

OPEN SECTION

PAGE

TP6/1

DARWIN CITY COUNCIL

TOWN PLANNING COMMITTEE

WEDNESDAY 1 JUNE 2011

MEMBERS: Member H I Galton (Chairman); The Right Worshipful, Lord Mayor, Mr G R Sawyer; Member J D Bailey; Member R T Dee; Member R K Elix; 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; General Manager Infrastructure, Mr L Cercarelli; Manager Design, Planning & Projects, Mr D Lelekis; Executive Manager, Mr M Blackburn; Strategic Town Planner, Miss C Robson; Graduate Town Planner, Mr J Sheridan; Executive Officer, Miss A Smit.

Enquiries and/or Apologies: Arweena Smit
E-mail: a.smit@darwin.nt.gov.au - PH: 89300 685

Committee's Responsibilities

The Council assigns the following functions to the Committee for the purpose of consideration and decisions as follows:

- * All Development Applications referred from the Development Consent Authority
- * All Town Planning related matters referred from the NT Government
- * Town Planning Strategy, Policies and Procedures
- * Development Application and Town Planning Matters referred to Council from Developers, Community Groups and Individuals
- * Signage Applications, Policies and Procedures
- * Liquor Licence Applications

***** I N D E X *****

PAGE

1	MEETING DECLARED OPEN	3
2	APOLOGIES AND LEAVE OF ABSENCE	3
3	ELECTED MEMBERS CONFLICT OF INTEREST DECLARATION	3

OPEN SECTION	PAGE	TP6/2
4 CONFIDENTIAL ITEMS		3
5 WITHDRAWAL OF ITEMS FOR DISCUSSION		4
6 CONFIRMATION OF MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING		
▪ Wednesday, 4 May 2011		4
7 BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING		
7.1 Business Arising		5
8 DEVELOPMENT APPLICATIONS		5
9 GENERAL TOWN PLANNING REPORTS		5
10 OFFICERS REPORTS		
10.1 Development Application for Lot 2845 (11) Goyder Road Town of Darwin, Change of use of part of the building from warehouse to restaurant		6
10.2 Section 5602 (55) Boulter Road Hundred of Bagot – Rezone Section 5602 Hundred of Bagot from Zone CP (Community Purpose) to MD (Multiple Dwelling Residential).....		17
10.3 Proposed Subdivision Application Section 5694 (41) Boulter Road, Hundred Of Bagot, Subdivision To Create 10 Lots		36
10.4 Application for Lot 5434 (251) Alec Fong Lim Drive Town of Darwin, for the East Point Military Museum		53
11 INFORMATION ITEMS		
11.1 Various Letters sent to Development Assessment Services under Delegated Authority		74
12 GENERAL BUSINESS.....		220

OPEN SECTION

PAGE

TP6/*

Town Planning Committee Meeting – Wednesday, 1 June, 2011**1 MEETING DECLARED OPEN****2 APOLOGIES AND LEAVE OF ABSENCE****2.1 Apologies****2.2 Leave of Absence Granted****COMMITTEE'S DECISION**

THAT the Committee resolve under delegated authority:-

- 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 S L Sangster is an apology due to a Leave of Absence being previously granted on 15 May 2011 for the period 17 May 2011 to 2 June 2011.
- C. THAT it be noted that Member F P Marrone is an apology due to a Leave of Absence being previously granted on 15 May 2011 for the period 24 May 2011 to 7 June 2011.
- D. THAT it be noted that Member R K Elix is an apology due to a Leave of Absence being previously granted on 23 May 20011 for the period 25 May 2011 to 3 June 2011.

DECISION NO.20\() (01/06/11)

3 ELECTED MEMBERS CONFLICT OF INTEREST DECLARATION**4 CONFIDENTIAL ITEMS**

Nil

OPEN SECTION

PAGE

TP6/*

Town Planning Committee Meeting – Wednesday, 1 June, 2011**5 WITHDRAWAL OF ITEMS FOR DISCUSSION****5.1 Items Withdrawn by Staff**

COMMITTEE'S DECISION

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

DECISION NO.20\() (01/06/11)

5.2 Items Withdrawn by Members

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that Information Items and Officers Reports to the Town Planning Committee Meeting held Wednesday, 1 June, 2011, be received be received and all recommendations contained therein be adopted by general consent with the exception of Item Number

DECISION NO.20\() (01/06/11)

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

COMMITTEE'S DECISION

THAT the Committee resolve that the minutes of the previous Town Planning Committee Meeting held on Wednesday, 4 May 2011, tabled by the Chairman, be confirmed.

