

DARWIN CITY COUNCIL

MINUTES OF THE TOWN PLANNING COMMITTEE MEETING HELD IN COUNCIL CHAMBERS, CIVIC CENTRE, HARRY CHAN AVENUE, DARWIN, ON MONDAY, 31 OCTOBER, 2005, COMMENCING AT 12.08 P.M.

PRESENT: Alderman J E Collins (Chairman); Acting Lord Mayor, Alderman H I Galton; Alderman R T Dee; Alderman R K Elix; Alderman D E Fox; Alderman A R Mitchell; Alderman K M Moir; Alderman H D Sjoberg; Alderman C J Tilley (from 12.11 p.m.).

OFFICERS: Director Technical Services, Mr B Dowd; Design and Development Manager, Mr M Spangler; Acting Senior Planner, Ms C Towers; Planning Assistant, Mr B Sellers; Statutory Planning Officer, Ms H Benson; Administrative Officer, Ms A Adams; Committee Administrator, Ms R Bath.

*** I N D E X ***

- 1 MEETING DECLARED OPEN
- 2 APOLOGIES AND LEAVE OF ABSENCE
- 3 DECLARATION OF INTEREST OF ALDERMEN
- 4 CONFIDENTIAL ITEMS
- 5 WITHDRAWAL OF ITEMS FOR DISCUSSION
- 6 CONFIRMATION OF MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING
- 7 BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING



8 DEVELOPMENT APPLICATIONS

- 8.1 Lots 5800 and 2281 (58) Stuart Hwy and (1) Westralia Street, Town of Darwin Construct Car Wash Facility (With Ancillary Dog Wash)
- 8.2 Development Application - Lot 1271 (141) Mitchell Street, Town of Darwin, Redevelop Existing Supermarket Building as Café and Offices
- 8.3 Lot 5506 (93) McMinn Street, Town of Darwin Showroom Sales and Warehouse
- 8.4 Development Application - Lots 2392, 2393 and Part Lot 2386 (22) Litchfield Street, (43) Knuckey Street and (37) Woods Street – Alterations to Development Approved by DP05/0265
- 8.5 Exceptional Development Permit to Allow the Use of Section 4885 (10) Crerar Road, Hundred of Bagot for the Purpose of the Sale of Second Hand Furniture

9 GENERAL TOWN PLANNING REPORTS

10 OFFICERS REPORTS

- 10.1 Review of Town Planning Committee Meeting Dates

11 INFORMATION ITEMS

- 11.1 Minutes of the Development Consent Authority Meeting – Wednesday, 5 October, 2005

12 GENERAL BUSINESS

- 12.1 Correspondence Tabled at the Meeting



Town Planning Committee Meeting – Monday, 31 October, 2005

1 MEETING DECLARED OPEN

The Chairman declared the meeting open at 12.08 p.m.

2 APOLOGIES AND LEAVE OF ABSENCE

2.1 Apologies

(Ald Fox/Elix)

- A. THAT the apology from the Lord Mayor, be received and Leave of Absence be granted.
- B. THAT the apology from Alderman J D Bailey be received and Leave of Absence be granted.
- C. THAT the apology from Alderman J L Sangster be received and Leave of Absence be granted.

DECISION NO.19\2202 (31/10/05)

Carried

2.2 Leave of Absence Granted

Nil

3 DECLARATION OF INTEREST OF ELECTED MEMBERS

3.1 Member's Interests

Nil

3.2 Potential Interests

Nil



Town Planning Committee Meeting – Monday, 31 October, 2005

4 CONFIDENTIAL ITEMS

(Ald Galton/Fox)

COMMITTEE’S DECISION

THAT pursuant to Section 19 of the Local Government Act and Regulation 13 of the Local Government (Administration) Regulations the meeting be closed to the public to consider the following Items:

<u>Item</u>	<u>Regulation</u>	<u>Reason</u>
C14.1	13(1)(d)(ii)	Proposals for a development application or a control plan under the Planning Act if prior knowledge of those proposals could confer an unfair financial advantage on any person .

DECISION NO.19\2203 (25/10/05) Carried

5 WITHDRAWAL OF ITEMS FOR DISCUSSION

5.1 Items Withdrawn by Staff

(Ald Fox/Sjoberg)

COMMITTEE’S DECISION

THAT the Committee resolve under delegated authority that the following items withdrawn by staff as Items of Significance, be considered: 8.5.

