APPLICATION: Dwelling-Caretakers and Rooming Accommodation ancillary additions to existing light industry and warehouse

APPLICANT/CONTACT: Mr Simon Pettit, Zone A Pty Ltd

LAND OWNER: Myall Nominees (NT) Pty Ltd (CAN 136614143) as Trustee for the Myall Family Trust (ABN 69947344993)

BENEFICIARY: Myall Nominees (NT) - Luke Myall (Director) & Kerry Lee Pike

LOCATION: Lot 123 (18) Scott Street, Town of Tennant Creek (Bookmark A)

ZONE: LI (Light Industry)

AREA: 1000m²

SUBMISSIONS: Nil

ASSESSMENT SYNOPSIS

This report recommends the Authority consider varying the requirements for car parking, communal open space and building setbacks for the purpose of a dwelling-caretaker and rooming accommodation (2 bedroom worker accommodation unit) ancillarly to light industry and warehouse.

PROPOSAL

The application proposes the development of the site for the purpose of a caretaker’s residence (to replace existing structure) and the addition of a 2-man bunkhouse (staff/worker accommodation), with a verandah, and 1 additional car parking space. A copy of the application including additional development plans submitted on 13 July 2020 is provided at Bookmark B.

REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

An application is required for planning permission as the proposal to include “rooming accommodation” is Impact Assessable.

The primary use of the site is considered to be light industry (soil/material testing laboratory), and warehouse. These are Permitted uses in Zone LI. Similarly dwelling-caretaker is also a ‘Permitted’ use. However, the proposed ancillary “rooming accommodation”, comprising 2 x staff/workers rooms (with ensuites) and shared kitchen/living area is a prohibited use.

<table>
<thead>
<tr>
<th>Zoning and Level of Assessment on Assessment Table</th>
<th>Part 3 Overlay</th>
<th>Part 5 – General and Specific Development Requirements</th>
<th>Level of Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>LI (Light Industrial) – primary use (Permitted)</td>
<td>Nil</td>
<td>Clause 5.2.4.1 (Parking Requirements)</td>
<td>Impact (vide clause 1.9)</td>
</tr>
<tr>
<td>- Dwelling-caretakers (Permitted)</td>
<td></td>
<td>Clause 5.2.4.4 (Parking Layout)</td>
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<tr>
<td>- Rooming accommodation (Prohibited)</td>
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<td>Clause 5.4.7 (Communal Open Space)</td>
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<td></td>
<td></td>
<td>Clause 5.6.1 (Setbacks and Building Design Requirements in Zones LI, GI and DV)</td>
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<tr>
<td></td>
<td></td>
<td>Clause 5.6.2 (Expansion of existing Use or Development in Zones LI or GI)</td>
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</table>
Clause 1.10(3) of NTPS 2020 lists criteria to be considered by the consent authority in the Exercise of Discretion for different levels of assessment.

**BACKGROUND**

The original building (1) was built on the south eastern side of the site in 1972 with the second building (2) constructed in 1981 at the north west side of the site together with a semi-attached carport structure at the street-frontage. The former is used for storage/warehouse purposes and the latter is the HIQA Geotech Laboratory.

A caretaker’s residence (demountable) was in existence in 2003, and still remains. The current application intends to replace this structure with an additional 2-man bunkhouse for staff/worker accommodation. Both structures are demountable and used for residential purposes.

**PUBLIC EXHIBITION**

The application was subject to Council notification commencing 22 July 2020 for a period of two weeks. No submissions were received under section 49(1) of the Planning Act 1999 (the Act).

**THIRD PARTY APPEAL RIGHTS**

Pursuant to sections 14(2) and 14(3)(d) of the Planning Regulations, there is no right of appeal by a third party under section 117 of the Act in respect of the determination of the application.

**AMENDMENTS TO PLANNING ACT 1999 AND NT PLANNING SCHEME**

An amendment to the Act took effect on 31 July 2020 and includes transitional provisions in section 167(2) which states:

If:

a) an application was made to the former Authority as consent authority under section 48, 57 or 58 of the former Act; and

b) a hearing in respect of the application had not been commenced under the former Act, this Act applies to the application as if it were an application under section 46, 59 or 57, respectively, of this Act.
Subsequent to the subject application being submitted, the Northern Territory Planning Scheme 2007 (NTPS 2007) was repealed and the Northern Territory Planning Scheme 2020 (NTPS 2020) took effect on 31 July 2020.

It is noted that at the time the application was submitted, the NTPS 2007 was in effect, and was addressed by the applicant in the Statement of Effect.

Because the application was not heard before the commencement of the amendment to the Act, and to satisfy the requirements of Section 51, the application is required to be assessed against NTPS 2020. This assessment has been undertaken by Development Assessment Services (DAS) having regard to the applicant’s Statement of Effect and how this relates to the current provisions of NTPS 2020 and amended Act.

MATTTERS 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

Under clause 1.10.5, the consent authority may consent to a proposed use or development that is not in accordance with a requirement set out in Part 5 only if it is satisfied that the variation is appropriate having regard to:
- the purpose and administration clauses of the requirement; and
- the considerations listed under clause 1.10(3) or 1.10(4).

Under clause 1.10.4 of NTPS2020, in considering an application for consent for a use or development identified as ‘Impact Assessable’ the consent authority must take into account all of the following:

<table>
<thead>
<tr>
<th>Considerations</th>
<th>Summary</th>
</tr>
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<tbody>
<tr>
<td>(a) any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;</td>
<td>It is noted that Part 5 requirements of NTPS 2020 closely reflect the Part 4 requirements of the superseded NTPS 2007. A technical assessment against requirements of NTPS 2020 is included at Bookmark C. Plans used for assessment to the technical assessment (the development plans) are omitted from the reference material as the same plans are included at Bookmark B. The proposal requires variations to: - clause 5.2.4.1 (Parking Requirements) - clause 5.2.4.4 (Parking Layout) - clause 5.4.7 (Communal Open Space) - clause 5.6.1 (Setbacks and Building Design Requirements in Zones LI, GI and DV) - clause 5.6.2 (Expansion of existing Use or Development in Zones LI or Zone GI) Discussion of non-compliant aspects and other notable issues in relation to Part 5 requirements is provided below.</td>
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<td>(b) any Overlays and associated requirements in Part 3 that apply to the land;</td>
<td>There are no applicable overlays.</td>
</tr>
<tr>
<td>(c) the guidance provided by the relevant zone purpose and outcomes in Part 4; and</td>
<td>The NTPS 2020 applies to the land which is within Zone LI (Light Industry). The purpose of Zone LI is to “provide for low impact industrial and compatible non-industrial developments that will not by the nature of their operations, detrimentally affect adjoining or nearby land”. Discussion is provided below.</td>
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</table>
The Tennant Creek Land Use Plan (TCLUP) is an applicable Strategic Land Use Plan and forms part of the Strategic Framework under Part 2 of the NTPS2020 and identifies the site as part of the area currently identified for ‘Industrial’ use. The proposed development is expected to support listed objectives by:
- Utilising a well located, appropriately zoned site, that is appropriately serviced with established infrastructure and services; and
- The development complies with the objective of encouraging industrial development west of Paterson Street, as an expansion of the existing industrial precinct.

The proposal is assessed as accordant with the TCLUP.

There are no applicable Area Plans.

### PART 5 Development Provisions

Non-compliances have been identified against the following clauses within Part 5 of NTPS 2020. The following sections address the proposals’ non-compliances in consideration of the relevant clause purposes and requirements.

**Clause 5.2.4.1 (Parking Requirements)**

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

The “staff/worker accommodation” will provide a 2-man bunkhouse for staff members of HIQA who might need short stays of up to 2 nights, or longer up to 5 nights whilst working in the remote Barkly region on contracts between Katherine & Alice Springs.

The application states a total of 3 car parking spaces will be provided, where the scheme requirements are for 10 spaces, based on the “net floor areas” and numbers of staff. The application proposes to keep the existing 2 car parking spaces for the rooming accommodation, and provide one additional parking space for the caretaker.

The rear yard can be accessed via an existing gate from the laneway and is suitable for loading/unloading, or for informal parking for overnight/weekend parking of company vehicles. It is also noted that on-street parking is available on Scott Street which provides a 12.5m wide sealed road within a 30m wide road reserve.

**Clause 5.2.4.4 (Parking Layout)**

The purpose of the clause is to “Ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose.”

The application does not provide any details in respect to the layout for the existing car parks. These appear to provide satisfactory dimensions but are unsealed and therefore non-compliant with this clause. There is existing parking provision for 2 car spaces under an existing carport with direct access off Scott Street. An additional spaces is proposed also directly off the street.

The rear of the lot is also capable of accommodation any vehicle overflow but is unsealed.

**Clause 5.2.6 (Landscaping)**

The purpose of the clause is to “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”.

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| (d) Any component of the Strategic Framework relevant to the land as set out in Part 2. | The Tennant Creek Land Use Plan (TCLUP) is an applicable Strategic Land Use Plan and forms part of the Strategic Framework under Part 2 of the NTPS2020 and identifies the site as part of the area currently identified for ‘Industrial’ use. The proposed development is expected to support listed objectives by:
- Utilising a well located, appropriately zoned site, that is appropriately serviced with established infrastructure and services; and
- The development complies with the objective of encouraging industrial development west of Paterson Street, as an expansion of the existing industrial precinct.

The proposal is assessed as accordant with the TCLUP.

There are no applicable Area Plans. |
The site is located within an LI zoned area in which the scheme states all street frontages are to be landscaped to a minimum depth of 3m. No details are provided with the application although it is anticipated that suitable landscaping could be undertaken to achieve compliance.

Permit conditions requiring lodgement of a landscaping plan and maintenance of landscaping could ensure the requirements of this clause are met.

5.4.7 Communal Open Space
The purpose of this clause is to “ensure that suitable areas for communal open space are provided for dwellings-group, dwellings-multiple, residential care facilities and rooming accommodation”.

The use of the land and the proposed development does not provide for areas of private open space. The development therefore relies on communal open space, provided by the verandah which has a small area of 36m² as sheltered, covered communal space between the caretaker’s residence and 2-man bunkhouse and a lawn area between the street boundary and the residential buildings.

There is an existing large, mature tree onsite that provides ample shade over site and the inclusion of lawn or landscaped area/s within the communal open space would provide for a greater flexibility of use by staff/workers.

5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
The purpose of this clause is to “ensure that buildings are sited and designed to facilitate the development of safe, attractive and legible industrial zones”.

