

**DEVELOPMENT CONSENT AUTHORITY
TENNANT CREEK DIVISION**

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM:	2	MEETING DATE:	17/1/2025	FILE:	PA2024/0239
APPLICATION:	Community Accommodation Village (visitor park) with ancillary community centre and office in multiple buildings				
SUBJECT SITE	Lot 1238 (33) Leichhardt Terrace, Town of Tennant Creek (Bookmark A)				
ZONE:	The subject site is wholly within Zone CP (Community Purpose) The wider lot also includes areas of Zone CN (Conservation), Zone LI (Light Industry) and Zone MR (Medium Density Residential)				
SITE AREA:	Lot: 6.14 hectares (Subject site is 1 hectare)				
APPLICANT:	Gerard Rosse (Cunnington Rosse Town Planning and Consulting)				
PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE	Landowner				
LAND OWNER:	Crown Land (Department of Territory Families, Housing & Communities, Northern Territory Government)				
ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND	None				

1. PROPOSAL

The application is seeking to establish a community accommodation village (visitor park) with ancillary recreation hall and office in multiple buildings at Lot 1238 (33) Leichhardt Terrace, Town of Tennant Creek. The subject site is positioned on the south-west corner of the land and comprises of the entirety of Lot C on the drawing number: 2021/0309/01A issued under Development Permit DP22/0062A and has an area of 1 hectare within Zone CP (Community Purpose) of the Northern Territory Planning Scheme 2020 (NTPS2020).

The application was submitted by Gerard Rosse of Cunnington Rosse Town Planning and Consulting, on behalf of the landowner Northern Territory Government (NTG), the Department of Territory Families, Housing and Communities.

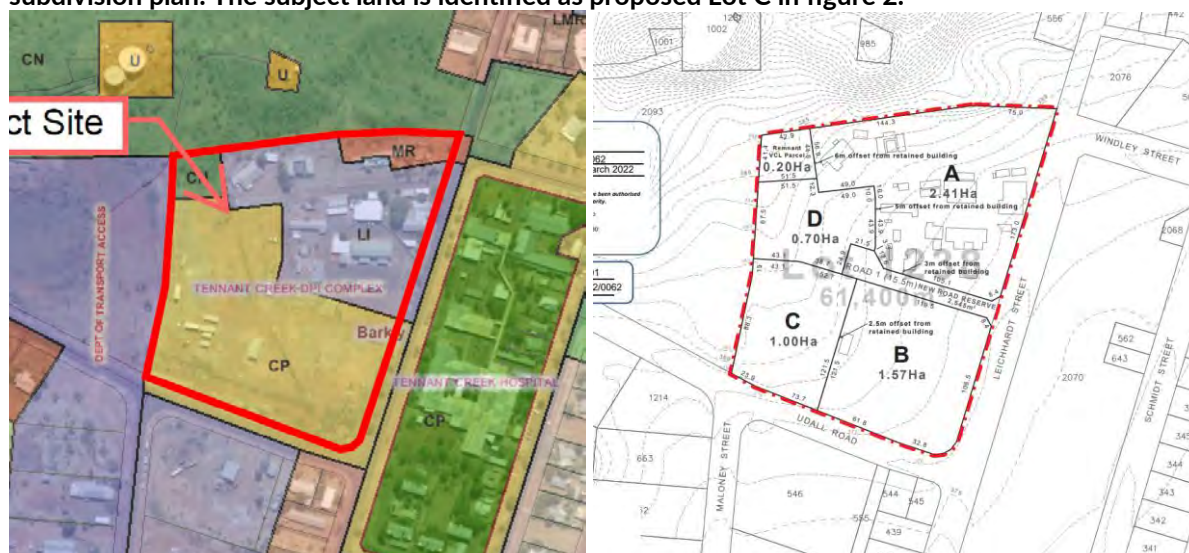
The proposed development seeks to provide managed community accommodation, including a recreational hall and a space designed to facilitate the spiritual and cultural practice for visitors of Aboriginal community members from the remote communities across the Barkly region.

The proposal includes a gated facility with the following:

- 8 self-contained rooms
- 8 Shelter sags (4 around a fire pit and seating)

- Communal kitchen
- Communal recreation building
- Childrens play area
- Basketball court (half-court)
- Small playground oval in the middle of the site
- Administration building
- 20 Car parking spaces for visitors and staff

Figure 1 and 2: Excerpt from the Location Plan showing the current zoning plan and excerpt from the subdivision plan. The subject land is identified as proposed Lot C in figure 2.



A location plan is included at **Bookmark A** and a copy of the application is at **Bookmark B**.

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

The application is *Impact Assessable* under Clause 1.8(1)(c)(i) of the Northern Territory Planning Scheme 2020 (NTPS2020) as the use is undefined and thereby shown as *Impact Assessable* on the relevant assessment table in Part 4 of the NTPS2020.

Zone FD (Future Development)				
Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Undefined uses Any use not defined in Schedule 2 (Definitions)	<i>Impact assessable</i>	Nil	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

The exercise of discretion by the consent authority that applies is clause 1.10(4) of NTPS 2020. In considering an application for a use or development identified as Impact Assessable the consent authority must consider all the following:

- any relevant requirements, including the purpose of the requirements, as set out in Parts 6;

- ii. any Overlays and associated requirements in Part 3 that apply to the land;
- iii. the guidance provided by the relevant zone purpose and outcomes in Part 4; and
- iv. any component of the Strategic Framework relevant to the land as set out in Part 2.

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

Lot 1238 (33) Leichhardt Terrace, Town of Tennant Creek in its current form is 6.14 hectares and includes multiple zones including; Zone CP (Community Purpose), LI (Light Industry), CN (Conservation), and MR (Medium Density Residential).

In September 2021, Development Permit DP22/0062 was granted for the purpose of rezone from GI and MR to CP, LI and CN. DP22/0062 also included a subdivision to create 4 lots that are designed to be consistent with the rezone. The subject land is proposed Lot C on the endorsed plan issued under Development Permit DP22/0062 and has an area of 1 hectare within Zone CP (Community Purpose)

The report to the DCA for proposed concurrent application PA2021/0309 (DP22/0062) stated the following:

“The application proposes subdivision to create three community purpose lots (Lot B, C and D) in the undeveloped area of the site. This meets the objectives of the Land Use Plan by providing new community purpose land adjacent to the Tennant Creek Hospital with two of the three lots (Lot B and C) intended for development of a rehabilitation facility and associated carpark.”

Subsequently, it appears that the intent of DP22/0062 rezoning and subdivision was to facilitate community uses similar to that which is proposed.

On 6 January 2024, a variation to Condition 1 of DP22/0062 was issued to amend plans of subdivision (increasing the width of the road reserve).

5. PUBLIC EXHIBITION

The application was placed on public exhibition for a period of two weeks between Friday 6th September 2024 and Friday 20th September 2024. No public submissions were received under section 49(1) of the *Planning Act 1999*.

6. THIRD PARTY APPEAL RIGHTS

Third party appeal rights exist under section 117 of the *Planning Act 1999* in respect to the development proposal as the development is adjacent to the land in a residential zone.

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

Section 51 of the Planning Act 1999 provides that in considering a development application the Authority must take into account a range of matters including compliance with the planning scheme.

As previously stated, the proposed development is listed as Impact Assessable within the relevant table to Clause 4.22 Zone CP – Community Purpose.

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

- (a) any 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;
- (c) the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and
- (d) any component of the Strategic Framework relevant to the land as set out in Part 2, pursuant to Clause 1.10 (Exercise of Discretion by the Consent Authority).

The proposal has been assessed against the Northern Territory Planning Scheme 2020 (NTPS 2020) at **Bookmark C** and complies with all applicable clauses except Clause 5.2.4.4 Layout of car parking areas (sub-clause 7b and 9b). However, for completeness, the following Parts of NTPS2020 were also considered.

Part 2: Strategic Framework

The proposal is considered to comply with the purpose of the Strategic Framework as the proposal is offering a community facility with accommodation options to service and foster a more connected and supported society. The development for a community accommodation will provide quality options for Aboriginals from remote communities who are temporary visitors to Tennant Creek for essential services.

Tennant Creek Land Use Plan, 2020 (TCLUP)

The TCLUP identifies the site as being for Industry and Community Uses, as well as an ‘Area of Change’. The subject land, proposed Lot C is solely identified for Industry.

Figure 3: Excerpt from TCLUP, purple is identified as industry, and yellow as community use.



Planning Scheme Amendment No. 38, signed 17 March 2022 rezoned the subject land to Zone CP (Community Purpose), noting that the planning scheme amendment *has merit and is in the public interest as it facilitates the use of an area in demand in the Tennant Creek community. The site is located in close proximity to the town centre, the hospital and other public services and is well located for the provision of further community uses as recognised by and consistent with the direction of the Tennant Creek Land Use Plan.*

Therefore, the provision of community purposes is considered consistent with the guidance and direction of the Strategic Framework.

The proposal complies with the TCLUP in that it will meet the key community facilities objectives:

- *Provide appropriate levels of community services and facilities, to cater for future population growth*
- *Recognised the role of Tennant Creek as a regional centre and continue to support remote communities with adequate provision of services and facilities, especially in the health sector.*
- *Maintain a high quality standard of community service provision through;*
- *Appropriate provision and management of recreation facilities to encourage the involvement of residents in sport and recreational activity; and*
- *Encourage the co-location of recreation facilities with other community uses, particularly schools, to maximise potential for multi-use.*

The proposed development is for a community accommodation village (visitor park) with ancillary recreation hall and office. The proposed development is thereby considered to generally align with objectives for community facilities sought by the TCLUP, as it provides community accommodation and facilities on a regional scale that co-locates services and seeks to respond to the community's needs.

Part 4: Zones and Assessment Table

The subject land is located wholly within Zone CP (Community Purpose). The purpose of Zone CP is to *provide for community services and facilities, whether publicly or privately owned or operated, in locations that are accessible to the community that it serves.*

Office and dwelling-group are prohibited within Zone CP. However, the primary use of the site is intended as a community accommodation village (visitor park), in the form of 6 shelters and 8 units with the office and recreational hall being ancillary to the ultimate intent of the proposed development to provide a culturally appropriate facility including accommodation to those visiting Tennant Creek within the wider region. The proposed office building and other amenities would cater for the ongoing management and operation of the site.

The term visitor park has been adopted, similar to its use at Lot 8132 Town of Alice Springs, as it refers to temporary accommodation for people from remote areas needing to access essential community services that are only available in urban centres. In this instance, Tennant Creek serves as the only urban centre within the vast Barkly Region (the Barkly Local Government Area covering over 300,000 square kilometres of land) and the visitor park would support residents coming from remote areas of the region (predominantly from Aboriginal Communities) to visit the urban centre to access essential community services.

The term village has been adopted, similar to its use in workers villages, as it references a group of 'dwellings' and associated buildings for a particular, associated use, and for a temporary period of time.

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Management of this proposed use is considered to have some similarities to both a residential care facility and caravan park by having offices to supervise those staying within the complex.

The applicant is considered against the following defined use(s) under NTPS 2020 and consider not to align with any of them:

rooming accommodation means premises such as hostels, guest houses, student and worker accommodation used for the accommodation of unrelated persons which may include:

- (a) the provision of food or other services and facilities, and/or
- (b) on-site management or staff and associated accommodation, and where each guest/resident:
- (c) has a right to occupy one or more rooms; and
- (d) does not have a right to occupy the whole of the premises in which the rooms are situated; and
- (e) may have separate facilities for private use or share communal facilities or communal space with other residents

The use can include where ancillary, bar-small, food premises-café/take away, office, and shop;

While the proposed development may be considered as a hostel in nature, the use is not open to the public because its aim is to serve members of Aboriginal communities from remote area and provide temporary accommodation while they visit Tennant Creek for essential services. The facility will be providing affordable accommodation for families and individual from remote communities receiving Australian Government income support.

caravan park means land used for the parking of caravans or the erection or placement and use of tents or cabins for the purpose of providing accommodation.

The use may include, where ancillary, a manager's residence and office, barsmall, food premises-cafe/take away, food premises-restaurant, shop, amenity buildings, and the provision of recreation facilities for the use of occupants of the caravan park and their visitors;

The primary development on the site is for permanent buildings and the shelter pad indicated on the proposed plans are ancillary to the primary development therefore the use is not considered a caravan park.

hotel/motel means premises primarily used for the short term accommodation of travellers. The use can include where ancillary, meeting and function rooms, food premises-restaurant, a bar-small, and recreation facilities, but does not include a bar-public, club, or nightclub entertainment venue;

The proposal is not a commercial activity such as a hotel because it is essentially for purpose of providing affordable accommodation for individuals and families receiving Australian Government income support.

However, the proposed development is not considered to fit either of those terms and is considered to be an 'undefined use' as the primary function of the facility is to facilitate access to services as opposed to providing services (e.g. medical/other support) and accommodation is not readily available to the general public i.e. it is designed only to accommodate those who reside in remote Aboriginal communities within the wider Barkly Region in a culturally appropriate facility. Furthermore, it is unlikely that the proposed facility would be perceived as a caravan park by the local community (and potential for confusion if it is considered as such) due to the facility being specifically designed to accommodate short stay Aboriginal clients, to

facilitate remote residents of the wider Barkly region to access services in Tennant Creek in a culturally appropriate and safe location. Were the proposal servicing a smaller area than the Barkley Region then visitor accommodation in this style may not be appropriate. However, given the scale of the Barkly Region and the availability of higher order regional services in Tennant Creek not found in other remote communities this undefined use is considered acceptable.

Subsequently, in this instance the proposed development is considered to align with the purpose of the zone, as it provides for community services and facilities to increase access to community services.

Part 5 – General Development Requirements

The proposal has been assessed against the Northern Territory Planning Scheme 2020 (NTPS 2020) at **Bookmark C** and complies with all applicable clauses except Clause 5.2.4.4 Layout of car parking areas (sub-clause 7b and 9b).

Sub-clause 7(b) – 5.2.4.4 *Layout of car parking areas* states:

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 nonurban areas.*

Part of the car parking area would be unsealed. Only compacted earth is proposed over an area that can accommodate for up to 5 car parking spaces. However, most of the car parking area would be sealed, and a condition can be included within any subsequent Development Permit to mitigate any impacts on the amenity by regular wetting of the surface to suppress dust generated by vehicle operators.

Sub-clause 9(b) – 5.2.4.4 *Layout of car parking areas* states:

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.*

The proposed driveway width is 5.95m instead of 6m for the main entry gate. While the proposed driveway width is slightly less than 6m, it is considered appropriate for the intended use of the subject site because the section that is less than 6m is only the space where the gates are installed.

- (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.

However, Planning Scheme Amendment No. 38, signed 17 March 2022, rezoned the subject land to Zone CP (Community Purpose), noting that the planning scheme amendment *has merit and is in the public interest as it facilitates the use of an area in demand in the Tennant Creek community. The site is located in proximity to the town centre, the hospital and other public services and is well located for the provision of further community uses as recognised by and consistent with the direction of the Tennant Creek Land Use Plan.*

- (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.

Additionally, this proposal was circulated to the Department of Environment, Parks and Water Security and no comments have been received.

- (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***

The application submits that the proposal has the following merits:

“The proposed development enacts the intent of previous subdivision and rezoning approvals by the NT Government and the Tennant Creek local community.

The provision of community accommodation that is designed in a culturally sensitive manner, using durable and high-quality construction materials to provide a safe lodging and cater for transient remote community visitors achieve the site’s land use potential and vision to support services within the township of Tennant Creek.”

- (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***

The proposal is for a community accommodation village (visitor park) with ancillary facilities such as communal kitchen, function hall functional outdoor recreational space, car parking and administration office. The subject site is zoned CP and therefore the ideal location for such a facility.

Additionally, the Department of Environment, Parks and Water Security did not identify or raise any issues of concern in relation to land capability. Subsequently, the land is considered capable of supporting the proposed 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***

There is no requirement for the provision of public facilities or open space as part of the proposed application.

The proposal involves the redevelopment of land within Zone CP that is 10,000m². The proposal provides internal open space for visitors of the community accommodation village (visitor park). However, there is no provisions or requirements for public facilities as part of this development.

(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 (BRC) – Bookmark D9

Council raised concerns regarding stormwater management on site and run-off, however, any subsequent permit would include condition precedent to mitigate stormwater run-off. Therefore, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the Barkly Regional Council stormwater drainage system shall be submitted to and approved by the Barkly Regional Council prior to endorsement of plan and commencement of works.

Service Authority:

Power and Water Corporation (PWC)

(Bookmark D3) PWC advised:

- The development will be located in Lot C of DP22/0062 which is under construction.
- Applicant is to provide a statement on the maximum demand in relation to the currently approved designed capacity of 110kVA.
- Applicant is to engage a licence electrician to install internal electricity reticulations for the development in accordance with relevant requirements.

Power and Water (Water services)

(Bookmark D8) Water services provided comments and requested standard conditions with regard to water and sewer enquiries.

The matters raised by Water services can be addressed by way of conditions on any subsequent permit.

Aboriginal Areas Protection Authority (AAPA)

(Bookmark D4) AAPA noted that they have provided a certificate C2020/100 for works proposed by DIPL. Applicant may need to apply for another certificate if the proposal is not associated with DIPL proposed works on the land.

The matters raised by AAPA can be addressed by way of a note on any subsequent permit.

Department of Infrastructure, Planning and Logistics – Transport and Civil Services Division (TCSD)

(Bookmark D2) TCSD indicated that they have no objections in principle as the development is not adjoining the Northern Territory Controlled road.

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

The proposed development will increase the number of people on the site and will be in a form of accommodation that is not traditionally provided within Tennant Creek.

The applications states that the community accommodation village (visitor park) would provide a safe and convenient accommodation for visitors of Aboriginal community members from the remote communities.

The facility will provide essential amenities such as internal open space for recreation, community centre for small functions and kitchen for visitor to utilise while visiting Tennant Creek. This intended to result in less people roaming the streets and address homelessness for visitor of Tennant Creek for Aboriginals which is a potential positive impact for the area.

Subsequently, whilst the proposed development may impact on the amenity of the area, it is considered to suitably mitigate any undue impact.

(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**

The proposed development provides measures to increase the safety of visitors and those external to the site. The development includes a 2.1m high 'good neighbour' fence and anti-climb aluminium mesh fence around the property boundary.

Impacts on water safety is unlikely to occur as the subject land has access to reticulated water and sewer. Subsequent permit will include conditions regarding any applicable upgrade requirements.

The development includes two car parking spaces for persons with disabilities and the proposed accommodation buildings and pedestrian paths are on the ground floor and appears to be accessible for person with mobility aid.

(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;

Not applicable to this application.

(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

There is no declared beneficial use relevant to the subject site.

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

(t) other matters it thinks fit

No other matters are raised for consideration by the consent authority.

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 proposed development does not require the preparation of any environmental reports or impact statements under the Environmental Protection Act 2019.

8. RECOMMENDATION

That, the Development Consent Authority vary the requirements of Clause 5.2.4.4 *Layout of car parking areas* of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act 1999*, consent to the application to develop Lot 1238 (33) Leichhardt Terrace, Tennant Creek, Town of Tennant Creek for the purpose of Community accommodation village with ancillary community centre and office in multiple buildings, subject to the following conditions:

CONDITIONS PRECEDENT:

1. Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the Barkly Regional Council stormwater drainage system shall be submitted to and approved by the Barkly Regional Council, to the satisfaction of the consent authority. The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system

GENERAL CONDITIONS:

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.

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3. The use and/or development as shown on the endorsed plans must not be altered without further consent of the consent authority.
4. Appropriate erosion and sediment control measures must be effectively implemented throughout the construction phase of the development (including clearing and early works) and all disturbed soil surfaces must be satisfactorily stabilised against erosion at completion of works, to the satisfaction of the consent authority. Information resources are available on the IECA website www.austieca.com.au and the Department of Environment, Parks and Water Security ESCP Standard Requirements 2019 and Land Management Factsheets available at <https://nt.gov.au/environment/soil-land-vegetation>. For further advice, contact the Land Development Coordination Branch: (08) 8999 4446.
5. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Barkly Regional Council or Transport and Civil Services Division of the Department Of Logistics And Infrastructure / Land Development Unit of the Department of Lands, Planning and Environment, to the satisfaction of the consent authority.
6. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
7. Before the use or occupation of the development starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather-seal coat;
 - (d) drained;
 - (e) line marked to indicate each car space and all access lanes; and
 - (f) clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the consent authority.
 - (g) Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.
8. The car parking shown on the endorsed plan(s) must be available at all times for the exclusive use of the occupants of the development and their (visitors/ clients).
9. Any security boom, barrier or similar device controlling vehicular access to the premises must be located a minimum of six (6) metres inside the property to allow vehicles to stand clear of (road reserve off Leichhardt Street) pavement and footpath.
10. Access to and egress from the site for all commercial vehicles (including waste collection vehicles) must only be from the road reserve off Leichhardt Street).
11. Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
12. 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.
13. 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.

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14. All proposed works impacting on Udall Road, Leichhardt Street and road reserve are to be designed, supervised and certified on completion by a practicing and registered civil engineer, and shall be in accordance with the standards and specifications of the Barkly Regional Council. Drawings must be submitted to the Barkly Regional Council or Transport and Civil Services Division of the Department of Logistics and Infrastructure) for approval and no works are to commence prior to approval and receipt of a "Permit to Work within a Road Reserve".
15. Before the use commences the owner must, in accordance with Part 6 of the Planning Act 1999, pay a monetary contribution to the Barkly Regional Council for the upgrade of local infrastructure, in accordance with its Development Contribution Plan.
16. Provision must be made on the land for the storage and collection of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the consent authority.
17. 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 on ground level in a controlled manner to the satisfaction of the consent authority.
18. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - (a) transport of materials, goods or commodities to or from the land
 - (b) appearance of any building, works or materials
 - (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
 - (d) presence of vermin
19. Before the use commences/occupation of the development/issue of titles, firebreaks along boundaries or at appropriate locations shall be provided to the satisfaction of the consent authority on advice from the Bushfires NT (Department of Environment, Parks and Water Security / Northern Territory Fire and Rescue Services).
20. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage, electricity and telecommunication networks to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notations 6, 7, 8 and 9 for further information.
21. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into Barkly Regional Council drains or to any watercourse.

NOTES:

1. This permit will expire if one of the following circumstances applies:
 - (a) the development and use is/are not started within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit.
 - (c) The consent authority may extend the periods referred to if a request is made in writing before the permit expires.
2. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under the Northern Territory

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Aboriginal Sacred Sites Act 1989. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.

3. 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.
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. For the purposes of best practice land management and environmental protection it is recommended that a Type 1 Erosion and Sediment Control Plan (ESCP) be developed in accordance with the Department of Environment, Parks and Water Security ESCP Standard Requirements 2019 available at <https://nt.gov.au/environment/soil-land-vegetation>. The ESCP should be prepared prior to commencement of works and implemented during the construction phase (including clearing and early works); and all disturbed soil surfaces should be satisfactorily stabilised against erosion at completion of works. For further advice, contact the Land Development Coordination Branch: (08) 8999 4446.
6. 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.
7. Power and Water Corporation advise that prior to initial reviews and assessments being undertaken to determine Power and Water Corporations servicing requirements, the developer should submit an Expression of Interest (Eoi) form via email to remotedevelopment@powerwater.com.au
8. 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
9. If you choose nbn to service your development, you will need to enter into a development agreement with nbn. The first step is to register the development via <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html> once registered nbn will be in contact to discuss the specific requirements for the development. Nbn requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to nbn guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html>

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 Northern Territory Planning Scheme 2020 applies to the land and Community accommodation village with ancillary community centre and office in multiple buildings requires consent under Clause 1.8 (When development consent is required). It is identified as Impact Assessable under Clause 1.8 (1)(c)(i); therefore, the strategic framework (Part 2 of the Scheme, including Tennant Creek Land Use Plan, which are relevant to this application), zone purpose and outcomes of Clause 4.22 Zone CP-Community Purpose, Clause 5.2.1 General Height Control, Clause 5.2.4 – Car parking, Clause 5.4.7 Communal Open Space and Clause 5.5.3 General Building and Site Design, need to be considered.

These clauses have been considered and it is found that the proposal complies with the relevant requirements of the Planning Scheme except for Sub-clause 7(b) and 9(b) of Clause 5.2.4.4 Layout of car parking areas.

2. Pursuant to Clause 1.10 (Exercise of Discretion by the Consent Authority), sub-clause 5, of the Northern Territory 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).

The proposal does not comply with Sub-clause 7(b) and 9(b) of Clause 5.2.4.4 Layout of car parking areas, because the proposal will result in part of car parking area not being sealed and the proposed driveway width being 5.95m instead of 6m for the main entry gate.

It is considered that a variation to this clause is appropriate in this instance because:

- The proposal is consistent with the purpose of Clause 5.2.4.4 Layout of car parking areas in that 20 off-street car parking spaces are provided as part of this development. 5 car parking spaces for staff and drop-off/ short term parking spaces are provide and 15 car parking spaces for visitors including 2 disabled parking spaces. This proposal results in part of the car parking area will not be sealed and a driveway width of the main entry gate being 5.95m instead of 6m.

Administratively Subclause 4 of Clause 5.2.4.4 states:

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.

- Part of the car parking area is not sealed. As an alternative, compacted earth finish is proposed over an area that can accommodate for up to 5 car parking spaces. Majority of the car parking (15 spaces and driveway) area are sealed. With regard to the unsealed area, the permit can include a condition to ensure amenity impact of the compacted earth car park area is mitigated during the dry season by regular wetting of the surface to suppress dust generated by vehicle operators. Therefore, variation to subclause 7(b) is supportable.

Administratively Subclause 5 of Clause 5.2.4.4 states:

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.


- Driveway width of 5.95m instead of 6m for the main entry gate. While the proposed driveway width is slightly less than 6m, it considered appropriate for the intended use of the subject site because the section that is less than 6m is only the space where the gates are installed. As such, variation to subclause 9(a) of Clause 5.2.4.4 is supportable.
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.

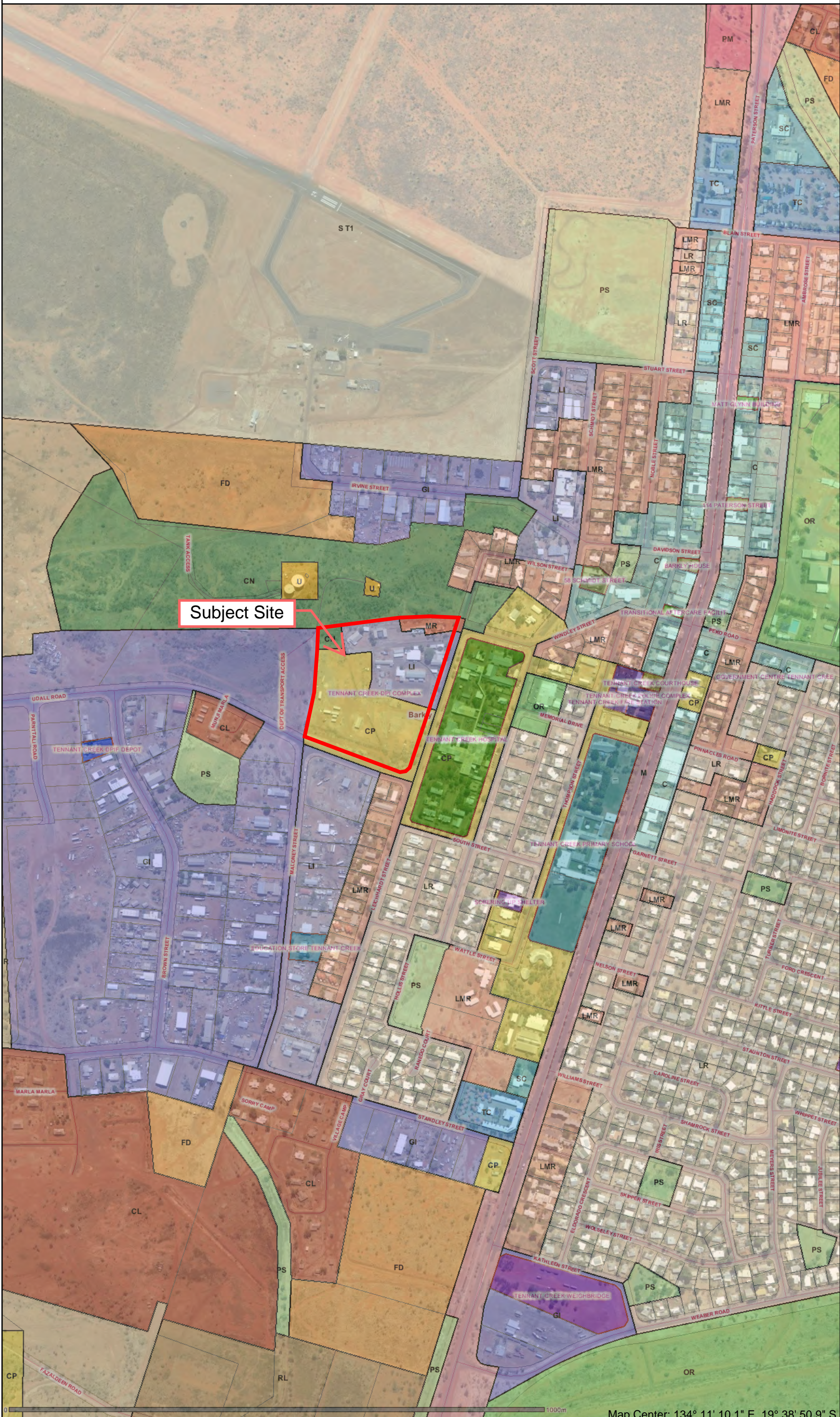
The land is capable of supporting the proposed development. The proposal is for a community accommodation village with ancillary facilities such as communal kitchen, function hall, functional outdoor recreational space, car parking and administration office. The subject site is zoned CP and therefore the ideal location for such a facility. Additionally, the Department of Environment, Parks and Water Security did not identify or raise any issues of concern in relation to land capability.

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.

There are no foreseen adverse impacts on the existing and future amenity of the area as a result of the proposed development. The proposed community accommodation village in Tennant Creek is intended to provide a safe and convenient accommodation for visitors of Aboriginal community members from the remote communities. The facility will provide a number of essential amenities such as internal open space for recreation, community centre for small functions and kitchen for visitors to utilise while staying in the facility. This may result in less people roaming the streets and address homelessness experienced by some Aboriginal visitors to Tennant Creek from remote communities. This would result in a potential positive impact for the area.

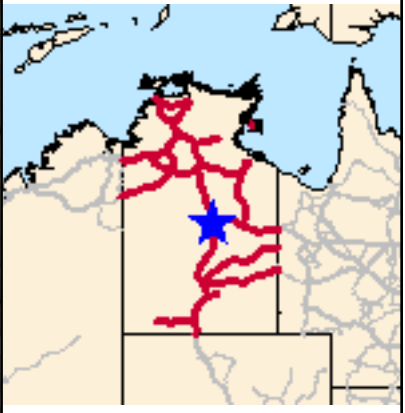
AUTHORISED:


.....
SEBIT RAMBANG,
SENIOR PLANNER
DEVELOPMENT ASSESSMENT SERVICES



Subject Site

- General Lines
- Lot Boundaries
- Bams - Primary Assets
- NON-GOVERNMENT
- CHIEF MINISTER
- DCIS
- NRETA
- DARWIN PORT CORPORATION
- DEPT OF JUSTICE
- DLGH&S
- POLICE FIRE & EMERGENCY SERV
- TREASURY
- PAWA
- WILDLIFE PARKS
- LEGISLATIVE ASSEMBLY
- TERRITORY HEALTH SERVICES
- DEET
- DPIF&M
- TERTIARY EDUCATION & TRAINING
- DEPT PLANNING & INFRASTRUCTURE
- DBERD
- Administrative Regions**
- REGION
- Area Plans
- 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
- PSJ - Future Development Jabiru
- IJ - Industrial Jabiru
- MJ - Main Road Jabiru
- UJ - Utilities Jabiru
- Road Labels**
- Road Centrelines**
- Highway
- Other Road
- Cadastre
- Coastline



Created by SRAMB

Bottom Left: 134° 10' 43", -19° 39' 05"
 Top Right: 134° 11' 37", -19° 38' 36"
 Approximate Scale: 1:7,000
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Lot 1238 TCK - Concurrent Application - Sep2021.dgn

PHOTO DATE: 14 July 2017
 CADASTRE: 10 September 2021
 COMPILATION: 10 September 2021



Scale 1: 3000 @ A4

SITE PLAN
LOT 1238 - LEICHHARDT ST
TOWN OF TENNANT CREEK



Statement of Effect

UNDEFINED USE (COMMUNITY ACCOMODATION FACILITY)

Lot 1238 Town of Tennant Creek (33 Leichhardt Terrace, Tennant Creek)

May 2024

Contact

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Document Control

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Version	2.0
Date	May 2024

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1.0 Introduction

Cunnington Rosse Town Planning and Consulting have been engaged by Ashford Lamaya Architects, on behalf of the Department of Territory Families, Housing & Communities (NTG) to prepare, lodge and manage a Development Application for an Undefined Use (community accommodation facility) to be located over part of Lot 1238 (33) Leichhardt Street, Tennant Creek, Northern Territory (the site).

The site contains a number of different zones with this development proposed to occur within part of the Zone CP (Community Purpose) component of the site as detailed below. The proposed use is considered 'undefined' by the Scheme which is identified in the assessment table at Clause 1.8(1)(c)(i) as Impact Assessable within Zone CP (Community Purpose). Accordingly, a Development Permit is required in accordance with Section 44(a) of the *Northern Territory Planning Act 1999* (the Act).

This report details the nature of the subject land and locality, the existing use of the site, the proposed development, considers the proposal against the relevant provisions of the Scheme, and the relevant components of **Section 46(3)** of the Act. This report (and application) is to be read in conjunction with the following attachments:

- Attachment A:** Architectural Plans
- Attachment B:** Landscape Plans
- Attachment C:** Preliminary DIPL advice 28 Aug 2022
- Attachment D:** AAPA Cert

2.0 Site and Locality

2.1 Site

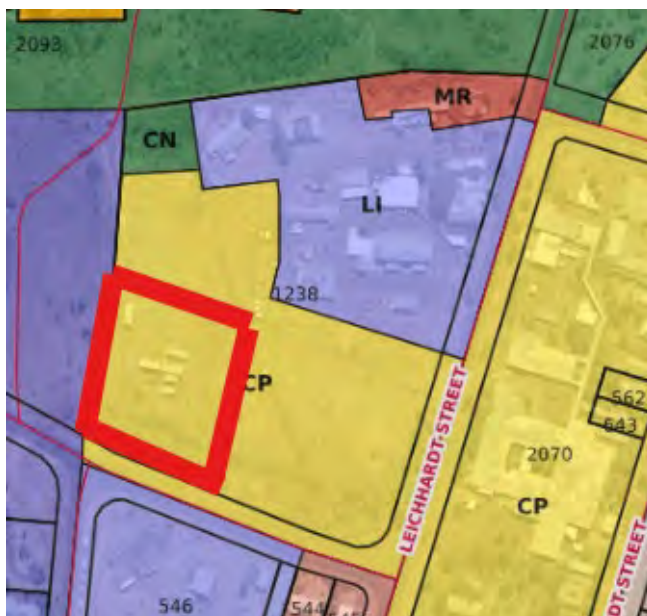


Figure 1: Site and Zoning Plan

The site is identified and described in **Figure 1** and **Table 1** below.

Parcel	Lot 1238 (33) Leichhardt Street, Tennant Creek (Development to occur on part of Lot, Ref Lot C)
Title Reference and Land Tenure	S75/062 Government
Landowner	NT Government (DIPL controlling agency)
Land Area	61,400m ² / 6.14ha
Easements	None identified
Zone	MZ (Multi Zone) including: <ul style="list-style-type: none"> • Zone CP (Community Purpose) • Zone LI (Light Industry) • Zone CN (Conservation) • Zone MR (Medium Density Residential)

Table 1: Site Details

The site is located in the centre of Tennant Creek township within a larger parcel (Lot 1238) that is identified as Multi Zone, including Zone CP (Community Purpose), Zone LI (Light Industry), Zone CN (Conservation) and Zone MR (Medium Density Residential). The Zone CP (Community Purpose) component of the site is subject to this application. The site is relatively flat with recent civil works occurring to clear the site, as part of DP22/0062. Access to the site will be via a newly established road reserve.

2.2 Locality

Figure 1 demonstrates the zoning layout in immediate proximity of the site.

A previous rezoning approval on the subject site has established complementary zones for the site, ensuring that consistent development that supports the community's needs occurs across the broader site. Section 3.0 of this report outlines the site history in terms of relevant development approvals.

3.0 Planning History

The site has the following planning history relevant to this application:

- PSA No.38 Rezone Lot 1238 Town of Tennant Creek (33 Leichhardt Street) from Zone GI (General Industry) to Zones LI (Light Industry), CP (Community Purpose) and CN (Conservation).
- DP09/0121 Conference/Amenities Room (replacing structure destroyed by fire) – variation to deemed Development Permit
- DP22/0062 Subdivision Permit to develop the land for the purpose of a subdivision to create four lots, in accordance with schedule of conditions and endorsed plans.

The site is currently zoned MZ (Multi Zone) comprising a number of various zones as illustrated in **Figure 1** above and **Figure 2** below.

A development permit (DP22/0062) was approved in March 2022 to enable subdivision of the site to align with the amended zones on the site. This Subdivision Permit also proposed the creation of a new road which will provide direct access to the Zone CP component of the site, subject to this application. It is noted, at the time of this application, civil works have commenced on Lot 1238.

The Rezoning enables complementary uses for the greater site to support and facilitate community support and engagement. The purpose of this application is to establish a community use for this portion of the site.

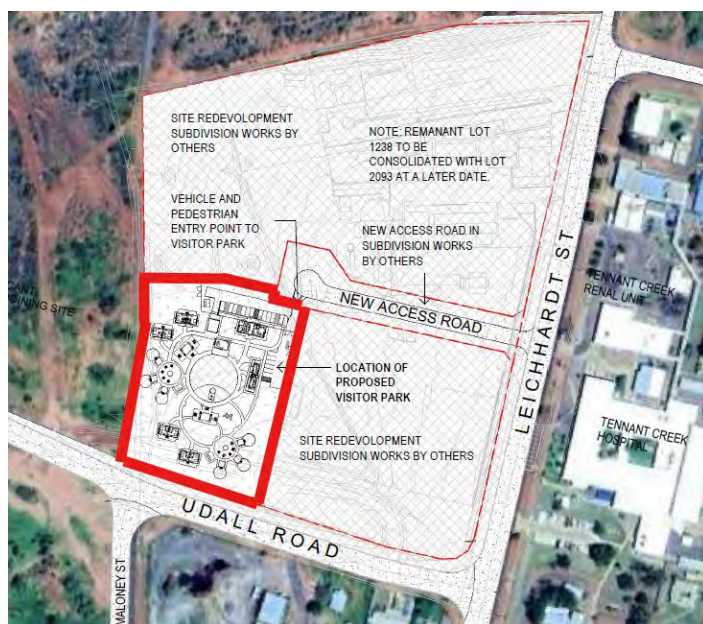


Figure 2 – Lot C within the Subdivision

4.0 Proposed Development

The proposed development seeks to establish a ‘community accommodation facility’ on the site. The facility is not considered to align with any of the defined land uses in **Schedule 2** of the Scheme and is therefore, consistent with NTG DIPL advice dated 28 August 2022 (**Attachment D**) considered to be an ‘undefined use’. The facility will provide community-based accommodation and improved community services and facilities by implementing a recreational area surrounded by community centre facilities central to the Tennant Creek township. The development will provide community accommodation for visitors to Tennant Creek from remote communities. The proposal further seeks to construct recreational and accommodation facilities within the development that are designed in accordance with cultural sensitivities. The proposed inclusion of office to overlook the ongoing ancillary uses of the proposed development further promotes orderly development.

A copy of the proposed development plans are provided at **Attachment A and B**.

5.0 Section 46(3)(a) - NT Planning Scheme

5.1 Nature of the Development

The proposal is for an **undefined use** (community accommodation facility) in the Scheme, and also appears to include the following **ancillary** uses as defined in Schedule 2 of the NTPS:

community centre means a building or part of a building used for providing artistic, social or cultural facilities and community support services to the public and may include where ancillary an office or the preparation and provision of food and drink;

The aspects of the development defined as a community centre include the art and social shelters, swag shelters, playground, basketball court, and barbeque areas.

office means a building or part of a building used for the conduct of administrative, secretarial or management services or the practice of a profession, where no goods or materials are made, repaired, sold or hired but does not include a home based business;

The proposal includes a separate building defined as an office which provides the following areas: foyer, reception, security, staff breakout room, toilet facilities, storage area, meeting rooms, and laundry.

car parking area means an area set aside or designated for the parking of three or more motor vehicles;

The car parking area is located on the north-eastern corner of the property and provides a total of 21 car parking spaces for staff and visitors.

An undefined use is an Impact Assessable form of development in Zone CP (Community Purpose) pursuant to Clause 1.8 (1)(c)(i).

In accordance with Clause 1.10(3), when 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;*
- 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; and*
- d) *if an Area Plan in Part 2 applies to the land, any component relevant to a variation of requirements in Parts 5 or 6.*

In accordance with Clause 1.10(4), when considering an application for a use or development identified as Impact Assessable the consent authority must take into account all of the following:

- a) *any 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;*
- c) *the guidance provided by the relevant zone purpose and outcomes in Part 4; and*
- d) *any component of the Strategic Framework relevant to the land as set out in Part 2.*

5.2 Clause 4.22 – Zone CP (Community Purpose)

Zone Purpose

Provide for community services and facilities, whether publicly or privately owned or operated, in locations that are accessible to the community that it serves.

Zone Outcomes

1. *Community services and facilities such as medical clinic, place of worship, education establishment, emergency services facility, exhibition centre, residential care facility, community centre and childcare centre are established to meet the social, educational, spiritual, cultural or health needs of the community.*

Complies. The ancillary community facilities proposed for this development will meet the social, educational, spiritual, cultural and health needs of the community by providing arts and social shelters and leisure and recreational areas which include a playground and a basketball court.

2. *Development such as hospital, passenger terminal, place of assembly and recycling depot servicing the broader regional population may be established where they do not compromise the reasonable amenity of residential land in the locality.*

Not applicable.

3. *All development, including public infrastructure and outbuildings, is located, designed, operated and maintained to:*
 - (a) *make a positive contribution to the locality by incorporating a high quality of built form and landscape design;*
 - (b) *minimise unreasonable impacts to the amenity of surrounding premises and any residential land;*
 - (c) *mitigate the potential for land use conflict with existing and intended surrounding development;*
 - (d) *avoid adverse impacts on the local road network;*
 - (e) *provides safe and convenient pedestrian and bicycle access within the development and strong connections to external transport networks;*
 - (f) *avoid any adverse impacts on ecologically important areas; and*
 - (g) *allow passive surveillance of public spaces.*

The development will make a positive contribution to the locality by incorporating community centre facilities built to a high standard for community use. The landscaping will use native plantings to surround the buildings on the property boundary of the proposed development and the basketball court and use irrigated grass for the playground area, the barbeque areas, and the swag shelters. Dryland grass will be used to surround the remaining areas. The surrounding premises are mostly undeveloped and located in Zones CP, LI (Light Industry) and GI (General Industry). The development will minimise unreasonable impacts to the surrounding amenity by using building setbacks to allow for a landscaping buffer to be installed between neighbouring properties.

The development will have a positive impact on amenity by providing community facilities for the area and mitigate the potential for land use conflict with surrounding development as the neighbouring properties are not developed and the existing development on Leichhardt St in Zone CP consisting predominantly of hospital and emergency services facilities.

The development will avoid adverse impacts on the local road network by utilising a new access road to the community accommodation facility from Leichhardt St, provided from the underlying subdivision approval which will include safe and convenient pedestrian and bicycle access to the development. Within the subject site, car parking is provided including 8 bicycle parks. There is some native vegetation that will be cleared to accommodate for the development, however, the landscaping plans will provide native vegetation and grassy areas.

The development allows for passive surveillance by proposing the development of outdoor facilities for use by the community, such as the swag shelters, the basketball courts and the barbeque areas.

4. *Subdivision provides the appropriate level of services and infrastructure including roads, pedestrian and cycle paths, reticulated electricity, water, and sewerage (where available), stormwater drainage and telecommunication infrastructure.*

Not applicable.

5. *Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.*

The primary use of the site as a community accommodation facility is considered undefined in Schedule 2 as detailed in **Sections 4.0** and **5.1** of this report. The assessment has determined that the development is appropriate in the zone as it provides ancillary facilities for the community including community centres and leisure and recreational areas located 550 metres south-west from the centre of Tennant Creek. The proposal is a small-scale community development providing 6 swag shelters and 10 units along with communal facilities, which will be managed by an office.

5.3 Strategic Framework

The Strategic Framework guides the interpretation of all Parts of the Planning Scheme.

Tennant Creek Land Use Plan

The Tennant Creek Land Use Plan (TCLUP) was released by the NT Planning Commission in 2019 to provide a long-term plan that focuses on identifying land for current and future uses to shape the future development of Tennant Creek. The community accommodation facility is an *undefined use* in Schedule 2, however, the TCLUP outlines key objectives for community facilities and services in accordance with the proposed development and zoning (Zone CP) of the subject site.

5.3.1 Clause 3.10 – Community Facilities and Services

Page 17 of the TCLUP provides the Key Community Facilities Objectives:

- Provide appropriate levels of community services and facilities, to cater for future population growth.
- Recognise the role of Tennant Creek as a regional centre and continue to support remote communities with adequate provision of services and facilities, especially in the health sector.
- Maintain a high-quality standard of community service provision through:
 - Appropriate provision and management of recreation facilities to encourage the involvement of residents in sport and recreational activity; and
 - Encouraging the co-location of recreation facilities with other community uses, particularly in schools, to maximise potential for multi-use.

In response to these key objectives, the proposed development will provide appropriate levels of community services and facilities by implementing a recreational area surrounded by community centre facilities and

accommodation, supporting the development of a community accommodation facility for Aboriginal guests from remote communities. A high-quality standard of community service provision will be maintained through appropriate provision and management of the facilities via the implementation and use of offices to overlook the ongoing ancillary uses of the proposed development.