DECISION NO.19\2204 (31/10/05) Carried

5.2 Items Withdrawn by Members

(Ald Fox/Sjoberg)

COMMITTEE’S DECISION

THAT the Committee resolve under delegated authority that Information Items and Officers Reports to the Town Planning Committee Meeting held Monday, 31 October, 2005, be received and all recommendations contained therein be adopted by general consent with the exception of Item Numbers: 8.1, 8.5, 10.1.

DECISION NO.19\2205 (31/10/05) Carried



Town Planning Committee Meeting – Monday, 31 October, 2005

6 CONFIRMATION OF MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING

(Ald Sjoberg/Galton)

COMMITTEE'S DECISION

THAT the Committee resolve that the minutes of the previous Town Planning Committee Meeting held on Monday, 3 October, 2005, tabled by the Chairman, be confirmed.

DECISION NO.19\2206

(31/10/05)

Carried

7 BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING

Nil



Town Planning Committee Meeting – Monday, 31 October, 2005

8 DEVELOPMENT APPLICATIONS

8.1 Lots 5800 and 2281 (58) Stuart Hwy and (1) Westralia Street, Town of Darwin Construct Car Wash Facility (With Ancillary Dog Wash) Report No.05TS0269 (31/10/05) Common No.938010

(Ald Fox/Galton)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 05TS0269 entitled Lots 5800 and 2281 (58) Stuart Highway and (1) Westralia Street, Town of Darwin, Construct Car Wash Facility (with Ancillary Dog Wash), be received and noted.
- B. THAT the following comments to the Development Consent Authority be endorsed:-
 - i). **While Council supports in principle the granting of a Development Permit for this type of use, Council cannot support this application until the following issues are adequately addressed:**

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- a). **Council requests the Authority requires amended plans demonstrating the removal of the 6-metre crossover and driveway from Westralia Street demonstrated on Drawing Number 17047-C-01 and 17047-C-02.** Council will not approve a crossover and driveway from Westralia Street into Lots 2281 and 5800.
 - 1). The proposed crossover and driveway would interfere with the access to the indented car parks outside the adjacent shops and present a traffic hazard. The verge has been modified to increase safety for traffic entering Westralia Street from the Stuart Highway and for traffic entering the indented parking lot for the adjacent shops on Westralia Street. The submitted plans do not correctly illustrate the recent works that have been undertaken to the verge area to improve vehicle safety on Westralia Street and adjacent to the Stuart Park shops
 - 2). Council undertook works on Westralia Street which included the removal of 2 car parking bays and extensive landscaping on the Westralia Street verge from the corner with the Stuart Highway. Adjoining the landscaping further works on the verge include bike racks, a street tree and street lighting which would have to be removed to provide for the proposed crossover and driveway.
 - 3). A 6-metre crossover and driveway on Presley Street for vehicle entry and exit would be supported by Council.



OPEN SECTION

PAGE

TP11

Town Planning Committee Meeting – Monday, 31 October, 2005

(continued on next page.....)



Town Planning Committee Meeting – Monday, 31 October, 2005

8 DEVELOPMENT APPLICATIONS

8.1 Lots 5800 and 2281 (58) Stuart Hwy and (1) Westralia Street, Town of Darwin Construct Car Wash Facility (With Ancillary Dog Wash) Report No.05TS0269 (31/10/05) Common No.938010

(.....continued from previous page)

- ii). **Should the above issues be adequately addressed, Council offers the following comments:**

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- a). **Council requests the Authority requires amended plans demonstrating the removal of the location and detail of the proposed display sign. Council requests the Authority include the following note on any Development Permit issued for the Development:**

“Notwithstanding the approved plans, in accordance with Darwin City Council’s by-law 96, all signage is subject to Council approval and shall meet all Council requirements to the satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.”

Drawing Number 17047-C-01, Revision A demonstrates and details a proposed display sign within the northwest corner of the site.

