



Please quote: 2070090 CR:fh
Your reference: PA2011/0622

23 September 2011

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

Dear Doug

Parcel Description: Portion 1039 (10) Makagon Road Hundred of Bagot
Proposed Development: To use part of a warehouse as a caretaker's residence

Thank you for the Development Application referred to this office 8 September 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:

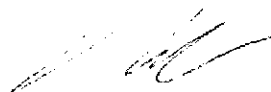
i). Council objects to the granting of a Development Permit for the following reason:

The caretaker's residence proposes a floor area of 112m², well in excess of the maximum 50m² specified under Clause 7.10.3 (Caretaker's Residence) of the NT Planning Scheme. The applicant states that a variation is sought for an 'insignificant' increase to the maximum requirements of Clause 7.10.3. The proposed floor area is double the allowable area, which is not considered an insignificant increase.

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 contact Cindy Robson on 8930 0528.

Yours faithfully



DROSSO LELEKIS
MANAGER DESIGN, PLANNING & PROJECTS

cc: Mr Sam Nixon

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801



Telephone No: (08) 8999 6046
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0622

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

Dear Sir or Madam,

Proposed Development Application

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

Parcel Description	Portion 01039 Hundred of Bagot
Road/Street	10 MAKAGON RD
Town Plan Zone	LI (Light Industry)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Irreproachable Pty. Ltd. (A.C.N. 009 639 294)

Applicant	Mr Sam Nixon
Contact Number	08 8980 5900
Purpose	To use part of a warehouse as a caretakers residence

The proposal can be viewed online for a two week period from **Friday, 9th September 2011** until **Friday, 23rd September 2011** at:

<https://www.ntlis.nt.gov.au/planning/lta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 23rd September 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=65113785

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.

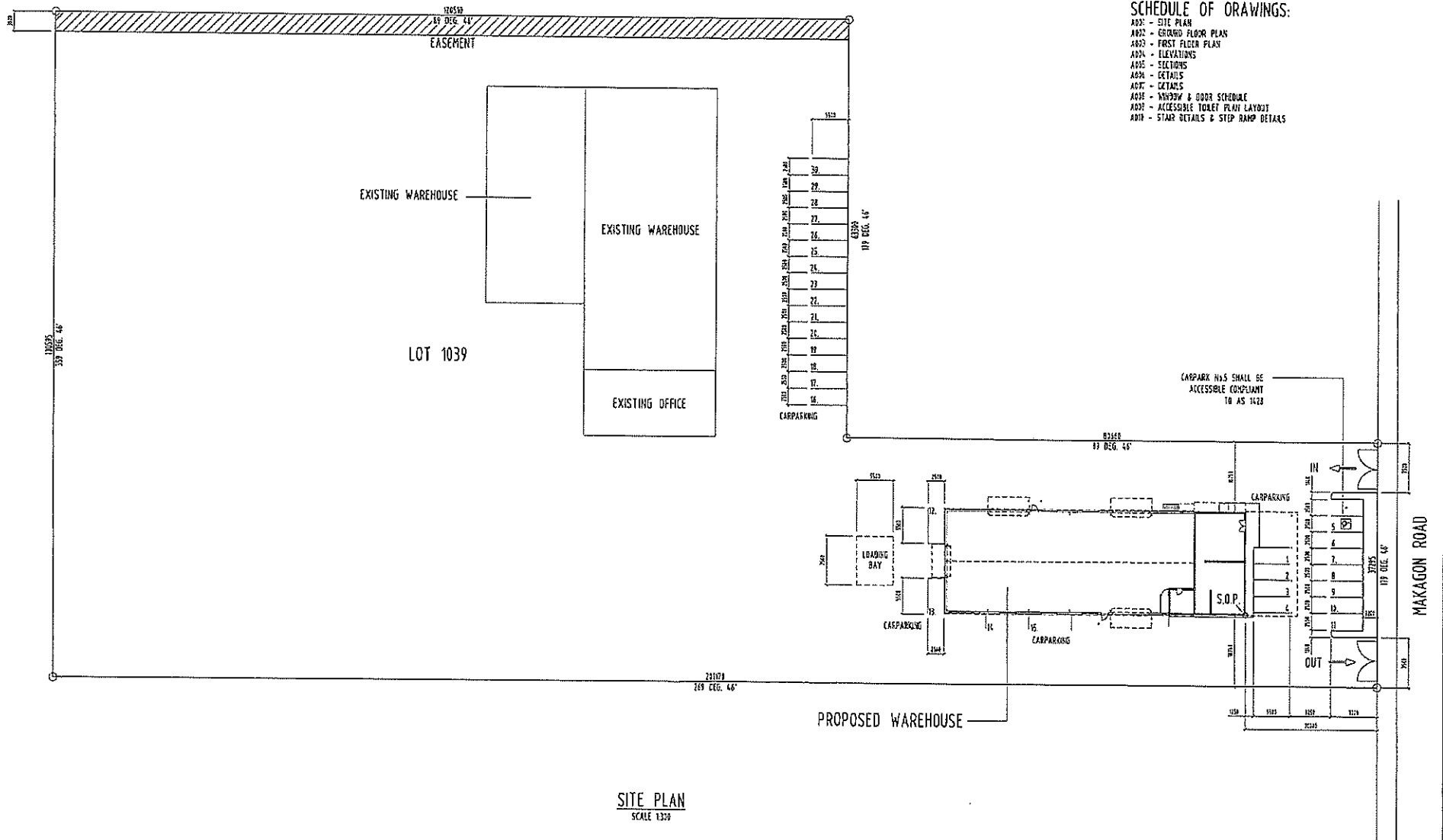
Please note that technical comments by service authorities will not be considered as submissions under section 49 of the *Planning Act* and therefore will not be eligible for third party appeal rights unless specifically requested.

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, 23rd September 2011** which is the closing date for public exhibition.

DRAFT
INNOVATIVE BUILDING SOLUTIONS
D10-005

SCHEDULE OF DRAWINGS:

ADD - SITE PLAN
ADD - EXISTING FLOOR PLAN
ADD - FIRST FLOOR PLAN
ADD - ELEVATIONS
ADD - SECTIONS
ADD - DETAILS
ADD - DETAILS
ADD - DETAILS
ADD - WINDOW & DOOR SCHEDULE
ADD - ACCESSIBLE TOILET PLAN LAYOUT
ADD - STAIR DETAILS & STEP RAMP DETAILS



SITE PLAN
SCALE 1:320

REV.	DESCRIPTION	BY	DATE	REV.	DESCRIPTION	BY	DATE
1	CONSTRUCTION PLUS						

DRAFT
INNOVATIVE BUILDING SOLUTIONS

PROJECT
PROPOSED WAREHOUSE
LOT 1039, MAKAGON ROAD,
DARWIN, NT

DRAWN: DRAFT
DATE: MAY 11
SCALE: AS SHOWN
CHECKED: DRAFT

DRAWING TITLE
SITE PLAN

PROJECT No. D10-005
DRAWING No. A001 OF 10

REV. A

Please quote: 2068246 CR:fh
Your reference: PA2011/0591

2 September 2011

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

Dear Doug

Parcel Description: Portion 1205 (14) Winnellie Road Hundred of Bagot
Proposed Development: Change of use from warehouse and showroom to
leisure and recreation (Gym) (Tenancies 5 and 6)

Thank you for the Development Application referred to this office 18 August 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). **Car Parking**

Council notes a number of variations to the Northern Territory Planning Scheme provisions in relation to Table to Clause 6.5.1 - Reduction in Parking Requirements. However, the application suitably demonstrates the projected parking needs for the change of use from warehouse and showroom to leisure and recreation facility. The inclusion of a parking study which addresses variations in peak demand, cross utilisation and the existing parking arrangements is considered valid.

While Council does not necessarily support these variations, in light of the appended parking study which demonstrates that the site will not incur car parking issues as a result of the proposed development, it does not object.

.../2

b). **Signage**

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.

Any proposed signage for the site is subject to a separate approval and shall be assessed under Darwin City Council Policy Number 42 – Outdoor Advertising Signs Code.

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

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.

- 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 General Manager Infrastructure, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Darwin City Council Policy number 52 – Waste Management.

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



DAVE CASH
A/ MANAGER DESIGN, PLANNING & PROJECTS

cc: Mr Brad Cunningham – Masterplan NT

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801



Telephone No: (08) 8999 6046
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0591

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

Dear Sir or Madam,

Proposed Development Application

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

Parcel Description	Portion 01205 Hundred of Bagot
Road/Street	14 WINNELLIE RD
Town Plan Zone	LI (Light Industry)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Gaymark Investments Pty Ltd (ABN 54 009 594 085)
Applicant	Mr Brad Cunningham
Contact Number	08) 8942 2600
Purpose	Change of use from warehouse and showroom sales to leisure and recreation (gym) (Tenancies 5 and 6)

The proposal can be viewed online for a two week period from **Friday, 19th August 2011** until **Friday, 2nd September 2011** at:

<https://www.ntlis.nt.gov.au/planning/lta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 2nd September 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:

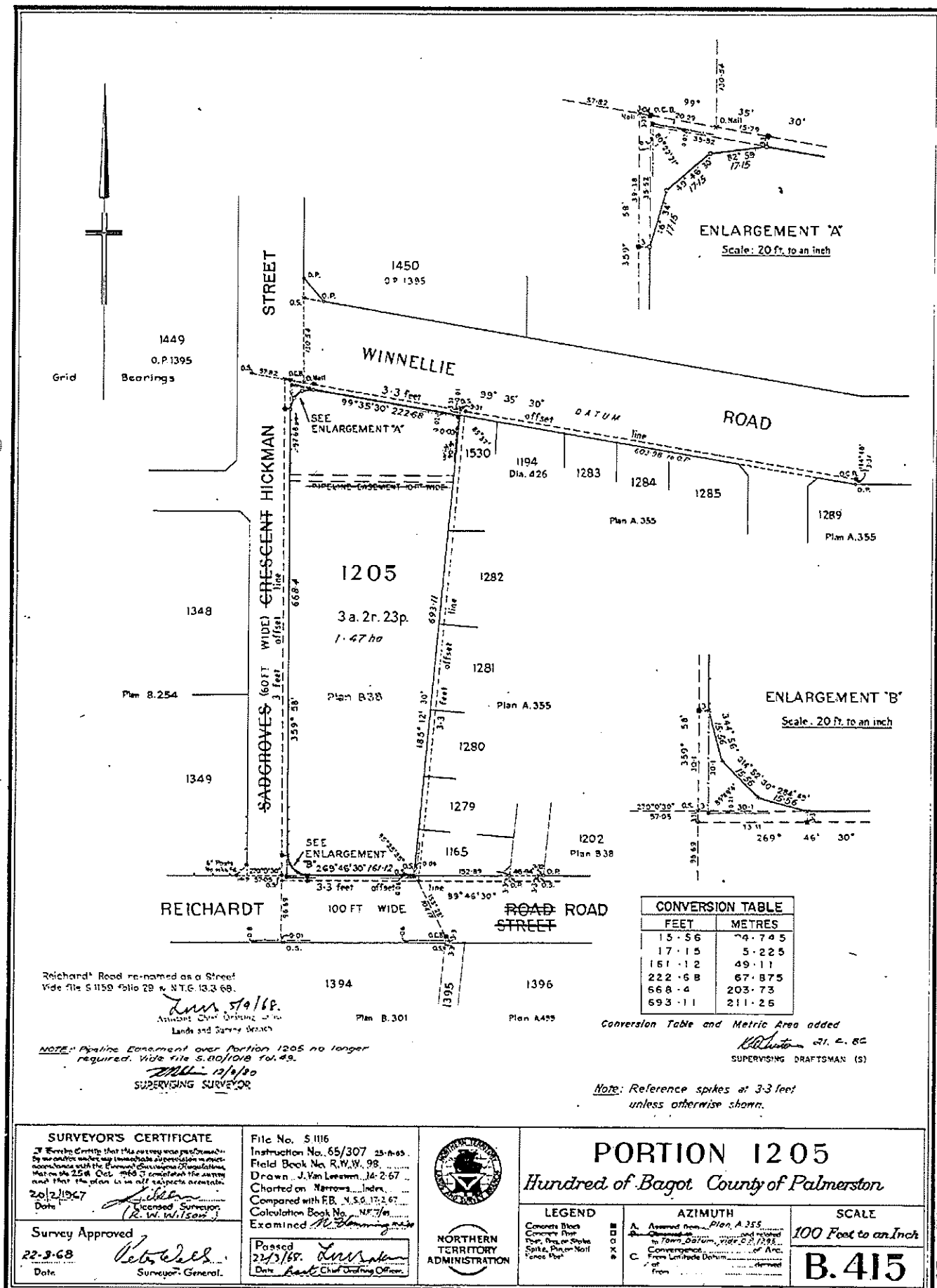
https://www.ilis.nt.gov.au/ilis/l2?pagelid=planning.application&ilis_entity_id=64990541

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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, 2nd September 2011** which is the closing date for public exhibition.





Bus Routes

14 Winnellie Road
WINNELLIE

- Subject Site
- Bus Stop
- Route 5
- Route 8
- Route 16
- Route 17
- Route 25PM
- Route 28
- Route OL1
- Route OL2



1:2000 @ A3
0 40m

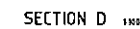
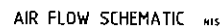
33/16 Charlton Court
Woolner NT 0820

Tel: 08 8942 2600
Fax: 08 8221 6001

masterplan.com.au

plan@masterplan.com.au
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MASTERPLAN
TOWN + COUNTRY PLANNERS




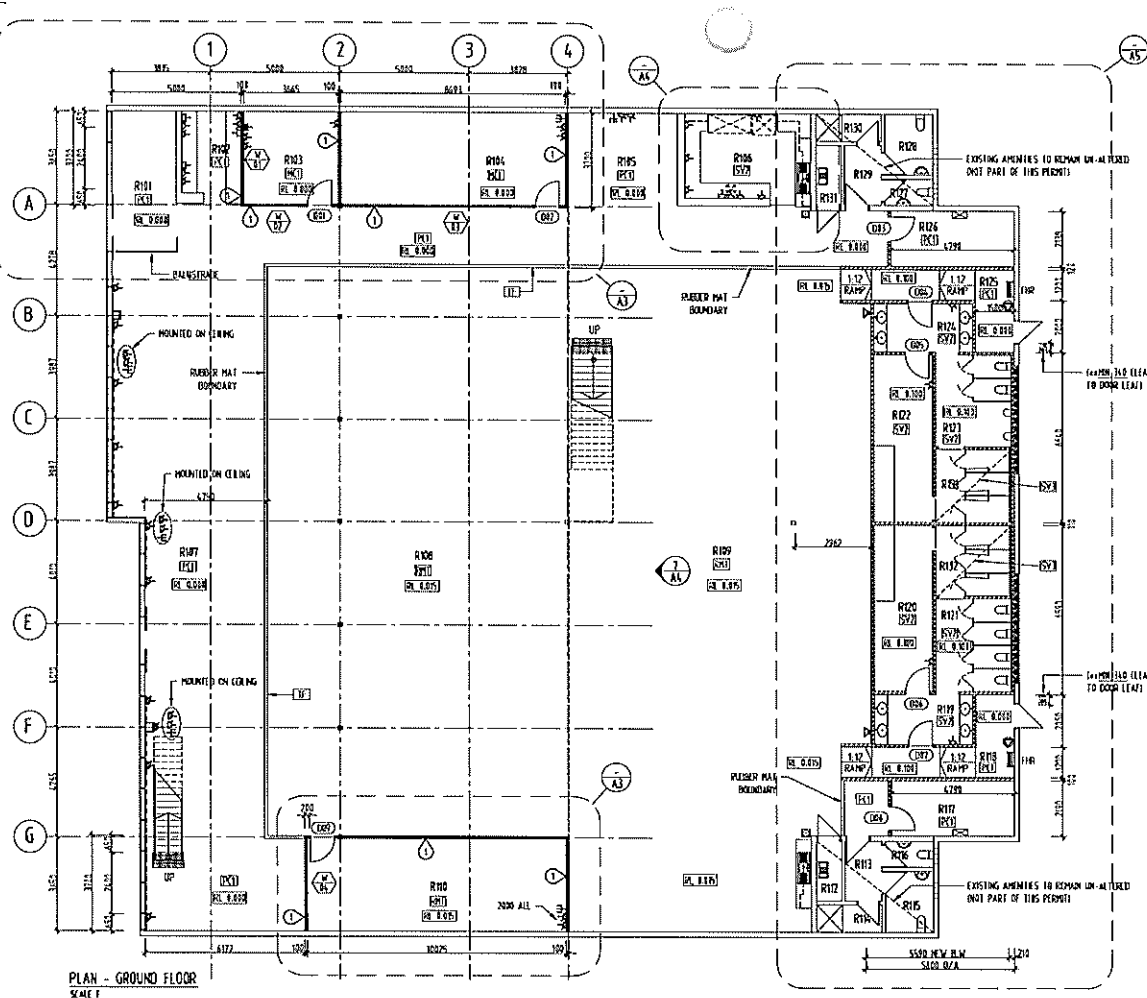
TCM TOWNES CHAPPELL MIDGWAY
PTY. LTD.