DECISION NO.20\() (01/06/11)

OPEN SECTION

PAGE

TP6/*

Town Planning Committee Meeting – Wednesday, 1 June, 2011**7 BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING****7.1 Business Arising****8 DEVELOPMENT APPLICATIONS**

Nil

9 GENERAL TOWN PLANNING REPORTS

Nil

ENCL: YES

DARWIN CITY COUNCIL

DATE: 04/05/2011

REPORT

TO: TOWN PLANNING COMMITTEE MEETING **APPROVED:** CR
OPEN / B

FROM: GENERAL MANAGER INFRASTRUCTURE **APPROVED:** DL

REPORT NO: 11TS0086 CR:fh **APPROVED:** LC

COMMON NO: 1997270

SUBJECT: DEVELOPMENT APPLICATION

PARCEL: LOT 2845 (11) GOYDER ROAD TOWN OF DARWIN

PROPOSAL: CHANGE OF USE OF PART OF THE BUILDING FROM
WAREHOUSE TO RESTAURANT

ITEM NO: 10.1

SYNOPSIS:

A Development Application for Lot 2845 (11) Goyder Road Town of Darwin (**Attachment A**) has been referred to Council for comment pursuant to Section 48 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorse comments provided to the Development Consent Authority by staff.

GENERAL:

Applicant: Alison Rumley

Zone: SC (Service Commercial) **Area:** 1990 m²

Proposal:

Change of use of part of a building from warehouse to restaurant and approval for the existing light industrial use on the site.

Site and Surrounds:

The site is identified as allotment 2845 Town of Darwin, commonly referred to as 11 Goyder Road, Parap. The allotment is 1990 m² with street frontage to Nylander Street and Goyder Road of 77m and 41m respectively.

The site is zoned SC (Service Commercial) and there is currently an existing shop and warehouse within the front Eastern portion of the site. To the rear eastern portion of the site is an additional warehouse with an office fit out and awning. The site currently has an existing crossover to Goyder Road and is relatively flat with a metal boundary fence extending around the entire perimeter. There is a

PAGE: 2:
 REPORT NO 11TS0086 CR:fh
 SUBJECT: DEVELOPMENT APPLICATION
 PARCEL: LOT 2845 (11) GOYDER ROAD TOWN OF DARWIN -
 PROPOSAL: CHANGE OF USE OF PART OF THE BUILDING FROM WAREHOUSE TO RESTAURANT

landscaping strip adjacent to the entrance and around the western perimeter and no easements.

In the immediate vicinity of the subject site, land is zoned SC, however in the broader vicinity the area comprises a mix of zones including CP (Community Purpose), MD (Multiple Dwelling Residential) to the north west, SD (Specific Use) to the south and some PS (Public Open Space). There is also an area of PM (Proposed Main Road) in close proximity.

Matters to be taken into account (pursuant to Section 51 of the NT Planning Act 1999):

Northern Territory Planning Scheme:

The proposed development is in the SC zone and requires consent.

Disability Discrimination Legislation:

Disability Discrimination Act issues are addressed under the Building Act requirements. Council places a statement of support for equal opportunity on all responses.

Council Issues:

Car Parking

Council does not support car parking bays 13, 14, and 15 (**Attachment A** Sheet1/1) as they do not comply with Australian Parking standards in relation to vehicle reversing swept paths.

Additionally, Car Park 6 does not comply with the minimum Australian Standard of 2.3m wide x 5.0m long and has inadequate room to reverse.

The remaining staff tandem bays are also not considered appropriate as they will result in inconvenience for those staff parked in the first row of bays. Council has requested that the Authority require bays 6, and 10 – 15 all be removed and a contribution for the shortfall be made to Council.

Waste Management

A Waste Management Plan is required by Council to assess waste disposal, storage and removal for the proposed development in accordance with Council's Waste Management Policy.

FINANCIAL IMPLICATIONS:

Nil.

PAGE: 3:
 REPORT NO 11TS0086 CR:fh
 SUBJECT: DEVELOPMENT APPLICATION
 PARCEL: LOT 2845 (11) GOYDER ROAD TOWN OF DARWIN -
 PROPOSAL: CHANGE OF USE OF PART OF THE BUILDING FROM WAREHOUSE TO RESTAURANT

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.

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.

PAGE: 4:
 REPORT NO 11TS0086 CR:fh
 SUBJECT: DEVELOPMENT APPLICATION
 PARCEL: LOT 2845 (11) GOYDER ROAD TOWN OF DARWIN -
 PROPOSAL: CHANGE OF USE OF PART OF THE BUILDING FROM WAREHOUSE TO RESTAURANT

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.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

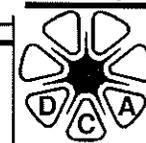
THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0086 CR:fh entitled Development Application for Lot 2845 (11) Goyder Road Town of Darwin, Change of use of part of the building from warehouse to restaurant, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 11TS0086 CR:fh be endorsed.