- b). **Council recommend that the Authority require amended plans demonstrating a location for the waste bin enclosure not adjacent to the Stuart Park shops.** The design of the waste bin enclosure appears to meet Council’s requirements for storage of a 3 cubic metre bulk bin.
- c). **Council requests that the Authority require amended plans demonstrating connection of the site’s stormwater drainage system into the underground Government drain on the Stuart Highway.** There is no Council underground drainage network on Westralia Street or Presley Street.
- d). **Council requests that it be a condition of any Development Permit issued that all wastewater is treated and connected to the sewerage system.** No waste water should be discharged to the stormwater drainage network.

- C. **THAT Council’s Standard Conditions that relate to the proposed development be included in any Development Permit.**

DECISION NO.19\2207

(31/10/05)

Carried

ACTION: DTECH



Town Planning Committee Meeting – Monday, 31 October, 2005

8 DEVELOPMENT APPLICATIONS

8.2 Development Application - Lot 1271 (141) Mitchell Street, Town of Darwin, Redevelop Existing Supermarket Building as Café and Offices Report No.05TS0273 (31/10/05) Common No.918212

(Ald Fox/Sjoberg)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 05TS0273 entitled Development Application – Lot 1271 (141) Mitchell Street, Town of Darwin, Redevelop Existing Supermarket Building as Café and Offices, be received and noted.
- B. THAT the following comments to the Development Consent Authority be endorsed:-
 - i). While Council supports in principle the granting of a Development Permit for this type of use, Council cannot support this application until the following issues are adequately addressed:

Council comments in relation to the Planning Act, the Darwin Town Plan and Land Use Objectives:-

- a). **Council requests the Authority requires an amended plan demonstrating a parking layout in accordance with the Town Plan and with Council requirements, as follows:**
 - 1). Clause 21.5 of the Darwin Town Plan requires that a parking area shall be designed to allow a vehicle to enter from and exit to a public road in a forward gear. The continuation of the use of the existing right angle car parking bays in front of the building does not enable a vehicle to exit the site in a forward gear. Cars would be reversing onto Mitchell Street from the property and this is not supported by Council for traffic and pedestrian safety reasons.
 - 2). Council has previously advised Mr Ross Kourounis, that Council would not support the continued use of the existing car parking arrangement should the site be redeveloped. Mr Kourounis had submitted plans for the proposed redevelopment to the Development Consent Authority for a compliance check in August 2005. At that time Mr Kourounis was invited to submit alternative plans to Council for angle car parking, for discussion purposes. The intention at the time was for options to be considered to possibly alter the Mitchell Street verge area to enable angle car parking arrangements.



OPEN SECTION

PAGE

TP11

Town Planning Committee Meeting – Monday, 31 October, 2005

(continued on next page.....)



Town Planning Committee Meeting – Monday, 31 October, 2005

8 DEVELOPMENT APPLICATIONS

8.2 Development Application - Lot 1271 (141) Mitchell Street, Town of Darwin, Redevelop Existing Supermarket Building as Café and Offices Report No.05TS0273 (31/10/05) Common No.918212

(.....continued from previous page)

- 3). Clause 21.5 of the Darwin Town Plan requires that right angle (90⁰) car parking bays should have minimum dimensions of 2.5 metres (width) x 5.5 metres (length) with an additional 6 metre manoeuvre area. The existing car parking bays are only 5 metres in length with no manoeuvre area available and this does not comply with the Town Plan.
- b). **Council requests the Authority requires an amended plan demonstrating a minimum provision of 16 on-site car parking bays in accordance with the requirements of Clause 21.1 of the Town Plan, as follows:**
 - 1). Office spaces 1 to 4 and the café office totals a net floor area of approx. 282m² requiring 7.0 car parking bays at a rate of 2.5 car parking bays per 100m².
 - 2). Café (assessed as a restaurant) totals a net floor area of approximately 117 m² (including courtyard and kitchen) requiring 8.2 car parking bays at a rate of 8.2 car parking bays per 100m².
 - 3). Total car parking requirement for café and office spaces is 15 2 (16) bays.

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- c). **The location and design of the vehicle crossover and driveway to Lot 1271 cannot be assessed until an appropriate car parking layout is approved.**
- d). **Council requests the Authority requires a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system.** The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to Council's drainage network.
 - 1). The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected to Council's system.



OPEN SECTION

PAGE

TP11

Town Planning Committee Meeting – Monday, 31 October, 2005

(continued on next page.....)