Consulting Engineers

A.C.N. 082 239 709 A.B.N. 76 673 547 377
Structural, Mechanical, Electrical & Hydraulic
GPO Box 2990 Darwin 0801
17-19 Lindsay Street Darwin N.T.
Tel : (081) 89234400
Fax : (081) 89234444
Email : tcmn1@bigpond.net.au

Sheet Title
MECHANICAL LAYOUT, SCHEMATIC
AND SECTIONS

FOR TENDER				
MECHANICAL SERVICES				
CND File No: D8686M2		Plot Date: 15/02/2017		
	Designed	Drawn	Date	
	X	LT	JAN	
	Checked	Stamps	150	A
	Drawing No: D8686/M2			00



GENERAL NOTES

ALL NEW MATERIALS & CONSTRUCTION METHODS ARE TO BE IN ACCORDANCE WITH THE CURRENT N.T. CODED TO COMPLY, BUILDING CODE OF AUSTRALIA, SAA STANDARDS & THE MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS.

NEW FINISHES/MATERIALS TO COMPLY WITH BCA FIRE HAZARD INDEXES SPECIFICATION E L10.

EXIST DOORS & DOORS IN THE PATH OF TRAVEL TO AN EXIT SHALL BE OPERABLE FROM WITHIN, WITHOUT A KEY OR A LEVER HANDLE LOCATED AT 2000 AFL IN ACCORDANCE WITH BCA CLAUSE D2.2.1.

INSTALL FIRE EXTINGUISHERS TO THE REQUIREMENTS OF NT FIRE SERVICES & IN ACCORDANCE WITH BCA CLAUSE E1.1 & AS 1841.4 (SEE OTHERS).

ENSURE SPECIAL ATTENTION IS PAID TO DETAILING TO ACHIEVE SOUND CONTROL TO MEETING ROOMS. THIS WILL INVOLVE ENSURING ANY GAPS CREATED BY OUTWORK ARE FILLED WITH A SUITABLE ACOUSTIC MATERIAL AND TO ENSURE AIR TIGHT SEAL IS ACHIEVED AT ALL JOINTS, JOINTS AND PENETRATIONS.

REFER DRAWINGS OF 8 & 9 FOR DIMENSION SET OUT

ENSURE STEEL STUDWORK FRAMING MAKES ONE ALLOWANCE FOR ITEMS TO BE FIXED TO / AND SUPPORTED BY WALLS. PROVIDE ADDITIONAL STUDS AND BRIDGES AS REQUIRED.

SET OUT AND DIMENSIONS

ALL SET OUT DIMENSIONS AND LEVELS, INCLUDING ANY SHOWN ON STRUCTURAL DRAWINGS SHALL BE VERIFIED ON THE SITE. ANY DISCREPANCIES IN THE DOCUMENTS MUST BE RESOLVED BEFORE ORDERING OR PLACING ANY MATERIALS. THESE DRAWINGS ARE NOT TO SCALE.

ROOM LEGEND

R101	ENTRY	R110	PASSAGE	R119	STAIR LANDING
R102	RECEPTION DESK	R111	FEMALE BATHS	R120	ALCOHOLS ROOM
R103	OFFICE	R112	FEMALE CHANGEROOM & LOCKERS	R121	SPIN ROOM
R104	FOOD'S QUB	R113	FEMALE WC'S	R122	STAIR LANDING
R105	SEATING AREA	R114	MALE CHANGEROOM & LOCKERS	R123	STORE ROOM
R106	KITCHENETTE	R115	MALE WC'S	R124	BOOKING ROOM
R107	CARDO	R116	MALE BATHS		
R108	PAT AREA - MACHINES	R117	PASSAGE		
R109	PAT AREA - MACHINES	R118	STAFF LOCKER ROOM		
R110	PRIVATE WEIGHTS ROOM	R119	MALE WC		
R111	CLEANER'S ROOM	R120	DISABLED & MALE STAFF WC		
R112	ARLOCK	R121	ARLOCK		
R113	FEMALE SHOWER	R122	STAFF SHOWER		
R114	DISABLED & FEMALE STAFF WC	R123	CLEANER'S ROOM		
R115	FEMALE WC	R124	SHOWERS - MEN'S		
R116	STORE ROOM	R125	SHOWERS - WOMEN'S		

FLOOR FINISHES

R101	CERAMIC TILES -
R102	MODULAR CARPET TILES - GREENEY FIRST NEUTRON - PROTON 2570/300 MODULAR TILES
R103	MODULAR CARPET FLOOR - 12mm THICK SPRING MODULAR FLOOR TILES SUPPLIED AND INSTALLED BY TENANT.
R104	PAINTED CONCRETE -
R105	POLISHED FLOORS -
R106	RUBBER MATING - ONE 1000 RUBBER MATING SUPPLIED AND INSTALLED BY TENANT
R107	SPOTON EDGE -
R108	SOLID TIMBER -
R109	SHEET VINYL (MALES) - TARKETT MICRO PREMIUM 2mm, COLOUR - 041 MES 5 180-H
R110	SHEET VINYL FLOORS - TARKETT SAFERIDE SPEC 2mm, COLOUR - SILVER 180 700
R111	SHEET VINYL FLOORS TO SHOWERS - POLYSAFE HYDRO 2mm (EVED) TO WALL VINYL, COLOUR - WHITE STONE 1830
R112	TRIMMER FILLET - 10 RAMPED SOLID TRIMMER FILLET

POWER / COMMS

1	DOUBLE GPO - CUPSAL 2000 WHITE @ 400 AFL
2	DOUBLE DATA - 2 x RAS CAT 6 ON CUPSAL 200 PLATE, WHITE @ 400 AFL
3	DATA I/O - TERMINATION POINT FOR ALL DATA, PLATE ON WALL @ 400 AFL
4	MATY POINT - REFER DRAWING FOR HEIGHT
5	SPEAKER - REFER DRAWING FOR HEIGHT

FIRE

1	FIRE EXTINGUISHER - 1 x 3A-40BCF
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WALL TYPE LEGEND

1	EXISTING WALL, ALLOW TO PAINT
2	NEW FULL HEIGHT PLASTERBOARD AND METAL STUD PARTITION WALL, PAINT FINISH, BLACK VINYL SARTING.
3	NEW MET AREA PARTITION WALL, STEEL WALL FRAME TO EXISTING DETAILS, ACOUSTIC INSULATION BATTES TO CAVITY, 12mm PB TO COMPRESSION SIDE, 10mm BATTES 12mm WALL VINYL, FULL HEIGHT OVER LOW WALLS/DOORS USING MINI 25mm (ONE) TO FLOOR WHERE INDICATED. ALL JOINTS WELDED. REFER DETAILS FOR WALL FRAMES.
4	NEW EXTERNAL METAL WALL, STRUCTURAL STEEL WALL FRAMING, HORIZONTAL CUSTOM ONE CLADDING, VAPOUR BARRIER AND THERMAL INSULATION TO CAVITY. REFER ENGINEER'S DETAILS.
5	NEW GLAZED PARTITION, CAPITAL SLIDES 100 SUITE, NATURAL ANODIZED FINISH.

WALL CODE LEGEND

1	12mm BURAL ENVIRO SOUNDSTOP PLASTERBOARD BOTH SIDES, 15mm METAL STUD FRAMING, GRADUATED SOUNDSCREEN PLUS R2.0 ACOUSTIC BATTES TO CAVITY, PAINT FINISH, 10mm BLACK VINYL SARTING.
2	12mm BURAL ENVIRO SOUNDSTOP PLASTERBOARD ONE SIDE ONLY, 15mm METAL STUD FRAMING, GRADUATED SOUNDSCREEN PLUS R2.0 ACOUSTIC BATTES TO CAVITY, PAINT FINISH, 10mm BLACK VINYL SARTING.
3	12mm BURAL ENVIRO SOUNDSTOP PLASTERBOARD ONE SIDE ONLY, 15mm METAL STUD FRAMING, GRADUATED ANODIZED 55 LIGHT DUTY BATTES TO CAVITY, PAINT FINISH, 10mm BLACK VINYL SARTING.

PAINT FINISHES

CERINGS PPO	DAUX WHITE CEILING PAINT (EO CHOICE)
CERINGS VOP	DAUX WASH AND WEAR 181 KITCHEN & BATHROOM LOW SHEEN
PR WALLS GENERAL	DAUX PROFESSIONAL EMERGED INTERIOR LOW SHEEN, LEXCON POWER
INTER DOORS	DAUX PROFESSIONAL FULL GLOSS ENAMEL, LEXCON POWER
STEEL DOOR TRAPES	DAUX PROFESSIONAL FULL GLOSS ENAMEL, LEXCON POWER

REF: A 10-9-11-15-20-25-30-35-40-45-50-55-60-65-70-75-80-85-90-95-100-105-110-115-120-125-130-135-140-145-150-155-160-165-170-175-180-185-190-195-200-205-210-215-220-225-230-235-240-245-250-255-260-265-270-275-280-285-290-295-300-305-310-315-320-325-330-335-340-345-350-355-360-365-370-375-380-385-390-395-400-405-410-415-420-425-430-435-440-445-450-455-460-465-470-475-480-485-490-495-500-505-510-515-520-525-530-535-540-545-550-555-560-565-570-575-580-585-590-595-600-605-610-615-620-625-630-635-640-645-650-655-660-665-670-675-680-685-690-695-700-705-710-715-720-725-730-735-740-745-750-755-760-765-770-775-780-785-790-795-800-805-810-815-820-825-830-835-840-845-850-855-860-865-870-875-880-885-890-895-900-905-910-915-920-925-930-935-940-945-950-955-960-965-970-975-980-985-990-995-1000-1005-1010-1015-1020-1025-1030-1035-1040-1045-1050-1055-1060-1065-1070-1075-1080-1085-1090-1095-1100-1105-1110-1115-1120-1125-1130-1135-1140-1145-1150-1155-1160-1165-1170-1175-1180-1185-1190-1195-1200-1205-1210-1215-1220-1225-1230-1235-1240-1245-1250-1255-1260-1265-1270-1275-1280-1285-1290-1295-1300-1305-1310-1315-1320-1325-1330-1335-1340-1345-1350-1355-1360-1365-1370-1375-1380-1385-1390-1395-1400-1405-1410-1415-1420-1425-1430-1435-1440-1445-1450-1455-1460-1465-1470-1475-1480-1485-1490-1495-1500-1505-1510-1515-1520-1525-1530-1535-1540-1545-1550-1555-1560-1565-1570-1575-1580-1585-1590-1595-1600-1605-1610-1615-1620-1625-1630-1635-1640-1645-1650-1655-1660-1665-1670-1675-1680-1685-1690-1695-1700-1705-1710-1715-1720-1725-1730-1735-1740-1745-1750-1755-1760-1765-1770-1775-1780-1785-1790-1795-1800-1805-1810-1815-1820-1825-1830-1835-1840-1845-1850-1855-1860-1865-1870-1875-1880-1885-1890-1895-1900-1905-1910-1915-1920-1925-1930-1935-1940-1945-1950-1955-1960-1965-1970-1975-1980-1985-1990-1995-2000-2005-2010-2015-2020-2025-2030-2035-2040-2045-2050-2055-2060-2065-2070-2075-2080-2085-2090-2095-2100-2105-2110-2115-2120-2125-2130-2135-2140-2145-2150-2155-2160-2165-2170-2175-2180-2185-2190-2195-2200-2205-2210-2215-2220-2225-2230-2235-2240-2245-2250-2255-2260-2265-2270-2275-2280-2285-2290-2295-2300-2305-2310-2315-2320-2325-2330-2335-2340-2345-2350-2355-2360-2365-2370-2375-2380-2385-2390-2395-2400-2405-2410-2415-2420-2425-2430-2435-2440-2445-2450-2455-2460-2465-2470-2475-2480-2485-2490-2495-2500-2505-2510-2515-2520-2525-2530-2535-2540-2545-2550-2555-2560-2565-2570-2575-2580-2585-2590-2595-2600-2605-2610-2615-2620-2625-2630-2635-2640-2645-2650-2655-2660-2665-2670-2675-2680-2685-2690-2695-2700-2705-2710-2715-2720-2725-2730-2735-2740-2745-2750-2755-2760-2765-2770-2775-2780-2785-2790-2795-2800-2805-2810-2815-2820-2825-2830-2835-2840-2845-2850-2855-2860-2865-2870-2875-2880-2885-2890-2895-2900-2905-2910-2915-2920-2925-2930-2935-2940-2945-2950-2955-2960-2965-2970-2975-2980-2985-2990-2995-3000-3005-3010-3015-3020-3025-3030-3035-3040-3045-3050-3055-3060-3065-3070-3075-3080-3085-3090-3095-3100-3105-3110-3115-3120-3125-3130-3135-3140-3145-3150-3155-3160-3165-3170-3175-3180-3185-3190-3195-3200-3205-3210-3215-3220-3225-3230-3235-3240-3245-3250-3255-3260-3265-3270-3275-3280-3285-3290-3295-3300-3305-3310-3315-3320-3325-3330-3335-3340-3345-3350-3355-3360-3365-3370-3375-3380-3385-3390-3395-3400-3405-3410-3415-3420-3425-3430-3435-3440-3445-3450-3455-3460-3465-3470-3475-3480-3485-3490-3495-3500-3505-3510-3515-3520-3525-3530-3535-3540-3545-3550-3555-3560-3565-3570-3575-3580-3585-3590-3595-3600-3605-3610-3615-3620-3625-3630-3635-3640-3645-3650-3655-3660-3665-3670-3675-3680-3685-3690-3695-3700-3705-3710-3715-3720-3725-3730-3735-3740-3745-3750-3755-3760-3765-3770-3775-3780-3785-3790-3795-3800-3805-3810-3815-3820-3825-3830-3835-3840-3845-3850-3855-3860-3865-3870-3875-3880-3885-3890-3895-3900-3905-3910-3915-3920-3925-3930-3935-3940-3945-3950-3955-3960-3965-3970-3975-3980-3985-3990-3995-4000-4005-4010-4015-4020-4025-4030-4035-4040-4045-4050-4055-4060-4065-4070-4075-4080-4085-4090-4095-4100-4105-4110-4115-4120-4125-4130-4135-4140-4145-4150-4155-4160-4165-4170-4175-4180-4185-4190-4195-4200-4205-4210-4215-4220-4225-4230-4235-4240-4245-4250-4255-4260-4265-4270-4275-4280-4285-4290-4295-4300-4305-4310-4315-4320-4325-4330-4335-4340-4345-4350-4355-4360-4365-4370-4375-4380-4385-4390-4395-4400-4405-4410-4415-4420-4425-4430-4435-4440-4445-4450-4455-4460-4465-4470-4475-4480-4485-4490-4495-4500-4505-4510-4515-4520-4525-4530-4535-4540-4545-4550-4555-4560-4565-4570-4575-4580-4585-4590-4595-4600-4605-4610-4615-4620-4625-4630-4635-4640-4645-4650-4655-4660-4665-4670-4675-4680-4685-4690-4695-4700-4705-4710-4715-4720-4725-4730-4735-4740-4745-4750-4755-4760-4765-4770-4775-4780-4785-4790-4795-4800-4805-4810-4815-4820-4825-4830-4835-4840-4845-4850-4855-4860-4865-4870-4875-4880-4885-4890-4895-4900-4905-4910-4915-4920-4925-4930-4935-4940-4945-4950-4955-4960-4965-4970-4975-4980-4985-4990-4995-5000-5005-5010-5015-5020-5025-5030-5035-5040-5045-5050-5055-5060-5065-5070-5075-5080-5085-5090-5095-5100-5105-5110-5115-5120-5125-5130-5135-5140-5145-5150-5155-5160-5165-5170-5175-5180-5185-5190-5195-5200-5205-5210-5215-5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Locality Plan ZONING

14 Winnellie Road
WINNELLIE

- Subject Site
- Main Road Zone
- Service Commercial
- Light Industrial Zone
- General Industry

2 September 2011

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

Dear Doug

Parcel Description: Portion 1860 (25) Pruen Road Hundred of Bagot
Proposed Development: Change of use from warehouse to office (unit 20)

Thank you for the Development Application referred to this office 18 August 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 and provides the following comments:**
 - a). Table to Clause 6.5.1 of the Northern Territory Planning Scheme indicates that car parking for offices within the GI (General Industry) zone are calculated at 4 per 100 m². Hence, the change of use from warehouse to an office generates a parking requirement of an additional 3 carparking spaces and not the 1.5 as specified in the application.

