

DARWIN CITY COUNCIL**SIXTY-EIGHTH ORDINARY MEETING OF THE TWENTIETH COUNCIL****TUESDAY, 17 MAY 2011**

MEMBERS: The Right Worshipful, Lord Mayor, Mr G R Sawyer (Chairman); Member J D Bailey; Member R T Dee; Member R K Elix; Member H I Galton; Member R M Knox; Member G A Lambert; Member R Lesley; Member F P Marrone; Member A R Mitchell; Member K M Moir; Member J L Sangster; Member H D Sjoberg.

OFFICERS: Chief Executive Officer, Mr B Dowd; Acting General Manager Corporate Services, Ms K Stidworthy; General Manager Infrastructure, Mr L Cercarelli; General Manager Community & Cultural Services, Mr J Banks; Executive Manager, Mr M Blackburn; Committee Administrator, Ms L Elmer.

GUESTS: Ms Apolline Kohen from Museums and Art Galleries of the NT, accompanied by Mr Mark Dodt, Project Director, Client Services, Department of Construction and Infrastructure will be in attendance from 5.15 p.m. to brief the Council on Darwin Military Museum.

Enquiries and/or Apologies: Linda Elmer
E-mail: L.elmer@darwin.nt.gov.au PH: 89300 670

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1 ACKNOWLEDGEMENT OF COUNTRY**2 THE LORD'S PRAYER****3 MEETING DECLARED OPEN****4 APOLOGIES AND LEAVE OF ABSENCE****4.1 Apologies**

THAT the apology from Member R Lesley, be received and a Leave of Absence be granted.

DECISION NO.20\() (17/05/11)

4.2 Leave of Absence Granted

A. THAT it be noted that Member H D Sjoberg is an apology due to a Leave of Absence being previously granted on 15 March 2011 for the period 11 May 2011 to 7 July 2011.

B. THAT it be noted that Member K M Moir is an apology due to a Leave of Absence being previously granted on 20 April 2011 for the period 16 – 24 May 2011.

DECISION NO.20\() (17/05/11)

4.3 Leave of Absence Requested

THAT a Leave of Absence be granted for Member R Lesley for the period 16 - 20 May 2011.

DECISION NO.20\() (17/05/11)

5 DECLARATION OF INTEREST OF MEMBERS AND STAFF

6 CONFIRMATION OF MINUTES OF PREVIOUS MEETING/S

6.1 Confirmation of the Previous Ordinary Council Meeting
Common No. 1955119

THAT the tabled minutes of the previous Ordinary Council Meeting held on Wednesday, 27 April 2011, be received and confirmed as a true and correct record of the proceedings of that meeting.

DECISION NO.20\() (17/05/11)

7 BUSINESS ARISING FROM THE MINUTES OF PREVIOUS MEETING/S

7.1 Business Arising

8 MATTERS OF PUBLIC IMPORTANCE

9 DEPUTATIONS AND BRIEFINGS**9.1 Darwin Military Museum**
Common No. 293882

Ms Apolline Kohen from the Museums and Art Galleries of the NT, accompanied by Mr Mark Dodt, Project Director, Client Services, Department of Construction and Infrastructure will be in attendance from 5.15 p.m. to brief the Council on Darwin Military Museum.

THAT the presentation from the Ms Apolline Kohen, in relation to the Darwin Military Museum, be received and noted.

DECISION NO.20\() (17/05/11)

10 CONFIDENTIAL ITEMS**10.1 Closure to the Public for Confidential Items**
Common No. 1944604

THAT pursuant to Section 65 (2) of the Local Government Act and Regulation 8 of the Local Government (Administration) Regulations the meeting be closed to the public to consider the Confidential matters referred from Committees including Confidential Committee Items, and the following Items:-

<u>Item</u>	<u>Regulation</u>	<u>Reason</u>
C22.1	8(c)(iv)	Information that would, if publicly disclosed, be likely to prejudice the interests of the council or some other person.
C24.1	8(c)(iv)	Information that would, if publicly disclosed, be likely to prejudice the interests of the council or some other person.
C26.1	8(a)	Information about the employment of a particular individual as a member of the staff or possible member of the staff of the council that could, if publicly disclosed, cause prejudice to the individual.
C26.2	8(c)(iv)	Information that would, if publicly disclosed, be likely to prejudice the interests of the council or some other person.
C26.3	8(c)(iv)	Information that would, if publicly disclosed, be likely to prejudice the interests of the council or some other person.
C26.4	8(c)(i)	Information that would, if publicly disclosed, be likely to cause commercial prejudice to, or confer an unfair commercial advantage on, any person.

DECISION NO.20\() (17/05/11)

10 CONFIDENTIAL ITEMS

10.2 Moving Open Items Into Confidential

10.3 Moving Confidential Items Into Open

11 PETITIONS

Nil

12 NOTICES OF MOTION

Nil

13 OFFICERS REPORTS

13.1 Letters Sent to Development Assessment Services Under Delegated Authority for Endorsement by Council

Report No. 11TS0074 CR:fh (06/05/11) Common No. 2002650

Report Number 11TS0074 CR:fh attached.

ENCL: YES

DARWIN CITY COUNCIL

DATE: 06/05/2011

REPORT

TO: 1st ORDINARY COUNCIL MEETING/OPEN APPROVED: CR

FROM: GENERAL MANAGER INFRASTRUCTURE APPROVED: DL

REPORT NO: 11TS0074 CR:fh APPROVED: LC

COMMON NO: 2002650

SUBJECT: COUNCIL LETTERS SENT TO DEVELOPMENT ASSESSMENT SERVICES UNDER DELEGATED AUTHORITY, FOR ENDORSEMENT BY COUNCIL

ITEM NO: 13.1

SYNOPSIS:

Council letter sent to Development Assessment Services under Delegated Authority, for endorsement by Council (**Attachment A**) has been referred to Council for comment pursuant to Section 48 of the Planning Act. The following report recommends that Council endorse comments provided to the Development Consent Authority by staff.

GENERAL:

Due to Development Consent Authority deadlines, a number of development applications require endorsement prior to Council's next scheduled Town Planning Committee Meeting.

Council endorsement is required for the attached letters sent to the DCA (**Attachment A**).

FINANCIAL IMPLICATIONS:

Nil.

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

Goal 1:

1. Achieve Effective Partnerships and Engage in Collaborative Relationships.

Outcome

- 1.1 Improve relations with all levels of Government.

Key Strategies

- 1.1.4 Play a strategic role in the planning and developmental processes that impact Darwin.
- 1.1.5 Influence Government and developers to develop sustainable projects which reflect Darwin's lifestyle.
- 1.2 Effectively engage with Community.

PAGE: 2
 REPORT NO 11TS0074 CR:fh
 SUBJECT: COUNCIL LETTERS SENT TO DEVELOPMENT ASSESSMENT SERVICES UNDER
 DELEGATED AUTHORITY, FOR ENDORSEMENT BY COUNCIL

1.2.1 Increase involvement of the Business Community for developing solutions to local issues.

Goal 2:

2. Enhance Darwin's Active, Positive and Flexible Lifestyle.

Outcome

2.1 Improve urban enhancement around Darwin.

Key Strategies

2.1.1 Manage and maintain the municipal landscaping and infrastructure to a standard that meets community needs.

2.1.4 Provide a clean and liveable municipality.

Goal 3:

3. Assist Individuals and the Community Stay Connected with the Darwin Region.

Outcome

3.1 Promote the use of public spaces.

Key Strategies

3.1.1 Enhance public spaces and encourage greater use by the community.

3.2 Enhance transport.

3.2.1 Review transport and parking needs systems.

3.2.4 Provide parking facilities and management systems which meet the needs of the community.

Goal 4:

4. Create and Maintain an Environmentally Sustainable City.

Outcome

4.2 Improve water conservation.

Key Strategies

4.2.2 Manage and maintain Council's storm water management system.

LEGAL IMPLICATIONS:

This item is not considered "Confidential".

PUBLIC RELATIONS IMPLICATIONS:

Not Assessed.

COMMUNITY SAFETY IMPLICATIONS:

Not Assessed.

DELEGATION:

To the Chief Executive Officer to provide standard Development Permit conditions as appropriate.

CONSULTATION:

Through the Development Application statutory process.

PAGE: 3
 REPORT NO 11TS0074 CR:fh
 SUBJECT: COUNCIL LETTERS SENT TO DEVELOPMENT ASSESSMENT SERVICES UNDER
 DELEGATED AUTHORITY, FOR ENDORSEMENT BY COUNCIL

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

- A. THAT Report Number 11TS0074 CR:fh entitled Council Letters sent to Development Assessment Services under Delegated Authority, for endorsement by Council, to be received and noted.
- B. THAT Council endorse the letters to the Development Consent Authority in **Attachment A** to Report Number 11TS0074 CR:fh.

DROSSO LELEKIS
MANAGER DESIGN,
PLANNING & PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

Any queries on this report can be directed to Cindy Robson on 8930 0528 or email c.robson@darwin.nt.gov.au

Please quote: 1990589 CR:fh
Your reference: PA2011/0255

25 April 2011

- 1 -

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

Dear Doug

Subject: Proposed Development Application:
Parcel Description: Lot 1393 (86) Wulagi Crescent Town of Sanderson
Proposed Development: Extensions to an existing single dwelling with a reduced side setback.

Thank you for the Development Application referred to this office 12 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 variations to the Northern Territory Planning Scheme provisions in relation to Clause 7.3 – Minimum Building Setbacks for residential buildings. While Council does not necessarily support these variations, in this instance 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 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.

12

- 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.
- 3) 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 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.
- 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



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Gregor Scott Crompton

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: PA2011/0255

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 01393 Town of Sanderson
Road/Street	86 WULAGI CRES
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Crompton, Gregor Scott Crompton, Leisha Jin Kyung
Applicant	Mr Gregor Scott Crompton
Contact Number	0428612757
Purpose	Extensions to an existing single dwelling with a reduced side setback

The proposal can be viewed online for a two week period from **Wednesday, 13th April 2011** until **Wednesday, 27th April 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 **Monday, 25th 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=63278620

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.

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

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

12 April 2011
Attach.



A3 Sheet



DEMOLISH SECTION OF EXISTING
CONCRETE SLAB

RELOCATE EXISTING ORG AS REQUIRED

REMOVE EXISTING WALL POWER POINT
AND SWITCH AND MAKE ADJACENT
SURFACES GOOD. TERMINATE AND CAP
EXISTING SERVICES AS REQUIRED

REMOVE EXISTING SHADE CLOTH
STRUCTURE AND COLUMNS AND MAKE
GOOD SURFACES

EXISTING STEEL COLUMNS TO REMAIN

REMOVE AND RELOCATE EXISTING A/C
CONDENSOR UNIT, TERMINATE AND CAP
SERVICES AND MAKE GOOD ADJACENT
SURFACES

DEMOLISH SECTION OF EXISTING
CONCRETE SLAB

PROPERTY BOUNDARY

EXISTING
CONCRETE
DRIVEWAY

EXISTING SHED

EXISTING GRATED DRAIN

EXISTING VERANDAH

EXISTING RESIDENCE

REMOVE EXISTING DOOR AND FRAME
AND MAKE GOOD ADJACENT
SURFACES

EXISTING VERANDAH

LOT 1393

PROPERTY BOUNDARY

DEMOLITION PLAN

SCALE 1:100

WULAGI

CRESCENT

EASEMENT

EXISTING TRUNK SEWER

SEWERAGE

PRELIMINARY ONLY

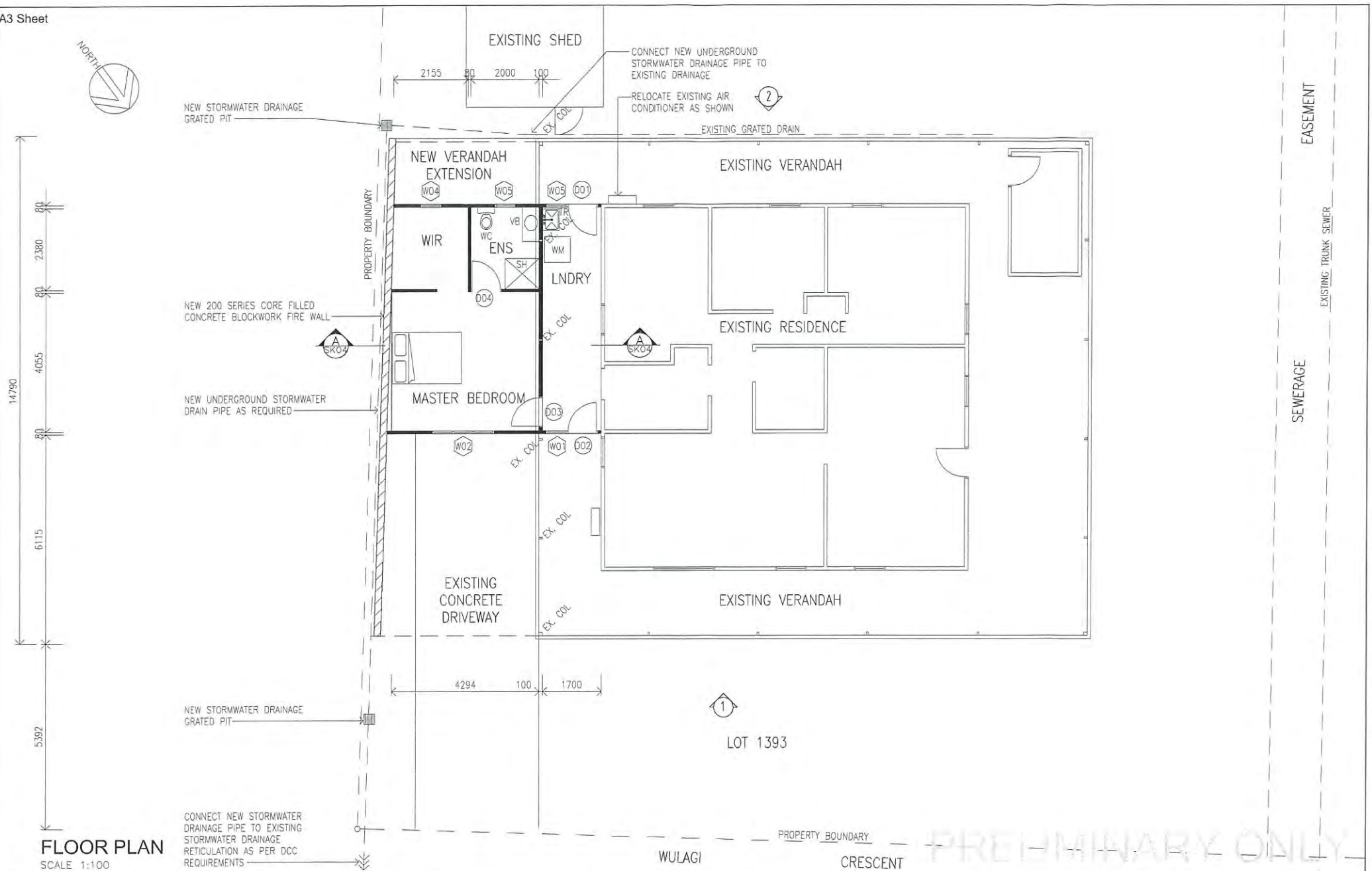
BlueLine Drafting

PROPOSED HOUSE EXTENSION DEMOLITION PLAN

GREGOR CROMPTON
LOT 1393 WULAGI CRES,
WULAGI

PL01

A3 Sheet

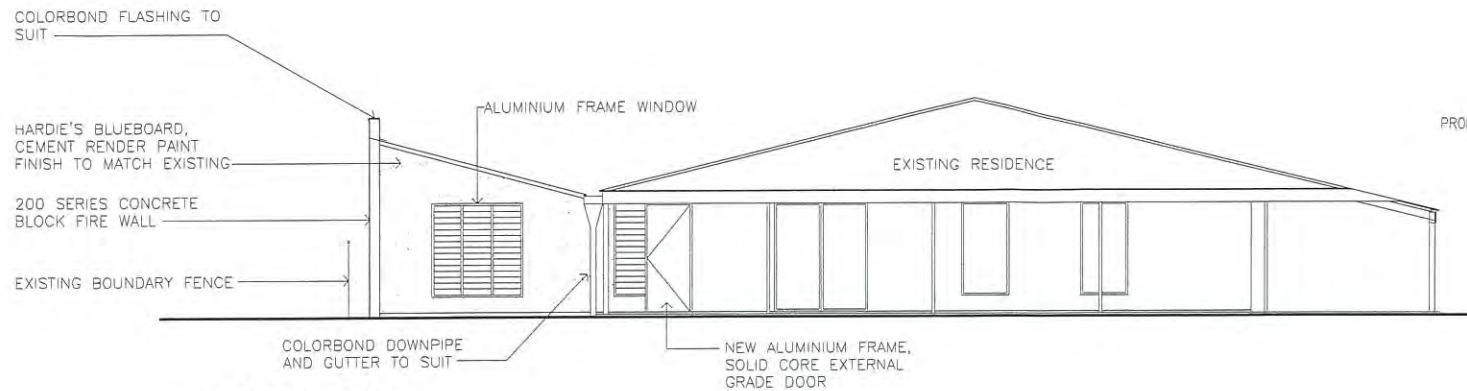


BlueLine Drafting

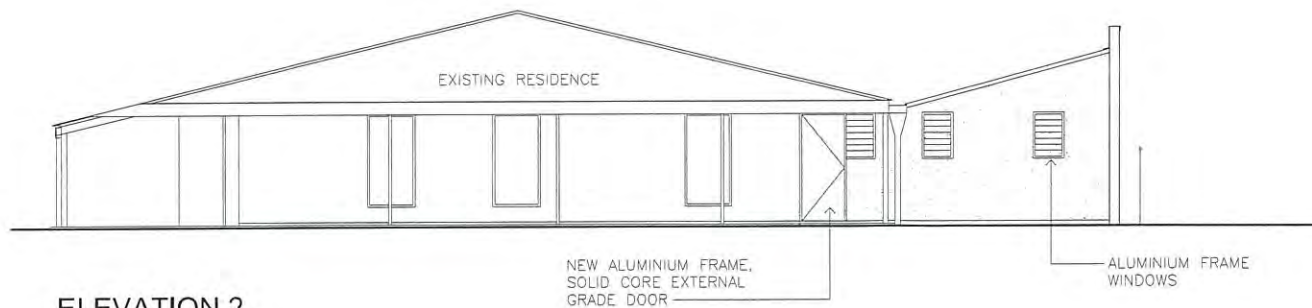
PROPOSED HOUSE EXTENSION
PROPOSED FLOOR PLAN

GREGOR CROMPTON
LOT 1393 WULAGI CRES.,
WULAGI

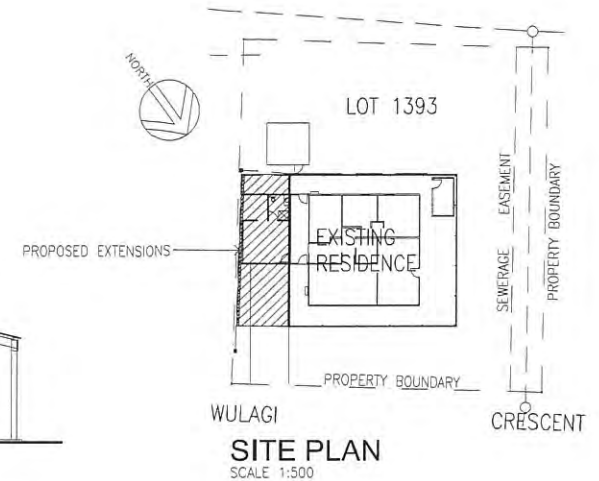
PL02



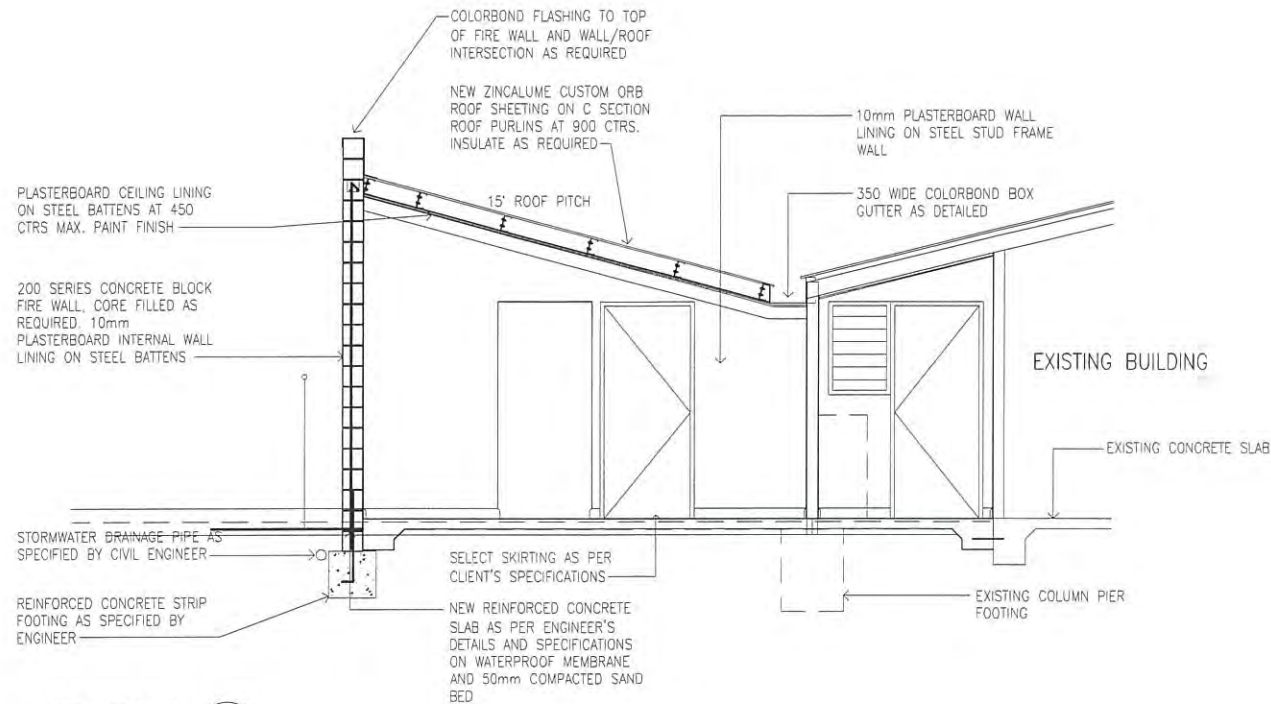
ELEVATION 1
SCALE 1:100



ELEVATION 2
SCALE 1:100



PRELIMINARY ONLY



SECTION **A-A**
SCALE 1:50
A02

PRELIMINARY ONLY

Please quote: 1990590 CR:fh
Your reference: PA2011/0248

25 April 2011

- 2 -

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

Dear Doug

Parcel Description: Lot 1410 (65) Wulagi Crescent Town of Sanderson
Proposed Development: Additions to an existing single dwelling with a reduced side setback

Thank you for the Development Application referred to this office 12 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 variations to the Northern Territory Planning Scheme provisions in relation to Clause 7.3 – Minimum Building Setbacks for residential buildings. The proposed setbacks are not in keeping with the general built form of the surrounding area. Notwithstanding the existing built form, the proposed design of the new lounge area encourages good breeze penetration through the building.
- 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 all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system.**

.../2

-2-

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.

- 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.
- 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.

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 Chris Lovewell

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: PA2011/0248

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 01410 Town of Sanderson
Road/Street	65 WULAGI CRES
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Bahr, Jeremy Dale Williams, Tracey
Applicant	Mr Chris Lovewell
Contact Number	08 89419200
Purpose	Additions to an existing single dwelling with reduced side setbacks

The proposal can be viewed online for a two week period from **Wednesday, 13th April 2011** until **Wednesday, 27th April 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 **Monday, 25th 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=63274551

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.

