

Please quote: 1979402 CR:fh
Your Reference: PA2011/0176

8 April 2011

Doug Lesh
Manager Urban Planning
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Doug

Parcel Description: Portion 2720 (410) Stuart Highway Hundred of Bagot
Proposed Development: Change of use of Unit 1 from showroom to café/takeaway food premises.

Thank you for the Development Application referred to this office 25 March 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided 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) A Waste Management Plan is required by Council to assess waste disposal, storage and removal for the proposed development in accordance with Council's Waste Management Policy 054. A copy may be viewed on Council's website or by contacting Council's Infrastructure department.
- b) Any signage proposed for the site requires a separate application and shall be subject to Darwin City Council Policy Number 42 – Outdoor Advertising Signs Code. A copy may be viewed on Council's website or by contacting Council's Infrastructure department.

.../2

Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70(5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.

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

A handwritten signature in black ink, appearing to read 'Cindy Robson', with a long horizontal flourish extending to the right.

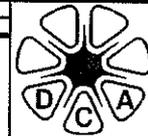
CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Ross Siriotis

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801



Telephone No: (08) 8999 6807
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0176

Sir or Madam
Darwin City Council
GPO Box 84
DARWIN NT 0801

Dear Sir or Madam.

Proposed Development Application

The following application has been received for assessment by the Development Consent Authority:

Parcel Description	Portion 02720 Hundred of Bagot
Road/Street	410 STUART HWY
Town Plan Zone	SC (Service Commercial)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	The Proprietors - Units Plan No. 96/84
Applicant	Mr Ross Siritotis
Contact Number	0889471650
Purpose	Change of use from showroom to cafe/ take away food premises (Unit 1)

The proposal can be viewed online for a two week period from **Friday, 25th March 2011** until **Friday, 8th April 2011** at: <https://www.ntlis.nt.gov.au/planning/ta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 8th April 2011**. Please note that comments received after the closing date may not be able to be considered by the Authority.

If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/l2?pageId=planning.application&ilis_entity_id=63044703

Please note that you can only access the Development Application and make submissions through ILIS during the exhibition period.

Only users who have been registered as belonging to a Service Authority can enter submissions. Please contact Planning if you require any users removed or added to this list.

Please note that technical comments by service authorities will not be considered as submissions under section 49 of the *Planning Act* and therefore will not be eligible for third party appeal rights unless specifically requested.

If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 8th April 2011** which is the closing date for public exhibition.

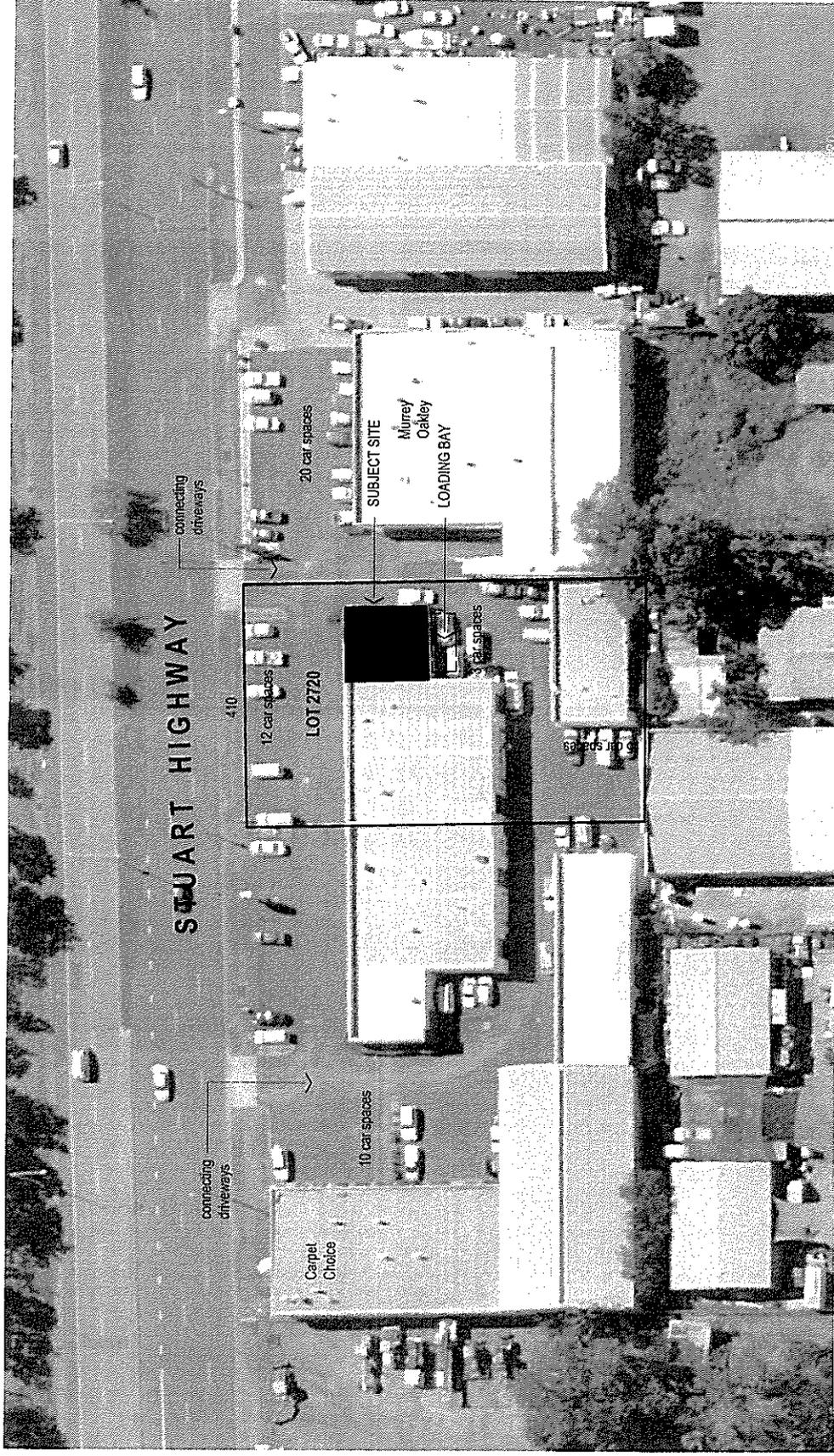
Should you require further information on this proposal please contact me on **8999 6807**.

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

28 March 2011

PROPOSED FITOUT, NELSON'S COFFEE SHOP



20 existing car spaces total to site

SK01



Please quote: 1982076 CR:fh
Your Reference: PA 2011/0196

15 April 2011

Doug Lesh
Manager Urban Planning
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Doug

Parcel Description: Lot 5287 (20) Ross Smith Avenue Parap Town of Darwin.
Proposed Development: 7 x 3 bedroom multiple dwellings in 5 x 2 storey buildings.

Thank you for the Development Application referred to this office 1 April 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**
 - a) Council notes a number of height variations to the Northern Territory Planning Scheme provisions in relation to the application and whilst Council does not necessarily support these variations, in light of a previously granted development permit for Stage 1 (DP06/0179) with similar variations for the site, it does not object.
- 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:-

.../2

- a). **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 underground 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 NT Planning Scheme and Land Use Objectives:-

Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

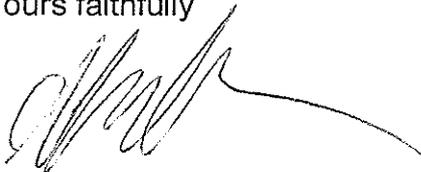
- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the Director Technical Services, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the Director Technical Services, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the Director Technical Services, Darwin City Council. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.

- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the Director Technical Services, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.
- Further subject to conditions of subdivision to the satisfaction of service authorities.
- Any easements or reserves required for the purposes stormwater drainage, roads, access or for any other purpose shall be made available free of cost to the Darwin City Council or neighbouring property owners.

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

A handwritten signature in black ink, appearing to read 'Cindy Robson', with a long horizontal flourish extending to the right.

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Troppo Architects

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801



Telephone No: (08) 8999 6807
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0196

Sir or Madam
Darwin City Council
GPO Box 84
DARWIN NT 0801

Cl#
1952070

Dear Sir or Madam,

Proposed Development Application

The following application has been received for assessment by the Development Consent Authority:

Parcel Description	Lot 05287 Town of Darwin
Road/Street	20 ROSS SMITH AVE
Town Plan Zone	MD (Multiple Dwelling)
Tenure Type	CROWN LEASE TERM
Land Owners	Lacuna Pty Ltd (ACN 009 851 094)
Applicant	Troppo Architects (NT)
Contact Number	89819585
Purpose	7 x 3 bedroom multiple dwellings in 5 x 2 storey buildings

The proposal can be viewed online for a two week period from **Friday, 1st April 2011** until **Friday, 15th April 2011** at: <https://www.ntlis.nt.gov.au/planning/ta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 15th April 2011**. Please note that comments received after the closing date may not be able to be considered by the Authority.

If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/l2?pagelId=planning.application&ilis_entity_id=63119537

Please note that you can only access the Development Application and make submissions through ILIS during the exhibition period.

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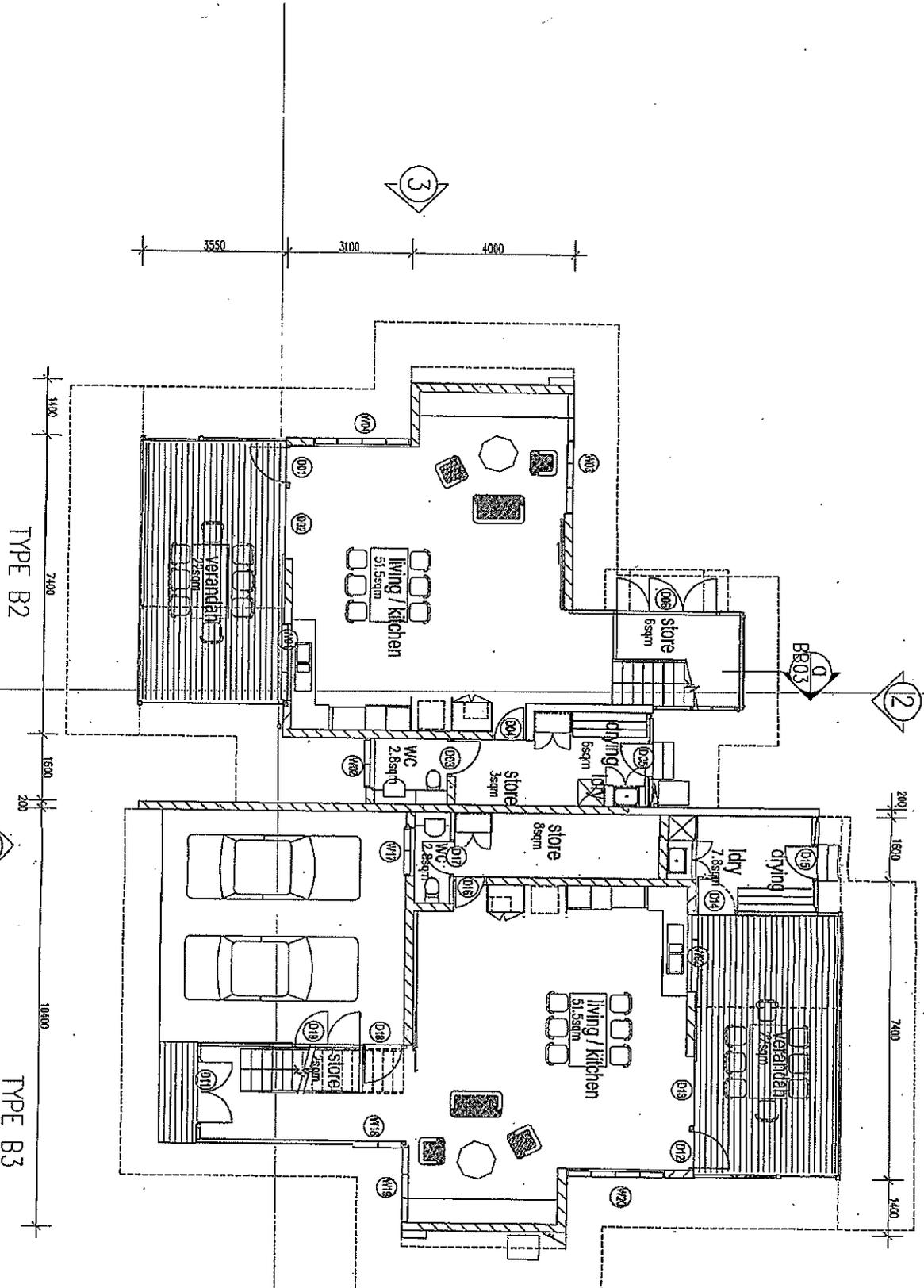
Please note that technical comments by service authorities will not be considered as submissions under section 49 of the *Planning Act* and therefore will not be eligible for third party appeal rights unless specifically requested.

If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 15th April 2011** which is the closing date for public exhibition.

Should you require further information on this proposal please contact me on **8999 6807**.