<table>
<thead>
<tr>
<th>Table to Clause 5.6.1</th>
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<tbody>
<tr>
<td><strong>Location / Boundary</strong></td>
</tr>
<tr>
<td>Scott Street (west)</td>
</tr>
<tr>
<td>Side Boundary (north / Lot 124)</td>
</tr>
<tr>
<td>Side Boundary (south / Lot 122)</td>
</tr>
<tr>
<td>Rear Boundary (east / Laneway)</td>
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</table>

The proposed design generally responds satisfactorily to the requirements of clause 5.6.1, however the following matters warrant further consideration:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Comment</th>
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<tbody>
<tr>
<td>5.6.1.3 A clearly identifiable, dedicated pedestrian access is to be provided to the main entrance of the building from the street and customer car parking areas</td>
<td>There is no dedicated pedestrian access, however, the site is not generally accessed by the public.</td>
</tr>
<tr>
<td>5.6.1.4 Front facades should be articulated to break up long lengths of blank walls and provide visual interest to the street. Articulation may include a combination of the following:</td>
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<tr>
<td>5.6.1.4(a) setbacks or projections;</td>
<td>The current and proposed use of the site does not feature any long blank walls.</td>
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<tr>
<td>5.6.1.4(b) changes in height to provide focal features and identify key locations (such as entrances);</td>
<td>There are no focal features to the entrance.</td>
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</tbody>
</table>
5.6.1.4(c) the use of a varied palette of materials, finishes and colours within the building design; and

- The new accommodation will be aesthetically pleasing with a breezeway/verandah between the rooming accommodation and caretaker’s residence.
- Materials will be beige with a Colorbond roof.
- The design includes landscaping, however this is not discussed in the application.

5.6.1.4(d) projecting features such as awnings or sun shades.

The caretakers and staff accommodation are demountable structures. There are no shades/awnings included in the design.

The site is not generally accessed by the public, therefore pedestrian access and focal features are not considered a significant issue given the use of the site and immediate area.

The Laboratory and carport are existing structures built in 1972, and have a setback of 1.8m. The rooming accommodation is therefore required to have a 5m setback to the southern side boundary, however as a 1.5m setback is proposed, a variation is required.

(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 which affect this proposal.

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

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

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

There are no environmental protection objectives relevant to the land.

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

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

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

The Minister has not made any direction in relation to the application.

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

The application identifies the caretaker’s residence and staff/worker accommodation will:

- Provide short-stay accommodation base for HIQA’s workforce allowing flexibility with respect to accommodating its growing workforce in the remote Barkly region;
- It will reduce costs associated with lost bookings, enabling a more reliable, cost-effective service to its many clients; and
Opportunities for passive surveillance will increase through the regular on-site presence (from the Caretaker’s residence) along with any short-to-mid-term stay Staff/Workers at the rooming accommodation.

The proposed development is assessed as aligning with the purpose of Zone LI, which is to “provide for low impact industrial and compatible non-industrial developments that will not by the nature of their operations, detrimentally affect adjoining or nearby land.”

(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 subject site is flat, and has been developed and used for light industrial use since the early 70’s. The site is fenced and fully serviced with essential infrastructure. Access to the lot is from the Scott Street entrance at the front, and from the Council laneway to the rear yard. The lot is capable of accommodating the proposed development.

The Department of Environment and Natural Resources (DENR) has advised (Bookmark D refers) that it has not identified any issues of concern. The site is not located within a defined flood area and no land capability issues have been identified.

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

It is not a requirement that the development provides public facilities or open space.

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

The proposal was circulated to the Barkly Regional Council, the Power and Water Corporation, Telstra and NBN for comment. Comments received are summarised below.

Department of Environment and Natural Resources (DENR) – refer Bookmark D
DENR advised they have not identified any issues of concern with the development.

Northern Territory Fire & Rescue Service (NTFRS) – refer Bookmark E
NTFRS advised they have no objections to the proposal.

Power and Water Corporation (PAWC) – refer Bookmark F
PAWC Network Development and Water Services respectively have outlined relevant requirements relating to upgrading of service infrastructure and connection to network services.

Telstra – refer Bookmark G
Telstra has advised that the site falls into a NBN fixed line Fibre to the Node network and the development will need to be registered with NBN.

Standard conditions for access, stormwater management, servicing (power and water metering and easement protection) and telecommunications are recommended for inclusion on any permit issued.
(n) the potential impact on the existing and future amenity of the area in which the land is situated

The proposed development is of a form and scale expected to be compatible with the established streetscape and locality and is not expected to adversely impact on the amenity of the locality. Relevant standard permit conditions relating to landscaping may assist in integrating the development into the streetscape.

(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 development has been designed with regard to community safety through crime prevention principles and includes an onsite Caretaker’s Residence which will assist with passive surveillance opportunities. No swimming pools are proposed and no special disabled accessible provision is required for development of this type.

(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.

(t) other matters it thinks fit

No other matters identified.

RECOMMENDATION

That, the Development Consent Authority varies the requirements of clause 5.2.4.1 (Parking Requirements), clause 5.2.4.4 (Parking Layout), clause 5.4.7 (Communal Open Space), clause 5.6.1 (Setbacks and Building Design in Zones LI, GI and DV), and clause 5.6.2 (Expansion of existing Use or Development in Zones LI or Zone GI) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the Planning Act 1999, consents to the application to develop Lot 123 (18) Scott Street, Town of Tennant Creek for the purpose of a dwelling-caretaker and rooming accommodation (2 room worker accommodation) ancillary to light industry and warehouse, subject to the following conditions and for the following reasons:
CONDITION PRECEDENT

1. Before the development starts, a landscape plan to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and two copies must be provided. The landscaping plan must be generally in accordance with the landscape concept plan dated (insert date) prepared by (specify consultant), except that the plan must show:
   (a) a survey (including botanical names) of all existing vegetation to be retained and/or removed;
   (b) details of surface finishes of pathways and driveways;
   (c) a planting schedule of all proposed trees, shrubs and ground covers;
   (d) landscaping and planting within all open areas of the site (not used for vehicle parking or outdoor storage); and
   (f) provision of an in-ground irrigation system to all landscaped areas.

   All species selected must be to the satisfaction of the consent authority.

GENERAL CONDITIONS

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

3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage and electricity facilities and telecommunication networks to the development shown on the endorsed drawings in accordance with the authorities' requirements and relevant legislation at the time.

4. Stormwater is to be retained on the site or collected and discharged into the drainage network to the technical standards of, and at no cost to, the Barkly Regional Council, to the satisfaction of the consent authority.

5. The kerb crossover and driveway to the site approved by this permit is to be provided, and any required re-instatement works are to be completed, to the requirements and technical standards of the Barkly Regional Council and at no cost to the Council, to the satisfaction of the consent authority.

6. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street. This condition is to the technical standards of the Barkly Regional Council, to the satisfaction of the consent authority.

7. Before the use or occupation of the development starts, driveways and areas set-aside for the parking of vehicles 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) sealed; and
   d) drained;
   to the satisfaction of the consent authority.

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

8. Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
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9. 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.

10. If provision for the storage and collection of garbage and other solid waste is proposed to be provided other than within private yards, the area/s must be screened from public view to the satisfaction of the consent authority.

NOTES:

1. 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 construction works.

2. A “Permit to Work Within a Road Reserve” is required from the Barkly Regional Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Council’s road network.

3. The Power and Water Corporation advises that the Water and Sewer Services Development Section (water development@powerwater.com.au) and Power Network Engineering Section(powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation’s servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

4. You are advised to contact Dial Before You Dig on 1100 to obtain a location of the Telstra Network and arrange for any relocation if required. The Telstra contact for relocation work is the Network Integrity and Compliance Group on 1800 810 443.

5. The Department of Environment and Natural Resources advises that construction work should be conducted in accordance with the Northern Territory Environment Protection Authority (NTEPA) Northern Territory Noise Management Framework Guideline September 2018, available at:


7. There are statutory obligations under the Waste Management and Pollution Control Act 1998 (the Act), that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is required to comply at all times with the Act, including the General Environmental Duty under Section 12 of the Act. There is also a requirement to obtain an authorisation prior to conducting any of the activities listed in Schedule 2 of the Act. Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority website at http://ntepa.ntg.gov.au/waste-pollution/guidelines/guidelines.

8. 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

9. 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.

REASONS

1. Pursuant to section 51(a) of the Planning Act 1999, the Development Consent Authority (the consent authority) must take into consideration the planning scheme that applies to the land to which the application relates. An amendment to the Planning Act 1999 took effect on 31 July 2020. The amendment to the Planning Act 1999 includes transitional provisions in section 167(2) which states: If:
   - an application was made to the former Authority as consent authority under section 48, 57 or 58 of the former Act; and
   - a hearing in respect of the application had not been commenced under the former Act, this Act applies to the application as if it were an application under section 46, 59 or 57, respectively, of this Act.

Subsequent to the subject application being submitted, the Northern Territory Planning Scheme 2007 (NTPS 2007) was repealed and the Northern Territory Planning Scheme 2020 (NTPS 2020) took effect on 31 July 2020. At the time the application was submitted, the Northern Territory Planning Scheme (2007) was in effect, and was addressed by the applicant in the Statement of Effect. Because the applications were not heard before the commencement of the amendment to the Planning Act 1999, and to satisfy the requirements of Section 51 of the Planning Act 1999, the application is required to be assessed against NTPS 2020. The proposal has been assessed against the requirements of the Planning Act 1999 (as at 31 July 2020) and the requirements of the NTPS 2020 (as at 31 July 2020).

The proposed development as approved is considered to respond satisfactorily to applicable requirements and objectives of NTPS 2020 as it relates to the site and locality and is assessed as aligning with the purpose of Zone LI, which is to “provide for low impact industrial and compatible non-industrial developments that will not by the nature of their operations, detrimentally affect adjoining or nearby land”.

The consent authority grants variation/s to:

   a) clause 5.2.4.1 (Parking Requirements) of the NTPS 2020 to allow 3 car parking spaces where 10 spaces are required, as
      (i) the various uses on site are not all being utilised at the same time;
      (ii) the site is not used on a daily basis; and
      (iii) the rear yard has access from rear lane to an area suitable for vehicle parking.

   b) clause 5.2.4.4 (Parking Layout) of the NTPS 2020, to waive the requirement for a formal parking layout plan as:
      (i) the site does not get utilised on a day-day basis;
      (ii) the site is not accessible to the public;
      (iii) the number of work vehicles accessing the site is minimal and for short periods of time;
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(iv) most of the work is carried out in the field with short trips back to the laboratory or warehouse; and
(v) the rear yard is unused and provides adequate space for vehicles to be kept inside the compound.

c) clause 5.4.7 (Communal Open Space) of the NTPS 2020, to allow 3.6% of the site to be communal open space for the rooming accommodation, where a minimum of 15%, with no dimension less than 6m wide is required, as:
(i) the development of the rooming accommodation is for staff or workers returning from field work;
(ii) it is for short stay accommodation on an infrequent basis;
(iii) the caretaker is the only regular resident;
(iv) the rooming accommodation is ancillary to the light industry use;
(v) offers staff/workers a level of communal open space areas, around the site and under the adjoining verandah;
(vi) is compatible with the existing streetscape and development that may be reasonably be expected within the locality, given current zoning and development controls;
(vii) is consistent with the purpose of the clause and the zone purpose and outcomes; and
(viii) is appropriate to the site having regard to location, scale and impact on adjoining and nearby property.
(ix) meets the relevant objectives of NTPS2020 despite proposed variations to requirements of Part 5 of the Scheme;

d) clause 5.6.1 (Setbacks and Building Design Requirements in Zones LI, GI and DV) of the NTPS 2020 to allow the rooming accommodation to be constructed less than the required minimum setback distance from the side boundary (southern), as:
(i) the pre-existing laboratory and carport were built in 1972 on the northern side boundary, and have a reduced side setback;
(ii) the rooming accommodation cannot meet the 5m setback due to the existing structures on site;
(iii) it is expected to be compatible with the streetscape and surrounding development; and
(iv) is not expected to be discordant with the LI Zone 'Purpose' or 'Outcomes';

e) clause 5.6.2 (Expansion of existing Use or Development in Zones LI or Zone GI) of the NTPS 2020, to allow 2 x demountable structures and verandah to be placed on site for residential purposes, as:
(i) the caretakers residence is a permitted use in the zone;
(ii) the rooming accommodation is prohibited except where as an ancillary use;
(iii) the 2 x demountables will be joined with a verandah providing communal open space;
(iv) the design will be compatible with the streetscape and local amenity
(v) the Power and Water Corporation has not identified any issues of concern in relation to servicing; and
(vi) the Barkly Regional Council has not identified any concerns in relation to stormwater drainage or site access;

2. Pursuant to section 51(e) of the Planning Act 1999, in considering a development application the consent authority is required to take into account any submissions made under section 49 of the Act and any evidence or information received under section 50 of the Act. The application was subject to Council notification and no submissions were received. The Barkly Regional Council was invited to comment on the application, but did not make any submissions in its capacity as local authority.