Town Planning Committee Meeting – Monday, 31 October, 2005

8 DEVELOPMENT APPLICATIONS

8.2 Development Application - Lot 1271 (141) Mitchell Street, Town of Darwin, Redevelop Existing Supermarket Building as Café and Offices
Report No.05TS0273 (31/10/05) Common No.918212

(.....continued from previous page)

2). Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council’s stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

e). **Council requests the Authority includes the following note on any Development Permit issued for the Development:**

“Notwithstanding the approved plans, in accordance with Darwin City Council’s by-law 96, all signage is subject to Council approval and shall meet all Council requirements to the satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.”

Drawing Number sk_001 dated 25/03/05 indicates ‘selected signage panels’ on the Mitchell Street frontage of the building.

f). **Council requests the Authority requires amended plans demonstrating waste bin storage in accordance with Council’s Waste Storage requirements.** The submitted plans do not demonstrate a waste bin storage area. All new commercial developments shall provide on site, a dedicated waste area for the storage of a minimum 1 x 3m³ bulk storage bin.

C. THAT Council’s Standard Conditions that relate to the proposed development be included in any Development Permit.

DECISION NO.19\2208

(31/10/05)

Carried : General Consent

ACTION: DTECH



Town Planning Committee Meeting – Monday, 31 October, 2005

8 DEVELOPMENT APPLICATIONS

8.3 Lot 5506 (93) McMinn Street, Town of Darwin Showroom Sales and Warehouse Report No.05TS0270 (31/10/05) Common No.938012

(Ald Fox/Sjoberg)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 05TS0270 entitled Lot 5506 (93) McMinn Street, Town of Darwin, Showroom Sales and Warehouse, be received and noted.
- B. THAT the following comments to the Development Consent Authority be endorsed:-
 - i). **While Council supports in principle the granting of a Development Permit for this type of use, Council cannot support this application until the following issues are adequately addressed:**

Council comments in relation to the Planning Act, the Darwin Town Plan and Land Use Objectives:-

- a). **Council requests the Authority requires the applicant to obtain the written consent of the land owner, being Darwin City Council, to lodge an application for car parking spaces indented into the road verge.** There are 10 car parking spaces demonstrated on Council's verge in drawing number 2558-SK2 B.
 - 1). The applicant has not sought consent from the land owner, being Darwin City Council, to develop the proposed car parking on Council's Cashman Street Road Reserve, demonstrated on Plan 2558-SK2 B, dated 26 September 2005.
 - 2). Car parks on the road reserve can not be counted in the car parking total for the site. The car parking requirements in the Darwin Town Plan should be provided on site.
 - 3). Amended plans should demonstrate the removal of the 10 proposed car parks on the Cashman Street Road Reserve outside the adjoining property.
- b). **Council can not support the 61 percent car parking shortfall proposed in this development application.** Under the Darwin Town Plan there is a requirement for 38 spaces on site and there are only 15 provided. This generates a shortfall of 23 spaces.



OPEN SECTION

PAGE

TP11

Town Planning Committee Meeting – Monday, 31 October, 2005

(continued on next page.....)



Town Planning Committee Meeting – Monday, 31 October, 2005

8 DEVELOPMENT APPLICATIONS

8.3 Lot 5506 (93) McMinn Street, Town of Darwin Showroom Sales and Warehouse Report No.05TS0270 (31/10/05) Common No.938012

(.....continued from previous page)

1. Showroom - with a net floor area of 720 square metres the showroom generates a requirement for 21.6 car parking spaces at a rate of 3 car parks for every one hundred square metres of net floor area.
2. Warehouse - with a net floor area of 437 square metres the warehouse generates a requirement for 13.1 car parking spaces at a rate of 3 car parks for every one hundred square metres of net floor area.
3. Offices - with a net floor area of 66 square metres the offices generate a requirement for 1.98 car parking spaces at a rate of 3 car parks for every one hundred square metres of net floor area.
4. The existing staircase demonstrated on Plan 2558- SK1 B, SK2 B, SK3 B, SK4 B and SK5 B, dated 26 September 2005, obstructs 1 of the proposed on site car parks.

ii). **Should the above issues be adequately addressed, Council offers the following comments:**

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- a). **Council requests the Authority requires amended plans demonstrating the one-way crossover and driveways entering from McMinn Street and exiting onto Cashman Street as standard straight crossover and driveways.** Plan 2558-SK2 B, dated 26 September 2005, proposes one-way crossover and driveways across Council's verges that are curved. Council will only support standard design 3-metre crossover and accesses within the Cashman and McMinn Street road reserves.
- b). **Council requests the Authority requires amended plans demonstrating the location of the existing 4-bay side entry drainage pits in McMinn and Cashman Streets in relation to the proposed crossovers and driveways.** The proposed crossover and driveways must not conflict with the existing 4-bay stormwater pits on McMinn and Cashman Streets.
- c). **Council requests the Authority includes the following note on any Development Permit issued for the Development:**

(continued on next page.....)