Yours faithfully
Anguree Jansen van Rensburg
Development Assessment Services

1 April 2011



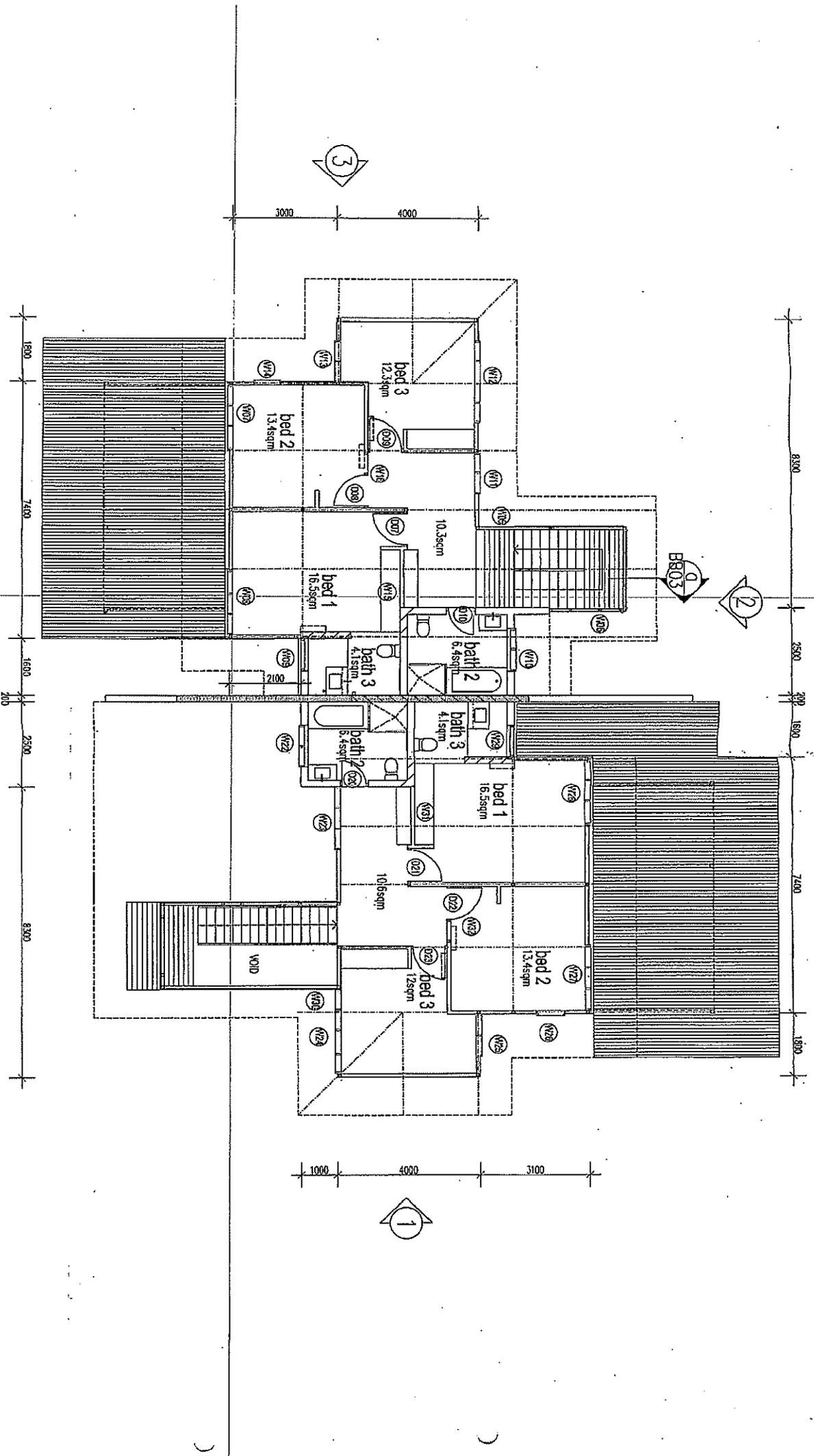
URBAN TRAJECTORIES MEDIUM DENSITY DEVELOPMENT AT THE FORMER
 ARAFURA BOWLS SITE - STAGE 2



HOPPO ARCHITECTS PTY LTD PTY LTD 403 BOWEN ST QLD 4008 AUSTRALIA	
DATE: MARCH 2011	ISSUE No: -
FILE No: 1101BB01	DATE: MARCH 2011
JOB No: 1101	DATE: MARCH 2011

March 11

ENG THE GROUND FLOOR PLAN



URBAN TRAJECTORIES MEDIUM DENSITY DEVELOPMENT AT THE FORMER
 ARAFURA BOWLS SITE - STAGE 2

TYPE B2

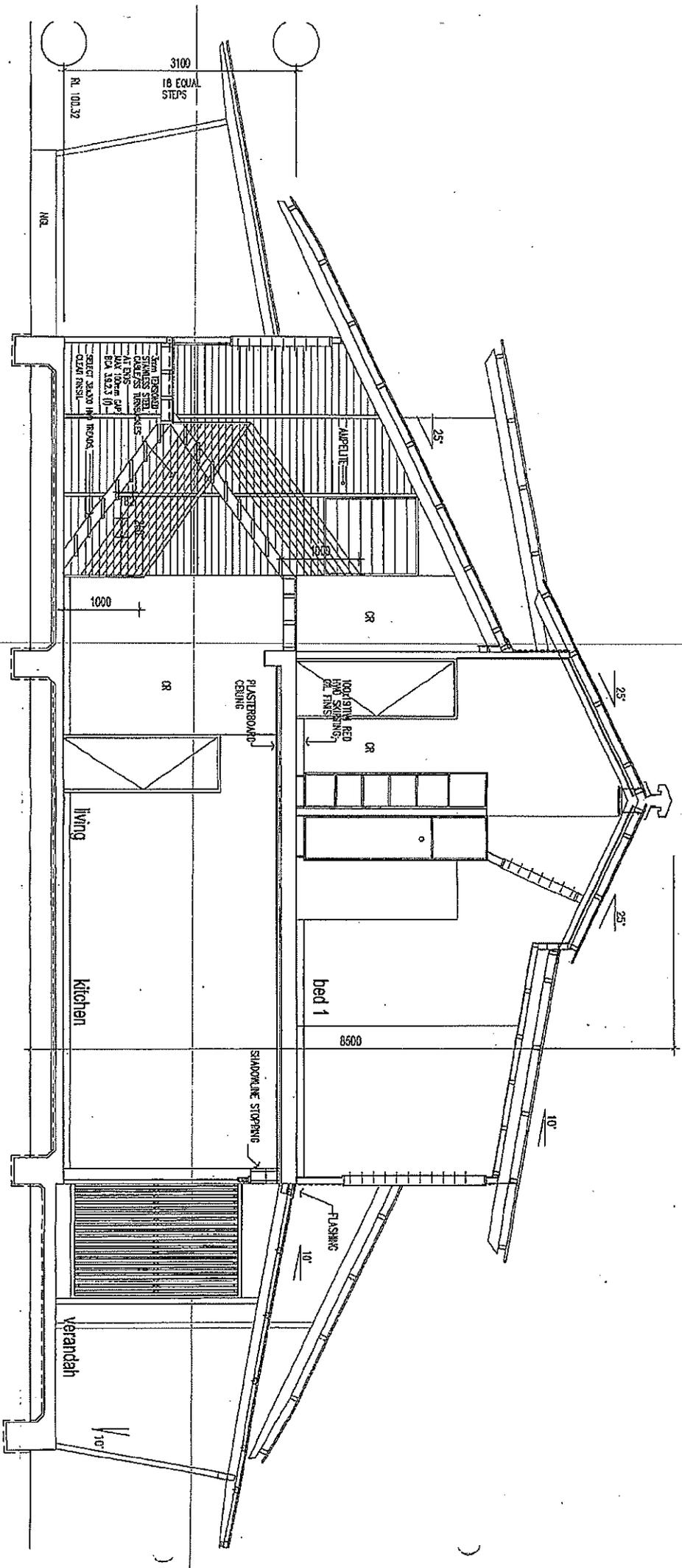
TYPE B3

March 11



KOPPO ARCHITECTS PTY LTD PO Box 433, North St, Cairns FR. 5815555, F. 5812225	
DWG TITLE: FIRST FLOOR PLAN	ISSUE No: -
DWG No: 1101BB02	DATE: MARCH 2011
303 Mac 1101	FILE No: 1101

02



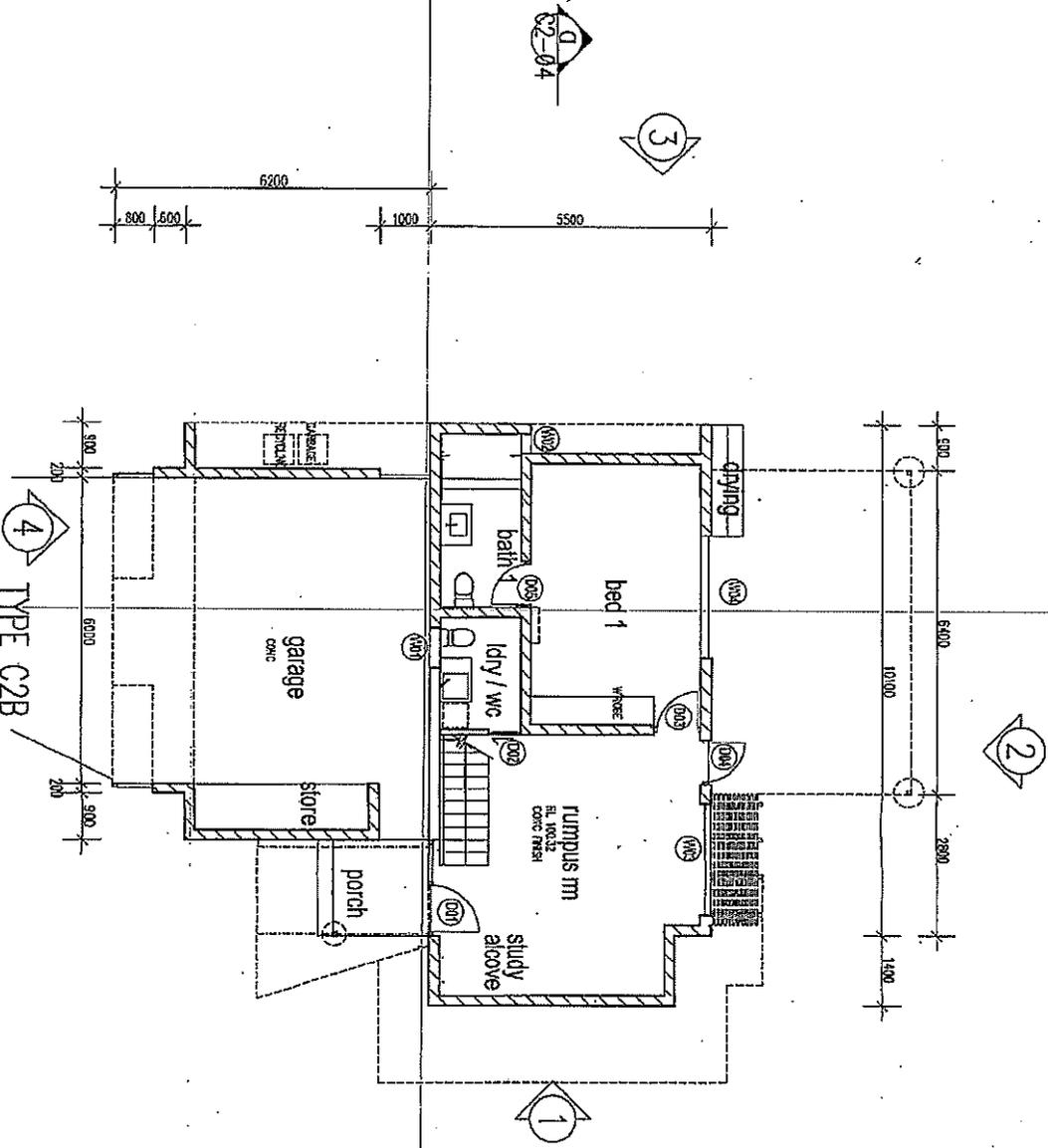
section a

URBAN TRAJECTORIES MEDIUM DENSITY DEVELOPMENT AT THE FORMER ARAFURA BOWLS SITE - STAGE 2



ROPPO ARCHITECTS PTY LTD
 PO Box 443 Deakin VIC 3088
 PH. 03 9388 5111 FAX 03 9388 5100
 WWW.ROPPOARCHITECTS.COM.AU

DWG TITLE:	SECTION
DWG No:	1101BB03
DATE:	08 Feb 2011
ISSUE No.:	-
DATE:	MARCH 2011



URBAN TRAJECTORIES

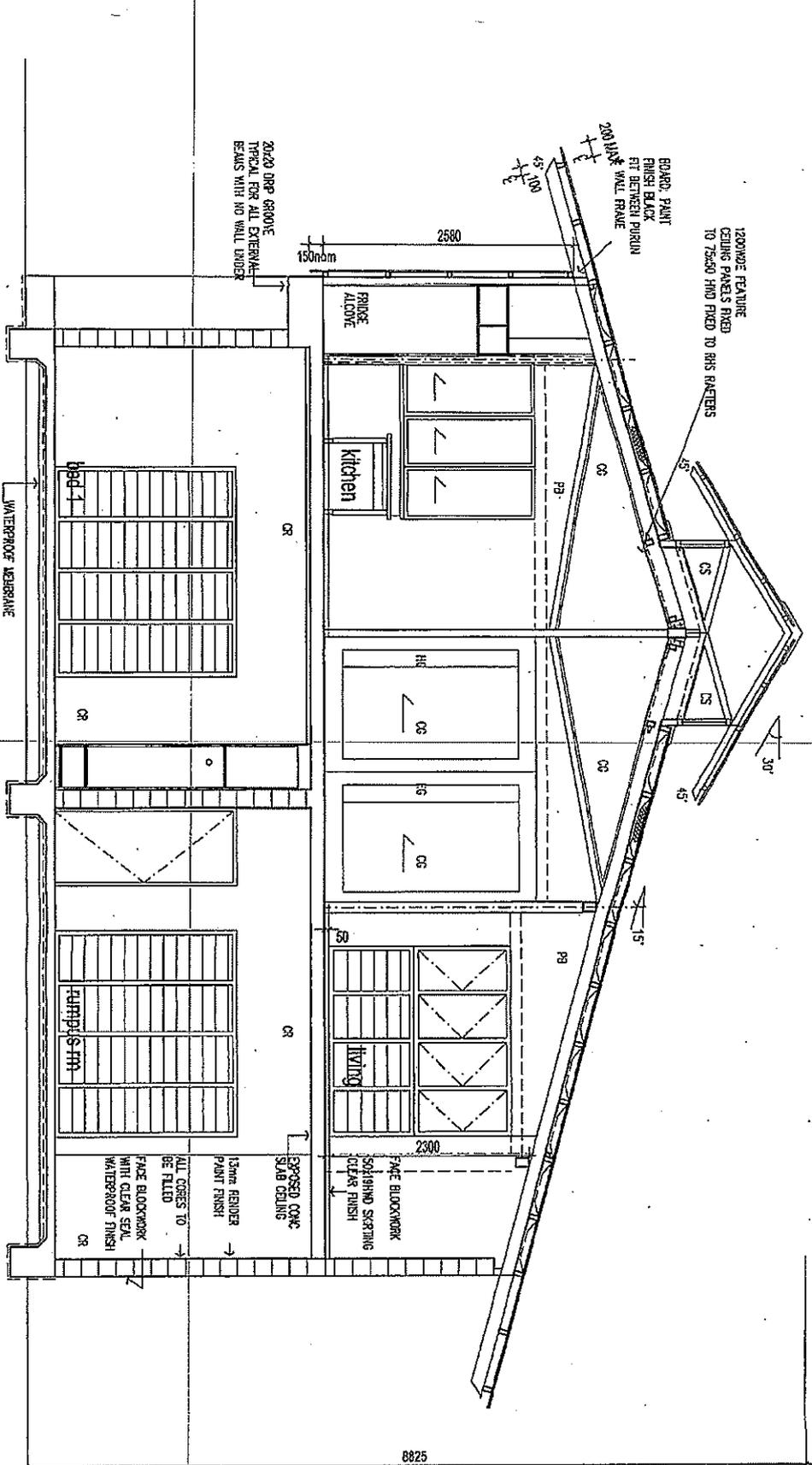
TYPE C2B



TROPIC ARCHITECTS INC.
 90 East 4th Street, 11th Floor
 New York, NY 10003
 Tel: 212-677-8888

DWG TITLE: GROUND FLOOR PLAN	
DWG No: 1101C2-02	ISSUE No:
JOB No: 1101	DATE: MARCH 2011

NOTE:
 P3 12mm PLASTERBOARD, PAINT FINISH
 P5 GLAZED ALUMINIUM GLASS
 P6 100mm INSULATION
 P7 75x50mm HMD AS NOTED, OIL FINISH
 CS CEILING SHEET