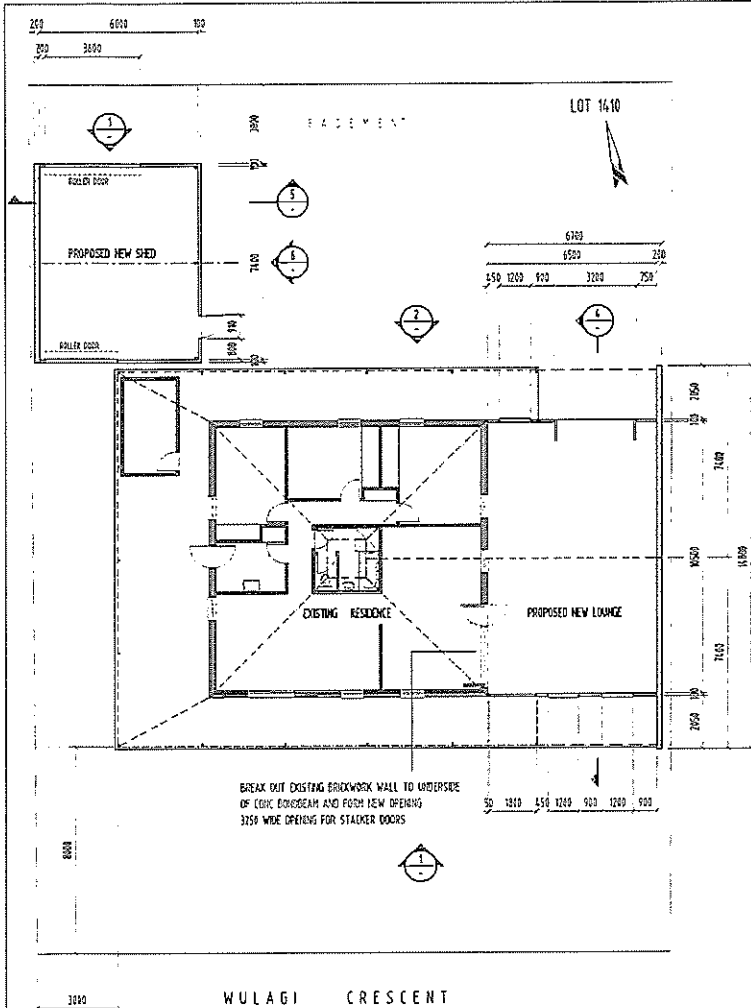
Please note that technical comments by service authorities will not be considered as submissions under section 49 of the *Planning Act* and therefore will not be eligible for third party appeal rights unless specifically requested.

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

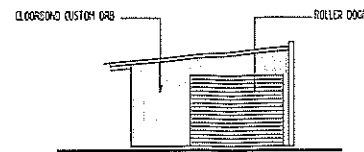
Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

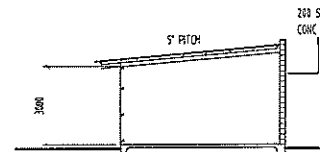
12 April 2011
Attach.



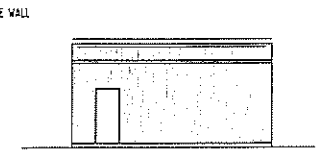
FLOOR PLAN
SCALE 1:100



ELEVATION 5
SCALE 1:100

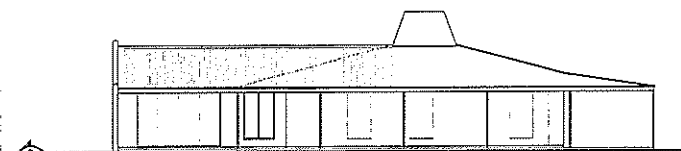


SECTION 6
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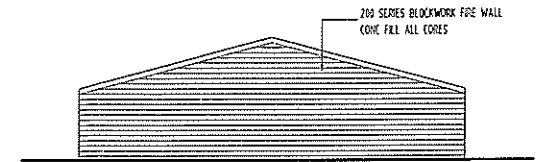


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SCALE 1:100

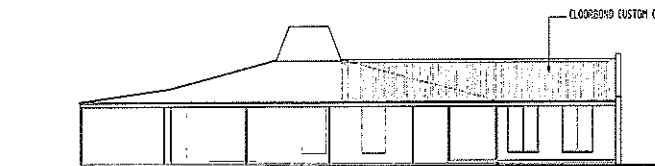
PROPOSED NEW SHED



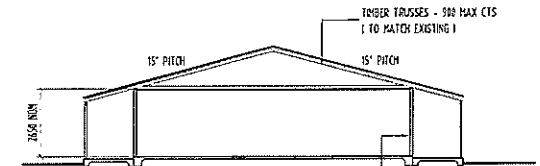
ELEVATION 2
SCALE 1:100



ELEVATION 3
SCALE 1:100



ELEVATION 1
SCALE 1:100



SECTION 4
SCALE 1:100

PROPOSED NEW LOUNGE EXTENSION

				Client		Consultant in Association		<div><div>B. G. GIESS DRAFTING</div><div>BUILDING DESIGN & CONSTRUCTION DRAFTING</div><div></div><div>141 Wulagi Crescent Highgate Hill, QLD 4105 Tel: (08) 8908 4105 Mob: 04 7 850 095 bgiessdrafting@gmail.com.au</div></div>	Project Description		Drawing Title		Drawing Number		Revision		
									PROPOSED RENOVATIONS LOT 1410 WULAGI CRESCENT WULAGI, DARWIN		GENERAL ARRANGEMENT DETAILS		BG01-S01		A		
4 22/11/10 ISSUE FOR PLANNING APPROVAL				B6						Date		JUNE 2018					
Code Date Description				Issued		Code Date Description		Issued		Scale		AS NOTED AT A1		DO NOT SCALE DRAWINGS		ALL DIMENSIONS TO BE VERIFIED & CHECKED ON SITE	
										Drawn		B GIESS					

Please quote: 1990853 CR:fh
Your reference: PA2011/0237

27 April 2011

- 3 -

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

Dear Doug

Parcel Description: Lot 1895 (242) Vanderlin 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 11 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-

- 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 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.
- 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.

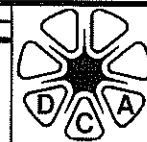
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mrs Anna Rusman



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: PA2011/0237

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 01895 Town of Sanderson
Road/Street	242 VANDERLIN DR
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Melas, Elise Melas, Michael
Applicant	Mrs Anna Rusman
Contact Number	8948 1600
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, 15th April 2011** until **Friday, 29th 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, 27th 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/t2?pagelid=planning.application&ilis_entity_id=63237294

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

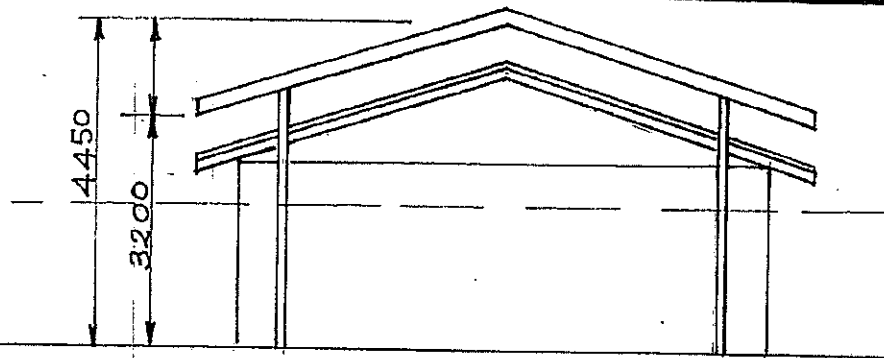
Only users who have been registered as belonging to a Service Authority can enter submissions. Please contact Planning if you require any users removed or added to this list.

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.

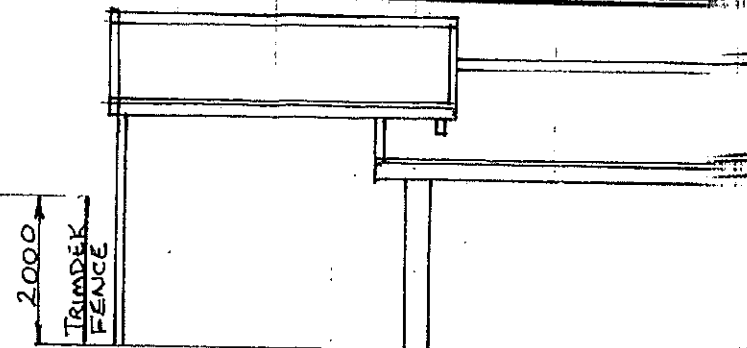
Should you require further information on this proposal please contact me on **8999 6807**.

Yours faithfully

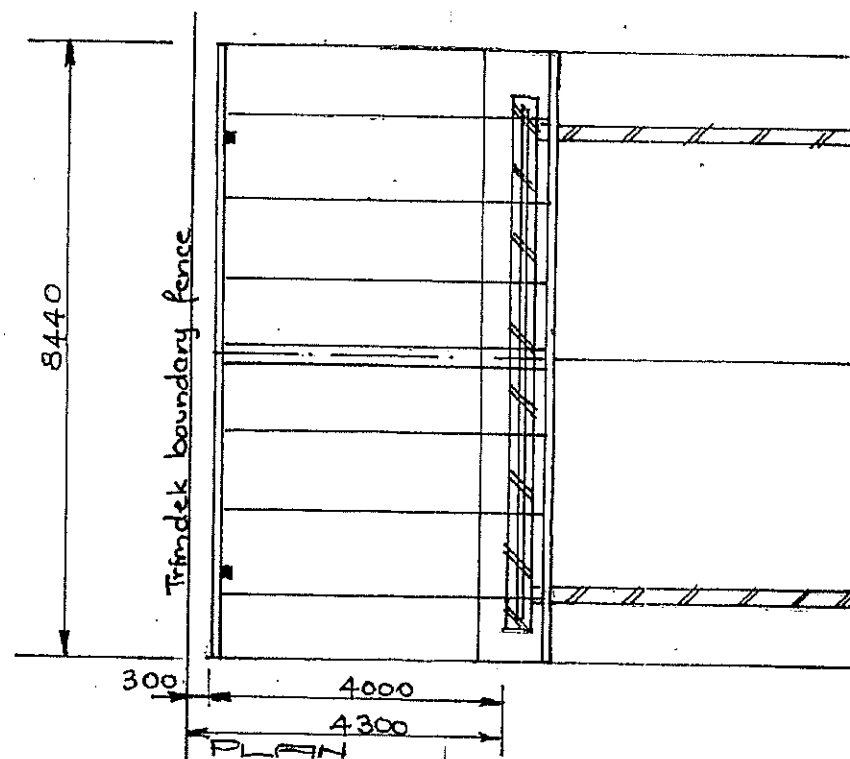
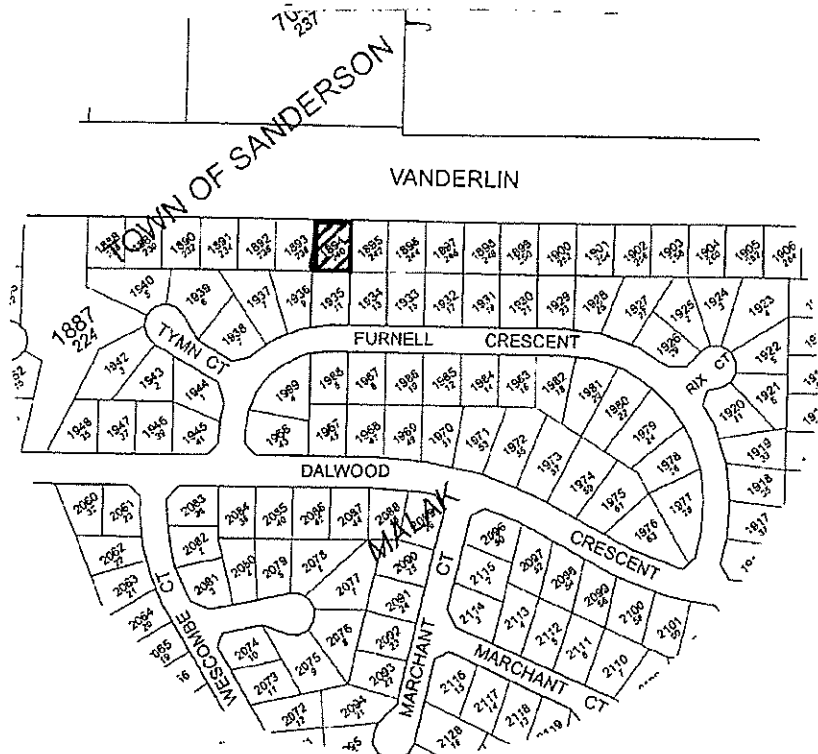
Anguree Jansen van Rensburg
Development Assessment Services
11 April 2011



ELEVATION



ELEVATION



8440x4600 CARPORT LOT 1894 VANDERLIN DRIVE MALAK FOR ELISE MELAS



TOOL SHEDS, CARPORTS, VERANDAHs, GARAGES

TOWNES CHAPPELL MUDGWAY PTY LTD
Consulting Engineers

17-19 Lindsay Street Darwin NT 0800
GPO Box 2990 Darwin NT 0801
ACN 082 239 709 ABN 76 873 547 377

Phone: 08 8923 4400

Fax: 08 8923 4444

Email: tcmnt@bigpond.net.au



28.3.11

NAC Pty Ltd A.C.N. 009 595 386, 7 Travers Street, Coconut Grove, P.O. Box 7, Nightcliff NT, 0814. Ph: 8948 1600 Fax: 8948 1662

Please quote: 1990680 CR:fh
Your reference: PA2011/0188

29 April 2011

- 4 -

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

Dear Doug

Parcel Description: Lot 2926 (18) Knowles Street Town of Nightcliff.
Proposed Development: Additions to an existing single dwelling with a reduced side setback

Thank you for the Development Application referred to this office 11 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.

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-

- 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 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.
- 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



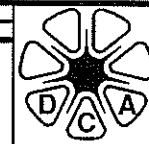
CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr George Michael

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: PA2011/0188

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 02926 Town of Nightcliff
Road/Street	18 KNOWLES ST
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Lemos, Cristina Angela Marques Lemos, Luis Danilo Correa De
Applicant	Mr George Michael
Contact Number	08 89428228
Purpose	Additions to an existing single dwelling with a reduced front setback

The proposal can be viewed online for a two week period from **Friday, 15th April 2011** until **Friday, 29th 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, 27th 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=63093469

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.

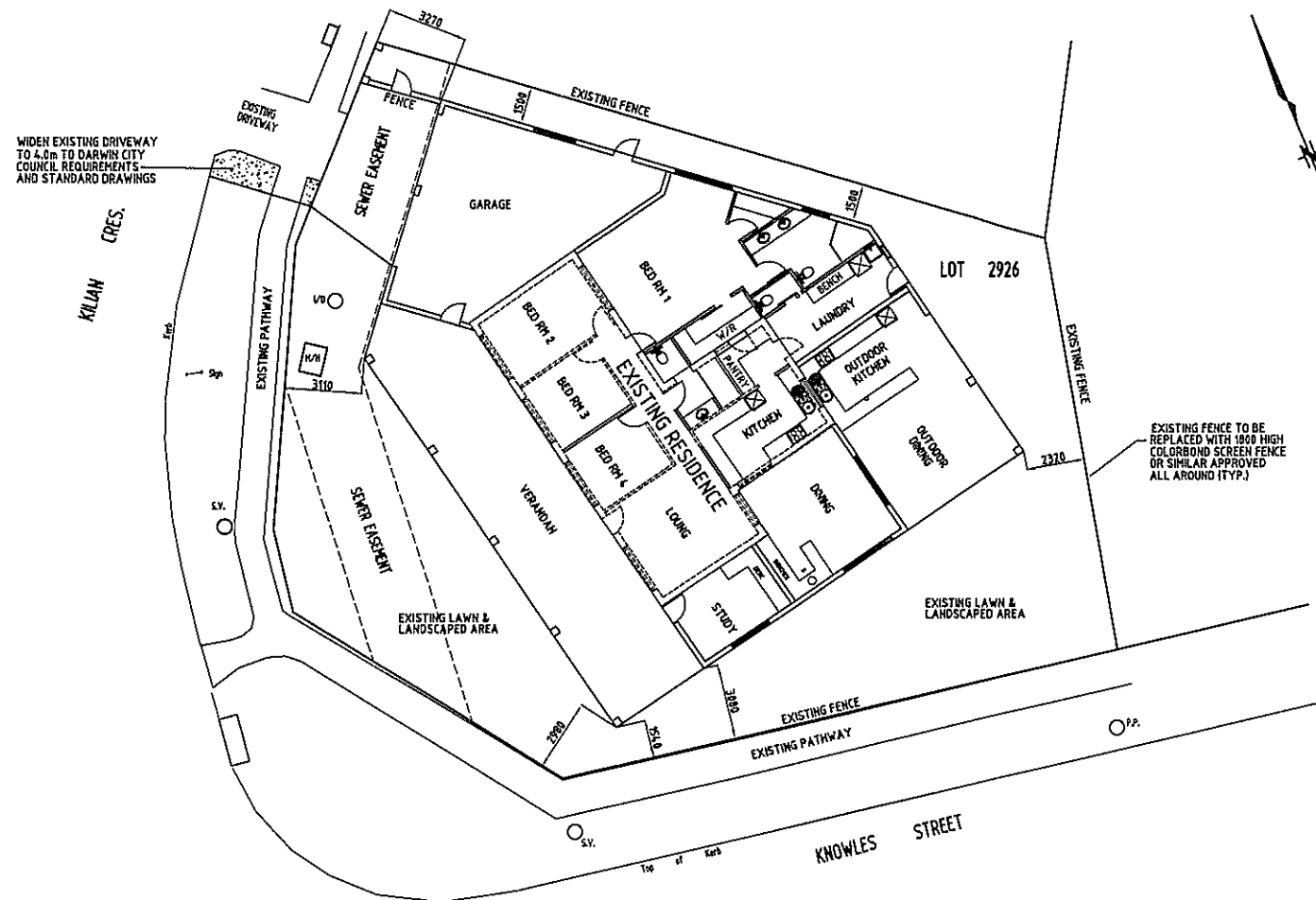
If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 29th April 2011** which is the closing date for public exhibition.

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

Yours faithfully

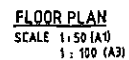
Anguree Jansen van Rensburg
Development Assessment Services

11 April 2011

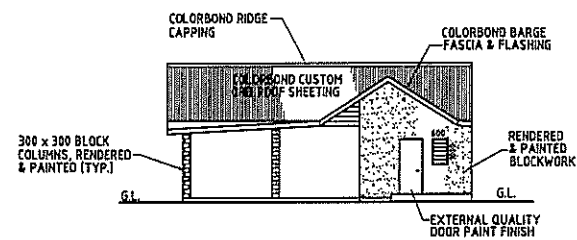


AREAS	
SITE AREA	744m ²
TOTAL FLOOR AREA OF RESIDENCE	395m ²
(VERANDAH AREA	110m ²)

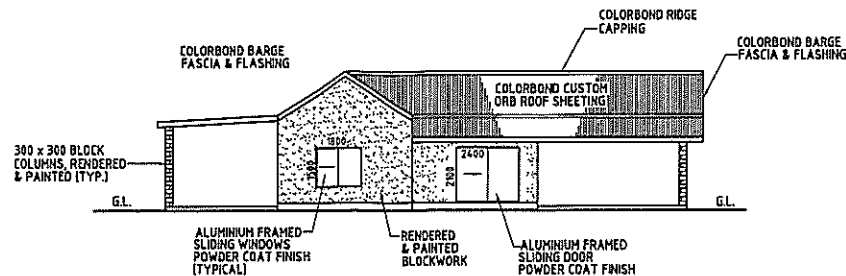
PROVIDE SHOWER SCREENS IN ACCORDANCE
WITH AS1288.



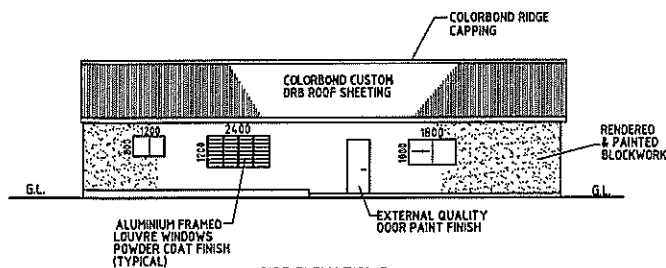
DRG. No. GP162-02



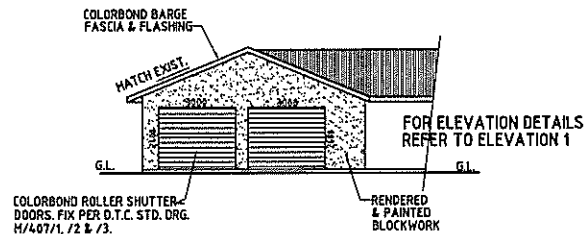
REAR ELEVATION 4



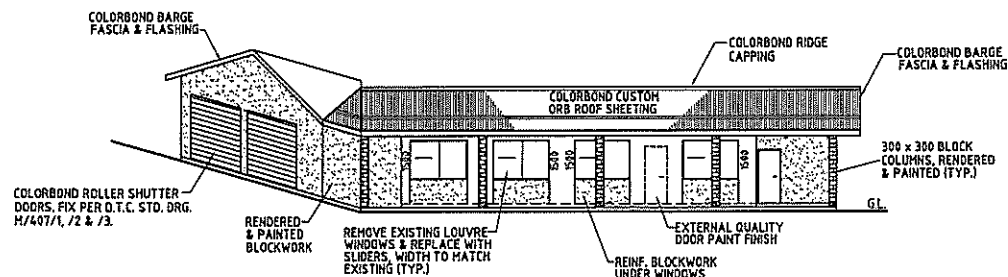
SIDE ELEVATION 5



SIDE ELEVATION 3



FRONT ELEVATION 2

FRONT ELEVATION 1
SCALE 1:100 (A1)

GENERAL NOTES

- 1 CEILING FANS TO BE PROVIDED TO ALL HABITABLE ROOMS.
- 2 MOSAIC FLOOR TILES TO BATHROOM, W.C. EN-SUITE AND LAUNDRY FLOORS. CERAMIC WALL TILES TO SHOWER AND BATH TO A HEIGHT OF 1800, 200 HIGH SPLASHBACK TO HAND BASINS, TROUGH AND SINK. SKIRTING TILE ELSEWHERE.
- 3 GROUND POISONING TO ALL AREAS BENEATH CONCRETE SLABS AND FOOTINGS TO AS3660.1 WITH AN ENGINEERED SLAB. PROVIDE 300 WIDE BY 50mm DEEP CONCRETE MOWING STRIP OVER ALL 'PART B' TREATMENTS.
- 4 TIMBER TRUSSES AND ASSOCIATED ROOF BRACING AND CONNECTIONS SHALL BE DESIGNED AND CERTIFIED BY AN APPROVED TRUSS MANUFACTURER. SUBMIT SHOP DRAWINGS AND STRUCTURAL ENGINEERS CERTIFICATION PRIOR TO FABRICATION OF TRUSSES.

SCHEDULE OF FINISHES & COLOURS

EXTERIOR WALLS	200 SERIES BLOCKWORK, RENDERED AND PAINTED - COLOUR DULUX 'PORTLAND STONE'
FEATURE WALLS	200 SERIES BLOCKWORK, RENDERED AND PAINTED - COLOUR DULUX 'DEEP SIENNA EB'
METAL ROOFING	CUSTOM ORB ROOFING OVER INSULATION - 'COLORBOND CLASSIC CREAM'
COLORBOND METAL FASCIA	COLORBOND - 'BLACK'
EXTERNAL SOFFIT CEILING	6mm HARDIFLEX COLOURED 'OFF WHITE'
GLASS	5mm GREY TINTED GLASS
WINDOW FRAMES	ALUMINIUM POWDERCOATED, COLOURED - 'BLACK'
COLUMNS	COLOUR DULUX 'DEEP SIENNA EB'
GARAGE DOOR	COLORBOND 'SAND BANK'

Please quote: 1993442 CR:fh
Your reference: PA2011/0258

27 April 2011

- 5 -

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

Dear Doug

Subject: Proposed Development Application
Parcel Description: Lot 4736 (18) Meigs Crescent Town of Darwin
Proposed Development: Garage addition to an existing single dwelling with a reduced side setback.

Thank you for the Development Application referred to this office 15 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 variation to the Northern Territory Planning Scheme provisions in relation to Clause 7.3 – Minimum Building Setbacks for Residential Buildings. While Council does not necessarily support these variations, in light of the existing built form, 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:-

- 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**

.../2

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.