Notwithstanding this error in calculation, the proposed development complies with the Northern Territory Planning Scheme car parking requirements, as the original development provided 34 spaces instead of the mandatory 29. The surplus of 4 spaces enables the proposed development to satisfy its car parking requirement of 3 additional spaces.

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



DAVE CASH

A/ MANAGER DESIGN, PLANNING & PROJECTS

cc: Mr Michael Hatton



Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6046
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0554

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

Dear Sir or Madam,

Proposed Development Application

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

Parcel Description	Portion 01860 Hundred of Bagot
Road/Street	25 PRUEN RD
Town Plan Zone	G1 (General Industry)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	The Proprietors - Unit Plan No. U2006/067

Applicant	Mr Michael Hatton
Contact Number	08 8984 4401
Purpose	Change of use from warehouse to office (unit 20)

The proposal can be viewed online for a two week period from **Friday, 19th August 2011** until **Friday, 2nd September 2011** at:

<https://www.ntlis.nt.gov.au/planning/lta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 2nd September 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:

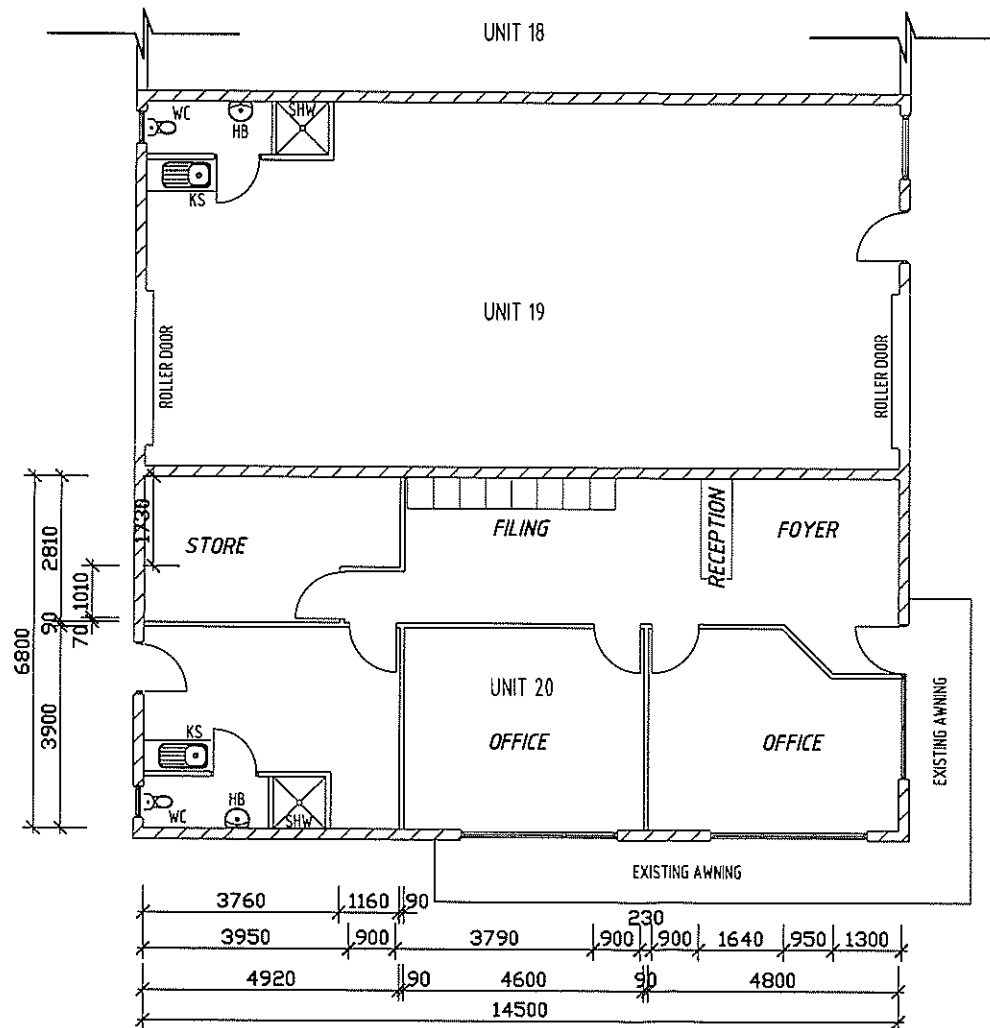
https://www.ilis.nt.gov.au/ilis/l2?pagelD=planning.application&ilis_entity_id=64902451

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, 2nd September 2011** which is the closing date for public exhibition.



FLOOR PLAN

SCALE: 1:100



HEINER STRUCTURAL
ENGINEERING CONSULTANTS
Pty Ltd

20-25 Pruett Road, Berrimah, NT
PH: (08) 8964 4421
FX: (08) 8964 4493
mick@hse.com.au

PROJECT:

OFFICE FITOUT
UNIT 20
AT LOT 1860 PRUETT ROAD, BERRIMAH

PAGE SIZE:

A3

SCALE:

1:100

DRAWN BY:

BPD

DATE:

07/11

HSEC REFERENCE:

E09305

SHEET:

S02

Please quote: 2069025 CR:fh
Your reference: PA2011/0571

2 September 2011

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

Dear Doug

Parcel Description: Lot 2281 (6) Arthur Street Town of Nightcliff
Proposed Development: Shed addition to an existing single dwelling with a reduced side setback

Thank you for the Development Application referred to this office 18 August 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 variations to the Northern Territory Planning Scheme provisions in relation to Table A of Clause 7.3 – Minimum Building Setbacks for Residential Buildings and Associated Open Structures. While Council does not necessarily support these variations, in light of the existing built form within the area, 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:-

- a). **Council requests the Authority requires a schematic plan demonstrating that stormwater run-off is capable of being discharged across the lot surface to the main drainage system or to an approved alternate connection.** The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged to Council's drainage network.

.../2

- 1). Council stormwater discharge guidelines do not allow concentrated discharge of stormwater from a Single Dwelling lot to adjoining properties or the road reserve. All stormwater is to be piped or dispersed via sheet flow to the road reserve.

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.

- 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 General Manager Infrastructure, 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



DAVE CASH
A/ MANAGER DESIGN, PLANNING & PROJECTS

cc: Mr George Michael



Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6046
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0571

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

Dear Sir or Madam,

Proposed Development Application

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

Parcel Description	Lot 02281 Town of Nightcliff
Road/Street	6 ARTHUR ST
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Boubaris, Stavroula Kokkinomagoulos, Chris
Applicant	Mr George Michael
Contact Number	08 8942 8228
Purpose	Shed addition to an existing single dwelling with a reduced side setback

The proposal can be viewed online for a two week period from **Friday, 19th August 2011** until **Friday, 2nd September 2011** at:

<https://www.ntlis.nt.gov.au/planning/ita.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 2nd September 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?pageld=planning.application&ilis_entity_id=64931354

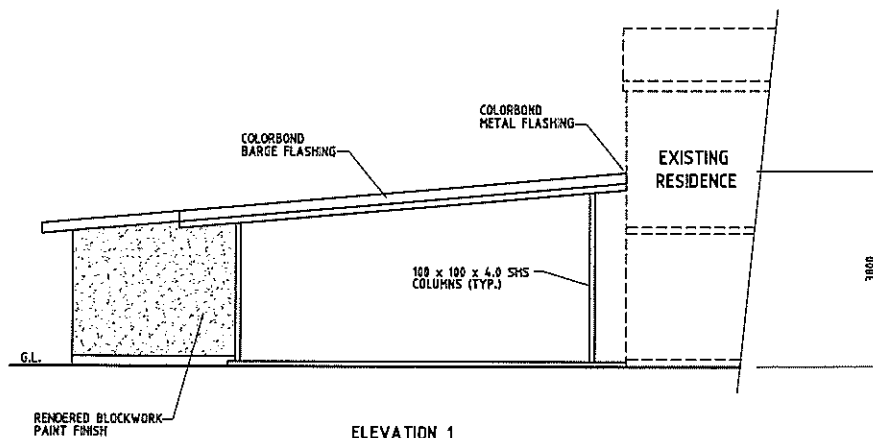
Please note that you can only access the Development Application and make submissions through ILIS during the exhibition period.

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.

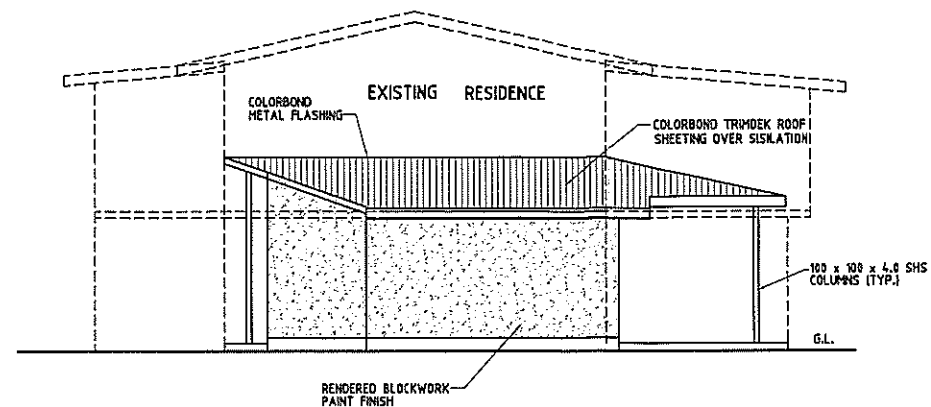
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If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 2nd September 2011** which is the closing date for public exhibition.

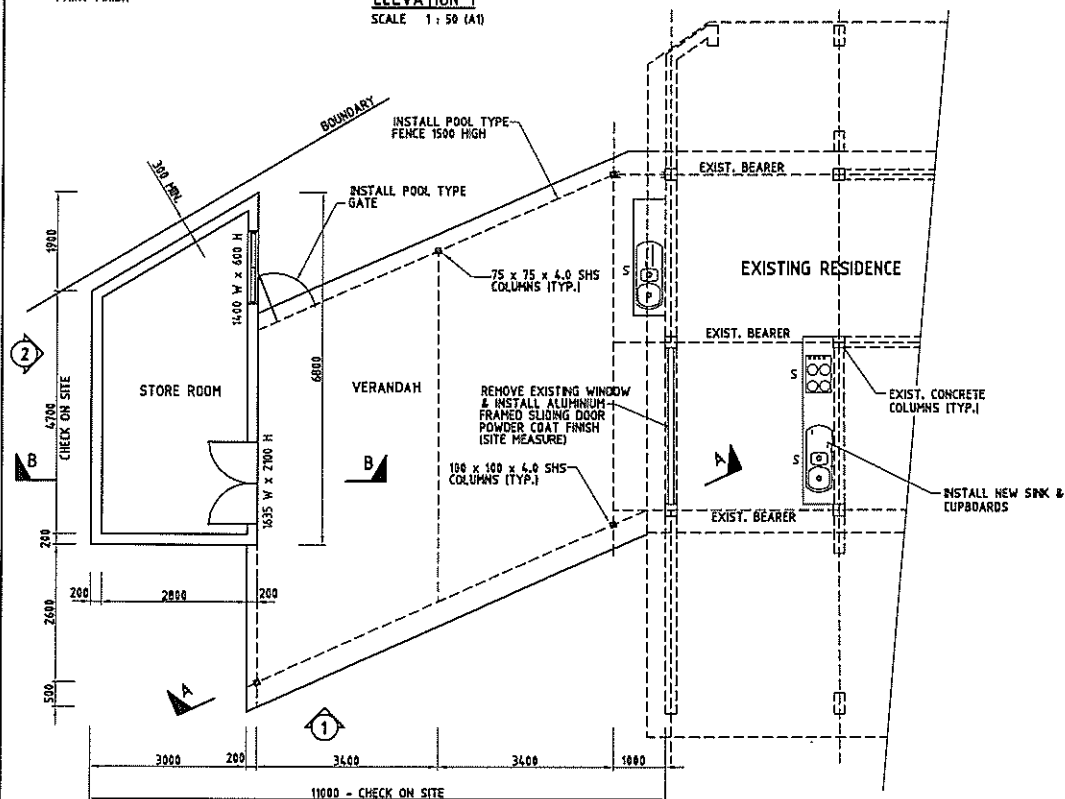
Should you require further information on this proposal please contact me on **8999 6046**.



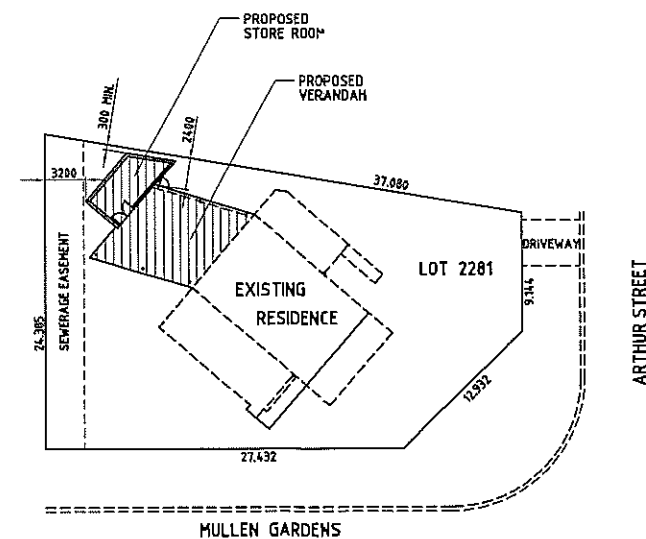
ELEVATION 1
SCALE 1 : 50 (A1)



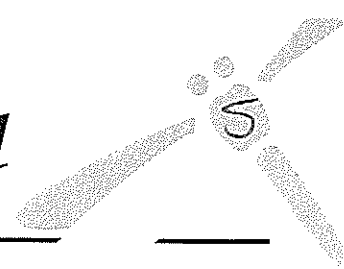
ELEVATION 2
SCALE 1 : 50 (A1)



FLOOR PLAN
SCALE 1 : 50 (A1)
1 : 100 (A3)



SITE PLAN
SCALE 1 : 200 (A1)
1 : 400 (A3)



Please quote: 2077382 CR:fh
Your reference: PA2011/0353

16 September 2011

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

Dear Doug

Parcel Description: Lot 2600 (1) Lantana Court Town of Nightcliff
Proposed Development: Extension to an existing single dwelling with a reduced front and side setback

Thank you for the Development Application referred to this office 31 August 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 variations to the Northern Territory Planning Scheme provisions in relation to Table A of Clause 7.3 – Minimum Building Setbacks for Residential Buildings and Associated Open Structures. While Council does not necessarily support these variations, in light of the existing built form within the area, 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:-

- a). **The proposed widening of the existing access off Banksia Drive does not meet Council's requirements and will not be approved. Council will only approve 1 x 6 metre access or 2 x 3 metre accesses to a property with dual frontage.**

.../2

- b). **Council requests the Authority requires a schematic plan demonstrating that stormwater run-off is capable of being discharged across the lot surface to the main drainage system or to an approved alternate connection.** The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged to Council's drainage network.
- 1). Council stormwater discharge guidelines do not allow concentrated discharge of stormwater from a Single Dwelling lot to adjoining properties or the road reserve. All stormwater is to be piped or dispersed via sheet flow to the road reserve.

