;
 - (b) has a cumulative **floor area** of 15m² or less;
 - (c) is 2.5m or less in height;
 - (d) has no openings in walls that are less than 1.5m from a lot or unit title; and
 - (e) does not discharge rainwater on an adjacent lot or unit title.

Requirements

6. Subject to clause 5.2.7, **building setbacks** of **residential buildings** and **ancillary** structures are to be set back from lot boundaries in accordance with:
 - (a) the relevant table to this clause; or
 - (b) any setbacks established in a building setback plan that is included in Schedule 9.
7. Where a zero or 300mm setback is identified on a building setback plan in Schedule 9, a zero or 300mm setback can only be established to the boundary nominated on the setback plan.

8. Unless detailed in a table to this clause or within a building setback plan in Schedule 9, no part of the roof structure, including gutters and eaves, is to encroach more than 0.9m into the minimum **building setbacks** (subject to the Building Code of Australia) from the lot boundaries.

Editor’s Note: If a zero or 300mm setback identified within a building setback plan is not used, the requirements of sub-clause 6(a) apply.

Table A to Clause 5.4.3: Minimum building setbacks for residential buildings and ancillary structures in zones other than RR, RL, R, H and A	
Lot Boundary	Minimum Setback for 1 or 2 storey buildings
Primary street frontage	6m for residential buildings , and ancillary structures with external walls and 4.5m for ancillary structures and balconies without external walls or 3m for shade sails, to a maximum height of 2.5m at the minimum Setback
Secondary street frontage	2.5m for residential buildings and 1.5m for ancillary structures and balconies without external walls. or 0.9m for shade sails, to a maximum height of 2.5m at the minimum Setback
Side and rear lot boundaries	1.5m for residential buildings and ancillary structures or 1m, provided that the subject wall: <ul style="list-style-type: none"> only includes openings that are either glazed in an opaque material and cannot be opened, or have a sill height of 1.6m or greater; does not extend beyond a maximum height of 3.5m; and does not extend beyond a maximum length of 9m except shade sails which may be setback 0.9m to a maximum

Discussion

Sub-clause 6:

Required building setback Clause 5.4.3	DAS/DLPE comment	Compliance?
Primary Street boundary	Unit 1 is 5.8m from the wall to the boundary.	DOES NOT COMPLY
Side boundaries	Proposed dwellings - wall, staircases are located over 1.5m from the relevant side boundaries. The existing dwelling was built with a 1m building setback from it closest point to the side boundary.	COMPLIES DOES NOT COMPLY
Rear Boundary	Building wall, and staircases are located over 1.5m from the relevant side boundaries.	COMPLIES
Guttering/eaves	No more than 0.9m.	COMPLIES

5.4.3.2 Distance Between Residential Buildings on one Site

Purpose

Ensure **residential buildings** provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining **residential buildings** and private open space.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and that the design of the development adequately mitigates the adverse effects of building massing and privacy and overlooking impacts that may arise from non-conformity with sub-clauses 2 and 3.

Requirements

2. Where more than one building comprising one or two **storey residential buildings** is located on a **site** the distance between the buildings is to be calculated in accordance with Table A to Clause 5.4.3 as if there was a lot boundary between the buildings.
3. Where more than one building comprising **residential buildings** that exceeds two **storeys** in height is located on a **site**, the distance between buildings is to be a minimum of:
 - (a) 3m for walls to non-habitable rooms and **habitable rooms** without windows or doors; and
 - (b) 4.5m for walls with windows or doors to **habitable rooms** or to a verandah or balcony.

Discussion:

The proposal consists of 2 x buildings on the site and therefore Clause 5.4.3.2 is applicable. The applicable boundary if a boundary was placed between these buildings would be a side boundary. Table A to Clause 5.4.3 requires that side boundaries include the following setbacks:

<i>Table A to Clause 5.4.3: Minimum building setbacks for residential buildings and ancillary structures in zones other than RR, RL, R, H and A</i>	
<i>Lot Boundary</i>	<i>Minimum Setback for 1 or 2 storey buildings</i>
<i>Side and rear lot boundaries</i>	1.5m for residential buildings and ancillary structures or 1m, provided that the subject wall: <ul style="list-style-type: none"> • only includes openings that are either glazed in an opaque material and cannot be opened, or have a sill height of 1.6m or greater; • does not extend beyond a maximum height of 3.5m; and • does not extend beyond a maximum length of 9m

A 3m building setback is required between the existing and proposed units/ buildings

- The proposed distance between each building is 3.3m

COMPLIES

5.4.6 Private Open Space

5.4.6.1 Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group

Purpose

Extend the function of a **dwelling** and enhance the residential environment by ensuring that each **dwelling** has private open space that is:

- (a) of an adequate size to provide for domestic purposes;
- (b) appropriately sited to provide outlook for the **dwelling**;
- (c) open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the **site**; and
- (d) inclusive of areas for landscaping and tree planting.