TYPE C2
 section a

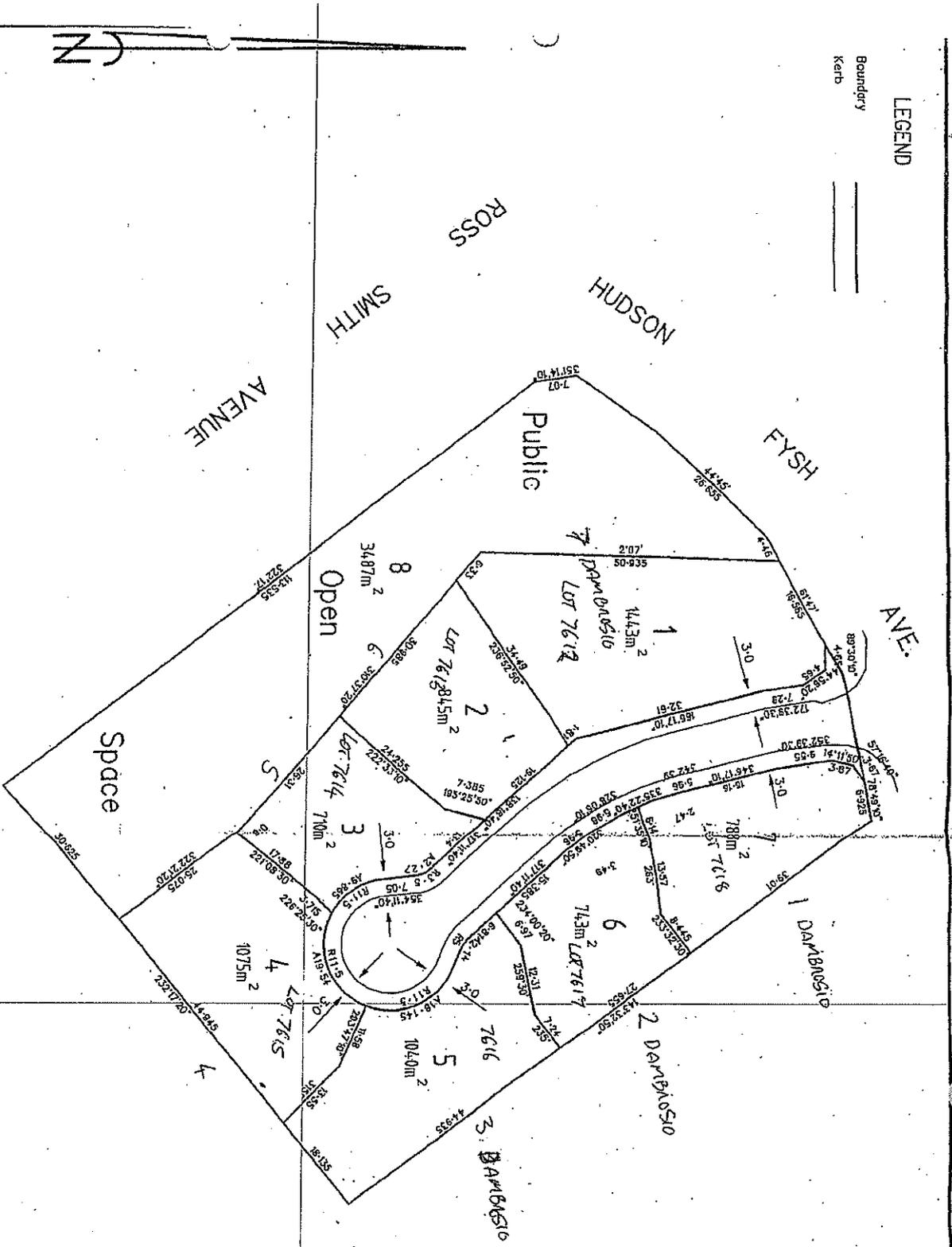
URBAN TRAJECTORIES MEDIUM DENSITY DEVELOPMENT
 FORMER ARAFURA BOWLS SITE - STAGE 2



DRG TITLE	SECTION C2
DRG No.	1101C2-04
ISSUE No.	-
DATE	-

LEGEND

Boundary
Kerb

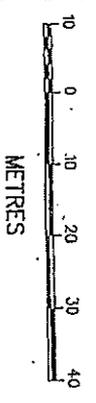


Network Surveys
Unit 2 18 Cayola court
COCONUT GROVE N.T. 0810
PHONE: 89 855422

FINAL BOUNDARY DIMENSIONS
AS AT 13-02-2006.

Scale 1 : 700	Job No. 1820	V.53.
Drawn By: AS	Checked: AS	DATE: 13/2/06

Ref. 1820 - 53.



RECEIVED
13 FEB 2006

This is the drawing referred to in Development Permit No. DPOS/0434 issued by the Development Consent Authority on 24 Feb 2006.
Delegate of Authority

Please quote: 1982144 CR:fh
Your Reference: PA 2011/0198

15 April 2011

Doug Lesh
Manager Urban Planning
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Doug

Parcel Description: Lot 7785 (81) Ruddick Circuit Town of Darwin
Proposed Development: 2 storey single dwelling exceeding the height limitation on the plan endorsed for Zone SD20 (Specific Use Darwin no. 20).

Thank you for the Development Application referred to this office 1 April 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided 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 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 underground to Council's system.

.../2

- 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 NT Planning Scheme and Land Use Objectives:-

- c). **Council requests the Authority require a monetary contribution is paid to Council in accordance with its Stormwater Contribution Plan to upgrade stormwater infrastructure as a result of this development.** The site falls within the developer Contributions Plan for Stormwater Drainage Works – Contributions Area Zone Stuart Park (Plan No. 2004/01B). The applicant will be required to pay Council a contribution towards stormwater drainage works in accordance with the above plan.

Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the Director Technical Services, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the Director Technical Services, Darwin City Council. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the Director Technical Services, Darwin City Council.

- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

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

A handwritten signature in black ink, appearing to read 'Cindy Robson', with a stylized flourish at the end.

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Andy Matthewson

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6807
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0198

Sir or Madam
Darwin City Council
GPO Box 84
DARWIN NT 0801

Dear Sir or Madam,

Proposed Development Application

The following application has been received for assessment by the Development Consent Authority:

Parcel Description	Lot 07785 Town of Darwin
Road/Street	81 RUDDICK CCT
Town Plan Zone	SD20 (Specific Use)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Speers, Kristy Marie Speers, Richard William
Applicant	Mr Andy Matthewson
Contact Number	89327076
Purpose	2 storey single dwelling exceeding the height limitation on the plan endorsed for Zone SD20 (Specific Use Darwin No. 20)

The proposal can be viewed online for a two week period from **Friday, 1st April 2011** until **Friday, 15th April 2011** at: <https://www.ntlis.nt.gov.au/planning/ta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 15th April 2011**. Please note that comments received after the closing date may not be able to be considered by the Authority.

If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/l2?pageId=planning.application&ilis_entity_id=63132342

Please note that you can only access the Development Application and make submissions through ILIS during the exhibition period.

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Please note that technical comments by service authorities will not be considered as submissions under section 49 of the *Planning Act* and therefore will not be eligible for third party appeal rights unless specifically requested.

If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 15th April 2011** which is the closing date for public exhibition.



CH# 1982144

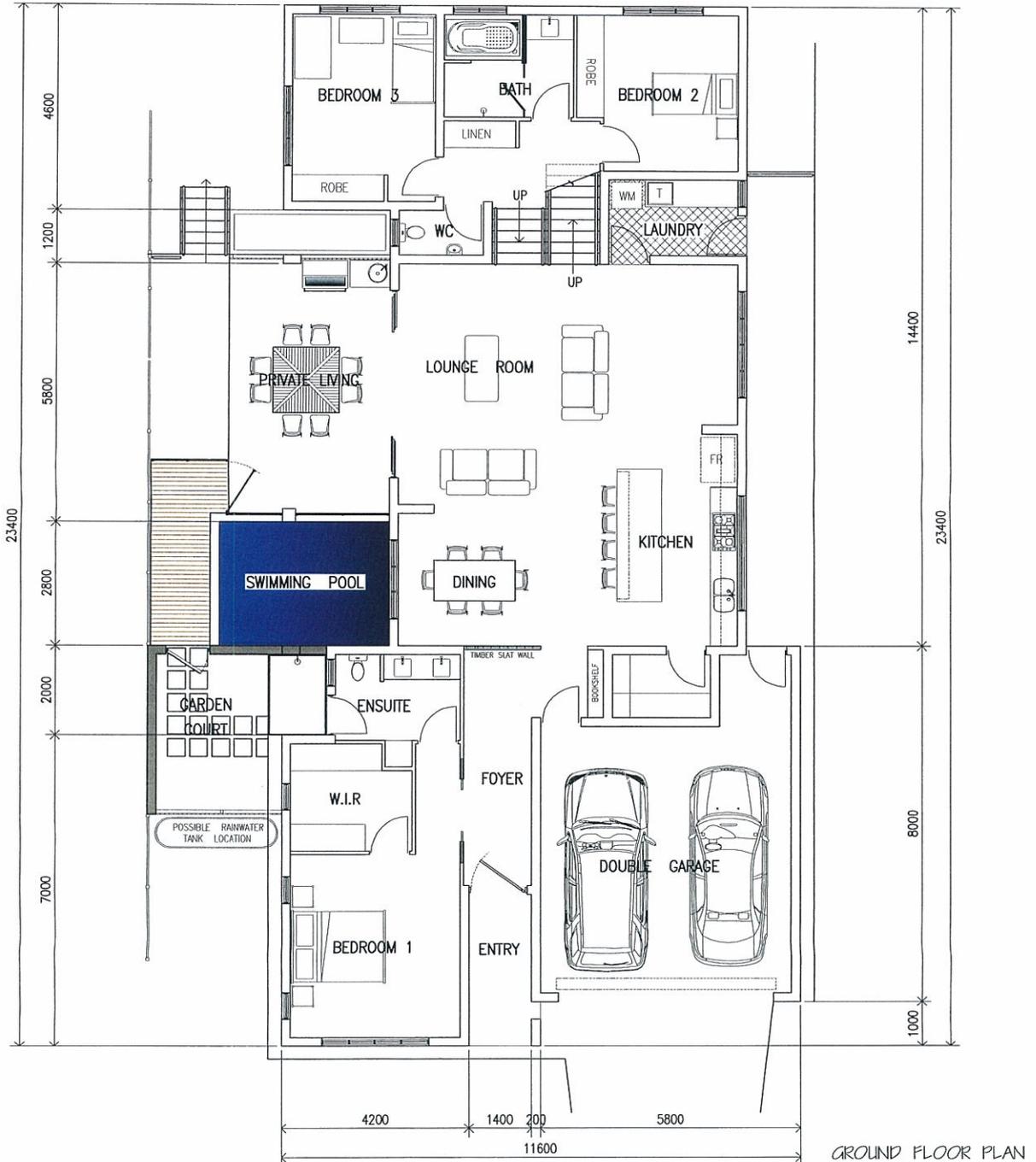
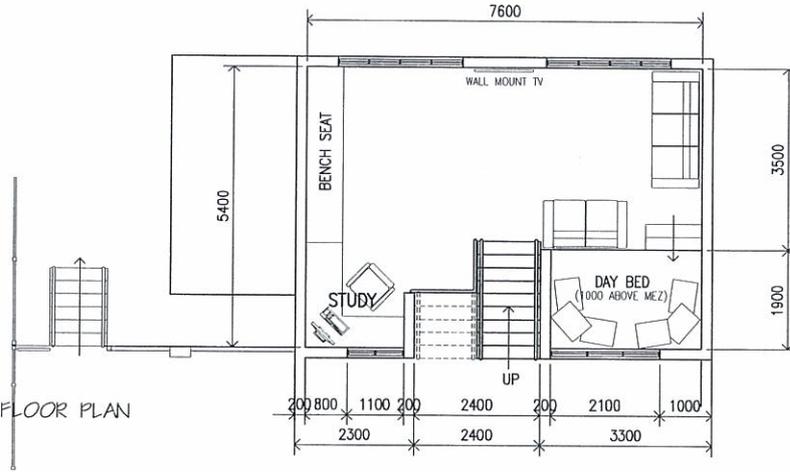
Should you require further information on this proposal please contact me on **8999 6807**.

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

1 April 2011

MEZANINE FLOOR PLAN



GROUND FLOOR PLAN



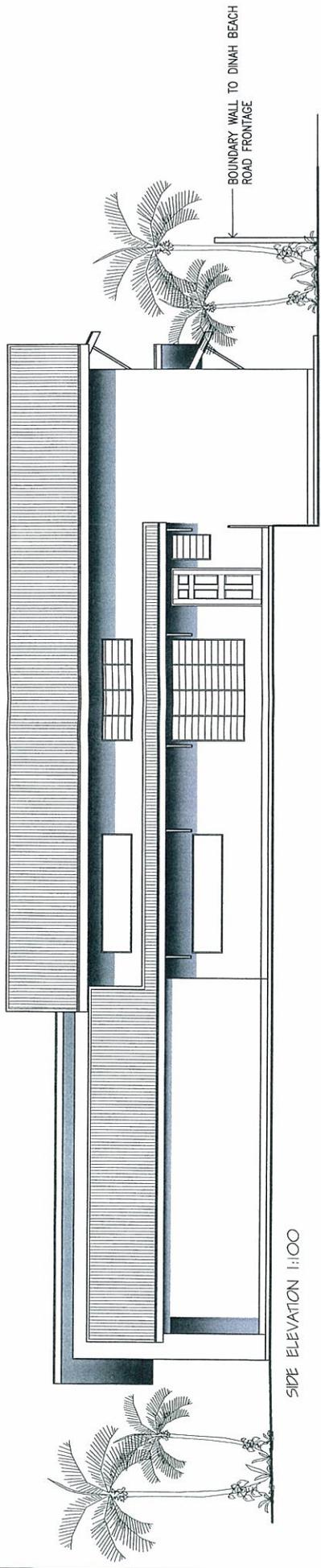
PROJECT DESCRIPTION
 PROPOSED RESIDENCE
 LOT 7785 RUDDICK CIRCUIT
 FRANCES PARK
 for KRISTY & RICHARD SPEERS
 DRAWING TITLE
 FLOOR PLAN

STRUCTURAL ENGINEER:
 MAURICE KELLY & ASSOCIATES
 19 HIBERNIA CRESCENT
 BRINKIN Ph: 89 276818
 B.P.R No: KE ES 3039

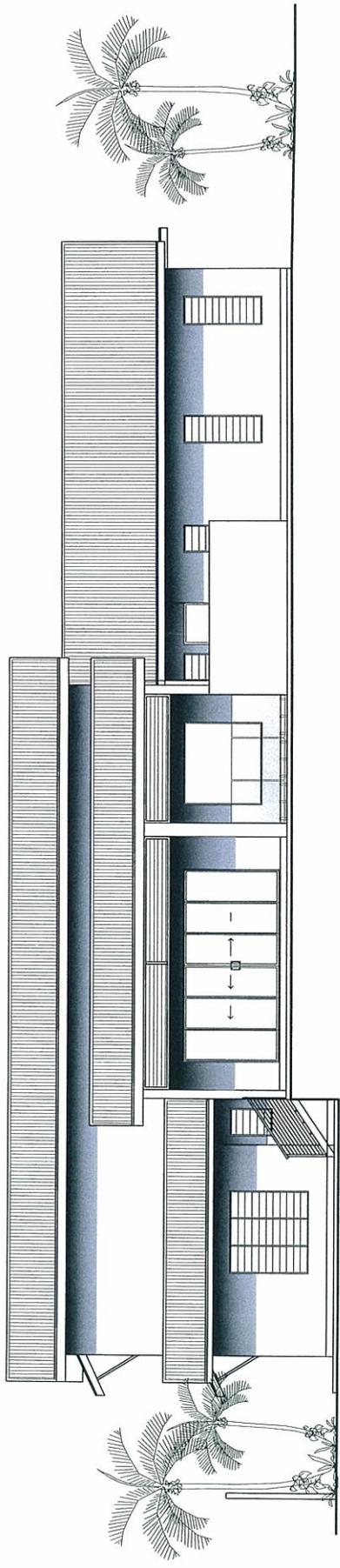


SHEET No
 2
 ISSUE DATE:
 16/02/11
 JOB REFERENCE No:

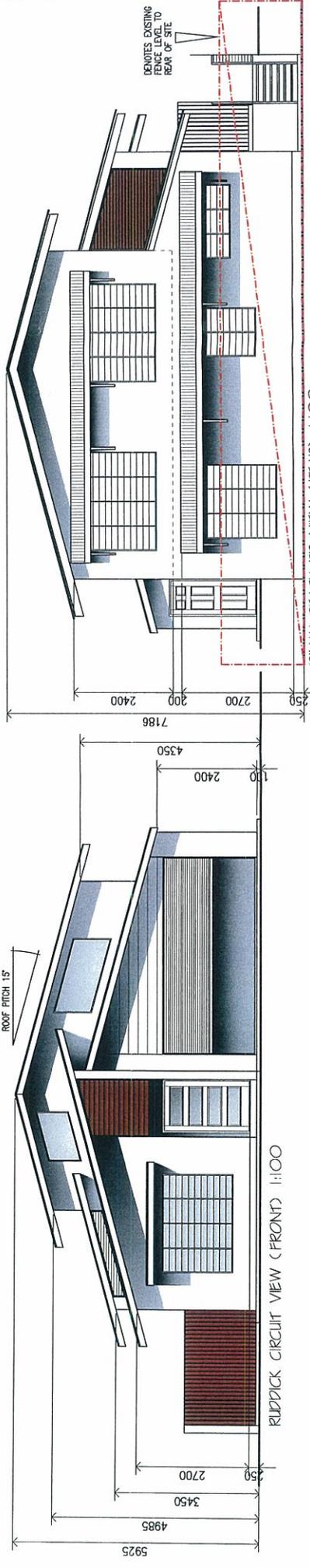
DRAWING No
 AMD 2011/7785
 SHEET SIZE
 A3
 DESIGNED:
 ANDY
 SCALE
 1:100
 THIS DRAWING IS COPYRIGHT AND CANNOT BE
 COPIED IN PART OR IN WHOLE WITHOUT THE
 PRIOR PERMISSION FROM VANTAGE HOMES P/L
 PO BOX 3047 PALMERSTON NT 0831
 PHONE: 0401 172111 FAX: 89 414894



SIDE ELEVATION 1:100



SIDE ELEVATION 1:100



RUDDICK CIRCUIT VIEW (FRONT) 1:100

DINAH BEACH RD VIEW (REAR) 1:100

	PROJECT DESCRIPTION PROPOSED RESIDENCE LOT 7785 RUDDICK CIRCUIT FRANCES PARK for KRISTY & RICHARD SPEERS	STRUCTURAL ENGINEER MAURICE KELLY & ASSOCIATES 19 HIBERNIA CRESCENT BRINKIN Ph: 89 276818 B.P.R. No: KE ES 3039	SHEET No 3	DRAWING No AMD 2011/7785	SHEET SIZE A3
	DRAWING TITLE ELEVATIONS	DATE / / 2011	DESIGNED BY ANDY	ISSUE DATE 16/02/11	SCALE 1:100
AMENDMENTS		JOB REFERENCE No:		REV DATE DESCRIPTION ISSUED	

Please quote: 1982205 CR:fh
Your reference: PA 2011/0192

15 April 2011

Doug Lesh
Manager Urban Planning
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Doug

Parcel Description: Lot 9327 (125) Dick Ward Drive Coconut Grove Town of Nightcliff

Proposed Development: 16 x 3 bedroom single storey multiple dwellings.

Thank you for the Development Application referred to this office 1 April 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i) **Council does not support the granting of a Development Permit for the following reasons:**
 - a). The site is located within the Primary Storm Surge Area (PSSA) and the Secondary Storm Surge Area (SSSA). Council does not support residential development within storm surge areas.

Land subject to flooding and Storm Surge is considered under clause 6.14 of the Northern Territory Planning Scheme. 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. Clause 6.14 does not support any type of residential or community service type use within the Primary Storm Surge Area (PSSA) or Secondary Storm Surge Area (SSSA).

Climate Change research indicates that there will be an increase in annual rainfall, mean global temperatures and sea level rise. In addition to this, storm events are predicted to increase in frequency, severity and intensity.

.../2

- ii) **Should the application be approved, 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 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 underground 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.
- b). **Council requests the authority require a Waste Management Plan demonstrating waste disposal, storage and removal in accordance with Council's Waste Management Policy 054.** The applicant's plans fail to demonstrate adequate waste management.
- 1). The plan shall include details demonstrating that the driveway and internal road network will be constructed to adequately accommodate waste vehicles in accordance with Council's Subdivision and Development Guidelines.

A copy of Council's Waste Management Policy 054 and Subdivision and Development Guidelines may be viewed on Council's website or by contacting Council's Infrastructure department.

- c). **Council requests the authority require a Traffic Management Plan.**
- 1) Council requires a traffic study to be completed by a suitably qualified traffic engineer that demonstrates the access/egress arrangement along Dick Ward Drive will function adequately. The scope of the study must include the interaction between proposed access/egress and the existing arrangements on Dick Ward Drive.

Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

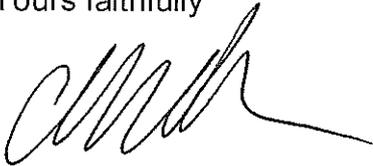
- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the Director Technical Services, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the Director Technical Services, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the Director Technical Services, Darwin City Council. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the Director Technical Services, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.
- Further subject to conditions of subdivision to the satisfaction of service authorities.
- Any signage proposed for the site shall be wholly within the subject property boundaries and subject to Darwin City Council Policy Number 42 – Outdoor Advertising Signs Code.

- Engineering design and specifications for the proposed and affected roads, including streetlighting, stormwater drainage, vehicular access, pedestrian/cycle corridors, streetscaping and landscaping of nature strips shall be submitted for approval by the Director Technical Services, Darwin City Council and all approved works constructed to Council requirements at the applicant's expense.

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

A handwritten signature in black ink, appearing to read 'Cindy Robson', with a long horizontal flourish extending to the right.

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mrs Gina Makrylos Panagopoulos

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6807
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0192

Sir or Madam
Darwin City Council
GPO Box 84
DARWIN NT 0801

C# 1982205

Dear Sir or Madam,

Proposed Development Application

The following application has been received for assessment by the Development Consent Authority:

Parcel Description	Lot 09327 Town of Nightcliff
Road/Street	125 DICK WARD DR
Town Plan Zone	SD33 (Specific Use)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Makrylos, Michael
Applicant	Mrs Gina Gina Makrylos Panagopoulos
Contact Number	0407810137
Purpose	16 x 3 bedroom single storey multiple dwellings.

The proposal can be viewed online for a two week period from **Friday, 1st April 2011** until **Friday, 15th April 2011** at: <https://www.ntlis.nt.gov.au/planning/ta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 15th April 2011**. Please note that comments received after the closing date may not be able to be considered by the Authority.

If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/12?pagelD=planning.application&ilis_entity_id=63107097

Please note that you can only access the Development Application and make submissions through ILIS during the exhibition period.

Only users who have been registered as belonging to a Service Authority can enter submissions. Please contact Planning if you require any users removed or added to this list.

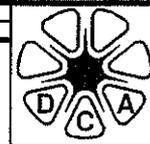
Please note that technical comments by service authorities will not be considered as submissions under section 49 of the *Planning Act* and therefore will not be eligible for third party appeal rights unless specifically requested.

If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 15th April 2011** which is the closing date for public exhibition.

Should you require further information on this proposal please contact me on **8999 6807**.

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services
1 April 2011





Development Statistics

Address
 Lot 9327, Dickward Drive, Nightcliff, N.T.

Site Area
 7088m²

Dwelling Mix	
Residence Type A	2 units
Residence Type B	3 units
Residence Type C	10 units
Residence Type D	1 units
Total	16 units

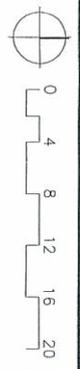
Carparking	32 nos.
Double Garage	19 nos.
Tandem & Parallel extra parking to dwellings	5 nos.
Visitor Bays	5 nos.
Total	56 nos.

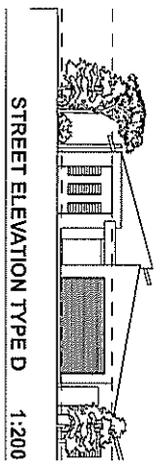
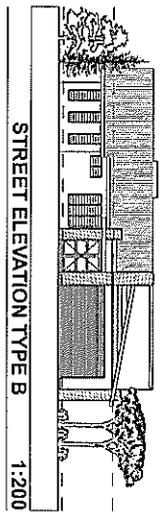
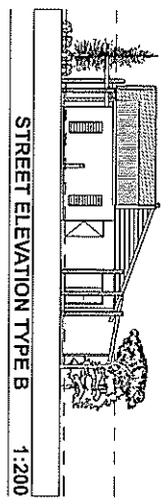
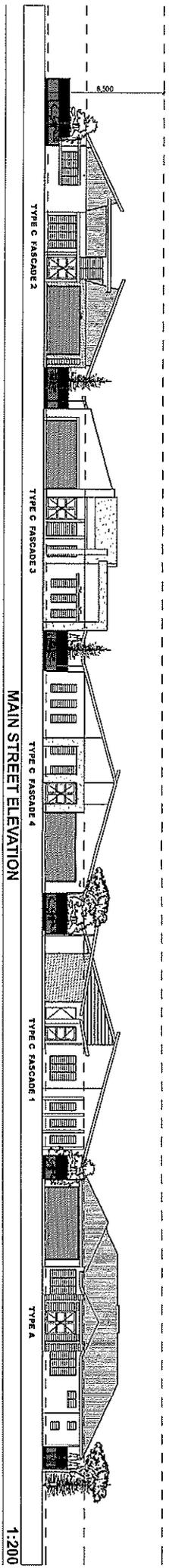
- NOTE:**
1. All finished floor levels of habitable rooms are to be a minimum of 5.6m (A.H.D)
 2. No Staging is required.

PROPOSED COURTYARD RESIDENCES SCHEME 1A

DICK WARD DRIVE, NIGHTCLIFF NT

for MICHAEL MAKRYLOS





16 x DWELLING IN A SINGLE STOREY CONSTRUCTION



16 HOUSE SUBMISSION
DICKWARD DRIVE NT

LOT 9327 DIK WARD DRIVE
COCONUT GROVE

MAKRYLOS GROUP

STREET ELEVATION

TR9 11-14



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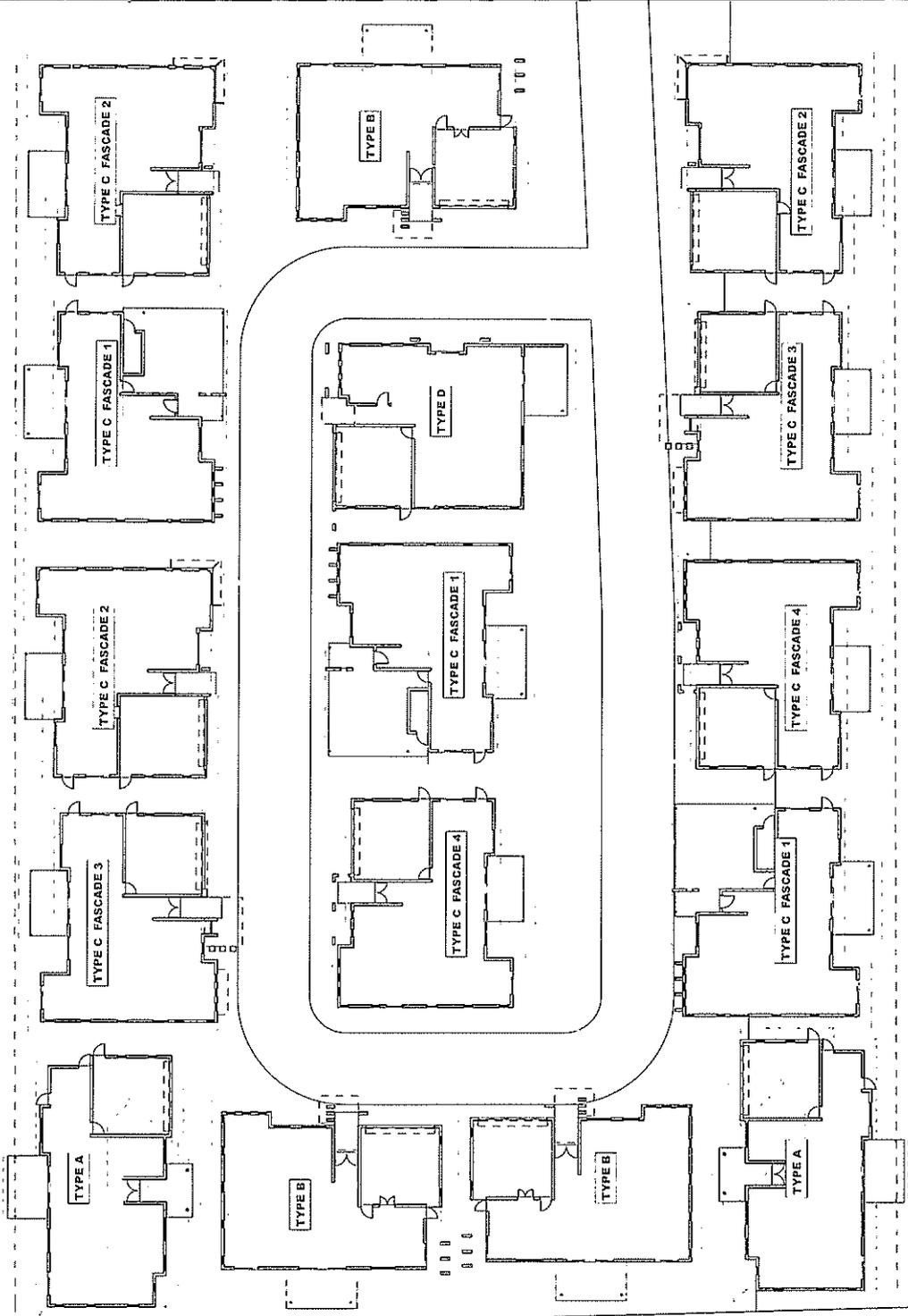
3

9321

9320

9319

9318



DRIVE

DICK WARD DRIVE PUBLIC ROAD

9326

9158

9157

9156

SITE PLAN (NOT TO SCALE)