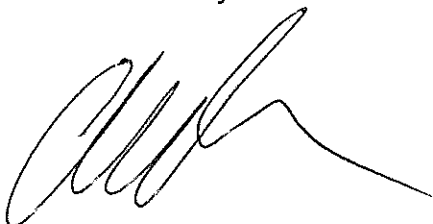
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- 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 General Manager Infrastructure, 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 General Manager Infrastructure, 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 Darron Lyons

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801



Telephone No: (08) 8999 6046
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0353

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

Dear Sir or Madam,

Proposed Development Application

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

Parcel Description	Lot 02600 Town of Nightcliff
Road/Street	1 LANTANA CT
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Orfanidis,Emanuel Zikos,Helen
Applicant	Mr DARRON LYONS
Contact Number	08 8984 3066
Purpose	Extension to an existing single dwelling with a reduced front and side setback

The proposal can be viewed online for a two week period from **Friday, 2nd September 2011** until **Friday, 16th September 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, 16th September 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?pagelD=planning.application&ilis_entity_id=63714745

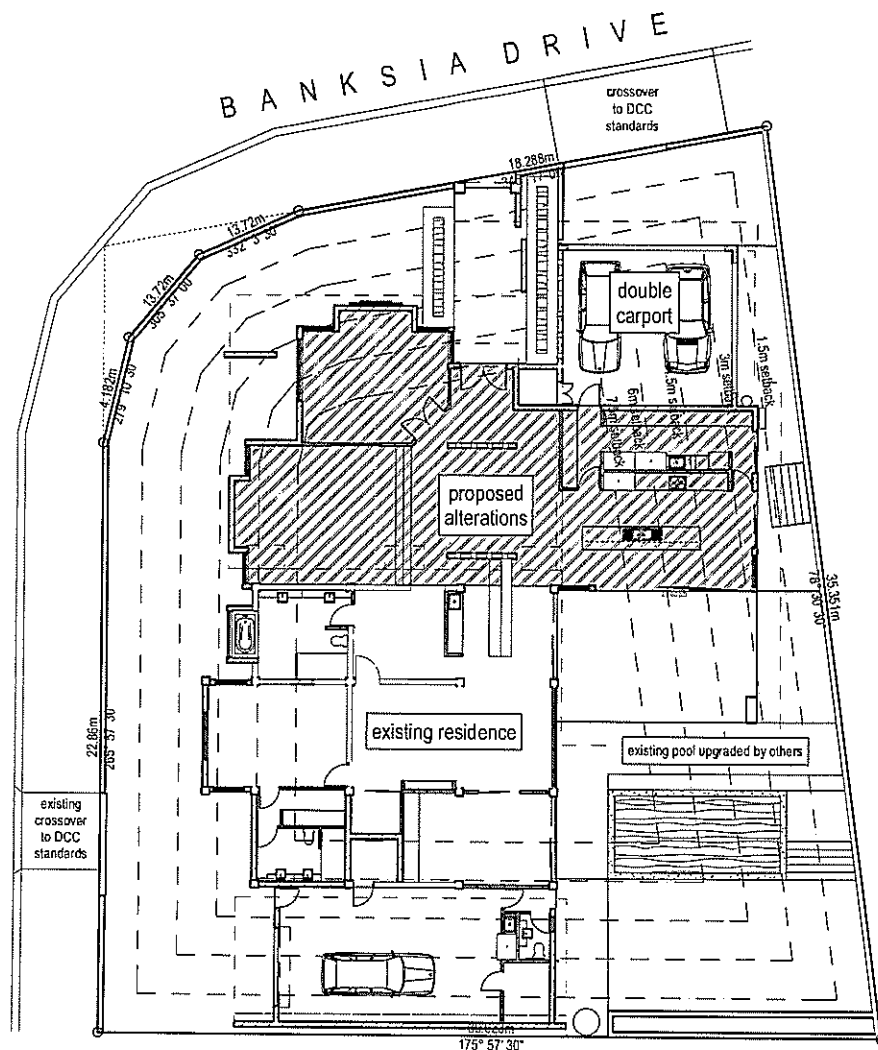
Please note that you can only access the Development Application and make submissions through ILIS during the exhibition period.

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.

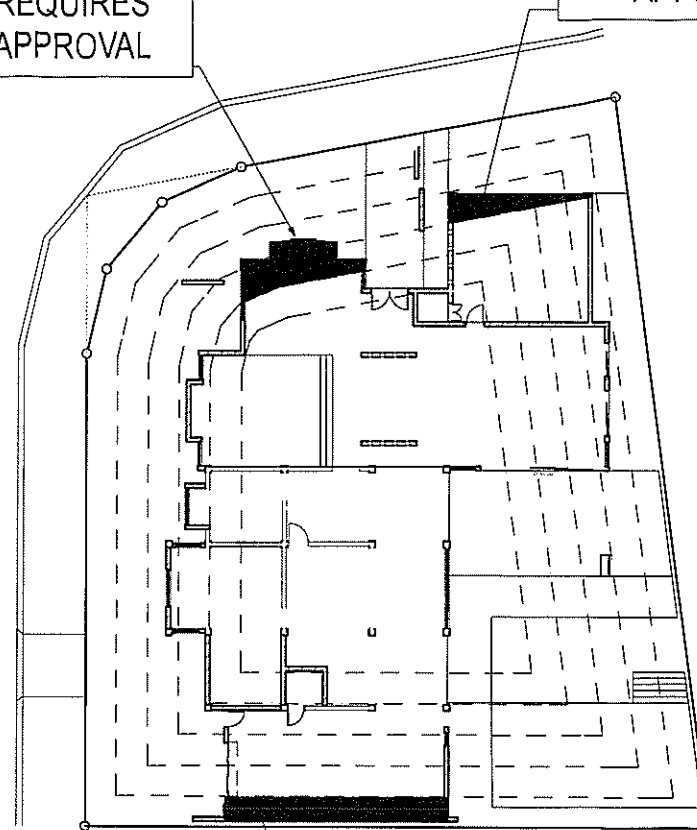
If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 16th September 2011** which is the closing date for public exhibition.

Lot 2600 (1) LANTANA



SITE PLAN

1:200



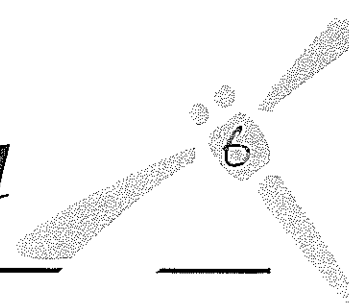
SITE SETBACK
VARIATION REQUIRES
APPROVAL

SITE ENCROACHMENT

1:250

SITE SETBACK
VARIATION
REQUIRES
APPROVAL

SITE SETBACK
VARIATION
REQUIRES
APPROVAL



Please quote: 2085180 CR:fh
Your reference: PA2011/0636

23 September 2011

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

Dear Doug

Parcel Description: Lot 2690 (94) Freshwater Road Town of Nightcliff -
Proposed Development: Extension to an existing shed for a single dwelling
with a reduced side and rear setbacks

Thank you for the Development Application referred to this office 8 September 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 objects to the granting of a Development Permit for the following reasons:**
 - a). A variation is requested to the provisions of Clause 6.11 (Minimum Building Setbacks for Garages and Sheds) of the NT Planning Scheme. Clause 6.11 requires that sheds are to be located 1.5 metres from side and rear boundaries. This application proposes a 1.3m setback along the northern side boundary and a 0.5m setback along the eastern rear boundary. Given the building line of the existing shed on the site, a setback variation to the side setback may be acceptable, although Council does not support a setback variation to the rear boundary line.

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

- ii). **Council requests the Authority requires a schematic plan demonstrating that stormwater run-off is capable of being discharged across the lot surface to the main drainage system or to an approved alternate connection.** The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged to Council's drainage network.

.../2

- a). Council stormwater discharge guidelines do not allow concentrated discharge of stormwater from a Single Dwelling lot to adjoining properties or the road reserve. All stormwater is to be piped or dispersed via sheet flow to the road reserve.

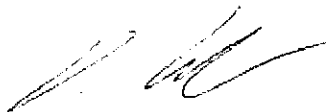
Should this application be approved by the Development Consent Authority then, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- 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 General Manager Infrastructure, 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 contact Cindy Robson on 8930 0528.

Yours faithfully



DROSSO LELEKIS
MANAGER DESIGN, PLANNING & PROJECTS

cc: Mr Geoffrey Selvey

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801



Telephone No: (08) 8999 6046
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0636

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

Dear Sir or Madam,

Proposed Development Application

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

Parcel Description	Lot 02690 Town of Nightcliff
Road/Street	94 FRESHWATER RD
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Hatton,Roseanne Mary Selvey,Geoffrey Hilton
Applicant	Mr Geoffrey Selvey
Contact Number	0412 348 941
Purpose	Extension to an existing shed for a single dwelling with reduced side and rear setbacks

The proposal can be viewed online for a two week period from **Friday, 9th September 2011** until **Friday, 23rd September 2011** at:

<https://www.ntlis.nt.gov.au/planning/lta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 23rd September 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=65145196

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, 23rd September 2011** which is the closing date for public exhibition.

SITE PLAN
94 FRESHWATER RD
SINGILI

FRESHWATER RD



900mm

1300mm

1400mm

7200mm

3500mm

500mm

GARDEN AREA

EXISTING
SHED

PROPOSED
EXTENSION

5000mm

200mm

CARPORT

CARPORT

HOUSE

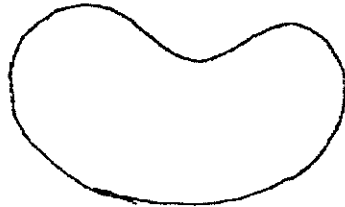
GARDEN
SHED

GARDEN
AREA

FREESTANDING
PERGOLA

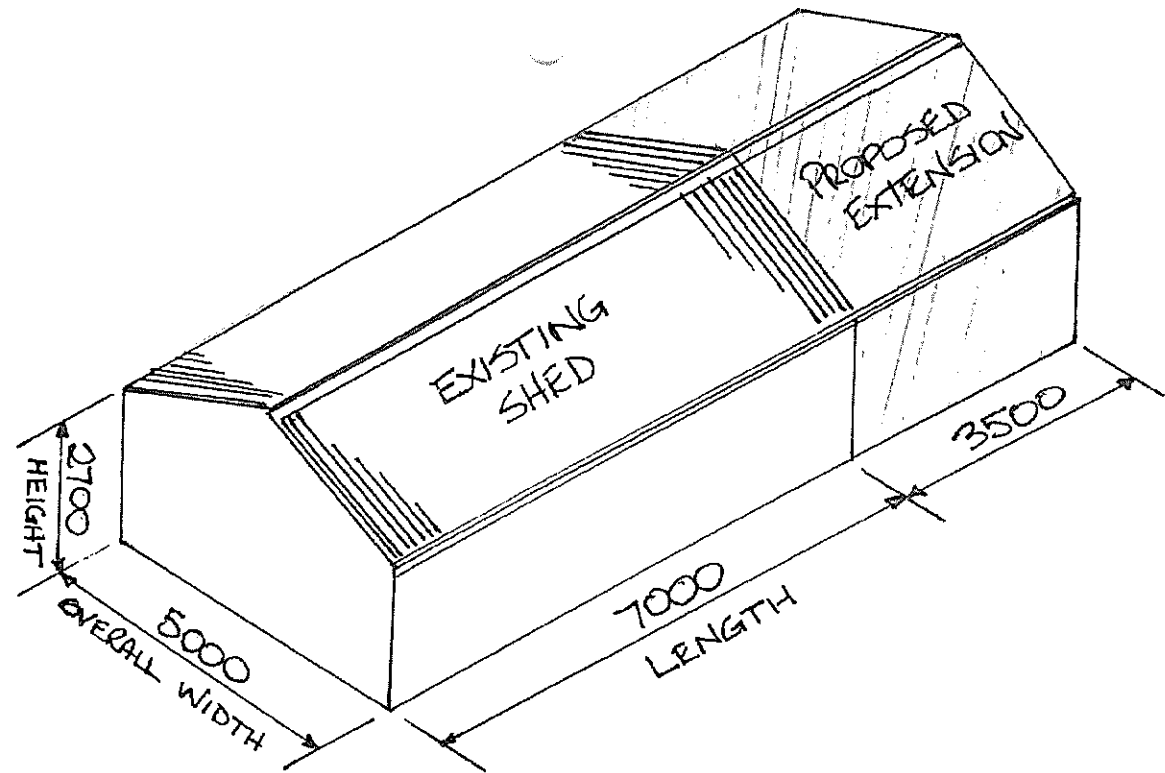
GARDEN AREA

WATER METER

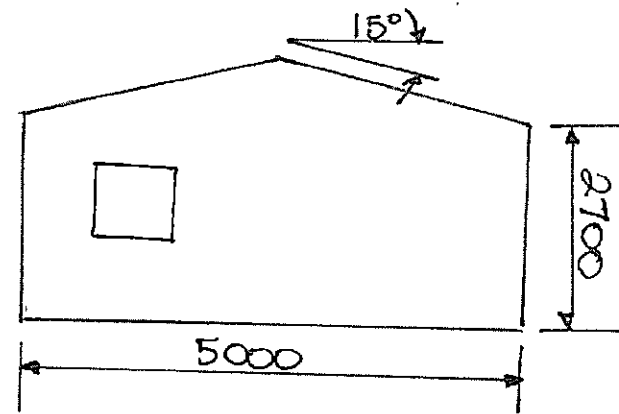
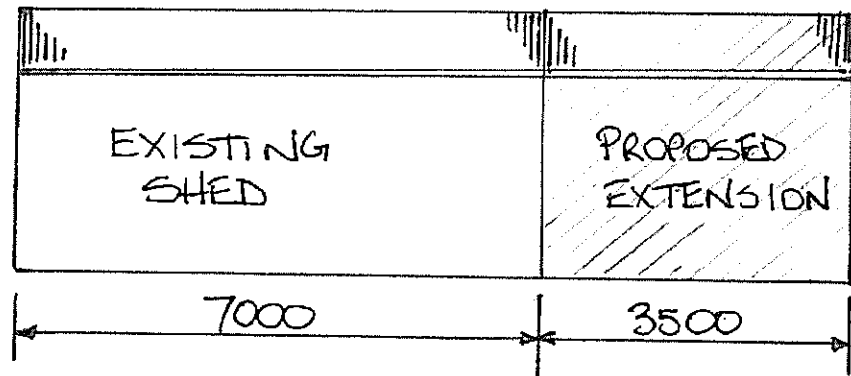


ELEVATIONS

94 FRESHWATER RD.
SINGILI



SIDE VIEW



RIGHT END
VIEW

Please quote: 2081570 CR:fh
Your reference: PA2011/0626

23 September 2011

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

Dear Doug

Parcel Description: Lot 3198 (42) Borella Circuit Town of Nightcliff
Proposed Development: Carport and verandah additions to an existing single dwelling with a reduced side setback

Thank you for the Development Application referred to this office 8 September 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.**
 - a). Council notes that a variation is requested to the Northern Territory Planning Scheme provisions in relation to Table A of Clause 7.3 – Minimum Building Setbacks for Residential Buildings and Associated Open Structures. Clause 7.3 requires that open structures are to be located 1.5 metres from a side boundary. While Council does not necessarily support these variations, in light of the location of the existing access, 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:-

- a). **Council requests the Authority requires a schematic plan demonstrating that stormwater run-off is capable of being discharged across the lot surface to the main drainage system or to an approved alternate connection.** The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged to Council's drainage network.

.../2

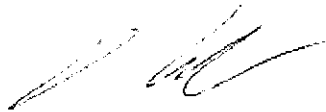
- 1). Council stormwater discharge guidelines do not allow concentrated discharge of stormwater from a Single Dwelling lot to adjoining properties or the road reserve. All stormwater is to be piped or dispersed via sheet flow to the road reserve.

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.

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 contact Cindy Robson on 8930 0528.

Yours faithfully



DROSSO LELEKIS
MANAGER DESIGN, PLANNING & PROJECTS

cc: Mr Sam Hedger

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801



Telephone No: (08) 8999 6046
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0626

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

Dear Sir or Madam,

Proposed Development Application

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

Parcel Description	Lot 03198 Town of Nightcliff
Road/Street	42 BORELLA CCT
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Buete, Alison Louise
Applicant	Mr Sam Hedger
Contact Number	08 8251 5277
Purpose	Carport and verandah additions to an existing single dwelling with a reduced side setback

The proposal can be viewed online for a two week period from **Friday, 9th September 2011** until **Friday, 23rd September 2011** at:

<https://www.ntlis.nt.gov.au/planning/lta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 23rd September 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=65118686

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, 23rd September 2011** which is the closing date for public exhibition.