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



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: PA2011/0265

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 02845 Town of Darwin
Road/Street	11 GOYDER RD
Town Plan Zone	SC (Service Commercial)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Robiden Pty Ltd (ACN 009 606 151)
Applicant	Alison Rumley
Contact Number	(08) 8942 2600
Purpose	Change of use of part of a building from warehouse to restaurant

The proposal can be viewed online for a two week period from **Friday, 22nd April 2011** until **Friday, 6th May 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, 4th May 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=63320687

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, 6th May 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

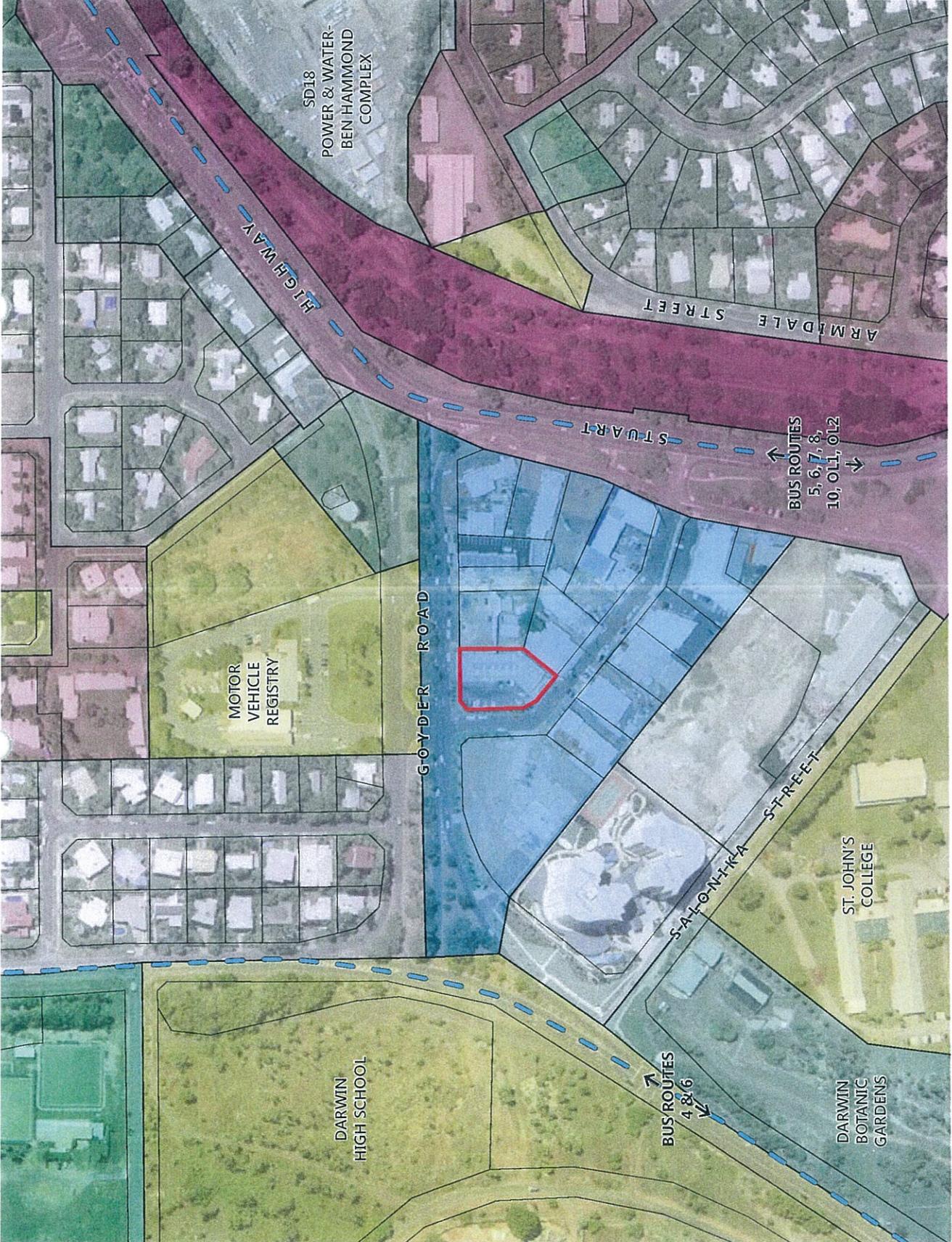
Anguree Jansen van Rensburg
Development Assessment Services

21 April 2011

Locality Plan ZONING

1.1 Goyder Road
PARAP

-  Subject Site
-  Zone Boundary
-  Bus Routes
-  Community Purpose
-  Single Dwelling
-  Multiple Dwelling
-  Proposed Main Road
-  Main Road
-  Service Commercial
-  Specific Use
-  Public Open Space
-  Organised Recreation



Please quote: 1997270 CR:fh
Your reference: PA2011/0265

4 May 2011

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

Dear Doug

Parcel Description: Lot 2845 (11) Goyder Road Town of Darwin
Proposed Development: Change of use of part of the building from
warehouse to restaurant.