3. Pursuant to section 51(h) of the Planning Act 1999, in considering a development application the consent authority is required to take into account the merits of the
The proposed development as demonstrated in the application. The application identified/contended generally as follows:

a) The rooming accommodation will provide short stay accommodation for HIQA’s transient field workers;

b) It will alleviate issues relating to accommodation bookings that may get cancelled due to delays in the field;

c) Staff can comfortably stay from 1 to 5 nights on site with a reasonable level of amenity;

d) The on-site activity of the caretaker and staff undertaking short stays will assist with passive surveillance and deterring any anti-social behaviour;

e) The development will improve the streetscape and improve amenity of the local area; and

f) The development will stimulate the building industry in the town and support many local businesses, whether directly or indirectly, which is essentially sustaining, maintaining and possibly creating jobs.

4. Pursuant to section 51(j) of the Planning Act 1999, in considering a development application the consent authority is required to take into account 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 Department of Environment and Natural Resources has not identified any issues of concern in terms of land capability or suitability. Advisory notes included in the development permit may be expected to assist in ensuring appropriate management of erosion, dust and noise during construction.

5. Pursuant to section 51(m) of the Planning Act 1999, the consent authority must take into account the public utilities or infrastructure provided in the area in which the land is situated, services to be connected to the land and the requirement, if any, for those facilities or infrastructure to be provided by the developer. The site is currently serviced. Service authorities have not identified any concerns in principle with the proposed development and the conditions of approval are expected to assist in ensuring that the Barkly Regional Council, the Power and Water Corporation and the relevant telecommunications authority’s respective interests as a service authorities are duly recognised and that the development is serviced in an orderly manner.

6. Pursuant to section 51(n) of the Planning Act 1999 the consent authority must take into consideration the potential impact of development on the existing and future amenity of the area in which the land is situated. The proposed development is of a form and scale expected to be compatible with the established streetscape and locality and is not expected to adversely impact on the amenity of the locality. Permit conditions relating to stormwater management, kerb crossovers, landscaping, and construction of car parking space, may be expected to assist in ensuring that the development is integrated into the streetscape.

7. Pursuant to section 51(p) of the Planning Act 1999 the consent authority must take into consideration 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; and

(iii) access for persons with disabilities.

The Community Safety Design Guide promotes community safety through crime prevention principles in design. The development has been designed with regard to the guide through crime prevention principles and includes provision of passive surveillance
opportunities. No swimming pools are proposed and no special disabled accessible provision is required for development of this type.

8. Pursuant to section 51(r) of the Planning Act 1999 the consent authority must take into consideration 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.

REPORT PREPARED BY DEVELOPMENT ASSESSMENT SERVICES

Peter Somerville
2020.09.01 15:39:07
+09'30'

AUTHORISED: Manager Planning and Development (Southern Region)
Dear Chair,

With reference to the above, the following is written in support of the proposed development (Refer Attachment C Drawings).

1. **LOT ZONING & REASONS FOR APPLICATION**

Lot #123 Scott Street, Tennant Creek, is Zoned LI (Light Industry), which provides for the following type(s) of development:

   5.11 **Zone LI – Light Industry**

   1. The primary purpose of Zone LI is to provide for light industry uses or development activities that will not by the nature of their operations, detrimentally affect adjoining or nearby land.

   2. **Offices** are expected to primarily provide a service to the light industry in the zone and be of a size commensurate with the service provided.

   3. **Shops** are expected to be limited to those that either service the needs of the light industry in the zone or would be inappropriate in a commercial zone.

Additionally, the NTPS “Permits” (P) a “Caretakers Residence” in Zone LI (refer Zoning Table LI to Cl 5.11 screenshot below), which forms part of this DA-proposal, subject to compliance with the general provisions of the NTPS and specific, noted Clauses 6.1, 6.5.1, 7.3 & 7.10.3 (refer following Section 4.0 for further information).

<table>
<thead>
<tr>
<th>ZONING TABLE – ZONE LI</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>abattoir</td>
<td>x</td>
</tr>
<tr>
<td>agriculture</td>
<td>x</td>
</tr>
<tr>
<td>animal boarding</td>
<td>D 6.1, 6.5.1, 9.1.1, 10.1</td>
</tr>
<tr>
<td>business sign</td>
<td>P 6.7</td>
</tr>
<tr>
<td>caravan park</td>
<td>x</td>
</tr>
<tr>
<td>caretaker’s residence</td>
<td>P 6.1, 6.5.1, 7.3, 7.10.3</td>
</tr>
<tr>
<td>car park</td>
<td>P 6.1, 6.5.3, 9.1.1</td>
</tr>
<tr>
<td>child care centre</td>
<td>x</td>
</tr>
</tbody>
</table>

However, “Staff/Workers Accommodation” is an “unlisted”, undefined use not provide for in the NTPS LI Zoning Table and is therefore subject to NTPS Clause 2.2.4(b) and requires consent.

   4. A use or development of land within a zone requires consent if any of the following apply in relation to the use or development:

   (a) it is shown on the relevant zoning table as discretionary;

   (b) subject to sub-clause 5, it is not shown on the relevant zoning table;
As such a development application is required in respect of the proposed “Staff/Workers Accommodation” aspects, whilst noting the following in respect of the proposed new “Caretakers Residence”.

- The proposed new Caretakers Residence will replace the existing Caretakers Residence (refer following Section 2.0), which is old & dilapidated, in need of significant repair & maintenance and, as such, deemed beyond economic repair, and which will be removed from the site.
- The proposed New Caretakers Residence (refer Drawings @ Appendix A) is/will be:
  - 3.0mW x 12.0mL = Total 36m² in Floor Area (ie. less than the NTPS Cl. 7.10.3/2(a) maximum 50m² allowance)
  - Setback 6.5m from the Front Boundary, 1.5m from the Side Boundary & 20.7m from the Rear Boundary (ie compliant with NTPS Table to Cl. 9.1.1 – Industrial Setbacks)

The purpose and intent of the proposed “Workers Accommodation” is to accommodate 1 or 2 transient HIQA NT staff members who irregularly, on an as/when required basis, need short (1-2 night) to mid (3-5 night) term stay accommodation whilst working in the remote Barclay region on AFG, NTG & private business contracts in between Katherine & Alice Springs (noting HIQA has offices in Darwin, Katherine, Tennant Creek & Alice Springs to support the remote nature and vast area of their services deliveries).

2. HISTORICAL / EXISTING SITE DEVELOPMENT

There are currently little, and/or ambiguous/conflicting ILIS v Administrative Title records/documents with respect to previous, existing Lot 123 site development.

However, we note Lot 123 has previously been developed as follows (screenshot from current ILIS Report):
1. The original 1972 “Warehouse” structure (Permit #730/00123/1) located towards the south east aspect of Lot 123 remain – refer image below:

![Image of the original 1972 Warehouse structure](image1)

2. The 1981 “Warehouse” structure (Permit #730/00123/3) located at the north west aspect of the lot, complete with the associated semi-attached carport structure at the street-frontage, also remains – refer image below.

![Image of the 1981 Warehouse structure](image2)

3. The 1983 “Toilet Block & Storage” facilities (Permit #730/00123/2) appears to have been removed as there is no evidence of this structure on site.

4. The 1981 “internal partitioning” work (Permit #730/00123/4) appears to relate to the fitting out of original (Item 1. above) 1972 Warehouse structure, and also remains (refer attached Site Related Floor Plan Drawing).
5. From available historical aerial imagery (captured from *Google Earth* since 2003) it can be ascertained that the “Transportable Living” (aka Caretakers Residence) accommodation referred to in Permit #730/00123/5 was existent in 2003 and still remains – refer image below:

The existing “Transportable Living” structure will be removed in order to accommodate the new Caretaker & Staff/Worker Accommodation transportable structures (refer Appended Drawings).

3. **DEVELOPMENT PROPOSAL**

This application seeks to further develop Lot 123 Scott Street for the following purposes (ancillary to the current and continuing predominant Light Industrial Workshop/Laboratory + Office use of the site):

1. Upon removal of the existing “Transportable Living” structure, a “Permitted Use” 36m² Single Bedroom Transportable Caretakers Residence, and:
2. A 2 Bedroom, 36m² Staff/Workers Transportable Accommodation facility – refer Appended drawings. This development use if “undefined” in the NTPS and requires DA approval. And:
3. A central, shared covered Verandah structure connecting 1. & 2. above.
4. 1 x new on-site Car Parking Space

4. **ASSESSMENT AGAINST THE RELEVANT PROVISIONS OF THE NTPS & MERITS OF PROPOSAL:**

The following aspects address the relevant provisions and clauses of the Northern Territory Planning Scheme (NTPS) pertaining to “Caretaker Residence” & “Staff/Worker Accommodation” development in Zone LI, detail the merits of the development proposal and support DCA approval of the application:

**NTPS Clause 5.11 Zone LI – Light Industry**

As previously indicated in the Table to Cl 5.11 above a “Caretaker Residence” is a “permitted” use within the LI zone, subject to compliance with various noted NTPS requirements & provisions.

“Staff/Worker Accommodation” is an “undefined use” and therefore discretionary DCA consent is required in accordance with NTPS Clause 2.2 4(b).

We contend that, with consent, the proposed “Caretaker Residence” & “Staff/Worker Accommodation” uses will COMPLY with the purpose and intent of the NTPS Zoning provisions.

**NTPS Clauses 6.1 General Height Control**

“The purpose of this clause is to ensure the height of buildings in a zone is consistent with development provided for by that zone”
The proposed Caretaker Residence, Staff/Worker Accommodation & central, connecting Open Verandah Structure, at AGL (refer Appended drawings), do not exceed the maximum 8.5m height limit.