5.4 Overlays

The Title identifies the following applicable overlays:

- 3.2 – Clearing of Native Vegetation

5.4.1 Clause 3.2 – Clearing of Native Vegetation

Not Applicable. Pursuant of sub-clause 3.2.1, this overlay is not applicable to the subject land as less than one hectare in aggregate of land will not be cleared to accommodate the development proposal.

5.5 General Development Requirements

5.5.1 Clause 5.2.1 – General Height Control

Purpose

Ensure that the height of buildings in a zone is consistent with development provided for by that zone.

Administration

- 1. This clause does not apply:*
 - (a) within Zones CB or DV or TC; or*
 - (b) to education establishments or hospitals within zones CL or CP or, subject to clause 5.4.2, Zone C; or*
 - (c) where a height is specified elsewhere in this Planning Scheme.*
- 2. The height of any point of a building is to be measured from ground level vertically below that point and includes the height of a mound specifically provided or made to elevate the building.*
- 3. The consent authority may consent to a development that is not in accordance with sub-clause 4 if it considers the height of the building or structure achieves the zone purpose, having regard to such matters as its location, nature, scale and potential impact on adjoining property.*

Requirements

- 4. The height of any part of a building is not to exceed 8.5m above the ground level, unless it is:*
 - (a) a flag pole, aerial or antenna; or*

- (b) for the housing of equipment relating to the operation of a lift; or
- (c) a telecommunications facility.

Complies. The building height of the proposal will not exceed 8.5 metres above ground level, with the plans reflecting a single storey development across the site.

5.5.2 Clause 5.2.4.1 – Parking Requirements

Purpose

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

Administration

1. *The consent authority may consent to a use or development that is not in accordance with the table to this clause only if it is satisfied the use or development is appropriate to the site having regard to the purpose of this clause and the potential impact on the surrounding road network and the amenity of the locality and adjoining property.*
2. *If a proposed use or development which is not listed in the table to this clause requires consent, the number of car parking spaces required for that use or development is to be determined by the consent authority.*
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.*
4. *Despite anything to the contrary in this clause, on land within an area depicted as 'Activated Frontages' within the 'Residential and Mixed Use Map' of the Central Darwin Area Plan, an alfresco dining area that results in the loss of up to 25 ground level car parking spaces associated with any existing development is exempt from providing replacement car parking spaces ordinarily required by this clause.*
5. *A change of use from an alfresco dining area (including the provision of air conditioning) will result in the new use being subject to full car parking requirements of this clause.*

Requirements

6. *A use or development specified in column 1 of the table to this clause is to provide the number of car parking spaces (rounded up to the next whole number) required for that development and is to be calculated in accordance with the formula specified opposite in column 2 or, if the development is within Zone CB in Darwin, column 3.*

Complies with purpose of the code. The development is an undefined use and therefore the table to this clause does not provide a requisite number of parking spaces. The development proposes 20 car parking spaces total, with 5 being provided to cater for staff and drop offs and located along the eastern boundary of the site, adjacent the laundry/ablution block. The balance of 15 car park spaces are allocated for visitors/users of the premises. Within this total, two of the car parking spaces are reserved for disabled permits.

The proposal includes 4 units housing 4-5 persons in each unit, a total of 16-20 persons, and also individual swag shelters 6-12 persons maximum at one time. Overall visitor capacity is 20-30 persons, dependent on swag shelter use. The staff numbers will vary between 4 and 6 persons.

The staff numbers will vary between 4 and 6 persons. The proposed car parking spaces for staff provides 2 car parking space per unit.

5.5.3 Clause 5.2.4.4 – Parking Layout

Purpose

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

Administration

1. The consent authority may consent to a car parking area that is not in accordance with sub-clause 4 if it is satisfied that the non-compliance will not:

- (a) result in adverse impacts on the local road network or internal functionality of the car parking area; and*
- (b) unreasonably impact on the amenity of the surrounding locality.*

2. 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.

Requirements

3. A car parking area is to be established, used and maintained for the purpose of vehicle parking only.

Complies. The car parking area will be established, used and maintained for the purpose of vehicle parking only.

4. A car parking area is to:

- (c) be of a suitable gradient for safe and convenient parking;*

Complies. The car park will be of a suitable gradient for safe and convenient parking.

- (d) be sealed and well drained;*

Partially complies. A majority of the car parking area will be sealed and well drained with the additional car parking area adjacent to the ablution block to be compacted earth. The additional car parking area seeks a compacted earth finish. Any adverse amenity impact of this surface finish during the drier months will be mitigated by regular wetting down/dust suppressing activity by the operator.

- (e) be functional and provide separate access to every car parking space;*

Complies. The car parking area will be functional and provide separate access to every car parking space via the proposed driveway layout of 90 degree car parks located on one side of the driveway. Some additional space is provided at the end of the car parking area, as per plans contained in Attachment A. A turning bay area is provided, however noting that the car parking area will not be highly frequented by the public, with only specific visitors attending the property.

(f) limit the number of access points to the road;

Complies. The car parking area will only be accessible via one driveway connected to the proposed new access road for the property.

(g) allow a vehicle to enter from and exit to a road in a forward gear;

Complies. The car parking area allows a vehicle to enter from and exit to a road in a forward gear by providing a 6-metre driveway and additional space at the end of both driveways after the car parking spaces.

(h) maximise sight lines for drivers entering or exiting the car parking area;

Complies. Sight lines are maximised by allowing for one intersection point at the only driveway entrance for the car parking area and allowing for car spaces to be located on one side of the driveway, minimising the amount of cars entering and exiting from different locations.

(i) be not less than 3m from a road, and the area between the car parking area and the road is to be landscaped with species designed to lessen the visual impact of the car parking area;

Complies. The car parking area is 1.6 metres from the new access road on the northern boundary and will be landscaped with native vegetation on the northern boundary. The car parking area on the eastern boundary does not have landscaping.

(j) be in accordance with the dimensions set out in the diagram to this clause;

Complies. The diagram to clause demonstrates car parking spaces must be 5.5 metres in length and 2.5 metres wide. The car parking spaces proposed are in accordance with the dimensions set out in the diagram to this clause, providing 5.5 metres by 2.5 metres car parking spaces.

(k) have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow;

Complies. The proposed driveway on the eastern boundary is 6 metres and the northern boundary driveway is 6.5 metres, allowing for two-way traffic.

(l) and be designed so that parking spaces at the end of and perpendicular to a driveway be 3.5m wide or so that the driveway projects 1m beyond the last parking space.

Complies.

5. Despite sub-clause 4, dust suppression may be an acceptable alternative to sealed surfaces in non-urban areas.

Not applicable.

5.5.4 Clause 5.2.5 – Loading Bays

Purpose

Provide for the loading and unloading of vehicles associated with the use of land.

Administration

1. *The consent authority may consent to a use or 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 the zone purpose and outcomes, and that the non-compliance will not result in adverse impacts on the local road network nor the number or availability of car parking spaces.*

Requirements

2. *Bar-public, club, emergency services facility, exhibition centre, food premises (fast food outlet and restaurant), hospital, hotel/motel, industry-general, industry-light, nightclub entertainment venue, office, place of assembly, shop, shopping centre, showroom sales, transport terminal or warehouse use or development on a site must provide areas wholly within the site for loading and unloading of vehicles at the ratio of:*
 - (a) *if for a bar-public, club, emergency services facility, hospital, hotel/motel, industry-general, industry-light, nightclub entertainment venue, showroom sales, transport terminal or warehouse development:*
 - i. *1 loading bay for a single occupation of a net floor area of 10 000m² or less; and*
 - ii. *1 loading bay for every 5000m² of net floor area or part thereof in excess of 10 000m²;*

or
 - (b) *if for an exhibition centre, food premises (fast food outlet and restaurant) office, place of assembly, shop or shopping centre development, 1 loading bay for every 2000m² of the total net floor area.*

Not applicable – The Office use is ancillary.

3. *A loading bay is to:*
 - (a) *be at least 7.5m by 3.5m;*
 - (b) *have a clearance of at least 4m; and*
 - (c) *have access that is adequate for its purpose.*

Not applicable – No loading bay required for ancillary office and undefined use.

5.6 Clause 5.2.6 - Landscaping

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 4 and 5, 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;*

The planting is focused along the boundary of the property and within the open spaces of the property which includes street frontage and side setbacks, the playground, basketball court, swag shelters and barbeque area.

- (b) *it maximises efficient use of water and is appropriate to the local climate;*

Complies. The landscaping proposed will use native vegetation, irrigated and non-irrigated grass, which is appropriate to the local climate and maximises efficient use of water.

- (c) *it takes into account the existing streetscape, or any landscape strategy in relation to the area;*

Complies. The development takes into account the existing streetscape, involving vegetation on the southern boundary of the property, where the new road reserve is proposed.

- (d) *significant trees and vegetation that contribute to the character and **amenity** of the **site** and the streetscape are retained;*

Complies. All vegetation on the subject site will be cleared, however, the landscaping plans incorporate native vegetation to be used on the site boundaries, surrounding the proposed buildings.

- (e) *energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;*

Complies. All proposed areas are shaded with roofs that allow for sun infiltration and all windows face north and south, accommodating for shade and sunlight needs at varying times of the year.

- (f) *the layout and choice of plants permits surveillance of public and communal areas; and*

Complies. The layout and choice of plants permits surveillance of public and communal areas. Native vegetation schedule of planting is outlined in **Figure 3** below:

LANDSCAPE PLANT SCHEDULE

Botanical Name	Common Name	Mature height (mm)	Mature Width (mm)	Pot Size	Quantity
<i>Acacia alleniana</i>	Allen's Acacia	3000	1500	300mm pot	9
<i>Acacia aneura</i>	Mulga	6000	4000	300mm pot	20
<i>Albizia lebbbeck</i>	Rain Tree	20000	15000	25ltr	6
<i>Atalaya hemiglauca</i>	Whitewood	6000	4000	300mm pot	6
<i>Brachychilton gregorii</i>	Desert Kurrajong	10000	6000	25ltr	17
<i>Callistemon Kings Park Special</i>	Callistemon Kings Park Special	12000	8000	300mm pot	14
<i>Corymbia apparrerinja</i>	Ghost Gum	8000	10000	300mm pot	8
<i>Corymbia opaca</i>	Bollodwood	8000	4000	300mm pot	13
<i>Delonix regia</i>	Poinciana	15000	10000	25ltr	8
<i>Dodonia viscosa</i>	Sticky Hopbush	2000	1000	300mm pot	11
<i>Eremophila aurea</i>	Yellow Fuschia	300	1000	300mm pot	10
<i>Eremophila goodwinii</i>	Purple Fuchia Bush	1000	1000	300mm pot	10
<i>Eucalyptus thozetiana</i>	Thozets Box	10000	6000	300mm pot	6
<i>Indigofera basedowii</i>	Basedows Indigo	1000	1000	300mm pot	4
<i>Lomandra longifolia</i>	Spiny-headed Mat-Rush	800	1100	300mm pot	14
<i>Melaleuca bracteata</i>	Black Teatree	4000	3000	300mm pot	36
<i>Melaleuca faucicola</i>	Desert Bottlebrush	3000	2500	300mm pot	33
<i>Melaleuca linariifolia Pink Tips</i>	Honey myrtle	2000	2000	300mm pot	20
<i>Melaleuca revolution green</i>	Flax-leaved Paperbark	10000	5000	300mm pot	3
<i>Senna spectabilis</i>	Cassia	4000	3000	300mm pot	19

Figure 3 – Native Vegetation Planting Schedule

(g) *it facilitates on-site infiltration of stormwater run-off.*

Complies. The proposal facilitates for on-site infiltration of stormwater run-off by providing vegetation throughout the site.

- 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.

Complies. The proposal seeks to provide 60% of the site for landscaping through the inclusion of native vegetation, irrigated and non-irrigated grass (dryland grass) which meets the minimum 30% requirement.

- In Zones LI, GI and DV all street frontages, except access driveways or footpaths, are to be landscaped to a minimum depth of 3m.

Not applicable.

- The quality and extent of the landscaping consented to must be maintained for the life of the development.

Complies. The landscaping proposed will be maintained for the life of the development.

5.6 Specific Development Requirements

5.6.1 Clause 5.4.7 – Communal Open Space

Purpose

Ensure that suitable areas for communal open space are provided for dwellings-group, dwellings-multiple, residential care facilities and rooming accommodation.

Administration

- 1. This clause does not apply to dwelling-group or dwelling-multiple where each dwelling has direct and independent access to private open space at ground level.*
- 2. The consent authority may consent to a dwelling-multiple comprising serviced apartments in Zone TC that is not in accordance with sub-clause 3 only if it is satisfied it is consistent with the purpose of this clause and that the private open space associated with each dwelling provides appropriate opportunities for outdoor activities.*

Requirements

- 3. A minimum of 15% of the site, being not less than 6m wide at any point, is to be communal open space.*

Complies. A minimum of 15% of the internal section of the subject site will be communal space and will not be less than 6 metres wide.

- 4. The design of the communal open space should address:
(b) the overall dwelling density proposed for the site;*

Complies. The design of the communal open space provides various sports, recreational, cultural, entertainment and leisure pursuits to accommodate for the overall density proposed for the site.

- (c) the proximity and quality of alternative private or public open space;*

Complies. The communal open space will be located in the centre of the subject site and expand towards the front and sides of the units, connected by a footpath. The communal open space will be constructed and maintained using high quality durable materials.

- (d) the need to clearly distinguish communal open space from private and public open space and the need to maintain the reasonable privacy of nearby dwellings;*

Complies. The design is distinguishable as communal open space as it is not publicly accessible and provides open space for the community accommodation facility.

- (e) the type of activities to be provided for;*

Complies. The activities provided within the communal open space involve a playground, basketball court, ancillary recreation building, swag shelters, fire pit and barbeque facilities.

(f) the projected needs of children for outdoor play;

Complies. The playground and basketball court provide adequate facilities for the projected needs of children for outdoor play.

(g) the provision of landscaping and shade;

Complies. The playground, swag shelters and recreational building will be fully shaded with awnings, and the basketball court will be partially shaded in the hoop area by an awning. Landscaping surrounding the communal open spaces will also provide shade throughout the day.

(h) safety issues including lighting and informal surveillance;

Complies. Appropriate landscaping and the location of the communal open space in the centre of the subject site surrounded by buildings and shelters will deter antisocial behaviours and provide informal/passive surveillance of the subject site.

(i) on-site traffic circulation; and

Not applicable – the communal open space is not accessible via a motorised vehicle.

(j) future maintenance and management requirements.

Complies. The communal open space will be maintained and managed to the applicable requirements.

5.6.2 Clause 5.4.8 – Building Design for Dwelling-group, Dwelling-multiple, Rooming Accommodation and Residential Care Facility

Purpose

Promote site-responsive designs for dwelling-group, dwelling-multiple, 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.*

Complies. The front and back of the units face north and south, avoiding direct sunlight infiltration through these windows. The eastern and western sides of the units do not have windows, reducing the amount of heat loading on the units.

- 4. Minimise expanses of walls by varying building heights, building setbacks and façades.*

Complies. Expanses of walls have been minimised by building setbacks from the lot boundary and the incorporation of brown blockwork and horizontal grey cladding for the façade.

- 5. Locate air conditioners where they are accessible for servicing.*

Complies. Air Conditioning Units and compressors are located in easily serviceable locations on the eastern/western elevations of the units.

- 6. Conceal service ducts, pipes, air conditioners, air conditioning plants etc.*

Complies. All services will be appropriately concealed.

- 7. Avoid overlooking of private open spaces and habitable rooms of adjacent residences on the same and adjacent sites.*

Complies. Overlooking of habitable rooms of adjacent units on the same site will be avoided by implementing landscaping and allowing for sufficient distance between each unit.

- 8. Locate bedrooms and private open spaces away from noise sources.*

Complies. The bedrooms are located away from the communal open space and are appropriately setback from the lot boundary, providing distance from noise sources.

- 9. Control its own noise sources and minimise the transmission of noise between dwellings.*

Complies. Transmission of noise will be minimised between units by providing a reasonable distance between units and using materials that limit noise intrusion and travel.

- 10. Where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction.*

Complies. Some units are close to Udall Road, however, they are setback from the lot boundary and will be protected from noise intrusion via the implementation of landscaping between Udall Road and the units and the use of appropriate construction materials to minimise noise impacts.

11. *Balance the achievement of visual and acoustic privacy with passive climate control features.*

Complies. The achievement of visual and acoustic privacy can be balanced with passive climate control features by using materials which help cool the units, provide cross-ventilation by placing the windows on the front and back of the units, and positioning the windows to face north and south to avoid direct sunlight infiltration.

12. *Allow breeze penetration and circulation.*

Complies. Breeze penetration and circulation is allowed by positioning windows on the front and back of the units.

13. *Minimise use of reflective surfaces.*

Not applicable – no reflective surfaces are proposed for this development.

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

Not applicable – no proposed balconies for this development.

6.6.3 Clause 5.5.3 – Commercial and Other Development in Zone CP

Purpose

Promote site-responsive designs of commercial, civic, community, recreational, tourist and mixed use developments which are attractive and pleasant and contribute to a safe environment.

Administration

1. *A development application must, in addition to the matters described in sub-clauses 2-16, demonstrate consideration of and the consent authority is to have regard to the Community Safety Design Guide (as amended from time to time) produced by the Department of Lands and Planning.*

Complies. An assessment against the relevant provisions within the 2010 Community Safety Design NTG document has been undertaken in the below table:

Community Safety Design Guide	
DEVELOPMENT ISSUE	DESIGN RESPONSES TO DOCUMENT GUIDANCE
SIGHTLINES	<ul style="list-style-type: none"> • Openings (doors and windows) have been orientated to overlook public and communal spaces within the development such as the playground, fire pit seating area, recreational courts and communal kitchens. • Proposed perimeter fencing is visually permeable.
DESIGN OF BUILDING EXTERIORS & OPENINGS	<ul style="list-style-type: none"> • All proposed entrances to the units are lit, articulated, secure and orientated to face a public or communal space.

	<ul style="list-style-type: none"> • No entrapment opportunities exist in the site functionality plan. • The car parking areas are well lit and secure. • The proposal's entrance and facade limits opportunities for concealment and entrapment. • Good neighbour fencing and anti climb aluminium mesh provide fencing of up to 2100 AGL. The design of these fencing elements are so that they do not provide 'ladders' to the site.
MOVEMENT PREDICTORS & ENTRAPMENTS LOCATIONS	<ul style="list-style-type: none"> • There are no visual or physical entrapment opportunities in the proposed design lay out due to the retention of sightlines among carefully placed built forms and use of appropriate shrubbery. • Clear sightlines and adequate lighting where movement predictors can not be avoided have been provided. • The site has been designed in a circular manner to ensure all paths are retained within the sightline of visitors and staff at all times while ensuring that predictable routes are clearly visible from the surrounding area and provide potential alternative routes for avoidance or escape. • The proposed vegetation does not provide concealment opportunities on the site due to the species selections.
SIGNAGE & WAYFINDING	<ul style="list-style-type: none"> • Clear signage is proposed to assist in visitor identification of key amenity areas such as kitchens, ablutions/laundry admin building, car parking, rubbish enclosure and unit locations. • The design brief for this proposal has been cognisant of visible, concise, vandal proof and easily maintained structures. • Illuminated signage will be provided for night use, ensuring vegetation does not obstruct visibility. • The use of pavement treatments (including material, colour, texture and patterns) has been used to delineate boundaries, activity use and direction.
RESIDENTIAL	<ul style="list-style-type: none"> • Long sightlines across the centre of the site are enabled within the proposal to increase surveillance and 'way finding' abilities. • All proposed unit facades that face the public realm include habitable rooms and openings for passive surveillance. • Units have been orientated to face parks and open spaces to ensure passive surveillance.
CAR PARKING	<p>Lighting</p> <ul style="list-style-type: none"> • Proposed lighting is appropriate for a pedestrian scale, provides wide beams of illumination and is vandal resistant. • Consistent lighting levels across pedestrian access paths, parking bays,

	<p>and circulation lanes are provided to ensure that there are no dark spots and that shadows are reduced.</p> <ul style="list-style-type: none"> • The proposed lighting system to be active at all hours of operation. • Ensure that pedestrian access points are well lit. • Design lift areas and stairwells in parking buildings to provide the maximum opportunities for clear sightlines and passive surveillance. Use reinforced glass panels or steel mesh wherever possible to improve sightlines and surveillance opportunities. • Maximise clear sightlines into and within car parks. Solid fencing, mature shrubs and high branching trees are not proposed to avoid obstruction of sightlines.
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Requirements

2. *Preserve vistas along streets to buildings and places of architectural, landscape or cultural significance.*

Not applicable – the immediate area does not provide places of architectural significance, however an AAPA Certificate has been obtained (23 December 2020) and is attached (see Attachment D)

3. *Be sympathetic to the character of buildings in the immediate vicinity.*

Complies. The development will be sympathetic to the character of the buildings in the immediate vicinity by using colours that reflect the natural environment and using a built form similar to existing developments.

4. *Minimise expanses of blank walls.*

Complies. The expanse of blank walls has been minimised by placing windows and doors on the larger expanse wall of the units and office area, and providing articulation to blank walls by the use of brown blockwork or grey horizontal cladding. The remaining blank walls do not decrease safety and affect passive surveillance of the subject site.

5. *Add variety and interest at street level and low passive surveillance of public spaces.*

Complies. The development will add variety and interest at street level by providing appropriate landscaping that reflects the area and contribute to low passive surveillance of public spaces through the providing community outdoor facilities.

6. *Maximise energy efficiency through passive climate control measures.*

Complies. The development will maximise energy efficiency by siting the proposed buildings' fenestrated walls in a north and south orientation, avoiding direct sunlight. The construction of the buildings will also provide passive

climate control measures by using lighter colours to absorb and retain less heat, using insulation to minimise retention of latent heat, and allow for cross ventilation through windows on the northern and southern sides of the buildings.

7. Control on-site noise sources and minimise noise intrusion.

Complies. Noise sources and intrusion will be controlled and minimised via the distance between buildings and the materials used for construction.

8. Conceal service ducts, pipes, air conditioners, air conditioning plants etc.

Complies. All exposed services will be concealed.

9. Minimise use of reflective surfaces.

Complies. The use of reflective surfaces is not proposed for this development.

10. Provide safe and convenient movement of vehicles and pedestrians to and from the site.

Complies. The safe and convenient movement of pedestrians is provided with the inclusion of pathways connecting all buildings, ancillary uses and the car parking area within the subject site. The site usage plan in **Attachment A** reflects the newly proposed pedestrian connection pathway that connects the new access road to the facility.

11. Provide convenient pedestrian links (incorporating access for the disabled) to other buildings and public spaces.

Complies. Convenient pedestrian links have been provided to buildings via the proposed pathways, and the disabled car parking spaces are positioned either in front of the admin office on the northern boundary or in front of a covered pathway which leads to the admin office on the southern boundary.

12. Provide protection for pedestrians from sun and rain.

Complies. The proposed pathways are partially covered around the ablution, recreation and kitchen buildings to provide protection for pedestrians from sun and rain. Furthermore, the proposal includes shelters around the fire pits to provide addition protection.

13. Provide for loading and unloading of delivery vehicles and for refuse collection.

Not applicable – no loading bays are proposed.

14. Provide landscaping to reduce the visual impact and provide shade and screening of open expanses of pavement and car parking.

Complies. Landscaping will be provided to reduce the visual impact from the road and other properties and will also provide shading and screening of the proposed open spaces and some sections of the footpath.

15. Provide facilities, including public toilets, child minding facilities, parenting rooms and the like where the size of the development warrants such facilities.

Complies. Public toilets are not applicable to the development as the subject site will not be easily accessible for the public. The nature of the development is community accommodation, thus not requiring separate child minding facilities and parenting rooms as the visitors are able to supervise and take care of their children in the proposed units.

16. Provide bicycle access, storage facilities and shower facilities.

Complies. The proposal provides 8 bike parks within the development. Staff storage facilities exist within the main administration building while the ablution block provides ample shower facilities.

6.0 Section 46(3)(b) – Interim Development Control Order

There are no Interim Development Control Orders currently applicable to the subject land.

7.0 Section 46(3)(c) – Referral to the NT EPA

Section 48 of the *Environmental Protection Act 2019* (EPA Act) requires a project be referred to the NT Environmental Protection Authority (NT EPA) for a standard assessment if it has the potential to have a significant impact on the environment or meets a referral trigger. An asbestos management plan and register exist for the site, in addition to a Geotechnical report were commissioned in 2022-2023 (as part of the civil works associated DP DP22/0062). No site contamination was identified. For the reasons contained within this report, referral under the EPA Act is not likely to be required.

8.0 Section 46(3)(d) – Merits of Proposed Development

The proposed development enacts the intent of previous subdivision and rezoning approvals by the NT Government and the Tennant Creek local community. The provision of community accommodation that is designed in a culturally sensitive manner, using durable and high-quality construction materials to provide a safe lodging and cater for transient remote community visitors achieve the site's land use potential and vision to support services within the township of Tennant Creek.

9.0 Section 46(3)(e) – Subject Land, Suitability of Development and Effect on Other Land

Sections 3 and **4** of this report detail the subject land and its locality, and **Section 6** considers the potential impact on surrounding land. Given the nature of the subject land and surrounding locality, as well as Public Consultation undertaken to date by the Barkly Regional Deal (February 2023), and Community consultations for the Visitor Park that occurred in working group meetings as well as in broader and targeted community consultations the proposed development is considered suitable.

10.0 Section 46(3)(f) – Public Facilities and Open Space

The proposal is not required by the Scheme to provide any additional public facilities or public open space.

11.0 Section 46(3)(g) – Public Utilities and Infrastructure

The site is soon to be connected to reticulated power, water and sewerage, as part of DP22/0062. Any upgrades to service capacity to accommodate the proposed development can occur as part of the construction process, in accordance with the requirements of the service providers.

12.0 Section 46(3)(h) – Impact on Amenity

The location of the site is within a larger multi zoned site created to cater and accommodate for the needs of visitors and residents of Tennant Creek. The site is sufficiently buffered through the use of landscaping from nearby sites and the accommodation provided onsite has been appropriately sited and set back from the lot boundaries to ameliorate any amenity impacts.

13.0 Section 46(3)(j) – Benefit/Detriment to Public Interest

Section 51 of the Act requires the consent authority to consider whether the proposal is in the public interest with specific consideration given to (where relevant) how the application addresses community safety through crime prevention principles in design, water safety, and access for persons with disabilities.

In response to these matters:

- the land is proposed to be connected to reticulated water supply and will therefore not impact on water security; and
- it is understood the proposal will be required to comply with the access requirements outlined in **Section 23** (Access to Premises) of the *Disability Discrimination Act 1992*;

More broadly, the proposed development responds to an identified need for safe, well designed, environmentally sustainable accommodation for remote community visitors to Tennant Creek.

14.0 Section 46(3)(k) – Compliance with the Building Act

The application does not comprise any form of subdivision. Accordingly, **Section 46(3)(k)** is not applicable.

15.0 Section 46(3)(l) – Development of Scheme Land

The application does not comprise the subdivision of land under a unit titles scheme. Accordingly, **Section 46(3)(l)** is not applicable.

16.0 Conclusion

The proposal is for an undefined use (community accommodation facility) at 33 Leichhardt Street, Tennant Creek, NT. The subject site for this development is located within Zone CP (Community Purpose) of the Scheme on larger multi zone site. The proposed use is considered “undefined” which is identified in the assessment table at Clause 1.8(1)(c)(i) as **Impact Assessable**. The land use includes ancillary uses that support the community use of the site.

This application has been prepared in accordance with Section 46(3) of the Act and includes an assessment of the proposal against the Scheme. The proposal is:

- not subject to assessment against any overlays;
- consistent with the zone purpose and zone outcomes of Zone CP; and
- generally compliant with the relevant development requirements.

The proposal warrants support as it relates to the ongoing provision of safe accommodation to travelling indigenous persons from remote communities enabling access to essential services, within Tennant Creek.



Gerard Rosse
Cunnington Rosse Town Planning and Consulting

LAND OWNER/S AUTHORISATION TO LODGE A DEVELOPMENT APPLICATION UNDER THE PLANNING ACT 1999

signatures from ALL landowners registered on the land title must be provided

The owners and/or persons duly authorised as signatory on behalf of the landowner**, hereby authorise:		
NAME (please print)	Brad Cunnington, Cunnington Rosse Town Planning	
Contact number:	Ph:	Mob: 0427 796 140
to lodge a development application under the <i>Planning Act 1999</i> over the property described as:		
LOT/ NT PORTION:	Lot 01238 Town of Tennant Creek	
LOCATION/TOWN	Town of Tennant Creek	
STREET ADDRESS:	33 Leichhardt Street, Tennant Creek	
PROPOSED DEVELOPMENT:	Visitor Accommodation Facility	

OWNERS SIGNATURE :		
NAME: (please print)	Jamie Orr, authorised signatory for and on behalf of the Department of Infrastructure, Planning and Logistics	
TITLE: (ie. company director/secretary)	Owner	
Contact number:	Ph: 895 19250	Mob:
DATE:	02 / 01 / 2024	

OWNERS SIGNATURE :	N/A	
NAME (please print)	N/A	
TITLE: (ie. company director/secretary)	Owner	
Contact number:	Ph:	Mob:
DATE:	/ /	

LANDSCAPE PLANT SCHEDULE

Botanical Name	Common Name	Mature height (mm)	Mature Width (mm)	Pot Size	Quantity
<i>Acacia aneura</i>	Mulga	6000	4000	300mm pot	2
<i>Acacia hilliana</i>	Flying saucer wattle	300	1000	300mm pot	10
<i>Albizzia lebeck</i>	Raintree	15000	10000	25ltr	2
<i>Brachychiton diversifolius</i>	Northern Kurrajong	10000	6000	25ltr	10
<i>Callistemon Kings Park Special</i>	Callistemon Kings Park Special	12000	8000	300mm pot	4
<i>Corymbia apparrerinja</i>	Ghost Gum	8000	10000	300mm pot	17
<i>Corymbia opaca</i>	Bollodwood	8000	4000	300mm pot	4
<i>Eremophila macdonnellii</i>	Desert Fuschia	2000	1500	300mm pot	30
<i>Eremophila Longifolia</i>	Dogwood	2000	1500	300mm pot	8
<i>Eremophila aurea</i>	Yellow Fuschia	300	1000	300mm pot	9
<i>Eremophila christophori</i>	Dolomite Fuschia	2000	2000	300mm pot	7
<i>Eucalyptus thozetiana</i>	Thozets Box	10000	6000	300mm pot	3
<i>Eucalyptus microtheca</i>	Coolibah	10000	8000	25ltr	8
<i>Melaleuca argentia</i>	Paperbark	15000	8000	25ltr	8
<i>Melaleuca faucicola</i>	Desert Bottlebrush	3000	2500	300mm pot	9



ACACIA ANEURA



ACACIA HILLIANA



CALLISTEMON KINGS PARK SPECIAL



CORYMBIA APARRERINJA



CORYMBIA OPACA



EREMOPHYLLA MACDONNELLII



EREMOPHYLLA LONGIFOLIA



EREMOPHYLLA AUREA



EREMOPHYLLA CHRISTOPHERI



EUCALYPTUS THOZETIANA



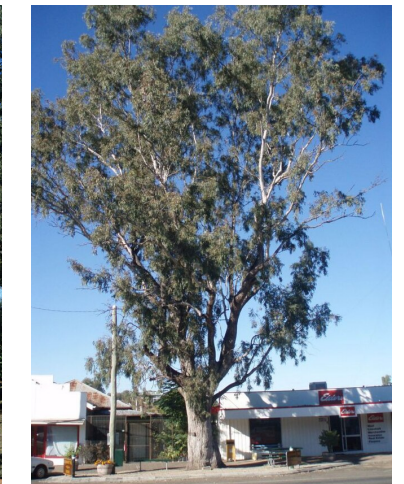
MELALEUCA FAUCICOLA



BRACHYCHITON DIVERSIFOLIUS



MELALEUCA ARGENTIA



EUCALYPTUS MICROTHEA



ALBIZZIA LEBBECK

D	FOR DA APPROVAL	17/07/24	FE	UPD
C	FOR REVIEW	22/03/24	FE	UPD
B	FOR REVIEW	09/02/24	FE	UPD
A	FOR REVIEW	07/02/24	FE	UPD
No.	DESCRIPTION	DATE	INIT.	COMPANY
AMENDMENTS				

STRUCTURAL ENGINEERING: ADG
 CIVIL DESIGN: ADG
 ELECTRICAL SERVICES: WSP
 MECHANICAL SERVICES: WSP
 HYDRAULIC ENGINEERING: WSP
 BUILDING CERTIFIER: WSP
 LANDSCAPE DESIGN: UPD
 QUANTITY SURVEYOR: DSQS
 PROJECT MANAGER: ALA
 FIRE SERVICES: WSP

**ASHFORD
 LAMAYA
 ARCHITECTS**

Drawn
F. EDDLESTON
 Date: 17/07/2024
 Designed
F. EDDLESTON
 Date: 17/07/2024
 Design Project Leader
M.PILLA
 Date: 17/07/2024

Checked
D.BRIDGMAN
 Date: 17/07/2024
 Checked
D.BRIDGMAN
 Date: 17/07/2024
 NTG Project Manager
A.Walker
 Date: 17/07/2024

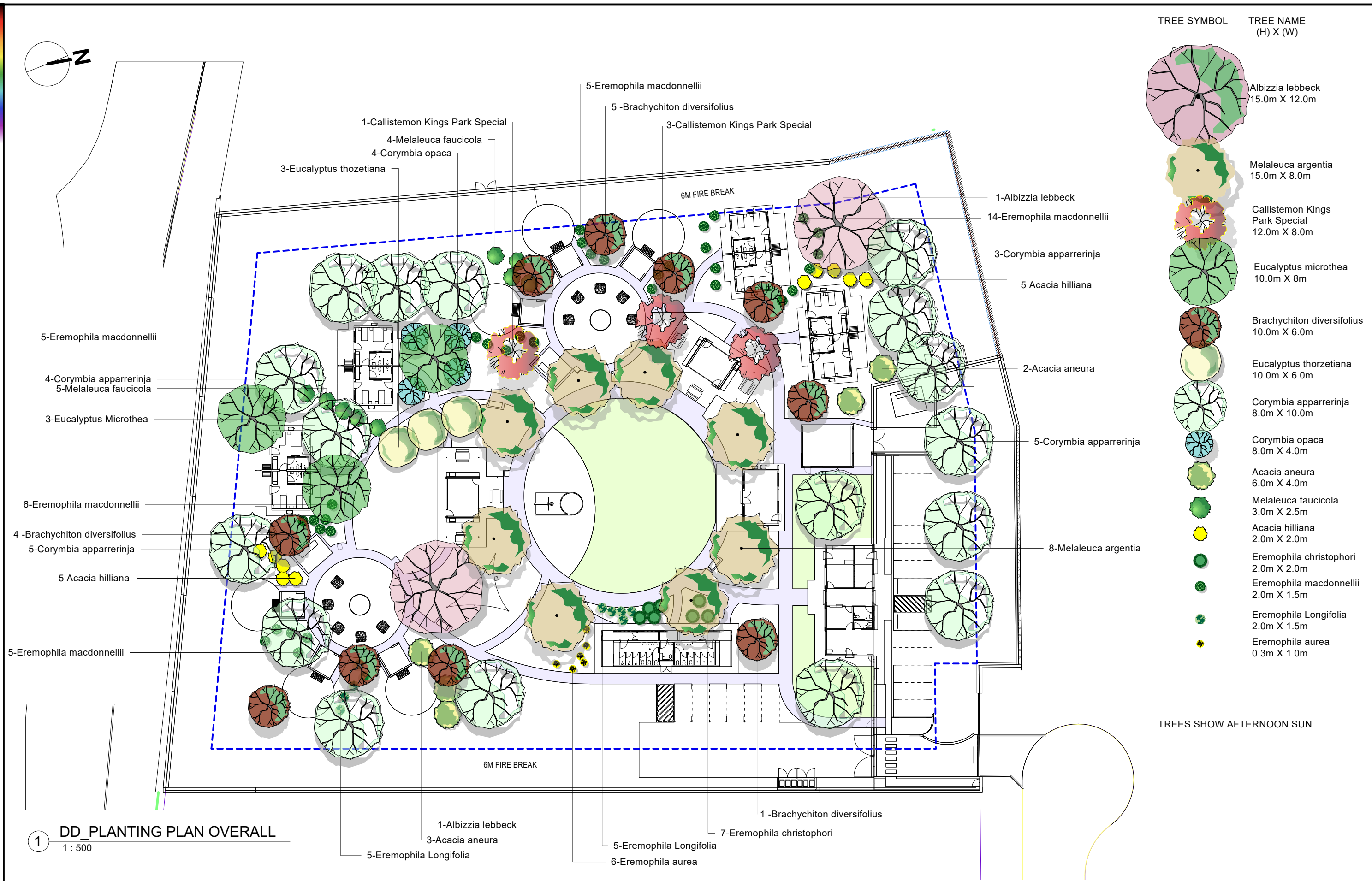
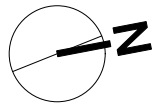


TENNANT CREEK
 UDALL ROAD, TENNANT CREEK, NT

TENNANT CREEK VISITORS CENTRE
 LANDSCAPE PLANTING SCHEME

NTG Project No. HOT39160	NTG Asset No. 00340	Sheet Reference SK01 - OF 06	NTG Drawing No. B22-XXXXX	Amendment A1
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PRINT IN COLOUR



1 DD_PLANTING PLAN OVERALL
1 : 500

D	FOR DA APPROVAL	17/07/24	FE	UPD
C	FOR REVIEW	22/03/24	FE	UPD
B	FOR REVIEW	09/02/24	FE	UPD
A	FOR REVIEW	07/02/24	FE	UPD
No.	DESCRIPTION	DATE	INIT.	COMPANY
AMENDMENTS				

STRUCTURAL ENGINEERING: ADG
 CIVIL DESIGN: ADG
 ELECTRICAL SERVICES: WSP
 MECHANICAL SERVICES: WSP
 HYDRAULIC ENGINEERING: WSP
 BUILDING CERTIFIER: WSP
 LANDSCAPE DESIGN: UPD
 QUANTITY SURVEYOR: DSQS
 PROJECT MANAGER: ALA
 FIRE SERVICES: WSP

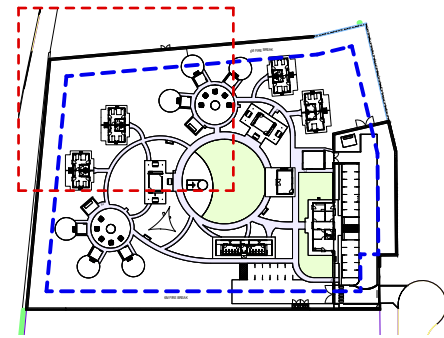


Drawn: F. EDDLESTON
 Date: 17/07/2024
 Checked: D. BRIDGMAN
 Date: 17/07/2024
 Designed: F. EDDLESTON
 Date: 17/07/2024
 Design Project Leader: M. PILLA
 Date: 17/07/2024
 NTG Project Manager: A. Walker
 Date: 17/07/2024



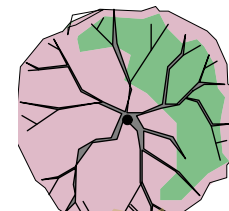







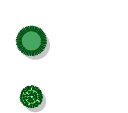
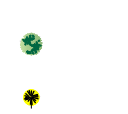


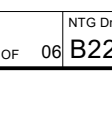
TENNANT CREEK UDALL ROAD, TENNANT CREEK, NT				
TENNANT CREEK VISITORS CENTRE LANDSCAPE PLANTING SCHEME				
NTG Project No. HOT39160	NTG Asset No. 00340	Sheet Reference SK02 - OF 06	NTG Drawing No. B22-XXXXX	Amendment D
				A1

1-Callistemon Kings Park Special
 4-Melaleuca faucicola
 4-Corymbia opaca
 3-Eucalyptus thozetiana
 5-Eremophila macdonnellii
 4-Corymbia apparrerinja
 5-Melaleuca faucicola
 3-Eucalyptus Microthea



KEY PLAN

TREE SYMBOL TREE NAME (H) X (W)

-  Albizzia lebbeck
15.0m X 12.0m
-  Melaleuca argentic
15.0m X 8.0m
-  Callistemon Kings Park Special
12.0m X 8.0m
-  Eucalyptus microthea
10.0m X 8m
-  Brachychiton diversifolius
10.0m X 6.0m
-  Eucalyptus thozetiana
10.0m X 6.0m
-  Corymbia apparrerinja
8.0m X 10.0m
-  Corymbia opaca
8.0m X 4.0m
-  Acacia aneura
6.0m X 4.0m
-  Melaleuca faucicola
3.0m X 2.5m
-  Acacia hilliana
2.0m X 2.0m
-  Eremophila christophori
2.0m X 2.0m
-  Eremophila macdonnellii
2.0m X 1.5m
- Eremophila Longifolia
2.0m X 1.5m
- Eremophila aurea
0.3m X 1.0m

D	FOR DA APPROVAL	17/07/24	FE	UPD
C	FOR REVIEW	22/03/24	FE	UPD
B	FOR REVIEW	09/02/24	FE	UPD
A	FOR REVIEW	07/02/24	FE	UPD
No.	DESCRIPTION	DATE	INIT.	COMPANY
AMENDMENTS				

STRUCTURAL ENGINEERING: ADG
 CIVIL DESIGN: ADG
 ELECTRICAL SERVICES: WSP
 MECHANICAL SERVICES: WSP
 HYDRAULIC ENGINEERING: WSP
 BUILDING CERTIFIER: WSP
 LANDSCAPE DESIGN: UPD
 QUANTITY SURVEYOR: DSQS
 PROJECT MANAGER: ALA
 FIRE SERVICES: WSP



Drawn: F. EDDLESTON
 Date: 17/07/2024
 Checked: D. BRIDGMAN
 Date: 17/07/2024
 Design Project Leader: M. PILLA
 Date: 17/07/2024
 NTG Project Manager: A. Walker
 Date: 17/07/2024



TENNANT CREEK
 UDALL ROAD, TENNANT CREEK, NT

TENNANT CREEK VISITORS CENTRE
 LANDSCAPE PLANTING SCHEME 1 OF 4

NTG Project No. HOT39160	NTG Asset No. 00340	Sheet Reference SK03 - OF 06	NTG Drawing No. B22-XXXXX	Amendment D	A1
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PRINT IN COLOUR

5-Eremophila macdonnellii

5 -Brachychiton diversifolius

3-Callistemon Kings Park Special

6M FIRE BREAK

1-Albizzia lebbeck

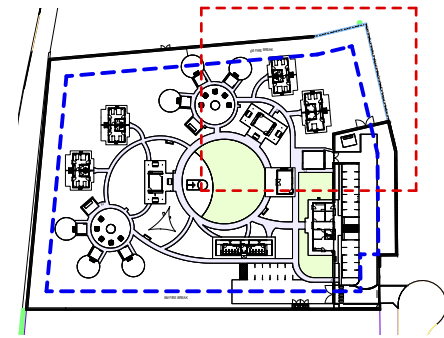
14-Eremophila macdonnellii

3-Corymbia apparrerinja

5 Acacia hilliana

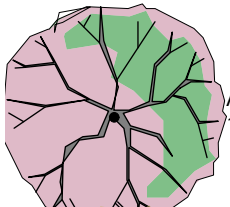











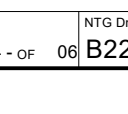
2-Acacia aneura

5-Corymbia apparrerinja



KEY PLAN

TREE SYMBOL TREE NAME (H) X (W)

-  Albizzia lebbeck
15.0m X 12.0m
-  Melaleuca argentea
15.0m X 8.0m
-  Callistemon Kings Park Special
12.0m X 8.0m
-  Eucalyptus microthea
10.0m X 8m
-  Brachychiton diversifolius
10.0m X 6.0m
-  Eucalyptus thorzetiana
10.0m X 6.0m
-  Corymbia apparrerinja
8.0m X 10.0m
-  Corymbia opaca
8.0m X 4.0m
-  Acacia aneura
6.0m X 4.0m
-  Melaleuca faucicola
3.0m X 2.5m
-  Acacia hilliana
2.0m X 2.0m
-  Eremophila christophori
2.0m X 2.0m
-  Eremophila macdonnellii
2.0m X 1.5m
- Eremophila Longifolia
2.0m X 1.5m
- Eremophila aurea
0.3m X 1.0m

D	FOR DA APPROVAL	17/07/24	FE	UPD
C	FOR REVIEW	22/03/24	FE	UPD
B	FOR REVIEW	09/02/24	FE	UPD
A	FOR REVIEW	07/02/24	FE	UPD
No.	DESCRIPTION	DATE	INIT.	COMPANY
AMENDMENTS				

STRUCTURAL ENGINEERING: ADG
 CIVIL DESIGN: ADG
 ELECTRICAL SERVICES: WSP
 MECHANICAL SERVICES: WSP
 HYDRAULIC ENGINEERING: WSP
 BUILDING CERTIFIER: WSP
 LANDSCAPE DESIGN: UPD
 QUANTITY SURVEYOR: DSQS
 PROJECT MANAGER: ALA
 FIRE SERVICES: WSP



Drawn
F. EDDLESTON
Date: 17/07/2024
 Designed
F. EDDLESTON
Date: 17/07/2024
 Design Project Leader
M.PILLA
Date: 17/07/2024

Checked
D.BRIDGMAN
Date: 17/07/2024
 Checked
D.BRIDGMAN
Date: 17/07/2024
 NTG Project Manager
A.Walker
Date: 17/07/2024



TENNANT CREEK
UDALL ROAD, TENNANT CREEK, NT

TENNANT CREEK VISITORS CENTRE
LANDSCAPE PLANTING SCHEME 2 OF 4

NTG Project No. HOT39160	NTG Asset No. 00340	Sheet Reference SK04 - OF 06	NTG Drawing No. B22-XXXXX	Amendment D	A1
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PRINT IN COLOUR