16 x DWELLING IN A SINGLE STOREY CONSTRUCTION



16 HOUSE SUBMISSION DICKWARD DRIVE NT

LOT 9327 DICK WARD DRIVE COCONUT GROVE

MAKRYLOS GROUP

SITE PLAN



1 x DWELLING IN
SINGLE STOREY
CONSTRUCTION -
TYPE A

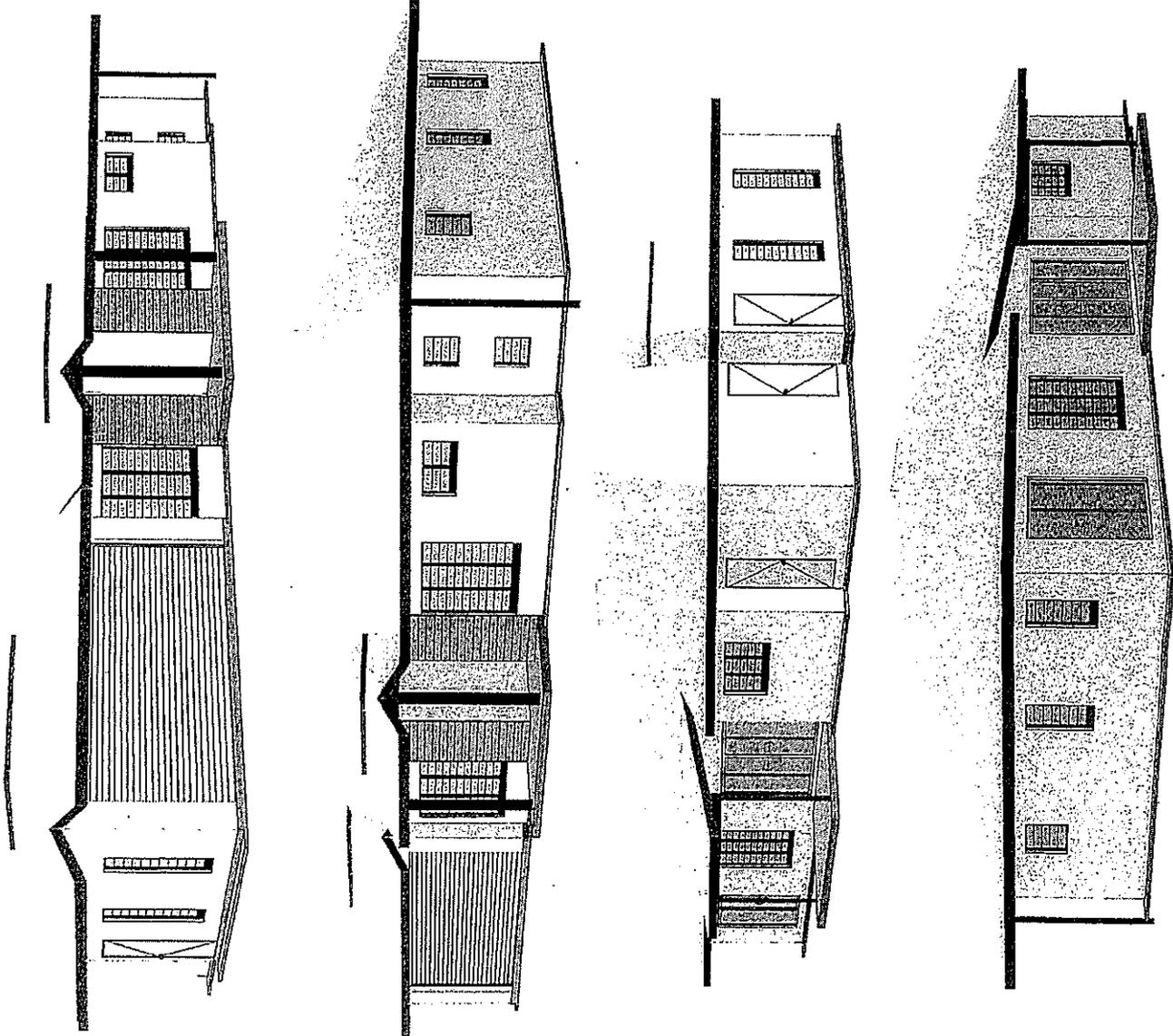


PROPOSED NEW
RESIDENCE

LOT 9327 DICK WARD
DRIVE
COCONUT GROVE

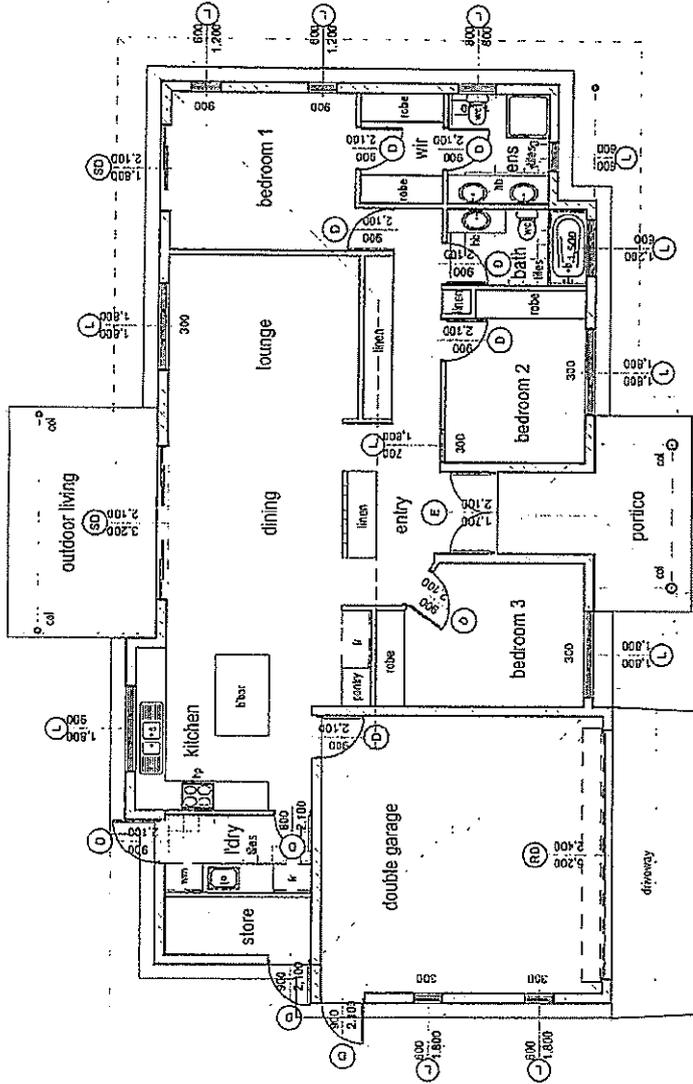
MAKRYLOS
GROUP

COVERPAGE



FLOOR PLAN

1:100

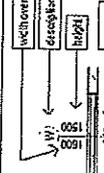


elevation key
floor finishes as selected

NOTES

- S.D. provide barbed wire smoke alarms in accordance with BCA part 3.7.2 & AS3786
- Vital areas to comply with BCA 2006 Part 3.8.1 & AS2749
- ALL GLASS TO BE 6mm GREY GLASS
- ALL DOWNLIGHTS INSTALLED ARE TO BE INVERTED

DOOR & WINDOW KEY



provide removable pin of hinges in no door where tablets within 120mm of door opening or install sliding door

DOOR & WINDOW SCHEDULE

- E Entry door as selected in a Aluminium frame.
- D FP timber door in a FM frame. Solid core / MP grade where required.
- GD As per 'D' with glazing as selected
- SD Powdercoat finished aluminium framed sliding door with frosted / safety glass & mullins as selected.
- CS Cavity sliding door as selected
- FS Powdercoat finished aluminium framed sliding window with security / fly screens as selected. Provide obscure / safety glass where required.
- L Powdercoat finished aluminium framed louvre window with security bars / fly screens as selected.
- FG Powdercoat finished aluminium framed fixed glass window with security bars / fly screens as selected.
- TL As per 'L' with timber louvres (or metal)
- FL As per 'L' with frosted glazing
- RD Colourbond Finished roller door as selected fixed to DTC
- GA Glass blocks as selected built into blockwork wall to manufacturers detail
- O Clear opening in wall

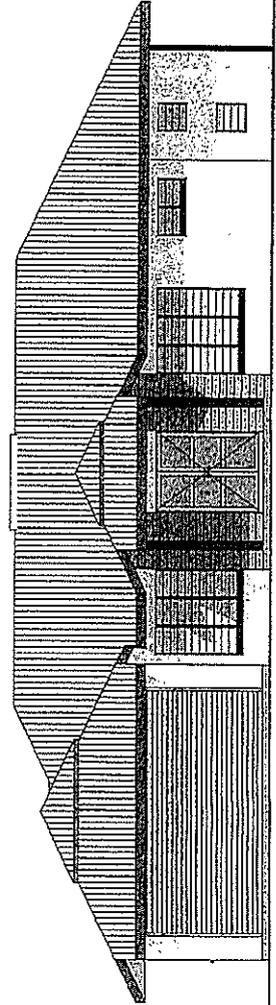
WALL LEGEND

- rendered & painted 200 series blockwork wall finish as selected
- rendered & painted 100 series blockwork wall finish as selected
- lightweight non-structural wall as selected

AREAS

TOTAL AREA	Internal Living Area
194.84 m ²	135.36 m ²
GARAGE AREA	ENTRY AREA
36.24 m ²	8.84 m ²
OUTDOOR LIVING AREA	
14.40 m ²	

RENDER ELEVATION ONE



1 x DWELLING IN
SINGLE STOREY
CONSTRUCTION -
TYPE A



PROPOSED NEW
RESIDENCE

LOT 9327 DICK WARD
DRIVE
COCONUT GROVE

MAKRYLOS
GROUP

FLOOR PLAN



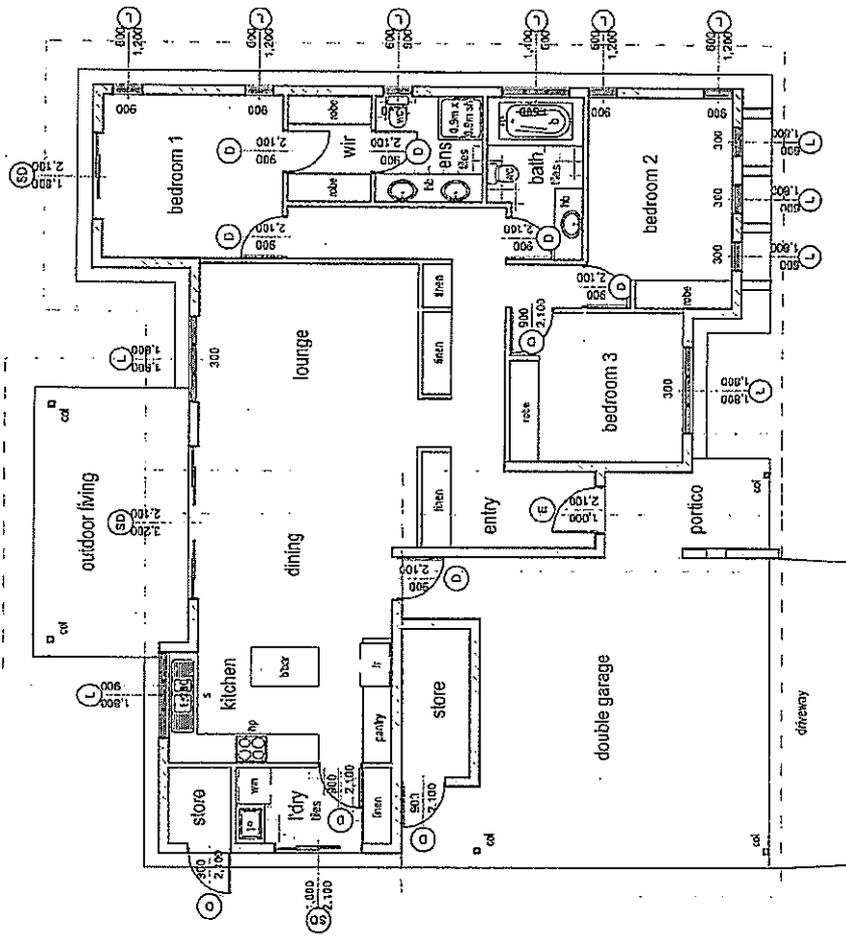
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TRS 11-14

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FLOOR PLAN

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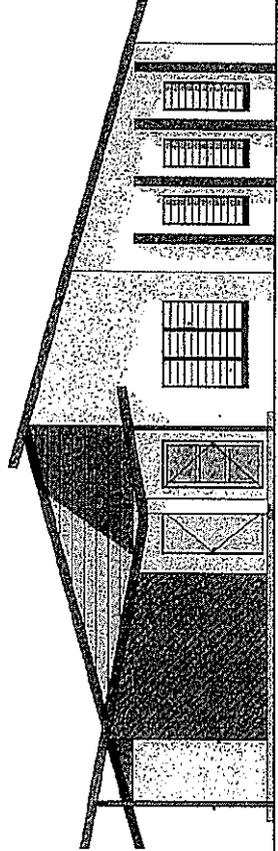
elevation key
floor finishes as selected

NOTES	
SD	Shower screen 1 only to AS1788
	provide handwired smoke alarms in accordance with BCA part 3.7.2 & AS3785
	Wet areas to comply with BCA 2006 Part 3.8.1 & AS3740
	ALL GLASS TO BE FROM GREY GLASS
DOOR & WINDOW KEY	
provide removable lift of hinges to wet door where bolt is within 1200mm of door opening or install sliding door	
DOOR & WINDOW SCHEDULE	
Note: All items may not be on plan	
E	Entry door as selected in a Aluminium frame.
D	PP-linear door as a PFI frame. Solid core / WIP guide where required.
GD	As per 'D' with glazing as selected
SD	Powercoat finished aluminium framed sliding door with powder / safety glass & mortals as selected.
CS	Clarity sliding door as selected
FS	Face sliding door as selected with painted over powdercoat finished aluminium framed sliding window with safety / fly screens as selected. Privacy obscure / safety glass as selected.
W	Powercoat finished aluminium framed lounge window with security bars / fly screens as selected.
L	Powercoat finished aluminium framed lounge window with security bars / fly screens as selected.
FG	Powercoat finished aluminium framed lounge window with security bars / fly screens as selected.
TL	As per 'L' with linear bars (or mortals) as selected.
FL	As per 'L' with linear bars (or mortals) as selected.
RD	Colourbond Finished roller door as selected face to DTG
GB	Glass blocks as selected both top blackwork wall to manufacturers detail
O	Clear opening in wall

WALL LEGEND	
	rendered & painted 200 series blackwork wall
	finish as selected
	rendered & painted 100 series blackwork wall
	finish as selected
	lightweight non-structural wall as selected

AREAS	
TOTAL AREA	208.76 m ²
Internal Living Area	150.92 m ²
OUTDOOR LIVING AREA	14.00 m ²
ENTRY AREA	5.44 m ²
GARAGE AREA	37.20 m ²