NTPS Clause 6.5.1 – Parking Requirements

“1. The purpose of this clause is to ensure that sufficient off-street car parking, constructed to a standard and conveniently located, is provided to service the proposed use of the site”

The 1 car space parking requirement pertaining to “Caretaker’s Residence” use in the LI zone is as noted in the Table to Clause 6.5.1 – refer following screenshot below.

<table>
<thead>
<tr>
<th>Zone</th>
<th>Maximum Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>CB</td>
<td>8 storeys to a maximum of 34m</td>
</tr>
<tr>
<td>C, SC, TC and MR</td>
<td>3 storeys to a maximum of 14m</td>
</tr>
<tr>
<td>All other zones</td>
<td>2 storeys to a maximum of 8.5m</td>
</tr>
</tbody>
</table>

We submit the same 1 car parking space per person consideration applied to the single bedroom Caretakers Residence should also apply to the proposed 2 person/bedroom Staff/Worker Accommodation facility.

Should this be accepted 3 x car parking spaces would be sufficient provision for the proposed 1 x Caretaker + 2 x Staff/Worker Accommodation development.

Further to this we note:

- The currently vacant rear yard area, accessed via an existing rear gate from the laneway, comfortably provides for any additional HIQA vehicles (noting it is general practice that each HIQA staff member travels alone in an appropriately fitted-out company vehicle in order to perform their required job duties/tasks).
- There is ample off-site vehicle parking available along Scott Street to cater for any additional, overflow vehicles – refer image below.

We therefore submit the 2 existing + 1 additional parking space to be provided on site for the proposed development will be more than sufficient to service HIQA’s needs without any impacts on adjoining property or amenity.
**NTPS Clause 6.5.3 – Parking Layout**

“The purpose of this clause is to ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose”

There is no “car parking area” (as defined) provided on site. The DA proposal provides 1x additional car parking space on site, separate to the 2 x existing car parking spaces provided under the existing Carport structure off Scott Street – refer previous CI2 / Item 2 image above). Proposal COMPLIES with NTPS

**NTPS Clause 6.14 – Land Subject to Flooding & Storm Surge**

“The purpose of this clause is to reduce risk to people, damage to property and costs to the general community caused by flooding and storm surge”

Not applicable to Tennant Creek location (no flood modelling available)

**NTPS Clause 7.10.3 – Caretakers Residence**

“The purpose of this clause is to ensure that;

a) a caretaker’s residence is not the primary use of the land, and

b) The caretakers residential use does not prejudice the use of the site or adjoining land in accordance with its zoning.”

Noting the above:

- The primary use of the site is, and will remain, a light industrial Geotechnical Engineering / Soil/Material Testing facility (with associated/ancillary Office/Warehouse spaces). And
- The proposed residential caretaker part-use will not compromise the immediately adjoining Lot 122 to the south (ie the land immediately adjacent where the proposed Caretakers accommodation will be situated) as, from our understanding, this land/lot is currently used for residential purposes (and is part owned by the NTG Department of Housing).

Additionally, the BAS custodian describes the existing Lot 122 development as “House” – refer following screenshot from Title Search certificate

```
Lot 122 Town of Tennant Creek from plan(a) OP 001134
Area under title is 1000 square metres

Tenants in common:
Brenda Joyce O'Donoghue
of PO Box 410, Tennant Creek NT 0861
76/100 share
Chief Executive Officer (Housing)
of PO Box 770, Darwin NT 0801
24/100 share

Registered Dealing
Date Description
23/11/2011 Previous title is Volume 247 Folio 001
760626 Mortgage Chief Executive Officer (Housing) over the estate and interest of - Brenda Joyce O'Donoghue
End of Dealing
```

Visit the website http://www.nt.gov.au/building/
**NTPS Clause 7.3 – Residential Setbacks**

Refer response to NTPS Cl 9.1.1 below.

All the noted DA setback provisions similarly comply with the requirements of this clause.

**NTPS Clause 9.1.1 – Industrial Setbacks**

“The purpose of this clause is to ensure that buildings are sited to provide an adequate level of visual amenity in industrial zones”

<table>
<thead>
<tr>
<th>Table to Clause 9.1.1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location/ Boundary</td>
</tr>
<tr>
<td>Buildings having frontage to all other streets</td>
</tr>
<tr>
<td>Minimum setback to at least one side boundary and to the rear boundary</td>
</tr>
</tbody>
</table>

The proposed Caretakers Residence & Staff/Worker Accommodations are situated as follows:

<table>
<thead>
<tr>
<th>NTPS Setback</th>
<th>DA Provision</th>
<th>NTPS Requirement</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caretaker’s Residence:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One Side</td>
<td>1.5m</td>
<td>0.0m</td>
<td>Exceeds NTPS Requirement</td>
</tr>
<tr>
<td>Other Side</td>
<td>20.5</td>
<td>5.0m</td>
<td>Exceeds NTPS Requirement</td>
</tr>
<tr>
<td>Front</td>
<td>6.5m</td>
<td>3.0m</td>
<td>Exceeds NTPS Requirement</td>
</tr>
<tr>
<td>Rear</td>
<td>20.7</td>
<td>5.0m</td>
<td>Exceeds NTPS Requirement</td>
</tr>
<tr>
<td>Staff/Worker Accommodation:</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>One Side</td>
<td>7.5m</td>
<td>0.0m</td>
<td>Exceeds NTPS Requirement</td>
</tr>
<tr>
<td>Other Side</td>
<td>14.5m</td>
<td>5.0m</td>
<td>Exceeds NTPS Requirement</td>
</tr>
<tr>
<td>Front</td>
<td>6.5m</td>
<td>3.0m</td>
<td>Exceeds NTPS Requirement</td>
</tr>
<tr>
<td>Rear</td>
<td>20.7</td>
<td>5.0m</td>
<td>Exceeds NTPS Requirement</td>
</tr>
</tbody>
</table>

Proposal COMPLIES with NTPS

5. **ASPECTS OF SECTION 46(3) PLANNING ACT (1999) REQUIRING CONSIDERATION:**

The following aspects address the relevant provisions of Section 46(3) of the Planning Act (1999)

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

• Refer previous section 4.0 above.

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

• Not applicable.

(c) if a public environmental report or an environmental impact statement has been prepared or is required under the Environmental Assessment Act in relation to the proposed development – a copy of the report or statement and the results of any assessment of the report or statement under that Act;

• Not applicable.
(d) an assessment demonstrating the merits of the proposed development:

The merits of the “Caretaker’s Residence” and “Staff/Worker Accommodation” development proposal are as follows:

1. Provides a reliable short-stay accommodation base for HIQA’s remote, transient workforce.
2. Allows HIQA to plan ahead with a level of certainty with respect to accommodating its growing workforce in the remote Tennant Creek / Barkly region.
3. Often, it is difficult for HIQA’s remote transient workforce to arrange/book accommodation in the remote Tennant Creek / Barkly area as the timing and stay period for such accommodation is, in lot of instances, a “moving target” and dependent upon other, 3rd party contractor timeframes, which in HIQA’s generally civil and construction client industries is in turn dependent upon many unreliable and uncontrollable aspects (ie weather, supply chains, plant downtime etc).
4. As such, negating the need to pre-book ahead alternative short-stay accommodation in Tennant Creek by providing on-site Staff/Worker Accommodation which can be utilised on an as/when required, immediately available, stay as long as necessary at the drop of a hat basis, greatly increases HIQA’s services delivery efficiency, reduces costs associated with unscheduled / uncontrollable “lost bookings”, and enables HIQA to provide a more reliable, cost-effective service to its many clients.
5. HIQA’s proposed 24/7 accessible, self-sufficient Tennant Creek Warehouse/Lab/Office/Accommodation base will provide and support the NT’s remote civil and construction industries with reliable and cost-effective 3rd party material quality control, testing and certification services into the future.
6. The current anti-social and break-and-enter law enforcement situations in Tennant Creek, which has unfortunately been ongoing for some years, demand property owners in Tennant Creek secure their properties as best they can. Many “vacant / uninhabited” properties in Tennant Creek, once known to be such, can become targets of break-ins, thefts, vandalism and squatting etc. Providing both a regular on-site presence (via the Caretaker Accommodation) along with irregular, short-to-mid-term stay Staff/Worker Accommodation will minimise/reduce the chance of such anti-social behaviours occurring.
7. Providing both regular, and irregular residential type accommodation on site will increase the opportunity for passive surveillance of Scott Street and therefore enhance safety and security in the immediate area.

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

- Lot 123 Scott Terrace is, for all intents and purposes, flat.
- The Lot is fully fenced and accessed from the front, via Scott Street, and the rear via a Council laneway.
- The part developed lot is large enough to accommodate the proposed development works, in full compliance with the NTPS setback provisions, and without the need for any setback variations.

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

- Not applicable to an existing change-in-use only development proposal.

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

- The land is connected to and serviced by existing reticulated PWC authority power, water &
  sewer services.
- The land is serviced and accessed via the main, sealed Stuart Street, and from the rear via an
  unsealed laneway.

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

- As the development and site use are anticipated via the NTPS permitted and/or discretionary use
  with consent status, and as such supported by the NTPS, the impacts on amenity, if any, will be
  minimal / negligible.
- The proposed Caretaker Residence & Staff/Worker Accommodation ancillary site uses in the light
  Industrial zone are anticipated to increase the level of amenity, passive surveillance and this
  security within the immediate and local area.

(i) an assessment of the benefit or detriment to the public interest of the development:

- Refer previous response at Cl 5(b) above

3.0 SUMMARY

In summary, we submit the proposed Caretakers Residence + Staff/Workers Accommodation
development is in keeping with the use, character, purpose and intent of the LI zoned site and
surrounding development, and supported by the existing infrastructure of the LI zone in which it is
situated.
The development proposal is not anticipated to have any detrimental impact on neighbouring
properties or the amenity of the area.

Should you have any queries regarding this application, or require any further information or
clarifications please contact the undersigned on 89 522665.

Yours sincerely
ZONE A Pty. Ltd.

SIMON PETTIT
BArch
On behalf of Complete Constructions

X:\Aword\Job Folder\2800\2880\2896_Complete Constructions_18 Scott St_,DAI\Planning\2896_CompleteCons__TC HIQA_TP01.docx
ATTACHMENTS B

Title Plan & Title Search Certificate
Lot 123 Town of Tennant Creek from plan(s) OP 001134
Area under title is 1000 square metres

Owner:
Myall Nominees (NT) Pty Ltd (ACN 136 614 143) as Trustee for The Myall Family Trust (ABN 69 947 344 993)
of PO Box 35964, Winnellie NT 0821

Registered Dealing Description
Date Number
09/05/2019 917896 Previous title is Volume 647 Folio 206
End of Dealings Mortgage Commonwealth Bank of Australia
# Record of Administrative Interests and Information

The information contained in this record of Administrative Interests only relates to the below parcel reference.

