

13 June 2018

Reference: PA2018/0215 CR:hd

Ms Dawn Parkes
Manager Urban Planning
Department of Infrastructure, Planning & Logistics
GPO Box 1680
DARWIN NT 0801

Dear Ms Parkes

Parcel Description: **Lot 10176, 10177 & 10178 - Town of Darwin
41 & 2 Stokes Hill Road & Kitchener Drive,
Darwin City**

Proposed Development: **Subdivision and consolidation to create 7 lots**

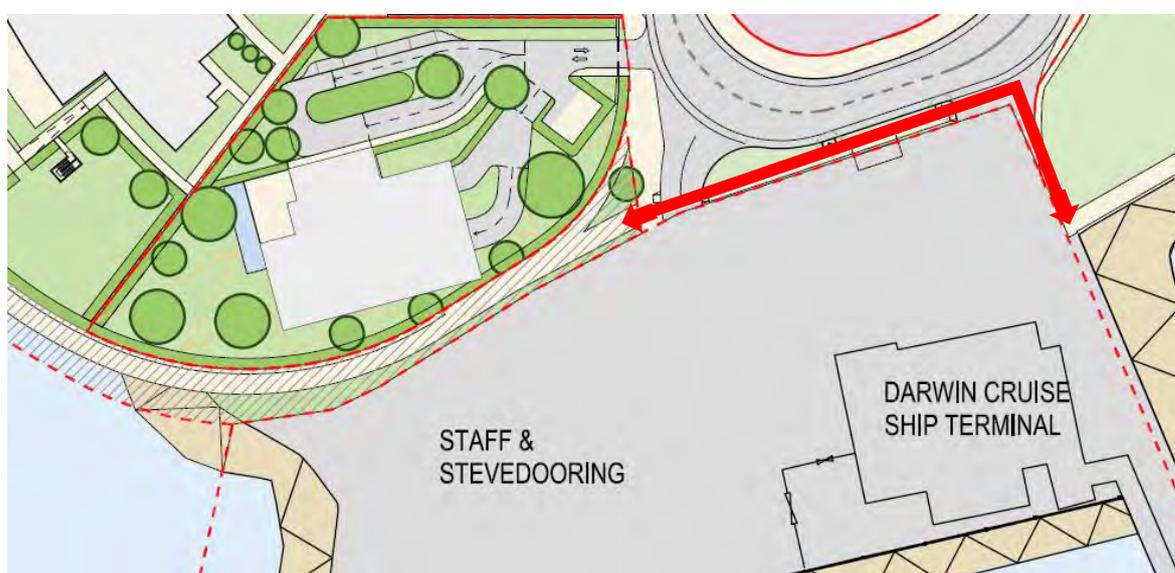
Thank you for the development application referred to this office 24 May 2018, concerning the above. This letter may be placed before City of Darwin's, Ordinary Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

City of Darwin acknowledges that this application is not within City of Darwin municipality. However, City of Darwin provides the following comments, pursuant to Section 47 of the *Northern Territory Planning Act* for consideration by the Authority:

- i). **City of Darwin supports the granting of a development permit provided the following issues are adequately addressed:**
 - a). The proposed subdivision will remove the general car parking area located in front of the adjacent port uses, including the cruise ship terminal. It is requested that sufficient space be maintained in the area for taxis and general public pick-up/drop-off in association with the cruise ships and other port uses.
 - b). The proposed subdivision includes a right of way access easement for pedestrians along the foreshore, in front of the proposed new hotel and residential development, as proposed in PA2018/0216.

A sufficient road reserve should be provided to allow a suitable footpath width to link the proposed public foreshore walkway with existing walkways in the area.

Plans submitted with the application appear to indicate that pedestrian walkways will be provided around the proposed hotel and residential developments but that there will be only a narrow connecting footpath to the existing walkway that circles around the front of the waterfront, as indicated on the below diagram.



Excerpt from application, with connection indicated

The Northern Territory Planning Scheme Clause 14.1.1 objective 4 states that the Darwin Waterfront should “provide a safe, secure and equitable built environment and public domain that includes:

- a) A legible street structure which connects with the adjacent street network...
- d) Pedestrian and cycle paths which are well connected to existing adjacent routes;”

The Statement of Effect acknowledges that the Darwin City Centre Masterplan envisages “a design rationale to link the green (vegetation) and blue (water) networks ... (and) assist in achieving the city recreation loop.” It also considers Goyder Park to be “an important node within the pedestrian circulation hub to enhance connections between the Darwin Waterfront, Jervis Park, the Esplanade and the CBD.”

Connectivity can also be enhanced through an emphasis on legibility, sightlines, wayfinding signage and the overall quality of the pedestrian environment.

City of Darwin requests that clear and equitable access through the site be provided for pedestrians, in accordance with the Darwin City Waterfront Planning Principles and Area Plan and the Darwin City Centre Master Plan.

- c). The proposed Skywalk (PA2018/0216) alignment crosses over Lot 5220, should easements be required, they should be considered as a part of this subdivision assessment process.
- ii). **It is acknowledged that this application is not within the City of Darwin municipality; however, the Consent Authority may wish to consider the following:**
- a). An Environmental and Construction Management Plan (ECMP) be required addressing the following:
- waste management,
 - traffic control,
 - haulage routes,
 - storm water drainage,
 - any use of City of Darwin land, and
 - how this land will be managed during the construction phase.
- Note:** Sediment control measures should be established and maintained, to prevent silt and sediment escaping the site or producing erosion.
- b). Engineering design and specifications for the proposed and affected roads, including:
- street lighting,
 - stormwater drainage,
 - vehicular access,
 - pedestrian/cycle corridors, and
 - street-scaping and landscaping of nature strips.
- c). Any easements or reserves required for the purposes of stormwater drainage, roads, access or for any other purpose, be made available free of cost.

City of Darwin considers it prudent to ensure the developer provide public assets constructed to City of Darwin's minimum standards to ensure that any future

transfer of ownership would conform with Council's standards and may simplify such a process.

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully



CINDY ROBSON
MANAGER CITY PLANNING