Thank you for the Development Application referred to this office 21 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:**

Car Parking Bays

- a). Council requests the Authority require the applicant amend the plans to remove car parking bays numbered 6, and 10 - 15, as indicated on the Site and Floor Plan submitted with the application.

Council does not support the proposed tandem staff car parking bays numbered 10-15, in addition bays 13-15 do not comply with Australian Parking standards in relation to vehicle reversing swept paths. Additionally, Car Park 6 does not comply with the minimum bay size under the Australian Standards, nor does it have adequate reversing room.

- 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 may be viewed on Council's website or by contacting Council's Infrastructure department.

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

Council comments in relation to the Planning Act, the NT Planning Scheme and Land Use Objectives:-

- c). **Council requests the Authority require a monetary contribution is paid to Council in accordance with its Carparking Contribution Plan in lieu of the on-site carparking shortfall as a result of this development.**

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 signage proposed for the site requires a separate application and is subject to Darwin City Council Policy Number 42 – Outdoor Advertising Signs Code. A copy of Council's Outdoor Advertising Signs Code may be viewed on Council's website or by contacting Council's Infrastructure Department
- 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.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- 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.
- The total number of required disabled car parking bays shall be met on site.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager Infrastructure, Darwin City Council. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.

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: Alison Rumley

ENCL: YES

DARWIN CITY COUNCIL

DATE: 11/04/2011

REPORT

TO: TOWN PLANNING COMMITTEE MEETING **APPROVED:** CR
OPEN / B

FROM: GENERAL MANAGER INFRASTRUCTURE **APPROVED:** DL

REPORT NO: 11TS0083 CR:fh **APPROVED:** LC

COMMON NO: 1985508

SUBJECT: PLANNING SCHEME AMENDMENT

PARCEL: SECTION 5602 (55) BOULTER ROAD HUNDRED OF BAGOT

PROPOSAL: REZONE SECTION 5602 HUNDRED OF BAGOT FROM ZONE CP (COMMUNITY PURPOSE) TO MD (MULTIPLE DWELLING RESIDENTIAL)

ITEM NO: 10.2**SYNOPSIS:**

A Planning Scheme Amendment for Section 5602 (55) Boulter Road Hundred of Bagot (**Attachment A**) has been referred to Council for comment pursuant to Section 48 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorse comments provided to the Development Consent Authority by staff.

GENERAL:**Applicant:** Earl James and Associates**Zone:** CP (Community Purpose) **Area:** 1.83 m²**Proposal:**

Rezone from CP (Community Purpose) to MD (Medium Dwelling Residential)

History:**Site and Surrounds:**

The subject site is currently zoned CP (Community Purpose) and the applicant is proposing to rezone to MD (Multiple Dwelling Residential). Surrounding land is predominantly CP.

The site is relatively flat with a large built structure that appears to be for residential use. There is also limited mature vegetation with expanses of open space between structures.

PAGE: 2:
 REPORT NO 1TS0083 CR:fh
 SUBJECT: PLANNING SCHEME AMENDMENT
 PARCEL: SECTION 5602 (55) BOULTER ROAD HUNDRED OF BAGOT
 PROPOSAL: REZONE SECTION 5602 HUNDRED OF BAGOT FROM ZONE CP (COMMUNITY PURPOSE) TO MD (MULTIPLE DWELLING RESIDENTIAL)

The site is directly adjacent land that is used as a plant nursery and is opposite the Council for Aboriginal Alcohol Program Services. The rear boundary abuts Marrara Christian College. The southern boundary is also utilised for Community Purposes. No easements exist on the site and access is from Boulter Road.

Matters to be taken into account (pursuant to Section 51 of the NT Planning Act 1999):

Northern Territory Planning Scheme:

The proposed development is in the CP zone, and requires consent to be rezoned.

Disability Discrimination Legislation:

Disability Discrimination Act issues are addressed under the Building Act requirements. Council places a statement of support for equal opportunity on all responses.

Council Issues:

The proposed rezoning is in keeping with the Berrimah Area North Plan in **Attachment A**. Therefore Council staff comments to the reporting body reflect Council's support for the proposed rezoning. Any development in the area is subject to the Berrimah North Planning Principles.

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.

PAGE: 3:
 REPORT NO 1TS0083 CR:fh
 SUBJECT: PLANNING SCHEME AMENDMENT
 PARCEL: SECTION 5602 (55) BOULTER ROAD HUNDRED OF BAGOT
 PROPOSAL: REZONE SECTION 5602 HUNDRED OF BAGOT FROM ZONE CP (COMMUNITY PURPOSE) TO MD (MULTIPLE DWELLING RESIDENTIAL)

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: 4:
REPORT NO 1TS0083 CR:fh
SUBJECT: PLANNING SCHEME AMENDMENT
PARCEL: SECTION 5602 (55) BOULTER ROAD HUNDRED OF BAGOT
PROPOSAL: REZONE SECTION 5602 HUNDRED OF BAGOT FROM ZONE CP (COMMUNITY PURPOSE) TO MD (MULTIPLE DWELLING RESIDENTIAL)

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0083 CR:fh entitled Section 5602 (55) Boulter Road Hundred of Bagot - Rezone Section 5602 Hundred of Bagot from Zone CP (Community Purpose) to MD (Multiple Dwelling Residential), be received and noted.
- B. THAT the letter to the Reporting Body in **Attachment B** to Report Number 11TS0083 CR:fh be endorsed.