A/L BUETE

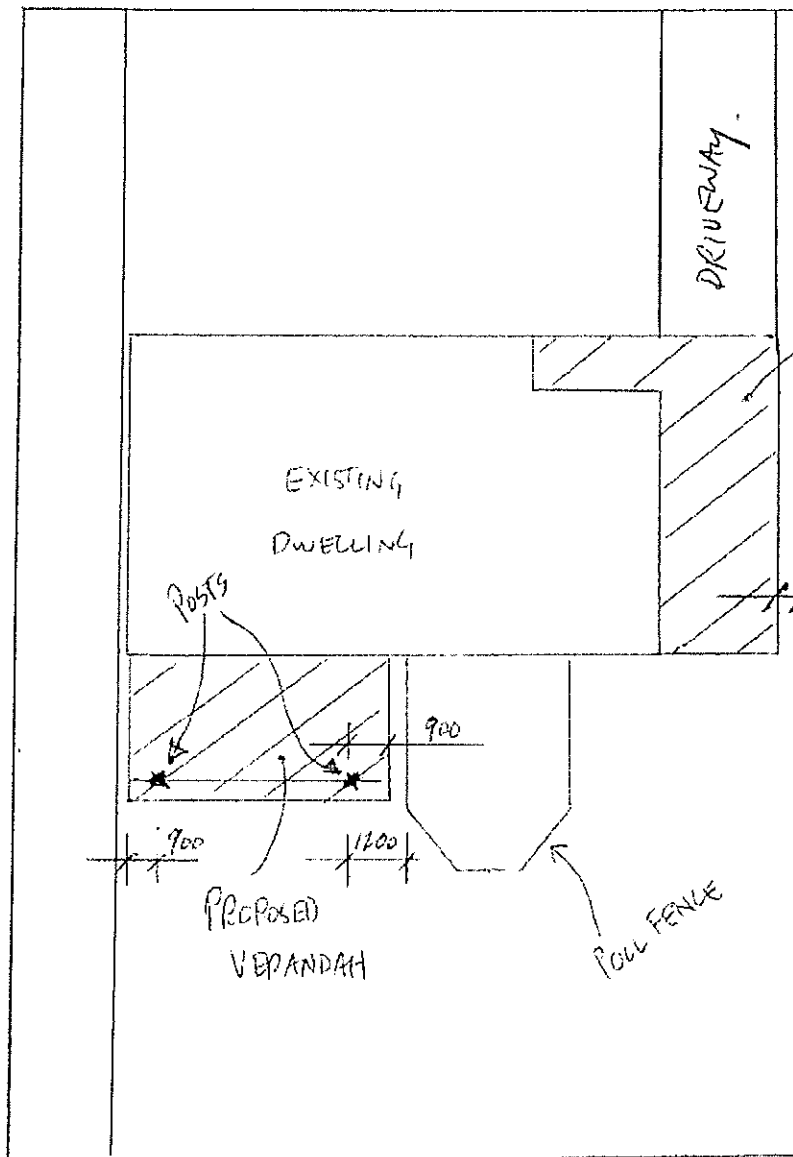
BORELLA C/L



3.05

22.86

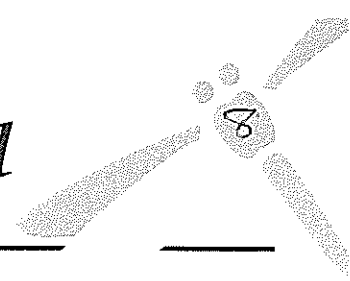
33.53



3.05

22.86

SCALE 1:200



Please quote: 2072013 CR:fh
Your reference: PA2011/0584

9 September 2011

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

Dear Doug

Parcel Description: Lot 3481 (42) Yeadon Circuit Town of Nightcliff
Proposed Development: Carport addition to an existing single dwelling with a reduced front setback

Thank you for the Development Application referred to this office 23 August 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 variation to the Northern Territory Planning Scheme provisions in relation to Table A of Clause 7.3 – Minimum Building Setbacks for Residential Buildings and Associated Open Structures. While Council does not necessarily support these variations, in light of the existing configuration of the dwelling on the lot and the existing extensive landscaping, 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:-

- a). **Council requests the Authority requires a schematic plan demonstrating that stormwater run-off is capable of being discharged across the lot surface to the main drainage system or to**

.../2

an approved alternate connection. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged to Council's drainage network.

Council stormwater discharge guidelines do not allow concentrated discharge of stormwater from a Single Dwelling lot to adjoining properties or the road reserve. All stormwater is to be piped or dispersed via sheet flow to the road reserve.

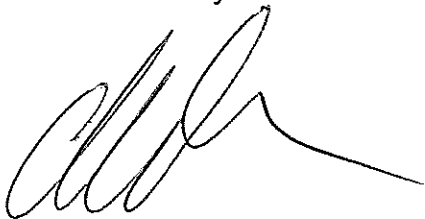
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- 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.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager Infrastructure, Darwin City Council. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- 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 General Manager Infrastructure, 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

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 Maria Pajarillo

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801



Telephone No: (08) 8999 6046
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0584

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

Dear Sir or Madam,

Proposed Development Application

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

Parcel Description	Lot 03481 Town of Nightcliff
Road/Street	42 YEADON CCT
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Moore, Susan Janelle
Applicant	Mrs Maria Pajarillo
Contact Number	08 8945 5235
Purpose	Carport addition to an existing single dwelling with a reduced front setback

The proposal can be viewed online for a two week period from **Friday, 26th August 2011** until **Friday, 9th September 2011** at:

<https://www.ntlis.nt.gov.au/planning/lta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 9th September 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:

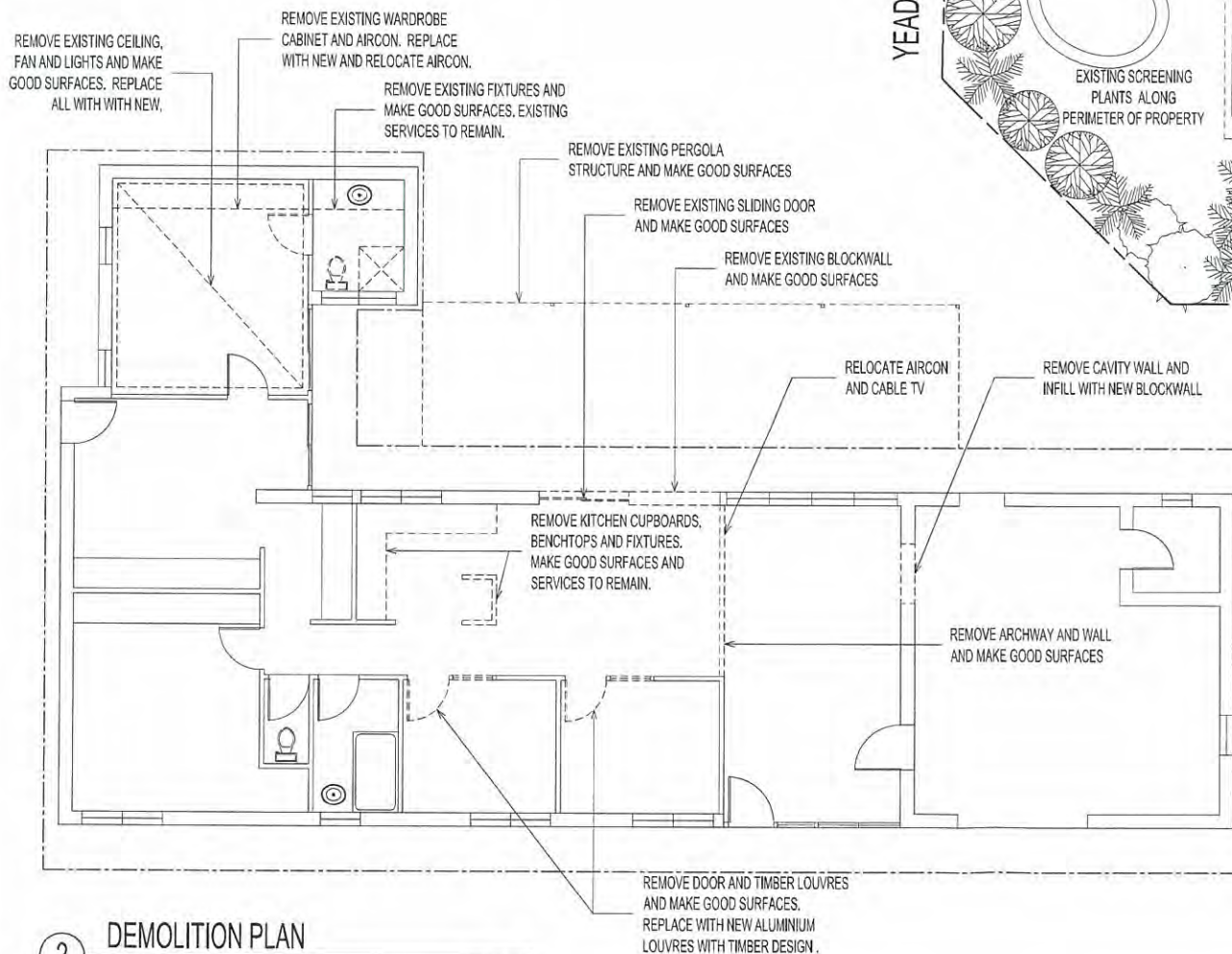
https://www.ilis.nt.gov.au/ilis/l2?pageId=planning.application&ilis_entity_id=64973670

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.

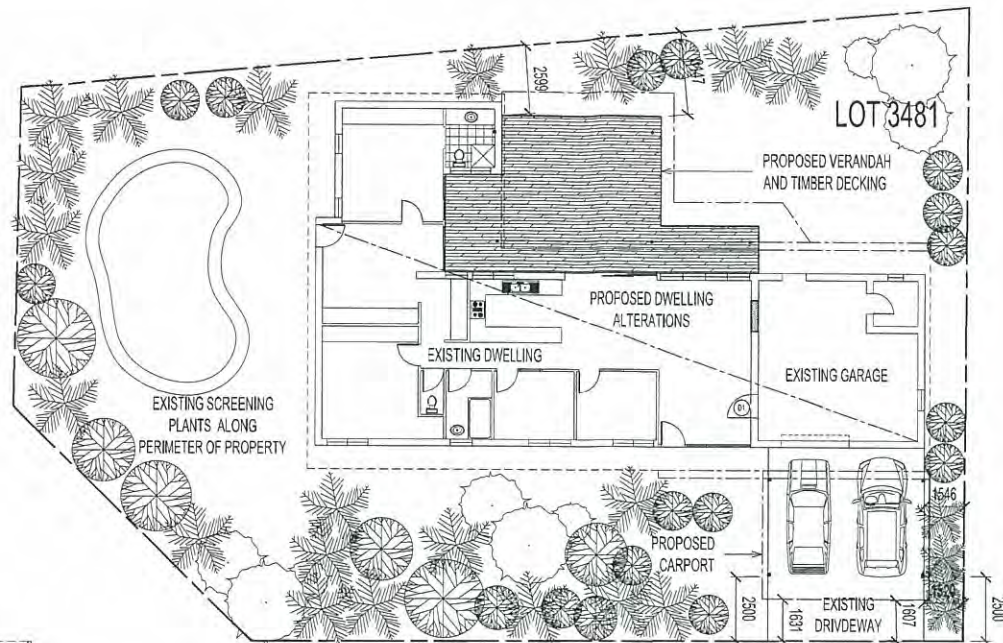
If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 9th September 2011** which is the closing date for public exhibition.



2 DEMOLITION PLAN

Scale: 1: 100

YEADON CIRCUIT



YEADON CIRCUIT

1 SITE PLAN

Scale: 1: 200

PROJECT TITLE
PROPOSED DWELLING ALTERATIONS
AND ADDITIONS

DRAWN BY MP	DATE DRAWN 07/07/2011
REV. NO.	DWG. NO. H116-A01

CLIENT
GEOFF BAHNERT AND SUSAN MOORE
LOT 3481 YEADON CCT, MOIL

SHEET CONTENTS
SITE PLAN
DEMOLITION PLAN



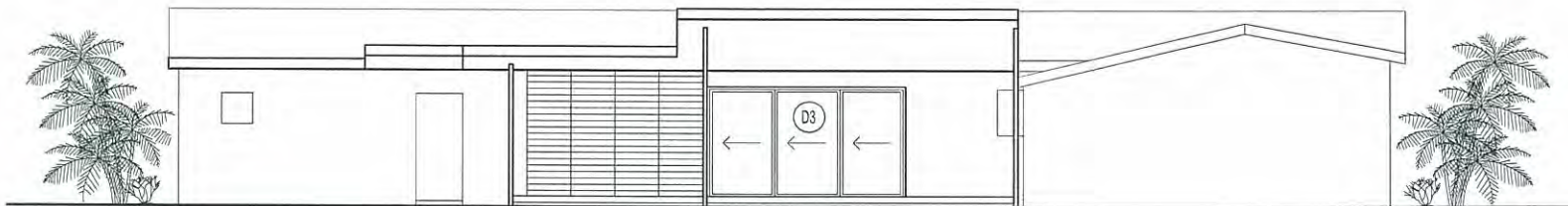
mob.: 0419178263

email: nma@goldbox.com.au



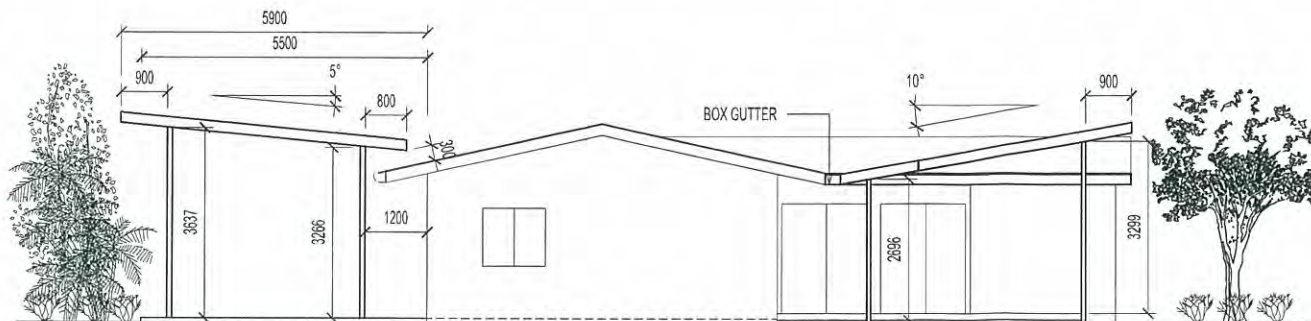
1 ELEVATION 1

Scale: 1: 100



2 ELEVATION 2

Scale: 1: 100



3 ELEVATION 3

Scale: 1: 100

PROJECT TITLE
PROPOSED DWELLING ALTERATIONS
AND ADDITIONS

DRAWN BY MP	DATE DRAWN 07/07/2011
REV. NO.	DWG. NO. H116-A03

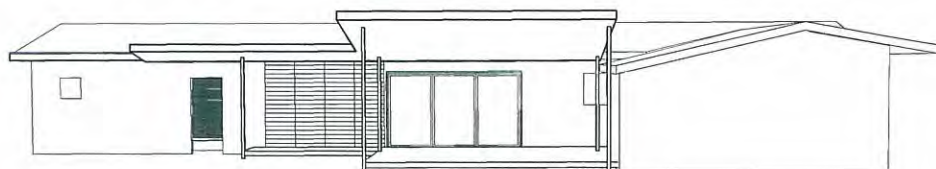
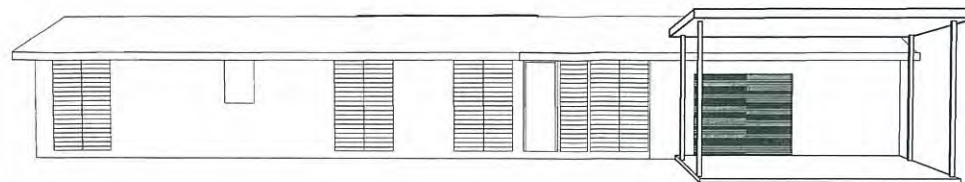
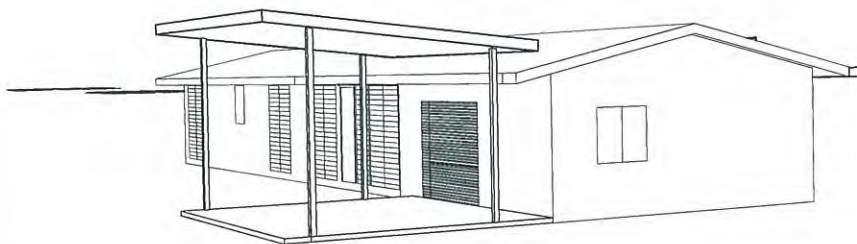
CLIENT
GEOFF BAHNERT AND SUSAN MOORE
LOT 3481 YEADON CCT, MOIL

SHEET CONTENTS
ELEVATIONS



mob.: 0419178263

email: mmp@goldbox.com.au



PROJECT TITLE
PROPOSED DWELLING ALTERATIONS
AND ADDITIONS

CLIENT
GEOFF BAHNERT AND SUSAN MOORE
LOT 3481 YEADON CCT, MOIL

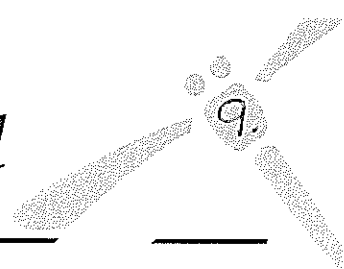
SHEET CONTENTS
PERSPECTIVES

DRAWN BY MP	DATE DRAWN 07/07/2011
REV. NO.	DWG. NO. H116-A03



mob.: 0419178263

email: mmp@goldbox.com.au



Please quote: 1806825 CR:fh
Your reference: PA2011/0614

23 September 2011

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

Dear Doug

Parcel Description: Lot 3744 (20) Linde Street Town of Nightcliff
Proposed Development: Changes to DP10/0466 in order to extend an approved dependant unit.