**Parcel Reference:** Lot 00123 Town of Tennant Creek plan(s) OP 001134  

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

---

| Government Land Register | (none found) |
---|---|

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<thead>
<tr>
<th>Custodian - Registrar General (+61 8 8999 6252)</th>
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</thead>
<tbody>
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<td><strong>Current Title</strong></td>
</tr>
<tr>
<td>CUFT 833 143 (order 1)</td>
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<tr>
<td><strong>Tenure Type</strong></td>
</tr>
<tr>
<td>ESTATE IN FEE SIMPLE</td>
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<tr>
<td><strong>Tenure Status</strong></td>
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<tr>
<td>Current</td>
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<tr>
<td><strong>Area Under Title</strong></td>
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<tr>
<td>1000 square metres</td>
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<tr>
<td><strong>Owners</strong></td>
</tr>
<tr>
<td>Myall Nominees (NT) Pty Ltd (ACN 136 614 143) as Trustee for The Myall Family Trust (ABN 69 947 344 993) PO Box 35964, Winnellie NT 0821</td>
</tr>
<tr>
<td><strong>Easements</strong></td>
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<tr>
<td><strong>Unit Entitlements</strong></td>
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<tr>
<td>(none found)</td>
</tr>
</tbody>
</table>
Transfers
09/05/2019 for $230,000 (nil GST)
20/05/2002 for $95,000
02/02/1996 for $45,000
01/04/1992 for $48,000
20/10/1986 for $48,000
01/09/1980 for $15,000
29/10/1969 for $300

Tenure Comments
(none found)

Historic Titles
CUFT 647 206 (order 1)
CUFT 456 041 (order 1)
CUFT 253 052 (order 1)
CUFT 085 035 (order 2)
CUFT 085 035 (order 1)
CUCL 074 018 (order 3)
CUCL 074 018 (order 2)
CUCL 074 018 (order 1)


Custodian - Surveyor General (+61 8 8995 5354)

Address
18 SCOTT ST, TENNANT CREEK

Survey Plan
OP 001134

Survey Status
Approved

Parcel Status
CURRENT

Parcel Area
1000 square metres

Map Reference
Code 730 Scale 2500 Sheet 23.32

Parent Parcels
(none found)

Parcel Comments
(none found)

Survey Comments
(none found)

Proposed Easements
(none found)

Local Government Area
BARKLY SHIRE

Region
BARKLY
Custodian - Valuer General (+61 8 8995 5375)

Owner's Last Known Address
Myall Nominees (NT) Pty Ltd (ACN 136 614 143) as Trustee for The Myall Family Trust (ABN 69 947 344 993), PO BOX 35964, WINNELLIE NT 0821

Parcels in Valuation
Lot 00123 Town of Tennant Creek

Unimproved Capital Value
|$30,000 on 01/07/2018  
|$14,500 on 01/07/2015  
|$14,750 on 01/07/2012  
|$11,500 on 01/07/2010  
|$9,300 on 01/07/2004  
|$11,000 on 01/07/2001  
|$9,500 on 01/07/1998  
|$8,000 on 01/07/1995  
|$7,000 on 01/07/1992  
|$7,000 on 01/01/1990  
|$10,000 on 01/01/1987  
|$9,000 on 01/01/1984  
|$2,150 on 01/01/1981  
|$400 on 06/03/1978  
|$400 on 01/07/1972  
|$200 on 30/06/1967

Valuation Improvements
15/09/1988 Demountable/donga
15/09/1988 Carport
15/09/1988 Shed
01/11/1983 Demountable/donga

Imagery type(P)

Custodian - Property Purchasing (+61 8 8999 6886)

Acquisitions
(none found)

Custodian - Building Advisory Service (+61 8 8999 8965)

Building Control Areas
BBTEN001 - Building Control Area
TENNANT CREEK BUILDING AREA

Building Permits
(none found)

Visit the website http://www.nt.gov.au/building/

Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)

Planning Scheme Zone
LI (Light Industry)

Interim Development Control Orders
(none found)
Planning Notes
(none found)

Planning Applications
(none found)

Custodian - Power and Water Corporation (1800 245 092)

Meters on Parcel
   Power Water - Electricity  3
   Power Water - Water       1

For Account balances, contact the Power and Water Corporation.

Custodian - Pool Fencing Unit (+61 8 8924 3641)

Swimming Pool/Spa Status
(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

Custodian - Mines and Energy (+61 8 8999 5322)

For information on possible Mineral Titles or Petroleum Titles, contact Mines and Energy or visit the website http://strike.nt.gov.au

Custodian - NT Environment Protection Authority (+61 8 8924 4218)

Results of site contamination assessment
(none found)

For further information contact Environment Protection Authority or visit the website https://ntepa.nt.gov.au/waste-pollution/contaminated-land

Custodian - Heritage Branch (+61 8 8999 5039)

Heritage Listing:
(none found)

For further information on heritage places contact Heritage Branch or visit the website https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects

Other Interests
For Account balances, contact Barkly Shire Council
NOTE:
REFER "NORTHERN TRANSPORATABLES" ATTACHED DRAWINGS NTD19-08101 / NTD19-08102 / NTD19-08103 (all Sheets inclusive) FOR DETAILS PERTAINING TO PROPOSED CARTAKERS & STAFF ACCOMMODATION BUILDINGS

SITE PLAN

COMPLETE CONSTRUCTIONS, PROPOSED HIQA CARETAKER+2 X WORKERS ACCOMMODATION, LOT 123 (#18) SCOTT ST., TENNANT CREEK NT

SCALE AS SHOWN
JOB NO 2896
DESIGNED HIQA / CC's / NT's
DRAWN SP

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1/1/2019

A 15/10/19 SH ISSUED FOR REVIEW
B 16/10/19 SH ISSUED FOR REVIEW
C 23/10/19 SH ISSUED FOR REVIEW

Northern Transportables
www.northerntransportables.com

PR0288 - Complete Constructions NT
DS1703- 12x3m Accommodation 04
3D PRESENTATION

NDT19-08101
1 : 75 ELEVATION

75mm ASKIN 1.2m EXTERNAL WALL PANELS (TYPICAL)

WATERPROOF EXTERNAL FLUORESCENT LIGHT FITTING

COLORBOND BARGE FASCIA COLOR: NIGHT SKY

WELL MOUNTED EXHAUST FAN

ZINCALUME TRIMDEK ROOFING @3 deg PITCH INSTALLED AS PER DTC-M/313/01

COLORBOND BARGE FASCIA COLOR: NIGHT SKY

FOOTINGS BY OTHERS

75mm ASKIN 1.2m EXTERNAL WALL PANELS (TYPICAL)

COLORBOND BARGE FASCIA

COLOR: NIGHT SKY
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1. **ELEVATION**
   - 1:75
   - 75mm ASKEN 1.2m EXTERNAL WALL PANELS (TYPICAL)

2. **ELEVATION**
   - 1:75
   - 75mm ASKEN 1.2m EXTERNAL WALL PANELS (TYPICAL)

3. **ELEVATION**
   - 1:75
   - 75mm ASKEN 1.2m EXTERNAL WALL PANELS (TYPICAL)

4. **ELEVATION**
   - 1:75
   - 75mm ASKEN 1.2m EXTERNAL WALL PANELS (TYPICAL)

**GENERAL NOTES**

- 75mm ASKEN 1.2m EXTERNAL WALL PANELS (TYPICAL)
- HEADLINE TRIM DECK ROOFING AS 6.5 deg PITCH
- INSTALLED AS PER DTC-M/313/01
- COLORBOND BARGE FASCIA
- COLOR-NIGHT SKY
- COLORBOND BARGE FASCIA
- COLOR-MOSS GREEN
- WALL MOUNTED EXHAUST FAN

**DRAWING NUMBER:** NTD19-08102

**SHEET:** SO2

**SCALE:** 1:75

**REVISION:** C

**DRAWN BY:** RH

**CHECKED (PO):**

**STAMPER:**

**GENERAL TRANSPORTABLES**

www.northerntransportables.com

**PRO288 - Complete Constructions NT DS1704 - 12x3m 2 Man Ensuite Bunkhouse w/Kitchen ELEVATIONS**
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PRO288 - Complete Constructions NT
2nd Hand - 12x3m Verandah (EX V39)
3D PRESENTATION

# GENERAL NOTES

- SH/JP
- GW
- RH

# REV

- DATE
- BY

- 1/11/2019

- NORTHERN TRANSPORTABLES
- www.northerntransportables.com

- NTD19-08103
- S0.1
- C
REFER TO DS1704 S01 FOR LAUNDRY TROUGH DETAILS

TV POINT MOUNTING HEIGHT AS INDICATED 300mm ABOVE FFL UNLESS NOTED

CONCURRENT FLOOR LOAD 2.0 kPa

WASHING MACHINE BY OTHERS

DISTRIBUTION BOARD

POINT OF ENTRY OF WATER

DISTRIBUTION BOARD

EXTERNAL POINT OF ATTACHMENT

INCIDENCE OF WIND AT 30°

EXTERNAL BUNKER LIGHT

EXTERNAL FLOURESCENT LIGHT

OYSTER LIGHT

HARD WIRED SMOKE DETECTOR

TV POINT MOUNTING HEIGHT 300mm ABOVE FFL UNLESS NOTED

SWITCHED OUTLET 10A SINGLE MOUNTING HEIGHT

SWITCHED OUTLET 10A DOUBLE MOUNTING HEIGHT AS INDICATED 300mm ABOVE FFL UNLESS NOTED

CEILING FAN

SINGLE LIGHT SWITCH

2x36W FLUORESCENT LIGHT FITTING C/W DIFFUSER

ISOLATOR

ENGINEERING INFORMATION

SYMBOL/LEGEND

GENERAL NOTES

ELEC/HYDRO/FURNISHING SCHEDULE

DOOR/WINDOW SCHEDULE

BUILDING INFORMATION

SERIAL NUMBER

DRAWN NUMBER

DRAWN DATE:

STAMPED DATE:

ENGINEERING INFORMATION

SYMBOL/LEGEND

GENERAL NOTES

ELEC/HYDRO/FURNISHING SCHEDULE
STAIRS WITH HANDRAILS

ZINCALUME TRIMDEK ROOFING 3 deg PITCH

19mm HARDWOOD FLOORING

POSTINGS BY OTHERS

FRAMEWORK

DRAWING NUMBER:
SHEET:
SCALE:
REVISION:
FILE LOCATION:

DRAWN BY:
CHECKED (PM):
CHECKED (PO):
STAMPER:

GENERAL NOTES:

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23/10/2019 3:04:49 PM

PRO288 - Complete Constructions NT
2nd Hand - 12x3m Verandah (EX V39)

ELEVATIONS

NTD19-08103

SH/NP
GW
CHECKED (PM)
STAMPED
RH
RH

1 : 60

ELEVATION 1

ELEVATION 2

ELEVATION 3

A
B
C

VERANDAH

VERANDAH

VERANDAH
Technical Assessment PA2020/0215

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

Application No: PA2020/0215
Lot number: 123 (18) Scott Street
Town/Hundred: Tennant Creek
Zone: LI (Light Industry)
Site Area: 1000m²
Proposal: Caretaker’s Residence (including ancillary workers accommodation) additions to light industry and warehouse

Dwelling-Caretakers is a permitted use in Zone LI, whilst ancillary Workers accommodation is undefined in the Scheme, and therefore Impact Assessable. The application includes an existing Laboratory and Warehouse and is subject to the following provisions:

<table>
<thead>
<tr>
<th>Zone LI (Light Industry)</th>
<th>Use</th>
<th>Assessment Category</th>
<th>Overlays</th>
<th>Specific Development Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling-Caretakers</td>
<td>Impact Assessable</td>
<td>Nil</td>
<td>Clause 4.14</td>
<td>Zone LI – Light Industry</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Clause 5.2.1</td>
<td>General Height Control</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Clause 5.2.4.1</td>
<td>Parking Requirements</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Clause 5.2.4.4</td>
<td>Parking Layouts</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Clause 5.2.5</td>
<td>Loading Bays</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Clause 5.2.6</td>
<td>Landscaping</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Clause 5.4.7</td>
<td>Communal Open Space</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Clause 5.4.8</td>
<td>Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Clause 5.4.12</td>
<td>Dwelling-Caretakers</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Clause 5.6.1</td>
<td>Setbacks and Building Design in Zones LI, GI and DV</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Clause 5.6.2</td>
<td>Expansion of existing Use or Development in Zones LI or Zone GI</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Schedule 5</td>
<td>Reference Guidelines</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Tennant Creek Land Use Plan</td>
</tr>
</tbody>
</table>

Date Assessment finalised: 28 August, 2020
Plans used for assessment: PA2020/0215/01 – PA2020/0215/09

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme and is no indication of whether or not approval will be given by the Development Consent Authority. It is noted that clause 2.5 (Exercise of Discretion by the Consent Authority) allows the Development Consent Authority discretion to vary standards only where special circumstances justify the giving of consent or impose a condition requiring a higher standard if it considers it necessary to do so.
4.14 Zone LI (Light Industry)

The primary purpose of Zone LI is to provide for low impact industrial and compatible non-industrial developments that will not by the nature of their operations, detrimentally affect adjoining or nearby land.

<table>
<thead>
<tr>
<th>Sub Clause</th>
<th>Requirements</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.14.1</td>
<td>Land is primarily developed for low impact industry-light, motor body works, motor repair station, recycling depot, showroom sales, transport terminal, vehicle sales and hire, and warehouse, that are compatible with and are of such a kind that will not adversely affect the amenity of the light industrial function of the area.</td>
<td>The land comprises of an existing warehouse and laboratory, and caretaker’s residence. The caretaker’s residence will be removed to accommodate the new Caretaker and Staff/Worker accommodation.</td>
</tr>
<tr>
<td>4.14.2</td>
<td>Office and shops are limited to those that serve the needs of industrial uses on a site, or directly support and are compatible with the ongoing industrial use of the zone.</td>
<td>N/A to this application.</td>
</tr>
<tr>
<td>4.14.3</td>
<td>Non-Industrial uses such as food premises-cafe/takeaway, bar-public, leisure and recreation, education establishment and hotel/motel are limited to those that: (a) will not be adversely impacted by the operation of industrial activities in the locality; (b) will not compromise or constrain the operation or viability of existing or future industrial activities; or (c) provide a convenience, service or support role to industries and employees in the locality.</td>
<td>N/A to this application.</td>
</tr>
<tr>
<td>4.14.4</td>
<td>Other non-industrial activities, such as community activities including club, community centre and place of worship may be established where they do not compromise the ongoing operation and viability of industrial activities or the integrity of the zone.</td>
<td>N/A to this application.</td>
</tr>
<tr>
<td>4.14.5</td>
<td>Industrial activities and other activities established in the zone provide variety and interest at street level and allow passive surveillance of public spaces, with a scale and character appropriate to the industrial function of the locality.</td>
<td>The neighbouring properties are all zoned LI and are adjacent to the Tennant Creek Airstrip. The development is appropriate to the industrial function of the locality.</td>
</tr>
<tr>
<td>4.14.6</td>
<td>Industrial development is located, designed and managed to maintain public health and safety, the quality of the natural environment and the reasonable amenity of any adjoining non-industrial zone.</td>
<td>The neighbouring properties are also zoned LI. The lot is connected with essential services, and as the site is not accessible to the public, there are no anticipated public health and safety issues.</td>
</tr>
<tr>
<td>4.14.7</td>
<td>Development incorporates well-designed buildings and landscaping that contribute to a safe, attractive and legible industrial environment.</td>
<td>The design incorporates: • a single bedroom transportable caretakers residence (36m²); • 2 bedroom staff/worker transportable accommodation facility (36m²); • A shared verandah; and • 1 x on-site car parking space.</td>
</tr>
<tr>
<td>4.14.8</td>
<td>Development does not detrimentally impact on the capacity, safety or efficient operation of the local road and footpath network.</td>
<td>The development has no detrimental impact on the safe or efficient operation of the local road and footpaths.</td>
</tr>
<tr>
<td>4.14.9</td>
<td>Subdivision primarily provides for a range of lot sizes are available to cater for diverse industrial needs and user requirements.</td>
<td>N/A to this application.</td>
</tr>
<tr>
<td>4.14.10</td>
<td>Development does not impose unsustainable demands on surface water and groundwater.</td>
<td>The development entails replacing the current caretakers residence and the addition of staff/worker accommodation for occasional overnight stays, and is not expected to impose demands on surface or groundwater.</td>
</tr>
</tbody>
</table>
4.14.11 Appropriate urban services including, roads, reticulated electricity, water, sewerage, storm water, drainage, and telecommunication infrastructure are available. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.  

The subject site is connected with essential services.

4.14.12 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 rooming accommodation is ancillary to the primary use of the land.

---

warehouse means premises used for the bulk storage of goods, or the display and sale of goods by wholesale;

industry-light means an industry in which the process carried on, the machinery used and the goods and commodities carried to and from the premises on which the industry is sited are not of such a kind as are likely to adversely affect the amenity of the surrounding locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise. The use may include where ancillary food premises-café/take away, office and shop;

dwelling-caretakers means a dwelling which is ancillary to the non-residential use of the land on which it is erected and which is occupied by the bona fide caretaker of the land;

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;

↑ NT Planning Scheme definitions

Staff/Worker accommodation fits in with the definition of rooming accommodation and is prohibited in Zone LI, however, as it is ancillary to the primary use, the application is impact assessable.

COMPLIES

5.2.1 General Height Controls

The purpose of this clause is to ensure that the height of buildings in a zone is consistent with development provided for by that zone.

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.
5.2.1.4 Requirements

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.

Comment

The caretakers residence, staff accommodation, and verandah, do not exceed 8.5m in height.

COMPLIES

5.2.4.1 Parking Requirements

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

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. Northern Territory Planning Scheme 2020 Part 5-13

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.

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.

"net floor area" in relation to a building, includes all the area between internal surfaces of external walls but does not include:

(a) stairs, cleaners cupboards, ablution facilities, lift shafts, escalators or tea rooms where tea rooms are provided as a standard facility in the building;
(b) lobbies between lifts facing other lifts servicing the same floor;
(c) areas set aside as public space or thoroughfares and not used exclusively by the occupiers of the building;
(d) areas set aside as plant and lift motor rooms;
(e) areas set aside for use of service delivery vehicles; and
(f) areas set aside for car parking or access.
In respect to the proposed use, the car parking requirement is assessed as follows:

<table>
<thead>
<tr>
<th>Use or Development</th>
<th>Minimum Number of Car Parking Spaces Required</th>
<th>No. of Persons OR NFA</th>
<th>Scheme Requirement</th>
<th>Parking spaces Provided</th>
<th>Shortfall?</th>
<th>Complies?</th>
</tr>
</thead>
<tbody>
<tr>
<td>DWELLING-CARETAKERS</td>
<td>1</td>
<td>1</td>
<td>1 space</td>
<td>1</td>
<td>Nil</td>
<td>YES</td>
</tr>
<tr>
<td>ROOминG ACCOMMODATION</td>
<td>1 for every staff member</td>
<td>2 staff</td>
<td>2 spaces</td>
<td>2</td>
<td>Nil</td>
<td>YES</td>
</tr>
<tr>
<td>INDUSTRY-LIGHT (Laboratory)</td>
<td>2 for every 100m² of net floor area other than offices</td>
<td>~105m²</td>
<td>2 spaces</td>
<td>Nil</td>
<td>2</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>4 for every 100m² of net floor area of office</td>
<td>~35m²</td>
<td>4 spaces</td>
<td>Nil</td>
<td>4</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>1 for every 250m² used as outdoor storage</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
</tr>
<tr>
<td>WAREHOUSE</td>
<td>1 for every 100m² of net floor area other than offices</td>
<td>90m²</td>
<td>1 space</td>
<td>Nil</td>
<td>1</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>4 for every 100m² of net floor area of office</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>1 for every 250m² used as outdoor storage</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>TOTAL:</td>
<td>1</td>
<td>10 spaces</td>
<td>3</td>
<td>7</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

- Based on the "net floor areas" and numbers of staff, and uses of the site, 10 car parking spaces are required.
- The application states a total of 3 car parking spaces will be provided i.e. 2 spaces for the rooming accommodation, and 1 space for the caretaker.
- The subject site is not used on a day to day basis and has little need for the number of car parking spaces required.
- Some on street parking in Scott Street is available.

**DOES NOT COMPLY – VARIATION REQUIRED**

### 5.2.4.4 Parking Layout

The purpose of this clause is to ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose.

1. The consent authority may consent to a car parking area that is not in accordance with sub clause 3 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. A car parking area is to be established, used and maintained for the purpose of vehicle parking only.

<table>
<thead>
<tr>
<th>Clause</th>
<th>Design Requirements</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.2.4.4.3(a)</td>
<td>be of a suitable gradient for safe and convenient parking;</td>
<td>Does not comply. There is no formalised parking layout.</td>
</tr>
<tr>
<td>5.2.4.4.3(b)</td>
<td>be sealed and well drained;</td>
<td>Does not Comply. Car parking spaces are not sealed.</td>
</tr>
<tr>
<td>5.2.4.4.3(c)</td>
<td>be functional and provide separate access to every car parking space;</td>
<td>Does not Comply. There is no formalised parking on-site.</td>
</tr>
</tbody>
</table>
5.2.4.4.3(d) limit the number of access points to the road;  

**Does not comply** —
- The subject site has main entrance from Scott Street, and rear access from the rear laneway.
- A 2nd crossover is proposed to the caretakers and staff accommodation facilities.

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

**Does not comply** —
No dimensions or manoeuvring circles are indicated on plans.

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

There is no fencing or landscaping that would inhibit sight lines for drivers entering or exiting.

5.2.4.4.3(g) 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;

- The new driveway to the accommodation facilities will be 5m from front boundary.

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

**Does not comply**

5.2.4.4.3(i) have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow, and  

**Does not comply** —
The proposed driveway is 3.0m wide.

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

**Does not comply.**

5.2.4.4 Despite sub-clause 3, dust suppression may be an acceptable alternative to sealed surfaces in non-urban areas.  

- The application proposes a new crossover with a concrete driveway to the caretaker & staff accommodation.
- The existing 2 spaces under the carport are unsealed. There has been no mention as to whether it will be sealed or dust suppressed.