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

Planning Application

Welcome Frances Hansen (FHANSEN)
11/04/2011 11:22:36

Planning Application

Last updated by RL4 on 07 April 2011 11:05 AM

File Number	PA2011/0159	Application Id	62988836
Application Status	Current	Status Date	11/03/2011
Determination Status		Determination Status Date	
Application Type	Planning Scheme Amendment		
Date Registered	11/03/2011		
Consent Authority	Minister - Other		
Project Officer	Julia Wanane		
Parcel(s):	Section 05602 Hundred of Bagot		
Purpose	Rezone Section 5602 Hundred of Bagot from Zone CP (Community Purposes) to MD (Multiple Dwelling Residential)		

Lodgement

Application Details

File Number	PA2011/0159	Application Id	62988836
Application Status	Current	Status Date	11/03/2011
Application Type	Planning Scheme Amendment		
Date Registered	11/03/2011		
Consent Authority	Minister - Other		
Project Officer	Julia Wanane		
Existing Land Use			
Purpose	Rezone Section 5602 Hundred of Bagot from Zone CP (Community Purposes) to MD (Multiple Dwelling Residential)		

Checklist

Detailed statement describing the proposed amendment supplied

Yes

Comment

Stored Documents

Name	Date Received	Category
No viewable documents		

Lodgement Details

Date Lodged: 10 March 2011 03:48 PM
Lodged By: Sally Hetzel

Parcels

Parcel Details

Parcel: Section 05602 Hundred of Bagot [Administrative Interests](#)
 Address: 55 Boulter Rd, Berrimah NT
 Owner Name: Elliott,Aleeta Shiralee
 Elliott,Kevin Wayne
 Tenure Type: ESTATE IN FEE SIMPLE
 Parcel Status: A
 Town Plan Zone: CP (Community Purpose)
 Area: 18300
 Parent Parcel(s): Section 04937 Hundred of Bagot [Administrative Interests](#)
 Section 05600 Hundred of Bagot [Administrative Interests](#)
 LGA or Locality: Darwin City Council
 Planning Notes:

Applicants

Contact

Name: Earl James and Associates
 ABN: 30112988625
 Phone(BH):
 Fax:
 E-mail:
 Postal Address:

Applicants

Name: Earl James and Associates

ABN:	30112988625
Phone(BH):	
Fax:	
E-mail:	
Postal Address:	

Registration

Registration Details			
Planning Scheme	NT Planning Scheme		
Exhibition Start Date	08/04/2011	Finish Date	06/05/2011
Fee Charged	2680.00		
Receipt Number	21964		

Submissions

Submissions can only be entered if a valid Project Officer has been assigned to the application