3-Eucalyptus Microthea

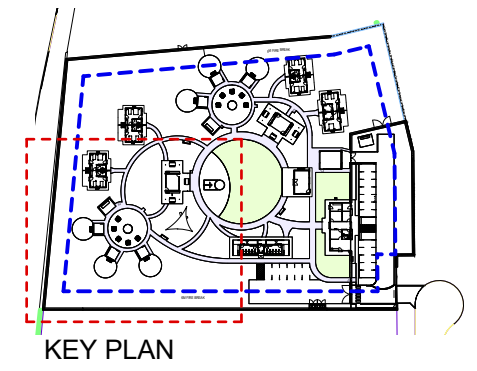
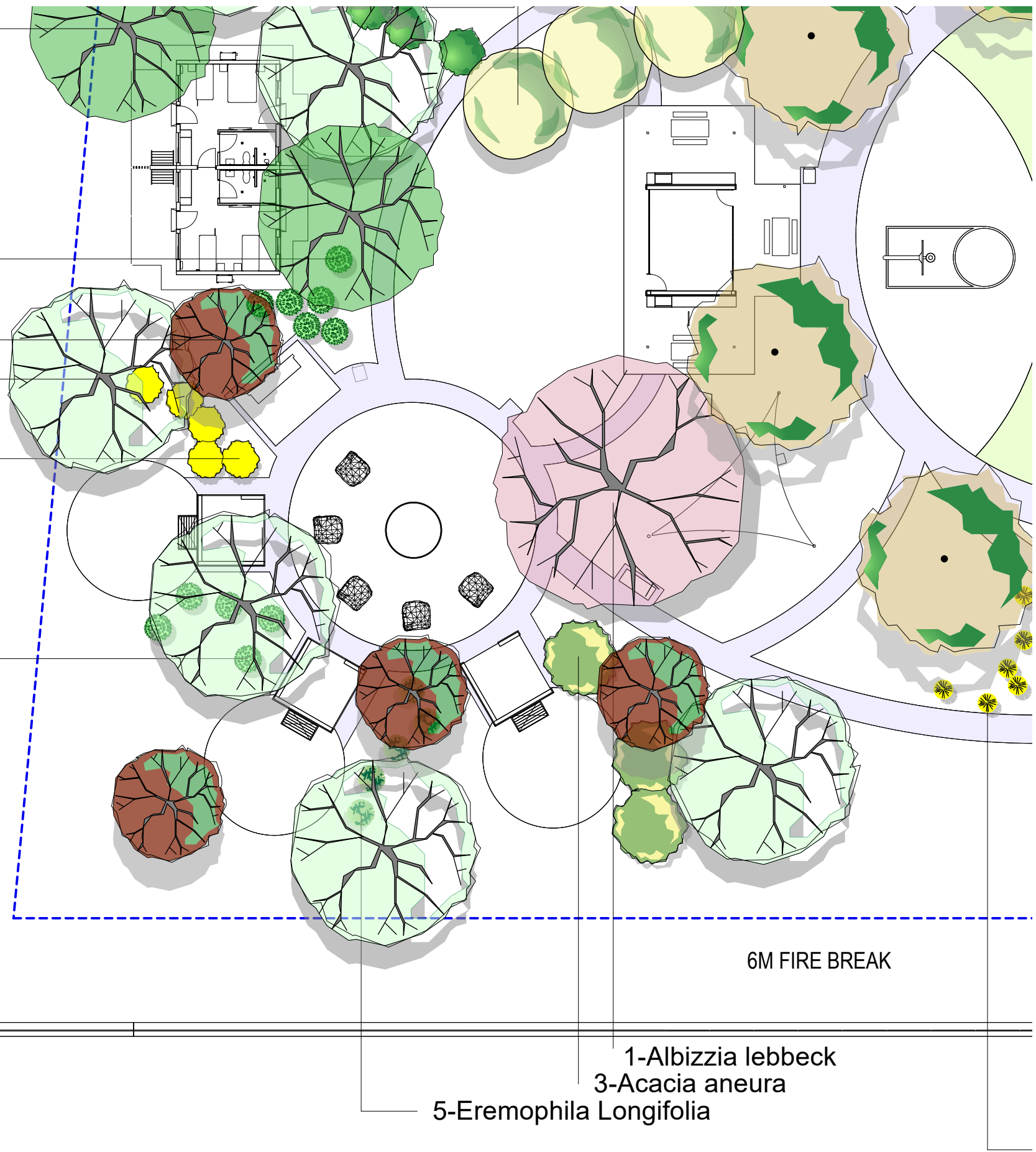
6-Eremophila macdonnellii

4 -Brachychiton diversifolius

5-Corymbia apparrerinja

5 Acacia hilliana ophylla

5-Eremophila macdonnellii



TREE SYMBOL	TREE NAME (H) X (W)
	Albizzia lebbeck 15.0m X 12.0m
	Melaleuca argentia 15.0m X 8.0m
	Callistemon Kings Park Special 12.0m X 8.0m
	Eucalyptus microthea 10.0m X 8m
	Brachychiton diversifolius 10.0m X 6.0m
	Eucalyptus thorzetiana 10.0m X 6.0m
	Corymbia apparrerinja 8.0m X 10.0m
	Corymbia opaca 8.0m X 4.0m
	Acacia aneura 6.0m X 4.0m
	Melaleuca faucicola 3.0m X 2.5m
	Acacia hilliana 2.0m X 2.0m
	Eremophila christophori 2.0m X 2.0m
	Eremophila macdonnellii 2.0m X 1.5m
	Eremophila Longifolia 2.0m X 1.5m
	Eremophila aurea

6M FIRE BREAK

1-Albizzia lebbeck
3-Acacia aneura
5-Eremophila Longifolia

D	FOR DA APPROVAL	17/07/24	FE	UPD
C	FOR REVIEW	22/03/24	FE	UPD
B	FOR REVIEW	09/02/24	FE	UPD
A	FOR REVIEW	07/02/24	FE	UPD
No.	DESCRIPTION	DATE	INIT.	COMPANY
AMENDMENTS				

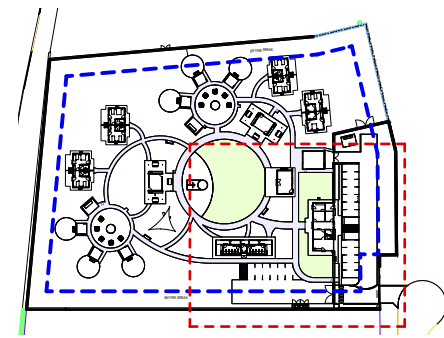
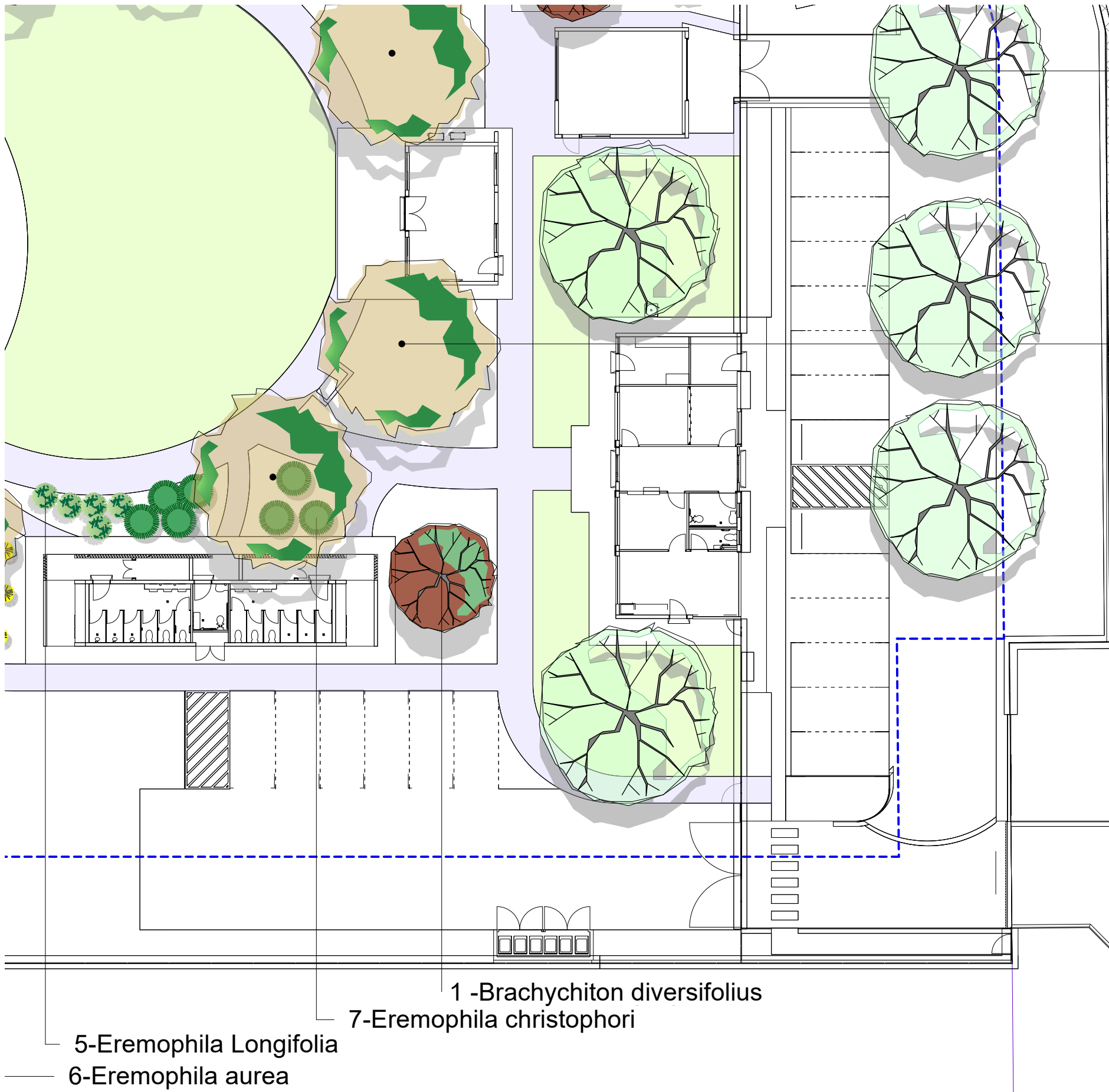
STRUCTURAL ENGINEERING:	ADG
CIVIL DESIGN:	ADG
ELECTRICAL SERVICES:	WSP
MECHANICAL SERVICES:	WSP
HYDRAULIC ENGINEERING:	WSP
BUILDING CERTIFIER:	WSP
LANDSCAPE DESIGN:	UPD
QUANTITY SURVEYOR:	DSQS
PROJECT MANAGER:	ALA
FIRE SERVICES:	WSP



Drawn	F. EDDLESTON	Checked	D.BRIDGMAN
Date:	17/07/2024	Date:	17/07/2024
Designed	F. EDDLESTON	Checked	D.BRIDGMAN
Date:	17/07/2024	Date:	17/07/2024
Design Project Leader	M.PILLA	NTG Project Manager	A.Walker
Date:	17/07/2024	Date:	17/07/2024

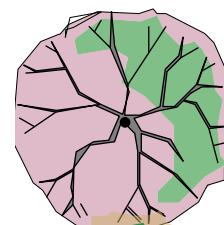







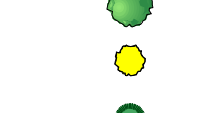



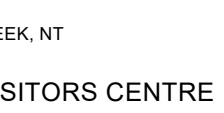
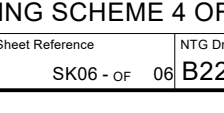



TENNANT CREEK UDALL ROAD, TENNANT CREEK, NT			
TENNANT CREEK VISITORS CENTRE LANDSCAPE PLANTING SCHEME 3 OF 4			
NTG Project No.	NTG Asset No.	Sheet Reference	NTG Drawing No.
HOT39160	00340	SK05 - OF 06	B22-XXXXX
			Amendment
			D
			A1



KEY PLAN

TREE SYMBOL TREE NAME (H) X (W)

-  Albizzia lebbeck
15.0m X 12.0m
-  Melaleuca argenticia
15.0m X 8.0m
-  Callistemon Kings Park Special
12.0m X 8.0m
-  Eucalyptus microthea
10.0m X 8m
-  Brachychiton diversifolius
10.0m X 6.0m
-  Eucalyptus thorzetiana
10.0m X 6.0m
-  Corymbia apparrerinja
8.0m X 10.0m
-  Corymbia opaca
8.0m X 4.0m
-  Acacia aneura
6.0m X 4.0m
-  Melaleuca faucicola
3.0m X 2.5m
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2.0m X 2.0m
-  Eremophila christophori
2.0m X 2.0m
-  Eremophila macdonnellii
2.0m X 1.5m
-  Eremophila Longifolia
2.0m X 1.5m
-  Eremophila aurea
0.3m X 1.0m

5-Corymbia apparrerinja

8-Melaleuca argenticia

1 -Brachychiton diversifolius
7-Eremophila christophori

5-Eremophila Longifolia
6-Eremophila aurea

D	FOR DA APPROVAL	17/07/24	FE	UPD
C	FOR REVIEW	22/03/24	FE	UPD
B	FOR REVIEW	09/02/24	FE	UPD
A	FOR REVIEW	07/02/24	FE	UPD
No.	DESCRIPTION	DATE	INIT.	COMPANY
AMENDMENTS				

STRUCTURAL ENGINEERING: ADG
 CIVIL DESIGN: ADG
 ELECTRICAL SERVICES: WSP
 MECHANICAL SERVICES: WSP
 HYDRAULIC ENGINEERING: WSP
 BUILDING CERTIFIER: WSP
 LANDSCAPE DESIGN: UPD
 QUANTITY SURVEYOR: DSQS
 PROJECT MANAGER: ALA
 FIRE SERVICES: WSP



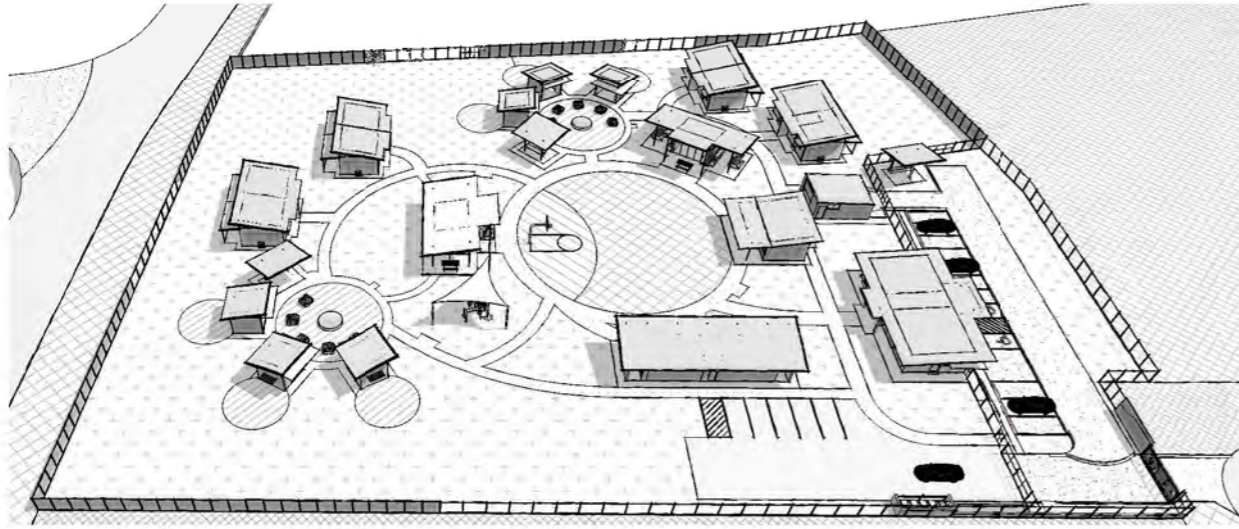
Drawn F. EDDLESTON Date: 17/07/2024	Checked D.BRIDGMAN Date: 17/07/2024
Designed F. EDDLESTON Date: 17/07/2024	Checked D.BRIDGMAN Date: 17/07/2024
Design Project Leader M.PILLA Date: 17/07/2024	NTG Project Manager A.Walker Date: 17/07/2024



TENNANT CREEK UDALL ROAD, TENNANT CREEK, NT			
TENNANT CREEK VISITORS CENTRE LANDSCAPE PLANTING SCHEME 4 OF 4			
NTG Project No. HOT39160	NTG Asset No. 00340	Sheet Reference SK06 - OF 06	NTG Drawing No. B22-XXXXX Amendment D A1

TENNANT CREEK VISITOR PARK

UDALL ROAD, TENNANT CREEK. N.T.



3D PERSPECTIVE
NOT TO SCALE

LOCATION OF WORKS



SITE LOCALITY
NOT TO SCALE



For Review

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
H	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
G	75% DESIGN ISSUE	11.03.24	GA	ALA
F	DEVELOPMENT APPLICATION	31.01.24	GA	ALA
E	50% DESIGN ISSUE	12.12.23	MP	ALA
D	50% DESIGN BRD UPDATES	27.11.23	MP	ALA
C	50% DESIGN BRD	14.11.23	MP	ALA
B	REVISED BRD CONCEPT 30% PACKAGE	23.10.23	MP	ALA



LANDSCAPE: - URBAN PLACE DESIGN
 STRUCTURAL: - WSP
 CIVIL: - GHD
 MECHANICAL: - ASHBURNER FRANCIS
 HYDRAULIC: - MAJOR CONSULTANCY
 ELECTRICAL: - ASHBURNER FRANCIS

Drawn	Checked
GA / SB Date: FEB 24	RA / IL Date: FEB 24
Designed RA Date: FEB 24	Approved MP Date: FEB 24
Design Project Leader RA Date: FEB 24	NTG Project Manager AW Date: FEB 24



ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK COVER SHEET				
NTG Project No.	NTG Asset No.	Sheet Reference A000 OF	NTG DRAWING No.	AMENDMENT H A1

Plotted: 26/04/2024 11:27:48 AM
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PRINT IN COLOUR

ARCHITECTURAL DRAWING SCHEDULE

SHEET NO.	SHEET NAME	REVISION	DATE	REV DESCRIPTION
A000	COVER SHEET	H	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A001	DRAWING SCHEDULE	C	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A002	LOCALITY PLAN	H	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A010	GENERAL NOTES 01	D	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A011	GENERAL NOTES 02	D	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A012	GENERAL NOTES 03	D	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A021	OVERALL SITE PLAN	D	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A022	SITE PLAN - COORDINATED SERVICES	B	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A030	SITE SETOUT PLAN, ROOF PLAN AND ENTRY GATE DETAIL	H	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A031	SHED & BIN ENCLOSURE	B	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A100	ADMIN BUILDING - OVERALL FLOOR PLAN	H	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A101	ADMIN BUILDING - SETOUT PLAN	D	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A103	ADMIN BUILDING ELEVATION & SECTION	H	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A200	RECREATION BUILDING OVERALL FLOOR PLAN & SETOUT PLAN	H	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A203	RECREATION BUILDING- ELEVATIONS & SECTIONS	H	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A300	UNIT TYPE 01 - OVERALL FLOOR PLAN & SETOUT PLAN	H	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A302	UNIT TYPE 01 - ELEVATIONS & SECTIONS	H	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A400	UNIT TYPE 02 - OVERALL FLOOR PLAN & SETOUT PLAN	H	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A402	UNIT TYPE 02 - ELEVATIONS & SECTIONS	H	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A500	ABLUTIONS & LAUNDRY - OVERALL FLOOR PLAN & SETOUT PLAN	H	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A502	ABLUTIONS & LAUNDRY - ELEVATIONS & SECTIONS	H	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A600	KITCHEN, ART & SOCIALS - OVERALL FLOOR PLAN & SETOUT PLAN	H	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A602	KITCHEN, ART & SOCIAL - ELEVATIONS & SECTIONS	H	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A700	SHELTER TYPE 01 BUILDING - DRAWINGS	H	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION
A750	SHELTER TYPE 02(A) & 2(B)BUILDING - DRAWINGS	H	26.04.24	DEVELOPMENT APPLICATION RESUBMISSION

For Review

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
C	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
B	75% DESIGN ISSUE	11.03.24	GA	ALA
A	DEVELOPMENT APPLICATION	31.01.24	GA	ALA

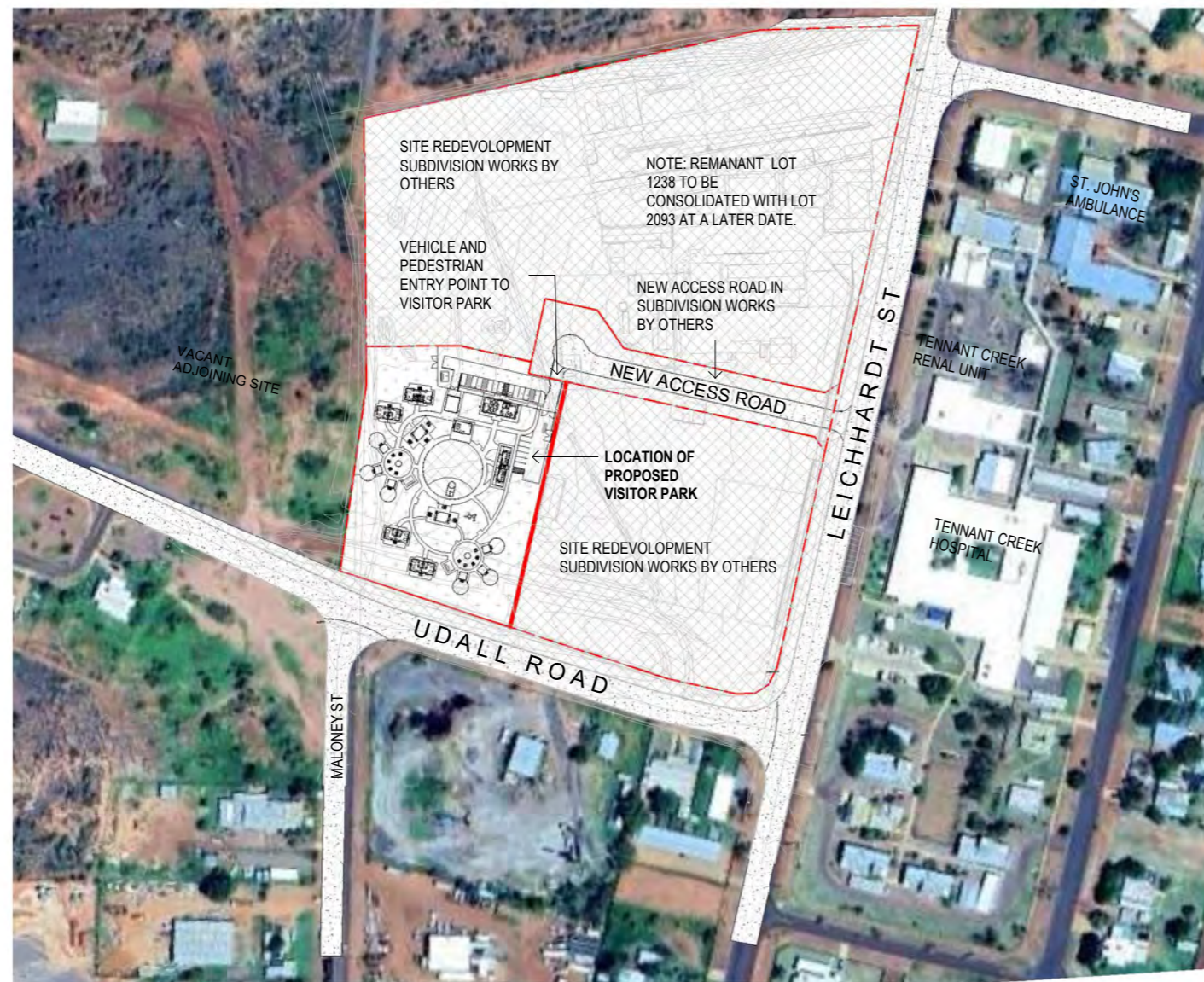



LANDSCAPE: - URBAN PLACE DESIGN
STRUCTURAL: - WSP
CIVIL: - GHD
MECHANICAL: - ASHBURNER FRANCIS
HYDRAULIC: - MAJOR CONSULTANCY
ELECTRICAL: - ASHBURNER FRANCIS

Drawn	GA	Checked	RA / IL
Date:	FEB 24	Date:	FEB 24
Designed	RA	Approved	MP
Date:	FEB 24	Date:	FEB 24
Design Project Leader	RA	NTG Project Manager	AW
Date:	FEB 24	Date:	FEB 24



ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK DRAWING SCHEDULE				
NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT
		A001 OF		C A1



LOCATION PLAN 
 1 : 1500 @ A1,
 1 : 500 @ A3

For Review

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
H	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
G	75% DESIGN ISSUE	11.03.24	GA	ALA
F	DEVELOPMENT APPLICATION	31.01.24	GA	ALA
E	50% DESIGN ISSUE	12.12.23	MP	ALA
D	50% DESIGN BRD UPDATES	27.11.23	MP	ALA
C	50% DESIGN BRD	14.11.23	MP	ALA
B	REVISED BRD CONCEPT 30% PACKAGE	23.10.23	MP	ALA



LANDSCAPE: - URBAN PLACE DESIGN
 STRUCTURAL: - WSP
 CIVIL: - GHD
 MECHANICAL: - ASHBURNER FRANCIS
 HYDRAULIC: - MAJOR CONSULTANCY
 ELECTRICAL: - ASHBURNER FRANCIS

Drawn	GA / SB	Checked	RA / IL
Date:	FEB 24	Date:	FEB 24
Designed	RA	Approved	MP
Date:	FEB 24	Date:	FEB 24
Design Project Leader	RA	NTG Project Manager	AW
Date:	FEB 24	Date:	FEB 24



ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK LOCALITY PLAN				
NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT
		A002 OF		H A1

Plotted: 26/04/2024 11:27:50 AM C:\Users\greg.aggasi\Ashford Group Pty Ltd\Data - Documents\6-Projects\RA2231 - NTG - Tennant Creek Visitor Park\Architecture\RV\T\DIPL - sun study\links\UPDATED DETACHED - Tennant Creek S000 Site.rvt

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GENERAL NOTES

1. DO NOT SCALE OFF DRAWINGS
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE
3. ALL REFERENCES TO AUSTRALIAN STANDARDS ARE TO THOSE CURRENTLY REFERENCED IN THE NCC.
4. ALL CONTRACTORS AND SUBCONTRACTORS NOTIFY SUPERINTENDANT OF ANY DISCREPANCIES IMMEDIATELY. THE CONTRACTOR IS TO ALLOW FOR THE HIGHER VALUE SPECIFICATION UNLESS DIRECTED OTHERWISE.
5. ALL CONTRACTORS AND SUBCONTRACTOR'S WORKS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE (NCC), LOCAL GOVERNMENT OR STATUTORY BODIES REQUIREMENTS
6. ALL WORKMANSHIP TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS BY STANDARDS ASSOCIATION OF AUSTRALIA
7. ALL PLANS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS DOCUMENTS. WHERE RELEVANT REFER TO STRUCTURAL, ELECTRICAL, HYDRAULIC, MECHANICAL AND CIVIL ENGINEERS DRAWINGS FOR FURTHER INFORMATION REGARDING BUILDING SERVICES AND STRUCTURE.
8. CONTRACTOR TO SET OUT ALL WORKS ON SITE TO DETERMINE ANY CLASHES WITH ANY EXISTING SITE INFRASTRUCTURE AND UNDERGROUND SERVICES
9. VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY ON SITE WORKS
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURE DURING ERECTION & SHALL PROVIDE ADEQUATE PROPPING AND SUPPORT
11. MANUFACTURERS AND SUB-CONTRACTORS ARE TO PROVIDE SHOP DRAWINGS FOR PROJECT SUPERINTENDANTS APPROVAL PRIOR TO FABRICATION AND INSTALLATION
12. ALL PROPRIETARY ITEMS SHALL BE CONSTRUCTED, INSTALLED OR FIXED AS PER MANUFACTURERS SPECIFICATIONS OR RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE.
13. ANY ALTERNATIVES ARE TO BE APPROVED IN WRITING BY THE SUPERINTENDENT
14. THE PROPOSED SITE IS IN WIND REGION A NORMAL WIND REGION, ALL CLADDING MATERIALS AND ATTACHEMENTS TO THE BUILDING ARE TO BE FIXED IN ACCORDANCE WITH THE AN APPROVED 'DTC' MANUAL REFERENCE SHEET OR MANNER ENDORSED BY THE DESIGN ENGINEER
15. FLOOR LEVELS SHOWN ARE TO STRUCTURAL CONCRETE LEVELS AND NOT FINISHED SURFACE LEVELS (TYPICAL).
16. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL FINISHED SITE LEVELS
17. CONTRACTOR TO UNDERTAKE THE FOLLOWING:
 - a). ALL SET-OUTS TO BE CONFIRMED BY LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF ANY SITE WORKS
 - b). PROVIDE CERTIFICATION TO PROJECT SUPERINTENDANT OF ALL DIMENSIONING PRIOR TO SITE SET-OUT
18. THE CONTRACTOR SHALL DESIGN AND CONSTRUCT NON-STRUCTURAL BUILDING PARTS AND COMPONENTS IN ACCORDANCE WITH SECTION 8 OF AS 1170.4 TO RESIST EARTHQUAKE ACTIONS. THE CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION BY A STRUCTURAL ENGINEER REGISTERED IN THE NORTHERN TERRITORY AS A BUILDING PRACTITIONER IN THE APPROPRIATE CATEGORY.

19. CORROSION PROTECTION OF STEEL MEMBERS SHALL COMPLY WITH AS/NZS 4600 AND THE NASH STANDARD
20. MASONRY CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH AS 3700.
21. THREE COATS OF ACRYLIC BASED PAINT OR ALTERNATE EXTERNAL MOISTURE BASED PROTECTION IN ACCORDANCE WITH AS 3700 2018 MUST BE INSTALLED TO EXTERNAL BLOCKWORK WALLS
22. STEELWORK SHALL BE SELECTED AND INSTALLED TO COMPLY WITH THE STRUCTURAL ENGINEER'S DESIGN AS 4100 / AS4600 AS APPROPRIATE.
23. DAMP PROOFING TO COMPLY WITH NCC F1D6, F1D7, AS 2904 AND AS 2870.1 AS APPROPRIATE.

DEMOLITION NOTES

1. ALL DEMOLITION WORKS SHALL BE IN ACCORDANCE WITH AS 2601 AND NT WORKSAFE REQUIREMENTS.
2. CONTRACTOR TO PROVIDE DEMOLITION REPORT TO CLIENT PRIOR TO DEMOLITION WORKS TO COMMENCE ON SITE
3. ITEMS TO BE DEMOLISHED OR MODIFIED ARE TYPICALLY SHOWN DASHED / HATCHED ON THE DEMOLITION PLAN
4. REFER TO OTHER SERVICES DOCUMENTATION FOR ANY ADDITIONAL DEMOLITION WORK
5. CONFIRM LOCATION OF ALL SERVICES LOCATIONS PRIOR TO NEW WORKS COMMENCING
6. SERVICES AFFECTED BY DEMOLITION WORKS ARE TO BE MADE GOOD OR CAPPED OFF AS REQUIRED, REMOVE ALL REDUNDANT FITTINGS, FIXTURES AND SERVICES BACK TO THEIR SOURCE
7. WHERE EXISTING SURFACES ARE DAMAGED BY DEMOLITION WORKS, THEY SHALL BE MADE GOOD TO MATCH EXISTING ADJACENT SURFACES AND PREPARED FOR NEW WORKS
8. ALLOW FOR TEMPORARY DUST PROOFING / HOARDING AROUND WORK AREA WHILE STILL PROVIDING SUITABLE EGRESS AND ACCESS TO ALL OCCUPIED AREAS
9. ADJACENT AREAS MUST REMAIN SECURE AND FREE OF DUST
10. WHEN WALLS ARE OPEN FOR INSTALLATION OF NEW WORKS PROVIDE SECURITY FROM UNAUTHORISED ENTRY INTO THE WORKS AREA
11. REGULARLY REMOVE ALL DEMOLISHED MATERIAL FROM SITE IN CLOSED WHEELIE BINS AND MAINTAIN A CLEAN & TIDY SITE THROUGHOUT CONSTRUCTION.
12. RESTRICT DUST CAUSED BY WORKS TO A MINIMUM. TAKE ALL PRACTICAL STEPS TO MINIMIZE NOISE RESULTING FROM WORKS
13. REMOVAL OF ASBESTOS SHALL BE BY SPECIALIST SUBCONTRACTORS. SEE ASBESTOS NOTES FOR MORE INFORMATION
14. REMOVE ALL REDUNDANT SURFACE MOUNTED EXPOSED DUCTS, CONDUITS & FIXINGS
15. LEAVE THE SITE IN A CLEAN AND TIDY STATE

ASBESTOS NOTES

1. PLEASE REFER TO ASBESTOS REGISTER. ANY KNOWN OR SUSPECTED ASBESTOS IN THE AREA OF WORK SHALL BE HANDLED AS FOLLOWS:
2. ALL REMOVAL, REPAIR AND RENOVATION OF PRODUCTS CONTAINING ASBESTOS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE ASBESTOS CODE OF PRACTICE (NOHSC:2002 (1988)) AND GUIDANCE NOTES (NOHSC:3002 (1988)), (NOHSC:3003 (1988)) AND WORK

- HEALTH INFORMATION BULLETINS PUBLISHED BY THE NT WORK SAFE.
3. REMOVAL OF ASBESTOS SHALL BE BY SPECIALIST SUBCONTRACTORS
 4. THE SPECIALIST SUBCONTRACTOR WILL ENSURE WORKERS ARE PROVIDED WITH APPROPRIATE SAFETY APPAREL AND BREATHING APPARATUS AS APPLICABLE IN ACCORDANCE WITH AS 1715 AND AS 1716
 5. CLIENT TO ENGAGE AND MANAGE AN INDEPENDENT ASBESTOS HYGIENIST TO MONITOR REMOVAL WORKS

SITE NOTES

1. CONTRACTOR TO UNDERTAKE GPR SURVEY TO VERIFY UNDERGROUND SERVICES.
2. STANDARD BOUNDARY WALL / FENCE HEIGHTS TO BE MEASURED ABOVE NATURAL GROUND
3. RETAIN / PROTECT / MAKE GOOD TO EXISTING ADJACENT PROPERTIES TO SUPERINTENDENTS SATISFACTION / APPROVAL
4. TEMPORARY FENCING AND WORKPLACE HEALTH AND SAFETY REQUIREMENTS TO BE MAINTAINED AT ALL TIMES

STORMWATER AND SEDIMENT CONTROL

1. EROSION AND SILT RUN OFF PROTECTION TO BE MAINTAINED AT ALL TIMES TO COMPLY WITH RELEVANT LEGISLATION AND LOCAL GOVERNMENT REGULATIONS MINIMUM STANDARDS AT ALL TIMES
2. DO NOT ALLOW STORMWATER TO DISCHARGE INTO NEIGHBOURING PROPERTIES.
3. STORMWATER DISCHARGE IS TO BE DIVERTED AWAY FROM THE BUILDINGS ON SITE AND ANY ADJOINING ALLOTMENT. GROUND AND PAVED SURFACES ADJACENT THE BUILDING ARE TO BE SET DOWN AND FALL AWAY FROM THE BUILDING.
4. DIVERSION DRAINS TO BE USED TO DIRECT SURFACE WATER AROUND BUILDING SITE. DRAINS SHOULD BE 150mm DEEP. CUT SOIL TO BE DEPOSITED ON THE LOW SIDE OF THE TRENCH. DRAIN SHOULD BE STABILISED USING GRASS, AGGREGATE OR MATTING TO SLOW VELOCITY OF WATER. DIVERTED WATER SHOULD BE DIRECTED ONTO A SUITABLE AREA OF ABSORPTION OR TO A PROTECTIVE MEASURE SUCH AS GEOTEXTILE SEDIMENT FENCE
5. APPROPRIATE EROSION TREATMENT TO BE INSTALLED BENEATH UNGUTTERED ROOF EDGES

CONCRETE NOTES

1. ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH AS 3600 & AS 2870
2. ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH AS 3600 & AS 2870.
3. PROVIDE DAMP-PROOF MEMBRANE (0.2mm THICK APPROVED POLETHYLENE MEMBRANE) TO BE INSTALLED TO THE UNDERSIDE OF FLOOR SLABS FULLY TAPED, LAPPED & SEALED IN ACCORDANCE WITH NCC PART F1D7.
4. C76SAW CUTS AT 1500MM CENTRES UNLESS NOTED OTHERWISE
5. CONTRACTION JOINTS, EXPANSION JOINTS, SAW CUT JOINTS ARE TO BE PROVIDED IN ACCORDANCE WITH THE ENDORSED STRUCTURAL ENGINEERS DOCUMENTATION.

TERMITE PROTECTION

1. FIPRONIL TERMITE MOISTURE BARRIER IS TO BE USED AS TERWITE PROTECTION (AS 3660.1) AND AS A DAMP PROOF MEMBRANE AS PER (AS 2870). IT IS TO BE INSTALLED BY A MANUFACTURERS ACCREDITED INSTALLER AS PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS AS SPECIFIED. CERTIFICATE TO BE PROVIDED UPON COMPLETION OF INSTALLATION.
2. TREAT THE SLAB EDGE TO THE EXTENT SHOWN ON THE DRAWINGS WITH A 'PART B' APPROVED IRRIGATED SYSTEM OR EQUAL APPROVED BY THE SUPERINTENDENT WITH A CONCRETE (PROTECTION STRIP) AS SHOWN ON THE DRAWINGS IN ACCORDANCE WITH AS 3660.1.
3. TERMITE PROTECTION TO BE PERFORMED STRICTLY IN ACCORDANCE WITH AS3660.1.

ROOF NOTES

1. ALL ROOF SHEETING AND FLASHINGS TO BE AS PER AS 1562.2 MANUFACTURERS SPECIFICATIONS & RELEVANT NT DTC MANUAL SHEETS.
2. ALL PENETRATIONS THROUGH ROOF SHEETING TO BE FLASHED WITH FLASHING TO MATCH SELECTED ROOF SHEETING FINISH.
3. ALL COLORBOND TO BE STANDARD GRADE, UNLESS NOTED OTHERWISE
4. ALL EXTERNAL STEEL TO BE GALVANIZED 0.48 TCT UNLESS NOTED OTHERWISE
5. MINIMUM COVER:
 - RIDGE CAPPING: 200mm
 - APRON FLASHING AND BARGE CAPPING: 200mm
6. NEATLY SCRIBE FLASHING TO SUIT ROOF PROFILES.
7. PROVIDE "DEKTITE" ROOF FLASHINGS OF MATCHING DIAMETER TO ALL PLUMBING ROOF PENETRATIONS SELECTED COLOUR TO MATCH ROOF SHEETING
8. TURN UP VALLEYS AT RIDGE & INSTALL PROFILED BITUMEN IMPREGNATED FOAM SEALING STRIP UNDER FLASHING.
9. EAVES GUTTER 0.6mm COLORBOND WITH GALVANISED STEEL BRACKET SUPPORTS, UNLESS NOTED OTHERWISE.
10. PROVIDE BONDED FOIL INSULATION TO ENTIRE ROOF (EXCLUDE ROOF OVERHANGS) TO PROVIDE THERMAL BREAK. PROVIDE GLASSWOOL THERMAL INSULATION OVER ALL ENCLOSED AREAS TO SPECIFIED R VALUES. REFER VAPOUR BARRIER NOTES FOR ADDITIONAL INFORMATION.
11. ROOF AND WALL FLASHINGS GENERALLY TO BE 0.6mm COLORBOND
12. PROVIDE ADDITIONAL FLASHINGS AS REQUIRED TO ACHIEVE A WEATHERPROOF ROOF SYSTEM.
13. FLASHINGS INDICATE ARCHITECTURAL INTENT ONLY. SITE CHECK DIMENSIONS OF ALL FLASHINGS PRIOR TO MANUFACTURE. OBTAIN APPROVAL FOR ANY VARIATIONS PRIOR TO PROCEEDING
14. ALL ROOF FASTENERS TO BE CLASS 4 FINISH.
15. EAVES GUTTERS TO HAVE A FALL TOWARDS OUTLET OF 1:500 MIN.
16. GUTTER HIGH POINT TO BE LOCATED AT MIDPOINT OR END OF GUTTER AS SHOWN ON THE ROOF PLAN
17. STORMWATER DRAINAGE DESIGN, INCLUDING ROOF WATER COLLECTION, MUST COMPLY WITH AS/NZS 3500.3

INSULATION

1. ALL INSULATION IN ACCORDANCE WITH THE CURRENT NTG STANDARDS FOR ENERGY EFFICIENCY AT THE TIME OF CONSTRUCTION
2. INSULATION / SARKING TYPE MATERIALS MUST HAVE A FLAMMABILITY INDEX OF 5 OR LESS TO COMPLY WITH SPECIFICATION 7 OF THE NCC.

CEILING NOTES

1. THE CONTRACTOR SHALL CARRY OUT A TRIAL SETOUT OF ALL CEILINGS, CEILING GRIDS AND SOFFIT TYPES. VERIFY LAYOUT WITH SUPERINTENDENT PRIOR TO CONSTRUCTION OF CEILING SYSTEM
2. ALL PERIMETER GAPS AND PENETRATIONS IN FLUSH JOINTED PLASTERBOARD OR CEILING SYSTEMS TO BE SEALED WITH APPROVED MATERIAL COMPLYING WITH THE MANUFACTURERS REQUIREMENTS
3. CEILING HEIGHTS SHOWN ARE TAKEN FROM THE TOP OF THE INTERNAL CONCRETE FLOOR SLAB
4. FOR MECHANICAL AND ELECTRICAL LAYOUTS REFER TO ENGINEERS DRAWINGS
5. ALL PLASTERBOARD SHEETING TO AS 2589
6. ALL PLASTERBOARD TO BE FLUSH SET UNLESS OTHERWISE NOTED ON DRAWINGS OR SCHEDULES
7. EXPANSION JOINTS AT ALL CHANGES IN SUBSTRATE AS RECOMMENDED BY MANUFACTURER
8. ALL CEILING/ WALL JOINTS TO BE SQUARE SET UNLESS OTHERWISE NOTED ON DRAWINGS OR SCHEDULES
9. CONTRACTOR TO PROVIDE STRUCTURAL ENGINEERS CERTIFICATES FOR ALL SUSPENDED CEILING WORKS WHERE APPLICABLE

WINDOWS, DOORS, AND GLAZING

1. ALL WINDOW AND GLAZING, FIXINGS, AND INSTALLATION TO BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH AS 1288, AND AS 2047 AND TO BE CERTIFIED BY A STRUCTURAL ENGINEER FOR DESIGN
2. DIMENSIONS SHOWN ARE NOMINAL STRUCTURAL OPENING SIZES ONLY. ALL MEASUREMENTS SHALL BE TAKEN FROM SITE BEFORE ANY FABRICATION
3. THE PROJECT STRUCTURAL ENGINEERS DOCUMENTATION INDICATE THE DESIGN CRITERIA AND FIXING TYPE AND SPACING FOR THE WINDOW DESIGN. THE BUILDER IS TO CONFIRM ALL PRESSURES WITH THE PROJECT ENGINEER PRIOR TO ORDERING AND FABRICATION
4. IN THE EVENT OF A NOMINATED WINDOW SIZE NOT BEING ABLE TO MEET THE REQUIREMENTS OF THE LISTED AUSTRALIAN STANDARD CODES AND/OR THE NCC THE BUILDER/MANUFACTURER ARE TO ADVISE THE SUPERINTENDENT PRIOR TO PROCEEDING WITH FABRICATION
5. WINDOW MANUFACTURER TO DETERMINE LOCATION AND THICKNESS OF ALL SAFETY AND TOUGHENED GLASS TO THE REQUIREMENTS OF THE AS1288 & AS 2047
6. ALUMINIUM FRAMES TO BE SELECTED POWDERCOAT UNLESS OTHERWISE NOTED ON DRAWINGS OR SCHEDULES
7. ALL EXTERNAL WINDOWS ARE VIEWED FROM OUTSIDE AND ALL INTERNAL WINDOWS ARE VIEWED FROM OUTSIDE OF ROOM
8. GLAZING CAPABLE OF BEING MISTAKEN AS AN UNIMPEDED PATH OF TRAVEL MUST BE MARKED WITH SOLID AND NON-TRANSPARENT VISUAL INDICATOR (MIN

For Review

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D	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
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Drawn GA
 Date: FEB 24
 Designed RA
 Date: FEB 24
 Design Project Leader RA
 Date: FEB 24

Checked RA / IL
 Date: FEB 24
 Approved MP
 Date: FEB 24
 NTG Project Manager AW
 Date: FEB 24



ARNHEM LAND
 LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT
 TENNANT CREEK VISITOR PARK
 GENERAL NOTES 01

NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT
		A010 OF		D A1

- 75mm WIDE AND BOTTOM EDGE 900-1000 AFL) THAT PROVIDES MIN 30% LUMINANCE CONTRAST AGAINST THE FLOOR SURFACE OR SURFACES WITHIN 2M OF THE GLAZING ON OPPOSITE SIDE IN ACCORDANCE WITH AS 1428.1
- 9. ALL WINDOWS AND DOORS TO BE PROVIDED WITH THE REQUIRED ADEQUATE WEATHER SEALS TO ACHIEVE WATER TIGHTNESS THROUGHOUT AND COMPLIANCE WITH ENERGY EFFICIENCY PROVISIONS.
- 10. PROVIDE SUB SILL FOR DRAINAGE TO EXTERNAL WINDOWS
- 11. ALL WINDOWS ARE TO BE RETRO FITTED INTO SUB FRAMES AFTER BLOCKWORK & RENDER IS COMPLETED. ALLOW FOR NECESSARY MATCHING TRIMS & CONCEALED FIXINGS WHERE POSSIBLE. ENSURE BLOCKWORK REVEALS ARE SEALED BEFORE INSTALLATION.
- 12. ALL ALUMINIUM FRAMED DOORS TO HAVE WIDE STILES TO SUIT SPECIFIED MORTICE LOCKS
- 13. FOR ALUMINIUM DOOR FRAMES GENERALLY USE EL6478 PLANT ON STOPS WHERE NO STOP IS SPECIFIED
- 14. ALL FIXED GLASS PANELS TO BE CLEAR GLASS UNLESS NOTED OTHERWISE
- 15. REFER TO MECHANICAL DRAWINGS FOR DOOR GRILLES
- 16. REFER TO SCHEDULE FOR HARDWARE
- 17. REMOVE & CLEAN ALL SEALANT FROM FRAMES, GLASS & SURROUNDING SURFACES
- 18. REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWINGS
- 19. PAINT SEAL / WATERPROOF ALL WINDOW & DOOR OPENING REVEALS PRIOR TO INSTALLING FRAMES
- 20. ALL PRESSED METAL FRAMES ARE BUILT INTO BLOCKWORK AS WORK PROCEEDS UNLESS NOTED OTHERWISE.
- 21. ALL PRESSED METAL FRAMES TO SOLID CORE DOORS TO HAVE RECESSED HINGE EXCEPT FOR PLATES FOR 100mm HINGES UNLESS NOTED OTHERWISE
- 22. REFER TO SCHEDULE FOR PRESSED METAL FRAMES PAINT FINISHES
- 23. EXIT DOOR AND DOORS IN THE PATH OF TRAVEL TO AN EXIT ARE REQUIRED TO BE OPENABLE FROM WITHIN, WITHOUT A KEY, ON A D HANDLE LEVER LOCATED BETWEEN 900-1100 ABOVE FLOOR LEVEL.
- 24. DOOR HARDWARE COMPLYING WITH NCC PART D3D26 SHALL ALSO COMPLY WITH AS1428.1-2009 (I.E. D TYPE LEVER HARDWARE OR D TYPE HANDLES)
- 25. ALL GLASS IN IMPACT AREAS SHALL BE GRADE 'A' SAFETY GLASS IN ACCORDANCE WITH AS 1288.
- 26. ALL NON-BLOCKWORK DOOR FRAMES WITH ACOUSTIC SEALS TO HAVE FRAMES PACKED WITH 38kg/m3 ROCKWOOL.
- 27. ALL EXTERNAL DOORS TO HAVE THRESHOLD SEALS AGAINST WEATHER AND VERMIN AND COMPLY WITH AS1428.1 FOR ACCESSIBILITY
- 28. ALL DOORS WHERE DISABLED ACCESS IS REQUIRED TO HAVE MINIMUM 850mm WIDE CLEAR OPENING WIDTH (MIN 920 LEAF) MEASURED FROM THE OPEN FACE OF DOOR AND A COMPLIANT THRESHOLD RAMP AS PER AS1428.1
- 29. PROVIDE LIFT OFF HINGES TO INWARD OPENING SANITARY COMPARTMENT DOORS WHERE THERE IS LESS THAN 1200MM BETWEEN THE PAN AND THE DOORWAY HINGE
- 30. PROVIDE SAFETY GLASS TO ALL GLAZED DOORS, GLAZED SIDE PANELS OR WINDOWS WITHIN 300MM OF A DOOR LESS THAN 1200MM ABOVE FLOOR, GLAZING WITHIN 500MM OF A SHOWER SCREEN AND WITHIN 100MM OF A SHOWER BASE OR BATH.