Town Planning Committee Meeting – Monday, 31 October, 2005

8 DEVELOPMENT APPLICATIONS

8.3 Lot 5506 (93) McMinn Street, Town of Darwin Showroom Sales and Warehouse Report No.05TS0270 (31/10/05) Common No.938012

(.....continued from previous page)

“Notwithstanding the approved plans, in accordance with Darwin City Council’s by-law 96, all signage is subject to Council approval and shall meet all Council requirements to the satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.”

Drawing Number 2558-SK5 B demonstrates an unapproved sign panel on the McMinn elevation.

- d). **Council requests the Authority requires amended plans demonstrating waste bin storage in accordance with Council’s Waste Storage requirements.** The submitted plans do not demonstrate a waste bin storage area. All new commercial developments shall provide on site, a dedicated waste area for the storage of a minimum 1 x 3m³ bulk storage bin.
- e). **Council requests the Authority requires a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council’s stormwater drainage system.** The applicant’s plans fail to demonstrate how on-site stormwater will be collected and discharged underground to Council’s drainage network.
 - 1). The plan shall include details of site levels and Council’s stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected to Council’s system.
 - 2). Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council’s stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

Council comments in relation to the Planning Act, the Darwin Town Plan and Land Use Objectives:-

- f). **Council requests the Authority requires confirmation that the demountable currently on Lot 5506 shall be removed or has a valid Development Permit.** Council does not support the long term use of demountable buildings within the municipality.

C. THAT Council’s Standard Conditions that relate to the proposed development be included in any Development Permit.

DECISION NO.19\2209

(31/10/05)

Carried : General Consent



OPEN SECTION

PAGE

TP11

Town Planning Committee Meeting – Monday, 31 October, 2005

ACTION: DTECH



Town Planning Committee Meeting – Monday, 31 October, 2005

8 DEVELOPMENT APPLICATIONS

8.4 Development Application - Lots 2392, 2393 and Part Lot 2386 (22) Litchfield Street, (43) Knuckey Street and (37) Woods Street – Alterations to Development Approved by DP05/0265

Report No.05TS0265 (31/10/05) Common No.921798

(Ald Fox/Sjoberg)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 05TS0265 entitled Development Application - Lots 2392, 2393 and Part Lot 2386 (22) Litchfield Street, (43) Knuckey Street and (37) Woods Street – Alterations to Development Approved By DP05/0265, be received and noted.
- B. THAT the following comments to the Development Consent Authority be endorsed:-
 - i). While Council supports in principle the granting of a Development Permit for this type of use, Council cannot support this application until the following issues are adequately addressed:

Council comments in relation to the Planning Act, the Darwin Town Plan and Land Use Objectives:-

- a). **Council requests the Authority requires amended plans demonstrating 265 on-site car parking spaces in accordance with the requirements of Clause 21.1 of the Darwin Town Plan. The submitted plans show only 242 on-site car parking spaces, representing a shortfall of 23 bays, as follows:**

Floor	Use	Floor area	Car Parking Requirement	Total Spaces Required
Ground Floor	Commercial	763m ²	3 spaces per 100m ²	22.89
Serviced Apartments	Level 5	10 Serviced Apartments ¹	0.4 spaces per suite ⁴ .	4.0
		1 Managers Apartment	2 per Apartment	2.0
Serviced Apartments	Level 6	14 Serviced Apartments ²	0.4 spaces per suite	5.6
Serviced Apartments	Levels 7 - 16	240 Serviced Apartments ³	0.4 spaces per suite	96
Apartments	Level 17	7 Apartments	2 per Apartment	14
Apartments	Levels 18 - 23	48 Apartments	2 per Apartment	96
Apartments	Level 24	6 Apartments	2 per Apartment	12
Apartments	Levels 25 - 26	6 Apartments	2 per Apartments	12
Total				264.49(265)



OPEN SECTION

PAGE

TP11

Town Planning Committee Meeting – Monday, 31 October, 2005

(continued on next page.....)