Administration

1. The consent authority may **consent** to private open space that is not in accordance with sub-clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, scale and impact on adjoining and nearby property.

Requirements

2. Private open space should:
 - (a) satisfy the minimum area, dimensions and open to the sky requirements contained in the table to this clause;
 - (b) be directly accessible from the **dwelling** and enable an extension of the function of the **dwelling**; and
 - (c) be located to provide views from the **dwelling** to open space and natural features of the **site** or locality, and to reduce overlooking from neighbouring open space and **dwellings**;
 - (d) ensure that at least half of the private open space is permeable to allow stormwater infiltration and lessen stormwater runoff from the **site**;
 - (e) include at least one area of at least 5m², with no dimension less than 1.5m, for the deep soil planting of trees and vegetation for shade or screening; and
 - (f) allow for landscaping at the property frontage to complement the visual **amenity** of the streetscape.
3. Where the private open space for a **dwelling-group** is at **ground level**, it should be:
 - (a) screen fenced to a height of at least 1.8m providing a visual barrier to adjoining residences and public areas; or
 - (b) fenced to a height of at least 1.8m and planted with dense vegetation which will provide a visual barrier within two years of planting.

Table to Clause 5.4.6.1: Minimum Areas of Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group	
For clarity, in this table: Area A is the minimum area, for each dwelling , that must be open vertically to the sky and have no dimension less than 1.5m. At least half of Area A must be permeable, and may include the 5m ² required for deep soil planting. Area B is the minimum dimensioned space that extends the function of the dwelling and may be covered or open to the sky. Any part of Area B that is open to the sky may form part of Area A .	
Type of Dwelling	Private Open Space Area
Dwelling-group	A. 45m ² , open vertically to the sky, with no dimension less than 1.5m; and B. 24m ² , all or partly covered, with no dimension less than 4m.

Table to Clause 5.4.6.1:

<u>Unit Number</u>	<u>DAS/DLPE Comment</u>	<u>Compliance</u>
Unit 1	27m ² Open to Sky via stairway	DOES NOT COMPLY
Unit 2	27m ² Open to Sky via stairway	DOES NOT COMPLY
Unit 3 (existing dwelling)	71m ² of functional POS inclusive of both area A and B which is an extension of the living area.	COMPLIES

- The POS for the proposed dwellings is not orientated so as an extension of the living area due to the undercroft design with staircase.

DOES NOT COMPLY

(Variation is required)

5.4.8 Residential Building Design

5.4.8.1 Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility

Purpose

Promote site-responsive designs for **dwelling-group, rooming accommodation and residential care facility**, which provide a pleasant living environment for the occupants and a sympathetic interface with adjoining lots, to minimise unreasonable impacts on the privacy and **amenity** of surrounding residents.

Administration

1. This clause does not apply when only two **dwellings** form the **dwellings-group**.
2. The consent authority should take into account how the building design has addressed sub-clauses 3-14.

Requirements

3. Locate development on the **site** for correct solar orientation.
4. Minimise expanses of walls by varying **building heights, building setbacks** and **façades**.
5. Locate air conditioners where they are accessible for servicing.
6. Conceal service ducts, pipes, air conditioners, air conditioning plants etc.
7. Avoid overlooking of private open spaces and **habitable rooms** of adjacent residences on the same and adjacent **sites**.
8. Locate bedrooms and private open spaces away from noise sources.
9. Control its own noise sources and minimise the transmission of noise between **dwellings**.
10. Where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction.
11. Balance the achievement of visual and acoustic privacy with passive climate control features.
12. Allow breeze penetration and circulation.

13. *Minimise use of reflective surfaces.*

14. *Provide internal drainage of balconies and coving on the edge of balconies.*

Discussion:

Sub clause (5) requires development to locate air conditioners where they are accessible for servicing. The drawings indicate that air conditioning will be located at the side and rear of each dwelling and will be properly screened from street views.

Drawings have provided consideration of sub clause (5) and (6), but the application does not provide consideration of the requirements of Clause 5.4.8.1

DOES NOT COMPLY

(Clause cannot be varied but only considered)

5.4.17 Building Articulation

Purpose

Ensure that residential buildings mitigate the perception of building mass and bulking when viewed from adjoining properties and the street, and provide opportunities for cross-ventilation within building design.