RENDER ELEVATION ONE



1 x DWELLING IN A SINGLE STOREY CONSTRUCTION - TYPE C FASCADE



PROPOSED NEW RESIDENCE

LOT 9327 DICK WARD DRIVE COCONUT GROVE

MAKRYLOS GROUP

FLOOR PLAN



FLOOR PLAN

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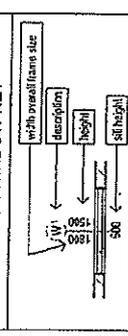


drawn by
Rev. finishes as selected

NOTES

- shower screen to comply with AS 2283
- provide handwired smoke alarms in accordance with BCA part 3.7.2 & AS 3786
- Wet areas to comply with BCA 2.0.6
- Part 3.6.1 & AS 3740
- ALL GLASS TO BE 6mm GREY GLASS
- ALL DOWNLIGHTS INSTALLED ARE TO BE INVERTED

DOOR & WINDOW KEY



provide removable lift of hinges in wet door where toilet is within 1200mm of door opening or install sliding door

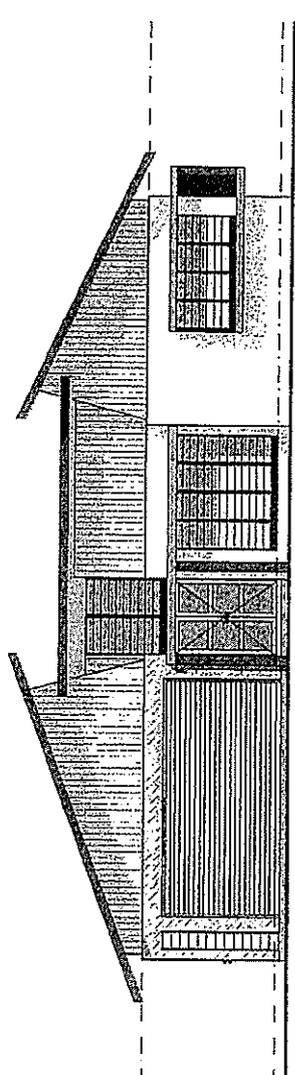
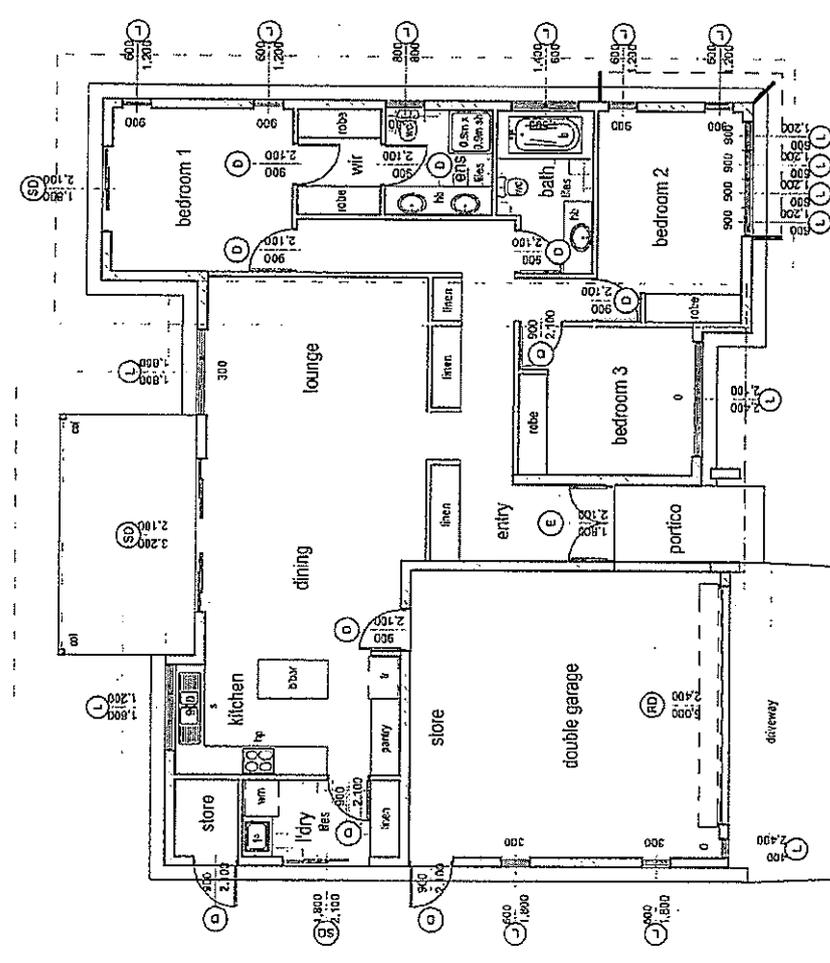
DOOR & WINDOW SCHEDULE

- Note: All items may not be as shown.
- E Entry door as selected in a Aluminium frame.
 - EF Entrance door in a FN frame. Solid core / VWP grade where specified.
 - GD As per 'D' with tinted aluminium framed sliding door with double / triple glazing as selected.
 - SD Powder / resin / glass & inserts as selected.
 - CS Casually sliding doors as selected with panes over.
 - FS Powdercoat finished aluminium framed sliding window with security / fly screens as selected. Provide obscure / safety glass where required.
 - W Powdercoat finished aluminium framed window with security / fly screens as selected.
 - L Powdercoat finished aluminium framed window with security bars / fly screens as selected.
 - FG Powdercoat finished aluminium framed fixed glass window with security bars / fly screens as selected.
 - TL As per 'L' with timber louvers for metal.
 - FL As per 'L' but with frosted glazing.
 - RD Combond Finished roller door as selected fixed to DTC.
 - GE Glass blocks as selected built into blockwork wall to manufacturers detail.
 - O Clear opening in wall.

WALL LEGEND

- rendered & painted 200 series blockwork wall
- finish as selected
- rendered & painted 100 series blockwork wall
- finish as selected
- lightweight non-structural wall as selected

AREAS	
Internal Living Area	TOTAL AREA
141.00 m ²	200.24 m ²
GARAGE Area	OUTDOOR LIVING Area
40.92 m ²	14.00 m ²
ENTRY Area	
4.32 m ²	



1 x DWELLING IN A SINGLE STOREY CONSTRUCTION TYPE C FASCADE 2



PROPOSED NEW RESIDENCE
LOT 9327 DICK WARD DRIVE
COCONUT GROVE

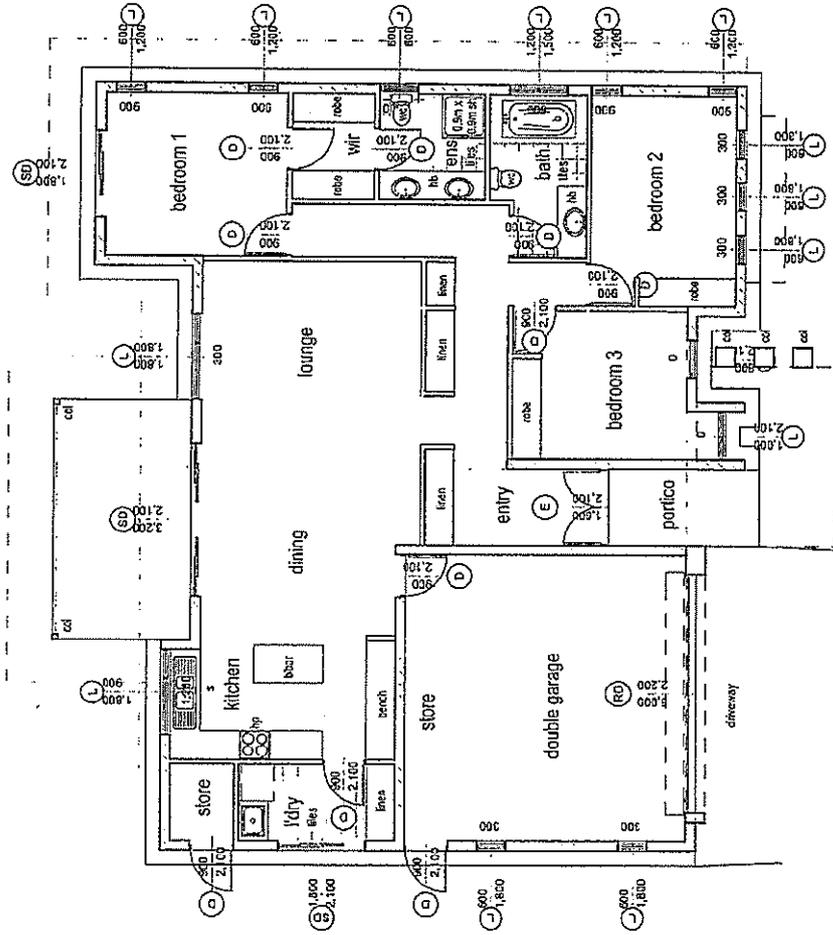
MAKRYLOS GROUP

FLOOR PLAN



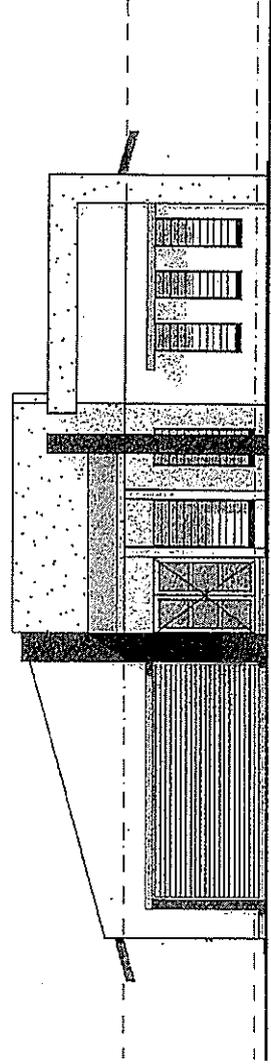
FLOOR PLAN

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NOTES	
S.D.	shower screen if any to AS1288
	provide handfree smoke alarms in accordance with BCA part 3.7.2 & AS3786
	Wet areas to comply with BCA 2026 Part 3.6.1 & AS3740
	ALL GLASS TO BE 6mm GREY GLASS
DOOR & WINDOW KEY	
provides operable lift of hinges to w.c. door, where toilet is within 1200mm of door opening or install sliding door	
DOOR & WINDOW SCHEDULE	
Note: All items may not be on plan	
E	Entry door as selected in a Aluminium frame.
D	FP timber door in a PM frame. Solid core / WP grade where required.
GS	As per 'D' with glazing as selected
SD	Powdercoated finished aluminium framed sliding door with frosted / safety glass & mullion as selected.
CS	Carry sliding door as selected
FS	Face sliding door as selected with palm oil over
W	Powdercoated finished aluminium framed sliding window with security / fly screens as selected. Provide obscure / safety glass where required.
L	Powdercoated finished aluminium framed louvre window with security bars / fly screens as selected.
FG	Powdercoated finished aluminium framed fixed glass window with security bars / fly screens as selected.
TL	As per 'L' with timber frames (or metal)
FL	As per 'L' but with frosted glazing
RD	Colourbond Finished roller door as selected fixed to DTC 184065 OR equal alternate
GS	Glass blocks as selected built into blockwork wall to manufacturers detail
O	Clear opening in wall
WALL LEGEND	
rendered & painted 200 series blockwork wall finish as selected	
rendered & painted 190 series blockwork wall finish as selected	
lightweight non-structural wall as selected	

AREAS	
Internal Living Area	TOTAL AREA
142.00 m ²	198.04 m ²
Garage Area	OUTDOOR LIVING AREA
37.20 m ²	14.00 m ²
ENTRY AREA	
4.48 m ²	



ELEVATION ONE RENDER

1:100

1 x DWELLING IN A SINGLE STOREY CONSTRUCTION - TYPE C FASCAD 3



PROPOSED NEW RESIDENCE

LOT 9327 DICK WARD DRIVE COCONUT GROVE

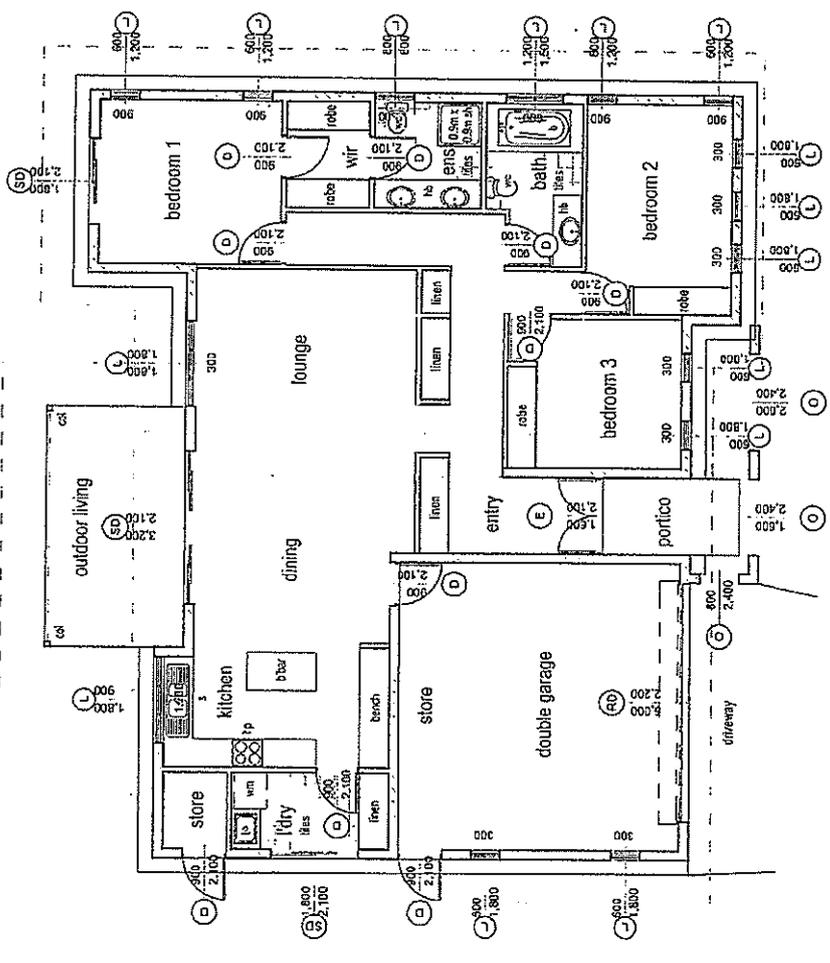
MAKRYLOS GROUP

FLOOR PLAN



FLOOR PLAN

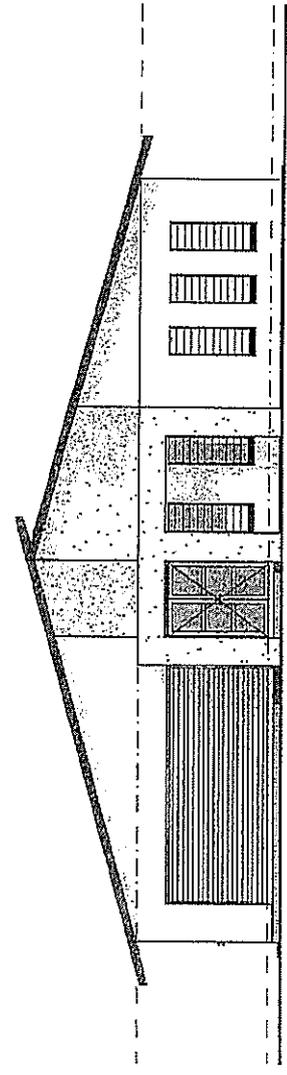
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elevation key
door finishes as selected