31. GLAZING REQUIREMENTS TO BE READ IN CONJUNCTION WITH NCC SECTION J AND PART 3.12 ENERGY EFFICIENCY

HYDRAULIC NOTES

- 1. ALL PLUMBING TO COMPLY WITH AS 3500.
- 2. STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH AS/NZS 3500.3.
- 3. WHERE PLUMBING FIXTURES ARE TO BE INSTALLED TO ACCESSIBLE AREAS THEY MUST BE INSTALLED TO AS1428.1 SPECIFICATIONS.
- 4. ALL STORMWATER FROM DOWNPIPES TO BE CONNECTED TO STORMWATER PITS, CONNECTED TO STORMWATER SYSTEMS AND DISCHARGED TO COUNCIL APPROVAL.
- 5. PLUMBER TO SUPPLY CERTIFICATES OF COMPLIANCE AT COMPLETION FOR OCCUPANCY PERMIT ISSUE

FLOOR FINISHES

- 1. PROVIDE MINIMUM WIDTH SS TRANSITION STRIPS BETWEEN DIFFERENT FLOOR FINISHES SET FLUSH WITH FINISHED FLOOR LEVEL
- 2. ENSURE SPECIFIED FLOOR FINISH COMPLIES WITH RELEVANT NCC CLAUSES, AUSTRALIAN STANDARDS AND LOCAL HEALTH AUTHORITY'S APPROVAL ON WATERPROOFING, SLIP-RESISTANCE AND NON-TOXICITY
- 3. ALL TILING TO AS 3958.1 & TILING SETOUTS TO BE CONFIRMED WITH SUPERINTENDANT PRIOR TO INSTALLATION
- 4. EXPANSION JOINTS AT ALL CHANGES TO SUBSTRATE TO AS 3958.1
- 5. ALL SKIRTING AS SELECTED IN FINISHES SCHEDULE

ELECTRICAL/ COMMUNICATIONS

- 1. GENERAL POWER OUTLETS AND COMMUNICATIONS POINT LOCATIONS TO BE CONFIRMED WITH CLIENT
- 2. LIGHTING FIXTURE LOCATIONS TO BE CONFIRMED WITH CLIENT (EMERGENCY LIGHTING TO BE AS PER DRAWINGS UNLESS OTHERWISE APPROVED BY BUILDING CERTIFIER)
- 3. ELECTRICAL FIXTURES TO BE CO-ORDINATED WITH JOINER
- 4. REFER TO CLIENT EQUIPMENT MANUFACTURERS FOR ALL REQUIRED GPOS. ELECTRICIAN TO ALLOW FOR SUPPLY AND INSTALLATION OF GPO'S OR OTHER SPECIAL POWER SUPPLY TO ALL OTHER ITEMS REQUIRING POWER
- 5. REFER ELECTRICAL ENGINEERS DOCUMENTATION IN ALL CASES. ALL ELECTRICAL WORKS TO COMPLY WITH NCC & AS 3000
- 6. EMERGENCY LIGHTS AND EXIT SIGNS TO BE IN ACCORDANCE WITH NCC E4D2, E4D4, E4D5, E4D6 AND AS/NZS 2293.1
- 7. ALL ELECTRICAL WIRING AND OTHER CABLING TO BE CONCEALED WITHIN JOINERY
- 8. NOT ALL LIGHT FITTINGS ARE SHOWN - CONTRACTOR TO BE AWARE THAT LIGHT FITTINGS INDICATED ARE NOT EXHAUSTIVE
- 9. ALL SWITCHES WALL MOUNTED AT BETWEEN 900-1100mm ABOVE FFL AND NOT CLOSER THAN 500MM TO AN INTERNAL CORNER, TO COMPLY WITH AS1428.1-2009.
- 10. GPO'S FIXED AT SKIRTING LEVEL UNLESS NOTED OTHERWISE

- 11. ABOVE BENCH (AB) MOUNTING LEVEL IS ABOVE JOINERY/BENCH, ENSURE 200mm CLEARANCE FROM TOP OF THE BENCH TO UNDERSIDE OF GPO
- 12. ALL EXPOSED SWITCHES/GPO'S SHALL BE:HPM EXCEL WITH STAINLESS STEEL COVER PLATE OR SIMILAR INTERNAL/ EXTERNAL GRADE DOUBLE POWER OUTLET
- 13. ALL NON-EXPOSED SWITCHES/ GPO'S SHALL BE: HPM EXCEL STANDARD WHITE OR SIMILAR INTERNAL/ EXTERNAL GRADE DOUBLE POWER OUTLET
- 14. ARTIFICIAL LIGHTING TO BE PROVIDED AND TO COMPLY WITH AS 1680.0.
- 15. ALL LIGHTING REQUIREMENTS TO BE READ IN CONJUNCTION WITH NCC NT PART J1.
- 16. ELECTRICIAN TO SUPPLY CERTIFICATES OF COMPLIANCE AT COMPLETION FOR OCCUPANCY PERMIT ISSUE

FIRE NOTES

- 1. ALL SMOKE ALARMS/DETECTORS ARE TO BE HARD WIRED/CONNECTED TO MAINS SUPPLY WITH A BATTERY BACKUP, AND SHALL COMPLY WITH AS 3786 WHERE MORE THAN 1 ALARM IS INSTALLED WITHIN A SOLE OCCUPANCY UNIT THE ALARMS ARE TO BE INTERCONNECTED.
- 2. ELECTRICAL SWITCHBOARD LOCATED IN THE PATH OF TRAVEL TO EXITS TO BE ENCLOSED IN METAL OR OTHER NON-COMBUSTIBLE CABINETS WITH SMOKE PROOF DOORS TO COMPLY WITH NCC PART D3D8.
- 3. FIRE HAZARD PROPERTIES OF ALL MATERIALS, LININGS, ASSEMBLIES AND SURFACE FINISHES SHALL COMPLY WITH SPECIFICATION 7 OF THE NCC. CONTRACTOR TO PROVIDE COPIES OF FIRE INDICES TEST CERTIFICATES.
- 4. FIRE RESISTING CONSTRUCTION SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE TESTED PROTOTYPE SYSTEM. ANY GAPS OR PENETRATIONS ARE TO MAINTAIN THE FRL OF THE ELEMENT IN QUESTION.
- 5. ANY PENETRATIONS OF FIRE RATED FLOORS, WALLS, SYSTEMS AND THE LIKE ARE TO BE PROTECTED IN ACCORDANCE WITH SPECIFICATION NCC C4D15 TO ENSURE THE FIRE RATING IS MAINTAINED. EG. FIRE COLLARS TO NEW PVC PENETRATIONS ETC
- 6. ALL TAP, VENT PIPES, WASTE PIPES, CABLES AND AIRCONDITIONING REFRIGERANT PIPEWORK ARE TO BE CONCEALED WITHIN THE WALLS
- 7. ALL DOORWAYS TO HAVE A MIN. UNOBSTRUCTED HEIGHT OF 2.0M
- 8. EXHAUST FANS ARE TO DISCHARGE AIR DIRECTLY TO OUTSIDE AIR AT A RATE OF NO LESS THAN 25L/S
- 9. EXIT DOORS WHICH SWING AGAINST THE DIRECTION OF EXIT TRAVEL ARE TO BE CAPABLE OF BEING HELD IN THE OPEN POSITION.
- 10. ALL EXIT DOORS AND DOORS IN THE PATH OF TRAVEL TO EXITS (INCLUDING ROLLER SHUTTER GRILLES) ARE TO BE CAPABLE OF BEING OPENED AT ALL TIMES FROM THE SIDE FACING A PERSON SEEKING EGRESS FROM THE BUILDING WITH A SINGLE-HANDED DOWNWARD ACTION ON A SINGLE DEVICE WITHOUT THE USE OF A KEY AND LOCATED BETWEEN 900MM AND 1100MM ABOVE FINISHED FLOOR LEVEL IN ACCORDANCE WITH CLAUSE NCC D3D26
- 11. EXIT SIGN AND EMERGENCY LIGHTING TO COMPLY WITH AS/NZS 2293.1.
- 12. EXIT SIGN TO BE MOUNTED AT A HEIGHT OF 2.7M OR AS OTHERWISE APPROVED BY THE RELEVANT BUILDING SURVEYOR.
- 13. WHERE CHANGE IN CEILING HEIGHTS ARE PROPOSED TO EXISTING HEIGHTS EXTEND ALL MECHANICAL DUCTWORK, SPRINKLERS, HYDRAULIC SERVICES ETC.

- TO SUIT THE PROPOSED WORKS UNLESS OTHERWISE DOCUMENTED
- 14. FINAL LOCATION OF GENERAL SPRINKLER HEADS, SMOKE DETECTORS, EMERGENCY LIGHTS, SWITCHBOARD TO BE DETERMINED BY THE SERVICES ENGINEER.
- 15. ALL WORKS TO BE CARRIED OUT BY A REGISTERED FIRE SERVICES CONTRACTOR AND ARE TO COMPLY WITH AS2118.1
- 16. A 1.0M MINIMUM CLEAR EXIT PATH IS REQUIRED TO BE MAINTAINED THROUGHOUT THE BUILDING/ TENANCY /STOREY

MECHANICAL

- 1. ALL HABITABLE & AMENITY AREAS TO BE VENTILATED:
 - 1. NATURAL VENTILATION TO NCC F6D2, F6D3 & F6D4 OR
 - 2. MECH OR A/C SYSTEM TO AS 1668.2 & AS/NZS 3666
- 2. ALL NEW & ALTERATION WORKS TO BE CARRIED OUT ARE TO COMPLY WITH AS 1668.2. & AS 3666.1
- 3. MECHANICAL EXHAUST: REFER MECHANICAL ENGINEERS DRAWINGS FOR SPECIFICATIONS AND LOCATION
- 4. MECHANICAL GRILLES TO MECHANICAL ENGINEERS SPECIFICATIONS. GRILLE FINISH POWDER COATED TO MATCH SURROUNDING WALL
- 5. MECHANICAL SERVICES TO BE CO-ORDINATED WITH OTHER SERVICES & CONTRACTORS
- 6. ALLOW SUFFICIENT VENTILATION FOR ALL EQUIPMENT AS REQUIRED BY RELEVANT MANUFACTURERS
- 7. MECHANICAL INSTALLATION TO BE CERTIFIED BY SUITABLY QUALIFIED AND REGISTERED CERTIFYING ENGINEER. A COPY OF THE CONSTRUCTION CERTIFICATE IS TO BE PROVIDED AS A PART OF THE OCCUPANCY PERMIT APPLICATION.

ACCESSIBLE FACILITIES / FEATURES

- 1. ACCESSIBLE CUBICLE & AMBULANT CUBICLE TO COMPLY WITH AS 1428.1-2009. ALL DIMENSIONS SHOWN ARE CLEAR INTERNAL, CONTRACTOR TO ENSURE ALLOWANCES FOR ALL LININGS & FINISHES
- 2. ALL AMBULANT ACCESSIBLE CUBICLES TO BE 900-920mm CLEAR WIDTH. A MIN 900mm CLEAR SPACE IS TO BE PROVIDED IN FRONT OF THE PAN MEASURED CLEAR OF THE DOOR SWING.
- 3. FLOOR GRADIENTS IN ACCESSIBLE PERSONS TOILET TO BE BETWEEN 1 in 60 & 1 in 80 FOR SHOWERS AND BETWEEN 1 in 80 & 1 in 100 FOR GENERAL AREAS
- 4. SET-OUT DIMENSIONS OF ALL FIXTURES & FITTINGS TO BE FROM FINISHED FLOOR AND WALL SURFACES AND MUST COMPLY WITH AS 1428.1-2009. ALLOW FOR THESE FINISHES WHEN SETTING OUT FROM BASE (UNFINISHED) WALLS & FLOORS
- 5. DISABLED TOILETS SHALL BE IDENTIFIED WITH BRAILLE & TACTILE SIGNAGE COMPLYING WITH NCC D4D7. ENSURE INTERNATIONAL SYMBOLS FOR ACCESS COMPLYING WITH AS 1428.1-2009 ARE PROVIDED ON THE LATCH SIDE OF DOORS WITH BRAILLE CHARACTERS MOUNTED BETWEEN 1250-1350mm AFFL
- 6. BRAILLE SIGNAGE IS TO BE PROVIDED AT ALL SANITARY FACILITY DOORS INCLUDING ON AMBULANT CUBICLE DOORS TO NCC PART D4D7.
- 7. BRAILLE SIGNAGE TO ACCESSIBLE WC'S ARE TO IDENTIFY WHETHER THE FACILITY IS LH OR RH TRANSFER IN ACCORDANCE WITH NCC PART D4D7.
- 8. BRAILLE EXIT SIGNAGE IS TO BE PROVIDED AT ALL DOORS TO BE PROVIDED WITH AN EXIT SIGN (PRESCRIBED UNDER NCC PART E4D5). SIGNS SHALL

- READ 'EXIT LEVEL X' AND BE MOUNTED IN ACCORDANCE WITH NCC PART D4D7.
- 9. SWITCH & POWER POINTS IN DISABLED ACCESSIBLE TOILETS TO BE MOUNTED 1000 AFL AND NOT LESS THAN 500 FROM INTERNAL CORNERS
- 10. DOORS TO ACCESSIBLE FACILITIES TO HAVE AN IN-USE INDICATOR. SNIB TYPE LATCHES ARE TO BE A MIN 45MM LENGTH.
- 11. DOOR TO ACCESSIBLE FACILITIES TO BE REMOVABLE FROM OUTSIDE
- 12. PROVIDE AT LEAST 30% MIN LUMINANCE CONTRAST (BETWEEN DOOR LEAF v. DOOR FRAME or DOOR LEAF v. ADJACENT WALL) AT ALL DOORWAYS WHERE DISABLED ACCESSIBILITY IS REQUIRED IN ACCORDANCE WITH AS 1428.1
- 13. TACTILE INDICATORS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMPS, STAIRS, VEHICULARWAYS AT GRADE, AND WHERE OVERHEAD OBSTRUCTIONS LESS THAN 2M EXIST TO COMPLY WITH AS/NZS 1428.4.1.

WET AREAS

- 1. PROVIDE ADEQUATE WATERPROOFING TO ALL WET AREAS WITH NCC PART F2, SPECIFICATION 26 AND AS3740
- 2. FLOOR WASTES TO BE PROVIDED IN ALL WET AREAS. ENSURE WATERPROOFING WITH AN APPROVED MEMBRANE IS APPLIED TO ALL FLOORS FITTED WITH FLOOR WASTE.
- 3. FALL IN FLOORS WITH A FLOOR WASTE TO COMPLY WITH NCC PART F2D4.
- 4. WET AREA FLOORS & WALLS TO HAVE A WATERPROOF AND WATER RESISTANT FINISH TO 1800 HIGH FOR SHOWERS, & 150MM SPLASHBACKS TO SINKS, BASINS ETC. TO COMPLY WITH AS 3740 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDING
- 5. FLOORS TO BATHROOMS /SHOWER BASES / WC'S / LAUNDRY NEED TO BE WATERPROOFED IN ACCORDANCE WITH AS3740-20121
- 6. PROVIDE FLOORS WITH IMPERVIOUS SURFACE - VINYL, CERAMIC TILES, SHEET VINYL OR SIMILAR. PROVIDE SELECTED WALL TILES TO FULL HEIGHT ABOVE SHOWER BASE AND ABOVE BATHS, VANITY BASINS, SINKS AND THROUGH FITTINGS WITHIN 75MM OF WALL OVER W.R. PLASTERBOARD OR CEMENT SHEET BASE. PROVIDE IMPERVIOUS FLEXIBLE SEALANT TO ALL JOINTS BETWEEN FLOOR AND WALL TILES AND FITTINGS. ALL MATERIALS AND FITTINGS TO BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURERS DETAILS AND INSTRUCTIONS

JOINERY NOTES

- 1. REFER TO JOINERY DRAWINGS & FINISHES SCHEDULE FOR DETAILS
- 2. ALL ARCHITECTURAL DRAWINGS SHOWING JOINERY AND FABRICATED ITEMS ARE FOR PRICING PURPOSES ONLY
- 3. CONTRACTOR TO ALLOW FOR THE SUPPLY, MANUFACTURE AND INSTALLATION OF JOINERY AND HARDWARE
- 4. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION
- 5. ALL JOINERY SURFACES TO BE FINISHED INCLUDING UNDER BENCHTOP
- 6. COORDINATE JOINERY WITH SERVICES AND PARTITIONS
- 7. JOINER TO ENSURE STRUCTURAL INTEGRITY OF ALL ITEMS

For Review

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
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C	75% DESIGN ISSUE	11.03.24	GA	ALA
B	DEVELOPMENT APPLICATION	31.01.24	GA	ALA
A	50% DESIGN ISSUE	12.12.23	MP	ALA



LANDSCAPE: - URBAN PLACE DESIGN
 STRUCTURAL: - WSP
 CIVIL: - GHD
 MECHANICAL: - ASHBURNER FRANCIS
 HYDRAULIC: - MAJOR CONSULTANCY
 ELECTRICAL: - ASHBURNER FRANCIS

Drawn	GA	Checked	RA / IL
Date: FEB 24		Date: FEB 24	
Designed	RA	Approved	MP
Date: FEB 24		Date: FEB 24	
Design Project Leader	RA	NTG Project Manager	AW
Date: FEB 24		Date: FEB 24	



ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK GENERAL NOTES 02				
NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT
		A011 of		D
				A1

8. DRAWERS TO INCORPORATE FULL EXTENSION RUNNERS WITH ANTI-TILT MECHANISMS UNLESS OTHERWISE NOTED ON DRAWINGS OR SCHEDULES
9. ADJUSTABLE SHELVES ON BRASS PINS AT 50mm INCREMENTS, ADJUSTABLE TO FIVE POSITIONS UNLESS OTHERWISE NOTED ON DRAWINGS OR SCHEDULES
10. CARCASSES TO BE CONSTRUCTED FROM 18MM MR/MDF UNLESS OTHERWISE NOTED ON DRAWINGS OR SCHEDULES WITH MATCHING SQUARE SELF EDGE STRIPPING TO EXPOSED LEADING EDGE
11. BENCHTOPS TO CABINETS/ JOINERY UNITS TO BE CONSTRUCTED FROM 32 MR/ MDF UNLESS OTHERWISE NOTED ON DRAWINGS OR SCHEDULES
12. ALL METAL FIXINGS TO BE FULLY CONCEALED AND NON-CORROSIVE
13. CONFIRM ALL CUT-OUT DIMENSIONS FOR EQUIPMENT INSTALLATION WITHIN JOINERY UNITS PRIOR TO CONSTRUCTION
14. ALL FIXTURES, FITTINGS AND APPLIANCES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
15. CONFIRM ALL GPO LOCATIONS WITH THE CLIENT WITHIN JOINERY UNITS PRIOR TO CONSTRUCTION

FIRE EXTINGUISHERS

1. PROVIDE A 3A:40B(E) DRY CHEMICAL FIRE EXTINGUISHER ADJACENT THE EXITS. INSTALLED AS PER AS 2444
2. PROVIDE TYPE F FIRE EXTINGUISHERS OR FIRE BLANKETS IN KITCHEN AREAS WHERE COOKING OILS AND FATS WILL BE USED IN ACCORDANCE WITH AS 2444.
3. PROVIDE 2A 20B(E) FIRE EXTINGUISHER OR 2A 40B(E) DRY CHEMICAL FIRE EXTINGUISHER ADJACENT TO ANY KITCHEN/BAR AREAS AND ADJACENT TO THE ELECTRICAL SWITCHBOARD - ALL IN ACCORDANCE WITH NCC E1.6 AND AS2444.

For Review

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Drawn
 GA
 Date: FEB 24
 Designed
 RA
 Date: FEB 24
 Design Project Leader
 RA
 Date: FEB 24

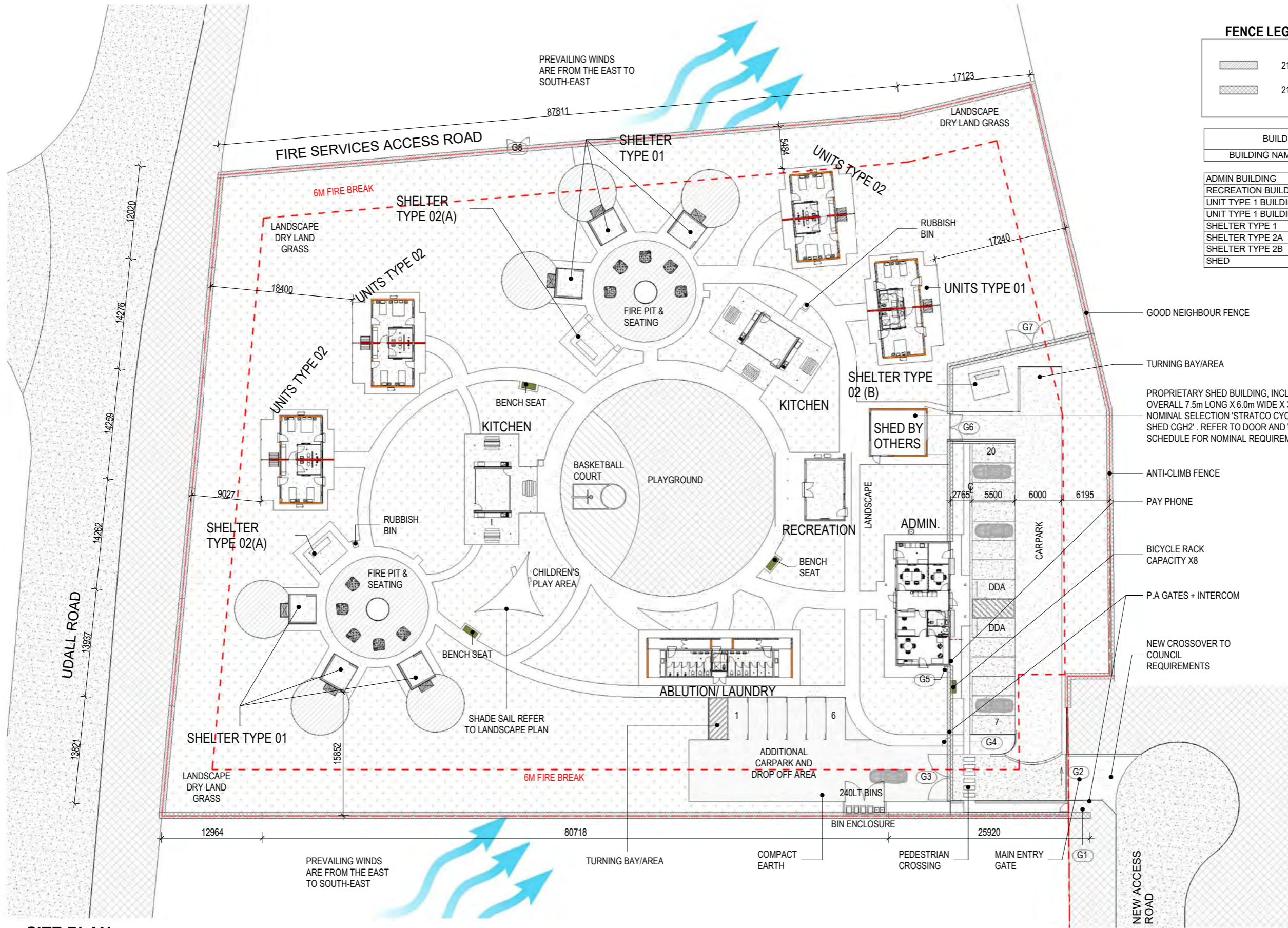
Checked
 RA / IL
 Date: FEB 24
 Approved
 MP
 Date: FEB 24
 NTG Project Manager
 AW
 Date: FEB 24



ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK GENERAL NOTES 03				
NTG Project No.	NTG Asset No.	Sheet Reference A012 OF	NTG DRAWING No.	AMENDMENT D A1

PRINT IN COLOUR

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FENCE LEGEND

	2100H GOOD NEIGHBOUR FENCE
	2100H ANTI-CLIMB ALUMINUM MESH

BUILDING SCHEDULE

BUILDING NAME	NO OF BUILDINGS
ADMIN BUILDING	X1
RECREATION BUILDING	X1
UNIT TYPE 1 BUILDING	X1
UNIT TYPE 1 BUILDING 2	X3
SHELTER TYPE 1	X2
SHELTER TYPE 2A	X2
SHELTER TYPE 2B	X1
SHED	X1

SITE PLAN
 1 : 250 @ A1,
 1 : 500 @ A3



For Review

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B	DEVELOPMENT APPLICATION	31.01.24	GA	ALA
A	50% DESIGN ISSUE	12.12.23	MP	ALA

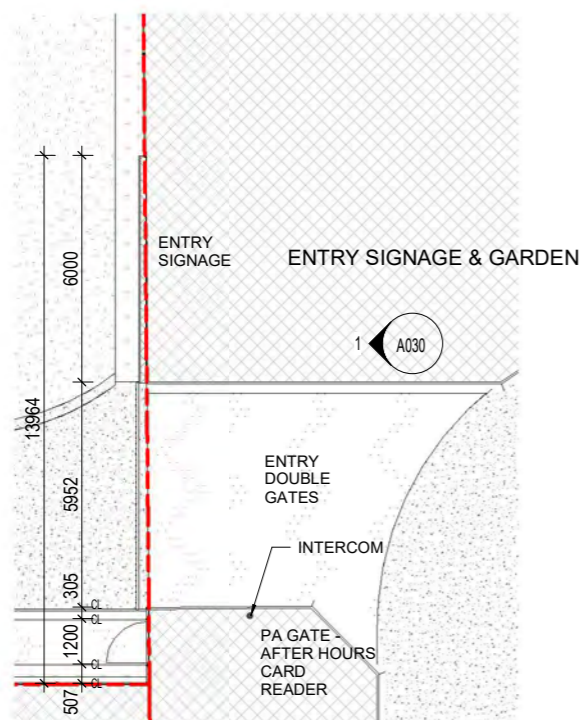


LANDSCAPE: - URBAN PLACE DESIGN
 STRUCTURAL: - WSP
 CIVIL: - GHD
 MECHANICAL: - ASHBURNER FRANCIS
 HYDRAULIC: - MAJOR CONSULTANCY
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Drawn GA / SB Date: FEB 24	Checked RA / IL Date: FEB 24
Designed RA Date: FEB 24	Approved MP Date: FEB 24
Design Project Leader RA Date: FEB 24	NTG Project Manager AW Date: FEB 24



ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK OVERALL SITE PLAN				
NTG Project No.	NTG Asset No.	Sheet Reference A021 OF	NTG DRAWING No.	AMENDMENT D A1



ENTRY GATE PLAN

1 : 100 @ A1,
1 : 200 @ A3



ENTRY GATE ELEVATION 1

1 : 100 @ A1,
1 : 200 @ A3

FENCE LEGEND

- 2100H GOOD NEIGHBOUR FENCE
- 2100H ANTI-CLIMB ALUMINUM MESH

For Review

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
H	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
G	75% DESIGN ISSUE	11.03.24	GA	ALA
F	DEVELOPMENT APPLICATION	31.01.24	GA	ALA
E	50% DESIGN ISSUE	12.12.23	MP	ALA
D	50% DESIGN BRD UPDATES	27.11.23	MP	ALA
C	50% DESIGN BRD	14.11.23	MP	ALA
B	REVISED BRD CONCEPT 30% PACKAGE	23.10.23	MP	ALA



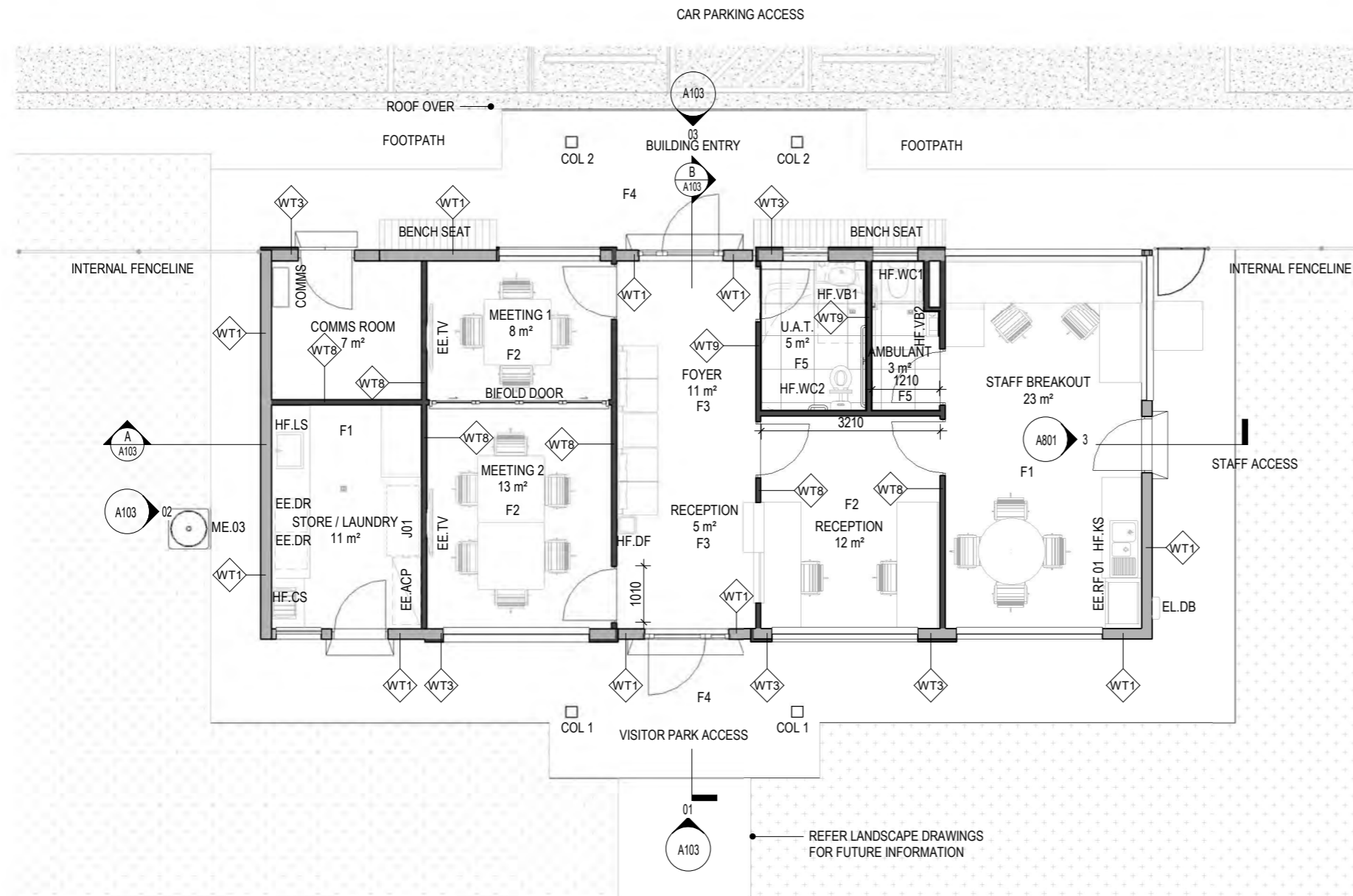
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STRUCTURAL: - WSP
CIVIL: - GHD
MECHANICAL: - ASHBURNER FRANCIS
HYDRAULIC: - MAJOR CONSULTANCY
ELECTRICAL: - ASHBURNER FRANCIS

Drawn GA / SB
Date: FEB 24
Designed RA
Date: FEB 24
Design Project Leader RA
Date: FEB 24

Checked RA / IL
Date: FEB 24
Approved MP
Date: FEB 24
NTG Project Manager AW
Date: FEB 24

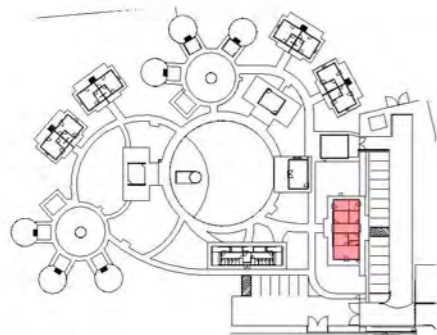


ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK SITE SETOUT PLAN, ROOF PLAN AND ENTRY GATE DETAIL				
NTG Project No.	NTG Asset No.	Sheet Reference A030 OF	NTG DRAWING No.	AMENDMENT H A1



01 ADMIN BUILDING OVERALL FLOOR PLAN

1 : 50 @ A1,
1 : 100 @ A3



SITE KEY LEGEND PLAN - ADMIN

1 : 1000 @ A1,
1 : 2000 @ A3

GENERAL NOTES

SECURITY MESH TO EXTERNAL FACE OF OPENINGS

00_GENERAL LEGEND

Type Mark	Type Comments
COL	COLUMN
EE.DR	DRYER
EE.RF 01	REFRIDGERATOR BY OTHERS
EE.RF 02	UNDERBENCH REFRIDGERATOR
EE.TV	SELECTED WALL HUNG TV
EE.WM	WASHING MACHINE
EL.DB	DISTRIBUTION BOARD
HF.CS	CLEANER SINK AS SPEC.
HF.DF	DRINK WATER FOUNTAIN
HF.FW	SELECTED TILED FLOOR WATSE
HF.KS	KITCHEN SINK AS SPEC.
HF.KS2	KITCHEN SINK AS SPEC.
HF.LS	LAUNDRY SINK AS SPECIFIED
HF.LT	LAUNDRY TUB AS SPEC.
HF.VB1	DDA VANITY BASIN AS SPEC.
HF.VB2	AMBULANT VANITY BASIN AS SPEC.
HF.VB3	VANITY BASIN AS SPEC.
HF.WC1	SELECTED TOILET PAN
HF.WC2	PWD TOILET SUITE AS SPEC. TO BE AS1428 COMPLIANT
J01	S/S BENCH
J02	S/S BENCH
J10	S/S BENCH
J.05	LUGGAGE DROP
MC.01	METAL CLADDING SPANDEK 01
ME.01	WALL MOUNTED SPLIT A/C UNIT
ME.02	HORIZONTAL CONDENSING UNIT
ME.03	VERTICAL CONDENSING UNIT
SC.01	TIMBER LOOK BATTEN 50sq
SE.BQ	BARBEQUE
TIM.01	TIMBER LOOK SCREEN ALUMINUM

00_FLOOR FINISH SCHEDULE

Type Mark	Description
F1	SHEET VINYL
F2	CARPET TILES
F3	POLISHED CONCRETE
F4	BROOM FINISHED CONCRETE
F5	600X600 CERAMIC TILES

00_WALL TYPE LEGEND

Type Mark	Type Comments
WT1	BRICKBOND BLOCKWORK TO UNDERSIDE OF ROOF, EXTERNALLY FIXED 90MM STUD +16MM FURRING CHANNEL WITH 9MM CFC CLADDING TO 2700mm AFL, METAL CLADDING 2700mm TO URS. INTERNAL RENDER AND PAINT FINISH.
WT2	BRICKBOND BLOCKWORK TO UNDERSIDE OF ROOF, EXTERNALLY FIXED 90MM STUD +50mm CLIP +16MM FURRING CHANNEL WITH 9MM CFC CLADDING TO 2700mm AFL, METAL CLADDING 2700mm TO URS. INTERNAL RENDER AND PAINT FINISH.
WT3	BRICKBOND BLOCKWORK TO UNDERSIDE OF ROOF, EXTERNALLY FIXED 90MM STUD +16MM FURRING CHANNEL WITH 16mm ZINCALUME CUSTOM ORB CLADDING TO 2700mm AFL, METAL CLADDING 2700mm TO URS. INTERNAL RENDER AND PAINT FINISH.
WT4	BRICKBOND BLOCKWORK TO UNDERSIDE OF ROOF, EXTERNALLY FIXED 90MM STUD +50mm CLIP +16MM FURRING CHANNEL WITH 16mm ZINCALUME CUSTOM ORB CLADDING TO 2700mm AFL, METAL CLADDING 2700mm TO URS. INTERNAL RENDER AND PAINT FINISH.
WT5	BRICKBOND BLOCKWORK. EXTERNAL ZINCALUME METAL CLADDING TO 40mm BATTEN, KLIP-LOK METAL CLADDING OR CRIM-MESH FROM 2700mm AFL TO URS.
WT6	BRICKBOND BLOCKWORK. ZINCALUME CLADDING TO 2700mm AFL INTERNAL AND EXTERNAL.
WT7	EXTERNAL EXPOSED BRICKBOND FEATURE BLOCKWORK EXPOSED INTERNAL AND EXTERNAL.
WT8	INTERNAL 90mm RONDO STUD, 13mm STANDARD PLASTERBOARD TO EACH SIDE
WT9	INTERNAL 90mm RONDO STUD, 10mm AQUACHEK PLASTERBOARD TO WET AREAS, REFER TO DRAWINGS FOR ACOUSTICGUARD REQUIREMENTS
WT10	INTERNAL BRICKBOND BLOCKWORK TO UNDERSIDE OF ROOF. RENDER & PAINT FINISH
WT11	INTERNAL BRICKBOND BLOCKWORK - WATER RESISTANT PLASTER BOARD TO 40mm BATTENS BOTH SIDES OF BLOCKWORK

For Review

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G	75% DESIGN ISSUE	11.03.24	GA	ALA
F	DEVELOPMENT APPLICATION	31.01.24	GA	ALA
E	50% DESIGN ISSUE	12.12.23	MP	ALA
D	50% DESIGN BRD UPDATES	27.11.23	MP	ALA
C	50% DESIGN BRD	14.11.23	MP	ALA
B	REVISED BRD CONCEPT 30% PACKAGE	23.10.23	MP	ALA



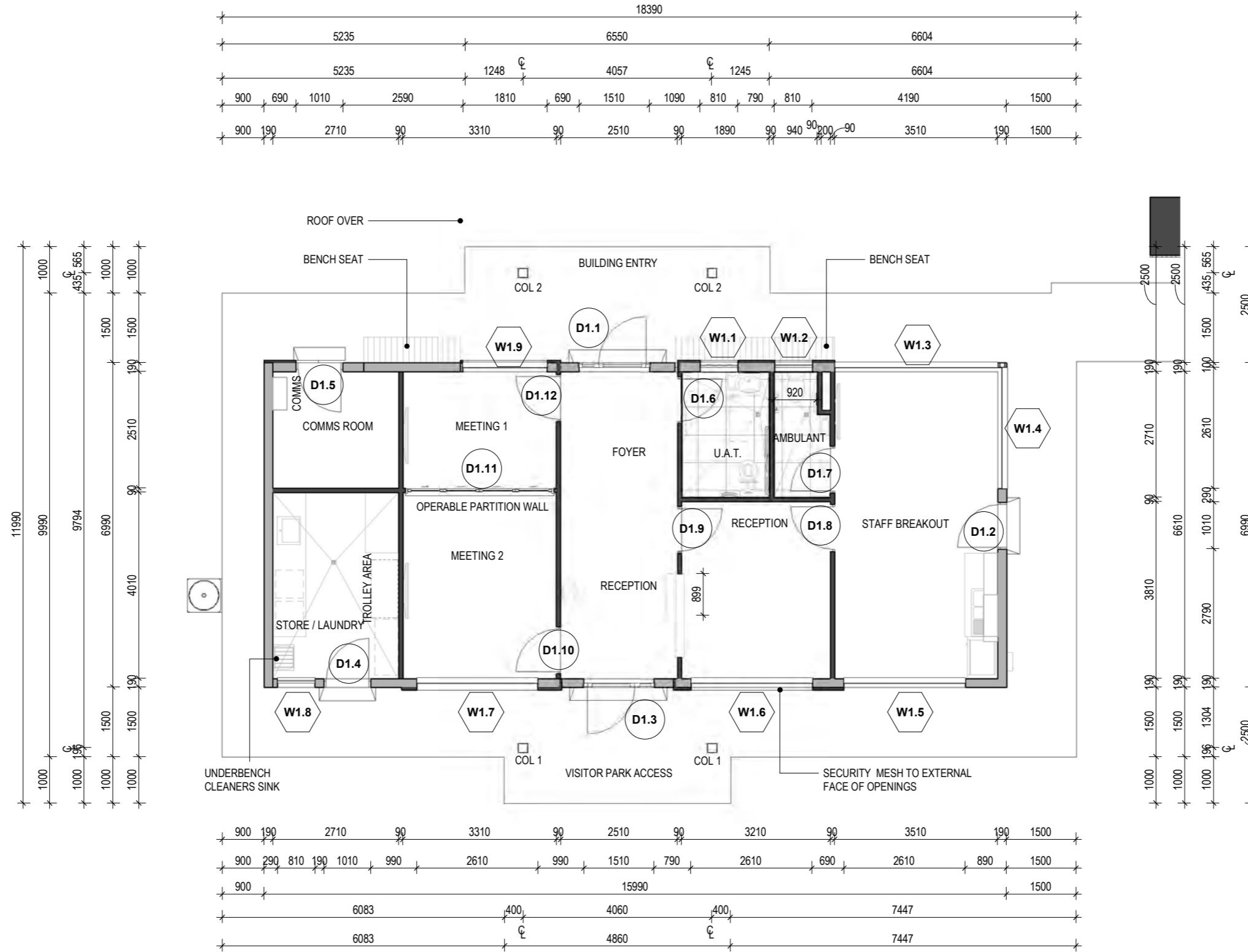
LANDSCAPE: - URBAN PLACE DESIGN
STRUCTURAL: - WSP
CIVIL: - GHD
MECHANICAL: - ASHBURNER FRANCIS
HYDRAULIC: - MAJOR CONSULTANCY
ELECTRICAL: - ASHBURNER FRANCIS

Drawn	Checked
GA / SB Date: FEB 24	RA / IL Date: FEB 24
Designed RA Date: FEB 24	Approved MP Date: FEB 24
Design Project Leader RA Date: FEB 24	NTG Project Manager AW Date: FEB 24



ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK ADMIN BUILDING - OVERALL FLOOR PLAN				
NTG Project No.	NTG Asset No.	Sheet Reference A100 OF	NTG DRAWING No.	AMENDMENT H A1

GENERAL NOTES
SECURITY MESH TO EXTERNAL FACE OF OPENINGS



01 ADMIN BUILDING SETOUT PLAN

1 : 50 @ A1,
1 : 100 @ A3

For Review

Plotted: 26/04/2024 11:23:46 AM
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No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
D	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
C	75% DESIGN ISSUE	11.03.24	GA	ALA
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LANDSCAPE: - URBAN PLACE DESIGN
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Drawn GA / SB
Date: FEB 24
Designed RA
Date: FEB 24
Design Project Leader RA
Date: FEB 24

Checked RA / IL
Date: FEB 24
Approved MP
Date: FEB 24
NTG Project Manager AW
Date: FEB 24



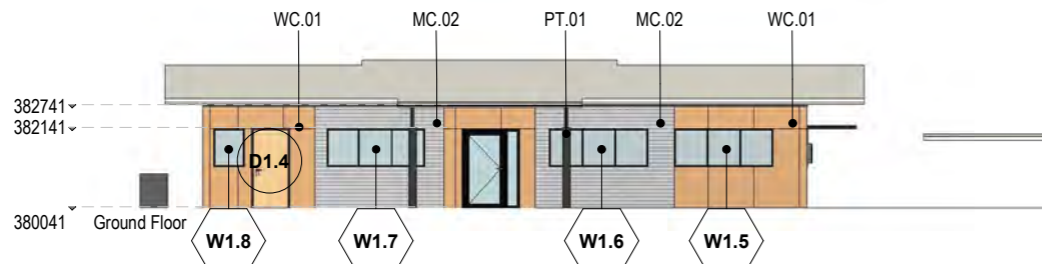
ARNHEM LAND
LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT
TENNANT CREEK VISITOR PARK
ADMIN BUILDING - SETOUT PLAN

NTG Project No.	NTG Asset No.	Sheet Reference A101 OF	NTG DRAWING No.	AMENDMENT D	A1
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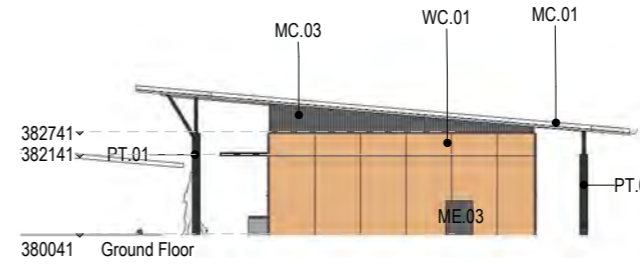
GENERAL NOTES
 SECURITY MESH TO EXTERNAL FACE OF OPENINGS