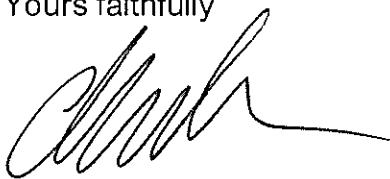
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- 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.

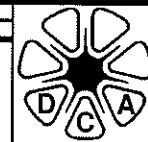
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Miss Bindi Kerkhoff



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: PA2011/0258

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 04736 Town of Darwin
Road/Street	18 MEIGS CRES
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Dillon, Matthew Jason Kerkhoff, Bindi Elizabet
Applicant	Miss Bindi Kerkhoff
Contact Number	0418714245
Purpose	Garage addition to an existing single dwelling with a reduced side setback

The proposal can be viewed online for a two week period from **Friday, 15th April 2011** until **Friday, 29th April 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 **Wednesday, 27th 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?pageld=planning.application&ilis_entity_id=63299059

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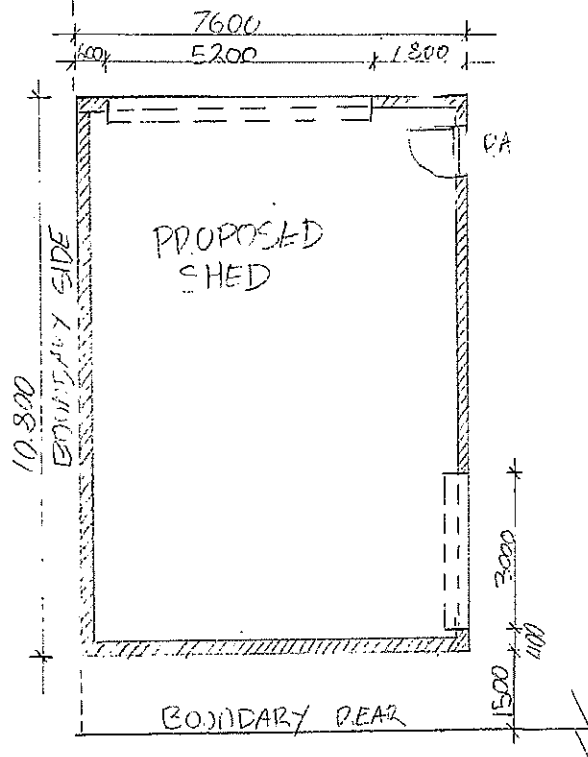
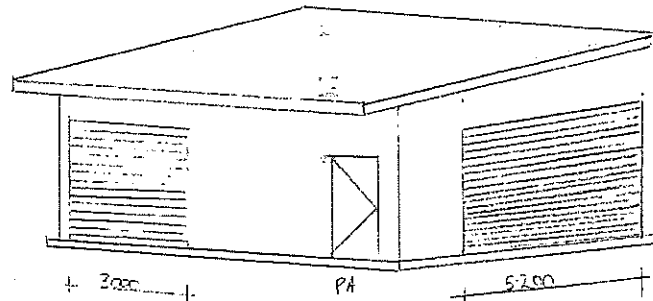
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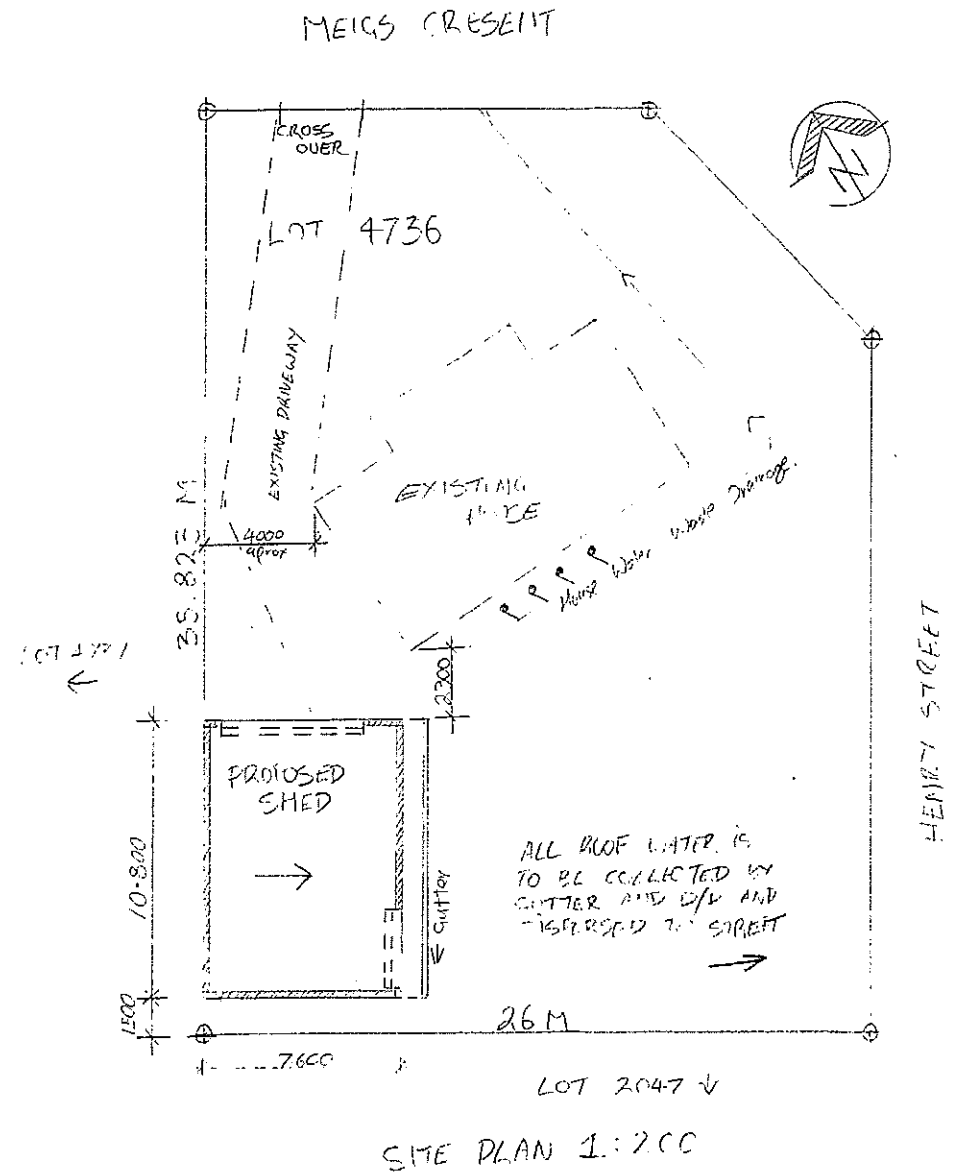
Should you require further information on this proposal please contact me on **8999 6807**.

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services
15 April 2011

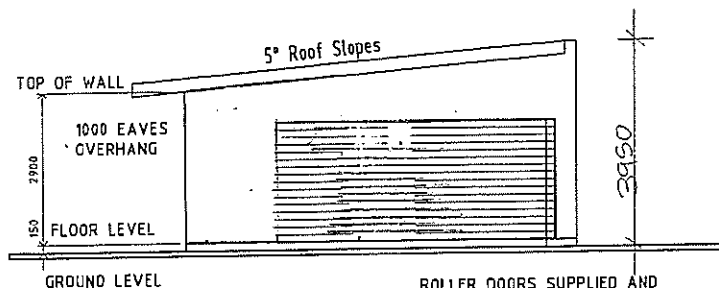


FLOOR PLAN 1:100



SITE PLAN 1:200

PROPOSED SHED
LOT 4736 MEIGS CRESENT
STUART PARK
MATT DILLON: BINDI KERKHOFF
DRAWN BY MATT DILLON 04/9/2011/73

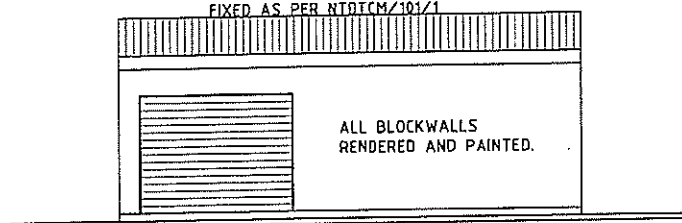


ELEVATION 3

SCALE 1 : 100

ROLLER DOORS SUPPLIED AND
INSTALLED AS PER
MANUFACTURER'S REQUIREMENTS
FOR CYCLONIC AREAS SIMILAR TO
NT DEEMED TO COMPLY M404/1

CUSTOM ORB ROOF CLADDING
FIXED AS PER NTOTCM/101/1



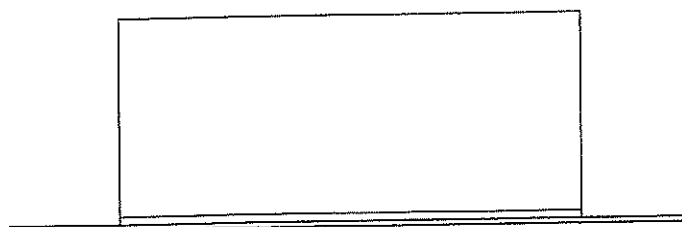
ELEVATION 4

SCALE 1 : 100



ELEVATION 1

SCALE 1 : 100



ELEVATION 2

SCALE 1 : 100



PRINTMAP PTY. LTD. TRADING AS
Del Rey Drafting

ABN 96 056 692 598
3/18 BISHOP ST
WOOLKEE
PHONE 09 411 370
FAX 09 412 042
CHECK ALL DIMENSIONS BEFORE COMMENCING CONSTRUCTION

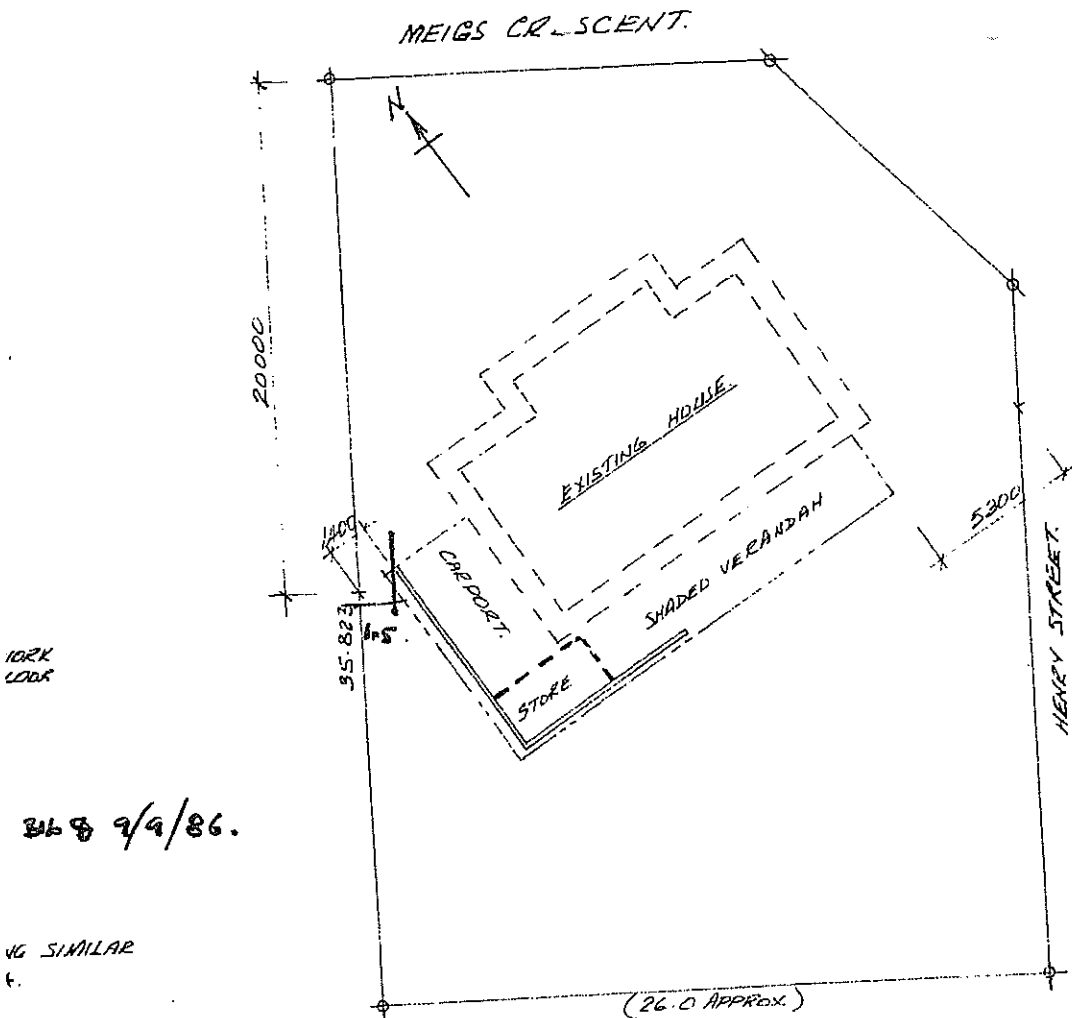
PROJECT PROPOSED SHED
LOT 4736 MEIGS CRESCENT
STUART PARK

MATT DILLON

DRAWN BY RON BROWN

SEPT 2007

JOB OR DRG NO.
D6012-3



248 9/9/86.

1/6 SIMILAR
t.

SITE PLAN

NORTHERN TERRITORY BUILDING ACT	
200-4736-1	
PERMIT No.	
DATE	
26 NOV 1986	
BUILDING CONTROLLER	

APPROVED

Jan P. Izod

GENERAL NOTES

1. ALL STEEL SHALL BE MIN. GRADE 250.
2. FABRICATION, ERECTION & WELDING SHALL CONFORM TO AS1250.
3. ALL STEEL SHALL BE WIRE BRUSHED TO REMOVE LOOSE RUST & MILLSCALE AND COATED WITH ONE COAT RED OXIDE PRIMER AND 2 COATS EXTERIOR GLOSS ENAMEL.
4. CONCRETE SHALL BE GRADE 20/20.
5. ALL CONCRETE WORK SHALL CONFORM TO AS1480.
6. EXCAVATIONS FOR FOOTINGS SHALL BE FIDENED IN ACCORD WITH AS2057.
7. MEMBERS & JOINTS INDICATED * ON PLAN ARE ADDITIONAL TO STRUCTURE ALREADY CONSTRUCTED.

DRAWING NO.

862286-1^A

SHEET

SCALE AS NOTED

DATE APRIL 1986

Please quote: 1883913 CR:fh
Your Reference: PA2011/0230

22 April 2011

- 6 -

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

Dear Doug

Parcel Description: Lot 4992 (42) Goodman Street Town of Darwin
Proposed Development: Garage and carport additions to an existing single dwelling with reduced side setbacks

Thank you for the Development Application referred to this office 8 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.

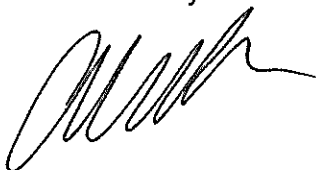
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- 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



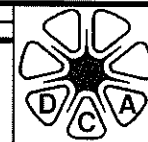
CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Paul David Winter

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: PA2011/0230

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 04992 Town of Nightcliff
Road/Street	42 GOODMAN ST
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Winter, Paul David Winter, Therese Mary
Applicant	Mr Paul David Winter
Contact Number	0407922360
Purpose	Garage and carport additions to an existing single dwelling with reduced 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 **Friday, 22nd 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=63217135

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

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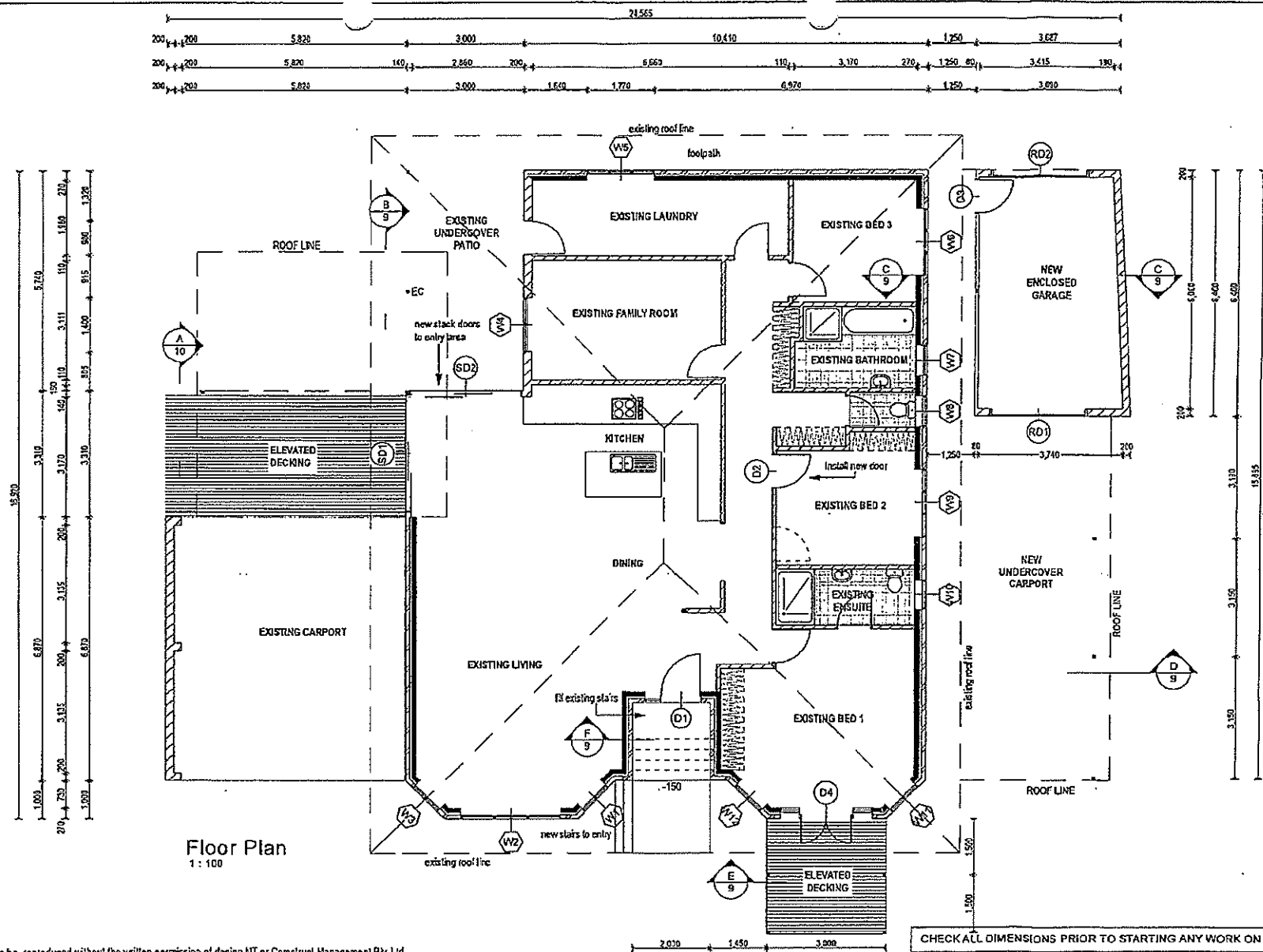
Please note that technical comments by service authorities will not be considered as submissions under section 49 of the *Planning Act* and therefore will not be eligible for third party appeal rights unless specifically requested.

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

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

8 April 2011



design NT
GPO Box 1632
DARWIN NT 0801
Ph: 0407 270 063
Fx: (08) 8121 1880
Em: niarna@myplans.com.au



PROJECT:
Major Additions & Alterations
to existing approved building

CLIENT:
Paul Winter
Lot 4992 (42) Goodman Street
NAKARA NT 0812

Floor Plan

Scale: AS NOTED

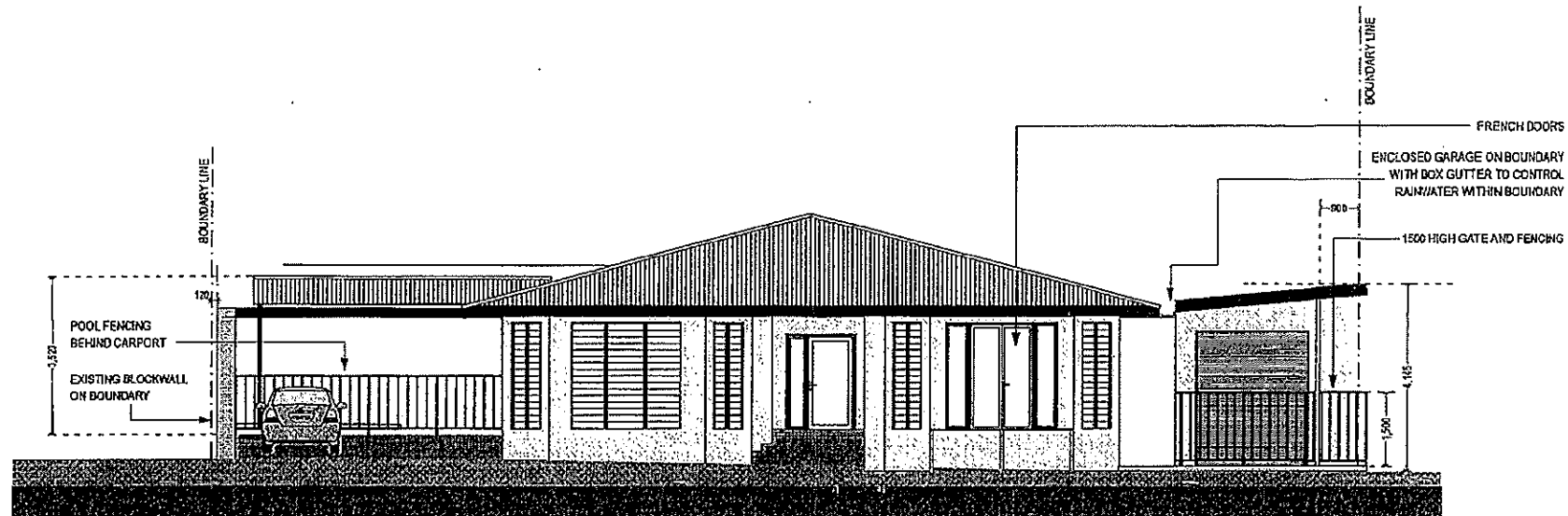
Drawn:

Print Date:
13/03/2011

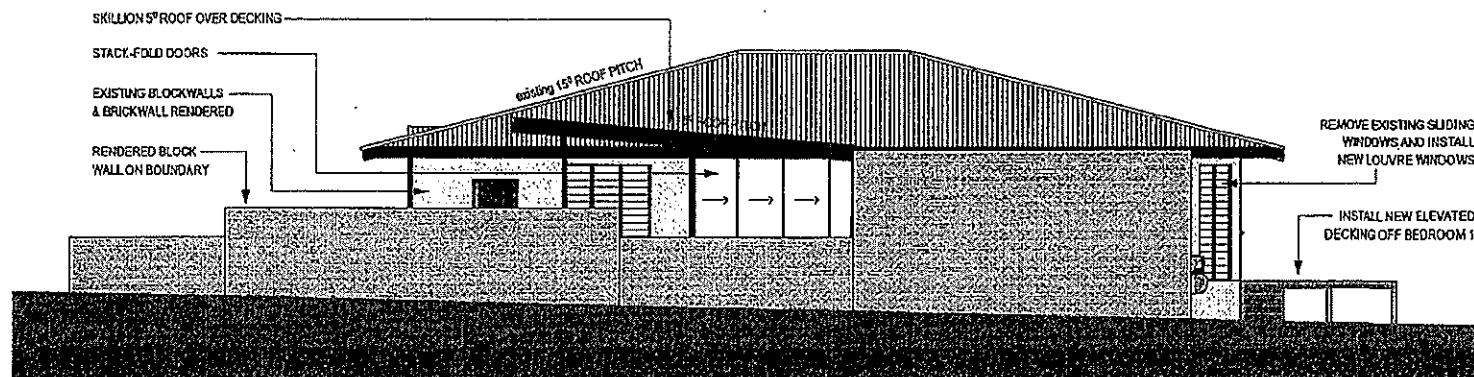
Drawing No.
J215/ 4

Sheet
4 of 16

Size
A3



Elevation 1
1:100



Elevation 2
1:100

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CHECK ALL DIMENSIONS PRIOR TO STARTING ANY WORK ON OR OFF SITE



design NT
GPO Box 1632
DARWIN NT 0901
Ph: 0407 270 063
Fx: (08) 8121 1880
Em: rianna@myplans.com.au