<table>
<thead>
<tr>
<th>Clause</th>
<th>Design Requirement in Zone LI</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.2.5.2</td>
<td>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:</td>
<td></td>
</tr>
<tr>
<td>5.2.5.2(a)</td>
<td>if for a general industry, hospital, hotel, licensed club, light industry, motel, showroom sales, transport terminal or warehouse use or development:</td>
<td>Plans indicate an area measuring 11m x 15m, accessible from the</td>
</tr>
</tbody>
</table>

The rear laneway provides access to the yard where ample space is provided on site for any overnight storage of vehicles.

**DOES NOT COMPLY – VARIATION REQUIRED**

### 5.2.5 Loading Bays

The purpose of this clause is to provide for the loading and unloading of vehicles associated with the use of land.

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.
<table>
<thead>
<tr>
<th>Subclause</th>
<th>Design Requirement</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.2.5.2(a)</td>
<td>be at least 7.5m by 3.5m;</td>
<td>Generally complies – the loading area is unsealed, however exceeds the dimensions of a normal loading bay.</td>
</tr>
<tr>
<td>5.2.5.2(b)</td>
<td>have a clearance of at least 4m; and</td>
<td>Complies</td>
</tr>
<tr>
<td>5.2.5.2(c)</td>
<td>have access that is adequate for its purpose</td>
<td>Generally complies</td>
</tr>
</tbody>
</table>

**5.2.6 Landscaping**

The purpose of this clause is to 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.

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.

---

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<table>
<thead>
<tr>
<th>Subclause</th>
<th>Design Requirement</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.2.6.3</td>
<td>Where landscaping is required by this scheme it should be designed so that:</td>
<td></td>
</tr>
<tr>
<td>5.2.6.3(a)</td>
<td>Planting is focused on the area within the street frontage setbacks, side setbacks,</td>
<td></td>
</tr>
</tbody>
</table>
communal open space areas and uncovered car parking areas;

5.2.6.3(b) If maximises efficient use of water and is appropriate to the local climate;

5.2.6.3(c) It takes into account the existing streetscape, or any landscape strategy in relation to the area;

5.2.6.3(d) Significant trees and vegetation that contribute to the character and amenity of the site and the streetscape are retained;

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

5.2.6.3(f) The layout and choice of plants permits surveillance of public and communal areas; and

5.2.6.3(g) It facilitates on-site infiltration of stormwater run-off.

5.2.6.4 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.

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

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

An amended plan showing proposed landscaping is to be submitted.

**DOES NOT COMPLY – INCLUDE AS A GENERAL CONDITION**

**Clause 5.4.7 Communal Open Space**

*The purpose of this clause is to ensure that suitable areas for communal open space are provided for dwellings-group, dwellings-multiple, residential care facilities and rooming accommodation.*

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.

<table>
<thead>
<tr>
<th>Subclause</th>
<th>Design Requirement</th>
<th>Comment</th>
</tr>
</thead>
</table>
| 5.4.7.3   | A minimum of 15% of the site, being not less than 6m wide at any point, is to be communal open space. | Does not comply –
|           |                     | • Site area = 1000m²  
|           |                     | • 15% of 1000m² = 150m²  
|           |                     | • The verandah has the dimensions of 12m x 3m = 36m², or 3.6% of the site.  
|           |                     | • There is no area that complies with the 6m wide dimension. |
| 5.4.7.4   | The design of the communal open space should address: 
| 5.4.7.4(a) | the overall dwelling density proposed for the site; | Subject site total area = 1000m²  
|           | Development proposes 2 x dwelling  
|           | Density = 1 per 500m²  
| 5.4.7.4(b) | the proximity and quality of alternative private or public open space; | The site is 300m from the main street of the town, and 500m from the Peko Road Sports & Recreation facilities. |
5.4.7.4(c) 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;  
- There is no private open space as the nature of the rooming accommodation is short overnight stays for staff needing to return to town for a night or two.  
- The caretakers residence is occupied on a full time basis, so space is shared on an infrequent basis for a night or two.

5.4.7.4(d) the type of activities to be provided for;  
- The use of the site is light industrial for Geotechnical and Soils/Materials testing.  
- The site is not used on a day-day basis as most works are carried out in the field.  
- The Laboratory provides a controlled climate for materials and equipment.

5.4.7.4(e) the projected needs of children for outdoor play;  
- The use of the site is a light industrial work site and therefore does not allow for children's play areas.

5.4.7.4(f) the provision of landscaping and shade;  
- A shaded verandah, measuring 12m x 3m (36m²) is provided between the two demountable structures.  
- There is also a large, mature tree on-site that provides outdoor shade.

5.4.7.4(g) safety issues including lighting and informal surveillance;  
- The caretakers residence is there to provide surveillance of the site.

5.4.7.4(h) on-site traffic circulation; and  
- The infrequent use of the site, by a low number of vehicles does not pose any traffic circulation issues.

5.4.7.4(i) future maintenance and management requirements.  
- It is expected the caretaker would generally look after the maintenance and management of the property.

The area available as communal open space is the verandah between the 2 x demountables. Smaller areas exist around the property but do not meet the 6m wide dimension.

**DOES NOT COMPLY – VARIATION REQUIRED**

**Clause 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility**

The purpose of this clause is to 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.

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.
The proposed development is for 1 x 1 bedroom caretakers dwelling and 1 x 2 bedroom staff/workers accommodation. Therefore, this clause does not apply.

NOT APPLICABLE

5.4.12 Dwelling-Caretakers

The purpose of this clause is to ensure that dwellings-caretakers are only established where necessary to support the primary use of non-residential land, in a manner that does not prejudice the use of the site or adjoining land in accordance with its zoning.

1. The consent authority may consent to a dwelling-caretakers that is not in accordance with sub-clauses 3 and 4 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.

2. The establishment of a dwelling-caretakers must not compromise or constrain the operation or viability of the primary use of the site or adjoining land.

<table>
<thead>
<tr>
<th>Subclause</th>
<th>Design Requirement</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.4.12.3</td>
<td>The floor area of the dwelling-caretakers does not or will not exceed 50m².</td>
<td>The floor area of the dwelling-caretakers is 36m².</td>
</tr>
<tr>
<td>5.4.12.4</td>
<td>There is or will be only one dwelling-caretakers on the site.</td>
<td>There is only one dwelling-caretaker proposed for the site.</td>
</tr>
</tbody>
</table>

COMPLIES

5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV

The purpose of this clause is to ensure that buildings are sited and designed to facilitate the development of safe, attractive and legible industrial zones.

1. The consent authority may consent to a use or development that is not in accordance with sub-clauses 2-6 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on the safety and amenity of the locality and adjoining property.

2. Buildings, including residential buildings in Zones LI, GI and DV are to be sited in accordance with the table to this clause.

<table>
<thead>
<tr>
<th>Location / Boundary</th>
<th>Minimum Building setback Required</th>
<th>Setbacks Proposed (new building)</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scott Street (west)</td>
<td>3m</td>
<td>~5m</td>
<td>Yes</td>
</tr>
<tr>
<td>Side Boundary (north / Lot 124)</td>
<td>5m (to at least one side boundary)</td>
<td>1.8m (Lab &amp; carport)</td>
<td>Yes</td>
</tr>
<tr>
<td>Side Boundary (south / Lot 122)</td>
<td>1.5m (Rooming accommodation)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Rear Boundary (east / Laneway)</td>
<td>5m</td>
<td>20m</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Subclause</th>
<th>Design Requirement</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.6.1.3</td>
<td>A clearly identifiable, dedicated pedestrian access is to be provided to the main entrance of the building from the street and customer car parking areas.</td>
<td>There is no dedicated pedestrian access, however, the site is not generally accessed by the public.</td>
</tr>
<tr>
<td>5.6.1.4</td>
<td>Front facades should be articulated to break up long lengths of blank walls and provide visual interest to the street. Articulation may include a combination of the following: setbacks or projections; changes in height to provide focal features and identify key locations (such as entrances);</td>
<td>The current and proposed use of the site does not feature any long blank walls.</td>
</tr>
<tr>
<td>5.6.1.4(a)</td>
<td>setbacks or projections;</td>
<td></td>
</tr>
<tr>
<td>5.6.1.4(b)</td>
<td>changes in height to provide focal features and identify key locations (such as entrances);</td>
<td>There are no focal features to the entrance.</td>
</tr>
</tbody>
</table>
5.6.1.4(c) the use of a varied palette of materials, finishes and colours within the building design; and

The new accommodation will be aesthetically pleasing with a breezeway/verandah between the rooming accommodation and caretakers residence. Materials will be beige with a colorbond roof. The design includes landscaping, however this is not discussed in the application.

5.6.1.4(d) projecting features such as awnings or sun shades.

The caretakers and staff accommodation are demountable structures. There are no shades/awnings included in the design.

A variation is required for the southern side boundary setback distance of 1.5m where a 5m setback is required.

- The Laboratory and carport are existing structures built in 1972;
- An additional warehouse was added in 1981;
- A toilet block and storage facility were added in 1983 (which no longer exist); and
- A caretakers residence (transportable living) was constructed in 2003, and still remains, but will be replaced with the new development.

DOES NOT COMPLY – VARIATION REQUIRED

5.6.2 Expansion of existing Use or Development in Zones LI or Zone GI

The purpose of this clause is to provide for the expansion of an existing use or development in Zone LI or Zone GI.

<table>
<thead>
<tr>
<th>Subclause</th>
<th>Design Requirement</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.6.2.1</td>
<td>An expansion of an existing use or development in Zone LI or Zone GI is permitted without consent only if it:</td>
<td></td>
</tr>
<tr>
<td>5.6.2.1(a)</td>
<td>Complies with sub-clause 3</td>
<td>Complies</td>
</tr>
<tr>
<td>5.6.2.1(b)</td>
<td>Complies with Parts 3 and 5 of this Planning Scheme;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• The original Laboratory and carport are existing structures built in 1972;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• An additional warehouse was added in 1981;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• A caretakers residence (transportable living) was constructed in 2003, and still remains, but will be replaced with the new development.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• The site is developed / used as a Geotechnical Engineering/Soil/Material testing facility (with associated Laboratory and Warehouse spaces).</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• &quot;Warehouse&quot;, &quot;Light Industry&quot; and Dwelling-Caretakers&quot; land use/development is listed as a permitted use on the zoning table for Zone LI;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Rooming accommodation is prohibited in Zone LI, except where it is an ancillary use, and is therefore impact assessable land use.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• It is proposed to replace the existing caretakers residence with 2 demountables, one for the caretaker, and one for 2 x staff accommodation with a verandah connecting the 2 demountables. An additional car parking space will also be added.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• The land is zoned GI An assessment of the proposed development / use against relevant clauses of Part 5 of the Scheme is provided within the other pages of this Technical Assessment;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• In summary, the proposed development does not fully comply with Clauses 5.2.4.1 (Parking Requirements), 5.2.4.3 (Parking Layouts), 5.2.6 Landscaping, 5.4.7 (Communal Open Space), 5.6.1 (Setbacks and Building Design Requirements in Zones LI, GI and DV) and 5.6.2 (Expansion of existing use or Development in Zones LI or GI).</td>
<td></td>
</tr>
</tbody>
</table>
| 5.6.2.1(c) | Is consistent with the zone purpose and outcomes:  
| 5.6.2.2 | Where the expansion does not comply with sub-clause 3, the development is subject to the assessment requirements as established in the relevant assessment table for the zone.  
| 5.6.2.3 | An expansion of an existing use in Zone LI or Zone GI is: |

| 5.6.2.3(a) | To be no greater than 200m² or 15% of the site area: |
| 5.6.2.3(b) | Not located on a lot adjacent to land in zones LR, LMR, MR or HR |
| 5.6.2.3(c) | Not a demountable structure or residential building |
| 5.6.2.3(d) | Not located on or over a registered easement, road reserve or lot boundary, and |
| 5.6.2.3(e) | Of a scale, location and design to facilitate vehicular access, parking and loading areas, including areas allocated for waste management and service vehicle access. |

- Part 6 (subdivision) of the Scheme is not applicable – no subdivision is proposed
- Complies
- Complies
- Complies
- Complies
- Complies
- **Does not comply**
- The proposed development features 2 demountable buildings and verandah:
  - 1 x demountable for the caretakers residence; and
  - 1 x demountable (staff accommodation) for short overnight stays
  - 1 x verandah (between 2 demountables)
- Complies
- An additional kerb crossover will be added to the fenced area where the accommodation is provided.
- There will be no encroachment over lot boundaries
- Complies – the development will not hinder vehicle access, parking, or loading areas for waste management and service vehicles.