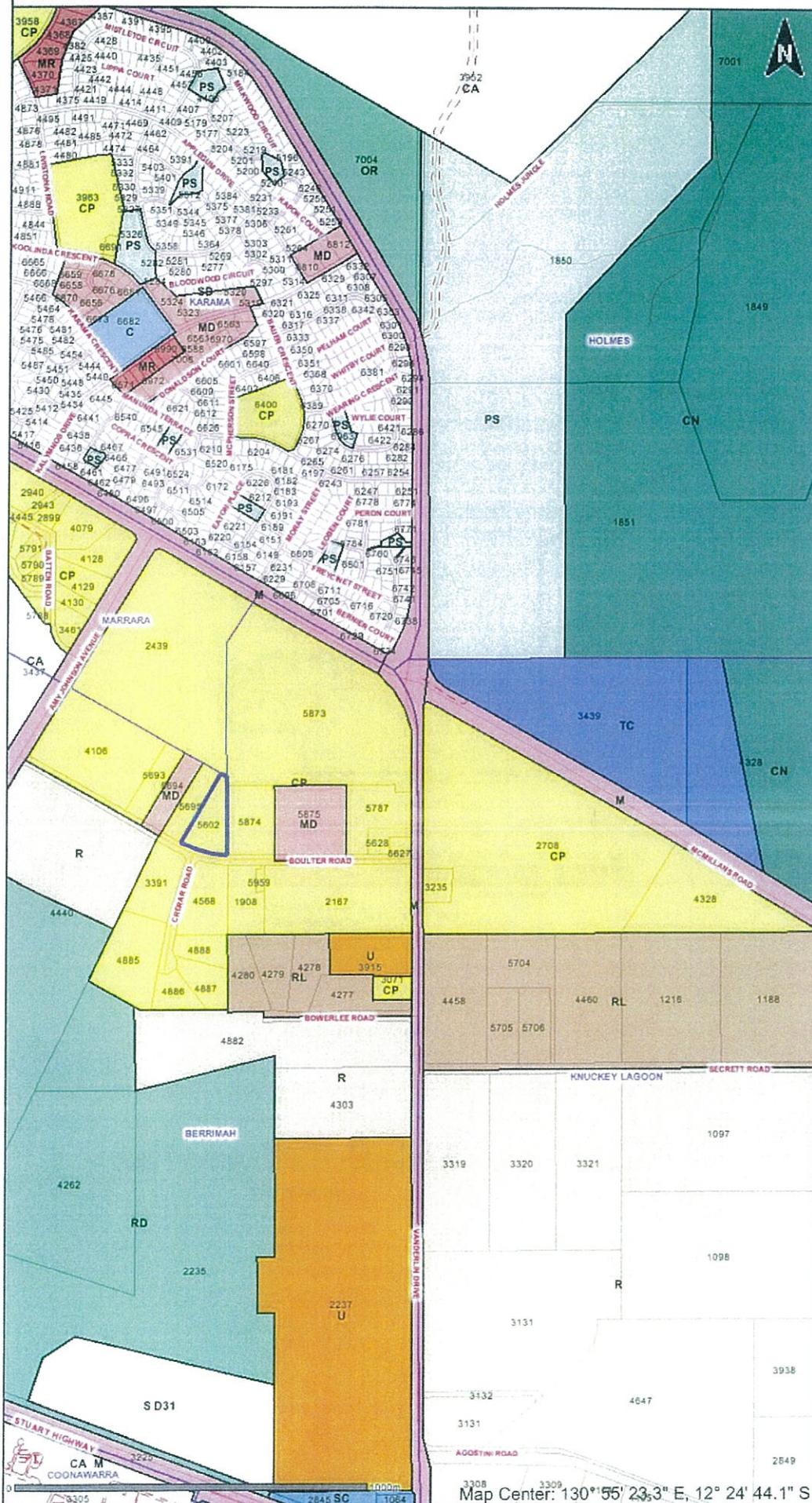
Service Authorities
No Service Authority selected
Public Submissions
There are no Submissions associated with this Application

Amendments

Amendments

Locality Map of Section 5602 Hundred of Bagot

Legend



- General Lines
- Localities
- Town Planning Zones
 - A - Agriculture
 - CV - Caravan Park
 - CB - Central Business
 - C - Commercial
 - CL - Community Living
 - CP - Community Purpose
 - CN - Conservation
 - DV - Development
 - RR - Rural Residential
 - GI - General Industry
 - HT - Heritage
 - HR - High Density
 - H - Horticulture
 - LI - Light Industry
 - M - Main Road
 - MR - Medium Density
 - MD - Multiple Dwelling
 - CA - No Planning Scheme Controls
 - OR - Organised Recreation
 - PM - Proposed Main Road
 - PS - Public Open Space
 - RW - Railway
 - RD - Restricted Development
 - R - Rural
 - RL - Rural Living
 - SC - Service Commercial
 - SD - Single Dwelling
 - S - Specific Use
 - TC - Tourist Commercial
 - U - Utilities
 - WM - Water Management
 - FD - Future Development
 - JABTC - Town Centre
 - JABRES - Residential
 - JABSF - Service Facilities
 - JABI1 - Industry
 - JABREC - Recreation
 - JABO - Open Space
 - JABSP - Special Purpose
 - JABFU - Future Use
- Road Labels
- Road Centrelines
 - Highway
 - Other Road
- Parcel Numbers
- Cadastre
- Coastline

Created by FLAUREN

Bottom Left: 130° 54' 45", -12° 25' 08"
 Top Right: 130° 56' 01", -12° 24' 20"
 Approximate Scale: 1:15,000
 Datum: GDA 1994
 Data for information purposes only
 - accuracy not guaranteed
 N.T. Land Information System
 Copyright Northern Territory of Australia

Map Center: 130° 55' 23.3" E, 12° 24' 44.1" S

NORTHERN TERRITORY OF AUSTRALIA**PROPOSAL TO AMEND NT PLANNING SCHEME
PA2011/0159**

Earl James and Associates has applied to the Minister for Lands and Planning to amend the NT Planning Scheme by rezoning Section 5602 Hundred of Bagot (55 Boulter Road, Berrimah) from Zone CP (Community Purposes) to Zone MD (Multiple Dwelling Residential).

Attached are:

- the Notice of Exhibition under section 17 of the *Planning Act*;
- extracts from the NT Planning Scheme relating to Zone CP (Community Purposes);
- extracts from the NT Planning Scheme relating to Zone MD (Multiple Dwelling Residential);
- a locality map; and
- a copy of the application from Earl James and Associates.

The exhibition period is from Friday 8 April 2011 to Friday 6 May 2011.