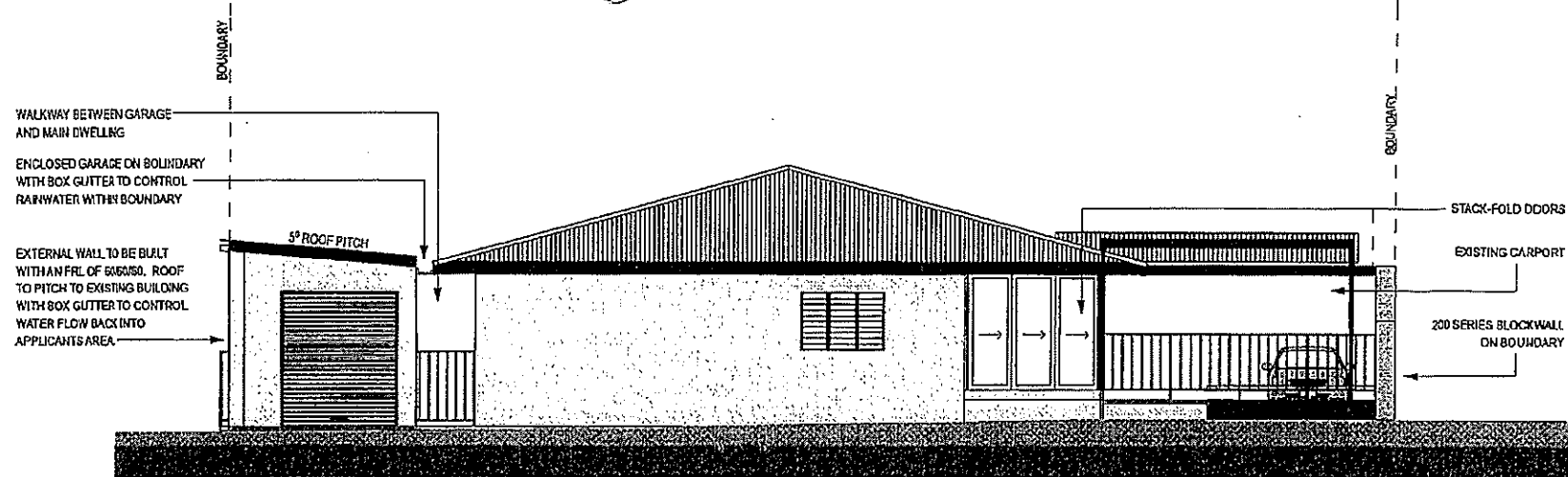


PROJECT:
Major Additions & Alterations
to existing approved building

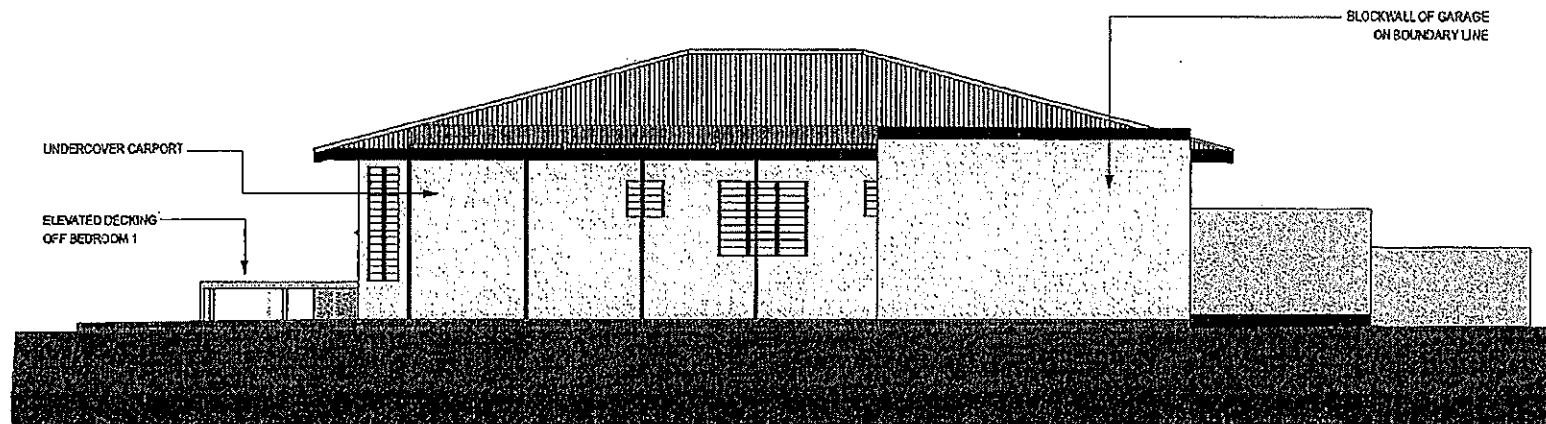
CLIENT:
Paul Winer
Lot 4992 (42) Goodman Street
NAKARA NT 0812

Elevations 1 & 2

Scale: AS NOTED	
Drawn:	Print Date: 13/03/2011
Drawing No. J215/ 5	Sheet Rev. Size 5 of 16 A3



Elevation 3
1:100



Elevation 4
1:100

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design NT
GPO Box 1632
DARWIN NT 0801
Ph: 0407 270 053
Fx: (08) 8121 1880
Em: niarna@myplans.com.au



PROJECT:
Major Additions & Alterations
to existing approved building

CLIENT:
Paul Winter
Lot 4592 (42) Goodman Street
NAKARA NT 0812

Elevations 3 & 4

Scale: AS NOTED

Drawn: 13/03/2011

Drawing No.	Sheet	Rev.	Size
J215/ 6	6 of 16		A3

Please quote: 1985515 CR:fh

20 April 2011

- 7 -

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

Dear Doug

Proposed Development Application: PA2011/0215
Parcel Description: Lot 5201 (61) Milkwood Circuit 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 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.

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 Kylie Cordingley

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: PA2011/0215

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 05201 Town of Sanderson
Road/Street	61 MILKWOOD CCT
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Faraone, James Gerard Faraone, Rosetta Carmelia
Applicant	Mrs Kylie Cordingley
Contact Number	8947 3040
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, 8th April 2011** until **Friday, 22nd April 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 **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?pagelId=planning.application&ilis_entity_id=63186336

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.

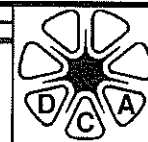
Please note that technical comments by service authorities will not be considered as submissions under section 49 of the *Planning Act* and therefore will not be eligible for third party appeal rights unless specifically requested.

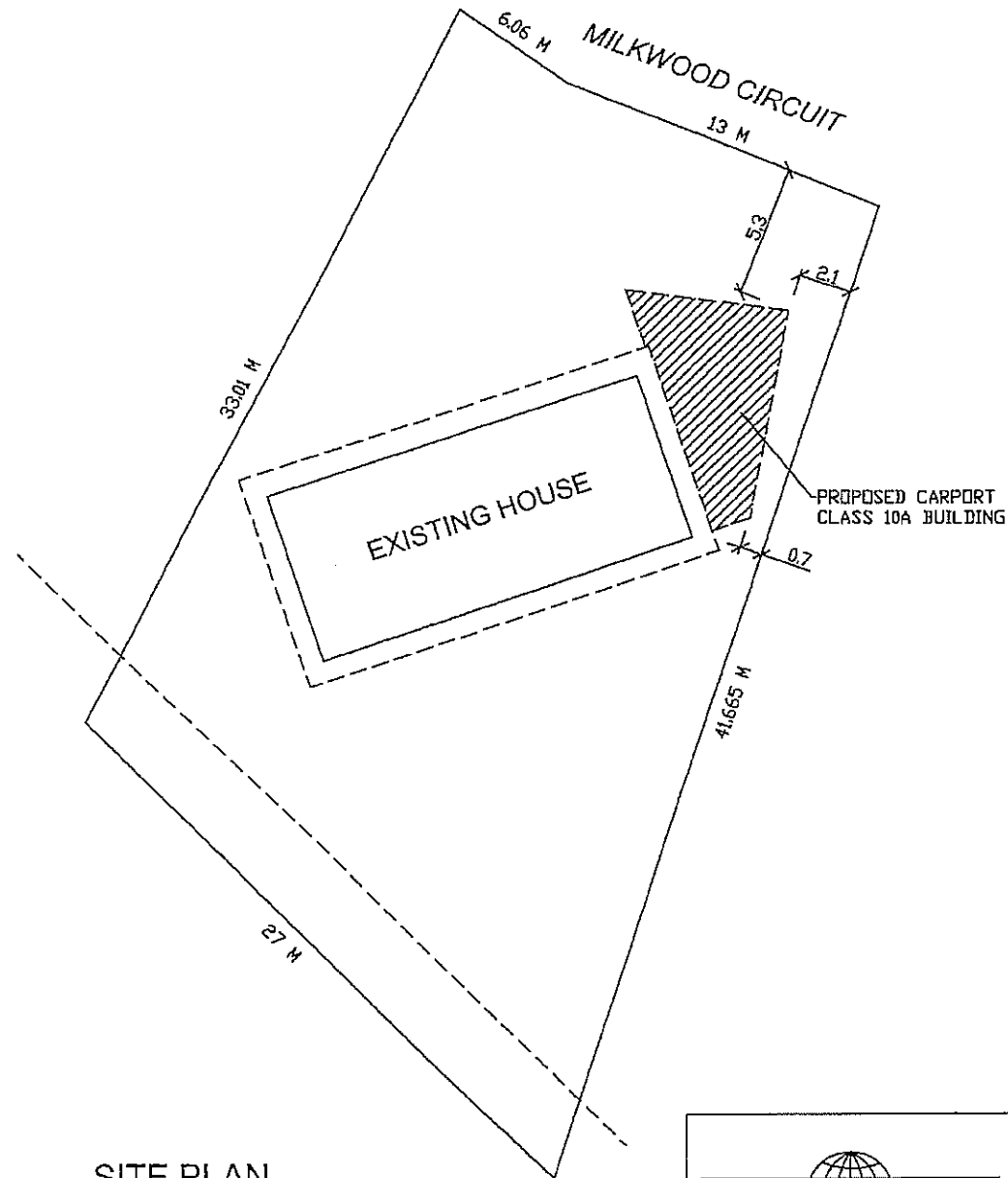
Should you require further information on this proposal please contact me on **8999 6807**.

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

6 April 2011





SITE PLAN
1:200



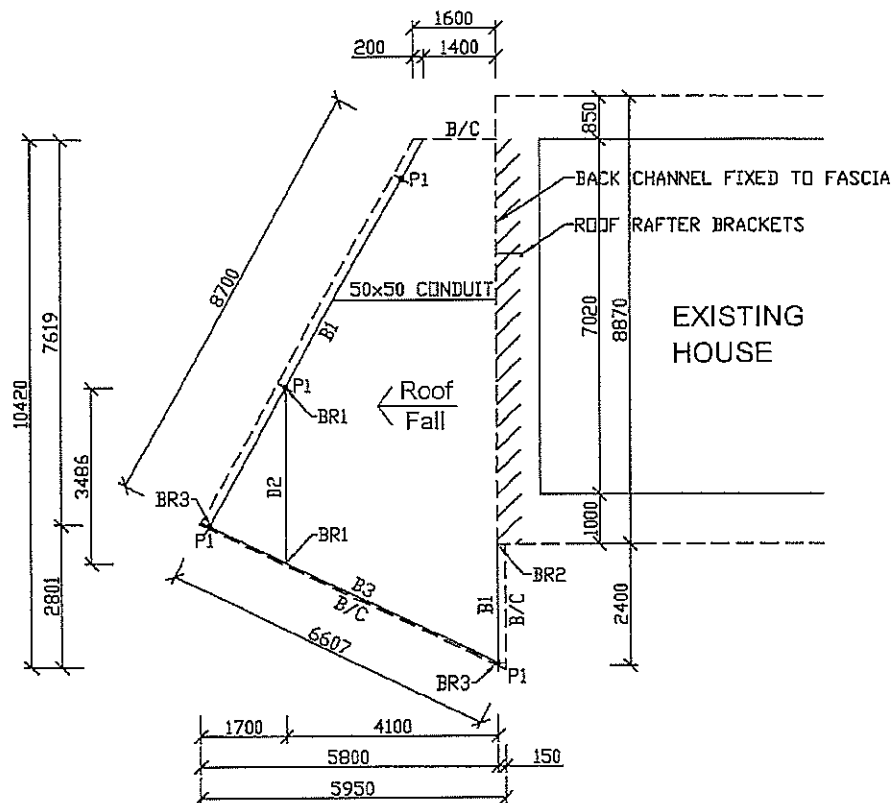
REG.NO. 46360CR
© COPYRIGHT 2011 Patio World

Patio World Head Office:
39 Cannon St,
Cairns, Qld 4870
Ph (07) 40321168

SCALE @ A3: 1:100
(unless otherwise shown)

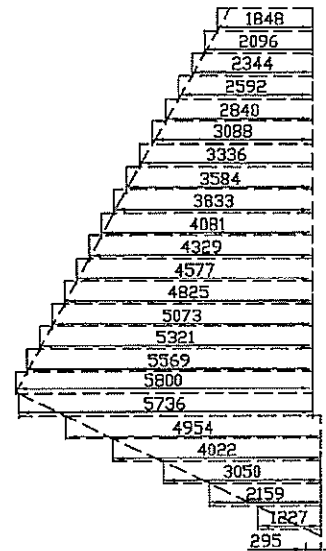
**PROPOSED CARPORT FOR
JAMES & ROSETTA FARAONE
61 MILKWOOD CIRCUIT
KARAMA NT 0812**

CONSULTANT:	DC	DESIGN WIND SPEED:	70 m/s Vr - V500 to AS1170.2		
DRAWN BY:	CR	LOT No.	5201	DATE:	08-03-2011
SHEET:	1 OF 5	LOC:	585	REV. DATE:	
				JOB NO.:	D384
				REV.	



ROOF PLAN

1:100



ROOF SHEET LAYOUT

1:100

APOLLO ROOF - 36.67 SQ.M. COVER

- B1: 170x75 APOLLO BEAM
REFER APOLLO MANUAL PG.16
- B2: 170x75 APOLLO BEAM
REFER APOLLO MANUAL PG.20
- B3: 2/170x75 APOLLO BEAM
REFER APOLLO MANUAL PG.32
- BR1: A723 BEAM SUPPORT BRACKET
- BR2: A753 BEAM FASCIA HANGING BRACKET
- BR3: A732 DOUBLE BEAM SUPPORT BRACKET
- P1: 75x75x3 SHS POST
HIGHEST POST LOAD: 14.49KN
CONCRETE FOOTING: Ø450x800 MM

GENERAL NOTE:
SILICONE/SIKAFLEX OR OTHER SEALANTS
WHERE APPLICABLE SURFACES SHOULD BE
PREPARED TO MANUFACTURER'S SPEC.

ALL SUPPORT BEAMS WITH SPANS OF 6 METRES
OR GREATER SHALL BE PROPPED UP IN THE
CENTRE OF BEAM SPAN TO CREATE A MINIMUM
OF A 10MM CAMBER

APOLLO BEAMS TO BE STITCHED @ 900 CRS
WITH 10-22x16 WAFFER HEAD TEK SCREWS.



SHEETING, BEAMS AND FIXINGS IN ACCORDANCE
WITH AS4040.2 & LOW-HIGH-LOW (LHL) REGIME
TESTED MARCH 2008 - REPORT TS689.

TERMITE RISK MANAGEMENT:
WHERE TERMITE SUSCEPTIBLE BUILDING ELEMENTS ARE
BEING USED OR WHERE EXISTING TERMITE BARRIERS
ARE BREACHED NEW TERMITE BARRIER SYSTEM MUST BE
INSTALLED IN ACCORDANCE WITH AS3660.

WARNING:
DO NOT WALK DIRECTLY ON ROOFING SHEETS. USE A
TEMPORARY WALKWAY FOR MAINTENANCE ACCESS. USE
A 250x38 MM PLANK BETWEEN ANY TWO ROOF PANEL
SUPPORT MEMBERS. DO NOT LOCATE PLANK MORE THAN
1 METRE FROM A SUPPORT MEMBER.



REG.NO. 46360CR

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Calms, Qld 4870
Ph (07) 40321166

SCALE @ A3: 1:100
(unless otherwise shown)

CONSULTANT: DC

DRAWN BY: CR

SHEET: 2 OF 5

PROPOSED CARPORT FOR
JAMES & ROSETTA FARAONE
61 MILKWOOD CIRCUIT
KARAMA NT 0812

DESIGN WIND SPEED: 70 m/s Vr - V500 to AS1170.2

LOT No. 5201

LOC: 685

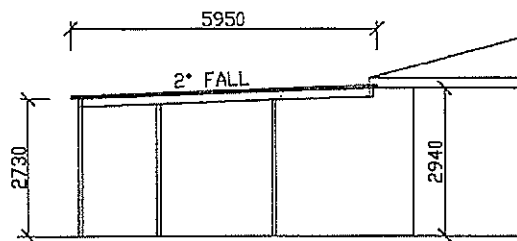
DATE: 08-03-2011

REV. DATE:

JOB NO.:

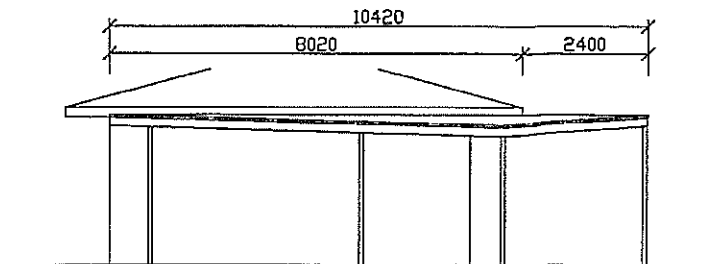
D384

REV.



FRONT ELEVATION

1:100



SIDE ELEVATION

1:100

IMPORTANT:
THESE PLANS SHOW INTENDED DESIGN ONLY AND ARE BY NO MEANS AN INSTRUCTION MANUAL. CONSTRUCTION MUST BE CARRIED OUT BY PERSONS WITH KNOWLEDGE OF CURRENT BUILDING REGULATIONS/ PRACTICES AND RELEVANT ENGINEERING MANUALS REFERRED TO ON THESE PLANS.

ALL MEASUREMENTS AND SPECIFICATIONS MUST BE CHECKED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ANY EXISTING STRUCTURES PROVIDING SUPPORT ARE TO BE ASSESSED AS ADEQUATE OR SUPPLEMENTED AS REQUIRED FOR ADDITIONAL LOADS APPLIED. STABILITY OF BUILDING DURING CONSTRUCTION INCLUDING ADDITIONAL PROPPING, BRACING AND EXCAVATION IS THE RESPONSIBILITY OF THE PERSON(S) CARRYING OUT CONSTRUCTION.



REG.NO. 46360CR

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Cairns, Qld 4870
Ph (07) 40321166

SCALE @ A3: 1:100
(unless otherwise shown)

CONSULTANT: DC

DRAWN BY: CR

SHEET: 3 OF 5

PROPOSED CARPORT FOR
JAMES & ROSETTA FARAONE
61 MILKWOOD CIRCUIT
KARAMA NT 0812

DESIGN WIND SPEED: 70 m/s Vr - V500 to AS1170.2

LOT No. 5201

LOC: 685

DATE: 08-03-2011

REV. DATE:

JOB NO.:

D384

REV.

Please quote: 1985366 CR:fh

20 April 2011

- 8 -

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

Dear Doug

Proposed Development Application: PA2011/0212

Parcel Description: Lot 5257 (42) Adcock Crescent 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 8 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.

- 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.

- 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.

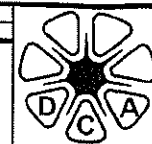
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Brian Joseph Lewins



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: PA2011/0212

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 05257 Town of Nightcliff
Road/Street	42 ADCOCK CRES
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Murdoch, Stephen Lachlan Murdoch, Susan Jayne
Applicant	Mr Brian Joseph Lewins
Contact Number	8984 30 44
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, 8th April 2011** until **Friday, 22nd April 2011** at: <https://www.ntlis.nt.gov.au/planning/lda.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?pagelId=planning.application&ilis_entity_id=63174695

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.

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



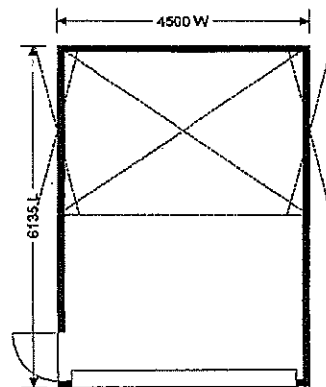
B. Lewing t/a
Shed Boss Darwin
56 Raphael St
Darwin NT 0821
Tel 89843044
Fax 0408802881
ABN 291 242 24719

Plan Sheet

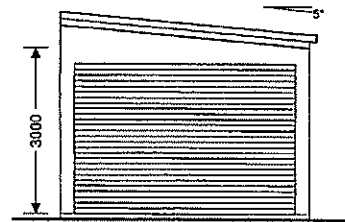
Customer Steve And Sue Murdoch
Site Address 42 Adcock Cres
Suburb Nakara NT

Project 4894-5938-0-Murdoch
Lot on Plan Lot 1 on Plan
Wind Speed C61

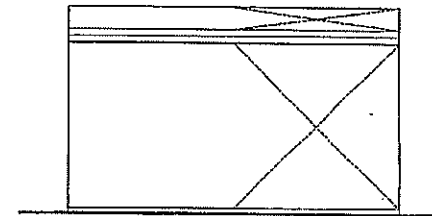
These drawings are to be read in conjunction
with Shed Boss standard structural detail drawings.
Use figured dimensions only.
Note! Drawing is NOT TO SCALE



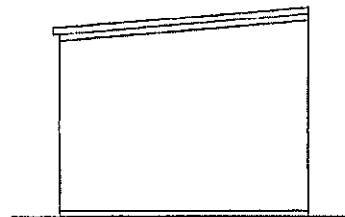
FLOOR PLAN



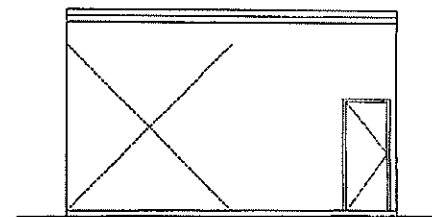
1. FRONT ELEVATION



2. RIGHT ELEVATION

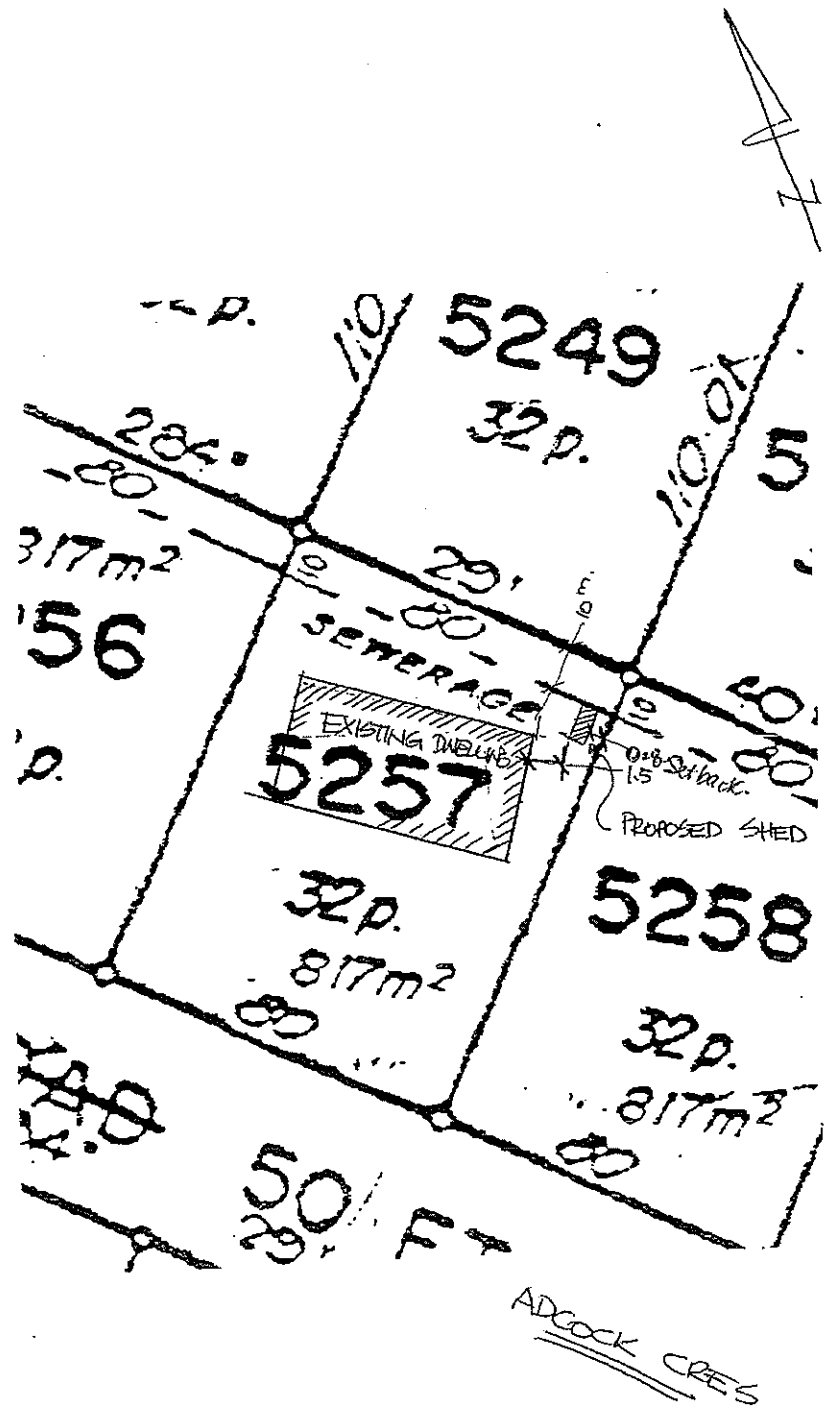


3. REAR ELEVATION



4. LEFT ELEVATION

4894-5938-0-Murdoch Steve And Sue Murdoch Create/Print [17.10.06.2010/1125/17.10.06.2010/1125] Printed Wed, 15-Dec-2010 Page 1/1



Please quote: 1985665 CR:fh

20 April 2011

- 9 -

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

Dear Doug

Proposed Development Application: PA2011/0226

Parcel Description: Lot 5574 (18) Dorrigo Crescent Town of Sanderson
Proposed Development: Dependant Unit to an existing single dwelling and shed with a reduced side 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:**
 - a) It is noted that the proposed dependant unit appears to be fully self contained and approximately double the floor area stipulated under clause 7.10.4 (2)(a) of the NT Planning Scheme.
 - b) It is also noted that the building setbacks are not in compliance with the NT Planning Scheme, the impact of the variance is not considered to be detrimental to the amenity of the locality.
- 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.
- 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.