NOTES	
SD	slower spaces if any to AS1288
SD	provide fire-rated smoke alarms in accordance with BCA part 3.7.2 & AS3786
	Wall areas to comply with BCA 2.0.6 Part 3.0.1 & AS3740
	ALL GLASS TO BE BIRM GREY GLASS
	ALL DOWNLIGHTS INSTALLED ARE TO BE INVENTED
DOOR & WINDOW KEY	
	provide removable lin or hinges to be door where toilet is within 1200mm of door opening or internal sliding door
DOOR & WINDOW SCHEDULE	
	Notes: All items are to be on plan
E	Entry door as selected in a Aluminium frame
D	FTF timber door in a PM frame. Solid core / WP grade where required.
GO	As per 'V' with glazing as selected
SD	Powdercoat finished aluminium framed sliding door with frosted / safety glass & motifs as selected.
CS	Cavity sliding door as selected
FS	Face sliding door as selected with optional lever
W	Powdercoat finished aluminium framed sliding window with security / fly screens as selected. Provide obscure / safety glass where required.
L	Powdercoat finished aluminium framed louvre window with security bars / fly screens as selected.
FG	Powdercoat finished aluminium framed frosted glass window with security bars / fly screens as selected.
TL	As per 'L' with timber frames (or metal)
FL	As per 'L' but with frosted glazing
RD	Coloursafe Finisher roller door as selected frosted to DTC / MDP5 OR equal alternative
CS	Glass blocks as selected built into blockwork wall to manufacturers detail
O	Clear opening in wall
WALL LEGEND	
	rendered & painted 200 series blockwork wall, finish as selected
	rendered & painted 100 series blockwork wall, finish as selected
	light-weight non-structural wall as selected

AREAS	
Internal Living Area	TOTAL AREA
140.91 m ²	208.72 m ²
GARAGE AREA	OUTDOOR LIVING AREA
47.12 m ²	14.00 m ²
ENTRY AREA	
6.38 m ²	



ELEVATION ONE RENDER

1:100

1 x DWELLING IN A SINGLE STOREY CONSTRUCTION - TYPE C FASCAD



PROPOSED NEW RESIDENCE
LOT 9327 DICK WARD DRIVE
COCONUT GROVE

MAKRYLOS GROUP

FLOOR PLAN



TRS 11-14

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Please quote: 1985341 CR:lm
Your Reference: PA 2011 0154

20 April 2011

Doug Lesh
Manager Urban Planning
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Doug

Parcel Description: Lot 6041 (4) Bathurst Street Town of Sanderson.
Proposed Development: Shed addition to an existing single dwelling with a reduced front setback.

Thank you for the Development Application referred to this office 6 April 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided 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 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 underground to Council's system.

.../2

- 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.

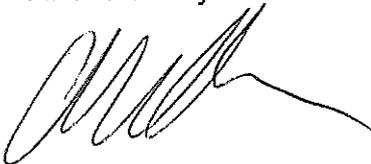
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the Director Technical Services, Darwin City Council and at no cost to Council.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the Director Technical Services, Darwin City Council.

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
STRATEGIC TOWN PLANNER

cc: Mr Steve Nicol

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6807
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0154

Sir or Madam
Darwin City Council
GPO Box 84
DARWIN NT 0801

Dear Sir or Madam,

Proposed Development Application

The following application has been received for assessment by the Development Consent Authority:

Parcel Description	Lot 06041 Town of Sanderson
Road/Street	4 BATHURST ST
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Hansen, Frances Jean Hansen, Gregory Raymond
Applicant	Mr Steve Nicol
Contact Number	8983 1033
Purpose	Shed addition to an existing single dwelling with a reduced front setback

The proposal can be viewed online for a two week period from **Friday, 8th April 2011** until **Friday, 22nd April 2011** at: <https://www.ntlis.nt.gov.au/planning/ta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Wednesday, 20th April 2011**. Please note that comments received after the closing date may not be able to be considered by the Authority.

If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/12?pageId=planning.application&ilis_entity_id=62969538

Please note that you can only access the Development Application and make submissions through ILIS during the exhibition period.

Only users who have been registered as belonging to a Service Authority can enter submissions. Please contact Planning if you require any users removed or added to this list.

Please note that technical comments by service authorities will not be considered as submissions under section 49 of the *Planning Act* and therefore will not be eligible for third party appeal rights unless specifically requested.



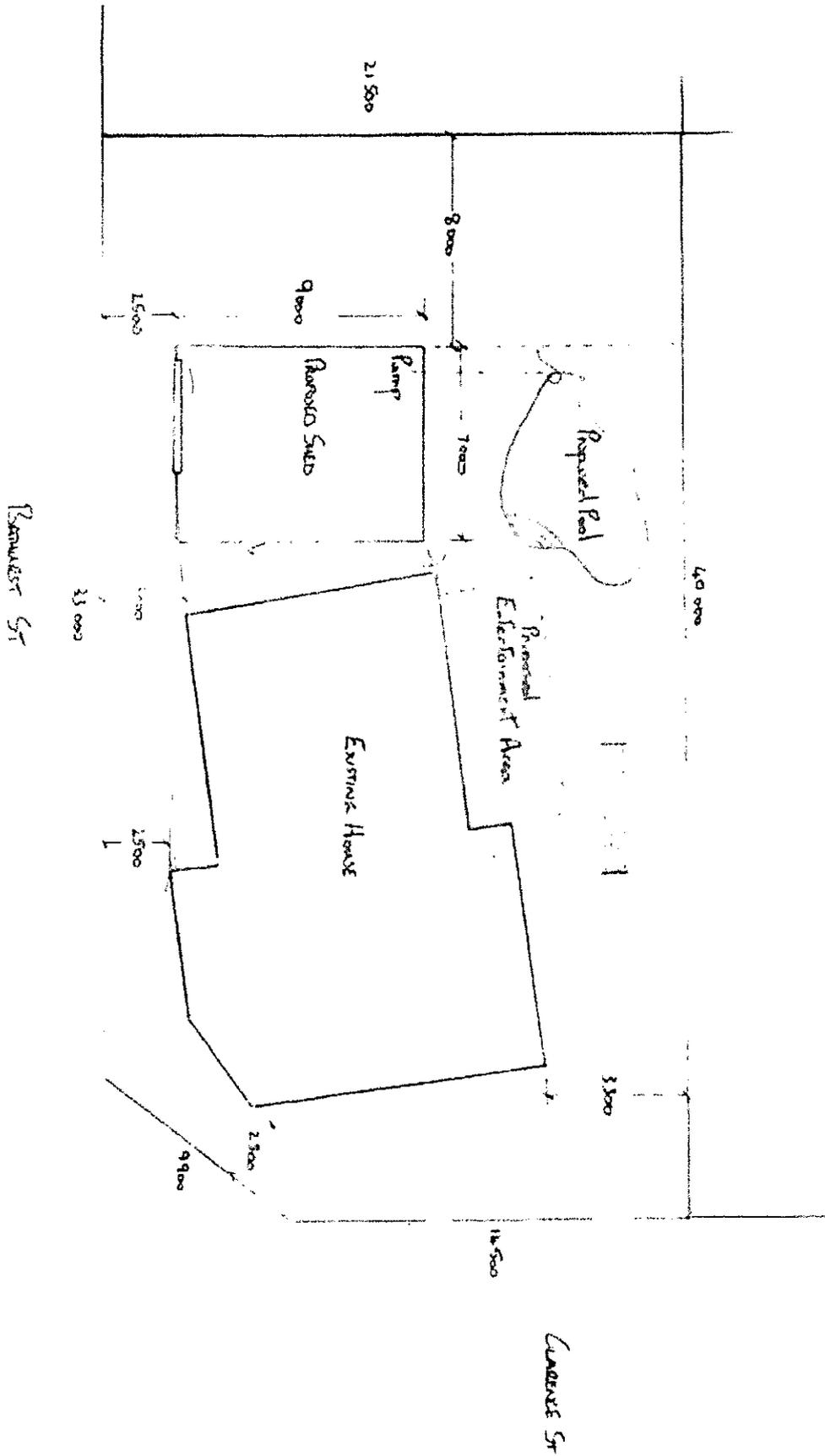
If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 22nd April 2011** which is the closing date for public exhibition.

Should you require further information on this proposal please contact me on **8999 6807**.

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

6 April 2011



Please quote: 1985276 CR:fh
Your reference: PA2011/0211

20 April 2011

Doug Lesh
Manager Urban Planning
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Doug

Parcel Description: Lot 7441 (81) Henbury Avenue Town of Nightcliff -
Proposed Development: Extensions to an existing single dwelling with reduced front and side setbacks

Thank you for the Development Application referred to this office 6 April 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council does not support the granting of a Development Permit provided the following issues are adequately addressed:**
 - a). Council notes a number of variations to the Northern Territory Planning Scheme provisions in relation to Clause 7.3 – Minimum Building Setbacks for Residential Buildings. In this instance, Council does not support the extend of the proposed rear and side setback variations for the proposed storage shed and guest house.
- 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:-

- b). **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.

.../2

- 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 underground 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.

Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Any easements or reserves required for the purposes stormwater drainage, roads, access or for any other purpose shall be made available free of cost to the Darwin City Council or neighbouring property owners.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the Director Technical Services, Darwin City Council and at no cost to Council.

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
STRATEGIC TOWN PLANNER

cc: Mrs Jenene Mitchell

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6807
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0211

Sir or Madam
Darwin City Council
GPO Box 84
DARWIN NT 0801

Dear Sir or Madam,

Proposed Development Application

The following application has been received for assessment by the Development Consent Authority:

Parcel Description	Lot 07441 Town of Nightcliff
Road/Street	81 HENBURY AVE
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Mitchell, Anthony Martin Mitchell, Jenene Marie
Applicant	Mrs Jenene Mitchell
Contact Number	89227234
Purpose	Extensions to an existing single dwelling with reduced front and side setbacks

The proposal can be viewed online for a two week period from **Friday, 8th April 2011** until **Friday, 22nd April 2011** at: <https://www.ntlis.nt.gov.au/planning/ta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Wednesday, 20th April 2011**. Please note that comments received after the closing date may not be able to be considered by the Authority.

If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/12?pageId=planning.application&ilis_entity_id=63174022

Please note that you can only access the Development Application and make submissions through ILIS during the exhibition period.

Only users who have been registered as belonging to a Service Authority can enter submissions. Please contact Planning if you require any users removed or added to this list.

Please note that technical comments by service authorities will not be considered as submissions under section 49 of the *Planning Act* and therefore will not be eligible for third party appeal rights unless specifically requested.

If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 22nd April 2011** which is the closing date for public exhibition.



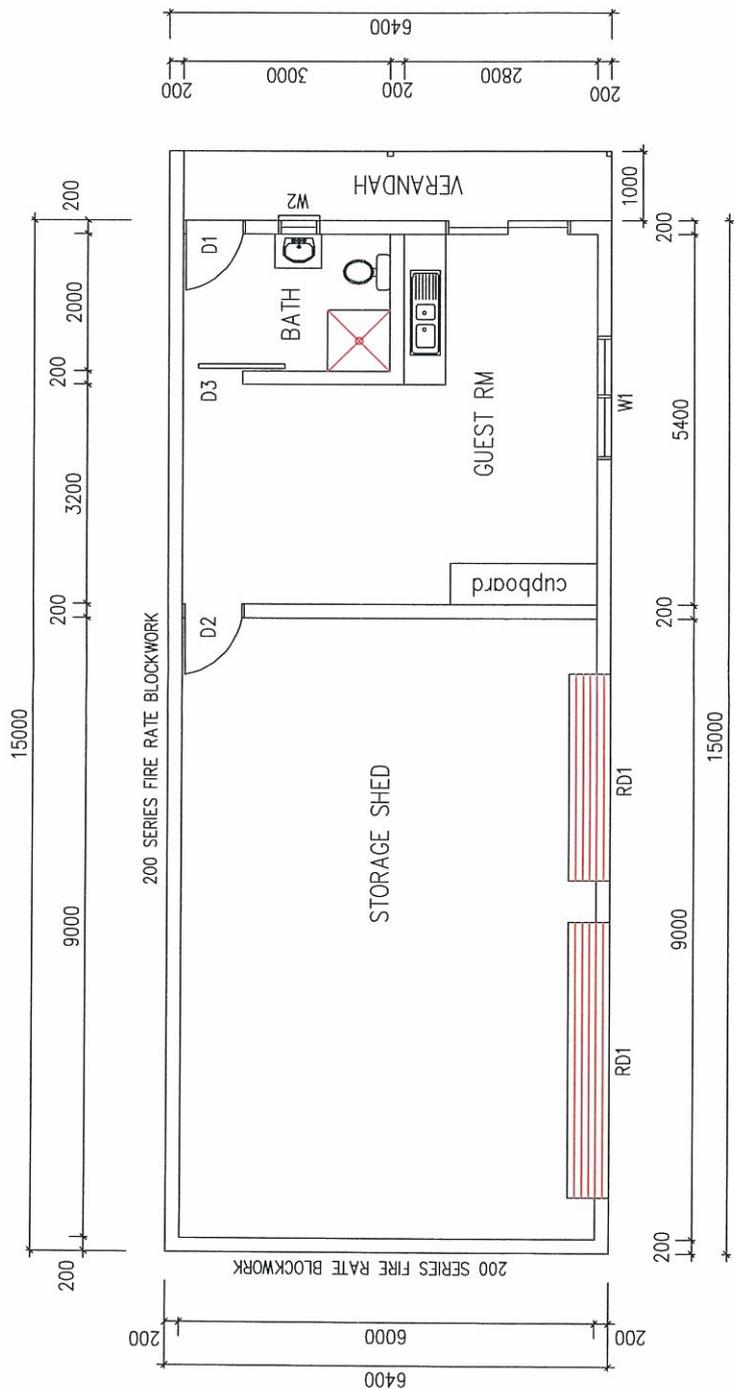
Should you require further information on this proposal please contact me on **8999 6807**.

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

6 April 2011

Attach.



DOOR AND WINDOW SCHEDULE

- W1 = 1800W x 1200H SLIDING GLASS WINDOW
- W2 = 600W x 600H SLIDING GLASS WINDOW
- D1 = 820W x 2040H TIMBER DOOR (SOLID CORE TO EXT.)
- D2 = 820W x 2040H FIRE RATED STEEL DOOR
- D3 = 820W x 2040H SLIDING TIMBER DOOR
- RD1 = 4000W x 3600H STEEL ROLLER DOOR
- RD2 = 3000W x 3600H STEEL ROLLER DOOR

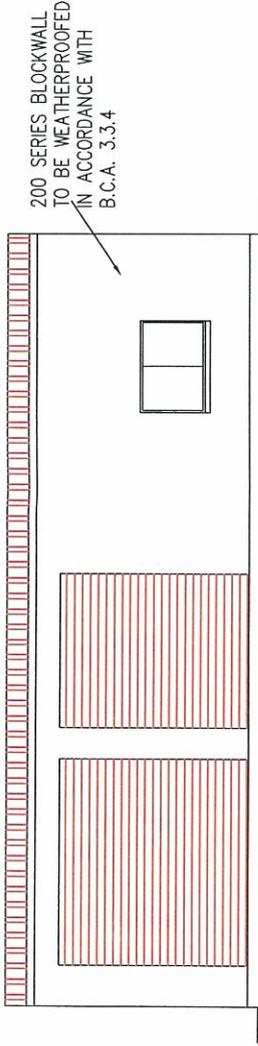
 **FLOOR PLAN**
SCALE 1:75

JOB No.	RF
DRAWING No.	RF
DATE	06/02/11
REVISION	
SHEET No.	2/6

PROPOSED MODIFICATION/STORAGE AND CARPORT EXTENSION TO EXISTING RESIDENCE AT LOT 7441, #81 HENBURY AVENUE
TWM N.T.