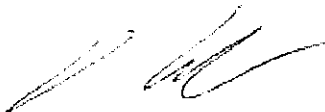
Thank you for the Development Application referred to this office 8 September 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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 contact Cindy Robson on 8930 0528.

Yours faithfully



DROSSO LELEKIS
MANAGER DESIGN, PLANNING & PROJECTS

cc: Mr Spiros Kypreos

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801



Telephone No: (08) 8999 6046
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0614

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

Dear Sir or Madam,

Proposed Development Application

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

Parcel Description	Lot 03744 Town of Nightcliff
Road/Street	20 LINDE ST
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Kypreos, Katina Kypreos, Spiros
Applicant	Mr Spiros Kypreos
Contact Number	08 8932 4124
Purpose	Changes to DP10/0466 in order to extend an approved dependant unit

The proposal can be viewed online for a two week period from **Friday, 9th September 2011** until **Friday, 23rd September 2011** at:

<https://www.ntlis.nt.gov.au/planning/lta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 23rd September 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:

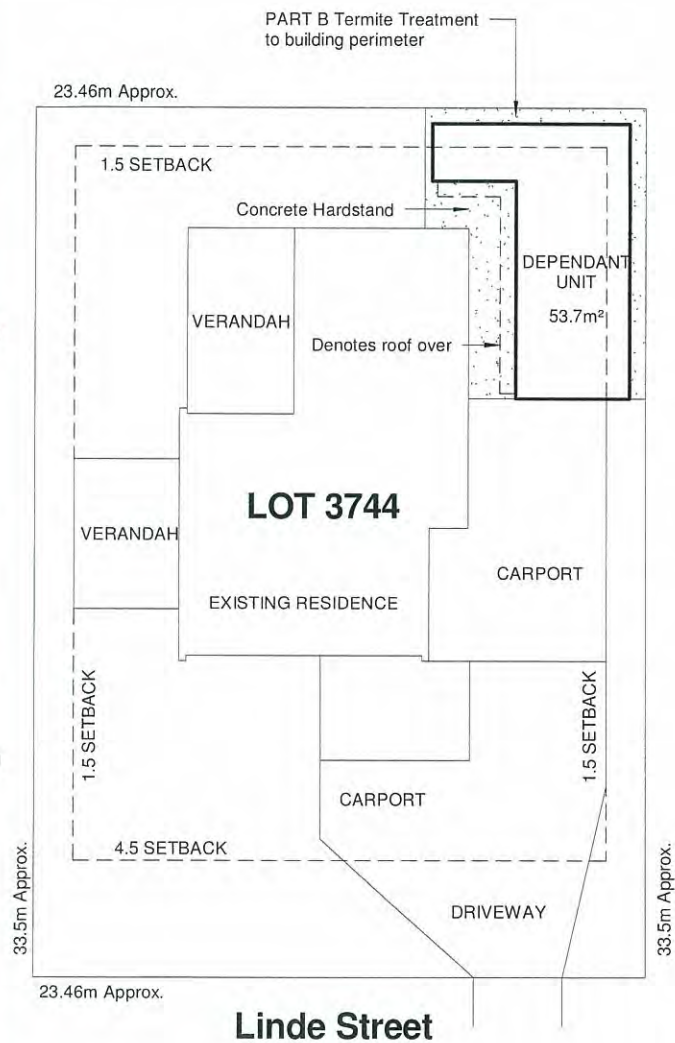
https://www.ilis.nt.gov.au/ilis/l2?pagelD=planning.application&ilis_entity_id=65068823

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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, 23rd September 2011** which is the closing date for public exhibition.

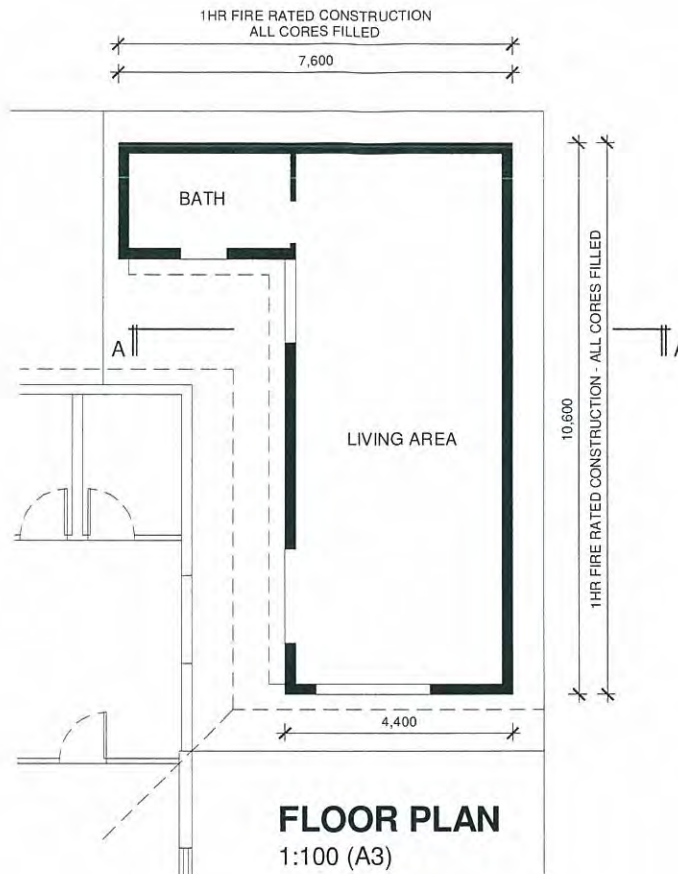


SITE PLAN
1:200 (A3)

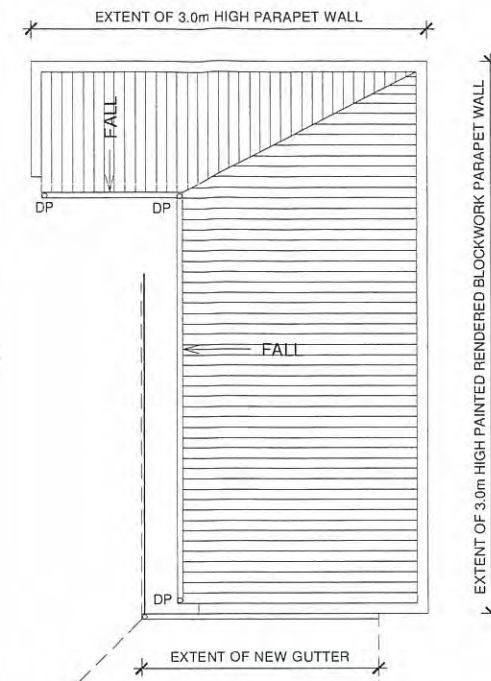


NORTH

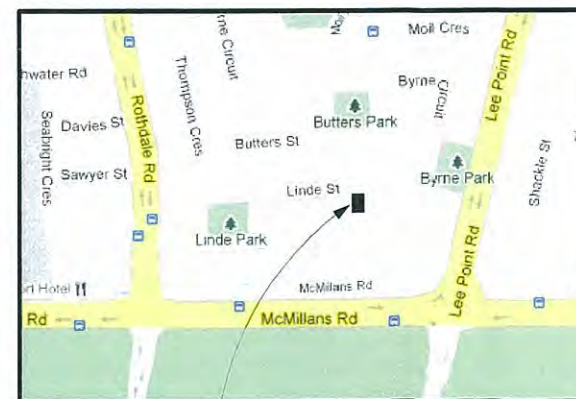
TOTAL AREA
53.7m²



FLOOR PLAN
1:100 (A3)



ROOF PLAN
1:100 (A3)



LOCALITY PLAN

Copyright © 2004

Sheet n°

11

Drawing Name:

Site Plan

Job n°: 3744

Drawn by: A.B

Scale: 1:200

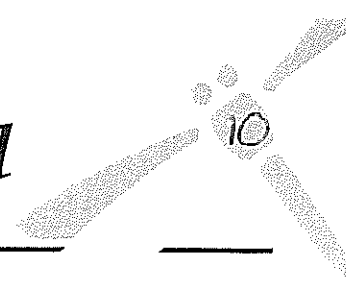
Date:

Project

Extension house

Lot 3744 - Moil

Client: Spiros



Please quote: 2076963 CR:fh
Your reference: PA2011/0602

9 September 2011

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

Dear Doug

Parcel Description: Lot 3926 (46) Carstens Crescent Town of Nightcliff –
Proposed Development: Shed and verandah additions to an existing single dwelling with a reduced side setback

Thank you for the Development Application referred to this office 30 August 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 variation to the Northern Territory Planning Scheme provisions in relation to Table A of Clause 7.3 – Minimum Building Setbacks for Residential Buildings and Associated Open Structures. While Council does not necessarily support these variations, in light of the existing built form within the area, it does not object.

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.

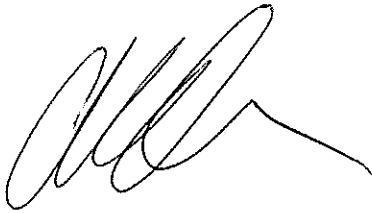
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, Darwin City Council.

.../2

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 be 'Cindy Robson', with a stylized, flowing script.

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Gabor Karl

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801



Telephone No: (08) 8999 6046
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0602

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

Dear Sir or Madam,

Proposed Development Application

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

Parcel Description	Lot 03926 Town of Nightcliff
Road/Street	46 CARSTENS CRES
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Karl, Gabor Denes
Applicant	Mr Gabor Karl
Purpose	Shed and verandah additions to an existing single dwelling with a reduced side setback

The proposal can be viewed online for a two week period from **Friday, 26th August 2011** until **Friday, 9th September 2011** at:

<https://www.ntlis.nt.gov.au/planning/lta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 9th September 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:

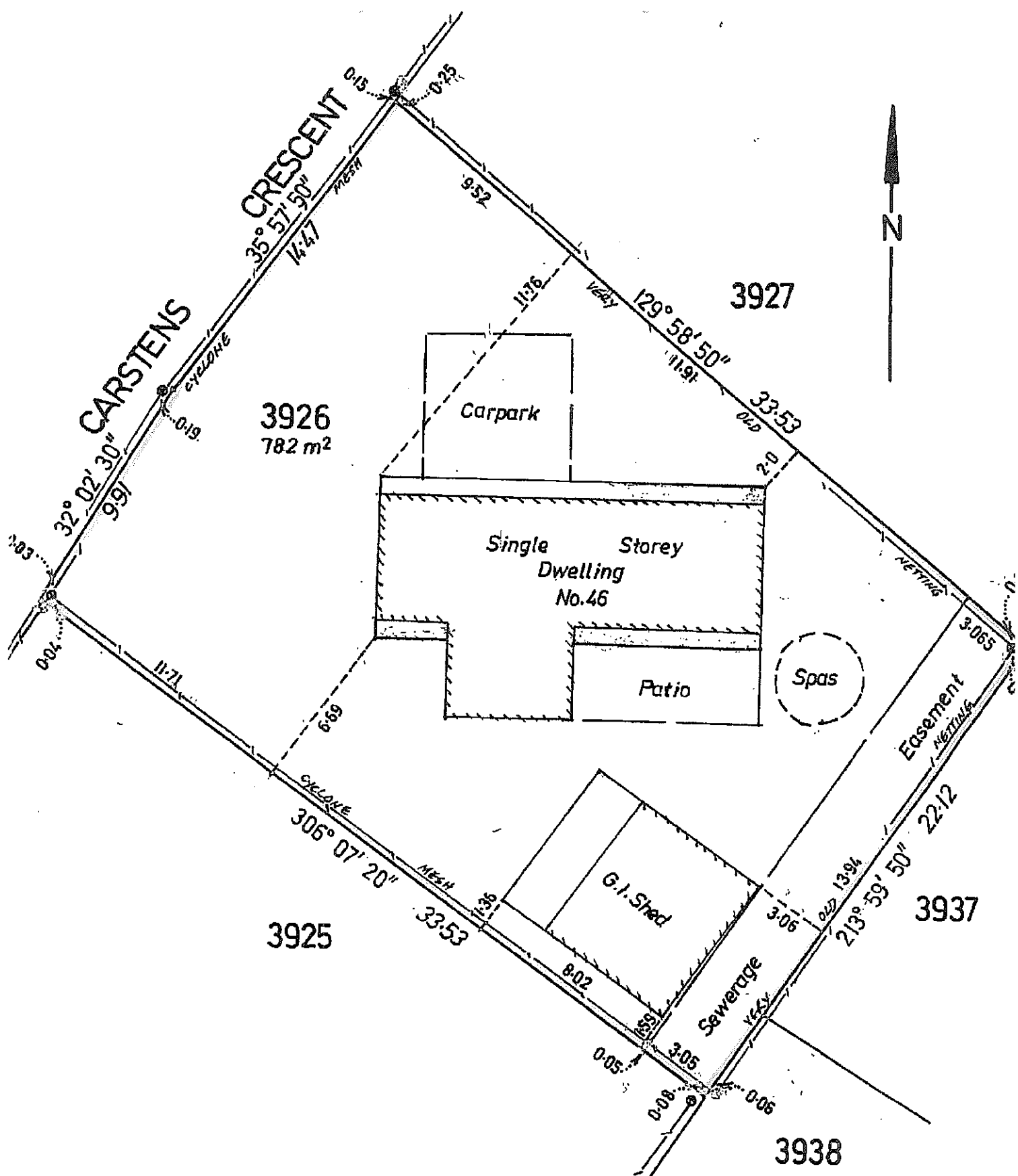
https://www.ilis.nt.gov.au/ilis/12?pageId=planning.application&ilis_entity_id=65031881

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, 9th September 2011** which is the closing date for public exhibition.



Identification Survey of Lot 3926

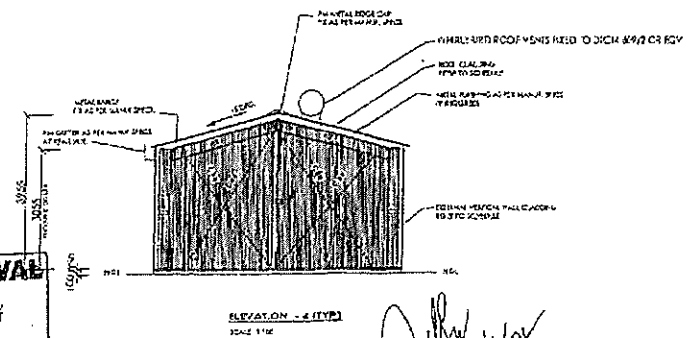
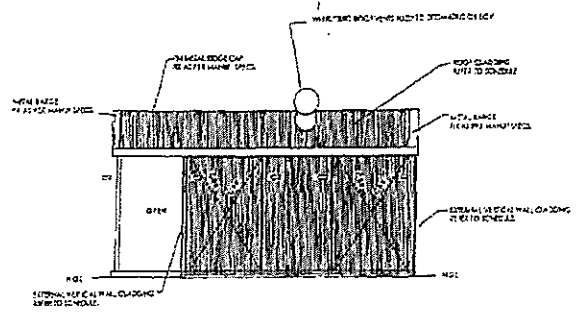
Town of Nightcliff

Scale 1:200

Surveyed by John Liew L.S.

Date of Survey 11.8.2011

JOHN LIEW
CONSULTING SURVEYORS
19 MAKRYLLOS CIRCUIT
BRINKIN N.T. 0810
PH/FAX 89451170

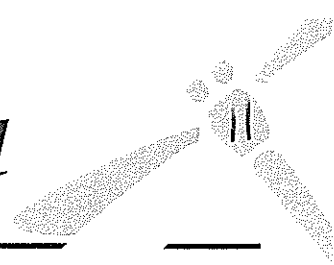


Permit No. 550-3426-4
Dated: 20-6-09
Registration No. 202408R

46 CARSTENS CRESCENT, WAGAMAN NT.

00408-2007-8-1

DATE JAN 22 1964



Please quote: 2068894 CR:fh
Your reference: PA2011/0547

2 September 2011

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

Dear Doug

Parcel Description: Lot 4034 (182) Leanyer Drive Town of Sanderson
Proposed Development: Carport addition to an existing single dwelling with a reduced side setback

Thank you for the Development Application referred to this office 18 August 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 variations to the Northern Territory Planning Scheme provisions in relation to Table A of Clause 7.3 – Minimum Building Setbacks for Residential Buildings and Associated Open Structures. While Council does not necessarily support the variations including the nil boundary setback, in light of the existing built form within the area, 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:-

- a). **Council requests the Authority requires a schematic plan demonstrating that stormwater run-off is capable of being discharged across the lot surface to the main drainage system or to an approved alternate connection. The applicant's plans fail to**

.../2

demonstrate how on-site stormwater will be collected and discharged to Council's drainage network.