Town Planning Committee Meeting – Monday, 31 October, 2005

8 DEVELOPMENT APPLICATIONS

8.4 Development Application - Lots 2392, 2393 and Part Lot 2386 (22) Litchfield Street, (43) Knuckey Street and (37) Woods Street – Alterations to Development Approved by DP05/0265

Report No.05TS0265 (31/10/05) Common No.921798

(.....continued from previous page)

1. Level 5 – Potential for 11 Serviced Apartments, as units 5.07 and 5.08 could each be converted to 2 apartments by locking the internal doors.
2. Level 6 – Potential for 14 Serviced Apartments, as units 6.07, 6.08 and 6.09 could each be converted to 2 apartments through locking and unlocking of doors.
3. Levels 7 to 16 – Potential for 24 Serviced Apartments, as units S1, S4, S7, S10, S17 and S18 could each be converted to 2 apartments through locking and unlocking of doors.
4. In the determination of DP05/0265, under Clause 21.4 (Parking Assessed by the Authority) of the Darwin Town Plan, the Authority determined that a suitable number of car parking spaces for the serviced apartments is 0.4 per suite.

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- b). **Should a Development Permit be approved without the requirement for amended car parking plans , Council requests that the following condition be placed on the Development Permit issued:**

“Council requests the Authority require that a monetary contribution for 23 car parking spaces is paid to Council in accordance with its Carparking Contribution Plan in lieu of the on-site carparking shortfall as a result of this development.”

The Town Plan requires 265 carparking spaces and only 242 are provided on site.

- c). **Council requests the following condition be placed upon any Development Permit issued, as follows:**

“Before the use commences the owner must pay a monetary contribution to Darwin City Council in lieu of the provision of the total number of on-street car parking spaces adjacent to Lots 2392 and 2393, lost as a result of the development. There are currently 7 on-street car parking bays and 3 motor cycle bays along the Litchfield Street frontage of Lots 2392 and 2393 and 4 full and 1 part on-street car parking bays along the Knuckey Street frontage of Lot 2393.”



OPEN SECTION

PAGE

TP11

Town Planning Committee Meeting – Monday, 31 October, 2005

(continued on next page.....)



Town Planning Committee Meeting – Monday, 31 October, 2005

8 DEVELOPMENT APPLICATIONS

8.4 Development Application - Lots 2392, 2393 and Part Lot 2386 (22) Litchfield Street, (43) Knuckey Street and (37) Woods Street – Alterations to Development Approved by DP05/0265

Report No.05TS0265 (31/10/05) Common No.921798

(.....continued from previous page)

- d). **Council requests the Authority requires amended plans to remove the loading area shown as a 12-metre long truck on Plan DD1.01 REV D from Council’s road reserve. Council does not support the use of the road verge for loading bays.** All loading bays are required to be provided on site in accordance with the Darwin Town Plan.
- e). **Council requests the Authority include the following condition on any development permit issued which demonstrates an awning over Council’s road reserve:**

“ Notwithstanding the approved plans, any proposed awning is subject to Council approval and shall meet all Council requirements to the satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.

The applicant’s plans indicate a canopy over the Litchfield Street and Knuckey Street frontages to the site which encroach Council’s road reserve and these will be subject to separate Council approval.

- f). **Council requests the Authority requires amended plans removing any blade walls on the building frontage which overhang Council’s Knuckey Street and Litchfield Street road reserves.** Council will not approve blade walls overhanging road reserves. The following plans indicate blade walls overhanging Council’s road reserve:

- DD1.02 REV B – Level 1 Carpark
- DD1.03 REV A – Level 2 Carpark
- DD1.04 REV A – Level 3 Carpark
- DD1.05 REV A – Level 4 Carpark
- DD1.06 REV A – Level 5 Carpark & Serviced Accommodation
- DD1.07 REV B – Level 6 Podium/Pool Deck & Serviced Accommodation
- DD2.00 REV A – Elevation Knuckey Street (Levels 1 – 6)
- DD2.01 REVA – Elevation Litchfield Place (Levels 1 – 4)
- DD2.02 REVA – Elevation North West (Levels 1-6)
- DD2.03 REVA – Elevation North East (Levels 1-4)

(continued on next page.....)