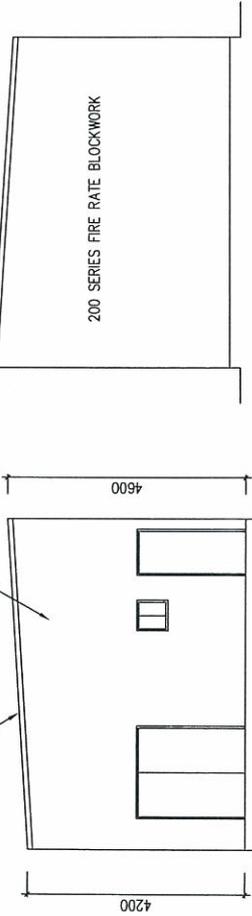


145 FARRAR BLVD.
FARRAR, PALMERSTON NT. 0830
PH: 08 88319036/ FAX: 08 88328845
MOB. 0412 627 560
EMAIL: ADD_mon_fay@icmail.com



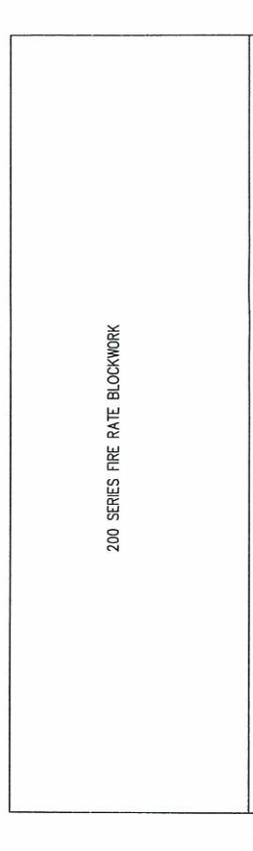
ELEVATION 1
SCALE 1:100

200 SERIES BLOCKWALL TO BE WEATHERPROOFED IN ACCORDANCE WITH B.C.A. 3.3.4



ELEVATION 2
SCALE 1:100

ELEVATION 4
SCALE 1:100



ELEVATION 3
SCALE 1:100



145 FARRAR BLVD.
FARRAR, PALMERSTON NT. 0830
PH: 08 89313036/ FAX: 08 89328945
MOB: 0412 827 560
EMAIL: ADD_mon_fev@hotmail.com

PROPOSED MODIFICATION/STORAGE AND CARPORT EXTENSION TO EXISTING RESIDENCE AT LOT 7441, #81 HENBURY AVENUE
TIWI N.T.

DRAWING BY: RF
DRAWING NO:
SHEET NO: 3/6

JOB No.
DATE: 06/02/11
DESIGNER: ROUSON

Please quote: 1986105 CR:fh
Your reference: PA2011/0222

20 April 2011

Doug Lesh
Manager of Urban Planning
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Doug

Parcel Description: Lot 6610 (8) Swan Crescent Town of Darwin.
Proposed Development: Change of use from a warehouse to office and the addition of a mezzanine (Unit 1).

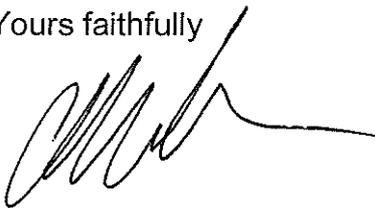
Thank you for the Development Application referred to this office 6 April 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

No issues are raised for this Development Application in relation to matters that fall within the responsibility of Darwin City Council.

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
STRATEGIC TOWN PLANNER

cc: Mr Trevor Oliver

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801



Telephone No: (08) 8999 6807
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0222

Sir or Madam
Darwin City Council
GPO Box 84
DARWIN NT 0801

Dear Sir or Madam,

Proposed Development Application

The following application has been received for assessment by the Development Consent Authority:

Parcel Description	Lot 06610 Town of Darwin
Road/Street	8 SWAN CRES
Town Plan Zone	G1 (General Industry)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	The Proprietors - Unit Plan No. U2009/054

Applicant	Mr Trevor Oliver
Contact Number	0405198381

Purpose	Change of use from warehouse to office and the addition of a mezzanine (Unit 1)
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The proposal can be viewed online for a two week period from **Friday, 8th April 2011** until **Friday, 22nd April 2011** at: <https://www.ntlis.nt.gov.au/planning/ta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Wednesday, 20th April 2011**. Please note that comments received after the closing date may not be able to be considered by the Authority.

If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/l2?pageId=planning.application&ilis_entity_id=63199020

Please note that you can only access the Development Application and make submissions through ILIS during the exhibition period.

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Please note that technical comments by service authorities will not be considered as submissions under section 49 of the *Planning Act* and therefore will not be eligible for third party appeal rights unless specifically requested.

If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 22nd April 2011** which is the closing date for public exhibition.

Should you require further information on this proposal please contact me on **8999 6807**.

Yours faithfully

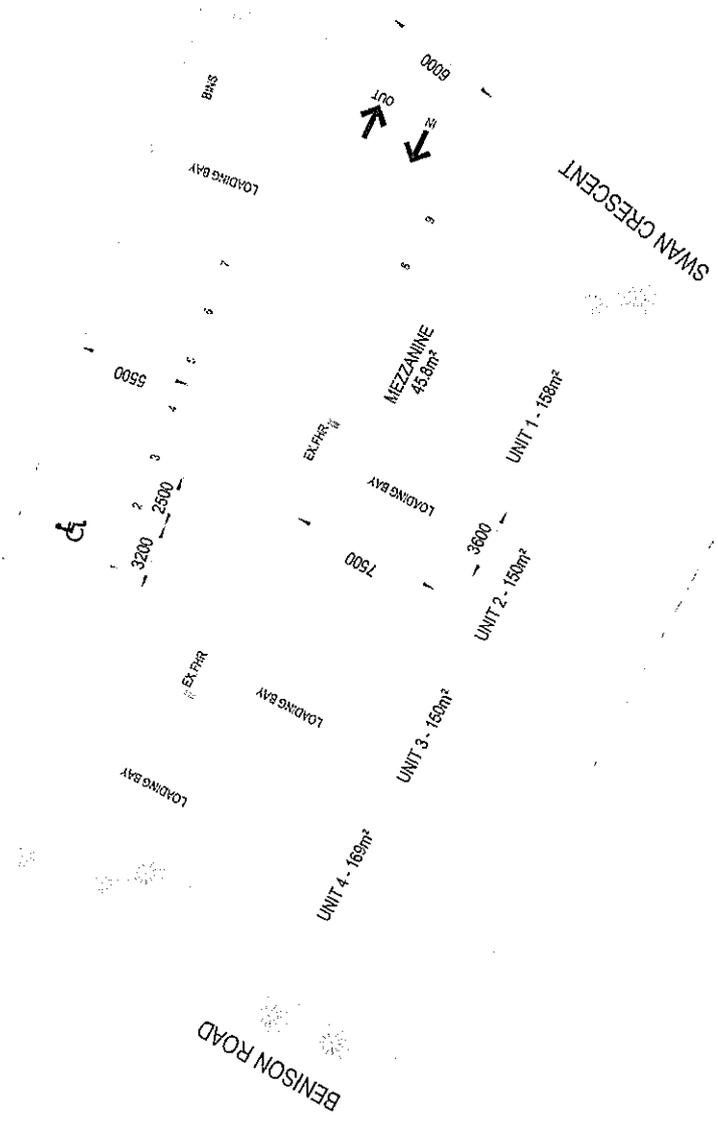
Anguree Jansen van Rensburg
Development Assessment Services

6 April 2011

PARKING REQUIREMENTS
 FLOOR AREA FIGURES AS NOTED IN THE NORTHERN TERRITORY PLANNING SCHEME ZONE (G)

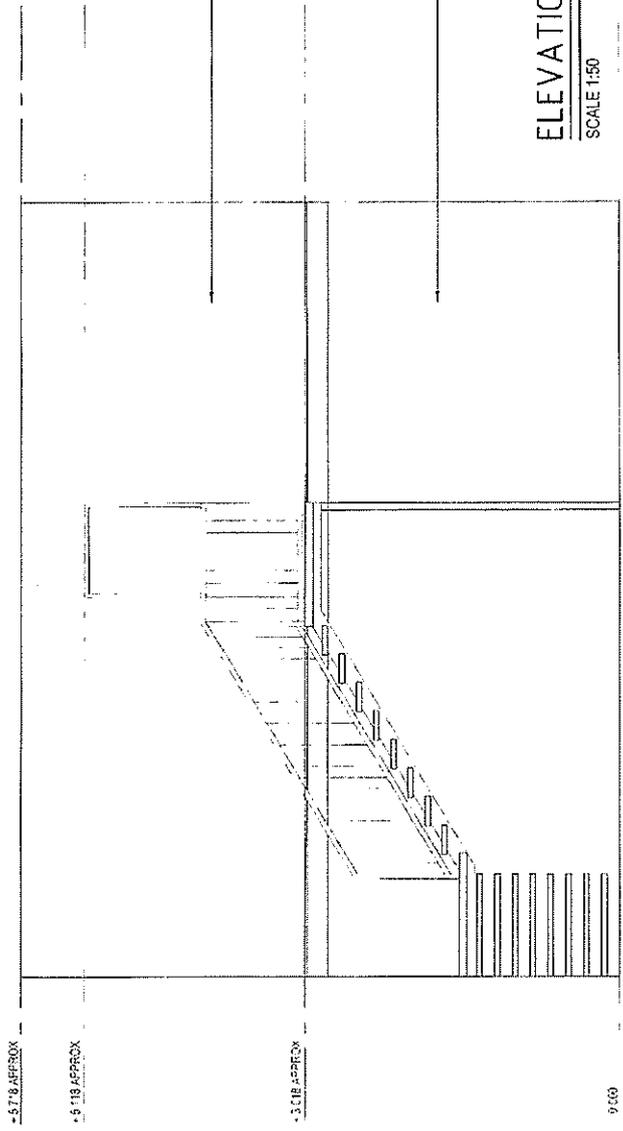
AREA NAME	AREA (M ²)	REQ. RATE
UNIT 1	1500	1 PER 1000
UNIT 2	1500	1 PER 1000
UNIT 3	1500	1 PER 1000
UNIT 4	1500	1 PER 1000
MEZZANINE / TEA ROOM	45.80	1 PER 1000
TOTAL AREA (M ²)	6772.80	

CALCULATED NO. SPACES	EXISTING
TOTAL PARKING REQUIRED	7
TOTAL PARKING PROVIDED	4
LOADING BAY	2



STRUCTURAL ENGINEERING
 COMPONENT OF PROJECT
 CONCEIVED BY
 IRWINCONSULT PTY LTD
 SIGNED: *[Signature]*
 DATE: 29/10/10
 JOB NO: 10DAP386

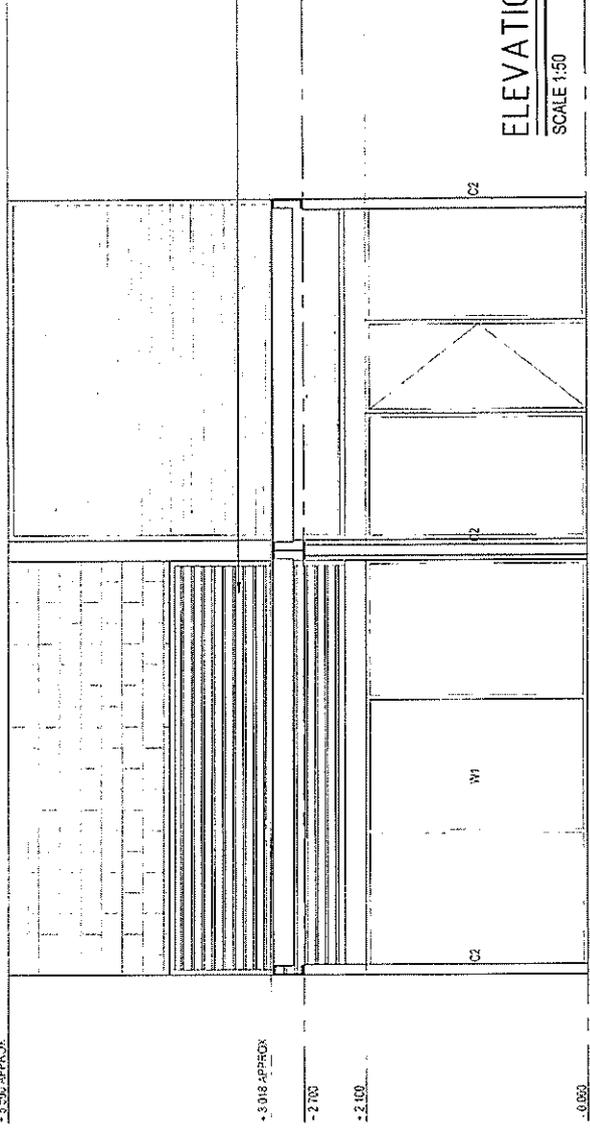
CADRAFTING		PI: 002 285 833	
PROJECT: PROPOSED MEZZANINE TO EXISTING WAREHOUSE (LOT 6610 (U 1/8) SWAN CRESCENT)			
CLIENT: PEROLI PTY LTD			
REV:	DESCRIPTION:	S.T.	DATE:
A	CONSTRUCTION ISSUE	28.10.10	BY: [Signature]
DRAWING TITLE: SITE PLAN		DATE: SEPT 2010	APPROVED: IRWINCONSULT
SCALE: 1:250	JOB: \$1011-10	SHEET: \$200	REV: A
CONSTRUCTION ISSUE			



RONDO WALL SYSTEM WITH 10mm PLASTERBOARD WALL LINING
FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

RONDO WALL SYSTEM WITH 10mm PLASTERBOARD WALL LINING
FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

ELEVATION A
SCALE 1:50
S003



STRAIT CORRUGATED WALL CLADDING FIXED IN ACCORDANCE WITH NT
DTC M/239/01 - TO MATCH EXISTING

ELEVATION B
SCALE 1:50
S003

STRUCTURAL ENGINEERING
COMPONENT OF PROJECT
ACQUIRED BY
IRWIN CONSULT PTX LTD
SIGNED: *[Signature]*

DATE: 29/10/10
JOB NO: 10DA0386

CADRAFTING <small>PH: 0143 833 035</small>		CONSTRUCTION ISSUE	
DRAWING TITLE: ELEVATIONS			
DATE: SEPT 2010	DRAWN: ST	APPROVED: IRWIN CONSULT	REV: A
SCALE: 1:50	JOB: 10DA 0386	SHEET: S003	
PROJECT: PROPOSED MEZZANINE TO EXISTING WAREHOUSE LOT 6610 (U/16) SWAN CRESCENT		CLIENT: PEROL PTY LTD	
REV: A	DESCRIPTION: CONSTRUCTION ISSUE	BY: ST	DATE: 28.10.10