- 1). Council stormwater discharge guidelines do not allow concentrated discharge of stormwater from a Single Dwelling lot to adjoining properties or the road reserve. All stormwater is to be piped or dispersed via sheet flow to the road reserve.

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 General Manager Infrastructure, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager Infrastructure, 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.
- 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 General Manager Infrastructure, 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



DAVE CASH
A/ MANAGER DESIGN, PLANNING & PROJECTS

cc: Mr Neale Cooper

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801



Telephone No: (08) 8999 6046
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0547

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

Dear Sir or Madam,

Proposed Development Application

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

Parcel Description	Lot 04034 Town of Sanderson
Road/Street	182 LEANYER DR
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Gorie,Paul Jeffrey Gorie,Rachael Anne
Applicant	Mr Neale Cooper
Contact Number	08 8918 8196
Purpose	Carport addition to an existing single dwelling with a reduced side setback

The proposal can be viewed online for a two week period from **Friday, 19th August 2011** until **Friday, 2nd September 2011** at:
<https://www.ntlis.nt.gov.au/planning/lta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 2nd September 2011**. Please note that comments received after the closing date may not be able to be considered by the Authority.

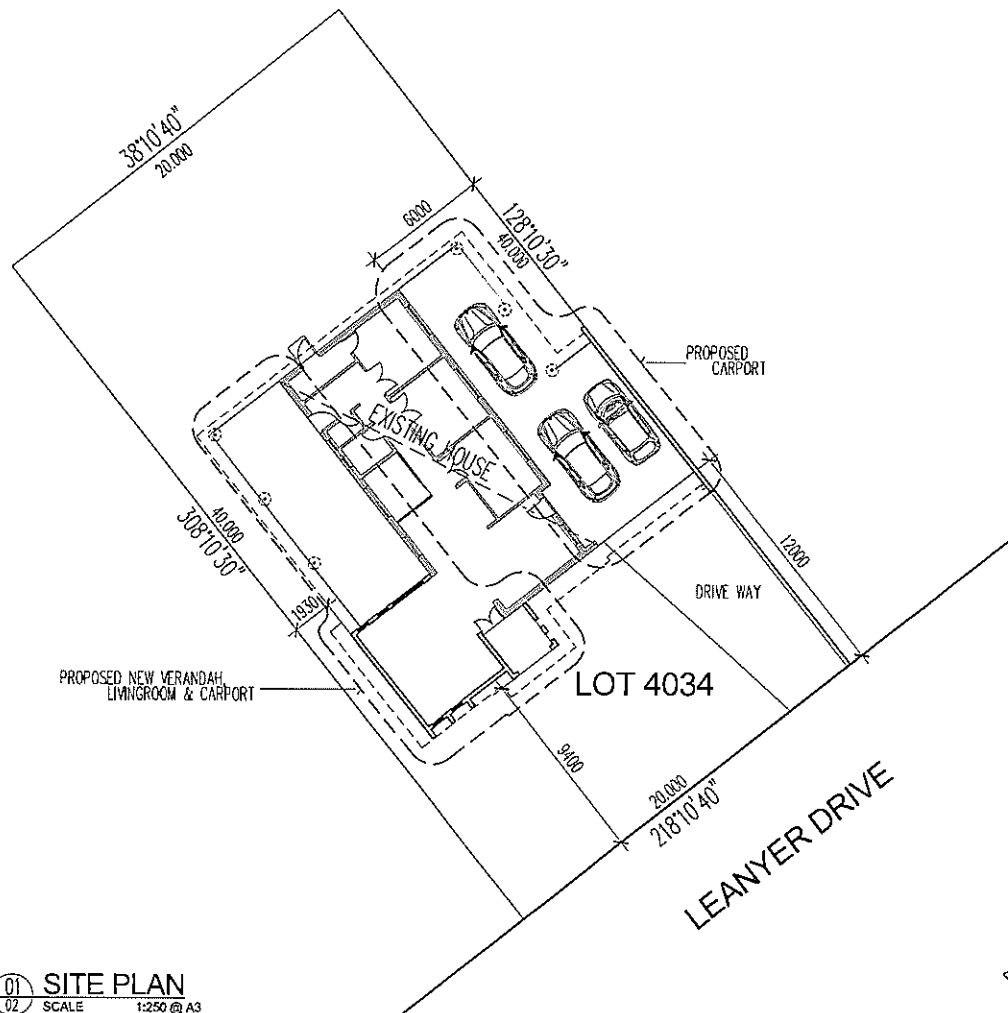
If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/l2?pagelD=planning.application&ilis_entity_id=64875954

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, 2nd September 2011** which is the closing date for public exhibition.



01 SITE PLAN
02 SCALE 1:250 @ A3

Structural components concured with by
Project Building Certifiers Pty Ltd
ACN 070 843 971

Signed
Dated 10/8/11

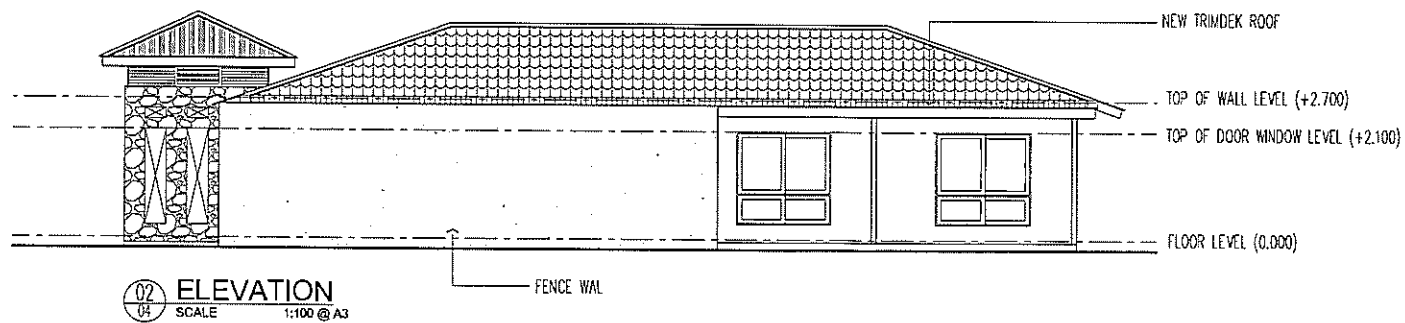
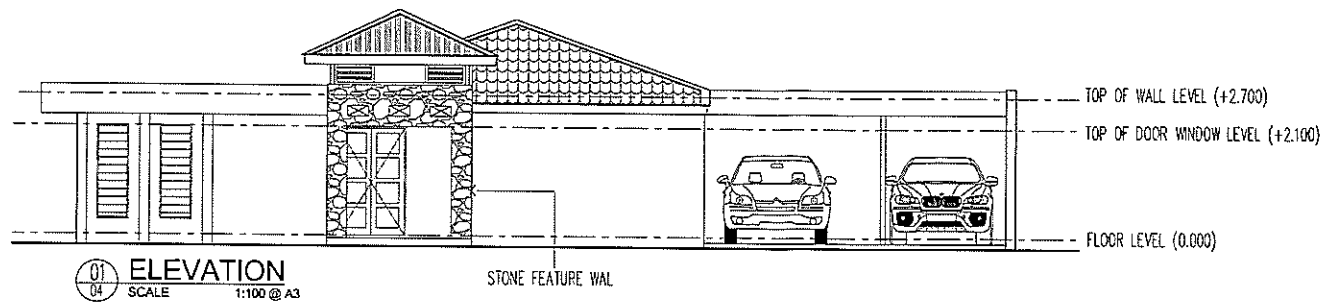
Archi
DESIGN
ARCHITECTS
Pty Ltd
Email: admin@archi.com.au
P: +61 8 9392210 M: +61 40507225
www.archi.com.au

PROJECT
SITE PLAN
PROPOSED EXTENSION TO EXISTING RESIDENCE
(LOT 4034) 182 LEANYER DRV,
LEANYER, NT
CLIENT: PAUL & RACHAEL GORIE

ARC-096/10 - A02

DATE	SHEET
6 Jan 2011	3 OF 12
DRAWN	AMEND.
ARCHI	

© Copyright
DO NOT SCALE OFF THIS DRAWING.
Check all dimensions prior to commencing any site work



Structural components concured with by
Project Building Certifiers Pty Ltd
ACN 070 843 971

Signed 
Dated 10/01/11



PROJECT
ELEVATIONS
PROPOSED EXTENSION TO EXISTING RESIDENCE
(LOT 4034) 182 LEANYER DRV,
LEANYER, NT
CLIENT: PAUL & RACHAEL GORIE

ARC-096/10 - A08

DATE 6 Jan 2011	SHEET 9 OF 12
DRAWN ARCHI	AMEND. ----

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DO NOT SCALE OFF THIS DRAWING.
Check all dimensions prior to commencing any site work.

16 September 2011

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

Dear Doug

Parcel Description: Lot 4685 (13) Quandong Crescent Nightcliff
Proposed Development: 8 x 2 bedroom multiple dwellings in a 4 storey building including undercover car parking

Thank you for the Development Application referred to this office 30 August 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's Waste Management Policy requires that the bin storage enclosure have ready access to a fresh water supply and suitable drainage to facilitate the cleaning of both the waste bins and the enclosure. **The applicant's plans fail to demonstrate adequate waste management.**

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

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.

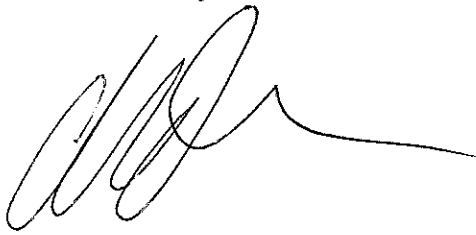
- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager Infrastructure, 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 General Manager Infrastructure, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager Infrastructure, 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 General Manager Infrastructure, 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 be 'Cindy Robson', with a long horizontal flourish extending to the right.

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Mark Bell

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801



Telephone No: (08) 8999 6046
Facsimile No: (08) 8999 6055

In reply please quote: PA2011/0613

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

Dear Sir or Madam,

Proposed Development Application

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

Parcel Description	Lot 04685 Town of Nightcliff
Road/Street	13 QUANDONG CRES
Town Plan Zone	MR (Medium Density)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Rigas, Despina Rigas, George
Applicant	Mr Mark Bell
Contact Number	08 8941 1077
Purpose	8 x 2 bedroom multiple dwellings in a 4 storey building including undercover car parking

The proposal can be viewed online for a two week period from **Friday, 2nd September 2011** until **Friday, 16th September 2011** at:

<https://www.ntlis.nt.gov.au/planning/lta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 16th September 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:

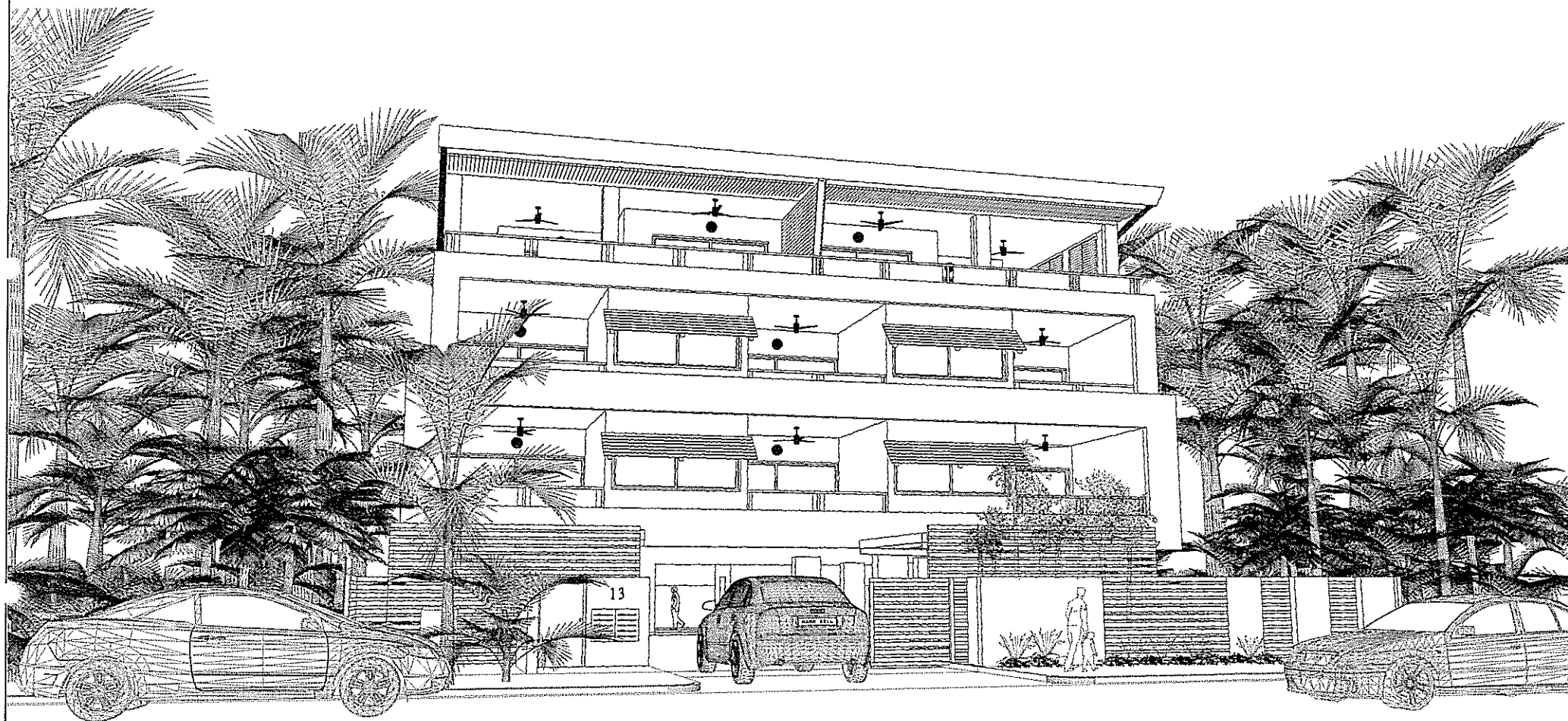
https://www.ilis.nt.gov.au/ilis/l2?pagelid=planning.application&ilis_entity_id=65068471

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(C) BELL GABBERT ASSOCIATES

No.	AMOUNT	DATE

CLIENT
PROJECT MANAGER
BUILDER

CONSULTANTS
— QUANTITY SURVEYOR
— STRUCTURAL ELECTRICAL
— INTERIOR
— CIVIL
— BUILDING CERTIFICATION

PROJECT NORTH

BELL GABBERT ASSOCIATES
One / 51 Cavanagh Street
Darwin NT 0801
GPO Box 4818 Darwin NT 0800
Ph. (08) 8941 1177
Fax. (08) 8941 1169
A.B.N. 64 106 696 695
www.bellgabbert.com