00_MATERIAL SCHEDULE	
Material: Mark	Material: Comments
	<varies>
BW.01	FEATURE BLOCKWORCK AS SPEC.
CM.01	CRIM MESH
CT.01	CERAMIC WALL TILES 600x300
FR1	
GL.01	CLEAR GLAZING
LM.01	SELECTED LAMINATE WHITE FINISH
MC.01	METAL CLADDING SPANDEK 01
MC.03	METAL CLADDING KLIP-LOK
MC.04	CUSTOMORB HORIZONTAL - ZINCALUME
MF.SS(b)	BRUSHED STAINLESS STEEL
MT.CH	CHROME FINISH
PC.01(pc)	PAINT CHARCOAL POWDERCOATED
PT.01	PAINT FINISH - DULUX MONUMENT
PT.02	PAINT FINISH - SURFMIST
PT.03	PAINT FINISH- WHISPER WHITE
TIM.02	TIMBER LOOK BATTEN ALUMINUM
TIM.03	TIMBER LOOK CLADDING SEAT
WC.01	1200X2750 CFC AXON CLADDING 133 SMOOTH

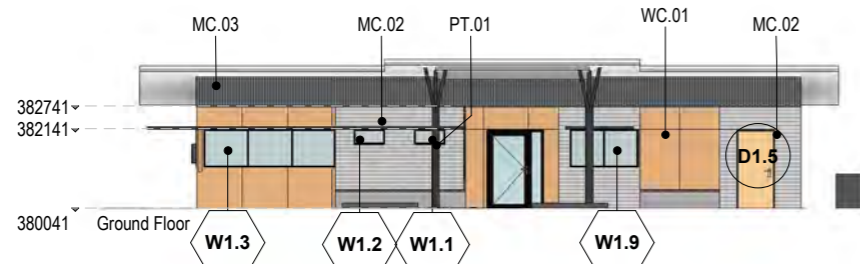
00_CEILING LEGEND	
CODE	DESCRIPTION
PLB	PLASTERBOARD
WPLB	WATER RESISTANT PLASTERBOARD
CFC	COMPRESSED FIBER CEMENT
MC.02	METAL CLADDING CUSTOM ORB 01



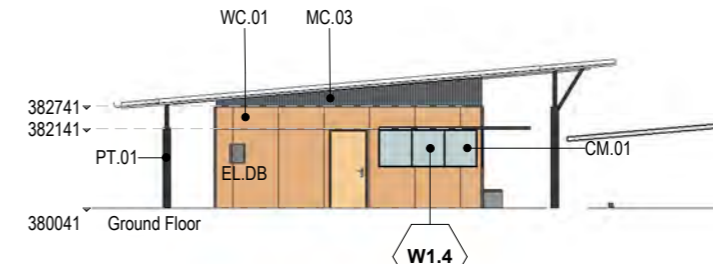
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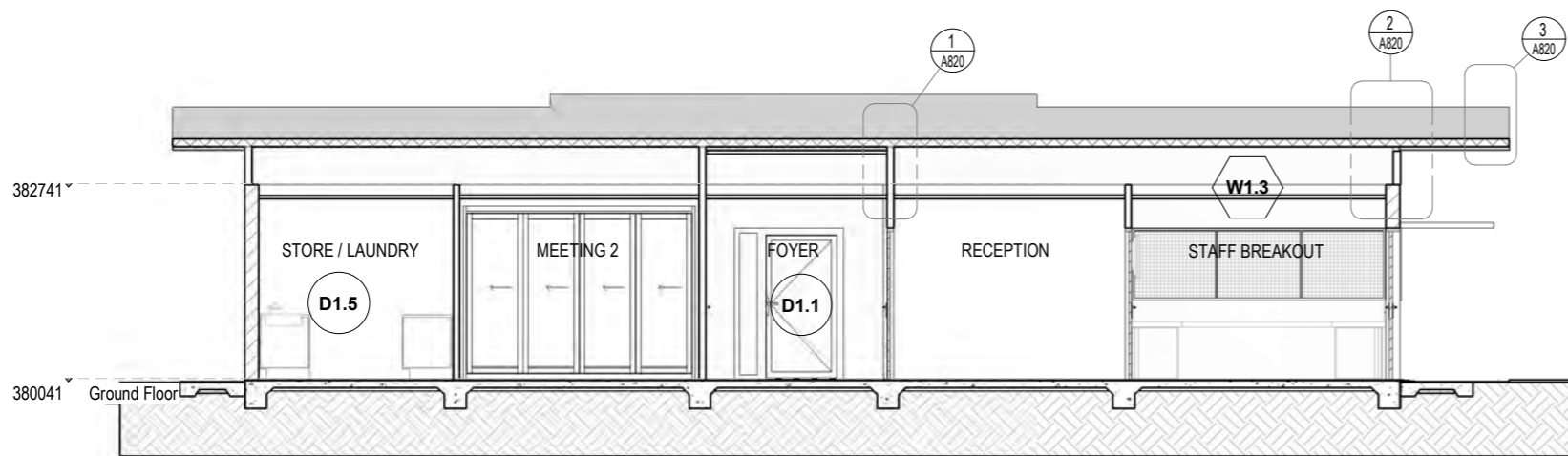
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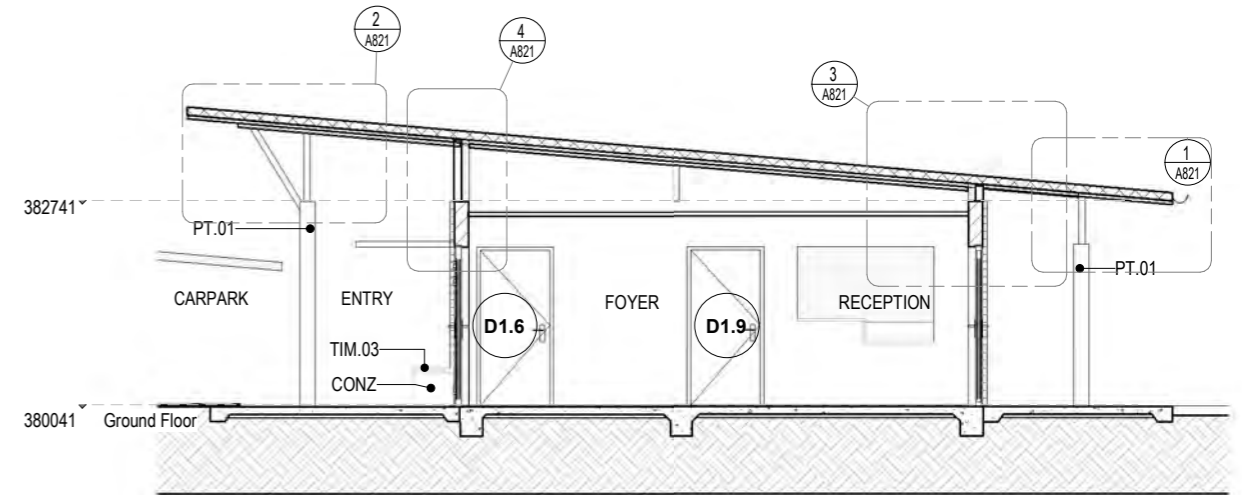
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ELEVATION - 04
 1 : 100 @ A1,
 1 : 200 @ A3



SECTION - A
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 1 : 100 @ A3



SECTION - B
 1 : 50 @ A1,
 1 : 100 @ A3

For Review

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C	50% DESIGN BRD	14.11.23	MP	ALA
B	REVISED BRD CONCEPT 30% PACKAGE	23.10.23	MP	ALA

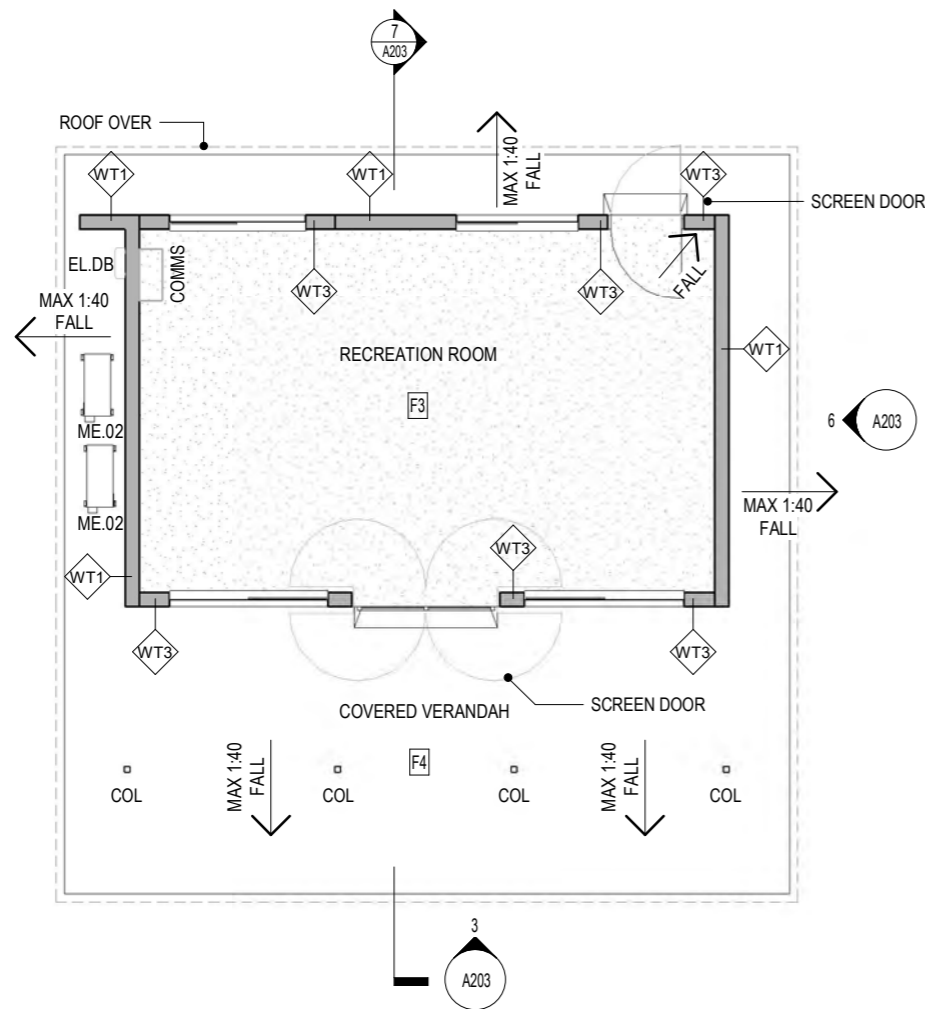


LANDSCAPE: - URBAN PLACE DESIGN
 STRUCTURAL: - WSP
 CIVIL: - GHD
 MECHANICAL: - ASHBURNER FRANCIS
 HYDRAULIC: - MAJOR CONSULTANCY
 ELECTRICAL: - ASHBURNER FRANCIS

Drawn	Checked
GA / SB	RA / IL
Date: FEB 24	Date: FEB 24
Designed	Approved
RA	MP
Date: FEB 24	Date: FEB 24
Design Project Leader	NTG Project Manager
RA	AW
Date: FEB 24	Date: FEB 24

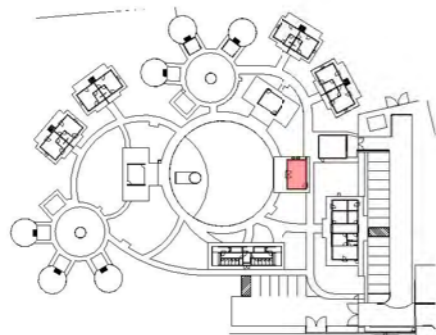


ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK ADMIN BUILDING ELEVATION & SECTION				
NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT
		A103 OF		H A1



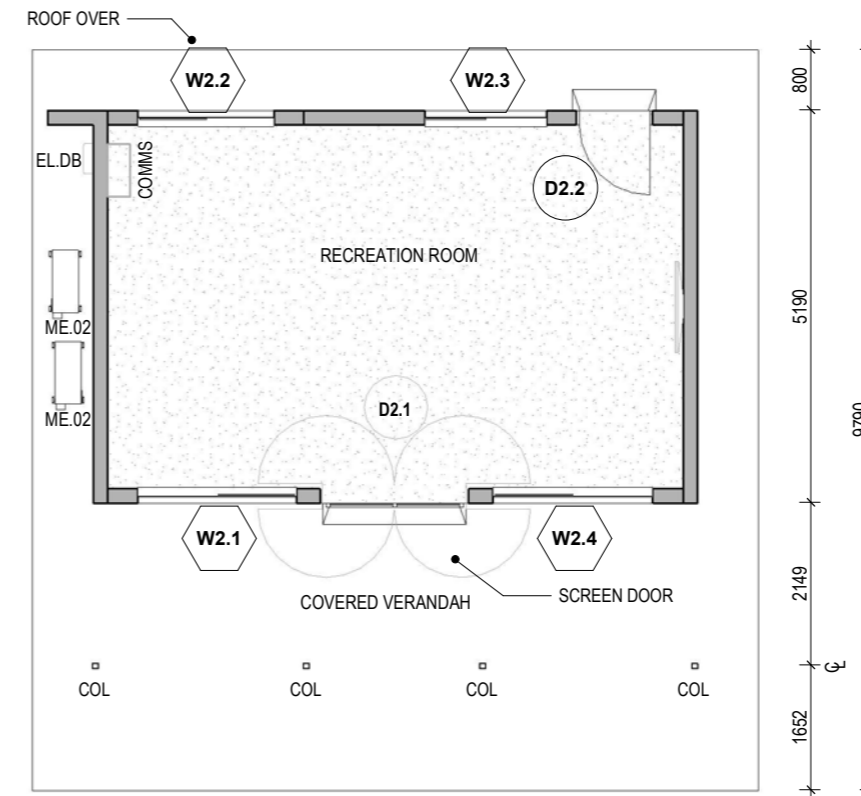
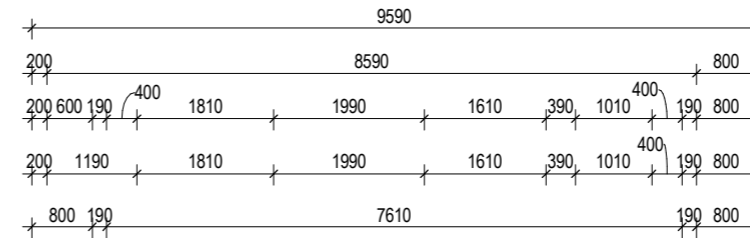
02 RECREATION ROOM OVERALL FLOOR PLAN

1 : 50 @ A1,
1 : 100 @ A3



SITE KEY LEGEND PLAN - REC ROOM

1 : 1000 @ A1,
1 : 2000 @ A3



02 RECREATION ROOM SETOUT PLAN

1 : 50 @ A1,
1 : 100 @ A3

GENERAL NOTES

SECURITY MESH TO EXTERNAL FACE OF OPENINGS

00_FLOOR FINISH SCHEDULE

Type Mark	Description
F1	SHEET VINYL
F2	CARPET TILES
F3	POLISHED CONCRETE
F4	BROOM FINISHED CONCRETE
F5	600X600 CERAMIC TILES

00_GENERAL LEGEND

Type Mark	Type Comments
COL	COLUMN
EE.DR	DRYER
EE.RF 01	REFRIDGERATOR BY OTHERS
EE.RF 02	UNDERBENCH REFRIDGERATOR
EE.TV	SELECTED WALL HUNG TV
EE.WM	WASHING MACHINE
EL.DB	DISTRIBUTION BOARD
HF.CS	CLEANER SINK AS SPEC.
HF.DF	DRINK WATER FOUNTAIN
HF.FW	SELECTED TILED FLOOR WATSE
HF.KS	KITCHEN SINK AS SPEC.
HF.KS2	KITCHEN SINK AS SPEC.
HF.LS	LAUNDRY SINK AS SPECIFIED
HF.LT	LAUNDRY TUB AS SPEC.
HF.VB1	DDA VANITY BASIN AS SPEC.
HF.VB2	AMBULANT VANITY BASIN AS SPEC.
HF.VB3	VANITY BASIN AS SPEC.
HF.WC1	SELECTED TOILET PAN
HF.WC2	PWD TOILET SUITE AS SPEC. TO BE AS1428 COMPLIANT
J01	S/S BENCH
J02	S/S BENCH
J10	S/S BENCH
J.05	LUGGAGE DROP
MC.01	METAL CLADDING SPANDEK 01
ME.01	WALL MOUNTED SPLIT A/C UNIT
ME.02	HORIZONTAL CONDENSING UNIT
ME.03	VERTICAL CONDENSING UNIT
SC.01	TIMBER LOOK BATTEN 50sq HORIZONTAL SPACING SCREEN
SE.BQ	BARBEQUE
TIM.01	TIMBER LOOK SCREEN ALUMINIUM

For Review

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
H	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
G	75% DESIGN ISSUE	11.03.24	GA	ALA
F	DEVELOPMENT APPLICATION	31.01.24	GA	ALA
E	50% DESIGN ISSUE	12.12.23	MP	ALA
D	50% DESIGN BRD UPDATES	27.11.23	MP	ALA
C	50% DESIGN BRD	14.11.23	MP	ALA
B	REVISED BRD CONCEPT 30% PACKAGE	23.10.23	MP	ALA



LANDSCAPE: - URBAN PLACE DESIGN
STRUCTURAL: - WSP
CIVIL: - GHD
MECHANICAL: - ASHBURNER FRANCIS
HYDRAULIC: - MAJOR CONSULTANCY
ELECTRICAL: - ASHBURNER FRANCIS

Drawn	Checked
GA / SB	RA / IL
Date: FEB 24	Date: FEB 24
Designed	Approved
RA	MP
Date: FEB 24	Date: FEB 24
Design Project Leader	NTG Project Manager
RA	AW
Date: FEB 24	Date: FEB 24



ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK RECREATION BUILDING OVERALL FLOOR PLAN & SETOUT PLAN				
NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT
		A200 OF		H A1

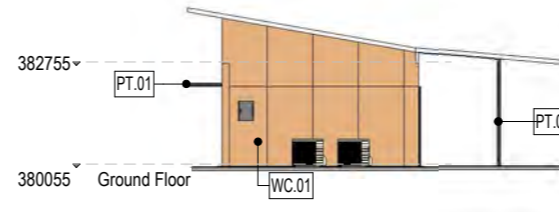
GENERAL NOTES
 SECURITY MESH TO EXTERNAL FACE OF OPENINGS

00_MATERIAL SCHEDULE	
Material: Mark	Material: Comments
	<varies>
BW.01	FEATURE BLOCKWORCK AS SPEC.
CM.01	CRIM MESH
CT.01	CERAMIC WALL TILES 600x300
FR1	
GL.01	CLEAR GLAZING
LM.01	SELECTED LAMINATE WHITE FINISH
MC.01	METAL CLADDING SPANDEK 01
MC.03	METAL CLADDING KLIP-LOK
MC.04	CUSTOMORB HORIZONTAL - ZINCALUME
MF.SS(b)	BRUSHED STAINLESS STEEL
MT.CH	CHROME FINISH
PC.01(pc)	PAINT CHARCOAL POWDERCOATED
PT.01	PAINT FINISH - DULUX MONUMENT
PT.02	PAINT FINISH - SURFMIST
PT.03	PAINT FINISH- WHISPER WHITE
TIM.02	TIMBER LOOK BATTEN ALUMINUM
TIM.03	TIMBER LOOK CLADDING SEAT
WC.01	1200X2750 CFC AXON CLADDING 133 SMOOTH

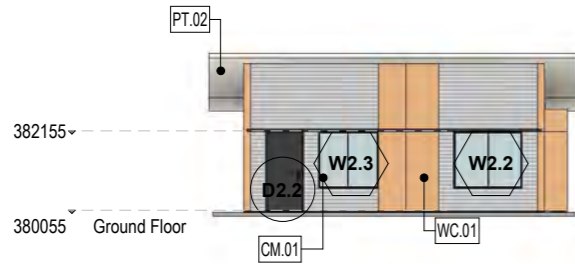
00_CEILING LEGEND	
CODE	DESCRIPTION
PLB	PLASTERBOARD
WPLB	WATER RESISTANT PLASTERBOARD
CFC	COMPRESSED FIBER CEMENT
MC.02	METAL CLADDING CUSTOM ORB 01



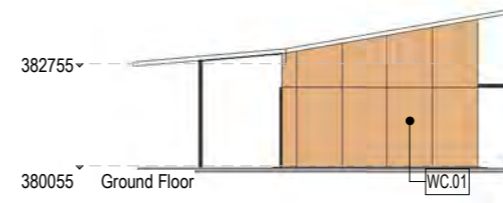
ELEVATION - 01
 1 : 100 @ A1,
 1 : 200 @ A3



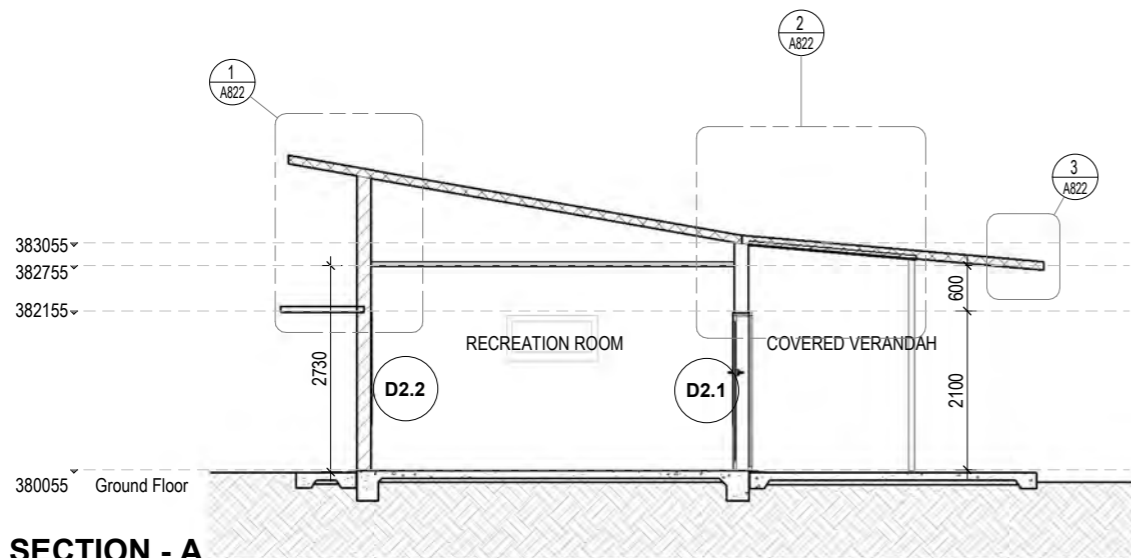
ELEVATION - 02
 1 : 100 @ A1,
 1 : 200 @ A3



ELEVATION - 03
 1 : 100 @ A1,
 1 : 200 @ A3



ELEVATION - 04
 1 : 100 @ A1,
 1 : 200 @ A3



SECTION - A
 1 : 50 @ A1,
 1 : 100 @ A3

For Review

Plotted: 26/04/2024 11:23:52 AM C:\Users\greg.agbasi\Documents\Tenant Creek S000 Site-CENTRAL_Greg_Agbasi.rvt

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
H	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
G	75% DESIGN ISSUE	11.03.24	GA	ALA
F	DEVELOPMENT APPLICATION	31.01.24	GA	ALA
E	50% DESIGN ISSUE	12.12.23	MP	ALA
D	50% DESIGN BRD UPDATES	27.11.23	MP	ALA
C	50% DESIGN BRD	14.11.23	MP	ALA
B	REVISED BRD CONCEPT 30% PACKAGE	23.10.23	MP	ALA



LANDSCAPE: - URBAN PLACE DESIGN
 STRUCTURAL: - WSP
 CIVIL: - GHD
 MECHANICAL: - ASHBURNER FRANCIS
 HYDRAULIC: - MAJOR CONSULTANCY
 ELECTRICAL: - ASHBURNER FRANCIS

Drawn	GA	Checked	RA / IL
Date:	FEB 24	Date:	FEB 24
Designed	RA	Approved	MP
Date:	FEB 24	Date:	FEB 24
Design Project Leader	RA	NTG Project Manager	AW
Date:	FEB 24	Date:	FEB 24

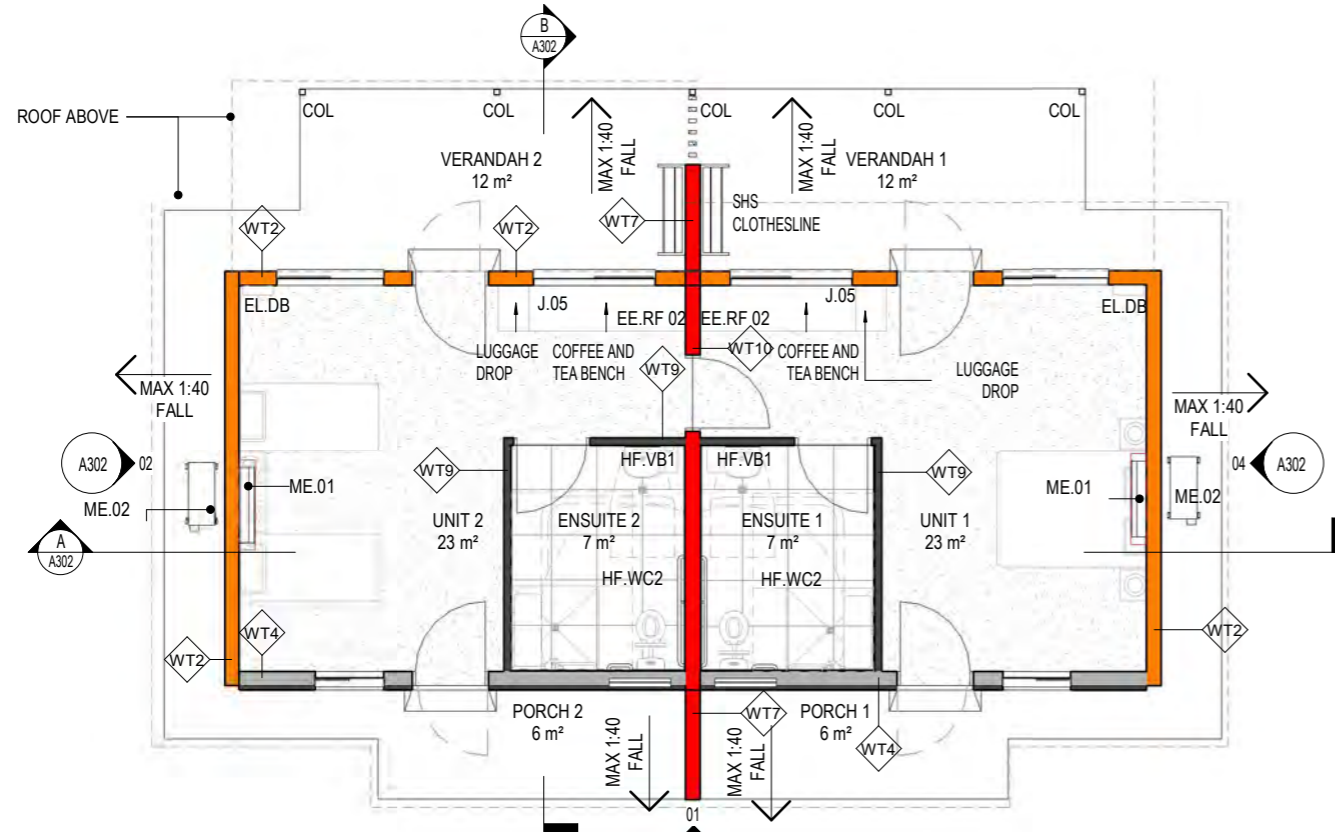


ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK RECREATION BUILDING- ELEVATIONS & SECTIONS				
NTG Project No.	NTG Asset No.	Sheet Reference A203 OF	NTG DRAWING No.	AMENDMENT H
				A1

GENERAL NOTES
SECURITY MESH TO EXTERNAL FACE OF OPENINGS

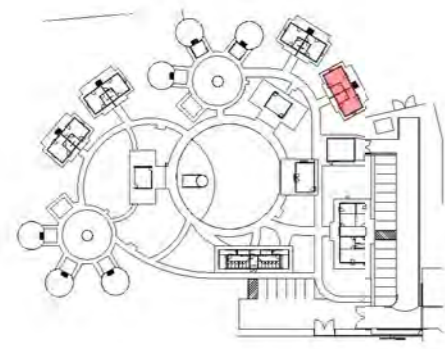
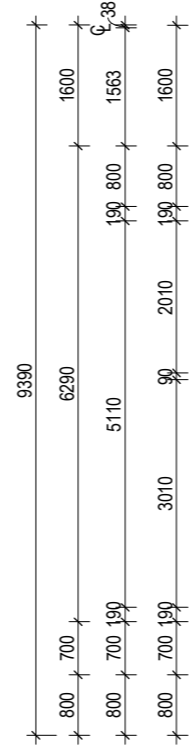
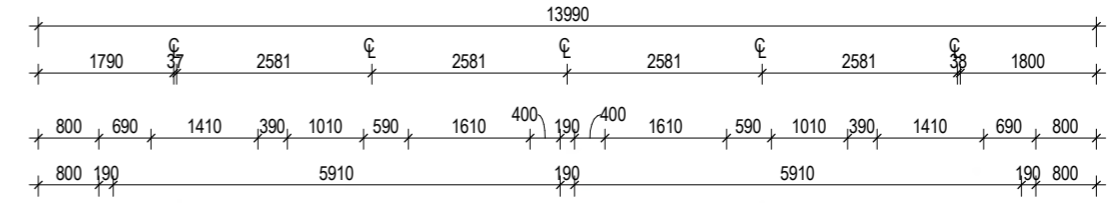
00_GENERAL LEGEND	
Type Mark	Type Comments
COL	COLUMN
EE.DR	DRYER
EE.RF 01	REFRIDGERATOR BY OTHERS
EE.RF 02	UNDERBENCH REFRIDGERATOR
EE.TV	SELECTED WALL HUNG TV
EE.WM	WASHING MACHINE
EL.DB	DISTRIBUTION BOARD
HF.CS	CLEANER SINK AS SPEC.
HF.DF	DRINK WATER FOUNTAIN
HF.FW	SELECTED TILED FLOOR WATSE
HF.KS	KITCHEN SINK AS SPEC.
HF.KS2	KITCHEN SINK AS SPEC.
HF.LS	LAUNDRY SINK AS SPECIFIED
HF.LT	LAUNDRY TUB AS SPEC.
HF.VB1	DDA VANITY BASIN AS SPEC.

00_GENERAL LEGEND	
Type Mark	Type Comments
HF.VB2	AMBULANT VANITY BASIN AS SPEC.
HF.VB3	VANITY BASIN AS SPEC.
HF.WC1	SELECTED TOILET PAN
HF.WC2	PWD TOILET SUITE AS SPEC. TO BE AS1428 COMPLIANT
J01	S/S BENCH
J02	S/S BENCH
J10	S/S BENCH
J.05	LUGGAGE DROP
MC.01	METAL CLADDING SPANDEK 01
ME.01	WALL MOUNTED SPLIT A/C UNIT
ME.02	HORIZONTAL CONDENSING UNIT
ME.03	VERTICAL CONDENSING UNIT
SC.01	TIMBER LOOK BATTEN 50sq HORIZONTAL SPACING SCREEN
SE.BQ	BARBEQUE
TIM.01	TIMBER LOOK SCREEN ALUMINUM



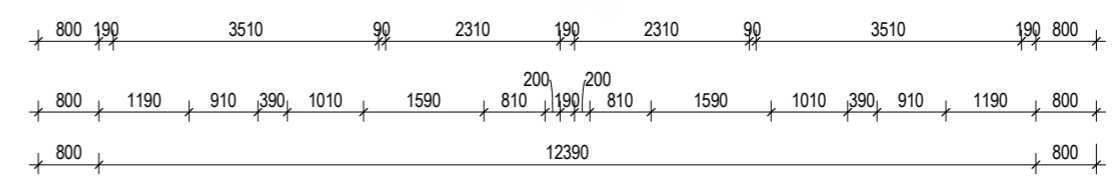
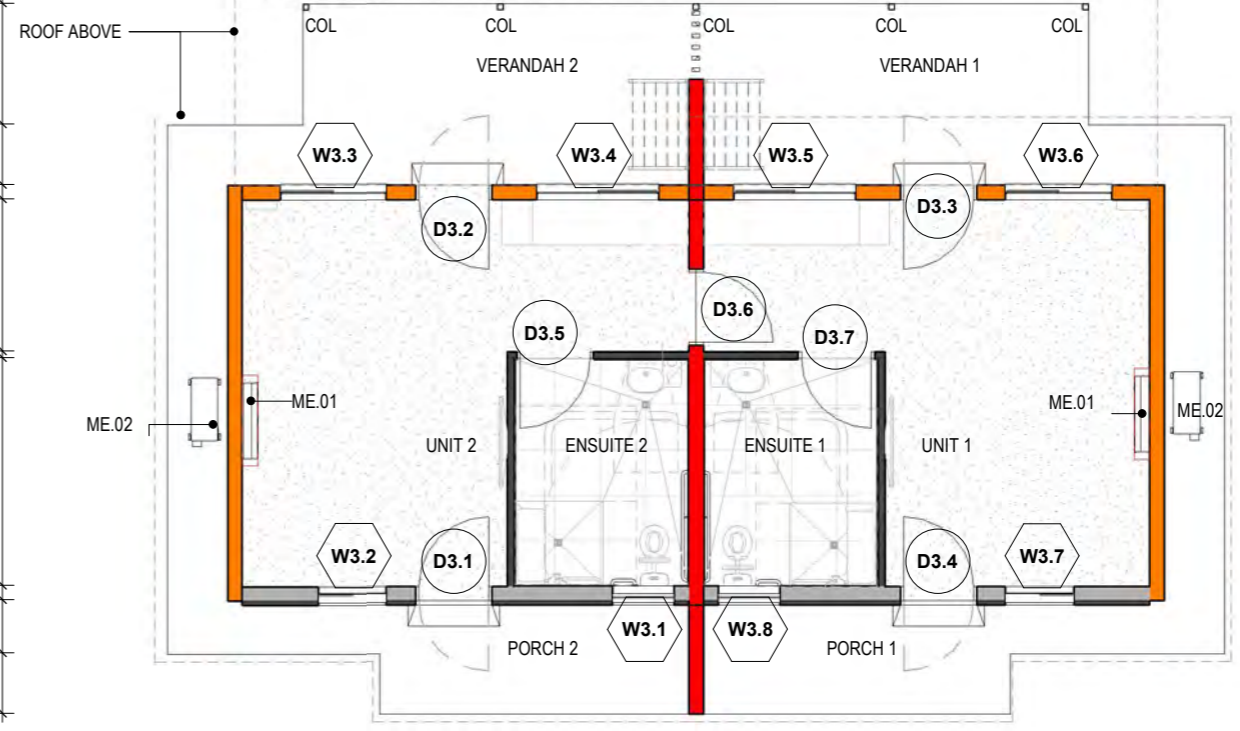
UNIT TYPE 01 OVERALL FLOOR PLAN

1 : 50 @ A1,
1 : 100 @ A3



SITE KEY LEGEND PLAN - UNIT 01

1 : 1000 @ A1,
1 : 2000 @ A3



UNIT TYPE 01 SETOUT FLOOR PLAN

1 : 50 @ A1,
1 : 100 @ A3

For Review

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
H	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
G	75% DESIGN ISSUE	11.03.24	GA	ALA
F	DEVELOPMENT APPLICATION	31.01.24	GA	ALA
E	50% DESIGN ISSUE	12.12.23	MP	ALA
D	50% DESIGN BRD UPDATES	27.11.23	MP	ALA
C	50% DESIGN BRD	14.11.23	MP	ALA
B	REVISED BRD CONCEPT 30% PACKAGE	23.10.23	MP	ALA



LANDSCAPE: - URBAN PLACE DESIGN
STRUCTURAL: - WSP
CIVIL: - GHD
MECHANICAL: - ASHBURNER FRANCIS
HYDRAULIC: - MAJOR CONSULTANCY
ELECTRICAL: - ASHBURNER FRANCIS

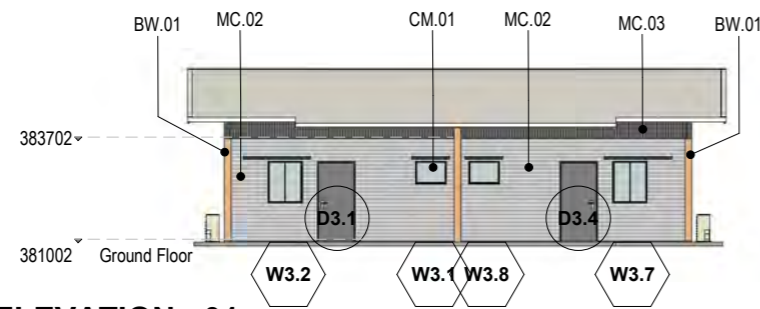
Drawn	Checked
GA / SB	RA / IL
Date: FEB 24	Date: FEB 24
Designed	Approved
RA	MP
Date: FEB 24	Date: FEB 24
Design Project Leader	NTG Project Manager
RA	AW
Date: FEB 24	Date: FEB 24



ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK UNIT TYPE 01 - OVERALL FLOOR PLAN & SETOUT PLAN				
NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT
		A300 OF		H A1

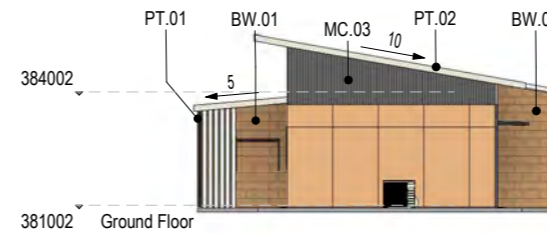
GENERAL NOTES
 SECURITY MESH TO EXTERNAL FACE OF OPENINGS

00_MATERIAL SCHEDULE	
Material: Mark	Material: Comments
	<varies>
BW.01	FEATURE BLOCKWORCK AS SPEC.
CM.01	CRIM MESH
CT.01	CERAMIC WALL TILES 600x300
FR1	
GL.01	CLEAR GLAZING
LM.01	SELECTED LAMINATE WHITE FINISH
MC.01	METAL CLADDING SPANDEK 01
MC.03	METAL CLADDING KLIP-LOK
MC.04	CUSTOMORB HORIZONTAL - ZINCALUME
MF.SS(b)	BRUSHED STAINLESS STEEL
MT.CH	CHROME FINISH
PC.01(pc)	PAINT CHARCOAL POWDERCOATED
PT.01	PAINT FINISH - DULUX MONUMENT
PT.02	PAINT FINISH - SURFMIST
PT.03	PAINT FINISH- WHISPER WHITE
TIM.02	TIMBER LOOK BATTEN ALUMINUM
TIM.03	TIMBER LOOK CLADDING SEAT
WC.01	1200X2750 CFC AXON CLADDING 133 SMOOTH



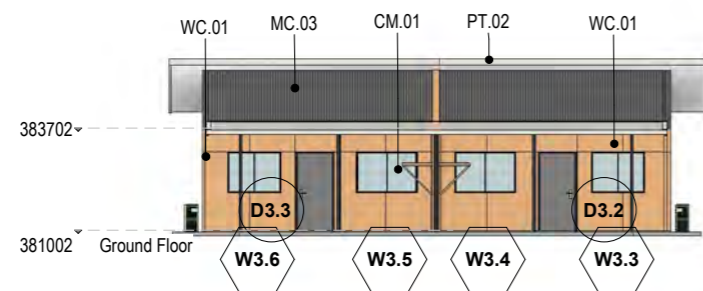
ELEVATION - 01

1 : 100 @ A1,
 1 : 200 @ A3



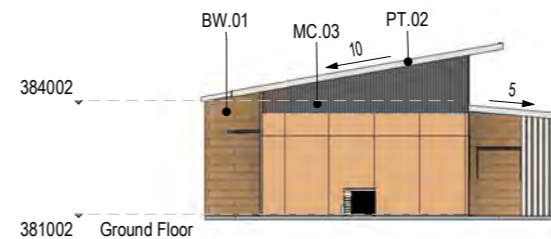
ELEVATION - 02

1 : 100 @ A1,
 1 : 200 @ A3



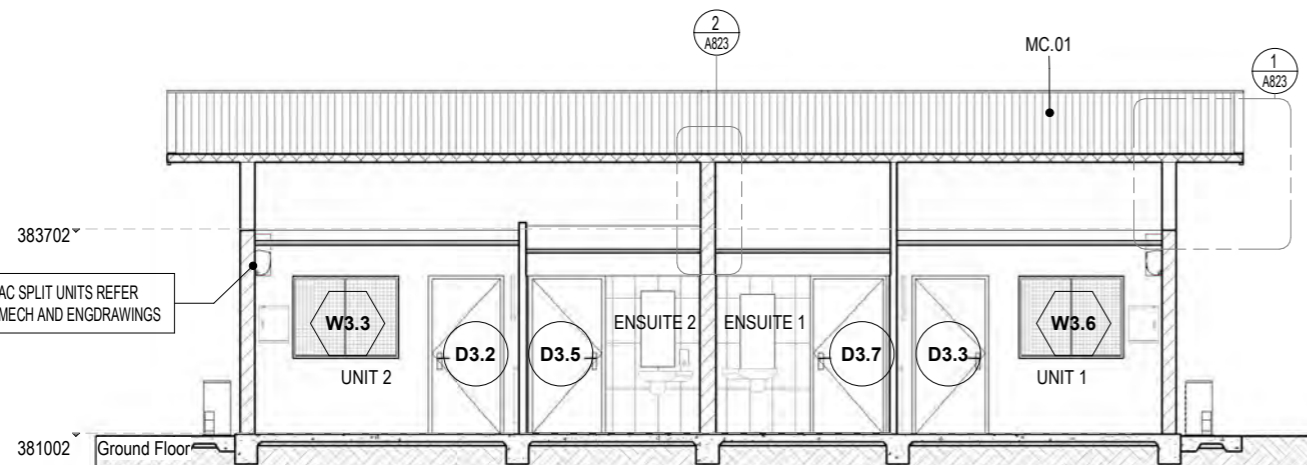
ELEVATION - 03

1 : 100 @ A1,
 1 : 200 @ A3



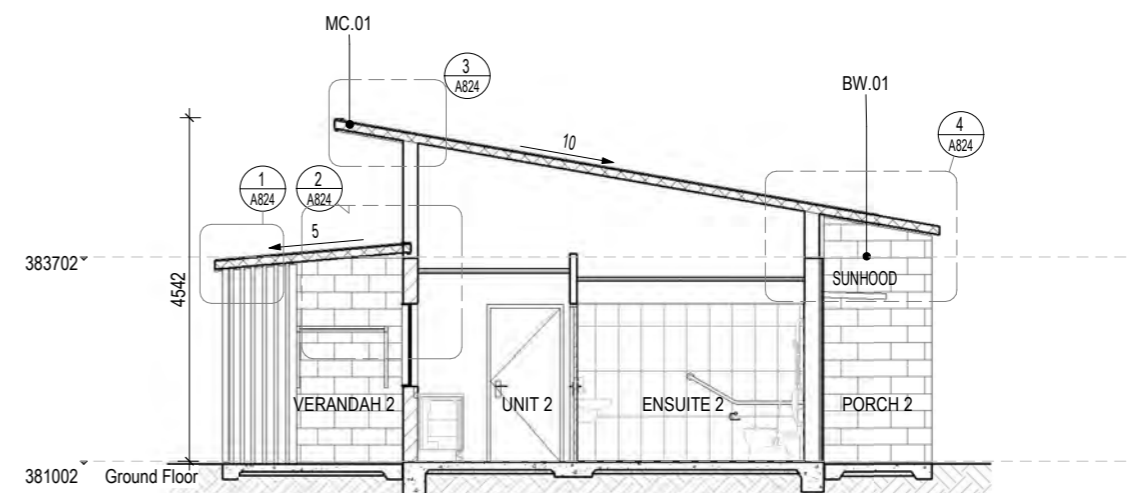
ELEVATION - 04

1 : 100 @ A1,
 1 : 200 @ A3



SECTION - A

1 : 50 @ A1,
 1 : 100 @ A3



SECTION - B

1 : 50 @ A1,
 1 : 100 @ A3

For Review

No.	AMENDMENT DESCRIPTION	DATE	INT.	DEPT / COMPANY
H	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
G	75% DESIGN ISSUE	11.03.24	GA	ALA
F	DEVELOPMENT APPLICATION	31.01.24	GA	ALA
E	50% DESIGN ISSUE	12.12.23	MP	ALA
D	50% DESIGN BRD UPDATES	27.11.23	MP	ALA
C	50% DESIGN BRD	14.11.23	MP	ALA
B	REVISED BRD CONCEPT 30% PACKAGE	23.10.23	MP	ALA