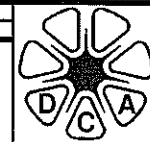
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Michael Alakiotis



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: PA2011/0226

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 05574 Town of Sanderson
Road/Street	18 DORRIGO CRES
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Trikilis, Maria
Applicant	Mr Michael Alakiotis
Contact Number	alamick@hotmail.com
Purpose	Dependant unit to an existing single dwelling, and shed with a reduced side 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/ita.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/I2?pagelD=planning.application&ilis_entity_id=63207675

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.

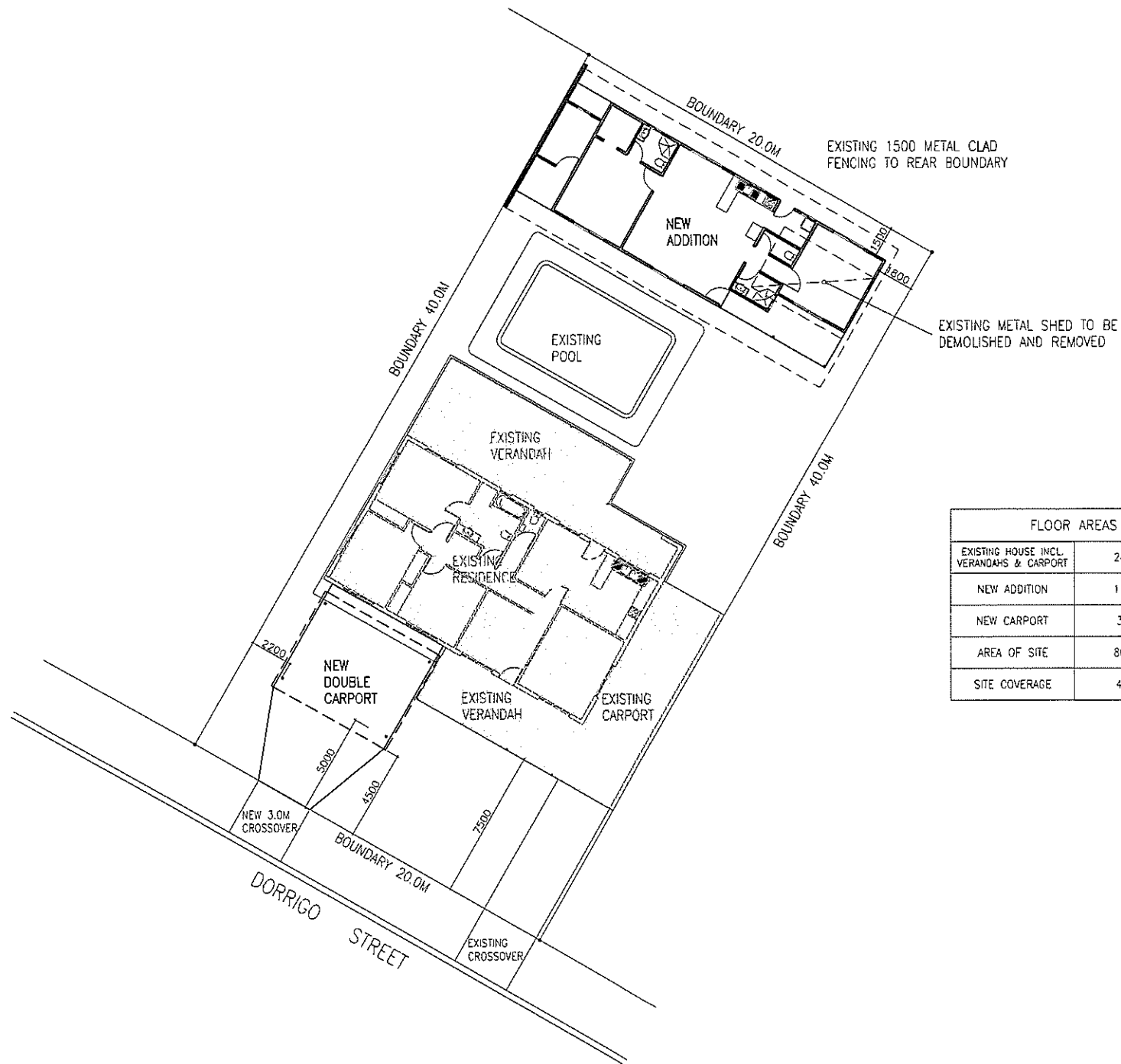
Should you require further information on this proposal please contact me on **8999 6807**.

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

6 April 2011

Attach.



FLOOR AREAS	
EXISTING HOUSE INCL VERANDAHS & CARPORT	246 m ²
NEW ADDITION	113 m ²
NEW CARPORT	36 m ²
AREA OF SITE	800 m ²
SITE COVERAGE	49.4 %



MICHAEL ALAKIOTIS
ARCHITECTURAL DRAFTER
mob 0405 602 427
53 patterson st. wulgah

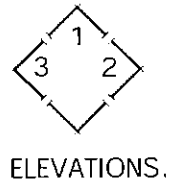
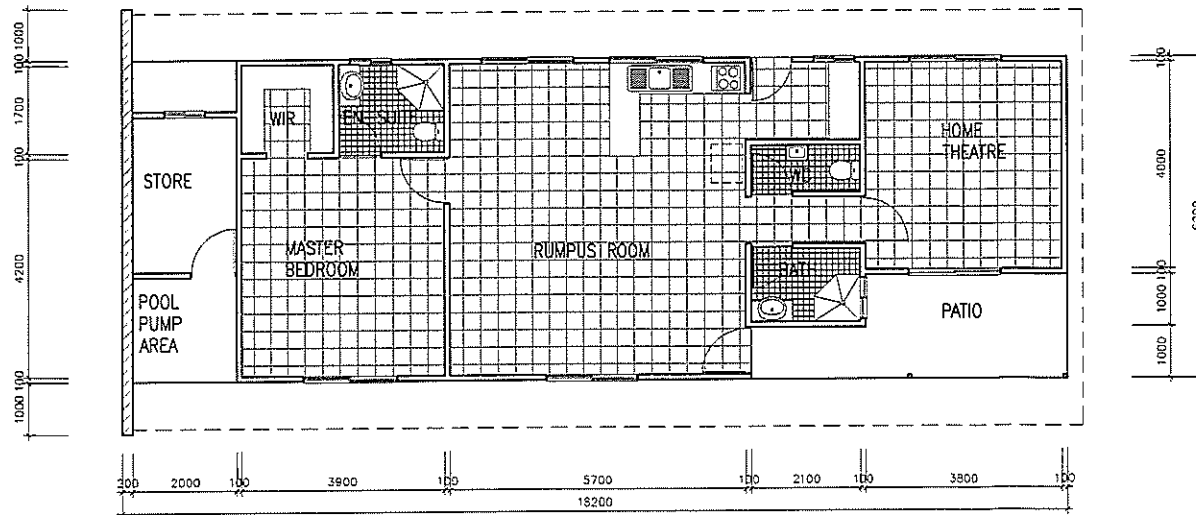
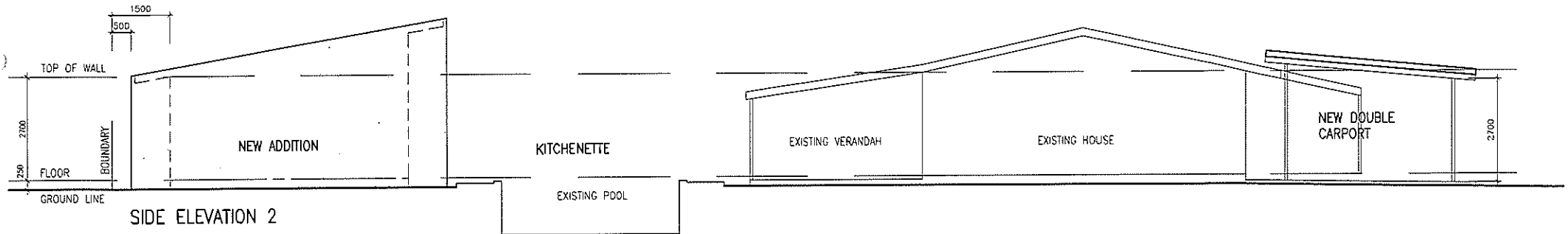
SITE
PLAN

ADDITIONS TO RESIDENCE
LOT 5574 DORRIGO CRES
KARAMA
FOR MRS. MARIA TRIKOUS

Date: MAR'11
Scale: 1:200

Job No: MAD862
Dra No: 862-A01

builder to verify all dimensions on site prior to construction



 **MICHAEL ALAKIOTIS**
ARCHITECTURAL DRAFTER
mob 0405 602 427
53 patterson st. wulgigi

PLAN ELEVATIONS

ADDITIONS TO RESIDENCE
LOT 5574 DORRIGO CRES
KARAMA
FOR MRS. MARIA TRUKILS

Date MAR'11
Scale 1:100

Job No. WAD862
Org No. 862-A02

builder to verify all dimensions on site prior to construction



Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1985679 CR:fh
Your Reference: PA2011/0200

20 April 2011

-10-

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

Dear Doug

Parcel Description: Section 5309 (9) Downes Street and Section 5310 (12) Catterthun Street Hundred of Bagot.

Proposed Development: Offices in a 2 storey building exceeding 8.5m in height plus basement car parking.

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:**
 - a). Council notes that the proposed development exceeds the required 8m height limit under clause 6.1 Height Control for the General Industry Zone (GI). At its highest point the roof is 9.63m above natural ground level to the central roof ridges.

Notwithstanding the 1.63m variation to clause 6.1 Height Control, Council does not object to the proposal as it does not appear to adversely affect the character of the Winnellie Light Industrial Precinct, the existing visual amenity or disrupt natural airflow.
 - b). Council notes that the development proposal is across Lots 5309 and 5310 which have not been consolidated. An access easement will be required if the lots are to remain unconsolidated.
- ii). **Should the above issues be adequately addressed, Council offers the following comments:**

.../2

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.

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

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.

.../3

-3-

- 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.
- 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.
- 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.

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 Colin Browne

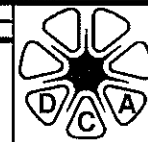
Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801

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

In reply please quote: PA2011/0200



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	Section 05309 Hundred of Bagot
Road/Street	9 DOWNES ST
Town Plan Zone	GI (General Industry)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Akese Pty Ltd (ACN 131 766 222) as Trustee for the Pothitos Tsougranis Family Trust Antella Pty Ltd (ACN 131 766 357) as Trustee for the Themelis Tsougranis Family Trust
Parcel Description	Section 05310 Hundred of Bagot
Road/Street	12 CATTERTHUN ST
Town Plan Zone	GI ()
Tenure Type	
Land Owners	
Applicant	Mr Colin Browne
Contact Number	89819466
Purpose	Offices in a 2 storey building exceeding 8.5m in height plus basement car parking

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/lta.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?pagelid=planning.application&ilis_entity_id=63143740

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.

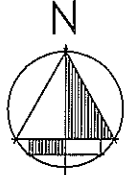
If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 22nd April 2011** which is the closing date for public exhibition.

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

Yours faithfully

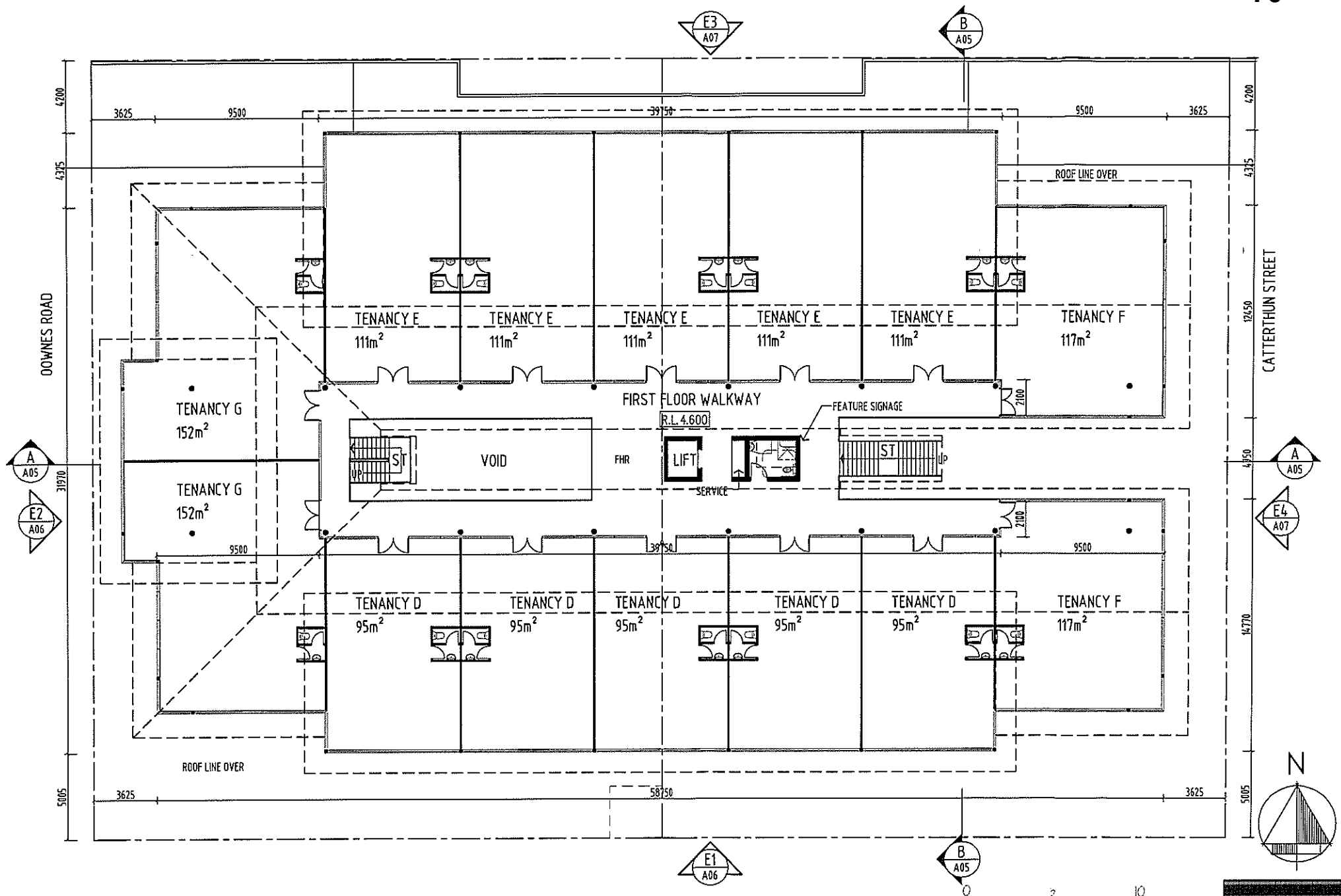
Anguree Jansen van Rensburg
Development Assessment Services

6 April 2011



0 5 10
METRES

GROUND FLOOR TEANCY LAYOUT PLAN 1:200

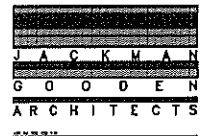


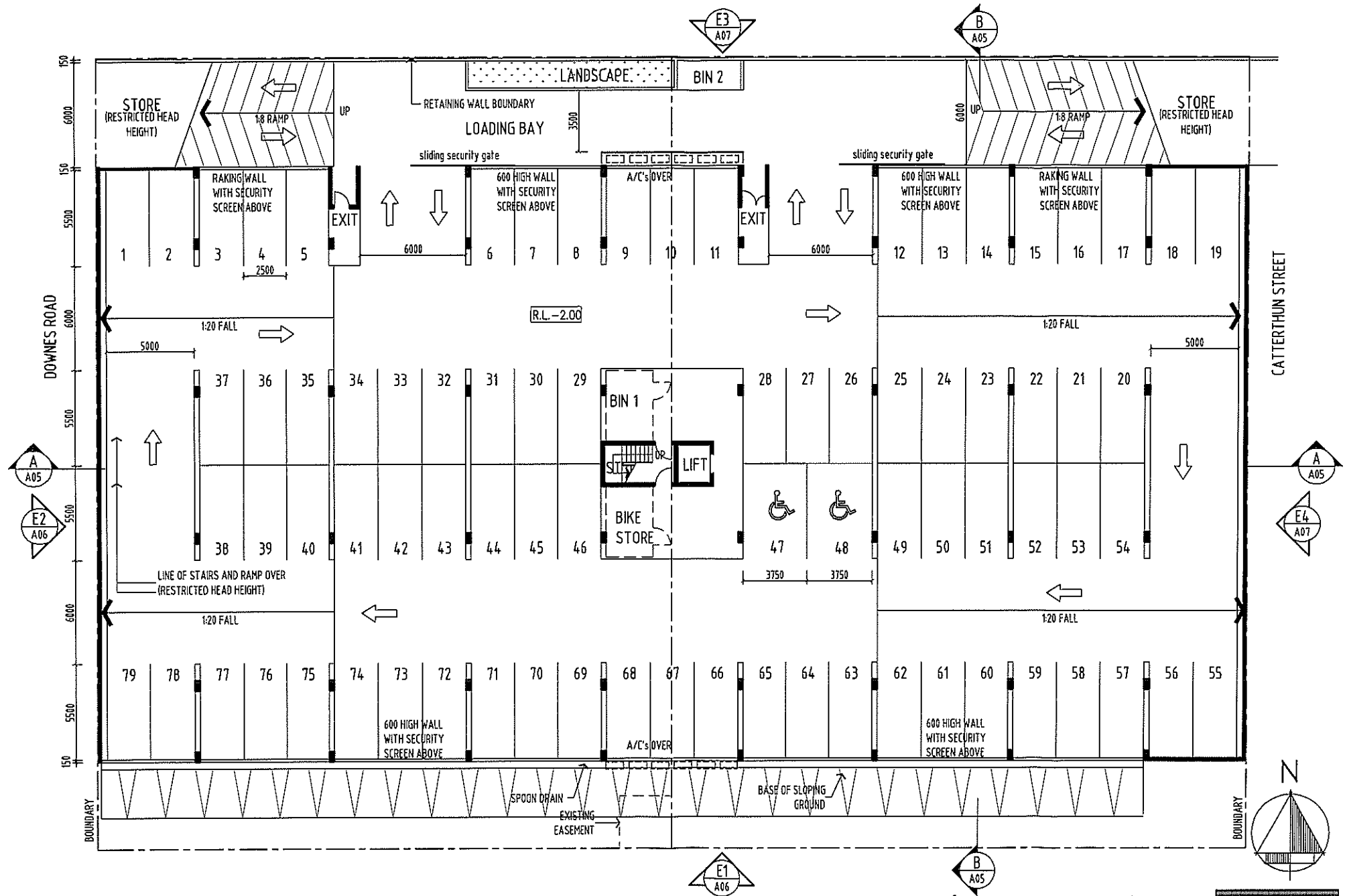
LOTS 5309 DOWNES RD. & 5310 CATTERTHUN ST., WINNELLIE