**DOES NOT COMPLY – VARIATION REQUIRED**

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Page 12 of 14
### Schedule 5 Reference Guidelines

1. The interpretation of the NT Planning Scheme and the determinations of a consent authority must have regard to the policies and planning concepts expressed in those documents appearing in Part 5 or Schedule 5 and ensure that a use or development or proposed use or development is consistent with them.

2. Where there is an inconsistency between any applicable policy and this Planning Scheme, the provisions of the Planning Scheme will prevail.

#### Community Safety Design Guide

<table>
<thead>
<tr>
<th>Surveillance</th>
<th>The demountable dwellings contain clear windows from all habitable rooms, which look directly out to the shared verandah, or yard for internal surveillance.</th>
</tr>
</thead>
<tbody>
<tr>
<td>For residential buildings: does the building include habitable room windows, balconies and verandas that overlook public spaces?</td>
<td></td>
</tr>
<tr>
<td>For commercial buildings: are there active frontages at ground level?</td>
<td>N/A</td>
</tr>
<tr>
<td>Are front fences low, or not solid?</td>
<td>• Fencing to road frontages are solid colorbond®. • The onsite caretaker provides surveillance of the property.</td>
</tr>
<tr>
<td>Sightlines</td>
<td></td>
</tr>
<tr>
<td>Are there clear sightlines along pathways and through public spaces?</td>
<td></td>
</tr>
<tr>
<td>Do site layouts establish clear, easy-to-find pedestrian routes?</td>
<td>• The proposal provides 2 ancillary accommodation facilities to a light industrial use.</td>
</tr>
<tr>
<td>Are sightlines obscured by landscaping, walls or other barriers?</td>
<td>• The site is not generally accessed by anyone other that a staff that access the site, or the caretaker who resides there.</td>
</tr>
<tr>
<td>Are there opportunities for concealment along paths or around entrances?</td>
<td></td>
</tr>
<tr>
<td>Activity generation</td>
<td></td>
</tr>
<tr>
<td>Is there a mix of uses to facilitate surveillance at day and night?</td>
<td>• Day time activities of adjoining light industrial uses facilitate day time surveillance.</td>
</tr>
<tr>
<td>Are activity generating activities located where they can maximise surveillance of public spaces?</td>
<td>• The presence of an onsite caretaker facilitates surveillance of any night time activities.</td>
</tr>
<tr>
<td>Are proposed uses and facilities compatible or incompatible from a safety perspective?</td>
<td></td>
</tr>
<tr>
<td>Building exteriors and openings</td>
<td></td>
</tr>
<tr>
<td>Are building entrances clearly visible from the street, well lit, articulated and secure?</td>
<td>• The use of the site is a geotechnical soils/materials testing facility and does not attract the general public.</td>
</tr>
<tr>
<td>Have areas of blank walls facing streets, public spaces and car parks been minimised?</td>
<td>• It is only staff who access the laboratory or warehouse for materials and equipment, or for overnight accommodation whilst undertaking field work.</td>
</tr>
<tr>
<td>Are loading bays, car parking and delivery areas well lit and secure?</td>
<td></td>
</tr>
<tr>
<td>Are lifts, stairwells and ramps in a visible locations that minimise entrapment opportunities?</td>
<td></td>
</tr>
<tr>
<td>Lighting</td>
<td></td>
</tr>
<tr>
<td>Is lighting used to identify safe routes?</td>
<td>Both demountable dwellings will be provided with waterproof external fluorescent lighting under the shared verandah area.</td>
</tr>
<tr>
<td>Are recesses and entrances, pathways and potential entrapment locations well lit?</td>
<td></td>
</tr>
<tr>
<td>Is a lighting scheme well designed such that it allows identification of other pedestrians provides even lighting levels and minimises glare?</td>
<td></td>
</tr>
</tbody>
</table>
Way finding

Has visible, concise, vandal-proof signage been provided to identify major pedestrian routes and activity nodes? Each dwelling will be easily identifiable for the staff and caretaker.

Is signage illuminated and clear of vegetation?

Has the design used changes in materials, textures and colours to delineate boundaries and activities?

Movement predictors and entrapment locations

Have movement predictors and entrapment locations been removed from the design? If not, have mitigation measures been incorporated to provide passive surveillance and increased reaction time?

Is it possible to provide for and identify multiple routes?

The proposed development provides for passive surveillance and does not contain any enclaves that pose an unreasonable threat of entrapment.

Part 2 - Tennant Creek Regional Land Use Plan 2019

The Tennant Creek Land Use Plan 2019 is listed as a relevant policy document.

The subject site is located within an established light industrial area of Tennant Creek and the land use is considered compatible with the guidance / objectives contained within the Land Use Plan including:

- Utilising a well located, appropriately zoned site, that is appropriately serviced with established infrastructure and services;
- The site is within a mix of light industrial uses, with public open space to the north, residential housing to the east, and a specific use zone, being the Tennant Creek Airstrip, to the west; and
- The development complies with the objective of encouraging industrial development west of Paterson Street, as an expansion of the existing industrial precinct.
Ms Julie Driver  
Department of Infrastructure, Planning and Logistics  
PO Box 2130  
Alice Springs NT 0871  

Dear Ms Driver  

Re: PA2020/0215 - Lot 123 Town of Tennant Creek, Caretaker’s residence (including ancillary workers accommodation) additions to light industry and warehouse  

The Department of Environment and Natural Resources has assessed the information contained in the above application and has not identified any issues of concern with respect to this submission.  

Should you have any further queries regarding these comments, please contact Maria Wauchope by email maria.wauchope@nt.gov.au or phone (08) 8999 3692.  

Yours sincerely  

[Signature]  

Luis Da Rocha  
Executive Director, Rangelands  

29 July 2020
NTFRS Ref: 730-0123
Your Ref: PA2020-0215

To: Ben Taylor
Organisation: Development Consent Authority

From: Station Officer Leigh Swift
Organisation: NTFRS – Fire Safety Command
Phone: 89516663
Date: 7/08/2020

SUBJECT: PROPOSED DEVELOPMENT APPLICATION

Applicant: Mr Simon Pettit
Lot No: 0123
Address: 18 Scott Street, Tennant Creek. N.T.

Approval: The Northern Territory Fire & Rescue Service has no objection to this proposal.

This document does not give approval for the construction of the caretaker’s residence (including ancillary workers accommodation) additions to light industry and warehouse this will be addressed through the building approvals process.
Julie Driver
Development Consent Authority
PO Box 2130
Alice Springs NT 0871

Dear Julie

Re: Lots 123, 18 Scott Street, Town of Tennant Creek

In response to your letter of the above proposal for the purpose of a caretaker’s residence (including ancillary workers accommodation) additions to light industry and warehouse, Power and Water advises the following with reference to electricity enquiries:

1. These lots are provided with limited capacity of power supply. Any new development that requires additional power supply will be subject to assessment by Power and Water, in accordance with the current Networks Capital Contributions Policy (NCCP).

2. The Developer shall engage a licensed electrician to submit an overall maximum power demand calculation of the proposed development to Power and Water for assessment.

3. The Developer shall be responsible to supply and install suitable consumer’s mains capable of carrying the maximum demand of the new development.

4. The Developer shall obtain written approval from the Network Connections Officer (email: CustConnStnRegion.PWC@powerwater.com.au) for compliance on customer’s internal electricity reticulation in accordance with Power and Water’s current Installation Rules, Service Rules and specific Metering requirements for multi-metering development prior to commencing any electrical installation. Non-compliant customer’s electrical installations would cause significant delays to rectify by the Developer prior to power service be made available to the development for obtaining Permit to Occupy authorisation.

If you have any further queries, please contact the undersigned on 8951 7302.

Yours sincerely

Richard Drummond
Customer Connections Coordinator
22nd July 2020
Dear Development Assessment Services,


Pursuant to the Federal Government’s Telecommunications in new developments Policy ([https://www.communications.gov.au/policy/policy-listing/telecommunications-new-developments](https://www.communications.gov.au/policy/policy-listing/telecommunications-new-developments)), it is our view that nbn co is the provider of last resort for your development, and is therefore responsible for the provision of infrastructure in your development.

Accordingly, your AFR to Telstra will be declined, and we suggest that you apply (or re-apply) to nbn co.

Also, if you haven’t done so already, we suggest that you make arrangements for fibre ready infrastructure within your development (as per the Federal Government’s policy). Please note that fibre ready infrastructure must not be extended to enter Telstra pits.

This is generally done by Telstra on request from nbn co.

If future end users* require a telephone service prior to the nbn™ or other network being available, they may be eligible for a Universal Service Obligation (USO) voice service from the universal service provider, currently Telstra. Developers and future end users* should be aware that Telstra can decide what technology it uses to support an eligible USO service request, pending the nbn™ network installation, and there will be instances where service is provided using wireless technology. Developers should advise future end users* to contact Telstra if they wish to enquire or to order a USO voice service, with further details available here [https://www.telstra.com.au/consumer-advice/customer-service/universal-service-obligation](https://www.telstra.com.au/consumer-advice/customer-service/universal-service-obligation)

(Note: The USO does not apply to developers, only eligible end users* requesting a service.)

*End users means residents of a single house or multi-tenanted complexes/apartments and tenants of a commercial/retail premises, where those premises are the primary place of residence or business.

Thank you.

Telstra Land Development Liaison Team
Access Planning | Networks | Telstra Network Operations
E dev4national@team.telstra.com

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Dear Telstra,

A new development application has been lodged on 18 Scott St, Tennant Creek NT with the following description:

Caretaker’s residence (including ancillary workers accommodation) additions to light industry and warehouse

This application can be viewed and comments can be made through ILIS until 05/08/2020.

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

Kind Regards,
Development Assessment Services