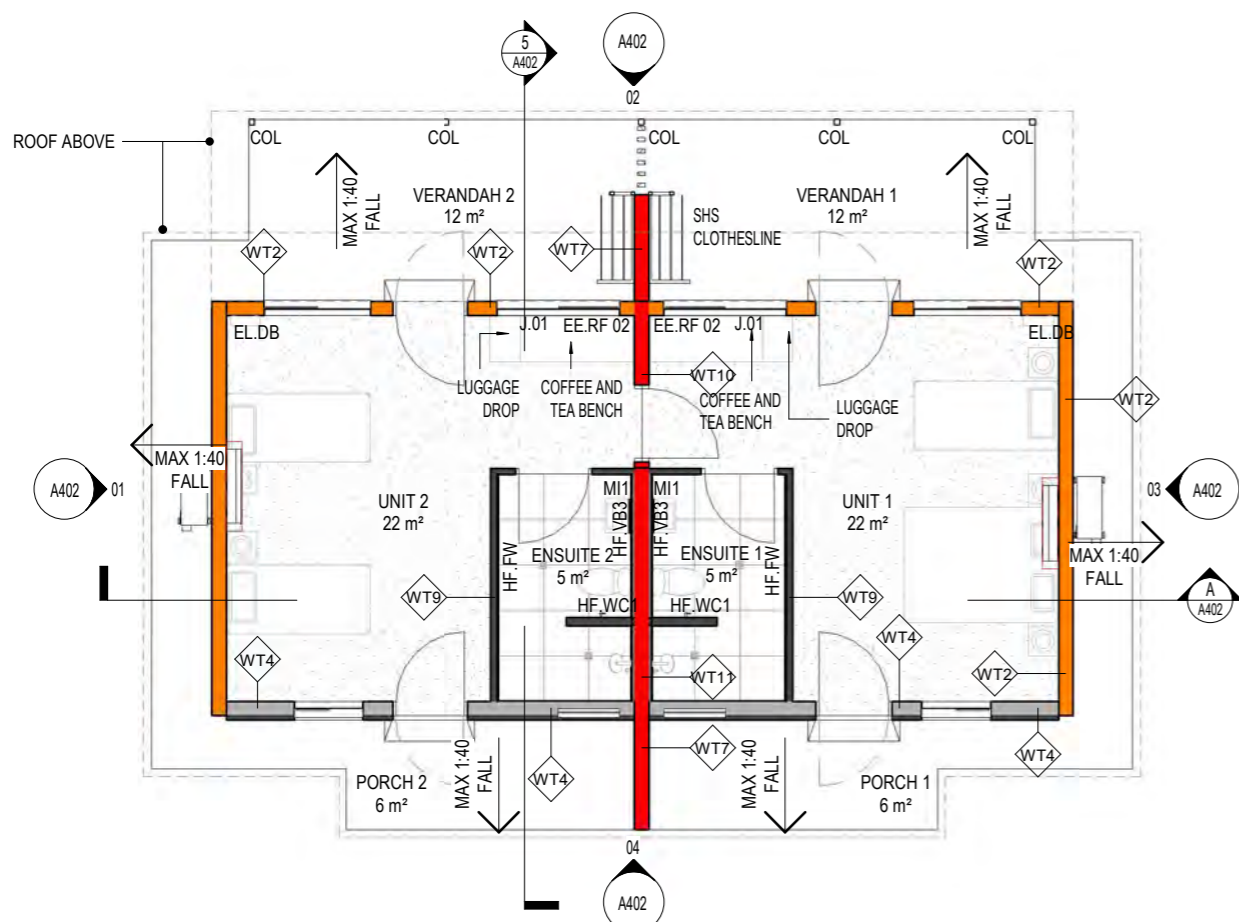
LANDSCAPE: - URBAN PLACE DESIGN
 STRUCTURAL: - WSP
 CIVIL: - GHD
 MECHANICAL: - ASHBURNER FRANCIS
 HYDRAULIC: - MAJOR CONSULTANCY
 ELECTRICAL: - ASHBURNER FRANCIS

Drawn	Checked
GA / SB	RA / IL
Date: FEB 24	Date: FEB 24
Designed	Approved
RA	MP
Date: FEB 24	Date: FEB 24
Design Project Leader	NTG Project Manager
RA	AW
Date: FEB 24	Date: FEB 24

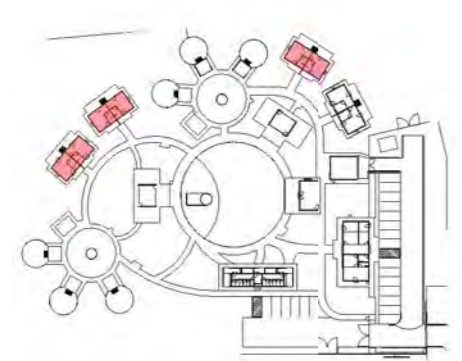


ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK UNIT TYPE 01 - ELEVATIONS & SECTIONS				
NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT
		A302 OF		H A1

PRINT IN COLOUR



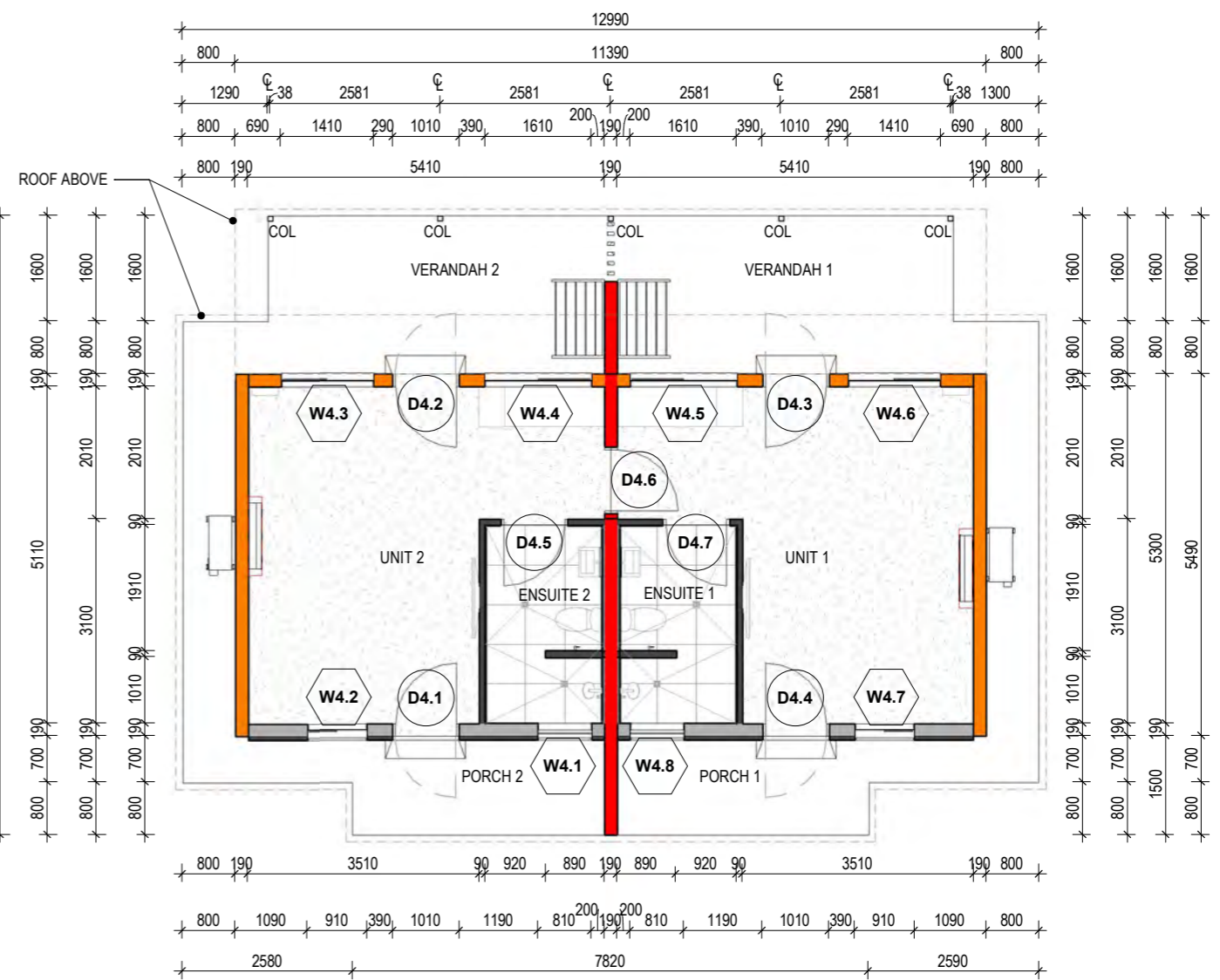
UNIT TYPE 02 OVERALL FLOOR PLAN
 1 : 50 @ A1,
 1 : 100 @ A3



SITE KEY LEGEND PLAN - UNIT 02
 1 : 1000 @ A1,
 1 : 2000 @ A3

00_GENERAL LEGEND	
Type Mark	Type Comments
COL	COLUMN
EE.DR	DRYER
EE.RF 01	REFRIDGERATOR BY OTHERS
EE.RF 02	UNDERBENCH REFRIDGERATOR
EE.TV	SELECTED WALL HUNG TV
EE.WM	WASHING MACHINE
EL.DB	DISTRIBUTION BOARD
HF.CS	CLEANER SINK AS SPEC.
HF.DF	DRINK WATER FOUNTAIN
HF.FW	SELECTED TILED FLOOR WATSE
HF.KS	KITCHEN SINK AS SPEC.
HF.KS2	KITCHEN SINK AS SPEC.
HF.LS	LAUNDRY SINK AS SPECIFIED
HF.LT	LAUNDRY TUB AS SPEC.
HF.VB1	DDA VANITY BASIN AS SPEC.

00_GENERAL LEGEND	
Type Mark	Type Comments
HF.VB2	AMBULANT VANITY BASIN AS SPEC.
HF.VB3	VANITY BASIN AS SPEC.
HF.WC1	SELECTED TOILET PAN
HF.WC2	PWD TOILET SUITE AS SPEC. TO BE AS1428 COMPLIANT
J01	S/S BENCH
J02	S/S BENCH
J10	S/S BENCH
J.05	LUGGAGE DROP
MC.01	METAL CLADDING SPANDEK 01
ME.01	WALL MOUNTED SPLIT A/C UNIT
ME.02	HORIZONTAL CONDENSING UNIT
ME.03	VERTICAL CONDENSING UNIT
SC.01	TIMBER LOOK BATTEN 50sq HORIZONTAL SPACING SCREEN
SE.BQ	BARBEQUE
TIM.01	TIMBER LOOK SCREEN ALUMINUM



UNIT TYPE 02 SETOUT FLOOR PLAN
 1 : 50 @ A1,
 1 : 100 @ A3

For Review

Plotted: 26/04/2024 11:23:59 AM
 C:\Users\greg.agbasi\Documents\Tenant Creek S000 Site-CENTRAL_Greg_Agbasi.rvt

No.	AMENDMENT DESCRIPTION	DATE	INT.	DEPT / COMPANY
H	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
G	75% DESIGN ISSUE	11.03.24	GA	ALA
F	DEVELOPMENT APPLICATION	31.01.24	GA	ALA
E	50% DESIGN ISSUE	12.12.23	MP	ALA
D	50% DESIGN BRD UPDATES	27.11.23	MP	ALA
C	50% DESIGN BRD	14.11.23	MP	ALA
B	REVISED BRD CONCEPT 30% PACKAGE	23.10.23	MP	ALA



LANDSCAPE: - URBAN PLACE DESIGN
 STRUCTURAL: - WSP
 CIVIL: - GHD
 MECHANICAL: - ASHBURNER FRANCIS
 HYDRAULIC: - MAJOR CONSULTANCY
 ELECTRICAL: - ASHBURNER FRANCIS

Drawn GA / SB Date: FEB 24	Checked RA / IL Date: FEB 24
Designed RA Date: FEB 24	Approved MP Date: FEB 24
Design Project Leader RA Date: FEB 24	NTG Project Manager AW Date: FEB 24

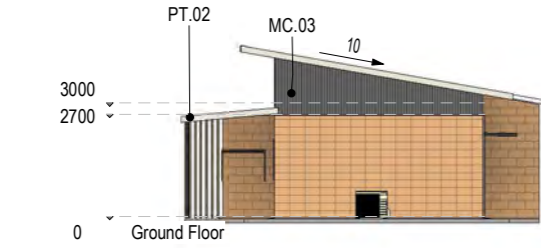


ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK UNIT TYPE 02 - OVERALL FLOOR PLAN & SETOUT PLAN				
NTG Project No.	NTG Asset No.	Sheet Reference A400 OF	NTG DRAWING No.	AMENDMENT H A1

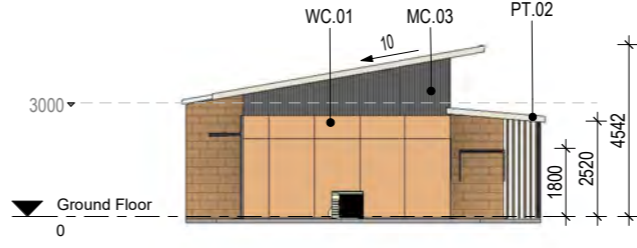
GENERAL NOTES
 SECURITY MESH TO EXTERNAL FACE OF OPENINGS

00_MATERIAL SCHEDULE	
Material: Mark	Material: Comments
	<varies>
BW.01	FEATURE BLOCKWORCK AS SPEC.
CM.01	CRIM MESH
CT.01	CERAMIC WALL TILES 600x300
FR1	
GL.01	CLEAR GLAZING
LM.01	SELECTED LAMINATE WHITE FINISH
MC.01	METAL CLADDING SPANDEK 01
MC.03	METAL CLADDING KLIP-LOK
MC.04	CUSTOMORB HORIZONTAL - ZINCALUME
MF.SS(b)	BRUSHED STAINLESS STEEL
MT.CH	CHROME FINISH
PC.01(pc)	PAINT CHARCOAL POWDERCOATED
PT.01	PAINT FINISH - DULUX MONUMENT
PT.02	PAINT FINISH - SURFMIST
PT.03	PAINT FINISH- WHISPER WHITE
TIM.02	TIMBER LOOK BATTEN ALUMINUM
TIM.03	TIMBER LOOK CLADDING SEAT
WC.01	1200X2750 CFC AXON CLADDING 133 SMOOTH

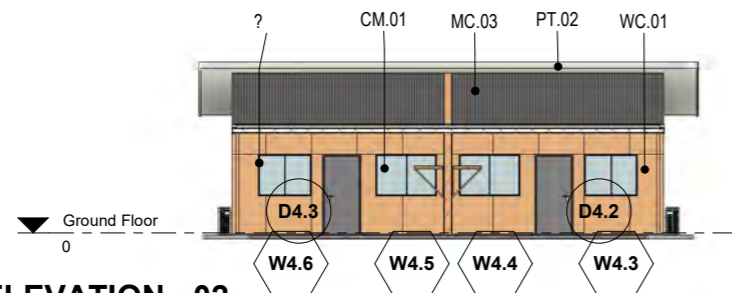
00_CEILING LEGEND	
CODE	DESCRIPTION
PLB	PLASTERBOARD
WPLB	WATER RESISTANT PLASTERBOARD
CFC	COMPRESSED FIBER CEMENT
MC.02	METAL CLADDING CUSTOM ORB 01



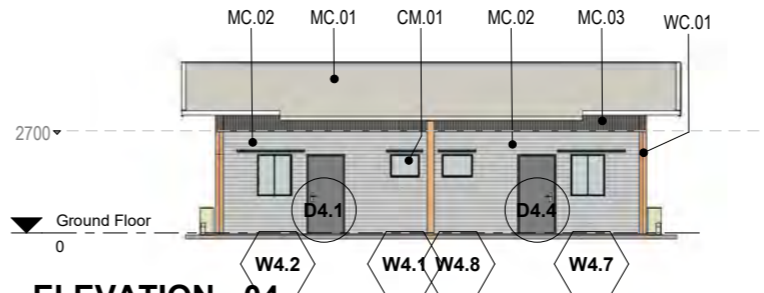
ELEVATION - 01
 1 : 100 @ A1,
 1 : 200 @ A3



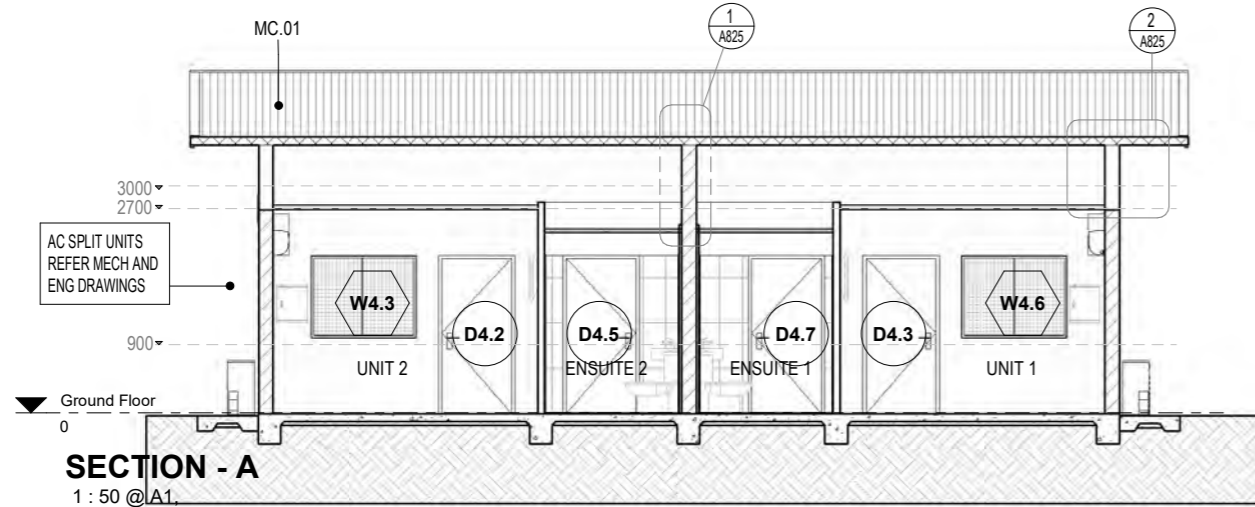
ELEVATION - 03
 1 : 100 @ A1,
 1 : 200 @ A3



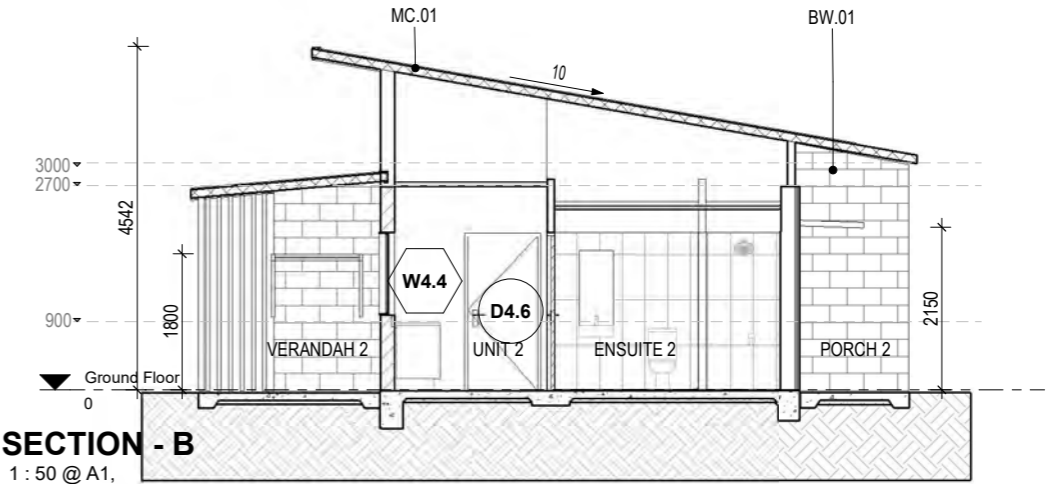
ELEVATION - 02
 1 : 100 @ A1,
 1 : 200 @ A3



ELEVATION - 04
 1 : 100 @ A1,
 1 : 200 @ A3



SECTION - A
 1 : 50 @ A1,
 1 : 100 @ A3



SECTION - B
 1 : 50 @ A1,
 1 : 100 @ A3

For Review

Plotted: 26/04/2024 11:24:02 AM C:\Users\greg.agbasi\Documents\Tenant Creek S000 Site-CENTRAL_Greg_Agbasi.rvt

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
H	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
G	75% DESIGN ISSUE	11.03.24	GA	ALA
F	DEVELOPMENT APPLICATION	31.01.24	GA	ALA
E	50% DESIGN ISSUE	12.12.23	MP	ALA
D	50% DESIGN BRD UPDATES	27.11.23	MP	ALA
C	50% DESIGN BRD	14.11.23	MP	ALA
B	REVISED BRD CONCEPT 30% PACKAGE	23.10.23	MP	ALA



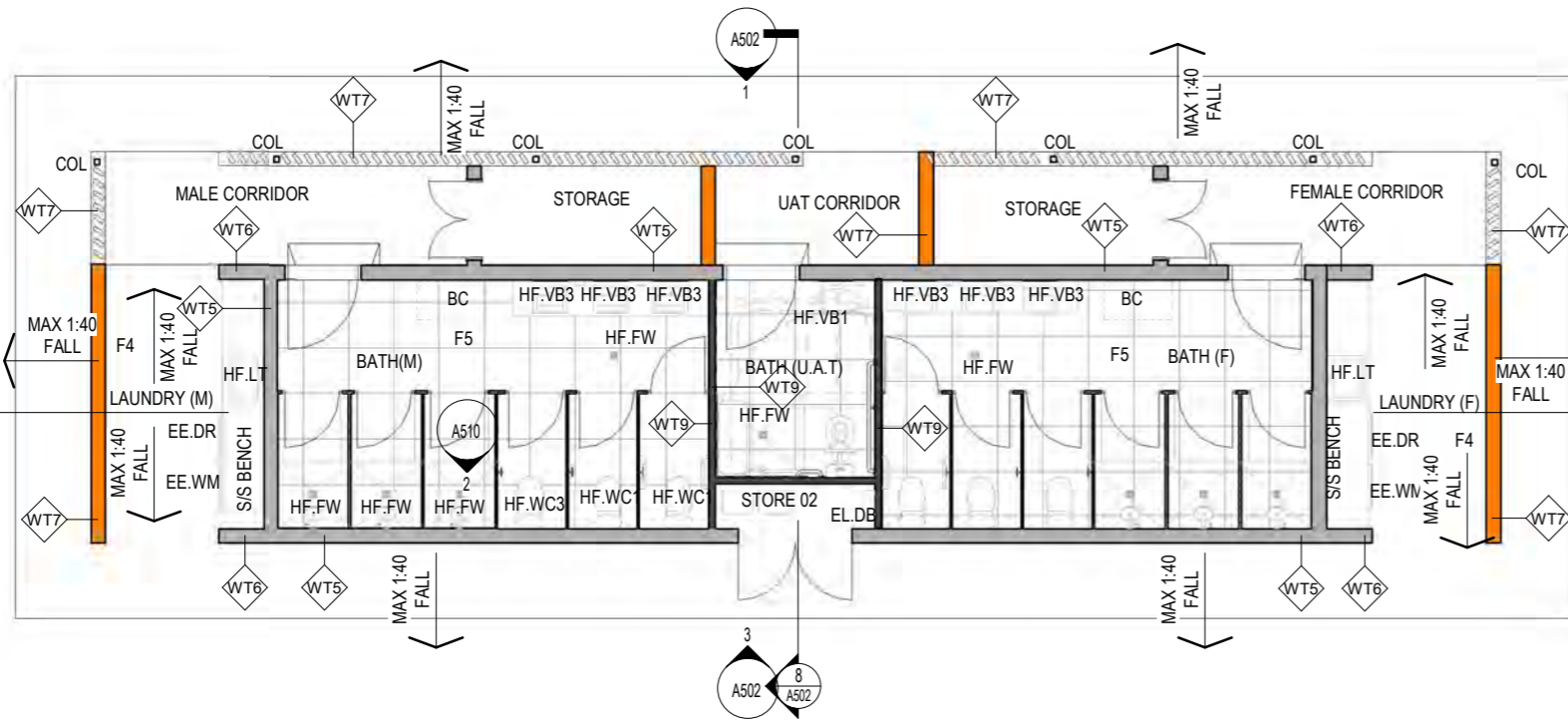
LANDSCAPE: - URBAN PLACE DESIGN
 STRUCTURAL: - WSP
 CIVIL: - GHD
 MECHANICAL: - ASHBURNER FRANCIS
 HYDRAULIC: - MAJOR CONSULTANCY
 ELECTRICAL: - ASHBURNER FRANCIS

Drawn GA / SB
 Date: FEB 24
 Designed RA
 Date: FEB 24
 Design Project Leader RA
 Date: FEB 24

Checked RA / IL
 Date: FEB 24
 Approved MP
 Date: FEB 24
 NTG Project Manager AW
 Date: FEB 24



ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK UNIT TYPE 02 - ELEVATIONS & SECTIONS				
NTG Project No.	NTG Asset No.	Sheet Reference A402 OF	NTG DRAWING No.	AMENDMENT H A1



GENERAL NOTES

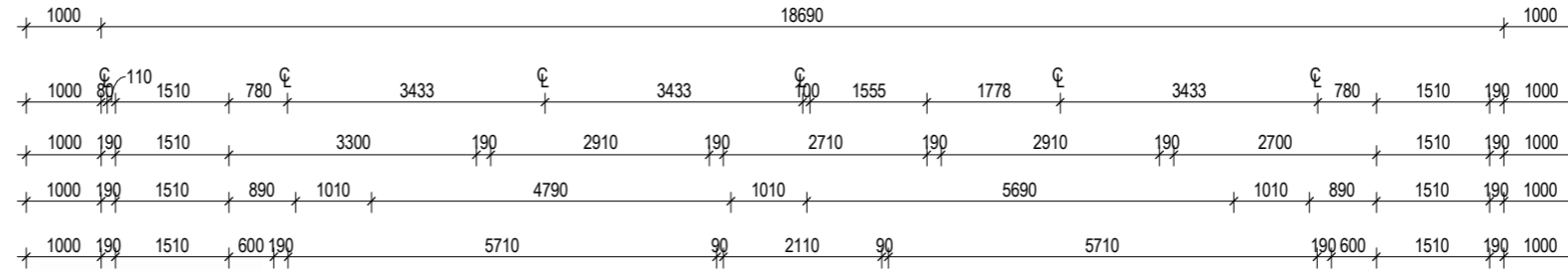
SECURITY MESH TO EXTERNAL FACE OF OPENINGS

00_GENERAL LEGEND

Type Mark	Type Comments
COL	COLUMN
EE.DR	DRYER
EE.RF 01	REFRIDGERATOR BY OTHERS
EE.RF 02	UNDERBENCH REFRIDGERATOR
EE.TV	SELECTED WALL HUNG TV
EE.WM	WASHING MACHINE
EL.DB	DISTRIBUTION BOARD
HF.CS	CLEANER SINK AS SPEC.
HF.DF	DRINK WATER FOUNTAIN
HF.FW	SELECTED TILED FLOOR WATSE
HF.KS	KITCHEN SINK AS SPEC.
HF.KS2	KITCHEN SINK AS SPEC.
HF.LS	LAUNDRY SINK AS SPECIFIED
HF.LT	LAUNDRY TUB AS SPEC.
HF.VB1	DDA VANITY BASIN AS SPEC.
HF.VB2	AMBULANT VANITY BASIN AS SPEC.
HF.VB3	VANITY BASIN AS SPEC.
HF.WC1	SELECTED TOILET PAN
HF.WC2	PWD TOILET SUITE AS SPEC. TO BE AS1428 COMPLIANT
J01	S/S BENCH
J02	S/S BENCH
J10	S/S BENCH
J.05	LUGGAGE DROP
MC.01	METAL CLADDING SPANDEK 01
ME.01	WALL MOUNTED SPLIT A/C UNIT
ME.02	HORIZONTAL CONDENSING UNIT
ME.03	VERTICAL CONDENSING UNIT
SC.01	TIMBER LOOK BATTEN 50sq HORIZONTAL SPACING SCREEN
SE.BQ	BARBEQUE
TIM.01	TIMBER LOOK SCREEN ALUMINUM

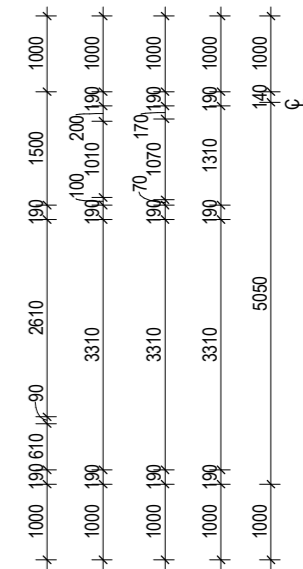
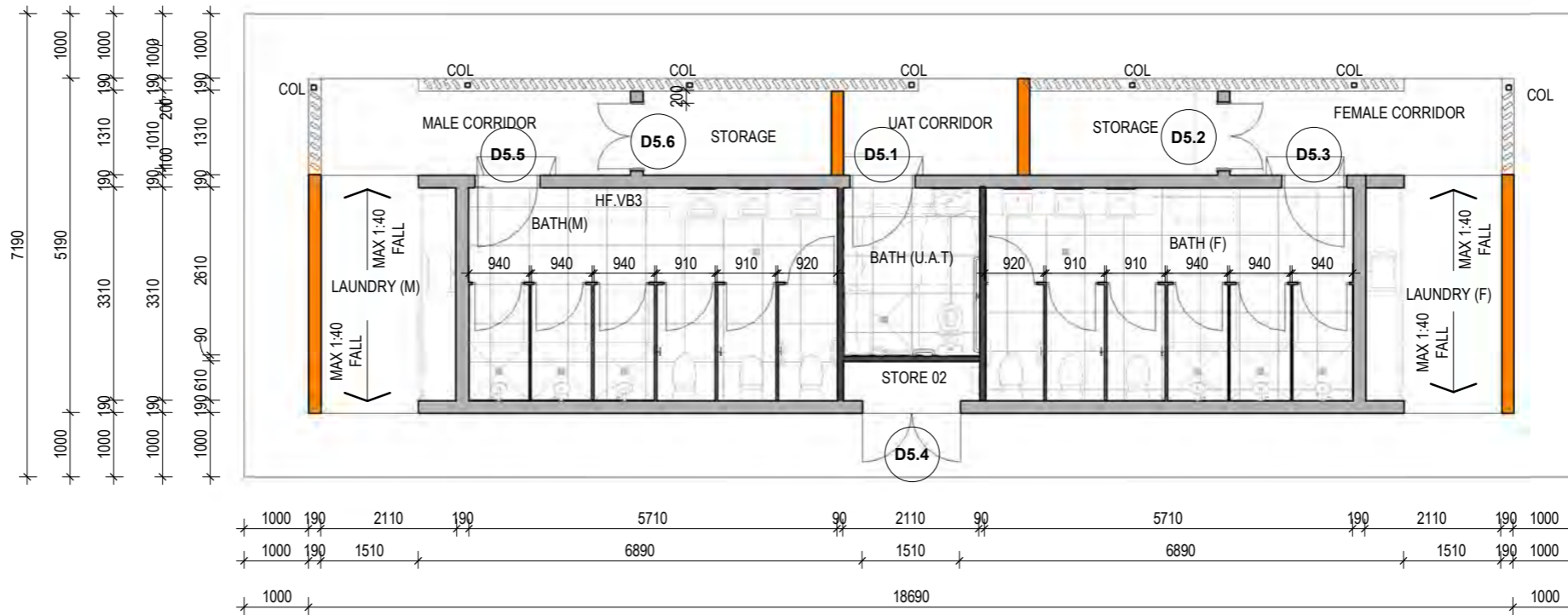
05 ABLUTION AND LAUNDRY OVERALL FLOOR PLAN

1 : 50 @ A1,
1 : 100 @ A3



05 ABLUTION AND LAUNDRY SETOUT PLAN

1 : 50 @ A1,
1 : 100 @ A3



For Review

Plotted: 26/04/2024 11:24:04 AM C:\Users\greg.agbasi\Documents\Tenant Creek S000 Site-CENTRAL_Greg_Agbasi.rvt

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
H	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
G	75% DESIGN ISSUE	11.03.24	GA	ALA
F	DEVELOPMENT APPLICATION	31.01.24	GA	ALA
E	50% DESIGN ISSUE	12.12.23	MP	ALA
D	50% DESIGN BRD UPDATES	27.11.23	MP	ALA
C	50% DESIGN BRD	14.11.23	MP	ALA
B	REVISED BRD CONCEPT 30% PACKAGE	23.10.23	MP	ALA



LANDSCAPE: - URBAN PLACE DESIGN
STRUCTURAL: - WSP
CIVIL: - GHD
MECHANICAL: - ASHBURNER FRANCIS
HYDRAULIC: - MAJOR CONSULTANCY
ELECTRICAL: - ASHBURNER FRANCIS

Drawn	Checked
GA / SB	RA / IL
Date: FEB 24	Date: FEB 24
Designed	Approved
RA	MP
Date: FEB 24	Date: FEB 24
Design Project Leader	NTG Project Manager
RA	AW
Date: FEB 24	Date: FEB 24

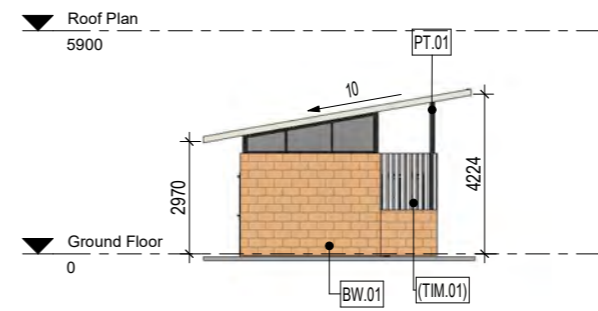


ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK ABLUTIONS & LAUNDRY - OVERALL FLOOR PLAN & SETOUT PLAN				
NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT
		A500 OF		H A1



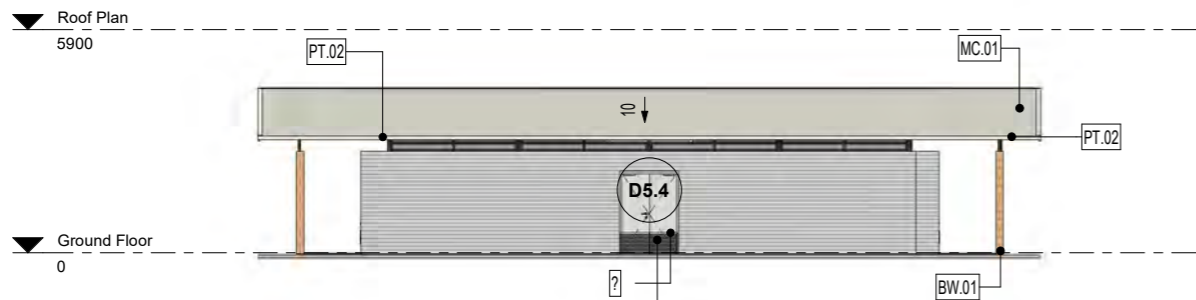
ELEVATION - 01

1 : 100 @ A1,
1 : 200 @ A3



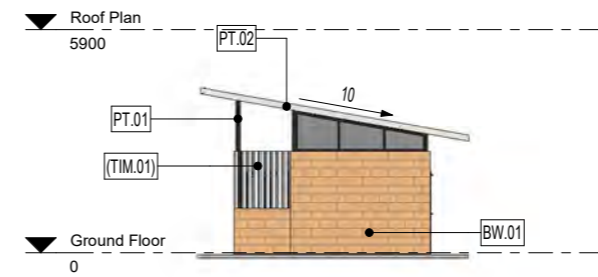
ELEVATION - 02

1 : 100 @ A1,
1 : 200 @ A3



ELEVATION - 03

1 : 100 @ A1,
1 : 200 @ A3



ELEVATION - 04

1 : 100 @ A1,
1 : 200 @ A3

GENERAL NOTES

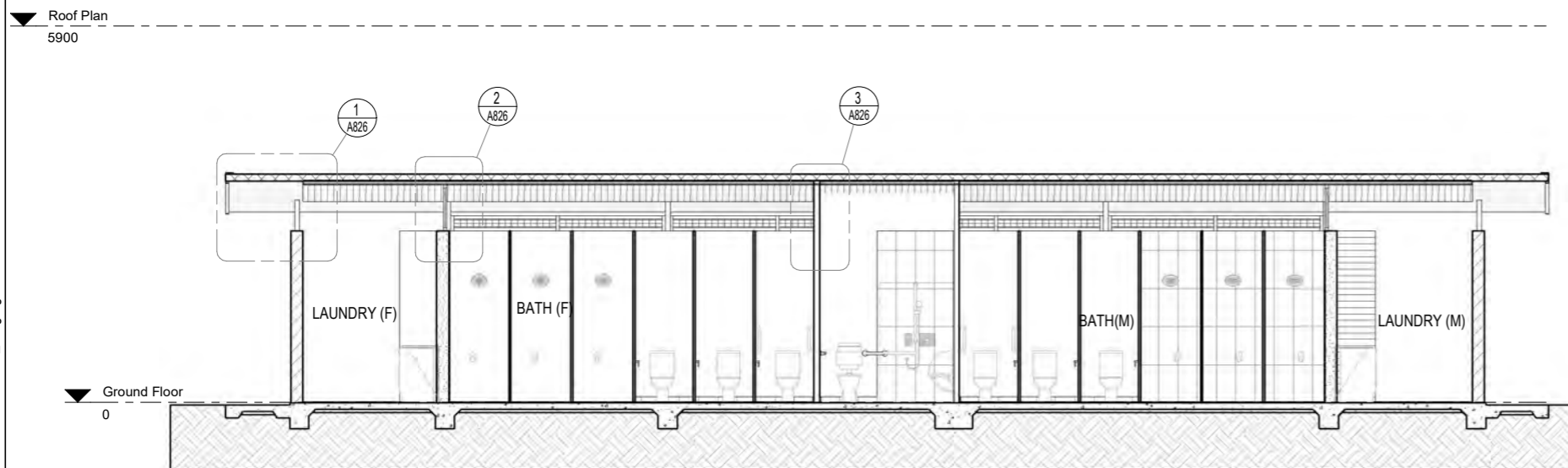
SECURITY MESH TO EXTERNAL FACE OF OPENINGS

00_MATERIAL SCHEDULE

Material: Mark	Material: Comments
	<varies>
BW.01	FEATURE BLOCKWORCK AS SPEC.
CM.01	CRIM MESH
CT.01	CERAMIC WALL TILES 600x300
FR1	
GL.01	CLEAR GLAZING
LM.01	SELECTED LAMINATE WHITE FINISH
MC.01	METAL CLADDING SPANDEK 01
MC.03	METAL CLADDING KLIP-LOK
MC.04	CUSTOMORB HORIZONTAL - ZINCALUME
MF.SS(b)	BRUSHED STAINLESS STEEL
MT.CH	CHROME FINISH
PC.01(pc)	PAINT CHARCOAL POWDERCOATED
PT.01	PAINT FINISH - DULUX MONUMENT
PT.02	PAINT FINISH - SURFMIST
PT.03	PAINT FINISH- WHISPER WHITE
TIM.02	TIMBER LOOK BATTEN ALUMINUM
TIM.03	TIMBER LOOK CLADDING SEAT
WC.01	1200X2750 CFC AXON CLADDING 133 SMOOTH

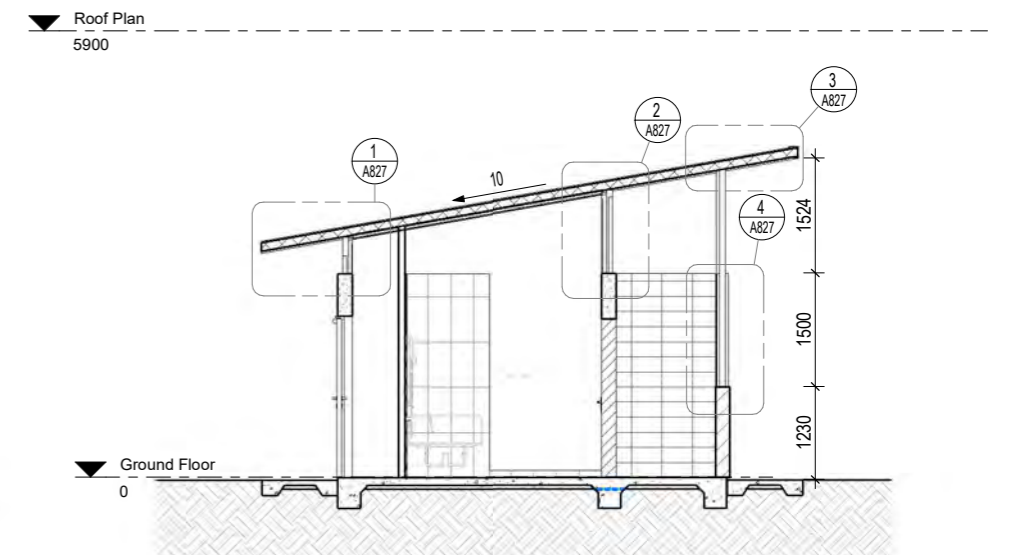
00_CEILING LEGEND

CODE	DESCRIPTION
PLB	PLASTERBOARD
WPLB	WATER RESISTANT PLASTERBOARD
CFC	COMPRESSED FIBER CEMENT
MC.02	METAL CLADDING CUSTOM ORB 01



SECTION - A

1 : 50 @ A1,
1 : 100 @ A3



SECTION - B

1 : 50 @ A1,
1 : 100 @ A3

For Review

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
H	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
G	75% DESIGN ISSUE	11.03.24	GA	ALA
F	DEVELOPMENT APPLICATION	31.01.24	GA	ALA
E	50% DESIGN ISSUE	12.12.23	MP	ALA
D	50% DESIGN BRD UPDATES	27.11.23	MP	ALA
C	50% DESIGN BRD	14.11.23	MP	ALA
B	REVISED BRD CONCEPT 30% PACKAGE	23.10.23	MP	ALA



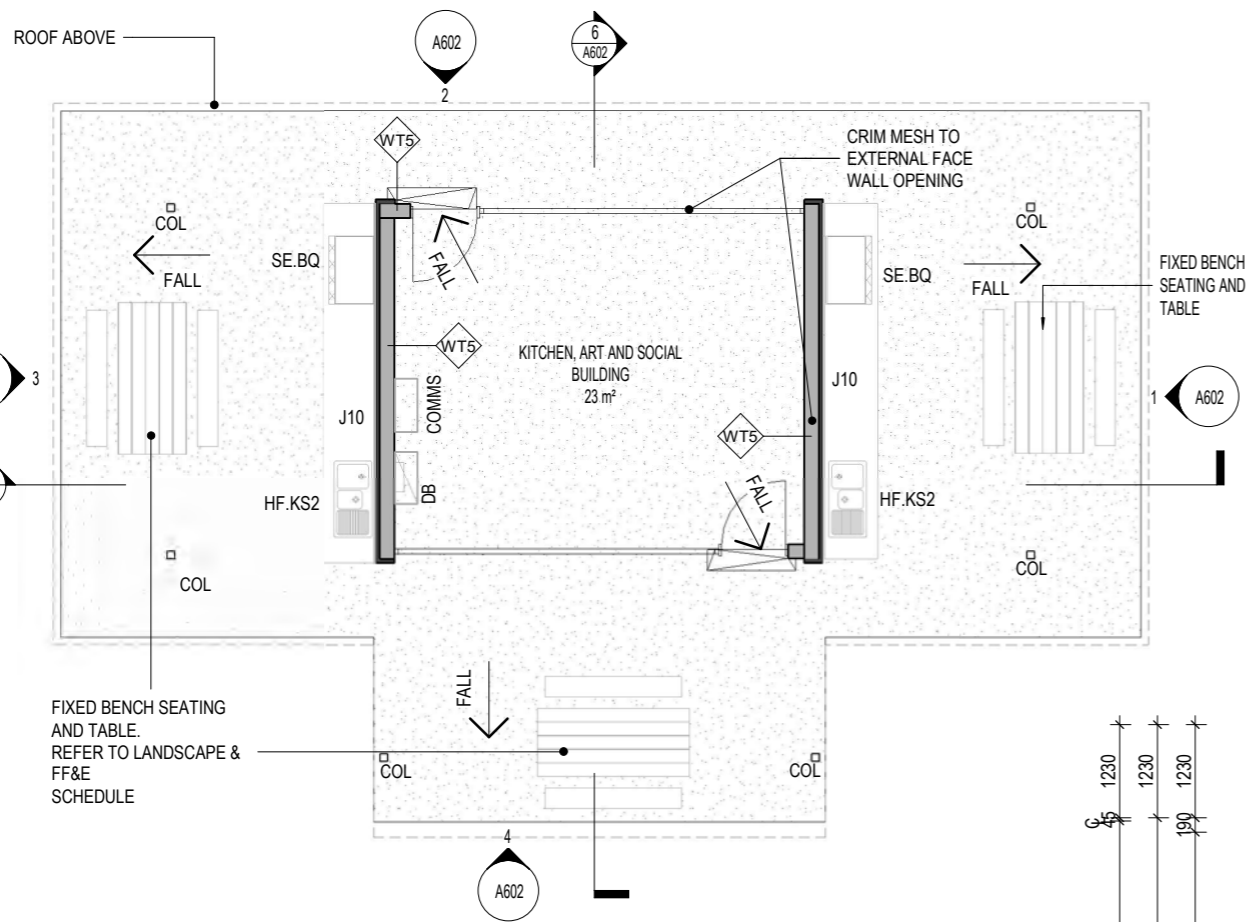
LANDSCAPE: - URBAN PLACE DESIGN
STRUCTURAL: - WSP
CIVIL: - GHD
MECHANICAL: - ASHBURNER FRANCIS
HYDRAULIC: - MAJOR CONSULTANCY
ELECTRICAL: - ASHBURNER FRANCIS

Drawn	Checked
GA / SB	RA / IL
Date: FEB 24	Date: FEB 24
Designed	Approved
MP	MP
Date: FEB 24	Date: FEB 24
Design Project Leader	NTG Project Manager
RA	AW
Date: FEB 24	Date: FEB 24



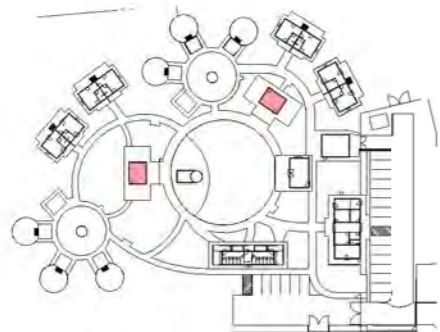
ARNHEM LAND
LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT
TENNANT CREEK VISITOR PARK
ABLUTIONS & LAUNDRY - ELEVATIONS & SECTIONS

NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT
		A502 OF		H A1



06 KITCHEN ART & SOCIAL FLOOR PLAN

1 : 50 @ A1,
1 : 100 @ A3

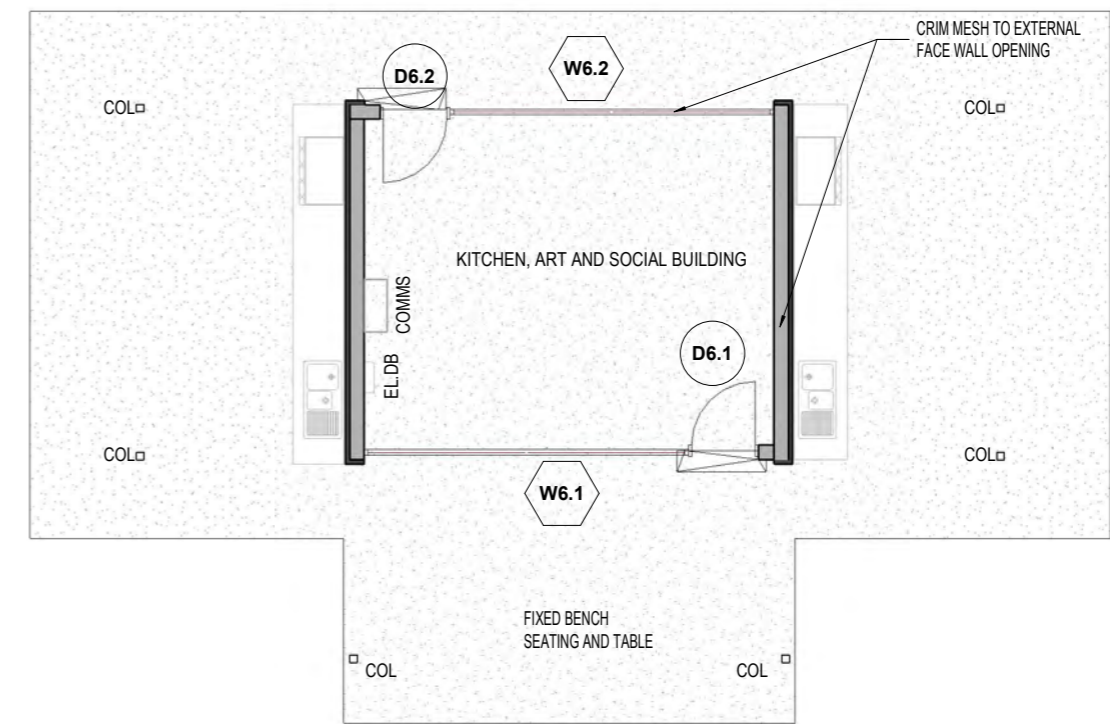
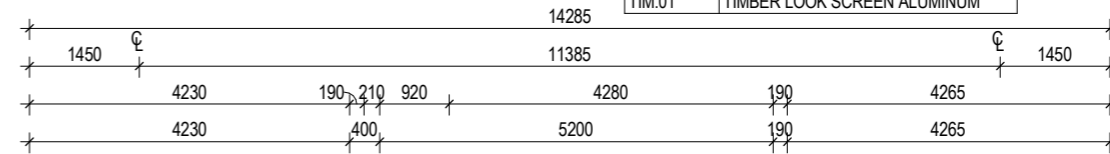


SITE KEY LEGEND PLAN - KITCHEN

00_GENERAL LEGEND	
Type Mark	Type Comments
COL	COLUMN
EE.DR	DRYER
EE.RF 01	REFRIDGERATOR BY OTHERS
EE.RF 02	UNDERBENCH REFRIDGERATOR
EE.TV	SELECTED WALL HUNG TV
EE.WM	WASHING MACHINE
EL.DB	DISTRIBUTION BOARD
HF.CS	CLEANER SINK AS SPEC.
HF.DF	DRINK WATER FOUNTAIN
HF.FW	SELECTED TILED FLOOR WATSE
HF.KS	KITCHEN SINK AS SPEC.
HF.KS2	KITCHEN SINK AS SPEC.
HF.LS	LAUNDRY SINK AS SPECIFIED
HF.LT	LAUNDRY TUB AS SPEC.
HF.VB1	DDA VANITY BASIN AS SPEC.