2986-T020

JANUARY 2011

FIRST FLOOR TENANCY LAYOUT PLAN 1:200





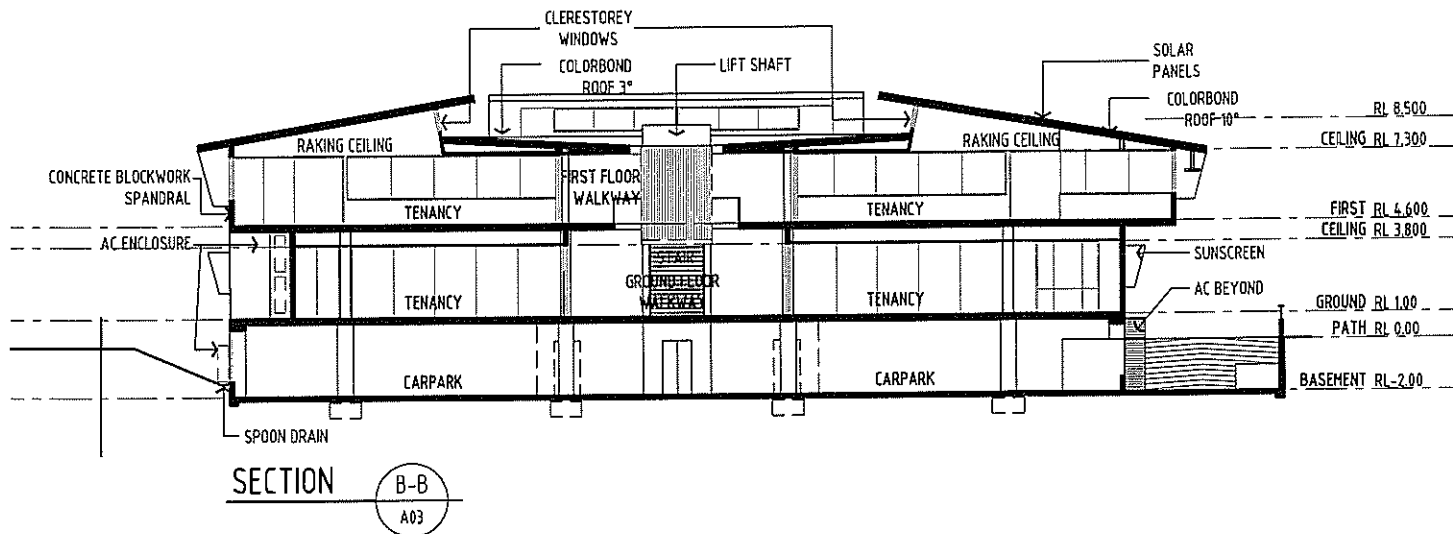
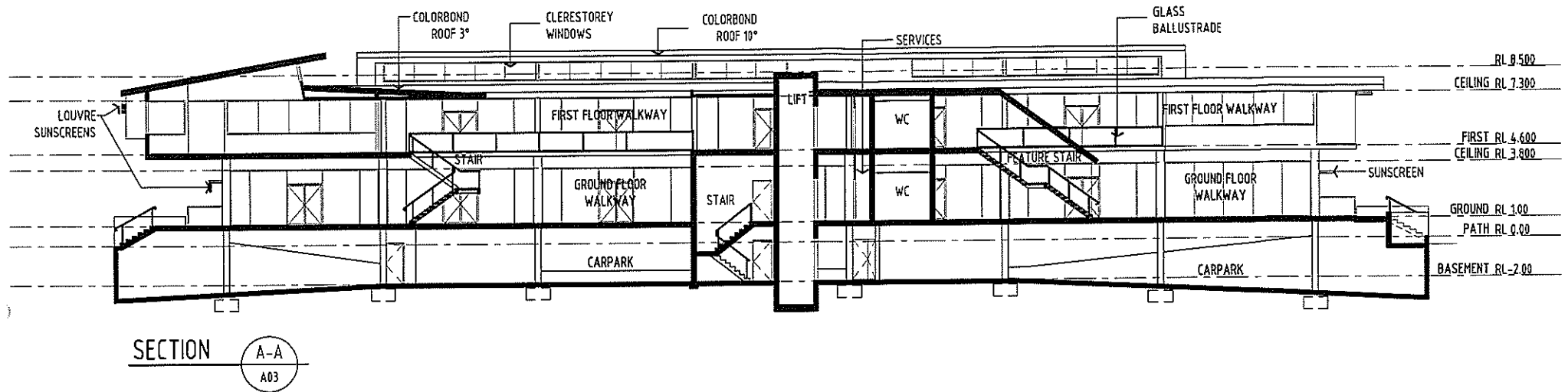
LOTS 5309 DOWNES RD. & 5310 CATTERTHUN ST., WINNELLIE

2986-SK022

JANUARY 2011

BASEMENT FLOOR PLAN 1:200





LOTS 5309 DOWNES RD. & 5310 CATTERTHUN ST., WINNELLIE

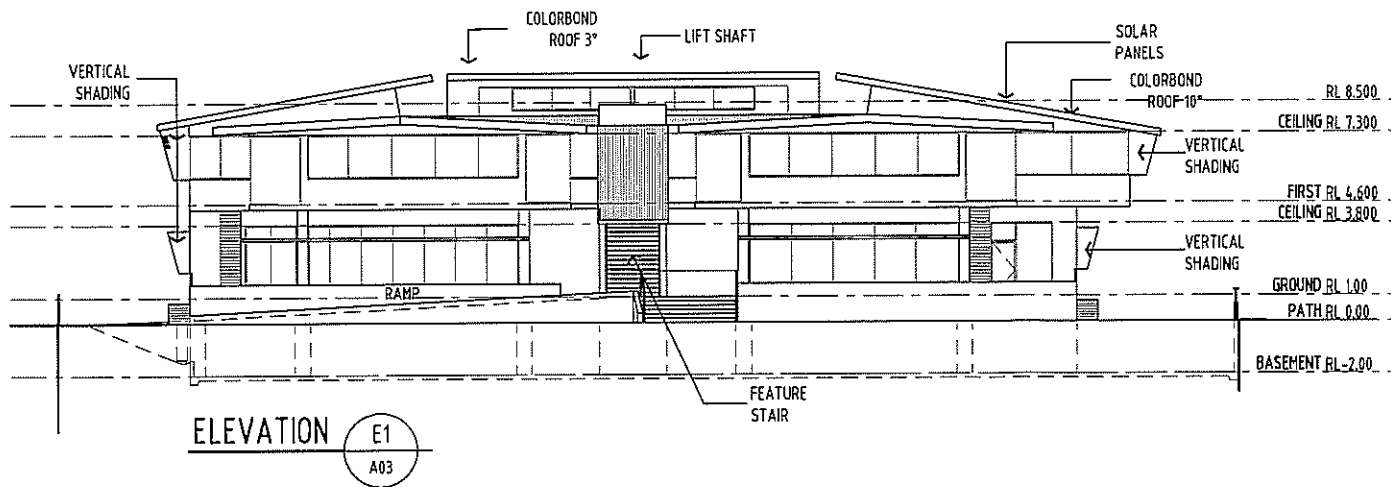
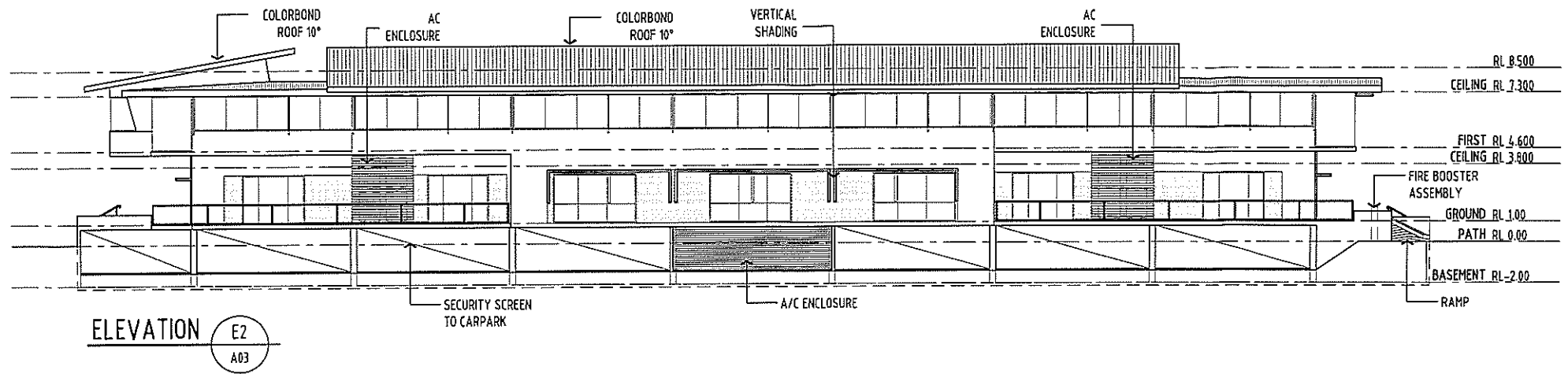
2986-SK05A

JANUARY 2011

0 10
METRES

SECTIONS A-A & B-B 1:200

JACK HAN
GOLDEN
ARCHITECTS



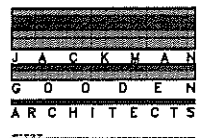
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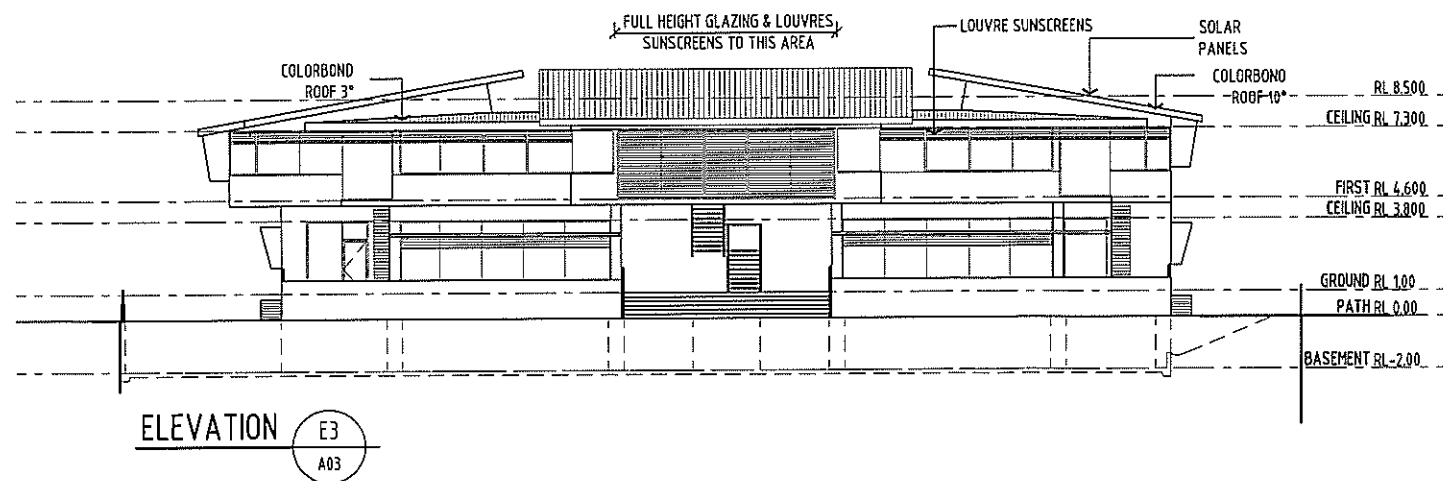
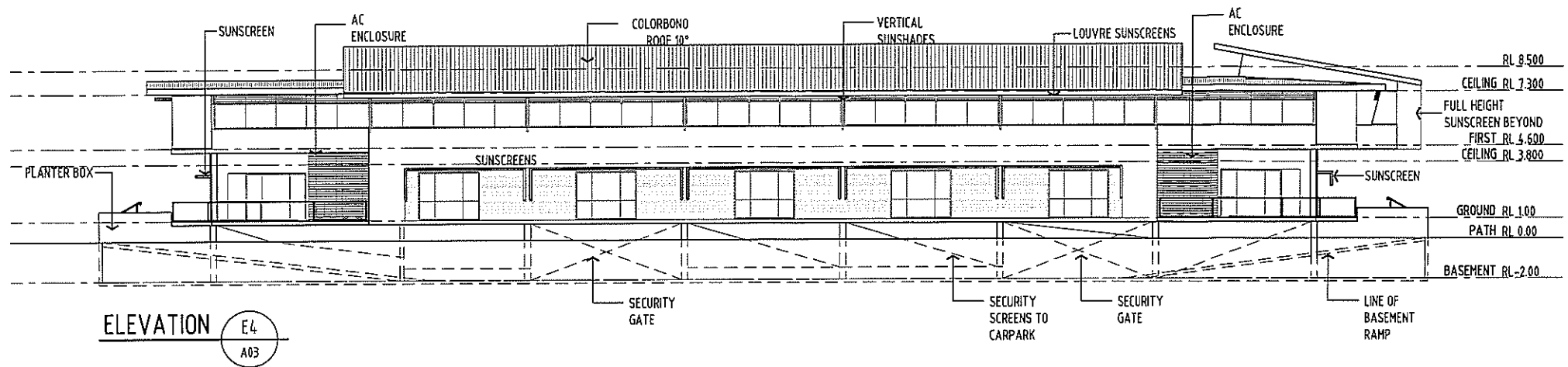
2986-SK06A

JANUARY 2011

0 5 10
METRES

EXTERNAL ELEVATIONS 1:200



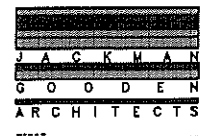
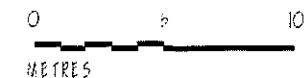


LOTS 5309 DOWNES RD. & 5310 CATTERTHUN ST., WINNELLIE

2986-SK07a

JANUARY 2011

EXTERNAL ELEVATIONS 1:200



Please quote: 1990530 CR:fh
Your reference: PA2011/0242

29 April 2011

-11-

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

Dear Doug

Parcel Description: Lot 7717 (2) Eugenia Street Town of Nightcliff.
Proposed Development: Additions to an existing multiple dwelling (Unit 1).

Thank you for the Development Application referred to this office 13 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) Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and

.../2

-2-

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.
- 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



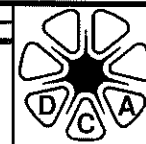
CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr David Bowler

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: PA2011/0242

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 07717 Town of Nightcliff
Road/Street	2 EUGENIA ST
Town Plan Zone	MD (Multiple Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	The Proprietors - Units Plan No. 69/81

Applicant	Mr David Bowler
Contact Number	89 321868

Purpose	Additions to an existing multiple dwelling (unit 1)
----------------	---

The proposal can be viewed online for a two week period from **Friday, 15th April 2011** until **Friday, 29th April 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 **Wednesday, 27th 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?pagelD=planning.application&ilis_entity_id=63257621

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, 29th April 2011** which is the closing date for public exhibition.

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

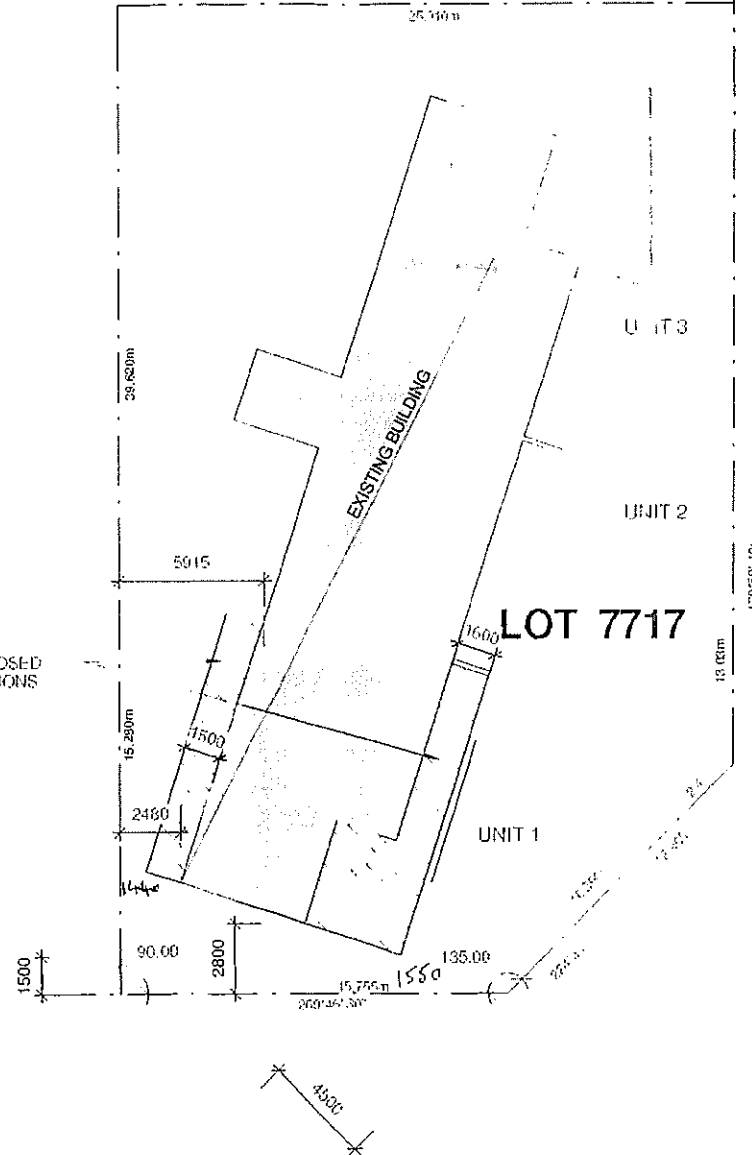
Yours faithfully
Anguree Jansen van Rensburg
Development Assessment Services
13 April 2011

NOTES

51. VERIFY ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFFSET WORK BEFORE CONSTRUCTION IS COMMENCED.
52. PROVIDE ALL FIXTURES IN ORIGINAL UNDISTURBED GROUND HAVING A SAFE BEARING CAPACITY OF 150 kPa.
53. CONCRETE SHALL BE FINISHED WITH FLOOR SLABS AND FACINGS AND ALL WORK SHALL COMPLY WITH AS3600.
54. CONCRETE SAW CUT OR OTHER TYPE OF CONTROL JOINTS MAY BE PROVIDED AT 5000 mm OR OTHER MULTIPLE OF CONCRETE SLAB.
55. CERTIFICATE OF TERMITE TREATMENT FROM AN ANTIMONIAL APPLICATION IS TO BE APPROVED BY NATURE RESISTANCE AUTHORITY.
- IF ENGINEERED FLOOR SLAB SYSTEM AS NOT TO BE USED, USE REINFORCED IN SLAB PROVIDE STAINLESS STEEL MESH UNDER SAW CUT JOINTS AT 500 mm TRS MAX. SEAL ALL PENETRATIONS WITH APPROVED GULFERS HANDSPRA. REPAIR UNDER MAINTENANCE SLAB REPAIR BUILDERS CERTIFIER FOR DETAILED FROM EQUINE.
56. A 100mm DEEP CONCRETE REINFORCING STRIP IS REQUIRED OUTSIDE ALL CONCRETE FLOOR SLABS COVERING PART OF TREATMENT.
57. FLOOR WASTES TO BE 20 mm MIN ABOVE NATURAL FINISHED.
58. WALLS AND FLOORS TO WET AREAS TO HAVE 1500mm MIN IMPERVIOUS TO MOISTURE 300mm SLAB DATES TO END. EXIST 1500mm MIN AT LEAST REINFORCING CHAIRS TO AS3600 AND CODE OF BUILDING CODE OF AUSTRALIA.
59. ALL PROMENADES AND CORRIDORS TO COMPLY TO AS3600.
60. WINDOWS AND DOORS INCLUDING FRAMES, GLAZING AND FIXINGS TO COMPLY WITH AS1288, AS2047 AND D.T.C. 13412 AND BE CERTIFIED BY MANUFACTURER.
- BUILDER TO CHECK THAT FRAME SIZES SUIT CONSTRUCTION. OPENINGS WINDOWS LESS THAN 1500mm FROM BASE OF SHOWER SUBSTRATE ARE REQUIRED TO BE SAFETY GLASS IN ACCORDANCE WITH AS1288.
- WHERE WINDOW FIXINGS ARE NOT SUPPLIED BY MANUFACTURER USE NO. 14 TEK 300 CONTRA FULL PERIMETER OF WINDOW FOR STEEL WALLS BRADY BOLT TO BLOCK WORK 300 CONTRA MAY.
61. SHOWER GLASS DOORS TO HAVE MOTIFS AT MID HEIGHT IF GLASS PANELS EXCEED 0.5m SAFETY GLASS IS REQUIRED.
62. ALL STEEL TO STEEL WELDS TO BE CONTINUOUS FILLET WELD FOR PERIMETER OF CONTACT AS PER THICKNESS SPECIFIED.
63. STEELWORKS SHALL BE BY EXPERIENCED TRADESMAN AND TO REQUIREMENTS OF AS4100 & AS412400.
64. CONDUCTIVITY ITEMS SHALL BE CONSTRUCTED AS PER MANUFACTURERS SPECIFICATION.
65. SMOKE ALARMS ARE TO BE INSTALLED WHERE SHOWN ON PLAN IN ACCORDANCE WITH B.C.A PART 3.7.2 PHOTOELECTRIC OR IONISATION TYPES ARE TO BE FITTED IN OR UNDER CEILING WITH NO DEAD AIR SPACES IN HALLWAYS BETWEEN BEDROOMS AND OTHER HABITABLE AREAS.



PROPOSED ADDITIONS



Amended
10-11-10
10-11-10

BOUGAINVILLEA STREET

SET BACKS

1.5M FOR 1 & 2 STORY BUILDINGS WITH VERANDAS SECONDARY STREET
4.5M FOR PRIMARY STREET

EUGENIA STREET

PROJECT PROPOSED ADDITIONS TO EXISTING BUILDING LOT 7717 UNIT 1 & 2 EUGENIA STREET NIGHT LIFT				
SITE PLAN & NOTES				DATE 10-11-2010
DRAWN M.G.	AMENDED	SCALE 1:200	SHEET 11 OF 11	DRAWING No No 216 - A3
CHECKED				

RAZORBAK
BUILDING DESIGNERS

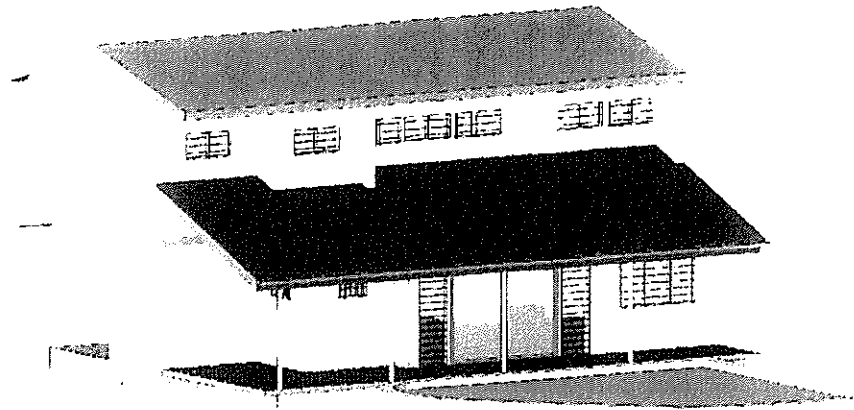
MICK GORHAM
PH 08 9550 02 10 MO 08 9446 8866
PO BOX 1272 PALMERSTON NORTH NT
E: razorbakdesign@bigpond.com

ENGINEER

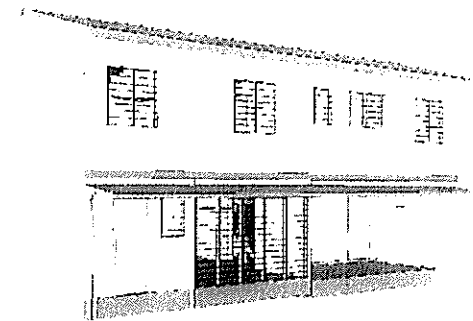
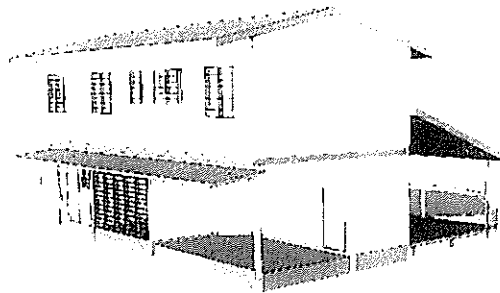
CERTIFIER

CLIENT

MARGARET FENBURY



2.10.1
10.11.10
10.11.10



RAZORBAK
BUILDING DESIGNERS

MICK GORHAM
P4792662 123456789
PO BOX 1272 PALMERSTON N 11
razorbakdesigns@bigpond.com

ENGINEER

CERTIFIER

CLIENT

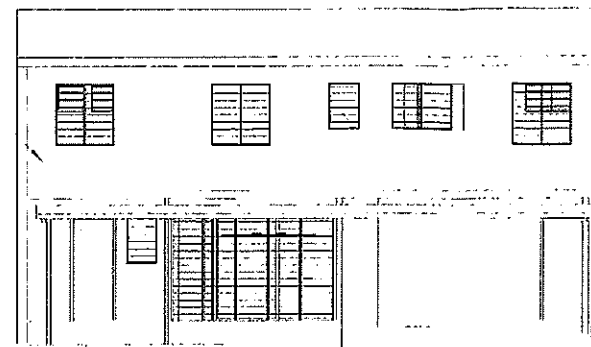
MARGARET FENBURY

PROJECT PROPOSED ADDITIONS TO EXISTING BUILDING LOT 771 UNIT 1 NO 2 EUGENIA STREET HIGHTCLIFF				
PERSPECTIVE				DATE 10-11-2010
DRAWN MGS	AMENDED	SCALE	SHEET 1 OF 11	DRAWING No
CHECKED				No 216 A3