Town Planning Committee Meeting – Monday, 31 October, 2005

8 DEVELOPMENT APPLICATIONS

8.4 Development Application - Lots 2392, 2393 and Part Lot 2386 (22) Litchfield Street, (43) Knuckey Street and (37) Woods Street – Alterations to Development Approved by DP05/0265

Report No.05TS0265 (31/10/05) Common No.921798

(.....continued from previous page)

g). **Council requests the Authority require amended plans demonstrating suitable service contractor access to the waste bin storage room, for the following reasons:**

- 1). The garbage room is centrally located within the ground floor of the building, with waste chute facility from the apartments above. The applicant is proposing to store 2 x 3m³ bulk bins within the garbage room, but no provision has been made for the waste contractor to service these bins. No provision has been made for the service contractor's vehicle to access the bin area and the bins appear too wide to be pulled from the building to the building entrance. A 3m³ bulk bin is has approximate dimensions of 1.95 metres (width) and 1.65 metres (depth). The doorways from the garbage room are shown as 1.8 metre width, but it appears that there will be a column near the car park ramp that would prevent the bulk bin being wheeled to the building entrance. ***This column is not shown on the ground floor plan, as all columns have been removed from the plans for this level. The columns are clearly demonstrated for all other floors of the building.***
- 2). Council will not approve the storage of the bulk bins on the verge area, even for a temporary period during collection, as the bins would block the pedestrian path.

f). **Council requests the Authority requires a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system.** The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to Council's drainage network.

- 1). The plan should include details of site levels and Council's stormwater drain connection point/s. The plan should also indicate how stormwater will be collected on the site and connected to Council's system.
- 2). Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

(continued on next page.....)



Town Planning Committee Meeting – Monday, 31 October, 2005

8 DEVELOPMENT APPLICATIONS

8.4 Development Application - Lots 2392, 2393 and Part Lot 2386 (22) Litchfield Street, (43) Knuckey Street and (37) Woods Street – Alterations to Development Approved by DP05/0265

Report No.05TS0265 (31/10/05) Common No.921798

(.....continued from previous page)

C. THAT Council’s Standard Conditions that relate to the proposed development be included in any Development Permit.

DECISION NO.19\2210

(31/10/05)

Carried : General Consent

ACTION: DTECH



Town Planning Committee Meeting – Monday, 31 October, 2005

8 DEVELOPMENT APPLICATIONS

8.5 Exceptional Development Permit to Allow the Use of Section 4885 (10) Crerar Road, Hundred of Bagot for the Purpose of the Sale of Second Hand Furniture Report No.05TS0266 (31/10/05) Common No.938379

(Ald Mitchell/Galton)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

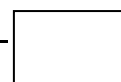
- A. THAT Report Number 05TS0266 entitled Exceptional Development Permit to allow the use of Section 4885 (10) Crerar Road, Hundred of Bagot for the purpose of the sale of Second Hand Furniture, be received and noted.
- B. THAT the following comments to the Development Consent Authority be endorsed:-
 - i). **Council supports in principle the granting of an Exceptional Development Permit (EDP) provided the following issues are adequately addressed:**

Council comments in relation to the Planning Act, the Darwin Town Plan and Land Use Objectives:-

- a). **Council requests that it be a condition of any EDP issued that the sale of second-hand furniture goods is limited to the existing warehouse demonstrated on Drawing Number 2993-2 and not the entirety of Lot 4885.** A blanket EDP across Lot 4885 might encourage the development of additional second-hand furniture retail uses on the site in the future.
- b). **Council notes that the applicant is currently seeking the EDP to sell only second hand furniture goods.** It should however, be noted that the operator 'CC's Discount Warehouse' is currently also selling new goods from the existing warehouse.

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- c). **Council requests the Applicant be required to submit amended plans demonstrating waste bin storage in accordance with Council's Waste Storage requirements.** The submitted plans do not demonstrate a waste bin storage area. The amended plans should demonstrate a bin enclosure for a minimum 1 x 3 cubic metre bulk storage bin.