Administration

1. This clause applies to all sides of residential buildings that are longer than 15m, except the ground floor of buildings in Zone CB.
2. The consent authority may consent to a development that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause.
3. The length of the building excludes verandahs, balconies, porches and carports integrated into the residential building design.

Requirements

4. A step or recess to the building line of no less than 1m by 1m is required for every 15m of building length, or part thereof.

Editor's Note: Refer to Design Guidance: Articulation for guidance on interpreting sub-clause 4.

Discussion:

The building comprising unit 2 and 3 responds to the design guide by providing a balcony recess exceeding 4m for each unit facing the primary street from a building length of around 16m.

COMPLIES



Phone 1800 245 092

Web powerwater.com.au

Container No: LD730/0171

DPLE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Kieran,

RE: PA2024/0282 - Lot 0171 Town of Tennant Creek - 73 Ambrose Street Tennant Creek - Construct 2 x 3 bedroom dwellings-group

In response to your letter of the above proposal for development application purpose, Power and Water Corporation Water Services advises the following with reference to water and sewer enquiries:

1. Depending on the existing connection, developer may need to upgrade the existing water and sewer service and is advised to contact Services Development prior to start of construction.
2. A separate service connection will be required for the proposed development to facilitate multi-metering. Multi-metering is required for all new multiple residential dwelling developments that are to be unit-titled. Multi-metering is suitable for up to 12 units.
3. The developer must install the backflow prevention device at the water service. The backflow prevention device must be installed in accordance with the requirements of the AS/NZS 3500.1 – Plumbing and Drainage-Water Supply. It must be maintained in accordance with AS/NZS 2845.1 Water Supply. Contact BackflowPrevention.PWC@powerwater.com.au for all backflow prevention enquiries.
4. All required works mentioned above must all be at according to Power and Water's Connection Code and at the developer's expense. A letter has been sent to the applicant outlining the fees and charges applicable for this development. All standard and quoted charges, as well as contribution charges will be valid for a period of 6 months from date of letter issue. As required, Power and Water will reassess the charges for the development.
5. Power and Water advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) must be contacted via email a minimum of 1 month prior to construction works commencing.

If you have any further queries, please contact the undersigned on 8995 5884, or email waterdevelopment@powerwater.com.au

Phone 1800 245 092
Web powerwater.com.au

Record No: D2024/374858
Container No: NE730/0171
Your Ref: PA2024/0282

Benjamin Taylor
Development Assessment Services
GPO Box 1680
Darwin NT 0810

Dear Benjamin

Re: Lot 171 (73) Ambrose Street Tennant Creek Town of Tennant Creek

In response to your letter of the above proposal for the purpose of dwelling-group comprising of 1 x existing single storey dwelling and 2 x 3 bedroom in 1 x two storey building, Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. This property is currently provided with limited capacity of single-phase power supply for a normal single residential house from overhead electricity reticulation on Ambrose Street. Multiple phase power service shall be required for the proposed dwelling-group development.
2. The landowner shall engage a licensed electrician to prepare a revised overall maximum power demand calculation for both existing residence and the 2 new dwellings on Lot 171 and apply for a Negotiated Connection application under Australian Energy Regulator (AER) compliance process for PWC's assessment on power supply capacity upgrade requirements.
3. The engaged electrician shall carry out customer's internal electricity reticulation upgrade works for the proposed dwelling-group development in accordance with PWC's current NP018 Service and Installation Rules 2024 and NP010 Meter Manual.

If you have any further queries, please contact Ben Kudrenko, Customer Connections Officer on 8951 7302.

Yours sincerely



Thanh Tang
Manager Distribution Development

02 October 2024

BOOKMARK F

Dear Sir/Madam,

PA2024/0282

DATE : 26 September 2024

Survey Land Records has the following comments regarding the Planning Application PA2024/0282.

It is noted that this is not a subdivision. However as multiple dwellings are proposed to be on the same parcel please be aware that this parcel will only have a single address (the current one) until it is formally subdivided as only 1 address can be allocated to any individual parcel.

It is also suggested that if the dwellings are to have separate metering of services a pre-allocation of addressing can be made. Please provide the intended subdivision type on application. This will provide the addresses should the parcel ever be subdivided. It is noted however that this is NOT a change to the addressing.

Please be aware that there may be survey marks within the area, if any of these become disturbed please advise Survey Land Records.

Kind Regards
Survey Land Records