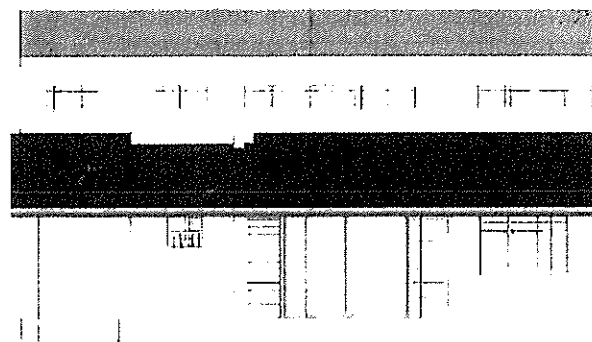
**SOUTH ELEVATION**

NEW WALL CLADDING
TO MATCH EXISTING FIX
TO D.T.C.M 203 6

NEW WALL
CLADDING 7mm
BASE SHEET FIX AS
PER D.T.C.M 203 7

**WEST ELEVATION**

NEW CUSTOM
ORB ROOF
CLADDING FIX TO
D.T.C.M 142 1

**EAST ELEVATION**

Paul C. H.
10-11-10
10240470

2620

DESIGN SCALE OF THE DRAWING: CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK PRIOR OF SITE

RAZORBAK
BUILDING DESIGNERS

MICK GORHAM
PH 095667302 MO 0464462866
PO BOX 12752 PAJUBA VIC 3185
razorbakdesigns@bigpond.com

ENGINEER

CERTIFIER

CLIENT

MARGARET FENBURY

PROJECT
PROPOSED ADDITIONS TO EXISTING BUILDING LOT 7717
UNIT 1 No 2 EUGENIA STREET NIGHTCLIFF

ELEVATIONS-1

DATE
10-11-2010

DRAWN
MG
CHECKED

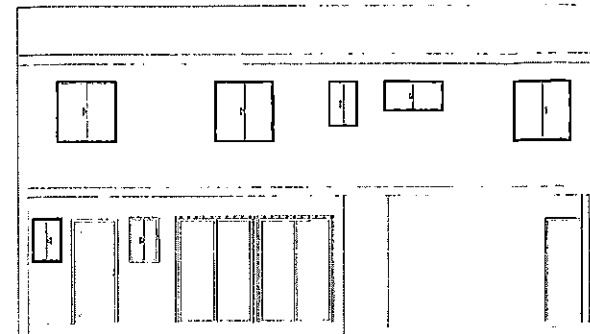
AMENDED

SCALE
1:100

SHEET
1 OF 11

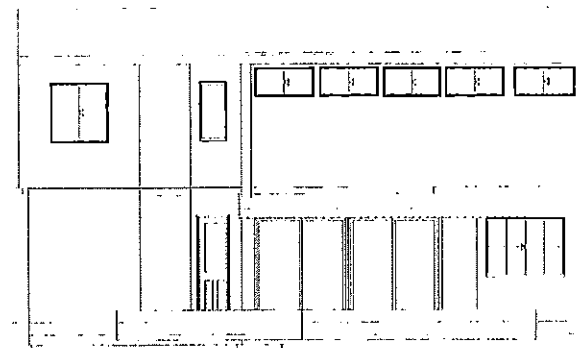
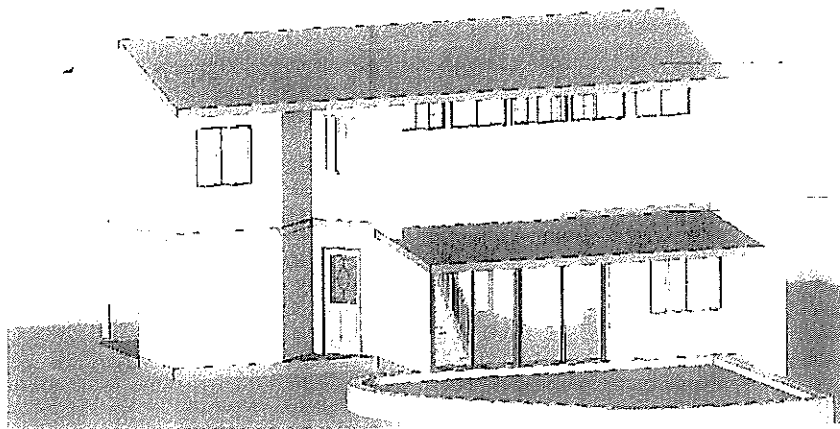
DRAWING No
No 216 - A3

Paul Chalk
10/11/10
10/11/10



WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

03 T WALL	5670
02 FIRST FLOOR	2700
01 GROUND FLOOR	2970
00 N.G.L.	2720
	250
	0

DO NOT SCALE OFF THE DRAWING. CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. CHECK FOR SLOPE.

RAZORBAK
 BUILDING DESIGNERS

MICK GORHAM
 PH 8558 0400 MO 0464 46306
 PO BOX 1272 FAIRFAX VIC 3103
 razorbakdesign@bigpond.com

ENGINEER

CERTIFIER

CLIENT

MARGARET FENBURY

PROJECT
 PROPOSED ADDITIONS TO EXISTING BUILDING LOT 2717
 UNIT 1 No 2 BURBINA STREET HIGHLY LIFT

EXISTING ELEVATIONS

DATE
 10-11-2010

DRAWN	AMENDED	SCALE	SHEET	DRAWING No
MG		1:100	2 OF 2	No 216 - A3
CHECKED				

13 OFFICERS REPORTS

13.2 Greater Darwin Region Land Use Plan – Towards 2030 – Consultation Paper

Report No. 11TS0077 CR:fh (10/05/11) Common No. 1878045

Report Number 11TS0077 CR:fh attached.

ENCL: YES

DARWIN CITY COUNCIL

DATE: 10/05/2011

REPORT

TO:	1 st ORDINARY COUNCIL MEETING/OPEN	APPROVED:	CR
FROM:	GENERAL MANAGER INFRASTRUCTURE	APPROVED:	DL
REPORT NO:	11TS0077 CR:fh	APPROVED:	LC
COMMON NO:	1878045		
SUBJECT:	GREATER DARWIN REGION LAND USE PLAN – TOWARDS 2030 – CONSULTATION PAPER		

ITEM NO:13.2**SYNOPSIS:**

The Northern Territory Government has released the consultation paper *Greater Darwin Region Land Use Plan – Towards 2030* for public comment. The document provides a framework for future land uses within the Greater Darwin Region, including the geographical areas of Darwin City Council, Palmerston City Council, Litchfield Shire and areas within the Cox Peninsular.

A draft of Council's submission on the Land Use Plan was presented to Council's Town Planning Committee Meeting on 4 May 2011 and it was resolved:

Discussion on The Greater Darwin Region Land Use Plan - Towards 2030 - Consultation Paper

Report No. 11TS0062 CR:FH (08/04/11) Common No. 1530835

THAT the Committee resolve under delegated authority:-

- A. *THAT Report Number 11TS0062 CR:fh entitled, Discussion On The Greater Darwin Region Land Use Plan - Towards 2030 - Consultation Paper, be received and noted.*
- B. *THAT further consideration of Council's response be made at the Council Meeting on Tuesday, 17 May 2011.*

DECISION NO.20\3916 (04/05/11)

The following amended report and response (**Attachment B**) incorporates feedback provided on the Greater Darwin Region Land Use Plan to the Northern Territory Government.

PAGE: 2
 REPORT NUMBER: 11TS0077 CR:fh
 SUBJECT: DISCUSSION ON THE GREATER DARWIN REGION LAND USE PLAN -
 TOWARDS 2030 - CONSULTATION PAPER

GENERAL:

The consultation paper is out for comment until 13 May 2011. At a Capital City Committee Special Planning workshop on 9 May 2011, Council requested an extension until 19 May 2011. The Chief Minister agreed to extend the closing date until 31 May 2011.

The Northern Territory and in particular the Darwin Region, has been experiencing rapid population growth in recent years, which the government expects will continue to grow both economically and physically in the foreseeable future. Strong growth or not, it is important to plan for Darwin's future.

The Greater Darwin Region Land Use Plan – Towards 2030 ('The Land Use Plan') is the proposed framework plan to guide growth in the region. The Land Use Plan anticipates a population growth of between 53,000 to 70,000 people living in the Darwin Greater Region by 2025.

Along with population growth comes the need for housing, employment, retail, social infrastructure and recreational areas. In order to address this growth, the Plan identifies the need for an additional 21,000 – 28,060 additional dwellings (based on a household size of 2.57 people per dwelling), 125,000sqm of retail, 76,000sqm for bulky goods retail, 90,000sqm commercial and 1,215ha for various industrial uses.

The Land Use Plan then further breaks down the expected land uses into municipal areas and more specific development areas. The Land Use Plan in general, identifies a 50/50 split of Greenfield and infill development for the region. Due to the level of existing development and limited Greenfield opportunities, within the Darwin municipality the ratio of infill to Greenfield site development is much higher, with the Land Use Plan anticipating a rate of approximately 72.5% infill residential development to 27.5% Greenfield development. The Plan identifies that approximately 11,232, or 41.5% of all additional dwellings will be located with the Darwin.

Relationship to other documents:

Coalition of Australian Governments (COAG) has identified a set of criteria that all capital city strategic planning systems should address, **Attachment A**. A brief assessment of the Land Use Plan against the COAG criteria shows that the Land Use Plan is just one small component of the overall strategic planning required to adequately plan for Darwin's future and need to address all the COAG criteria. Put simplistically, this Land Use Plan should be seen as a starting point for further detailed strategic planning work which will be required to adequately address planning for Darwin's future.

Territory 2030 Strategic Plan identifies as an immediate focus, the need for a balanced housing market and the need to prepare a land strategy that includes appropriate planning and land release. The Land Use Plan is a direct response to the *Territory 2030* objectives.

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The Northern Territory Government has produced previous land use plans. The Land Use Plan currently out for consultation, if adopted, will supersede previous versions of the Darwin Regional Land Use Plan.

Linkages to Darwin's Evolving Darwin Strategic Plan are identified in the body of this report.

Council Issues:

General comments:

Darwin as a Capital City is the population and economic hub of the Northern Territory. Major cities drive the Australian economy generating 80 percent of our GDP and housing nearly 75 per cent of Australia's workforce. Priority road and rail linkages, airports and ports are required to support Darwin's productivity.

The capacity for Darwin to manage change and accommodate growth will determine the quality of life and economic prosperity of all Territorians. Coordination and planning across all levels of government must drive better integrated land use, settlement, and infrastructure and climate adaption. The Land Use Plan should seek to stimulate Darwin's population growth to attract and retain a skilled workforce. In doing so we must ensure Darwin remains an attractive and affordable place to live. The provision of sustainable physical and social infrastructure needs to be a priority as part of any Land Use Plan.

Darwin City Council recognises the need for all three levels of government to work together, and with the community to ensure our municipality and the surrounding areas are managed sustainably for the future and well being of the community.

Local government provides the most accessible level of government and holds unique knowledge about local community needs and is responsible for community assets worth billions of dollars.

Darwin City Council's key concerns regarding the Greater Darwin Region Land Use Plan Towards 2030 Consultation Paper, are summarised as follows:

- the process and inadequacy of early genuine engagement and consultation with local government;
- the lack of detail within the Plan relating to the underpinning plans, strategies and policies described in the Plan which are considered essential in order to deliver on the outcomes (eg. Transport and Infrastructure Strategies)
- the lack of evidence to support predicted population growth and sustainability;

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- uncertainty of funding and timing of key infrastructure to support the population growth; and
- the lack of detail within the Plan surrounding the further development and importance of Darwin as the Capital City and the broader region as the economic and business centre of the Territory.

Darwin City Council submits that the Territory and local Governments must ideally align themselves to ensure that the desired outcomes of the Land Use Plan are delivered.

Darwin City Council seeks access to the research that underpins the Land Use Plan to better understand and provide a fully informed response to the Plan in areas such as but not limited to the following:

- Demographic projections;
- Economic, employment, infrastructure, transport, social & cultural, environment plans relevant to the Darwin Region that have been used to develop and/or support the Land Use Plan;
- Climate change, rising sea level and updated storm surge plans;
- Infill modelling;
- Timing and estimates associated with head works and infrastructure works;
- Costing models for Palmerston, Weddell, and parts of Litchfield; and
- Demand for commercial land – have exact sites been identified.

Partnering with Local Government

The section on *Partnering with local government* (p66) is brief and appears to underestimate the significant role that Councils will play in managing growth and providing key forms of infrastructure and services.

Darwin City Council considers that there has not been an early genuine engagement and consultation with local government in the development of the Plan.

Rather than having a limited opportunity to critique the document prepared by the Northern Territory Government, Darwin City Council is of the view that local government should be included as a stakeholder in the formation of this and similar documents.

In reflecting on the Council of Australia Governments (COAG) criteria contained in **Attachment A** we note that Criteria 9 identifies the request for co-ordination with local government (as one of the three levels of government).

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Without close coordination and the support from Councils, many of the Land Use Plan's key goals will be much harder to achieve. For example, without a supportive Council service delivery framework the Land Use Plan's desired network of multi-purpose activity hubs may be little more than shopping centres.

Another example could be the need to improve Council stormwater drainage and road infrastructure in order to maximise infill yields in key precincts. To achieve this Council will need to work with other service authorities and the Northern Territory Government to develop contribution plans for future upgrades.

The opportunity exists for Council and the Northern Territory Government to work positively together in meeting the goals of the Land Use Plan. To achieve this a clear structure of roles, responsibilities, communication and coordination between the Northern Territory Government and the affected Councils will be required to support implementation of the Land Use Plan. The Plan should be clear about the expected roles of Council, how the Northern Territory Government will support these roles, and what measures will be set in place to monitor and coordinate joint delivery actions.

Without a clear governance framework, it will be difficult to coordinate joint implementation, share resources and develop a common understanding on the key issues and responses.

Sustainability

Sustainability is stated as a core focus of the Land Use Plan. However, there is very little detail as to how the Plan actually promotes sustainability beyond advocating for a more compact city through infill development. To achieve its sustainability goals, the Land Use Plan is reliant upon integration with numerous other strategies, such as transport and infrastructure strategies which have not yet been developed.

The Land Use Plan is designed to provide a framework for delivering the Territory 2030 targets. However, these will need to be underpinned by a more detailed set of policies and actions which can be implemented. It is difficult to fully understand the implications of the Land Use Plan without the detail for delivery. An integrated Regional Strategic Plan is required to ensure that social, economic and environmental goals align with infrastructure, transport, employment and housing provision.

Growth

The Plan nominates eight key growth areas. Careful examination is required to determine if growth in these precincts is likely to be achieved, having regard to market preferences (where and how people want to live) and the economics of development (infrastructure costs, capital to site value analysis).

Much of the new (Greenfield) growth nominated in the Land Use Plan is focussed on the proposed City of Weddell. This is a relatively remote location, the success of which is highly dependent upon the provision of employment, human services and

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integrated transport solutions, none of which are detailed in the Land Use Plan and therefore unable to be assessed.

The application of low, medium and high growth scenarios, as shown in the Land Use Plan is unclear. One interpretation is, for example, that Weddell only occurs under a high growth scenario. It is also unclear if the Plan makes any allowance for the uncertainty in land supply. The evidence in some other Australian capital cities shows that approximately 30% of land within identified growth areas never gets zoned. Furthermore, land earmarked for residential growth can also be taken up by schools and other infrastructure, thereby reducing anticipated yields. Allowances are required to avoid under supply and upward pressure on prices.

Identifying a specific additional dwelling target is recommended, as is the intent to accommodate infill development to assist in achieving the targets. However, it is important to recognise that infill development does not occur automatically and that yields from infill development can be difficult to achieve. To this end, targets actually need to be set above the theoretical capacity. Much depends on market choice and preference, community resistance, together with affordability considerations.

There is a clear intent to consolidate existing urban growth. The means of achieving such, are limited to targeted infill redevelopment opportunities. A further approach may be to encourage higher density developments at the fringe, within master planned communities, which will also slow the rate of urban expansion.

Housing

It is noted that the dwelling targets within the Land Use Plan include the period 2006-2010. For Darwin City the target for this period was 1,020 dwellings, yet the Land Use Plan suggests that approximately 2,000 dwellings were approved during this period. It appears that the Central Business District (CBD) is already ahead of target. Adjustments to the dwelling targets/capacities should ideally be made ahead of formal adoption of the Land Use Plan.

When considering how to increase the density of a city, there are a number of methods that can be employed. In order to achieve a higher density within existing urban areas there will be an inevitable transition from the established urban form, to that of a more compact arrangement, through a process referred to as 'urban infill'.

To have an understanding of what outcomes are possible for an area, there are a number of considerations to be made. Developing a strategic plan for an area, is to have a goal and method of achieving that goal, whether that be at a fine grained lot by lot basis or a broader neighbourhood level.

There is a considerable amount of research and investigation that must take place to have a full understanding of the likely population growth, capacity of both the land and existing services and infrastructure, before a maximum potential can be determined. Once this understanding has been achieved, the decision then turns to what is desired within the area?

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The recognition of the need to expand housing choices is supported, with a greater focus required on temporary accommodation, retirement living and affordable housing. Design guidance is required outside of the Land Use Plan to facilitate appropriate development outcomes.

The Land Use Plan allocates 15% of all new residential land to affordable and social housing needs. A suitable housing strategy or guidelines will be required to ensure that substandard housing is avoided and adequate social infrastructure is provided to support lower income households.

The Land Use Plan also notes the creation of an Affordable Housing Company to develop and manage affordable housing in the Darwin Region. There are a number of good examples in Australian Cities, including the Brisbane Housing Company, which builds and manages a range of quality affordable housing.

A key matter for resolution is, should housing be further encouraged within existing neighbourhood activity centres, in order to activate and promote use of the centres?

Transport and Infrastructure

Identifying key infrastructure as part of the Land Use Plan is supported (eg. rapid transit corridor, proposed ferry route and terminal). However, it is important that the timing and funding arrangements be determined to ensure implementation occurs ahead or as part of key future developments (ie Weddell).

The Land Use Plan includes a future rapid transport corridor, which needs to become a priority once feasible, to support the focus on sustainability.

Strategic Direction 06, states that a series of strategies will be developed to improve integration of land use planning, transport and infrastructure planning. This is important to support future growth in a sustainable manner and the development of these strategies in line with the Land Use Plan is considered critical.

Reference is made in the Land Use Plan to '*interconnected urban and rural communities*'. How this is to be promoted / achieved through transport (ie motor vehicle / pedestrian / cycling / public transit) is unclear and requires specific policies/actions to be developed as a priority.

Whilst intensification along transport corridors is supported, are such locations sufficiently amenable to attract new housing investment? What work/investment needs to occur to make such locations attractive for the market to respond? Answers to these key questions should be provided to further consider this principle.

It is important that service provision be matched to growth in rural villages. Whilst rural villages may have capacity for growth, will the market take up the opportunities, given their remote location? It should be asked if opportunities are not taken up, where will the pressure and demand for housing be felt?

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Retail and Commercial

The creation of a hierarchy of future activity centre nodes is supported, providing they are of a scale and form which acts more than just a retail hub for the surrounding communities. Further detailed policies/actions are required to guide suitable development.

Planning for retail development and activity centres is critical to support sustainable and walkable communities. To this end, the identification of future neighbourhood centres is supported.

Employment and Industry

Ensuring the identification and provision of zoned and serviced land for industrial development and growth is essential to underpinning the overall growth of Darwin. The Land Use Plan identifies future strategic land. However, it is important that a rolling supply of zoned and serviced land be maintained.

The Land Use Plan makes specific reference to industrial land use. An alternate approach is to broaden this to include 'employment lands' where major economic and job creation activity can occur, in addition to more traditional industrial uses.

Council Specific Issues:

The Land Use Plan appropriately reinforces the primacy of Darwin as the Region's administration, tourism and retail centre. However Darwin should also be recognised for its central role in accommodating housing and population as well as being the cultural and recreational hub of the Territory. This is particularly relevant, given that Darwin City Council controlled areas are earmarked to accommodate 40 percent of future residential growth in the region.

In accommodating the bulk of new dwelling growth, it will be important for Darwin to obtain its share of physical and social infrastructure to appropriately manage the additional population.

To succeed, urban infill requires a strong focus on place making/urban design to make places attractive and amenable and to assist in encouraging development. Developments need to include adequate setbacks and permeable vegetated open spaces in order to avoid the creation of heat islands that increase the temperature of our liveable space. Darwin City Council, along with other agencies, will play a key role in respect to facilitating such outcomes.

Identifying suitable areas for future urban infill and the level of development appropriate, should include consideration of factors such as:

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Accessibility to services and public infrastructure:

- Public Transport
- Schools
- Recreation (social gathering places, active spaces, local parks)
- Medical Facilities
- Shops
- Employment
- Road networks
- Essential infrastructure capacity for sewer, water, power, stormwater

Urban form:

- Streetscape
- Suburb layout
- Scale of development
- Useable open space
- Mix of housing options
- Climate Change

Darwin City Council considers that significant body of work is required in order to fully understand the affects, both positive and negative, and community support relating to various infill models in order to allow informed community discussion and debate.

Darwin – Inner Suburbs are targeted for growth via infill/densification (eg. dual occupancy on 1200sqm allotments). Such a strategy has the potential to change the established character of suburbs and to succeed, needs to be supported by design guidelines which demonstrate best practise in urban infill. If early redevelopment examples have poor outcomes then there is potential for the community to resist further infill. Design and amenity will be the key, with amendments to the NT Planning Scheme critical to avoiding unacceptable impacts on surrounding properties.

Darwin – Northern Suburbs are targeted as a growth area, particularly adjacent to the Casuarina Shopping Centre. The encouragement of high densities adjacent to activity centres is important. However, it is equally important to recognise that activity centres should provide more than just a retail experience. Structure Planning and Policy Planning need to occur, which facilitates development/redevelopment whereby centres become a community destination and focus for recreation and entertainment with spaces designed to attract visitation. Centres should be designed to address and integrate with the surrounding community to promote visitation over a longer period (i.e. throughout the day and evening).

More than 40 percent of additional new dwellings in the region are expected to be accommodated within the Darwin City Council controlled area, within either the Darwin CBD, the development of strategic sites or infill within the Municipality. Whilst not the role of the Land Use Plan, detailed policies (developed in conjunction with

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the Darwin City Council) are warranted in respect to guiding the future development of strategic sites and infill development.

Appropriate locations for future medium density housing within existing suburbs have not been divulged and need to be reviewed. From a Council perspective the issues of positioning and governance are critical. Identification of strategic locations for urban infill will also guide Council's provision of future infrastructure.

There are other strategic land uses the Northern Territory Government will need to consider for population growth including, the need for a future regional waste facility to accommodate additional waste and the need for a hazardous waste facility to service the expected oil and gas industry based in Darwin.

Governance

A clear structure of roles, responsibilities, communication and coordination between the Northern Territory Government and the three Councils controlling the subject areas covered by the Land Use Plan, will be required to support implementation of the Plan. The Land Use Plan should provide clarity in regard to the expected roles of the respective Councils, how the Northern Territory Government will support these roles and what measures will be put in place to monitor and coordinate joint delivery actions.

Without a clear governance framework, it will be difficult to coordinate joint implementation, share resources and develop a common understanding on the key issues and responses. Once again, the section in the Land Use Plan on "partnering with local government" is inadequate in this regard, providing little insight into exactly how the Northern Territory Government proposes to work with Council to achieve the working relationship to which it aspires.

The Australian Government will likely consider compatibility with the criteria when making infrastructure funding decisions. The Darwin City Council should urge the Northern Territory Government to ensure that the Land Use Plan satisfies the COAG criteria.

Implementation

Darwin City Council considers that accountability will be paramount in delivering this or similar plans. As such, Darwin City Council recommends that a publically available delivery plan be established and regularly reported on which specifies responsibility for specific actions, KPI's and Budget commitments.

TOPROC

The Greater Darwin Region Land Use Plan was discussed at the TOPROC meeting on 11 April 2011 and a draft letter outlining the key issues will be prepared on TOPROC's behalf and forwarded to the NT Government for comment on the Plan.

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FINANCIAL IMPLICATIONS:

Nil.

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

Goal 1:

1. Achieve Effective Partnerships and Engage in Collaborative Relationships.

Outcome

- 1.1 Improve relations with all levels of Government.

Key Strategies

- 1.1.4 Play a strategic role in the planning and developmental processes that impact Darwin.
- 1.1.5 Influence Government and developers to develop sustainable projects which reflect Darwin's lifestyle.
- 1.2 Effectively engage with Community.
- 1.2.1 Increase involvement of the Business Community for developing solutions to local issues.

Goal 2:

2. Enhance Darwin's Active, Positive and Flexible Lifestyle.

Outcome

- 2.1 Improve urban enhancement around Darwin.