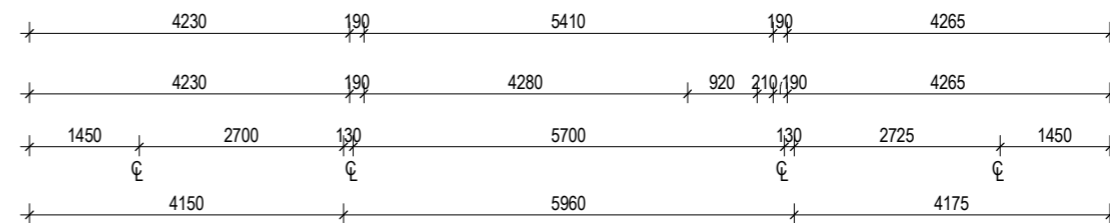
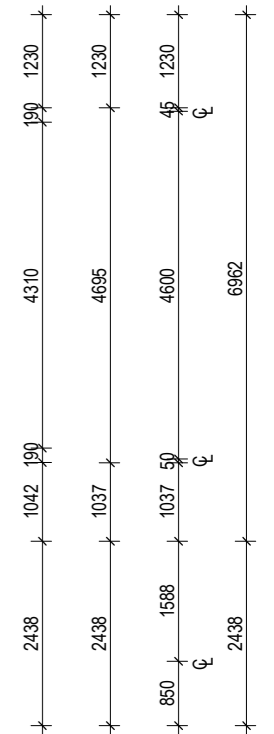
00_GENERAL LEGEND	
Type Mark	Type Comments
HF.VB2	AMBULANT VANITY BASIN AS SPEC.
HF.VB3	VANITY BASIN AS SPEC.
HF.WC1	SELECTED TOILET PAN
HF.WC2	PWD TOILET SUITE AS SPEC. TO BE AS1428 COMPLIANT
J01	S/S BENCH
J02	S/S BENCH
J10	S/S BENCH
J.05	LUGGAGE DROP
MC.01	METAL CLADDING SPANDEK 01
ME.01	WALL MOUNTED SPLIT A/C UNIT
ME.02	HORIZONTAL CONDENSING UNIT
ME.03	VERTICAL CONDENSING UNIT
SC.01	TIMBER LOOK BATTEN 50sq HORIZONTAL SPACING SCREEN
SE.BQ	BARBEQUE
TIM.01	TIMBER LOOK SCREEN ALUMINUM

GENERAL NOTES
SECURITY MESH TO EXTERNAL FACE OF OPENINGS



06 KITCHEN FLOOR SETOUT PLAN

1 : 50 @ A1,
1 : 100 @ A3



No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
H	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
G	75% DESIGN ISSUE	11.03.24	GA	ALA
F	DEVELOPMENT APPLICATION	31.01.24	GA	ALA
E	50% DESIGN ISSUE	12.12.23	MP	ALA
D	50% DESIGN BRD UPDATES	27.11.23	MP	ALA
C	50% DESIGN BRD	14.11.23	MP	ALA
B	REVISED BRD CONCEPT 30% PACKAGE	23.10.23	MP	ALA



LANDSCAPE: - URBAN PLACE DESIGN
STRUCTURAL: - WSP
CIVIL: - GHD
MECHANICAL: - ASHBURNER FRANCIS
HYDRAULIC: - MAJOR CONSULTANCY
ELECTRICAL: - ASHBURNER FRANCIS

Drawn	Checked
GA / SB Date: FEB 24	RA / IL Date: FEB 24
Designed RA Date: FEB 24	Approved MP Date: FEB 24
Design Project Leader RA Date: FEB 24	NTG Project Manager AW Date: FEB 24



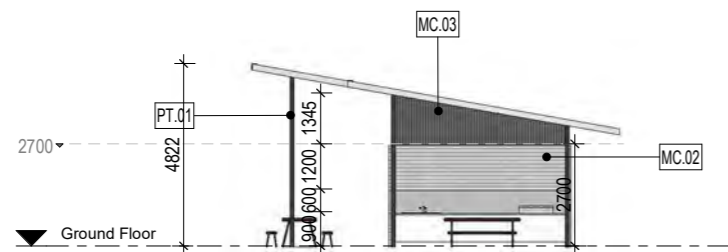
ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK KITCHEN, ART & SOCIALS - OVERALL FLOOR PLAN & SETOUT PLAN				
NTG Project No.	NTG Asset No.	Sheet Reference A600 OF	NTG DRAWING No.	AMENDMENT H A1

For Review

GENERAL NOTES
SECURITY MESH TO EXTERNAL FACE OF OPENINGS

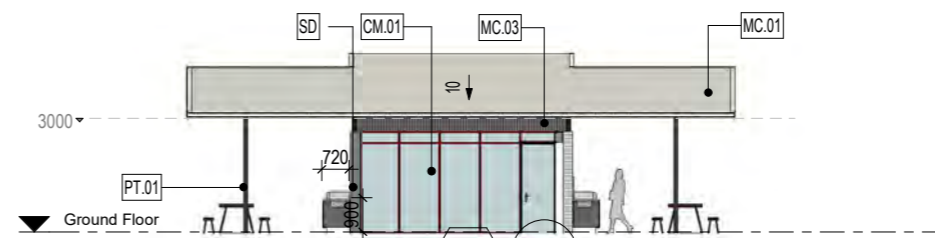
00_MATERIAL SCHEDULE	
Material: Mark	Material: Comments
	<varies>
BW.01	FEATURE BLOCKWORCK AS SPEC.
CM.01	CRIM MESH
CT.01	CERAMIC WALL TILES 600x300
FR.1	
GL.01	CLEAR GLAZING
LM.01	SELECTED LAMINATE WHITE FINISH
MC.01	METAL CLADDING SPANDEK 01
MC.03	METAL CLADDING KLIP-LOK
MC.04	CUSTOMORB HORIZONTAL - ZINCALUME
MF.SS(b)	BRUSHED STAINLESS STEEL
MT.CH	CHROME FINISH
PC.01(pc)	PAINT CHARCOAL POWDERCOATED
PT.01	PAINT FINISH - DULUX MONUMENT
PT.02	PAINT FINISH - SURFMIST
PT.03	PAINT FINISH- WHISPER WHITE
TIM.02	TIMBER LOOK BATTEN ALUMINUM
TIM.03	TIMBER LOOK CLADDING SEAT
WC.01	1200X2750 CFC AXON CLADDING 133 SMOOTH

00_CEILING LEGEND	
CODE	DESCRIPTION
PLB	PLASTERBOARD
WPLB	WATER RESISTANT PLASTERBOARD
CFC	COMPRESSED FIBER CEMENT
MC.02	METAL CLADDING CUSTOM ORB 01



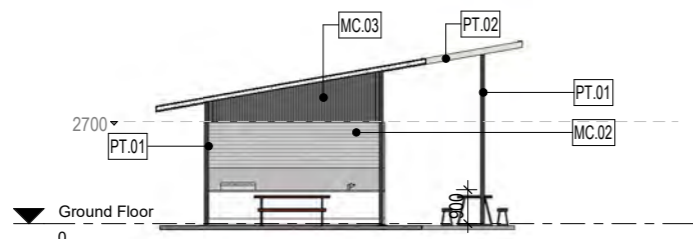
KITCHEN ELEVATION - 1

1 : 100 @ A1,
1 : 200 @ A3



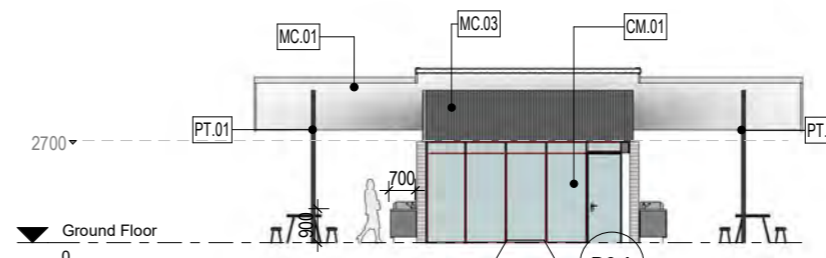
KITCHEN ELEVATION - 2

1 : 100 @ A1,
1 : 200 @ A3



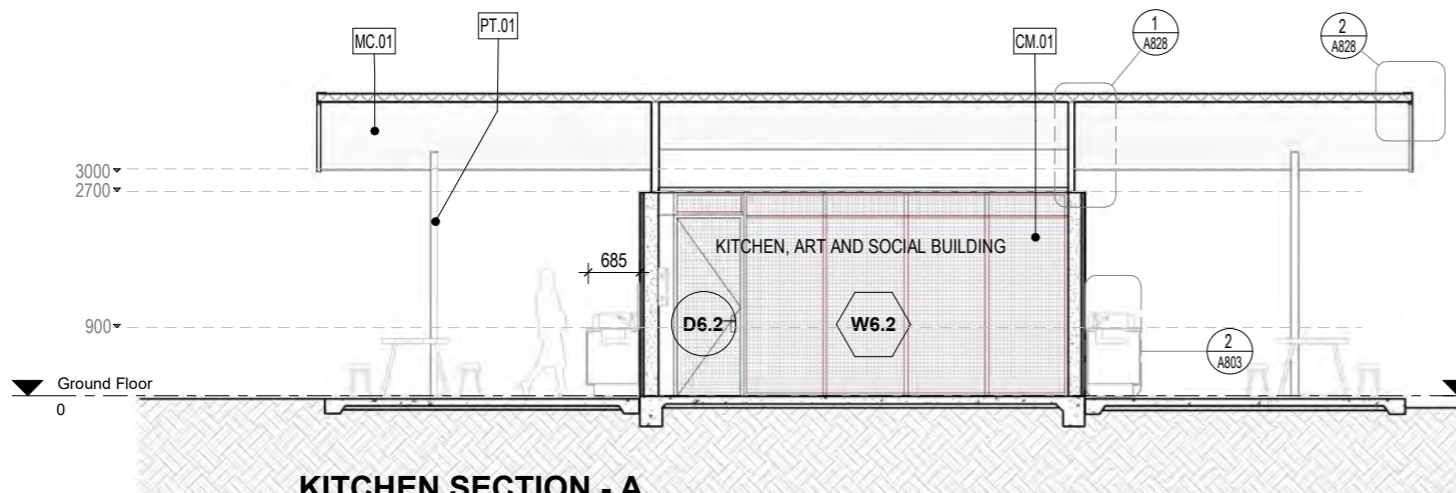
KITCHEN ELEVATION - 3

1 : 100 @ A1,
1 : 200 @ A3



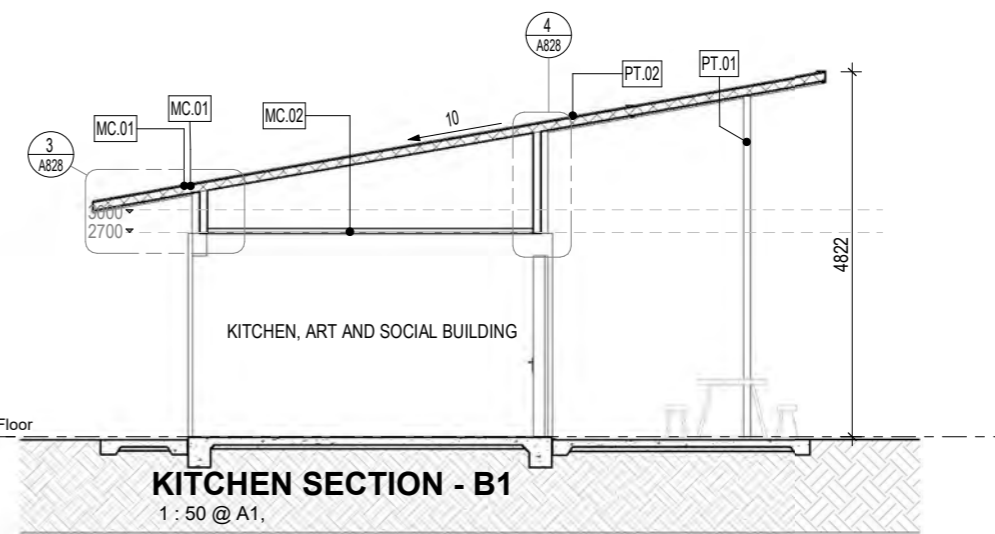
KITCHEN ELEVATION - 4

1 : 100 @ A1,
1 : 200 @ A3



KITCHEN SECTION - A

1 : 50 @ A1,
1 : 100 @ A3



KITCHEN SECTION - B1

1 : 50 @ A1,
1 : 100 @ A3

For Review

No.	AMENDMENT DESCRIPTION	DATE	INT.	DEPT / COMPANY
H	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
G	75% DESIGN ISSUE	11.03.24	GA	ALA
F	DEVELOPMENT APPLICATION	31.01.24	GA	ALA
E	50% DESIGN ISSUE	12.12.23	MP	ALA
D	50% DESIGN BRD UPDATES	27.11.23	MP	ALA
C	50% DESIGN BRD	14.11.23	MP	ALA
B	REVISED BRD CONCEPT 30% PACKAGE	23.10.23	MP	ALA



LANDSCAPE: - URBAN PLACE DESIGN
STRUCTURAL: - WSP
CIVIL: - GHD
MECHANICAL: - ASHBURNER FRANCIS
HYDRAULIC: - MAJOR CONSULTANCY
ELECTRICAL: - ASHBURNER FRANCIS

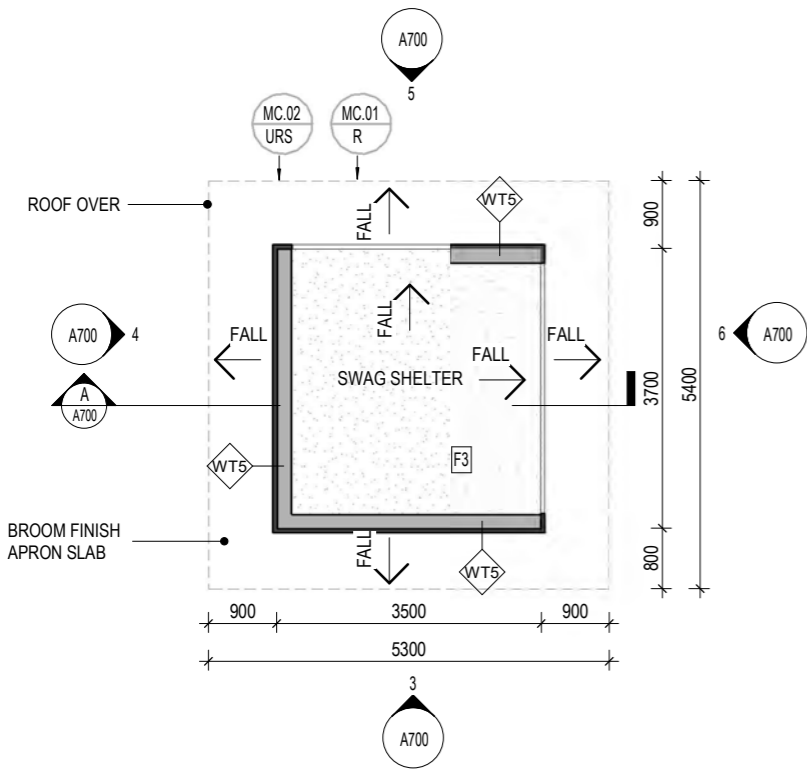
Drawn GA / SB
Date: FEB 24
Designed RA
Date: FEB 24
Design Project Leader RA
Date: FEB 24

Checked RA / IL
Date: FEB 24
Approved MP
Date: FEB 24
NTG Project Manager AW
Date: FEB 24



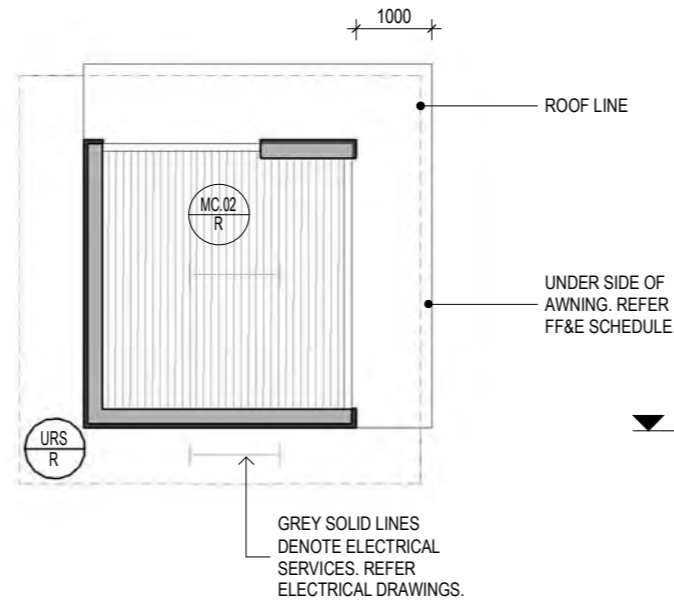
ARNHEM LAND
LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT
TENNANT CREEK VISITOR PARK
KITCHEN, ART & SOCIAL - ELEVATIONS & SECTIONS

NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT	A1
		A602 OF		H	A1



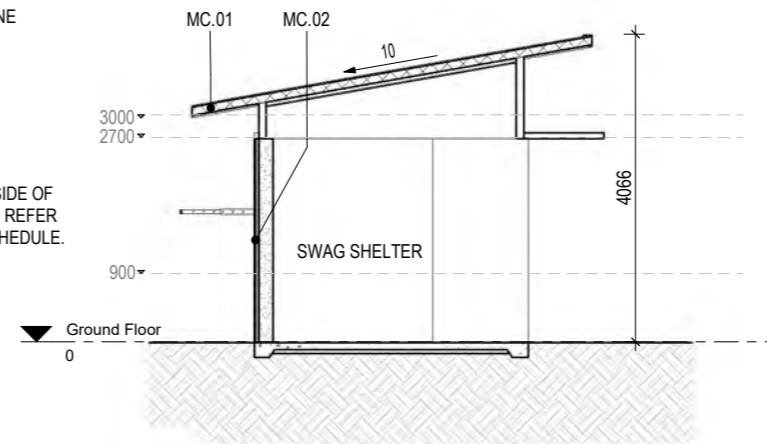
SHELTER TYPE 01 FLOOR PLAN

1 : 50 @ A1,
1 : 100 @ A3



SHELTER TYPE 01 RCP

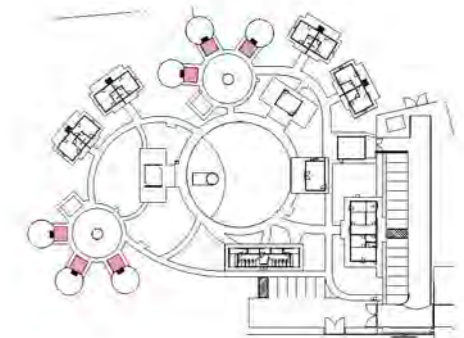
1 : 50 @ A1,
1 : 100 @ A3



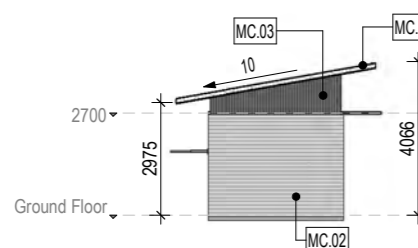
SECTION - A

1 : 50 @ A1,
1 : 100 @ A3

00_MATERIAL SCHEDULE	
Material: Mark	Material: Comments
	<varies>
BW.01	FEATURE BLOCKWORCK AS SPEC.
CM.01	CRIM MESH
CT.01	CERAMIC WALL TILES 600x300
FR1	
GL.01	CLEAR GLAZING
LM.01	SELECTED LAMINATE WHITE FINISH
MC.01	METAL CLADDING SPANDEK 01
MC.03	METAL CLADDING KLIP-LOK
MC.04	CUSTOMORB HORIZONTAL - ZINCALUME
MF.SS(b)	BRUSHED STAINLESS STEEL
MT.CH	CHROME FINISH
PC.01(pc)	PAINT CHARCOAL POWDERCOATED
PT.01	PAINT FINISH - DULUX MONUMENT
PT.02	PAINT FINISH - SURFMIST
PT.03	PAINT FINISH- WHISPER WHITE
TIM.02	TIMBER LOOK BATTEN ALUMINUM
TIM.03	TIMBER LOOK CLADDING SEAT
WC.01	1200X2750 CFC AXON CLADDING 133 SMOOTH



SITE KEY LEGEND PLAN - SHELTER TYPE 01



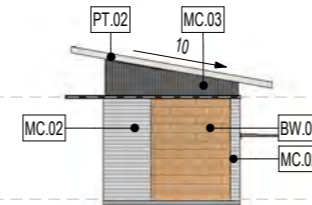
ELEVATION - 01

1 : 100 @ A1,
1 : 200 @ A3



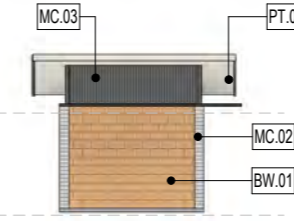
ELEVATION - 02

1 : 100 @ A1,
1 : 200 @ A3



ELEVATION - 03

1 : 100 @ A1,
1 : 200 @ A3



ELEVATION - 04

1 : 100 @ A1,
1 : 200 @ A3

For Review

No.	AMENDMENT DESCRIPTION	DATE	INIT.	DEPT / COMPANY
H	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
G	75% DESIGN ISSUE	11.03.24	GA	ALA
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LANDSCAPE: - URBAN PLACE DESIGN
STRUCTURAL: -WSP
CIVIL: - GHD
MECHANICAL: - ASHBURNER FRANCIS
HYDRAULIC: - MAJOR CONSULTANCY
ELECTRICAL: - ASHBURNER FRANCIS

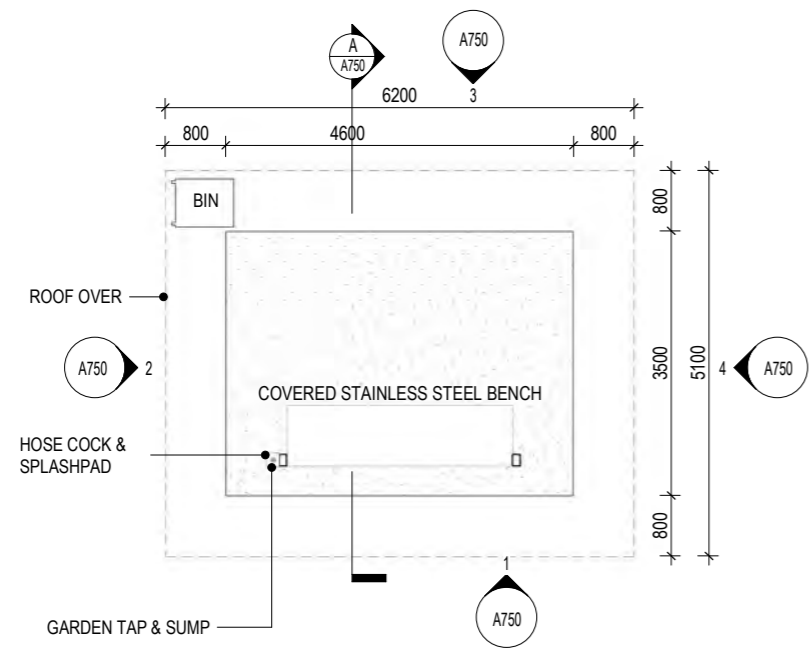
Drawn GA / SB
Date: FEB 24
Designed RA
Date: FEB 24
Design Project Leader RA
Date: FEB 24

Checked RA / IL
Date: FEB 24
Approved MP
Date: FEB 24
NTG Project Manager AW
Date: FEB 24

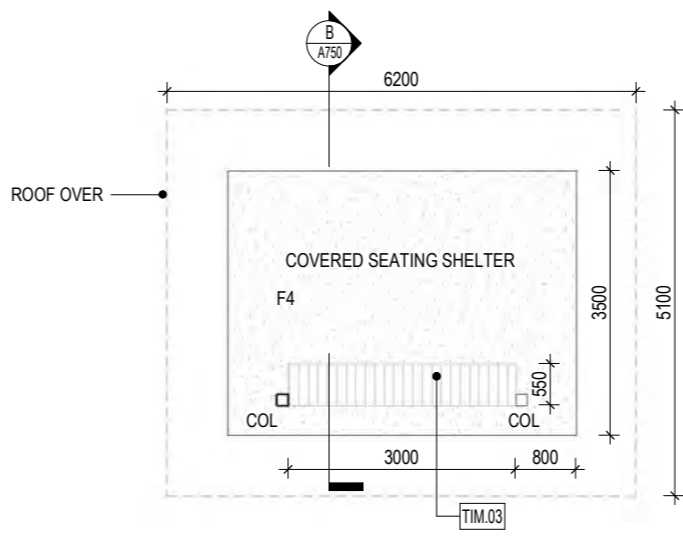


ARNHEM LAND
LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT
TENNANT CREEK VISITOR PARK
SHELTER TYPE 01 BUILDING - DRAWINGS

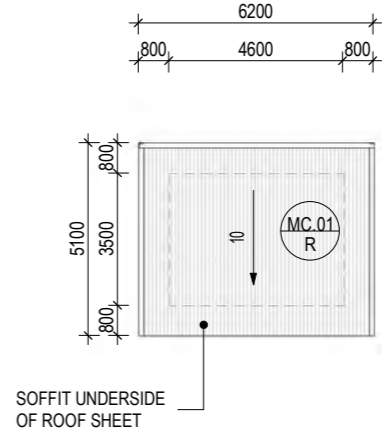
NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT	A1
		A700 OF		H	A1



SHELTER TYPE 02 (A) OVERALL FLOOR PLAN
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 1 : 100 @ A3

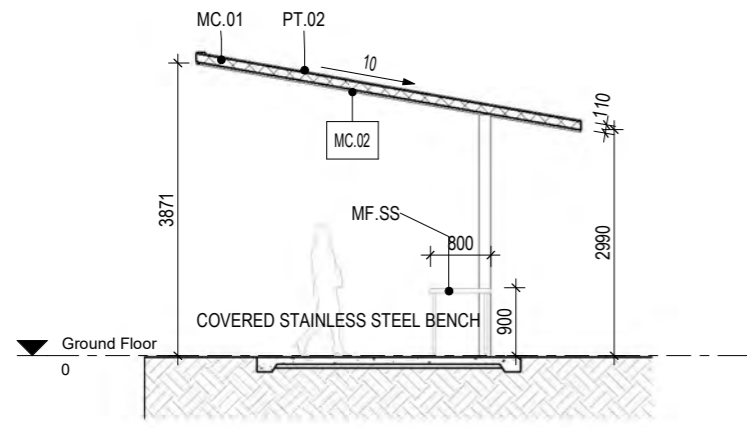


SHELTER TYPE 02 (B) OVERALL FLOOR PLAN
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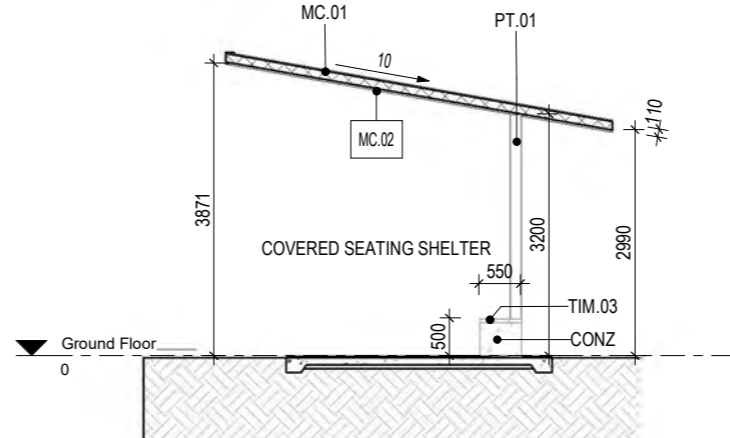


TYP ROOF PLAN
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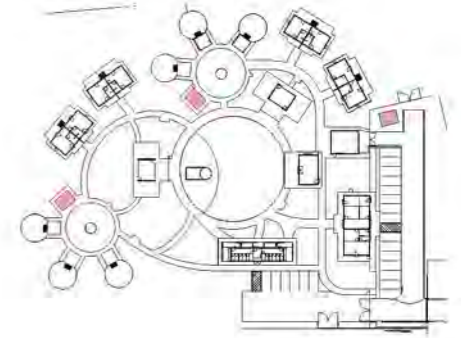
00_MATERIAL SCHEDULE	
Material: Mark	Material: Comments
	<varies>
BW.01	FEATURE BLOCKWORCK AS SPEC.
CM.01	CRIM MESH
CT.01	CERAMIC WALL TILES 600x300
FR1	
GL.01	CLEAR GLAZING
LM.01	SELECTED LAMINATE WHITE FINISH
MC.01	METAL CLADDING SPANDEK 01
MC.03	METAL CLADDING KLIP-LOK
MC.04	CUSTOMORB HORIZONTAL - ZINCALUME
MF.SS(b)	BRUSHED STAINLESS STEEL
MT.CH	CHROME FINISH
PC.01(pc)	PAINT CHARCOAL POWDERCOATED
PT.01	PAINT FINISH - DULUX MONUMENT
PT.02	PAINT FINISH - SURFMIST
PT.03	PAINT FINISH - WHISPER WHITE
TIM.02	TIMBER LOOK BATTEN ALUMINUM
TIM.03	TIMBER LOOK CLADDING SEAT
WC.01	1200X2750 CFC AXON CLADDING 133 SMOOTH



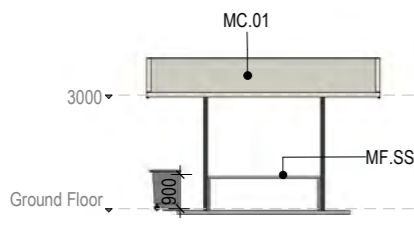
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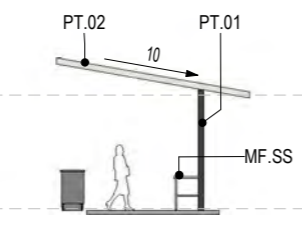
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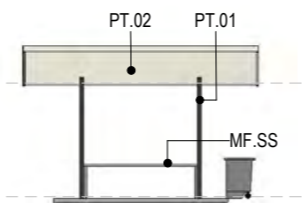
SITE KEY LEGEND PLAN - SHELTER TYPE 02



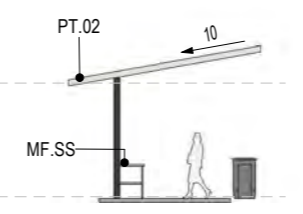
TYP ELEVATION - 01
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TYP ELEVATION - 02
 1 : 100 @ A1,
 1 : 200 @ A3



TYP ELEVATION - 03
 1 : 100 @ A1,
 1 : 200 @ A3



TYP ELEVATION - 04
 1 : 100 @ A1,
 1 : 200 @ A3

For Review

Plotted: 26/04/2024 11:24:15 AM C:\Users\greg.agbasi\Documents\Tenant Creek S000 Site-CENTRAL_Greg_Agbasi.rvt

No.	AMENDMENT DESCRIPTION	DATE	INT.	DEPT / COMPANY
H	DEVELOPMENT APPLICATION RESUBMISSION	26.04.24	GA	ALA
G	75% DESIGN ISSUE	11.03.24	GA	ALA
F	DEVELOPMENT APPLICATION	31.01.24	GA	ALA
E	50% DESIGN ISSUE	12.12.23	MP	ALA
D	50% DESIGN BRD UPDATES	27.11.23	MP	ALA
C	50% DESIGN BRD	14.11.23	MP	ALA
B	REVISED BRD CONCEPT 30% PACKAGE	23.10.23	MP	ALA



LANDSCAPE: - URBAN PLACE DESIGN
 STRUCTURAL: - WSP
 CIVIL: - GHD
 MECHANICAL: - ASHBURNER FRANCIS
 HYDRAULIC: - MAJOR CONSULTANCY
 ELECTRICAL: - ASHBURNER FRANCIS

Drawn	GA	Checked	RA / IL
Date:	FEB 24	Date:	FEB 24
Designed	RA	Approved	MP
Date:	FEB 24	Date:	FEB 24
Design Project Leader	RA	NTG Project Manager	AW
Date:	FEB 24	Date:	FEB 24



ARNHEM LAND LOT 1238, 33 LEICHHARDT ST, TENNANT CREEK, NT TENNANT CREEK VISITOR PARK SHELTER TYPE 02(A) & 2(B) BUILDING - DRAWINGS				
NTG Project No.	NTG Asset No.	Sheet Reference	NTG DRAWING No.	AMENDMENT
		A750 OF		H A1

Technical Assessment PA2024/0239

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

Application No: PA2024/0239

Address: 33 Leichhardt St, Tennant Creek NT

Lot number: Lot 01238

Town/Hundred: Town of Tennant Creek

Zone: CP – Community Purpose, U – Utilities, LI – Light Industry & MR – Medium Density Residential zone

Site Area: 10,000 m²

Proposal: Community Accommodation Village with ancillary community centre and office in multiple buildings

Plans used for assessment: Bookmark B4 – Proposed Drawings

Date assessment finalised: 20/09/2024

The proposed development requires consent under the Northern Territory Planning Scheme 2020, as it is in CP – Community Purpose zone and has become *Impact Assessable* under Clause 1.8(1)(c)(i) of the Planning Scheme as the use is undefined.

The relevant clauses are assessed in the summary tables below with any identified non-compliances.

Zone CP (Community Purpose)	
Propose Use	Assessment Category
<u>Undefined</u> under NT Planning Scheme 2020	Impact Assessment

Clause (Overlays)	Applies	
	Yes	No
3.2 (CNV) – Clearing of Native Vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.3 (RCNV) – Restricted Clearing of Native Vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.4 (CR) – Coastal Reclamation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.5 (LPA) – Land in Proximity to Airports	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.6 (LSF) – Land Subject to Flooding	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.7 (LSSS) – Land Subject to Storm Surge	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.8 (LADR) – Land Adjacent to a Designated Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.9 (DHD) – Darwin Harbour Dredging	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.12 (RDKE) – Residential Development in the Katherine East Locality	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.14 (HHLI) – Land in proximity to Helicopter Landing Site of Strategic Importance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Clause (General Requirements)	Compliance	
	Yes	No
5.2.1 (General Height Control)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.2.4 (Car Parking)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.2.5 (Loading Bays)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.2.6 (Landscaping in Zones other than Zone CB)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.2.7 (Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Assessment Against Part 1 through to Part 5 of NT Planning Scheme 2020	Compliance	
	Yes	No
Part 2 – Strategic Framework	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Part 3 – Overlays	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Part 4 – Zones and Assessment Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Part 5 – Development Requirement	<input type="checkbox"/>	<input type="checkbox"/>
5.2.4.4 Layout of car parking areas (Clause 7b and 9a)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 and is no indication of whether or not approval will be given by the consent authority. It is noted that clause 1.10(2) provides for the consent authority to exercise discretion in making a decision on a development in particular circumstances.

2. Strategic Framework

Applicable Clause in Part 2 – Strategic Framework	Assessment
2.1 Purpose of Strategic Framework Clause 2.1(d)(iv.) <i>iv. the promotion of diverse housing options and the integration of planning for community facilities and services to foster a more connected, resilient and supported society;</i>	<p>The proposal is offering a diverse accommodation options and community facility to service and foster more connected and supported society. The development for a community accommodation will provide options for Aboriginal visitor to Tennant Creek from remote communities.</p> <p>The proposal appears to comply with the strategic framework.</p>

Tennant Creek Land Use Plan

The Tennant Creek Land Use Plan (released in 2019) outlined key community facilities objectives as follow:

- *Provide appropriate levels of community services and facilities, to cater for future population growth*
- *Recognised the role of Tennant Creek as a regional centre and continue to support remote communities with adequate provision of services and facilities, especially in the health sector.*
- *Maintain a high quality standard of community service provision through;*
 - o *Appropriate provision and management of recreation facilities to encourage the involvement of residents in sport and recreational activity; and*

- Encourage the co-location of recreation facilities with other community uses, particularly schools, to maximise potential for multi-use.

The proposal is generally consistent with the Tennant Creek Land Use Plan

3. Overlay

3.2 (CNV) – Clearing of Native Vegetation is applicable to the subject site. However, Subclause 3.2.1 indicates that assessment is not required where the proposed development (Community Accommodation Village) is not clearing native vegetation that exceed 1 hectare in CP (Community Purpose) zone. As such, no assessment is required against CNV overlay.

NOT APPLICABLE

4.22 Zone CP – Community Purpose

4.22 Zone CP – Community Purpose (Clause(s))	Compliance/ Response
<p>Zone Purpose: <i>Provide for community services and facilities, whether publicly or privately owned or operated, in locations that are accessible to the community that it serves.</i></p>	<p>The development seeks to provide recreational and accommodation facilities within the development that responses to cultural sensitivity.</p> <p>The development will include an office building and other amenities to cater for overall development and ongoing operation of the site.</p>
<p>Zone Outcomes:</p> <ol style="list-style-type: none"> 1) <i>Community services and facilities such as medical clinic, place of worship, education establishment, emergency services facility, exhibition centre, residential care facility, community centre and childcare centre are established to meet the social, educational, spiritual, cultural or health needs of the community.</i> 2) <i>Development such as hospital, passenger terminal, place of assembly and recycling depot servicing the broader regional population may be established where they do not compromise the reasonable amenity of residential land in the locality.</i> 3) <i>All development, including public infrastructure and outbuildings, is located, designed, operated and maintained to:</i> <ol style="list-style-type: none"> a) <i>make a positive contribution to the locality by incorporating a high quality of built form and landscape design;</i> b) <i>minimise unreasonable impacts to the amenity of surrounding premises and any residential land;</i> c) <i>mitigate the potential for land use conflict with existing and intended surrounding development;</i> d) <i>avoid adverse impacts on the local road network;</i> 	<p>Zone outcomes 1: Complies The proposal will service the community in that it will provide a managed community accommodation, community centre and a space that could allow for spiritual and cultural practice for visitor Aboriginal community members from the remote communities.</p> <p>Zone outcome 2: Not applicable.</p> <p>Zone outcome 3: Complies The proposal appear to contribute positively to the locality as it will complement the nearby hospital by providing high quality built form and landscaped community village for visiting community members from the remote areas.</p>

<p>e) <i>provides safe and convenient pedestrian and bicycle access within the development and strong connections to external transport networks;</i></p> <p>f) <i>avoid any adverse impacts on ecologically important areas; and</i></p> <p>g) <i>allow passive surveillance of public spaces.</i></p>	<p>Having the community accommodation will provide a safe place for visitors and reduce the likelihood of homelessness. The managed facility would mitigate potential land use conflict surrounding development and provide a safe and convenient accommodation that allow remote community members to visit and access the services in Tennant Creek.</p>
<p>4) <i>Subdivision provides the appropriate level of services and infrastructure including roads, pedestrian and cycle paths, reticulated electricity, water, and sewerage (where available), stormwater drainage and telecommunication infrastructure.</i></p>	<p>Not applicable.</p>
<p>5) <i>Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.</i></p>	<p>While the use is undefined under NT planning scheme, the proposal is for a community accommodation village which includes a community centre, range of short-term accommodation for visitors from remote communities who need to visit Tennant Creeks for health and other social or cultural activities. The Community Purpose zone is the appropriate zone for this type of development.</p>

THE PROPOSAL COMPLIES WITH 4.22 CP – COMMUNITY PURPOSE ZONE.

5. Development Requirements

5.2.1 General Height Control

Discussion:

5.2.1 General Height Control (Clause(s))	Compliance/ Response
<p><u>Purpose</u></p> <p><i>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.</i></p>	<p>Development complies with purpose. All the proposed buildings and structures are only a single storey buildings and do not exceed 5m.</p>
<p><u>Administration</u></p> <ol style="list-style-type: none"> 1. <i>This clause does not apply if:</i> <ol style="list-style-type: none"> a) <i>The development is for the purpose of:</i> <ol style="list-style-type: none"> i. <i>a telecommunications facility;</i> ii. <i>a chimney, flag pole, aerial, antenna or lightning rod; or</i> iii. <i>the housing of equipment relating to the operation of a lift; or</i> b) <i>an alternative height control is specified in clause 5.9 (Location specific development requirements).</i> 2. <i>The consent authority must not consent to a development in Alice Springs that is not in accordance with sub-clause 5.</i> 3. <i>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.</i> 4. <i>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:</i> <ol style="list-style-type: none"> a) <i>the heights of other buildings in the immediate vicinity; and</i> b) <i>measures taken to mitigate potential impacts (such as unreasonable overshadowing, or overlooking of dwellings and private open space) on abutting properties.</i> 	<p>Clause(s) 1 – Complies</p> <p>Clause(s) 2 – Not applicable</p> <p>Clause(s) 3 – Not applicable</p> <p>Clause(s) 4 – Complies</p>

<p><u>Requirements</u></p> <p>5. The building height of a development in the Municipality of Alice Springs is not to exceed:</p> <ul style="list-style-type: none"> 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. <p>6. The building height in all other areas is not to exceed:</p> <ul style="list-style-type: none"> 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. 	<p>Clause(s) 5 – Not applicable</p> <p>Clause(s) 6 – Complies. Development does not include any building that two storey or more nor building that 8.5m or more.</p>
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Proposal complies with purpose of 5.2.1 – General Height Control.

5.2.4 Car Parking

5.2.4.1 Car Parking Spaces (Clause(s))	Compliance/ Response
<p><u>Purpose</u></p> <p>Ensure that sufficient off-street car parking, constructed to a standard and conveniently located, are provided to service the proposed use of a site.</p>	<p>Development complies with purpose.</p> <p>The development is undefined use and 20 Off-street car parking spaces are provided as part of this development. 5 car parking spaces for staff and drop-off short term parking are provide and 15 car parking spaces for visitors including 2 disabled parking spaces.</p>
<p><u>Administration</u></p> <p>1. This clause does not apply where alternative car parking space requirements are established under clause 5.9 (Location specific development requirements).</p> <p>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:</p>	<p>Clause 1 – Complies</p> <p>Clause 2 – Complies</p> <p>Clause 3 – Complies</p>

<p>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;</p> <p>b) the provision of car parking spaces in the vicinity of the land;</p> <p>c) the availability of public transport in the vicinity of the land; and</p> <p>d) the potential impact on the surrounding road network and the amenity of the locality and adjoining property;</p> <p>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.</p> <p>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.</p>	
<p><u>Requirements</u></p> <p>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).</p>	<p>Clause 4 – Complies</p> <p>The development is undefined use and 20 Off-street car parking spaces are provided as part of this development. 5 car parking spaces for staff and drop-off short term parking are provide and 15 car parking spaces for visitors including 2 disabled parking spaces.</p>

Discussion:

The proposal is for a community village which is an undefined use under NT Planning Scheme 2020 and therefore, no specified number of car parking spaces required. As such, the number of car parking spaces required is to be determined by the consent authority.