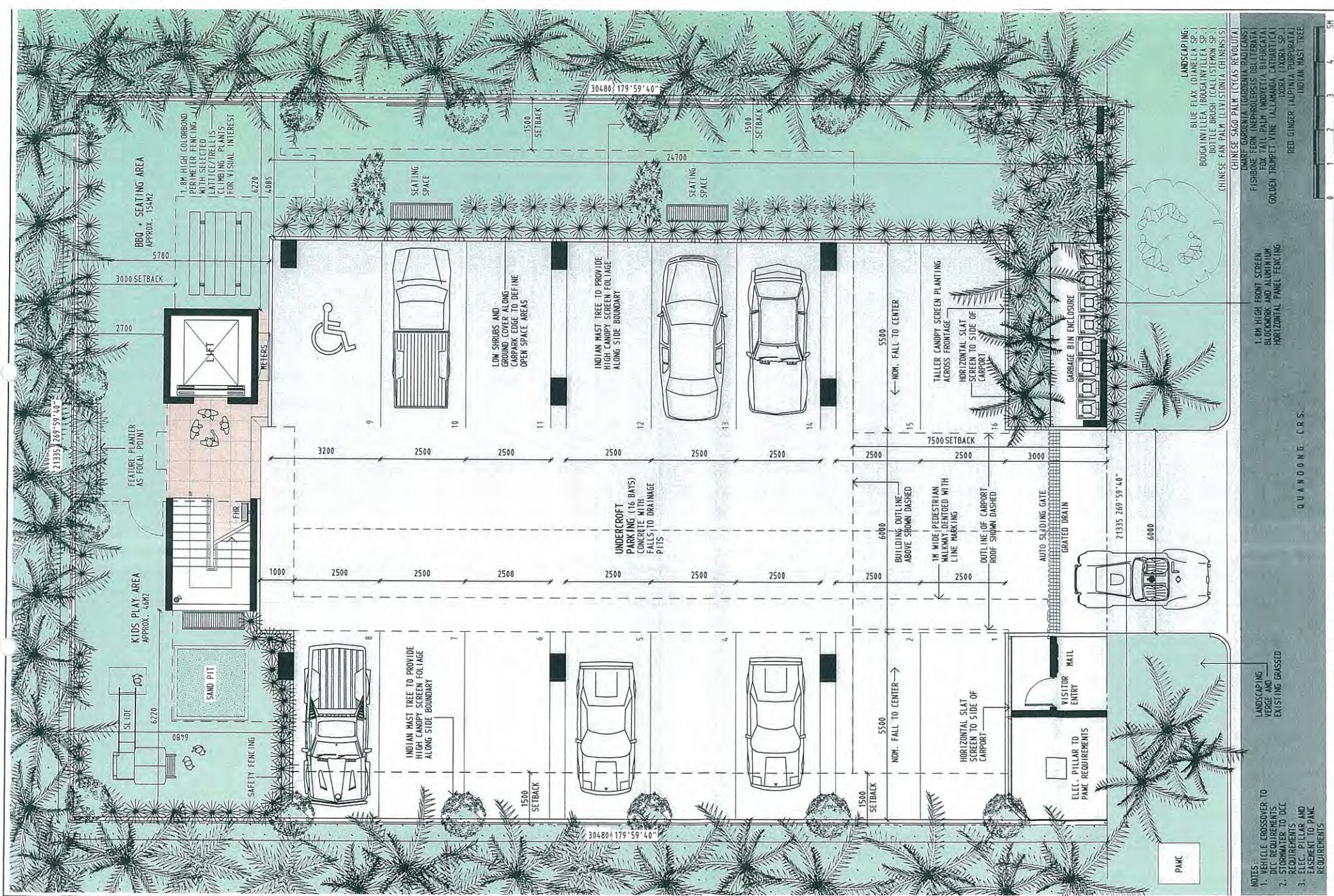
COPYRIGHT BELL GABBERT ASSOCIATES PTY. LTD. (DEVELOPMENT APPLICATION)
JOB TITLE
8 x 2 BEDROOM UNITS IN 4 STOREYS
LOT 4685 QUANDONG CRS
NIGHTCLIFF

DO NOT SCALE OFF THE DRAWING
DRAWING TITLE

SKETCH IMAGE

ALL DIMENSIONS TO BE VERIFIED AND CHECKED ON JOB
JOB No. D11281
DATE APRIL 2011
DRAWN HSBELL
SCALE
REVISION

SK1



- LANDSCAPING:
- BLUE FLAG (DIANELLA SP.)
 - BOUGAINVILLEA (BOUGAINVILLEA SP.)
 - BOTTLE BRUSH (CALLISTEMON SP.)
 - CHINESE FAN PALM (LIVISTONIA CHINENSIS)
 - CHINESE SAGO PALM (CYCAS REVOLUTA)
 - DIARY GARDENIA (GARDENIA RADICANS)
 - FISHBONE FERN (INNEPHOSIS DELICATA)
 - FOX TAIL PALM (INDOLETA BIFURCATA)
 - GOLDEN TROPIC VINE (ALCAZARIA LINDLEYI)
 - INDIAN MAISTREE (LIVISTONIA CHINENSIS)
 - RED GINGER (ALPINIA PURPURATA)
 - INDIAN MAISTREE

- NOTES:
- VEHICLE CROSSOVER TO 1.8M HIGH FRONT SCREEN, BLOCKWORK AND ALUMINIUM HORIZONTAL PANEL FENCING
 - VEHICLE CROSSOVER TO 1.8M HIGH FRONT SCREEN, BLOCKWORK AND ALUMINIUM HORIZONTAL PANEL FENCING
 - VEHICLE CROSSOVER TO 1.8M HIGH FRONT SCREEN, BLOCKWORK AND ALUMINIUM HORIZONTAL PANEL FENCING

NO.	REVISION	DATE

CLIENT
PROJECT MANAGER
BUILDER

CONSULTANTS
QUANTITY SURVEYOR
STRUCTURAL ELECTRICAL
HYDRAULIC
CIVIL
BUILDING CERTIFICATION



BELL GABBERT ASSOCIATES
One / 21 Cavanagh Street
Darwin NT 0801
GPO Box 4819 Darwin NT 0800
Ph: (08) 8941 1177
Fax: (08) 8941 1188
A.B.N. 64 108 896 895
www.bellgabbert.com



8 x 2 BEDROOM UNITS IN 4 STOREYS
LOT 4685 QUANDONG CRS
NIGHTCLIFF

DO NOT SCALE OFF THE DRAWING
DRAWING TITLE
SITE PLAN L1 (GL)
LANDSCAPE PLAN

ALL DIMENSIONS TO BE VERIFIED AND CHECKED ON JOB	JOB NO. D11281	DRAWING NO. SK3
DATE APRIL 2011	REVISION	
DRAWN HBELL		
SCALE 1:50 (A1)		

CLIENT	
PROJECT NUMBER	
DATE	
BY	
REVISION	

CONSULTANTS	
STRUCTURAL ENGINEER	
ELECTRICAL ENGINEER	
Mechanical Engineer	
Architect	
Building Corporation	

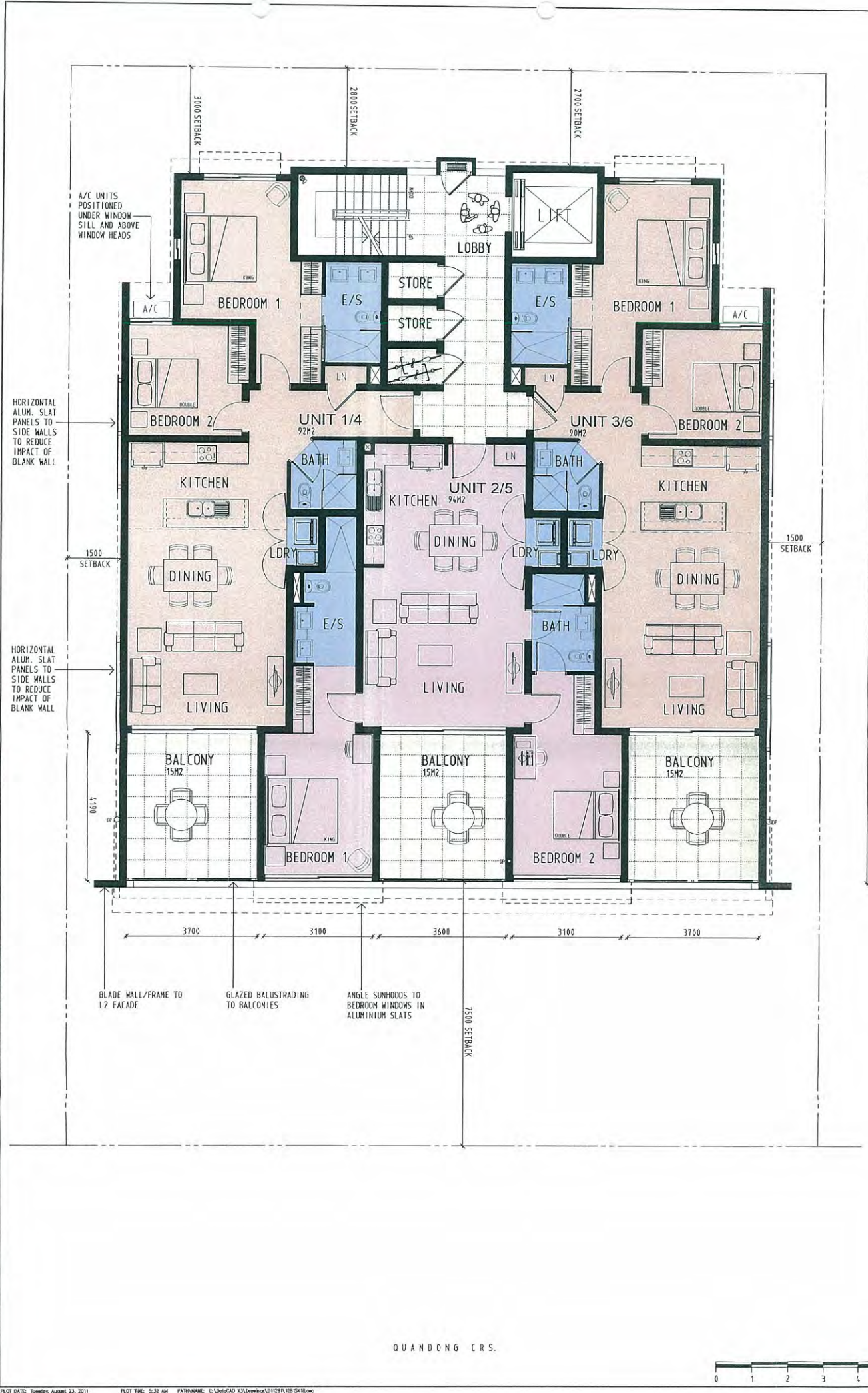


BELL GHERBERT ASSOCIATES
 1000 West 4th Street
 Suite 1000
 Phoenix, AZ 85003
 Tel: (602) 944-1177
 Fax: (602) 944-1178
 www.bellgherbert.com

DEVELOPMENT APPLICATION
 8 x 2 BEDROOM UNITS IN 4 STOREYS
 LOT 4685 QUANDONG CRS
 NIGHTCLIFF

L2 FLOOR PLAN
 L3 SIMILAR

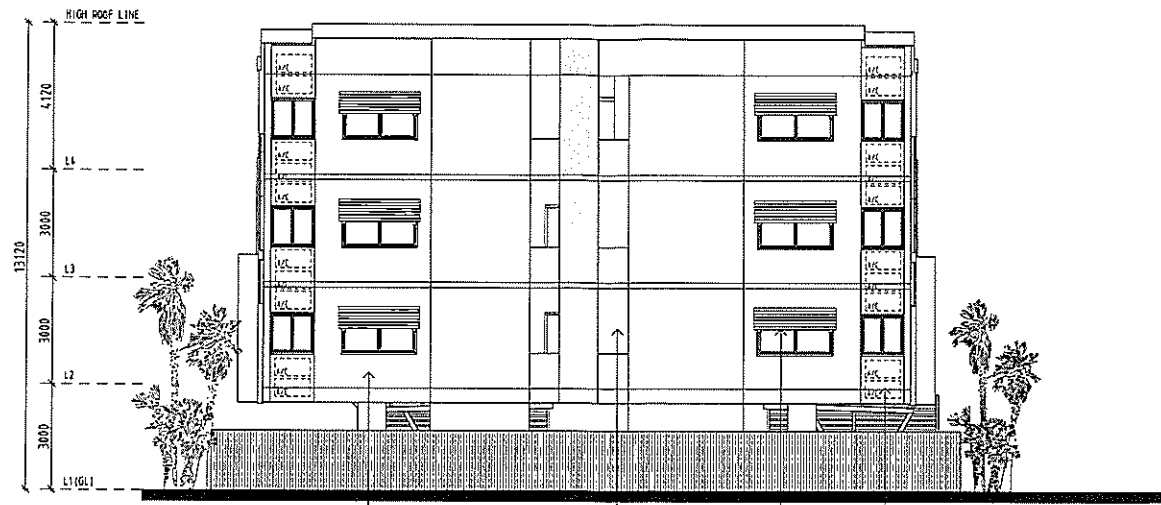
ALL DIMENSIONS TO BE VERIFIED AND CHECKED ON JOB
 DATE: 01/12/11
 DRAWN: HELL
 SCALE: 1:50 (1/11)
SK4



19990 LENGTH O/A

QUANDONG CRS.





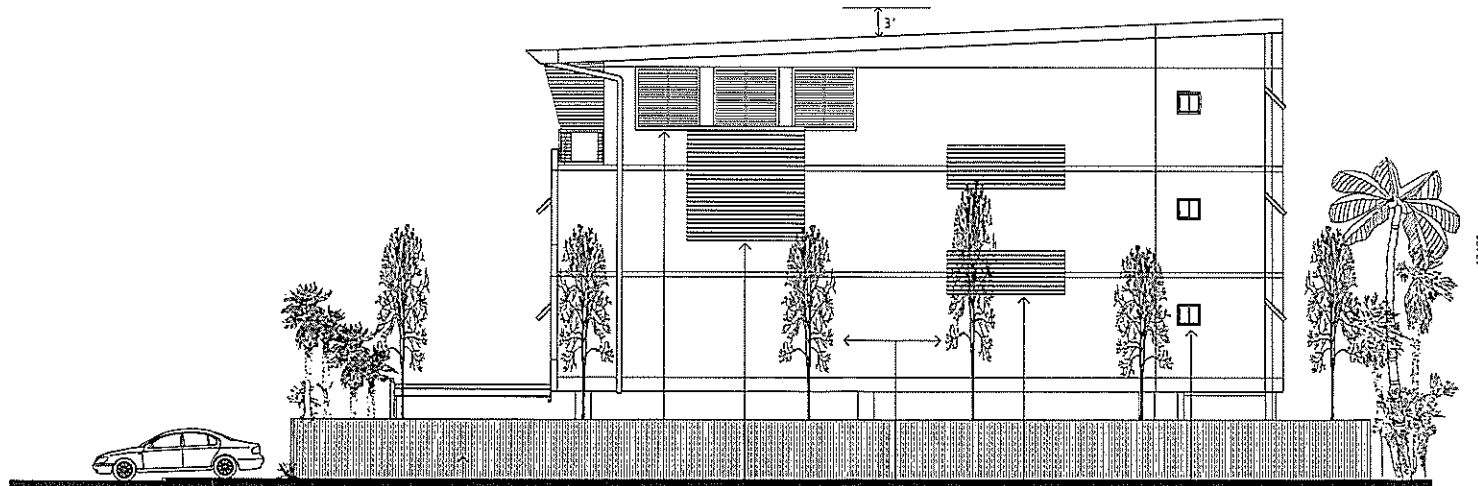
ELEVATION SOUTH

RENDERED BLOCKWORK
EXTERNAL WALLS

OPEN LOBBY TO EACH
LEVEL TO ALLOW BREEZES
THROUGH

AWNING SUNHOODS
TO BEDROOM WINDOWS

A/C UNITS NEATLY
POSITIONED BEHIND
SIDE SCREEN WALL
ON EACH SIDE OF
THE BUILDING



ELEVATION WEST

1.8M HIGH COLORBOND
OR EQUAL SIDE FENCING

PRIVACY SCREENS
TO UPPER FLOOR
ALONG SIDES OF
BALCONY

HORIZONTAL SLAT
PANELS TO IMPROVE
SIDE TREATMENT OF
WALLS

TALLER, LEAFY
SCREEN TREES
ALONG SIDE
BOUNDARY

HORIZONTAL SLAT
PANELS TO IMPROVE
SIDE TREATMENT OF
WALLS

SMALL HIGH LEVEL
WINDOWS TO BEDROOMS
FOR VENTILATION AND
REDUCE BLANK ASPECT
TO SIDE WALLS

NO.	REVISION	DATE
1	AMENDMENT	

CLIENT	
PROJECT MANAGER	
BUILDER	

CONSULTANTS	
— QUANTITY SURVEYOR	
— STRUCTURAL ELECTRICAL	
— MECHANICAL	
— CIVIL	
— BUILDING CERTIFICATION	

PROJECT NORTH

BELL GARRBERT ASSOCIATES
One / 21 Cavanagh Street
Darwin NT 0801
GPO Box 4818 Darwin NT 0800
PH: (08) 8941 1177
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JOB TITLE

8 x 2 BEDROOM UNITS IN 4 STOREYS
LOT 4685 QUANDONG CRS
NIGHTCLIFF

DEVELOPMENT APPLICATION

DO NOT SCALE OFF THE DRAWING

DRAWING TITLE

ELEVATIONS
SOUTH + WEST

ALL DIMENSIONS TO BE VERIFIED AND CHECKED ON JCS

JCS No. 011281

DATE APRIL 2011

DRAWN MCELL

SCALE 1:75 (A1)

SK7

REVISION