Key Strategies

- 2.1.1 Manage and maintain the municipal landscaping and infrastructure to a standard that meets community needs.
- 2.1.4 Provide a clean and liveable municipality.

Goal 3:

3. Assist Individuals and the Community Stay Connected with the Darwin Region.

Outcome

- 3.1 Promote the use of public spaces.

Key Strategies

- 3.1.1 Enhance public spaces and encourage greater use by the community.
- 3.2 Enhance transport.
- 3.2.1 Review transport and parking needs systems.
- 3.2.4 Provide parking facilities and management systems which meet the needs of the community.

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Goal 4:

4. Create and Maintain an Environmentally Sustainable City.

Outcome

4.2 Improve water conservation.

Key Strategies

4.2.2 Manage and maintain Council's storm water management system.

LEGAL IMPLICATIONS:

This item is not considered "Confidential".

PUBLIC RELATIONS IMPLICATIONS:

Not Assessed.

COMMUNITY SAFETY IMPLICATIONS:

Not Assessed.

DELEGATION:

Not Required.

CONSULTATION:

Due to the high rate of anticipated infill development predicted in the Greater Darwin Land Use Plan, Council decided to hold a Community Forum to discuss the issue of infill. The forum was held on 11 April 2011 at Council's Civic Centre. Eighty-five (85) people attended the meeting.

The guest speaker, Professor Richard Weller, provided insights into the key principles for sustainable development (including infill) in modern cities.

Some of the key points raised by the public who attended are as follows:

- Need for more detailed master plans to guide new development areas and infill redevelopment.
- Consideration needed for aging members of the community. (eg. Universal design principles, 'granny flats').
- Need to maintain unique Darwin lifestyle and sense of place.
- Need for sound urban design and planning principles to be considered in planning for new suburbs and intensification of existing areas.

PROPOSED PUBLIC CONSULTATION PROCESS:

Northern Territory Government is undertaking public consultation of its draft document.

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APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

- A. THAT Report Number 11TS0077 CR:fh entitled Discussion On The Greater Darwin Region Land Use Plan - Towards 2030 - Consultation Paper, be received and noted.
- B. THAT Council endorse **Attachment B** to Report Number 11TS0077 CR:fh entitled Discussion On The Greater Darwin Region Land Use Plan - Towards 2030 - Consultation Paper, as its formal submission and that the Lord Mayor forward a copy, to the Minister for Lands and Planning.

DROSSO LELEKIS
MANAGER DESIGN,
PLANNING & PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

Any queries on this report can be directed to Cindy Robson on 8930 0528 or email c.robson@darwin.nt.gov.au

COAG Criteria For Capital City Strategic Planning Systems

Capital city strategic planning systems should:

1. be integrated:
 - a) across functions, including land-use and transport planning, economic and infrastructure development, environmental assessment and urban development, and
 - b) across government agencies;
2. provide for a consistent hierarchy of future oriented and publicly available plans, including:
 - c) long term (for example, 15-30 year) integrated strategic plans,
 - d) medium term (for example, 5-15 year) prioritised infrastructure and land-use plans, and
 - e) near term prioritised infrastructure project pipeline backed by appropriately detailed project plans;
3. provide for nationally-significant economic infrastructure (both new and upgrade of existing) including:
 - f) transport corridors,
 - g) international gateways,
 - h) intermodal connections,
 - i) major communications and utilities infrastructure, and
 - j) reservation of appropriate lands to support future expansion;
4. address nationally-significant policy issues including:
 - k) population growth and demographic change,
 - l) productivity and global competitiveness,
 - m) climate change mitigation and adaptation,
 - n) efficient development and use of existing and new infrastructure and other public assets,
 - o) connectivity of people to jobs and businesses to markets,
 - p) development of major urban corridors,
 - q) social inclusion,
 - r) health, liveability, and community wellbeing,
 - s) housing affordability, and
 - t) matters of national environmental significance;
5. consider and strengthen the networks between capital cities and major regional centres, and other important domestic and international connections;
6. provide for planned, sequenced and evidence-based land release and an appropriate balance of infill and greenfields development;
7. clearly identify priorities for investment and policy effort by governments, and provide an effective framework for private sector investment and innovation;
8. encourage world-class urban design and architecture; and
9. provide effective implementation arrangements and supporting mechanisms, including:
 - u) clear accountabilities, timelines and appropriate performance measures,
 - v) coordination between all three levels of government, with opportunities for Commonwealth and Local Government input, and linked, streamlined and efficient approval processes including under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999,
 - w) evaluation and review cycles that support the need for balance between flexibility and certainty, including trigger points that identify the need for change in policy settings, and
 - x) appropriate consultation and engagement with external stakeholders, experts and the wider community.

ATTACHMENT B

Please quote: 1878045 CR:fh

18 May 2011

Mark Meldrum
Strategic Lands Planning
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Mark

Greater Darwin Region Land Use Plan: Towards 2030 Consultation Paper

Darwin City Council supports the development of a Strategic Land Use Plan for the Greater Darwin Region and offers the following comments in relation to the abovementioned Consultation Paper prepared by the Northern Territory Government.

The Greater Darwin Region Land Use Plan ('the Land Use Plan') indicates strong population growth for the Darwin Region over the next 14 years, with up to 41.5% of all new dwellings over that period occurring within the Darwin City Council Municipal boundary.

In accommodating the bulk of new dwelling growth, it will be important for Darwin City Council to strategically focus physical and social infrastructure upgrades efficiently. In this regard, careful consideration of the most suitable areas for infill beyond any identifiable major infill sites should be made.

Appropriate locations for future medium density housing within existing suburbs have not been divulged and need to be reviewed. From a Council perspective identification of strategic locations for urban infill to guide Council's provision of physical and social infrastructure is critical.

Darwin as a Capital City is the population and economic hub of the Northern Territory. Major cities drive the Australian economy generating 80 percent of our GDP and housing nearly 75 per cent of Australia's workforce. Priority road and rail linkages, airports and ports are required to support Darwin's productivity.

The capacity for Darwin to manage change and accommodate growth will determine the quality of life and economic prosperity of all Territorians. Coordination and planning across all levels of government must drive better integrated land use, settlement, and infrastructure and climate adaption. The Land Use Plan should seek to stimulate Darwin's population growth to attract and retain a skilled workforce.

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In doing so we must ensure Darwin remains an attractive and affordable place to live. The provision of sustainable physical and social infrastructure needs to be a priority as part of any Land Use Plan.

Darwin City Council recognises the need for all three levels of government to work together, and with the community to ensure our municipality and the surrounding areas are managed sustainably for the future and well being of the community.

Local government provides the most accessible level of government and holds unique knowledge about local community needs and is responsible for community assets worth billions of dollars.

Darwin City Council's key concerns regarding the Greater Darwin Region Land Use Plan Towards 2030 Consultation Paper, are summarised as follows:

- the process and inadequacy of early genuine engagement and consultation with local government;
- the lack of detail within the Plan relating to the underpinning plans, strategies and policies described in the Plan which are considered essential in order to deliver on the outcomes (eg. Transport and Infrastructure Strategies)
- the lack of evidence to support predicted population growth and sustainability;
- uncertainty of funding and timing of key infrastructure to support the population growth; and
- the lack of detail within the Plan surrounding the further development and importance of Darwin as the Capital City and the broader region as the economic and business centre of the Territory.

Darwin City Council submits that the Territory and local Governments must ideally align themselves to ensure that the desired outcomes of the Land Use Plan are delivered.

Darwin City Council seeks access to the research that underpins the Land Use Plan to better understand and provide a fully informed response to the Plan in areas such as but not limited to the following:

- demographic projections;
- Economic, Employment, Infrastructure, Transport, Social & Cultural, Environment plans relevant to the Darwin Region that have been used to develop and/or support the Land Use Plan;
- Climate change, rising sea level and updated storm surge plans;
- infill modelling;

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- timing and estimates associated with head works and infrastructure works;
- costing models for Palmerston, Weddell, and parts of Litchfield; and
- demand for commercial land – have exact sites been identified.

Partnering with Local Government

The section on *Partnering with local government* (p66) is brief and appears to underestimate the significant role that Councils will play in managing growth and providing key forms of infrastructure and services.

Darwin City Council considers that there has not been an early genuine engagement and consultation with local government in the development of the Plan.

Rather than having a limited opportunity to critique the document prepared by the Northern Territory Government, Darwin City Council is of the view that local government should be included as a stakeholder in the formation of this and similar documents.

In reflecting on the Council of Australia Governments (COAG) criteria contained in **Attachment A** we note that Criteria 9 identifies the request for co-ordination with local government (as one of the three levels of government).

Without close coordination with and the support from Councils, many of the Land Use Plan's key goals will be much harder to achieve. For example, without a supportive Council service delivery framework the Land Use Plan's desired network of multi-purpose activity hubs may be little more than shopping centres.

Another example could be the need to improve Council stormwater drainage and road infrastructure in order to maximise infill yields in key precincts. To achieve this Council will need to work with other service authorities and the Northern Territory Government to develop contribution plans for future upgrades.

The opportunity exists for Council and the Northern Territory Government to work positively together in meeting the goals of the Land Use Plan. To achieve this a clear structure of roles, responsibilities, communication and coordination between the Northern Territory Government and the affected Councils will be required to support implementation of the Land Use Plan. The Plan should be clear about the expected roles of Council, how the Northern Territory Government will support these roles, and what measures will be set in place to monitor and coordinate joint delivery actions.

Without a clear governance framework, it will be difficult to coordinate joint implementation, share resources and develop a common understanding on the key issues and responses.

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Sustainability

Sustainability is stated as a core focus of the Land Use Plan, however there is limited detail as to how the Land Use Plan actually promotes sustainability beyond advocating for a more compact city through infill development and development along key transport routes. To achieve its sustainability goals, the Land Use Plan is reliant upon integration with numerous other strategies, such as those associated with Transport and Infrastructure which have not been developed yet.

Without consideration of how the Land Use Plan will integrate with key functions such as transport, it is difficult to fully understand the implications of the Land Use Plan. Council believes that an integrated Metropolitan Strategic Plan is required to ensure that the Darwin region is globally competitive, productive, sustainable, liveable and socially inclusive and is well placed to meet future growth.

Growth

Identifying a specific additional dwelling target is supported, as is the intent to accommodate infill development to assist in achieving the targets. However, it is important to recognise that infill development does not occur automatically and that yields from infill development can be difficult to achieve. To this end, targets actually need to be set above the theoretical capacity. Much depends on market choice and preference, community resistance, together with affordability considerations.

There is a clear intent to consolidate existing urban growth, the means of achieving such are limited to targeted infill and redevelopment opportunities. A further approach may be to encourage higher density developments at the fringe, within master planned communities, which will also slow the rate of urban expansion.

Much of the new (Greenfield) growth nominated in the Land Use Plan is focussed in the proposed City of Weddell. This is a relatively remote location, the success of which is highly dependent upon the provision of employment, human services and integrated transport solutions, none of which are detailed in the Land Use Plan.

The application of low, medium and high growth scenarios, as shown on the Land Use Framework Plan is unclear. One interpretation is, for example, that Weddell only occurs under a high growth scenario. It is also unclear if the Land Use Plan makes any allowance for the uncertainty in land supply. The evidence in some other capital cities is that approximately 30% of land within identified growth areas never gets zoned. Furthermore, land earmarked for residential growth can also be taken up by schools and other infrastructure reducing anticipated yields. Allowances are needed to avoid under supply and upward pressure on prices.

Housing

It is noted that the dwelling targets include the period 2006-2010. For Darwin City the target for this period is 1,020 dwellings, yet the Land Use Plan suggests that approximately 2,000 dwellings were approved in this period. It appears that the CBD is already ahead of target. Adjustments to the dwelling targets/capacities should ideally be made ahead of formal adoption of the Land Use Plan.

The recognition of the need to expand housing choices is supported, with greater focus required on temporary accommodation, retirement living and affordable housing. Design guidance is required outside of the Land Use Plan to facilitate appropriate development outcomes, including the incorporation of universal design principles across the housing spectrum to allow for greater housing flexibility.

The Land Use Plan allocates 15% of all new residential land for affordable and social housing needs. A suitable housing strategy or guidelines will be required to ensure that substandard housing is avoided and adequate social infrastructure is provided to support lower income households. The Land Use Plan also notes the creation of an Affordable Housing Company to develop and manage affordable housing in the Darwin Region. Darwin City Council supports this initiative.

Transport and Infrastructure

Identifying key infrastructure as part of the Land Use Plan is supported (eg. rapid transit corridor). However, it is important that timing and funding arrangements be determined to ensure implementation occurs ahead of, or as part of key future developments (i.e. Weddell) to support the focus on sustainability and reduce the likelihood of households establishing car dependency.

Strategic Direction 06, states that a series of strategies will be developed to improve integration of land use planning, transport and infrastructure planning. This is important to support future growth in a sustainable manner and the development of these strategies in line with the Land Use Plan is considered critical.

Retail and Commercial

The creation of a hierarchy of future activity centre nodes is supported providing they are of a scale and form which acts as more than just a retail hub for the surrounding communities. Further detailed policies/actions are required to guide suitable development.

Planning for retail development and activity centres is also critical to supporting sustainable and walkable communities. To this end, the identification of future neighbourhood centres is supported.

Employment and Industry

Ensuring the identification and provision of zoned and serviced land for industrial development and growth is essential to underpin the overall growth of Darwin and reinforce the Darwin Region position as the economic and major business centre for the Territory. The Land Use Plan identifies future strategic land. However, it is important that a rolling supply of zoned and serviced land be maintained.

The Land Use Plan makes specific reference to industrial land use. An alternate approach may be to broaden this to include 'employment lands', where major economic and job creation activity can occur, in addition to more traditional industrial uses.

Darwin Municipality Specific Comments

The Land Use Plan appropriately reinforces the primacy of Darwin as the Region's administration, tourism and retail centre.

However Darwin should also be recognised for its central role in accommodating housing and population as well as being the cultural and recreational hub of the Territory. This is particularly relevant, given that the Darwin Municipality is earmarked to accommodate 40 percent of future residential growth in the region.

To succeed, urban infill requires a strong focus on place making/urban design to make places attractive and amenable and to assist in encouraging development. Developments need to include adequate setbacks and permeable vegetated open spaces in order to avoid the creation of heat islands that increase the temperature of our liveable space. Darwin City Council, along with other agencies, will play a key role in respect to facilitating such outcomes.

Identifying suitable areas for future urban infill and the level of development appropriate, should include consideration of factors such as:

Accessibility to services and public infrastructure:

- Public Transport
- Schools
- Recreation (social gathering places, active spaces, local parks)
- Medical Facilities
- Shops
- Employment
- Road networks
- Essential infrastructure capacity for sewer, water, power, stormwater

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Urban form:

- Streetscape
- Suburb layout
- Scale of development
- Useable open space
- Mix of housing options
- Climate Change

Darwin City Council considers that significant body of work is required in order to fully understand the affects, both positive and negative, and community support relating to various infill models in order to allow informed community discussion and debate.

Darwin – Inner Suburbs are targeted for growth via infill/densification (ie dual occupancy on 1200sqm allotments). Such a strategy has the potential to change the established character of suburbs and to succeed, it needs to be supported by design guidelines which demonstrate best practise in urban infill. If early redevelopment examples are poor then there is potential for the community to resist further infill. Design and amenity will be the key, with amendments to the NT Planning Scheme critical to avoiding unacceptable impacts on surrounding properties.

Darwin – Northern Suburbs is targeted as a growth area, particularly adjacent to the Casuarina Shopping Centre. The encouragement of high densities adjacent to activity centres is important. However, it is equally as important to recognise that activity centres should provide more than just a retail experience. Structure planning and policy planning needs to occur which facilitates development/redevelopment whereby centres become a community destination and focus for recreation and entertainment with spaces designed to attract visitation. Centres should be designed to address and integrate with the surrounding community to promote visitation over a longer period (i.e. throughout the day and evening) and be designed with Crime Prevention Through Environmental Design (CPTED) principles in mind.

More than 40 percent of the additional new dwellings in the region are expected to be accommodated in the Darwin Municipality, within either the CBD, the development of strategic sites or infill. Whilst not the role of the Land Use Plan, detailed policies (developed in conjunction with Darwin City Council) are warranted in respect to guiding the future development of strategic sites and infill development, within Darwin City Council boundaries.

There are also other strategic land uses the Northern Territory Government will need to consider in relation to population growth including the need for a future regional waste facility to accommodate additional waste and the need for a hazardous waste facility to service the expected oil and gas industry based out of Darwin.

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Darwin City Council also encourages the Northern Territory Government to revisit the Council of Australia Governments (COAG) objectives and criteria for future strategic planning of capital cities, particularly the criteria relating to integration of functions and integration of government agencies. The Commonwealth will be considering compatibility with the criteria when making infrastructure funding decisions. Therefore Darwin City Council urges the Northern Territory Government to ensure that the Land Use Plan satisfies the COAG criteria.

Implementation

Darwin City Council considers that accountability will be paramount in delivering this or similar plans. As such, Darwin City Council recommends that a publically available delivery plan be established and regularly reported on which specifies responsibility for specific actions, KPI's and Budget commitments.

If you require any further discussion in relation to this matter please feel free to contact me on 8930 0505.

Yours faithfully

BRENDAN DOWD
CHIEF EXECUTIVE OFFICER

Encl

COAG Criteria For Capital City Strategic Planning Systems

Capital city strategic planning systems should:

1. be integrated:
 - a) across functions, including land-use and transport planning, economic and infrastructure development, environmental assessment and urban development, and
 - b) across government agencies;
2. provide for a consistent hierarchy of future oriented and publicly available plans, including:
 - c) long term (for example, 15-30 year) integrated strategic plans,
 - d) medium term (for example, 5-15 year) prioritised infrastructure and land-use plans, and
 - e) near term prioritised infrastructure project pipeline backed by appropriately detailed project plans;
3. provide for nationally-significant economic infrastructure (both new and upgrade of existing) including:
 - f) transport corridors,
 - g) international gateways,
 - h) intermodal connections,
 - i) major communications and utilities infrastructure, and
 - j) reservation of appropriate lands to support future expansion;
4. address nationally-significant policy issues including:
 - k) population growth and demographic change,
 - l) productivity and global competitiveness,
 - m) climate change mitigation and adaptation,
 - n) efficient development and use of existing and new infrastructure and other public assets,
 - o) connectivity of people to jobs and businesses to markets,
 - p) development of major urban corridors,
 - q) social inclusion,
 - r) health, liveability, and community wellbeing,
 - s) housing affordability, and
 - t) matters of national environmental significance;
5. consider and strengthen the networks between capital cities and major regional centres, and other important domestic and international connections;
6. provide for planned, sequenced and evidence-based land release and an appropriate balance of infill and greenfields development;
7. clearly identify priorities for investment and policy effort by governments, and provide an effective framework for private sector investment and innovation;
8. encourage world-class urban design and architecture; and
9. provide effective implementation arrangements and supporting mechanisms, including:
 - u) clear accountabilities, timelines and appropriate performance measures,
 - v) coordination between all three levels of government, with opportunities for Commonwealth and Local Government input, and linked, streamlined and efficient approval processes including under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999,
 - w) evaluation and review cycles that support the need for balance between flexibility and certainty, including trigger points that identify the need for change in policy settings, and
 - x) appropriate consultation and engagement with external stakeholders, experts and the wider community.

14 INFORMATION ITEMS AND CORRESPONDENCE RECEIVED**14.1 Nomination to the Northern Territory Grants Commission**

Document No. 2001225 (04/05/11) Common No. 2001225

- A. THAT the incoming Request for Nomination to the Northern Territory Grants Commission - Local Government Association of the Northern Territory (LGANT), be received and noted.
- B. THAT Council endorse Alderman as its Nomination to Northern Territory Grants Commission.

DECISION NO.20\() (17/05/11)

NT GRANTS COMMISSION

Overview

The Northern Territory Grants Commission is established as an independent statutory authority under the [Local Government Grants Commission Act 1986](#). Its primary role is to allocate financial assistance grants provided by the Australian Government to Northern Territory local governing bodies in the form of general purpose grants and local roads grants.

It is a requirement under the Commonwealth's [Local Government \(Financial Assistance\) Act 1995](#) that there is a local government grants commission in each State and the Northern Territory to make recommendations on the allocation of funding to local governments made under the Act.

Functions

The Commission makes recommendations to the Federal Minister in respect of the amounts of money to be allocated to local governing bodies from the money provided to the Territory by the Commonwealth under the [Local Government \(Financial Assistance\) Act 1995](#).

The Commission also makes recommendations on such other matters relating to the finances of local governing bodies as the Northern Territory Minister for Local Government, from time to time, refers to the Commission.

The [Local Government Grants Commission Act 1986](#) provides for a Commission of four members, consisting of:

- a Chairman appointed by the Minister;
- the Chief Executive Officer (CEO) of the Agency primarily responsible to the Minister for the administration of the Act, or his delegate; and
- two members appointed by the Minister; one representing the interests of municipal councils and the other representing the interests of community government councils and approved local governing bodies.

The current members of the Commission are:

- Chairman - Bob Beadman
- CEO's Delegate - Trish Angus
- Representing Municipal Councils - Damien Ryan
- Representing Community Government Councils – Steven Hennessey
- Deputy Representing Municipal Councils – Lissa Herrmann
- Deputy Representing CGC councils - Margaret Vigants

Administration and Staffing

The Executive Officer, Mr Peter Thornton, and Mrs Donna Hadfield, both of the [Department of Housing, Local Government and Regional Services](#), coordinate the visitation programs and assist with the Commission's activities by providing executive support to the Commission.

MEETINGS

Meetings are held as required and generally 2-3 times per year. Members will be required to attend visitations of all local governments, which is on a 3-year rotation. These visits will include all communities within shires with some visitations lasting up to one week.



LOCAL GOVERNMENT ASSOCIATION OF THE NORTHERN TERRITORY

PROCEDURES FOR LGANT REPRESENTATIVES ON COMMITTEES

LGANT representatives on committees are required to provide the Association with regular reports and an annual report for its Annual General Meeting in November of each year.

The Association also requires the minutes of each meeting attended to be emailed to the CEO's Personal Assistant, cassie.cook@lgant.asn.au.

Representatives are required to supply the Association with contact details such as mobile phone number, email address, postal address and the council they are a member of.

The Association will supply information to nominees of committees, including their Terms of Reference.

If a LGANT representative resigns from a committee, he/she is requested to inform the Association in writing, by letter or email, so that an alternative representative can be nominated to the committee.

The Association may remove its endorsement of a representative on a committee if that representative fails to deliver regular reports or misses meetings without just cause. It would then be up to the committee to decide whether or not the representative remains on that committee if the representative is without LGANT endorsement.



LOCAL GOVERNMENT ASSOCIATION OF THE NORTHERN TERRITORY

NOMINATION FORM FOR NT GRANTS COMMISSION

COUNCIL NAME:

Council resolved at a meeting held on to nominate the following elected member/s for election to the vacancy on the NT Grants Commission.

NAME(S) OF ELECTED MEMBERS NOMINATING: _____

SIGNATURE OF COUNCIL CEO: _____

DATE: / /

Please forward by mail to:

Chief Executive Officer
 LGANT
 PO Box 2017
 PARAP NT 0804

or email to: cassie.cook@lgant.asn.au

or fax to: 8941 2665, attention Cassie Cook

NOMINATIONS CLOSE: 12 noon Friday 3 May 2011

ATTACHMENTS: Documentary evidence in support of nominations and a short bio is required.

15 REPORTS OF REPRESENTATIVES

16 QUESTIONS BY MEMBERS

17 GENERAL BUSINESS

18 DATE, TIME AND PLACE OF NEXT ORDINARY COUNCIL MEETING

THAT the next Ordinary Meeting of Council be held on Tuesday, 31 May 2011, at 5.00 p.m. (Open Section followed by the Confidential Section), Council Chambers, 1st Floor, Civic Centre, Harry Chan Avenue, Darwin.

DECISION NO.20\() (17/05/11)

19 CLOSURE OF MEETING TO THE PUBLIC

THAT pursuant to Section 65 (2) of the Local Government Act and Regulation 8 of the Local Government (Administration) Regulations the meeting be closed to the public to consider the Confidential Items of the Agenda.

DECISION NO.20\() (17/05/11)

20 ADJOURNMENT OF MEETING AND MEDIA LIAISON