Given the proposal includes a community centre, ancillary office and self-contained units within the site, *Table to Clause 5.2.4.1: Minimum number of required parking spaces* is considered with regards to recreation building of 40m² (Community centre use minimum of 5 car parking per 100m²), ancillary office (Office use minimum of 2.5 car parks per 100m²). Based on these standards, recreation space would require 2 car parks and office would require 2 car parks and total of 4 car parking spaces.

The facility will be managed from the ancillary office which will have staff ranging between 4-6 persons.

The proposal includes 8 self-contained rooms which could house 4-5 persons each therefore, 16-20 persons could be accommodated. Based on *Table to Clause 5.2.4.1: Minimum number of required parking spaces*, the self-contain rooms could be considered as Dwelling-independent (requiring 1 or 2 car parking

spaces) or Dwelling-community residence (requiring 1 car park for every 4 beds plus 4 car parks per 100m² used for administrative purpose). Therefore, the development should provide 4 to 16 car parking spaces.

The proposal includes individual swag shelters which can accommodate 6-12 persons with a maximum capacity of 20-30 persons. The swag shelters could be considered akin to a Caravan Park or camp site because they will provide space/shelter for tent sites for the purpose car parking consideration. Therefore, a 1.1 car parking space would be required for every tent site. Which would requires (1.1 car park x 8 shelters) **9 car parking spaces**.

The total number car parking spaces require ranged between 18 and 29 after considering *Table to Clause 5.2.4.1: Minimum number of required parking spaces* and all the use(s) proposed in the development.

This number visitors may include children and elderly persons and people who may be not drive to this community accommodation.

The total number of car parking provided is 20 which allows 5 for staff and drop off and 15 for visitors. Practical considerations of the need for car parking estimate a need for a minimum of 17 car parking spaces, then up to 29 car parking spaces. Subsequently, the proposal is considered to comply with the Clause 5.2.4 – Car parking. However, the number of car parking spaces required is to be determined by the consent authority.

5.2.4.4 Layout of car parking areas

Discussion:

5.2.4.4 Layout of car parking areas (Clause(s))	Compliance/ Response
<p><u>Purpose</u></p> <p><i>Ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose</i></p>	<p>Development complies with purpose.</p> <p>The development is undefined use and 20 Off-street car parking spaces are provided as part of this development. 5 car parking spaces for staff and drop-off short term parking are provide and 15 car parking spaces for visitors including 2 disabled parking spaces.</p>
<p><u>Administration</u></p> <ol style="list-style-type: none"> 1. <i>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.</i> 2. <i>A car parking area may be used for the purpose of a market if:</i> <ol style="list-style-type: none"> a) <i>a market is Permitted in the zone; and</i> b) <i>the market operates outside of the operating hours of the use for which the car parking area is established.</i> 3. <i>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</i> 	<p>Clause 1 – Complies</p> <p>Car parking is not for dwelling-single.</p> <p>Clause 2 – Not applicable</p> <p>Clause 3 – Complies</p>

<p><i>will not unreasonably impact on the amenity of the surrounding locality.</i></p> <p>4. <i>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.</i></p> <p>5. <i>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.</i></p> <p><u>Requirements</u></p> <p>6. <i>A car parking area is to:</i></p> <p style="padding-left: 20px;">a) <i>be not less than 3m from any lot boundary abutting a road; and</i></p> <p style="padding-left: 20px;">b) <i>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.</i></p> <p>7. <i>A car parking area is to be constructed and maintained to be:</i></p> <p style="padding-left: 20px;">a) <i>of a suitable gradient for safe and convenient parking; and</i></p> <p style="padding-left: 20px;">b) <i>sealed and well drained in urban areas, or dust suppressed in non-urban areas.</i></p> <p>8. <i>The layout of a car parking area is to:</i></p> <p style="padding-left: 20px;">a) <i>be functional and provide separate access to every car parking space;</i></p> <p style="padding-left: 20px;">b) <i>allow a vehicle to enter from and exit to a road in a forward gear;</i></p> <p style="padding-left: 20px;">c) <i>be in accordance with the dimensions set out in the diagram to this clause; and</i></p> <p style="padding-left: 20px;">d) <i>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.</i></p> <p>9. <i>The number of access points to the road is to be limited, and access points to car parking areas are to:</i></p>	<p>Clause 4 – Complies</p> <p>Clause 5 – Complies</p> <p>Clause 6(a) – Complies</p> <p>Clause 6(b) – Complies</p> <p>Clause 7(a) – Complies</p> <p>Clause 7(b) – Do not comply</p> <p>The part of the car parking lot is not sealed. Only compacted earth is proposed. Applicant indicate that the additional car parking area seeks a compacted earth finish. Amenity impact of the compact earth during the dry season will be mitigated by regular wetting to reduce dust suppressing activity by the operator.</p> <p>Clause 8 – Complies</p> <p>Clause 9(a) – Do not comply</p> <p>6m width is not provided at the main entry gate. Instead, a 5.95m is provided.</p>
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<p>a) have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow; and</p> <p>b) maximise sight lines for drivers entering or exiting the car parking area.</p>	<p>Clause 9(b) – Comply</p>
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5.2.5 Loading Bays

<p>5.4.14 Dwelling-Community Residences (Clause(s))</p>	<p>Compliance/ Response</p>
<p><u>Purpose</u></p> <p>Provide for the loading and unloading of vehicles associated with the use of land.</p>	<p>Development complies with purpose.</p>
<p><u>Administration</u></p> <p>1. The consent authority may consent to a use or development that is not in accordance with sub-clauses 3 and 4 only if it is satisfied sufficient, safe and functional loading areas are available to meet the needs of the use with regard to:</p> <ul style="list-style-type: none"> a) the scale of the use and development on the site; b) any potential adverse impacts on the local road network; and c) any agreements for off-site loading and unloading of vehicles, such shared loading areas or approval to carry out loading activities in a laneway or secondary street. <p>2. For the purposes of this clause, where an exhibition centre, food premises (fast food outlet and restaurant), office, place of assembly, shop or shopping centre are part of an integrated development, the minimum number of loading bays is to be calculated based on the combined net floor area of the integrated uses.</p> <p><u>Requirements</u></p> <p>3. Use and development is to include provision of a minimum number of loading bays in accordance with the table to this clause (rounded up to the next whole number).</p> <p>4. A loading bay is to:</p> <ul style="list-style-type: none"> a) provide areas wholly within the site for loading and unloading of vehicles; 	<p>Clause 1 – Not applicable.</p> <p>Clause 2 – Note applicable</p> <p>Clause 3 – Not applicable</p> <p>Clause 4 – Not applicable</p>

<ul style="list-style-type: none"> b) <i>be at least 7.5m by 3.5m;</i> c) <i>have a clearance of at least 4m; and</i> d) <i>have access that is adequate for its purpose.</i> 	
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Discussion:

The proposal is undefined under the NT Planning Scheme. The propose accommodation do not appear to require a loading bay. The ancillary office to the community accommodation village does not appears to trigger the need for a loading bay.

5.2.6 Landscaping

<p>5.4.14 Dwelling-Community Residences (Clause(s))</p>	<p>Compliance/ Response</p>
<p><u>Purpose</u></p> <p><i>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</i></p>	<p>Development complies with purpose.</p>
<p><u>Administration</u></p> <ul style="list-style-type: none"> 1. <i>Landscaping may include provision of paved areas and areas for entertainment and recreational activities.</i> 2. <i>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.</i> 	<p>Clause 1 – Complies</p> <p>Clause 2 – Complies</p>
<p><u>Requirements</u></p> <ul style="list-style-type: none"> 3. <i>Where landscaping is required by this Scheme it should be designed so that:</i> <ul style="list-style-type: none"> a) <i>planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered car parking areas;</i> b) <i>it maximises efficient use of water and is appropriate to the local climate;</i> 	<p>Clause 3 – Complies</p>

<p>c) it takes into account the existing streetscape, or any landscape strategy in relation to the area;</p> <p>d) significant trees and vegetation that contribute to the character and amenity of the site and the streetscape are retained;</p> <p>e) energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;</p> <p>f) the layout and choice of plants permits surveillance of public and communal areas; and</p> <p>g) it facilitates on-site infiltration of stormwater run-off.</p> <p>4. The quality and extent of the landscaping consented to must be maintained for the life of the development.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Clause 4 – Comply and can be conditioned.</p> <p>Clause 5 – Not applicable</p> <p>Clause 6 – Not applicable</p> <p>Clause 7 – Not applicable</p>
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5.4.7 Communal Open Space

5.4.7 Communal Open Space (Clause(s))	Compliance/ Response
<p><u>Purpose</u></p> <p>Ensure that suitable areas for communal open space are provided for dwellings-multiple, residential care facilities and rooming accommodation.</p>	<p>Development complies with purpose.</p>
<p><u>Administration</u></p> <p>1. This clause does not apply to dwelling-multiple where each dwelling has direct and</p>	<p>Clause 1 – Comply</p>

<p><i>independent access to private open space at ground level.</i></p> <p>2. <i>The consent authority may consent to a dwelling-multiple comprising serviced apartments in Zone TC that is not in accordance with sub-clauses 5 and 6 only if it is satisfied it is consistent with the purpose of this clause and that the private open space associated with each dwelling provides appropriate opportunities for outdoor activities.</i></p> <p>3. <i>The consent authority may consent to a development in Zone C or Zone CB that is not in accordance with sub-clauses 5 and 6 if appropriate recreational space for the occupants of the development is provided, having regard to the following matters:</i></p> <p>a) <i>whether the communal open space has usable dimensions and is of a sufficient size for the density of the development;</i></p> <p>b) <i>the development is in proximity to adequate public open space or sufficient amenities; and</i></p> <p>c) <i>whether there is an appropriate increase in private open space provided (over that which is required by Clause 5.4.6), for each dwelling in the development.</i></p> <p>4. <i>For zones and uses not covered by sub-clauses 2 and 3, the consent authority may consent to a development that is not in accordance with sub-clauses 5 and 6 if it is satisfied the communal open space has usable dimensions and is of a sufficient size for the development.</i></p>	<p>Clause 2 – Not applicable</p> <p>Clause 3 – Not applicable</p>
<p>Requirements</p> <p>5. <i>A minimum of 15% of the site, being not less than 6m wide at any point, is to be communal open space.</i></p> <p>6. <i>Communal open space is to be designed to:</i></p> <p>a) <i>be clearly delineated from private and public open space;</i></p> <p>b) <i>maintain reasonable privacy of nearby dwellings;</i></p> <p>c) <i>provide recreational facilities for occupants; address the projected needs of children;</i></p>	<p>Clause 5 – Comply</p> <p>Clause 6 – Comply</p>

<ul style="list-style-type: none">d) <i>include landscaping and shade where located outdoors;</i>e) <i>minimise safety issues, including through lighting and passive surveillance;</i>f) <i>minimise the effects of any on-site traffic circulation and car parking areas; and</i>g) <i>be capable of efficient maintenance and management.</i>	
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5.4.8 Residential Building Design

5.4.8.1 Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility (Clause(s))	Compliance/ Response
<p><u>Purpose</u></p> <p><i>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.</i></p>	<p>Development complies with purpose.</p>
<p><u>Administration</u></p> <ol style="list-style-type: none"> 1. <i>This clause does not apply when only two dwellings form the dwellings-group.</i> 2. <i>The consent authority should take into account how the building design has addressed sub-clauses 3-14.</i> 	<p>Clause 1 – Not applicable</p> <p>Clause 2 – Not applicable</p>
<p><u>Requirements</u></p> <ol style="list-style-type: none"> 3. <i>Locate development on the site for correct solar orientation.</i> 4. <i>Minimise expanses of walls by varying building heights, building setbacks and façades.</i> 5. <i>Locate air conditioners where they are accessible for servicing.</i> 6. <i>Conceal service ducts, pipes, air conditioners, air conditioning plants etc.</i> 7. <i>Avoid overlooking of private open spaces and habitable rooms of adjacent residences on the same and adjacent sites.</i> 8. <i>Locate bedrooms and private open spaces away from noise sources.</i> 9. <i>Control its own noise sources and minimise the transmission of noise between dwellings.</i> 10. <i>Where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction.</i> 11. <i>Balance the achievement of visual and acoustic privacy with passive climate control features.</i> 12. <i>Allow breeze penetration and circulation.</i> 	<p>Clause 3-12 – Complies</p>

<p>13. <i>Minimise use of reflective surfaces.</i></p> <p>14. <i>Provide internal drainage of balconies and coving on the edge of balconies.</i></p>	<p>Clause 13 & 14 – Not applicable</p>
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5.5.3 General Building and Site Design

<p>5.4.8.1 Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility (Clause(s))</p>	<p>Compliance/ Response</p>
<p><u>Purpose</u></p> <p><i>Promote site-responsive designs of commercial, civic, community, recreational, tourist and mixed use developments which are attractive and pleasant and contribute to a safe environment.</i></p>	<p>Development complies with purpose.</p>
<p><u>Administration</u></p> <p>1. <i>A development application must, in addition to the matters described in sub-clauses 2-16, demonstrate consideration of and the consent authority is to have regard to the Community Safety Design Guide (as amended from time to time) produced by the Department of Lands and Planning.</i></p>	
<p><u>Requirements</u></p> <p>2. <i>Preserve vistas along streets to buildings and places of architectural, landscape or cultural significance.</i></p> <p>3. <i>Be sympathetic to the character of buildings in the immediate vicinity.</i></p> <p>4. <i>Minimise expanses of blank walls.</i></p> <p>5. <i>Add variety and interest at street level and allow passive surveillance of public spaces.</i></p> <p>6. <i>Maximise energy efficiency through passive climate control measures.</i></p> <p>7. <i>Control on-site noise sources and minimise noise intrusion.</i></p> <p>8. <i>Conceal service ducts, pipes, air conditioners, air conditioning plants etc.</i></p> <p>9. <i>Minimise use of reflective surfaces.</i></p> <p>10. <i>Provide safe and convenient movement of vehicles and pedestrians to and from the site.</i></p>	

<p>11. Provide convenient pedestrian links (incorporating access for the disabled) to other buildings and public spaces.</p> <p>12. Provide protection for pedestrians from sun and rain.</p> <p>13. Provide for loading and unloading of delivery vehicles and for refuse collection.</p> <p>14. Provide landscaping to reduce the visual impact and provide shade and screening of open expanses of pavement and car parking.</p> <p>15. Provide facilities, including public toilets, child minding facilities, parenting rooms and the like where the size of the development warrants such facilities.</p> <p>16. Provide bicycle access, storage facilities and shower facilities.</p>	
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6. Subdivision and consolidation requirements

NOT APPLICABLE

Exhibition instructions – DA Stock Sign

File number: PA2024/0239 Exhibition start: 06/09/2024 Exhibition end: 20/09/2024

This fact sheet sets out your requirements for sign/s that must be posted on or in the vicinity of the land as required by the *Planning Act 1999* and the *Planning Regulations 2000*.

If you encounter any issues with your sign/s or are unclear on any of the instructions please contact Development Assessment Services as soon as possible.

NOTE: If the sign/s are not correctly displayed for the full exhibition period, your application will require re-exhibition. If this happens, payment of additional advertising fees may be required and consideration of the application will be delayed.

Before exhibition - Collecting your sign/s

1. You will be provided with 2 sign/s that are required for exhibition.
2. You will need to collect the sign/s from your closest planning office (or other location as advised) prior to the start of exhibition. Signs can be picked up on any weekday during business hours. Office locations are listed on the following page.
3. The sign(s) that you collect must be completed with the **sign details** provided on the following page. When writing these details you must:
 - use a waterproof, black permanent marker;
 - use block letters; and
 - ensure text is clear and large (about the same size as the printing on the sign).

First day of exhibition – placing your sign/s

1. Sign/s must be in place by **8:00am** on the **exhibition start date**.
2. Sign/s must be:
 - placed on, or within a reasonable distance from, each public road frontage of the land;
 - **clearly visible from the nearest public road; and**
 - secured with wire/zip-ties to the boundary fence, star pickets or similar to avoid wind damage or unauthorised removal.
3. Take photographs of each sign in place and upload to your Development Applications Online account under the 'additional documents' tab or email to das.ntg@nt.gov.au. Your photographs should include:
 - 1 x showing sign details; and
 - 1 x showing location of the sign on the site.

During exhibition– maintaining your sign/s

1. **The applicant is responsible for maintaining the sign/s for the full exhibition period.**
2. Sign/s must remain in place for the full exhibition period. If lost or damaged during this time please contact Development Assessment Services immediately for replacement signs.

After exhibition– removing your sign/s

1. **Sign/s must be removed within 1 week after the exhibition end date.** Please dispose of your signs responsibly.
2. Under the Registration Tab in Development Applications Online, click the “I Accept” box to confirm that the sign/s were correctly in place for the exhibition period.

Sign Details

NOTICE OF PROPOSED DEVELOPMENT

SUBMISSIONS CLOSE: MIDNIGHT, 20/09/2024

APPLICATION REF: PA2024/0239


APPLICANT: Cunnington Rosse Town Planning and Consulting

ADDRESS: Lot 01238 Town of Tennant Creek (33 Leichhardt St, Tennant Creek)

ZONE(S): MZ (Multi Zone)

PROPOSAL: Community Accommodation Village with ancillary community centre and office in multiple buildings

VIEW THE APPLICATION AND LODGE A SUBMISSION:

<p>ONLINE: </p> <p>www.ntlis.nt.gov/planning</p> <p>EMAIL: das.ntg@nt.gov.au</p>	<p>DARWIN</p> <p>PHONE: 8999 6046</p> <p>POST: GPO Box 1680 Darwin NT 0801</p>	<p>ALICE SPRINGS</p> <p>PHONE: 8951 9200</p> <p>POST: PO Box 2130 Alice Springs NT 0871</p>	<p>KATHERINE</p> <p>PHONE: 8973 8926</p> <p>POST: PO Box 2390 Katherine NT 0851</p>
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Contact Us

	Darwin	Alice Springs	Katherine
Phone:	8999 6046	8951 9200	8973 8926
Office location:	Level 1 Energy House 18-20 Cavenagh Street Darwin NT 0800	Green Well Building 50 Bath Street Alice Springs NT 0870	Level 1 Government Centre 5 First Street Katherine NT 0850



Lot 1238 TCK - Concurrent Application - Sep2021.dgn

PHOTO DATE: 14 July 2017
 CADASTRE: 10 September 2021
 COMPILATION: 10 September 2021



Scale 1: 3000 @ A4

SITE PLAN
LOT 1238 - LEICHHARDT ST
TOWN OF TENNANT CREEK



Joel Harvey

From: Chay Garde
Sent: Friday, 26 August 2022 4:59 PM
To: Joel Harvey
Cc: Tim O'neill; Allan Van Der Merwe
Subject: RE: T22-1550 Tennant Creek Visitor Park - RFQ query

Hi Joel,

I have received advice from both the Director of Lands Planning (Anthony Brennan) and the Director of Development Assessment Services (Dawn Parkes) confirming that the intent of the current CP zoning at this location is to support the development of a visitor park for Aboriginal guests from remote communities as currently proposed (in addition to the proposed BRADAAG drug and alcohol rehabilitation centre).

A planning application for a development permit will still be required. Our preference is for the planning application to be submitted for an "undefined use" for the visitor park. This is an impact assessable planning application through the standard DAS planning processes. It is noted that this process is far less onerous than that required for an EDP or a rezoning application would be but it will still require the consideration of the Development Consent Authority (DCA).

Further, I note that the recommendations from your planning consultant were entirely appropriate, as a use like this would typically not be supported in CP zoned land, however in this case there is an appetite from government to support the intent of this proposal (subject to the approval and any conditions of the DCA).

To your second query, this is unlikely to have any material effect on civil works and service connections required for the sub-division as this aspect has already been approved through a concurrent application.

I hope this information is of assistance to you.

Kind Regards

Chay Garde

Manager – Planning & Development (Southern Region)
Department of Infrastructure, Planning and Logistics
Northern Territory Government

Floor 1, Green Well Building, 50 Bath Street
PO Box 2130, Alice Springs, NT 0871

p ... 08 895 19242
e ... chay.garde@nt.gov.au

nt.gov.au

From: [Craig Thomas](#) on behalf of [DevRoads NTG](#)
To: [Sebit Rambang](#)
Cc: [Das NTG](#); [DevRoads NTG](#); [EDTSS DIPL](#)
Subject: RE: "PA2024/0239 Lot 01238 Town of Tennant Creek" - New Application Submitted
Date: Wednesday, 18 September 2024 2:58:22 PM

Hi Sebit

I refer to the Development Assessment Services' correspondence of 3 September 2024 regarding Planning Application PA2024/0239 on a Community Accommodation Village with ancillary community centre and office in multiple buildings.

I am pleased to advise that the Transport and Civil Services Division (TCSD) & Transport Safety and Services (TSS), Department of Logistics and Infrastructure (DLI) has no objection in principle to the above mentioned development, as the development is not adjoining the Northern Territory Government (NTG) controlled road.

If you have any questions or concerns, please give me a call.

Craig Thomas

Technical Assessment Officer
Corridor Management and Design, Transport & Civil Services
Department of Logistics & Infrastructure
Northern Territory Government

Level 3, Highway House, Palmerston Circuit, Palmerston
PO Box 61, Palmerston NT 0831

p... (08) 8999 4412

e... Craig.Thomas@nt.gov.au | DevRoads.NTG@nt.gov.au

w... www.nt.gov.au

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From: Das NTG <Das.NTG@nt.gov.au>
Sent: Tuesday, 3 September 2024 3:39 PM
To: DevRoads NTG <DevRoads.NTG@nt.gov.au>
Subject: 'PA2024/0239 Lot 01238 Town of Tennant Creek' - New Application Submitted

Dear Transport Planning - DIPL,

A new development application has been received over:

- Lot 01238 Town of Tennant Creek, 33 Leichhardt St, Tennant Creek NT

For the purpose of:

- Community Accommodation Facility

In accordance with the requirements of the Planning Act 1999, you are invited to review the [application](#) material through [ILIS](#) and provide written advice or comments no later than 20/09/2024.

You can request a longer submission period to provide advice or comment on this application if required, by emailing the project officer or das.ntg@nt.gov.au. Please include reasons in support of the extension.

If you have any enquiries, please feel free to contact Development Assessment Services Alice Springs, 8951 9245.

Kind Regards,
Development Assessment Services

Phone 1800 245 092

Web powerwater.com.au

Record No: D2024/342907

Container No: NE730/1238

Your Ref: PA2024/0239

Sebit Rambang
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Sebit

Re: Part Lot 1238 (proposed Lot C) Leichhardt Street Tennant Creek Town of Tennant Creek

In response to your letter of the above proposal for the purpose of Community Accommodation Village (CAV) with ancillary community center and office in multiple buildings by Department of Territory Families, Housing & Communities (DTFHC), Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. The proposed CAV development will be on the proposed Lot C in Development Permit DP22/0062 - Subdivision of Lot 1238 which is current under construction by the Department of Infrastructure, Planning and Logistics (DIPL).
2. DTFHC shall engage DIPL's electrical consultant (GHD) to provide a confirmation statement on the required maximum demand of the CAV development in relation to the currently approved design capacity of 110kVA, 3-phase power supply to the proposed Lot C.
3. DTFHC shall engage a licensed electrician to install internal electricity reticulation for the proposed community accommodation village 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

10 September 2024

Development Assessment Services
DAS.NTG@nt.gov.au



**Aboriginal Areas
Protection Authority**
protecting sacred sites across the territory

Dear Development Assessment Services,

**PA2024/0239 - Lot 01238, 33 Leichhardt Street, Tennant Creek – Community
Accommodation Facility**

We refer to the above application for a development permit.

The Aboriginal Areas Protection Authority (AAPA) notes that the Department of Infrastructure, Planning and Logistics has an Authority Certificate over Lot 1238 Town of Tennant Creek (C2020/100)

It is noted that the applicant associated with this development, received 3 September 2024, is Mr Gerard Rosse. He will need to apply for an Authority Certificate if the application is not lodged on behalf of the Department of Infrastructure, Planning and Logistics.

There are registered sacred sites and Restricted Work Areas located in the subject land which could be damaged by development activities.

An Authority Certificate is based on consultation with custodians and provides clear conditions about what can and cannot be done in and around sacred sites. An Authority Certificate issued under the Sacred Sites Act will ensure the protection of sacred sites located on the land, providing both certainty and legal protection when conducting any development activity.

Background Information

AAPA is a statutory body responsible for overseeing the protection of Aboriginal sacred sites on land and sea across the Northern Territory.

The protection of sacred sites is recognised by the Northern Territory Government and the broader Territory community as an important element in the preservation of the Territory's cultural heritage, for the benefit of all Territorians. AAPA seeks to strike a balance between the protection of sacred sites and development in the Northern Territory.

Yours sincerely,

Jayde Manning
Ministerial/Policy Officer
5 September 2024

cc: Mr Gerard Joseph Rosse – gerard@crtpc.com.au

Our File: RA2020/114
In Reply Please Quote: 202012124



**Aboriginal Areas
Protection Authority**
protecting sacred sites across the territory

Department of Infrastructure, Planning and Logistics*
Highway House
Lvl 3 14 Palmerston Circuit Street
PALMERSTON NT 0830

ATTENTION: DARYL BROWNE

**RE: ISSUE OF AUTHORITY CERTIFICATE FOR LOT 1238, LOT 1214 AND
PART LOT 2093 TOWN OF TENNANT CREEK - GOVERNMENT
PRECINCT SUBDIVISION - 202012124**

I refer to your application for an Authority Certificate received on the 7th October 2020 for the above location. Accordingly, under the powers delegated to me under Section 19 of the *Northern Territory Aboriginal Sacred Sites Act 1989* (NT) I am pleased to issue the attached Authority Certificate.

Please read the conditions outlined in the Certificate carefully. In particular, you should note that it has been issued for an indefinite period of time, providing that the works covered by the Certificate start within the period stipulated in condition 3.

Please note that site markers have been included on Annexure 'A' map for sacred trees located on Lot 663, which is neighbouring Lot 1214 to the south. Although located outside of the subject land, Custodians requested that these mature gum trees be shown on the map to help ensure their protection, as they are also associated with sacred site 5758-227.

Please note that the cost of this Authority Certificate will be \$31,370 inclusive of GST and an invoice will be issued to you by the Department of Corporate and Digital Development. The terms and conditions of the invoice will require you to make payment within 30 days of receipt.

I have issued you with a map which should be retained with your original Certificate. This should also be supplied for use by contractors to avoid unnecessary photocopying of a colour coded document. If you have any further queries regarding this Authority Certificate please email enquiries.aapa@nt.gov.au or contact Janelle White on (08) 89515034.

Yours faithfully

DR. SOPHIE CREIGHTON
Acting Chief Executive Officer
23 December 2020

ABORIGINAL AREAS PROTECTION AUTHORITY

AUTHORITY CERTIFICATE

Issued in accordance with Section 22 of the *Northern Territory Aboriginal Sacred Sites Act 1989* (NT)

REFERENCE: RA2020/114 (Doc: 202012124) C2020/100

Department of Infrastructure, Planning and Logistics*
Highway House

Lvl 3 14 Palmerston Circuit Street
PALMERSTON NT 0830

SUBJECT LAND: Lot 1238, Lot 1214 and Part Lot 2093 Town of Tennant Creek, Part Udall Road and Part Leichardt Street - Potential subdivision to create a government precinct, as shown on the map which is Annexure 'A' hereto.

PROPOSED WORK OR USE: All works associated with commercial/industrial development including development and expansion, including: residential area; community use area; service commercial area; open space area; utility purposes area; earthworks and site works; construction of new buildings, demolition, refurbishment or upgrade of existing buildings; reticulation of engineering and telecommunication services; roads, pathways, cycle ways and associated drainage, lighting and signage; all works and uses ancillary to the above works including temporary roads and access, set down areas, workforce accommodation and services; vegetation management including land clearing, tree trimming, planting, streetscapes and landscaping; tree removal; water use and access, drains, reserves; bore construction, construction of stand pipes and extraction of water; and all works ancillary to the above mentioned works including routine and ongoing maintenance of any infrastructure and or services.

PREAMBLE: To the extent of any inconsistency between the terms of the Authority Certificate herein, and the terms of any previous Authority Certificate issued over the same area to the applicant for the proposed works, the terms of this Authority Certificate shall prevail.

CONDITIONS:

1. The applicant shall ensure that the conditions of this Certificate are included in any subsequent contract or tender documents for the works or use described herein.
2. The applicant shall ensure any agent, contractor or employee is aware of the conditions of this Certificate and the obligations of all persons (who enter on, or carry out works or use land on which there is a sacred site) under Part IV of the *Northern Territory Aboriginal Sacred Sites Act 1989* (NT).
3. This Certificate shall lapse and be null and void if the works in question or the proposed use is not commenced within 24 months of this Certificate.
4. The applicant shall ensure any agent, contractor or employee is aware of the content of section 40(1) of the *Northern Territory Aboriginal Sacred Sites Act 1989* (NT) which provides that this Certificate does not negate the need for consent, approval or permission for the subject works or use of the land which may be required under another statute.

5. Within the area marked Restricted Works Area 1 (RWA1) on Annexure 'A', associated with sacred sites 5758-175 and 5758-177, no works shall take place or no damage shall occur.

And further, should the applicant require it, the advice of a suitably qualified arborist shall be sought to ensure that any works to be conducted in the vicinity of any sacred site trees within RWA1 are conducted in such a manner so as not to harm the long term health of any such tree.

The features of sacred site 5758-175 include: Hills, Rock Outcrops and Mature Gum trees.

The features of sacred site 5758-177 include: Hill.

6. Within the area marked Restricted Works Area 2 (RWA2) on Annexure 'A', associated with sacred site 5758-178, no work shall take place or no damage shall occur.

The features of sacred site 5758-178 include: Rock Outcrop.

7. Within the area marked Restricted Works Area 3 (RWA3) on Annexure 'A', associated with sacred site 5758-227, no works shall take place directly on or no damage shall occur to any mature gum tree.

And further, should the applicant require it, the advice of a suitably qualified arborist shall be sought to ensure that any works to be conducted in the vicinity of any sacred site trees within RWA3 are conducted in such a manner so as not to harm the long term health of any such tree.

The features of sacred site 5758-227 include: Mature Gum Trees.

The COMMON SEAL of the
ABORIGINAL AREAS PROTECTION AUTHORITY
was hereto affixed on the 23rd day
of December 2020



DR. SOPHIE CREIGHTON
Acting Chief Executive Officer



Lot 1238, Lot 1214 and Part Lot 2093 Town of Tennant Creek - Government Precinct Subdivision - 20201214

ANNEXURE "A" MAP FORMING PART OF
AUTHORITY CERTIFICATE C2020/100

ISSUED TO:
Department of Infrastructure, Planning and Logistics*

CHECKED BY: *[Signature]* DATE 23/12/2020
XLI - SENIOR LAND INFORMATION OFFICER

J2020-0696



metres
Scale 1:3,000
Coordinate system: GDA94

KEY

-  Subject Land
-  Extent of Recorded Sacred Site
-  Restricted Works Area
-  Recorded Sacred Site

* The Sacred Site point is not indicative of the specific site location and does not represent the location of any features of the site.

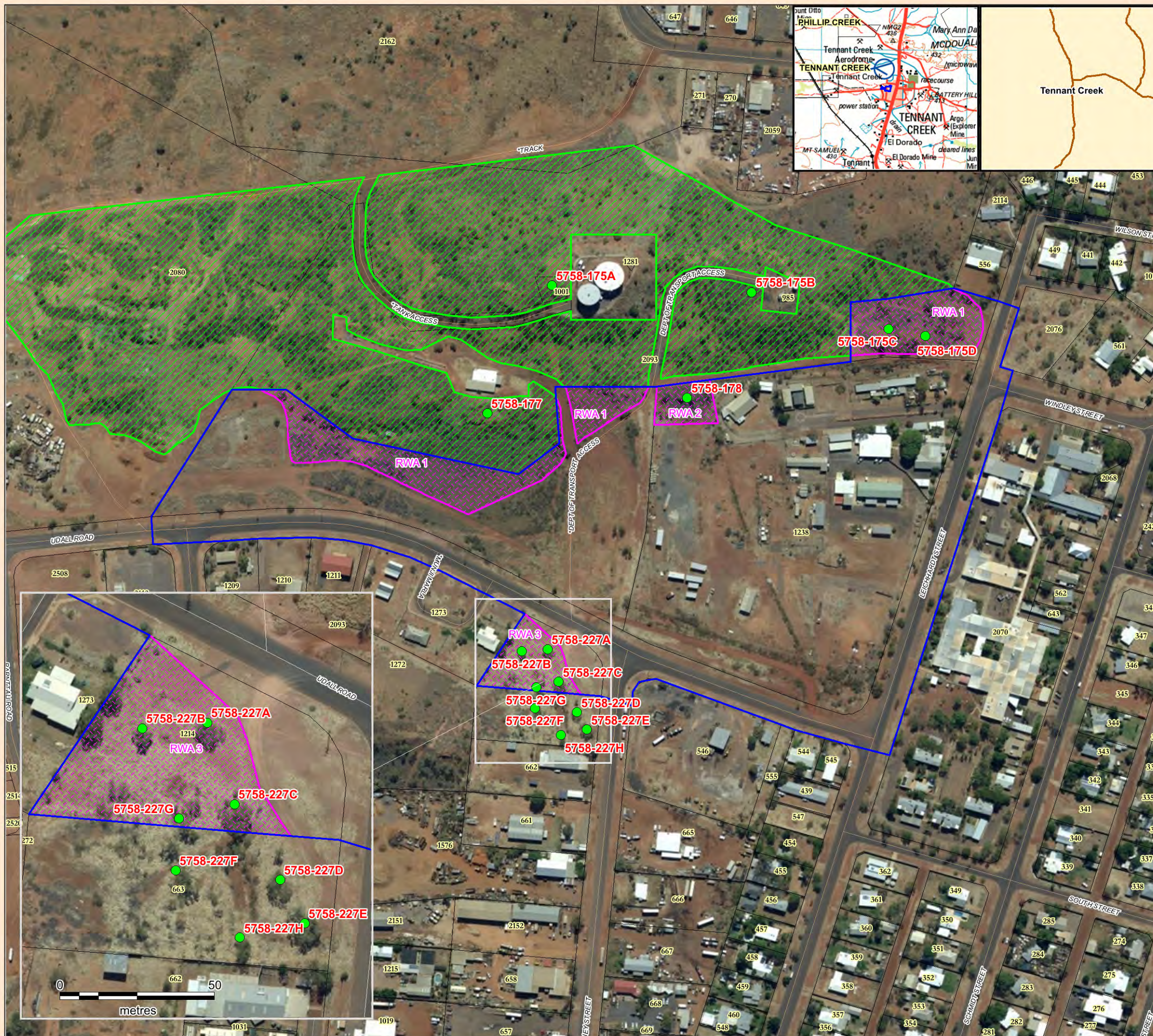


Aboriginal Areas Protection Authority
protecting sacred sites across the Territory
Prepared and produced by Aboriginal Areas Protection Authority (AAPA), Darwin, Northern Territory of Australia
1/2 Northern Territory of Australia

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The use of any Base Aerial Imagery Copyright 1/2 Digital Globe, Australia. All rights reserved.

This map forms part of a Certificate issued by the Authority under section 22 of the Northern Territory Aboriginal Sacred Sites Act 1989. No reliance should be put on the accuracy of the information on the map except as it relates to the land the subject of the Certificate and the fact that sites are not shown in other areas shall not be taken as a definitive indication of the existence or lack of existence of sites.



Dear Sir/Madam,

PA2024/0239

DATE : 24 September 2024

Survey Land Records has the following comments regarding the Planning Application PA2024/0239.

Please ensure that any potential encroachment issues are taken into account with regards to the new boundaries.

Survey Land Records will assign street addressing to the development on data allocation according to the Australian/New Zealand Standard.

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

From: [Breanna Lusty](#) on behalf of [Das NTG](#)
To: [Sebit Rambang](#)
Subject: FW: "PA2024/0239 Lot 01238 Town of Tennant Creek" - New Application Submitted
Date: Friday, 6 September 2024 9:29:46 AM

Hi Sebit

FYI below

Thanks
Bree

From: Sonia Mu <Sonia.Mu@nt.gov.au> **On Behalf Of** Strategy Policy Coordination DITT
Sent: Tuesday, 3 September 2024 4:25 PM
To: Das NTG <Das.NTG@nt.gov.au>
Subject: RE: 'PA2024/0239 Lot 01238 Town of Tennant Creek' - New Application Submitted

Good afternoon,

Mining and Energy, DITT have no comments in relation to this development application.

Kind regards,

Sonia Mu

Manager, Resource Regulatory Reform

t. +61 8 8999 7020 | e. sonia.mu@nt.gov.au

Department of Industry, Tourism and Trade
Northern Territory Government of Australia
Level 4 Paspalis Centrepoint, 48-50 Smith Street, Darwin
GPO Box 4550, Darwin, NT 0801

theterritory.com.au industry.nt.gov.au

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From: Das NTG <Das.NTG@nt.gov.au>
Sent: Tuesday, 3 September 2024 3:39 PM
To: Strategy Policy Coordination DITT <StrategyPolicyCoordination.DITT@nt.gov.au>
Subject: 'PA2024/0239 Lot 01238 Town of Tennant Creek' - New Application Submitted

Dear Department of Industry, Tourism and Trade,

A new development application has been received over:

- Lot 01238 Town of Tennant Creek, 33 Leichhardt St, Tennant Creek NT

For the purpose of:

- Community Accommodation Facility

In accordance with the requirements of the Planning Act 1999, you are invited to review the [application](#) material through [ILIS](#) and provide written advice or comments no later than 20/09/2024.

You can request a longer submission period to provide advice or comment on this application if required, by emailing the project officer or das.ntg@nt.gov.au. Please include reasons in support of the extension.

If you have any enquiries, please feel free to contact Development Assessment Services Alice Springs, 8951 9245.

Kind Regards,
Development Assessment Services



Container No: LD730/1238

DPLE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Sebit,

**RE: PA2024/0239 - Town of Tennant Creek - Lot 01238 - 33 Leichhardt St, Tennant Creek NT -
Community Accommodation Facility**

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. The developer will need to upgrade the existing water and sewer service and should contact Services Development prior to start of construction.
2. There is existing Water reticulation assets affecting Admin Parcel Lot 1238 Town of Tennant Creek, the Developer is required to undertake an 'easement survey to be deposited with the Surveyor General for noting against the parcel comments for the land' in ILIS.
3. Only a single water and sewer service is permitted for each proposed individual lot. All new services are constructed by the developer, at no cost to Power and Water.
4. The existing water infrastructure within Lot 1238 is still required. Structures must not be located on or over a water supply or sewerage easement, or where no easement exists (such as within a road), within 1.5 metres of the centreline of water and/or sewer main infrastructure.
5. The developer is advised to do a [Before You Dig Australia \(BYDA\)](#) prior to final design drawings and start of construction.
6. The proposed development has an impact on current local sewer infrastructure and cannot sustain the capacity. The developer will be required to pay a Development Contribution toward upgrades and will need to confirm the EP form this development. The contribution cost is \$1,100.00 per EP.
7. The developer must ensure that;
 - a) Backflow prevention is installed at the water service in accordance with AS/NZS 3500.1 – Plumbing and Drainage - Water Services
 - b) Where applicable, the device is tested annually in accordance with AS/NZS 2845.3 field testing and maintenance of testable devices.

Our database shows a device **is not** installed.

Visit <https://www.powerwater.com.au/developers/water-development/backflow-prevention> or contact BackflowPrevention.PWC@powerwater.com.au for all backflow prevention enquires.

8. The subdivision application for Lot 1230 (PA2021/0309) must be cleared prior to thise building clearance (PA2024/0239).
9. Full lot fire coverage cannot be achieved from existing hydrants. Internal firefighting arrangements must be made to the satisfaction of NT Fire and Rescue Service. PWC recommends that the developers' hydraulic consultant confirm internal firefighting requirements with PWC prior to the development, so that flow capability can be adequately assessed.
10. The developer must ensure that;
 - a) Prior to construction Trade Waste approval or exclusion is obtained – to discuss requirements for the proposed development contact TradeWasteDept.PWC@powerwater.com.au
 - b) Before seeking clearance the owner/customer has obtained a License to discharge Trade Waste by applying here <https://www.powerwater.com.au/developers/water-development/trade-waste>
11. 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.
12. 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

Yours sincerely,



Louise Leyson

Services Development

8th October 2024

cc: Gerard Rosse – Cunnington Rosse Town Planning and Consulting
email: gerard@crtpc.com.au



Container No: LD730/1238

To Gerard Rosse
Cunnington Rosse Town Planning and Consulting
PO Box 1612
Howard Springs NT 0835

Dear Gerard,

SUMMARY OF WATER AND SEWER CHARGES

RE: PA2024/0239 - Town of Tennant Creek - Lot 01238 - 33 Leichhardt St, Tennant Creek NT - Community Accommodation Facility

In reply to the DAS application on the proposed development, please be advised the developer will incur charges under Sections 52, 53, 54, 59 and 60 of the Water Supply and Sewerage Services Act.

Disclaimer:

The standard charges may be subject to change and will be determined by the current pricing order at time of invoicing.

The contribution charges given are valid for 6 months from the date of this letter, after which they may be subject to change.

Any error in assumption by any party, or changes to the development whether during planning, design or construction phases will require a re-assessment of charges applicable to the developer.

Development Contribution Charges:

As per the DAS response the developer will be required to contribute towards the upgrade of the local infrastructure.

Local Sewer upgrade developer contribution @ \$1.100 per EP	\$TBC
Total Contribution Charges	\$TBC

Standard fees and WASSEP Charges:

Water Miscellaneous	
1 x 100mm disconnection @ \$275 or	\$275
1 x 40mm+ water meter application/s @ \$110 each	\$110
1 x 100mm Helix water meter @ \$705 or	\$705
1 x 150mm Helix water meter @ \$1,020	\$1,020
Total Water Miscellaneous Charges	\$TBC
Water WASSEP	
Extra 1L/s above 6L/s @ \$3,400	\$TBC
Total Water WASSEP Charges	\$TBC

Sewer Miscellaneous	
1 x sewer junction upgrade (from 100mm to 150mm)	\$300
Total Sewer Miscellaneous Charges	\$300.00
Sewer WASSEP	
1 x Commercial office @ \$1,095 per tenancy	\$1,095
8 x 1 bedroom units @ \$750 each	\$6,000
Deduct free threshold @ \$750	- \$750
Total Sewer WASSEP Charges	\$GIVEMAX

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

Yours sincerely,

L Leyson

Louise Leyson

Services Development

8th October 2024

From: [Chris Kelly](#)
To: [Sarah Fairhead](#); [Sally OCallaghan](#)
Cc: [Chay Garde](#); [Sebit Rambang](#); [Surya Godavarthi](#); [Brody Moore](#)
Subject: RE: "PA2024/0239 Lot 01238 Town of Tennant Creek" - Community Accommodation Facility (Visitor Park)
Date: Thursday, 6 February 2025 2:09:08 PM
Attachments: [image004.png](#)
[image005.png](#)
[image007.png](#)

Thanks Sarah,

Our biggest concerns that were raised with DLI through our meeting was the water run off from the elevated area to the rear of the planned visitor park and how this would be mitigated. From memory there was only one planned storm water catchment on the eastern side, but due to our discussions and concerns they agreed for a secondary one placed in the SW corner.

Outside of the above we were happy with the rest of the project plan.

Warm regards,

Chris Kelly

Chief Executive Officer

Barkly Regional Council

T: 08 8962 0000 | M: 0448 051 384

E: chris.kelly@barkly.nt.gov.au

w: www.barkly.nt.gov.au



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From: Sarah Fairhead <Sarah.Fairhead@nt.gov.au>

Sent: Thursday, 6 February 2025 1:29 PM

To: Chris Kelly <chris.kelly@barkly.nt.gov.au>; Sally OCallaghan <Sally.OCallaghan@nt.gov.au>

Cc: Chay Garde <Chay.Garde@nt.gov.au>; Sebit Rambang <Sebit.Rambang@nt.gov.au>; Surya Godavarthi <surya.godavarthi@barkly.nt.gov.au>; Brody Moore <brody.moore@barkly.nt.gov.au>
Subject: FW: 'PA2024/0239 Lot 01238 Town of Tennant Creek' - Community Accommodation Facility (Visitor Park)

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When in doubt, contact your IT Department

Hi Chris and Sally

As you're aware, the development application for this project will be considered by the Tennant Creek DCA on Monday 17 February.

While the planning team has not received any response from BRC on the below request, I understand that DLI and BRC have held meetings to discuss the application. As discussed with Sally, could DLI please ensure that the planning consultant provides copies of the follow up written correspondence to Development Assessment Services so that the DCA can be briefed on any relevant matters?

Chris, we'd welcome a direct response from BRC if there are any comments in addition to whatever you've worked through with DLI.

Sebit Rambang is the planner working on this application, his details are below

Regards,

Sarah Fairhead

Executive Director Southern Region
Department of Lands, Planning and Environment
Northern Territory Government

Floor 1, Green Well Building, 50 Bath Street, Alice Springs

P: +61 8 8951 9240

M: +61 417 817 882

E: sarah.fairhead@nt.gov.au



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From: Sebit Rambang
Sent: Friday, January 17, 2025 11:30 AM
To: Barkly Reception <reception@barkly.nt.gov.au>
Cc: Chay Garde <Chay.Garde@nt.gov.au>
Subject: 'PA2024/0239 Lot 01238 Town of Tennant Creek' - Community Accommodation Facility (Visitor Park)

Dear Barkly Regional Council,

The development application above was lodged in September 2024 and request for Council's comment was sent on 3 September 2024. However, no comments have been received to date.

This is a follow up email seeking comments from Barkly Regional Council regarding the following:

Address:

Lot 1238 (33) Leichhardt Terrace, Tennant Creek, Town of Tennant Creek

Purpose:

Community Accommodation Village (visitor park) with ancillary community centre and office in multiple buildings

In accordance with the requirements of the Planning Act 1999, you are invited to review the application material through ILIS and provide written advice or comments no later than 03 February 2024.

If you have any enquiries, please feel free to contact Development Assessment Services Alice Springs, 8951 9245.

Kind Regards,

Sebit Rambang

Senior Planner
Development Assessment Services
Department of Lands, Planning and Environment
Northern Territory Government

Floor 1, Energy House, 18-20 Cavenagh St, Darwin NT 0800

P: +61 8 8999

7416

E: sebit.rambang@nt.gov.au



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