Written submissions about the proposed planning scheme amendment are to be received by 4.00pm on Friday, 6 May 2011 and made to:

Julia Wanane
Planner
Strategic Lands Planning
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801; or

Email: planning@nt.gov.au

Fax: (08) 8999 7189 or

Hand delivered to Ground Floor, Cavenagh House, 38 Cavenagh Street, Darwin.

For more information please telephone 8999 8963.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF EXHIBITION OF PROPOSAL
TO AMEND NT PLANNING SCHEME
PA2011/0159**

I, David Malone, delegate for the Minister for Lands and Planning give notice under section 17 of the *Planning Act* of the following:

- (a) a proposal to amend the NT Planning Scheme, numbered PA2011/0159 as referred to in (e), is to be exhibited under Division 3 of Part 2 of the Act;
- (b) the amendment is to be exhibited at the following location:

Offices of the Department of Lands and Planning
Ground Floor, Cavenagh House, 38 Cavenagh Street, Darwin
- (c) the period of exhibition is for 28 days, commencing upon first newspaper publication of the notice required by section 17(1);
- (d) written submissions regarding this exhibition should be made to:

Lauren Firby
Graduate Trainee
Strategic Lands Planning
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801 or

Fax: (08) 8999 7189 or

Email: planning@nt.gov.au

- (e) the proposed amendment is to the NT Planning Scheme, to rezone Section 5602 Hundred of Bagot (55 Boulter Road, Berrimah) from Zone CP (Community Purposes) to Zone MD (Multiple Dwelling Residential) to facilitate multiple dwelling residential development.

Dated

1st of April

2011.


David Malone

Delegate for the Minister for Lands and Planning

5.21 ZONE CP – COMMUNITY PURPOSES

1. The primary purpose of Zone CP is to provide for community services and facilities, whether publicly or privately owned or operated, including facilities for civic and government administration.
2. Design is expected to incorporate landscaping that will enhance the visual appearance of the development. The development of residential accommodation is to only be in association with and ancillary to the primary use of the land.

Demountable structures require consent.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to caravans.

Clause 10.2 refers to the clearing of native vegetation.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE CP

abattoir	x	
agriculture	x	
animal boarding	D	6.1, 6.5.1, 10.1, 10.2
bed and breakfast accommodation	x	
business sign	P	6.7
caravan park	x	
caretaker's residence	P	6.1, 6.5.1, 7.3, 7.10.3
car park	x	
child care centre	P	6.1, 6.5.1, 8.1.5, 8.2, 10.2
community centre	P	6.1, 6.5.1, 8.2, 10.2
dependant unit	x	
domestic livestock	x	
education establishment	P	6.5.1, 8.2, 10.2
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	x	
home based contracting	x	
home occupation	P	7.10.7
horticulture	x	
hospital	D	6.1, 6.5.1, 6.6, 8.2, 10.2
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	D	6.1, 6.5.1, 10.2
licensed club	x	
light industry	x	
medical clinic	D	6.1, 6.5.1, 8.2, 10.2
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	D	6.1, 6.5.1, 8.2, 10.2
place of worship	P	6.1, 6.5.1, 8.2, 10.2
plant nursery	D	6.1, 6.5.1, 10.2
promotion sign	D	6.7
recycling depot	D	6.1, 6.5.1, 8.2, 10.2
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	x	
stables	x	
supporting accommodation	D	6.1, 6.5.1, 7.3, 7.5, 7.6, 7.7, 7.8, 10.2
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	D	6.1, 6.5.1, 8.2, 10.2
warehouse	x	

P = Permitted D = Discretionary x = Prohibited

Amendment 87
gazetted 09.09.2009
amends clause 6.1 to
remove the height
limit for education
establishments in
Zones CP and CL.

5.2 ZONE MD – MULTIPLE DWELLING RESIDENTIAL

1. The primary purpose of Zone MD is to provide for a range of housing options to a maximum height of two storeys.
2. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development.

Undefined uses are prohibited in this zone. See clause 2.2(3) & (4).

Demountable structures require consent.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to caravans.

Clauses 11.1.1 and 11.1.2 refer to subdivision lot size and 11.2 to subdivision standards.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE MD

abattoir	x
agriculture	x
animal boarding	x
bed and breakfast accommodation	D 6.5.1, 7.10.1
business sign	P 6.7
caravan park	x
caretaker's residence	x
car park	x
child care centre	x
community centre	D 6.1, 6.5.1
dependant unit	P 7.1, 7.3, 7.10.4
domestic livestock	x
education establishment	x
fuel depot	x
general industry	x
group home	P 7.1, 7.10.5
home based child care centre	D 6.5.1, 7.10.6
home based contracting	P 7.10.8
home occupation	P 7.10.7
horticulture	x
hospital	x
hostel	x
hotel	x
intensive animal husbandry	x
leisure and recreation	x
licensed club	x
light industry	x
medical clinic	x
medical consulting rooms	D 6.5.1, 7.10.9
motel	x
motor body works	x
motor repair station	x
multiple dwellings	D 6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
office	x
passenger terminal	x
place of worship	x
plant nursery	x
promotion sign	x
recycling depot	x
restaurant	x
retail agricultural stall	x
rural industry	x
service station	x
shop	x
showroom sales	x
single dwelling	P 6.5.1, 7.1, 7.3, 7.5
stables	x
supporting accommodation	D 6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	x
vehicle sales and hire	x
veterinary clinic	x
warehouse	x