OPEN SECTION

PAGE

TP11

Town Planning Committee Meeting – Monday, 31 October, 2005

(continued on next page.....)



Town Planning Committee Meeting – Monday, 31 October, 2005

8 DEVELOPMENT APPLICATIONS

**8.5 Exceptional Development Permit to Allow the Use of Section 4885 (10) Crerar Road, Hundred of Bagot for the Purpose of the Sale of Second Hand Furniture
Report No.05TS0266 (31/10/05) Common No.938379**

(.....continued from previous page)

- d). **Council requests the applicant seek approval for the existing, unapproved advertising sign for CC’s Discount Warehouse on Lot 4885 facing Crerar Road towards Boulter Road.** In accordance with Darwin City Council’s by-law 96, all signage is subject to Council approval and shall meet all Council requirements to the satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.
- e). **The existing crossover and driveway and stormwater system appear to meet Council requirements.**

C. THAT Council’s Standard Conditions that relate to the proposed development be included in any Development Permit.

DECISION NO.19\2211 (31/10/05)

Carried

ACTION: DTECH

9 GENERAL TOWN PLANNING REPORTS

Nil



Town Planning Committee Meeting – Monday, 31 October, 2005

10 OFFICERS REPORTS

**10.1 Review of Town Planning Committee Meeting Dates
Report No.05TS0274 (31/10/05) Common No.948270**

(Ald Fox/Dee)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 05TS0274 entitled Review Of Town Planning Committee Meeting Dates, be received and noted.
- B. THAT the Town Planning Committee Meeting time be moved from 12 Noon to 4.30 p.m. on Mondays preceding the meeting of the Development Consent Authority on a trial basis for 3 months.
- C. THAT following the trial time change for Town Planning Committee Meetings, a report be presented to the Town Planning Committee meeting in March 2006 on the success of the change.

DECISION NO.19\2212 (31/10/05)

Carried

ACTION: DTECH
NOTE: LM SEC
NOTE: CA

11 INFORMATION ITEMS

11.1 Minutes of the Development Consent Authority Meeting – Wednesday, 5 October, 2005

The Minutes of the Development Consent Authority Meeting held on Wednesday, 5 October, 2005, were distributed as a separate attachment.

(Ald Dee/Fox)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that the Minutes of the Development Consent Authority Meeting held on Wednesday, 5 October, 2005, be received and noted.

DECISION NO 19\2213 (31/10/05)

Carried



Town Planning Committee Meeting – Monday, 31 October, 2005

12 GENERAL BUSINESS

12.1 Correspondence Tabled at the Meeting

(Ald Fox/Moir)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that the following letters tabled at the meeting be received and noted:

- Lot 1838 (29) Bishop Street Stuart Park Extension to Existing Shed - Common Number 934131 dated 7 October, 2005
- Lot 9316 Daribah Road Darwin Surf Life Saving Club Amended Plans Waste Bin Storage Area – Common Number 930971 dated 26 October, 2005
- Lot 9316 Daribah Road Darwin Surf Life Saving Club Additions to Existing Building in Order to Provide Additional Storage and a Training Room for Members – Common Number 930971 dated 30 September, 2005
- Lot 4513 Coonawarra Road Hundred of Bagot Change of Use to Offices and Showroom Sales and Extension of Existing Warehouse – Common Number 201752 dated 14 October, 2005
- Lot 1543 (524) Stuart Highway Hundred of Bagot Showroom Sales and Warehouse – Common Number 353083 dated 14 October, 2005
- Lot 4802 (2) Duke Street Stuart Park Proposed Variation Application to Display Space and Including Minor Spray Painting Works – Common Number 944240 dated 28 October, 2005
- Proposed Variations to Development Permit DP05/0036 Darwin City Waterfront Marine Infrastructure – Common Number 316857 dated 21 October, 2005
- Proposed Variations to Development Permit DP05/0447 Darwin City Waterfront Darwin Convention and Exhibition Centre – Common Number 316857 dated 25 October, 2005
- Proposed Variations to Development Permit DP05/0037 Darwin City Waterfront Community Infrastructure Works – Common Number 316857 dated 21 October, 2005
- Approval of Smith Street Bridge Connection with the Esplanade – Common Number 316857 dated 22 September, 2005

DECISION NO.19\2214

(31/10/05)

Carried

Confirmed on:

Chairman: _____