P = Permitted D = Discretionary x = Prohibited

Amendment 125
gazetted 07.07.2010
introduces clause 14.1.2

14.1.2 Berrimah North Planning Principles

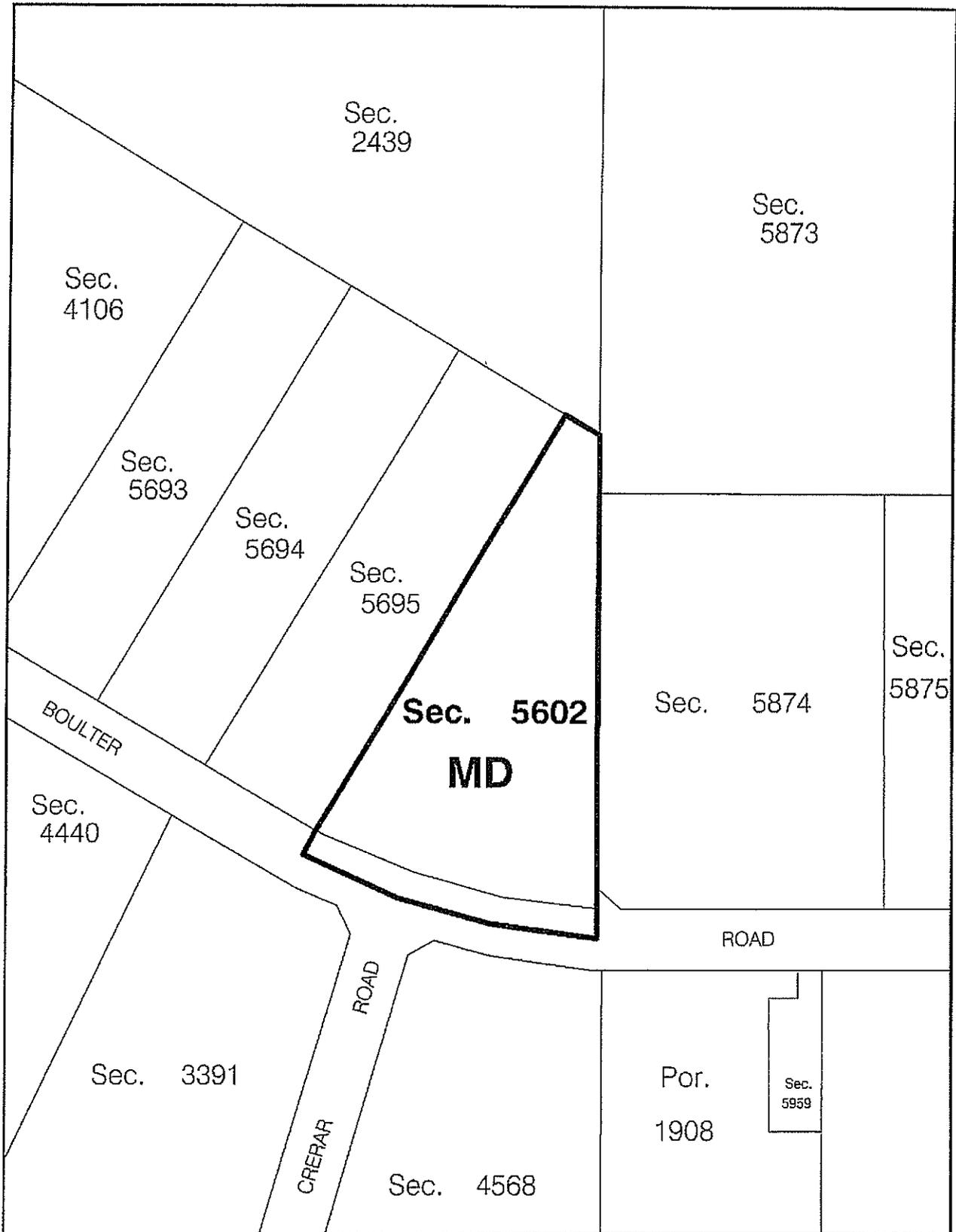
Development within the Berrimah North locality is to be consistent with the following principles:

1. Provide a diversity of uses that reinforce the area's focus on urban land uses for example:
 - (a) residential use;
 - (b) commercial use;
 - (c) nursery use;
 - (d) community purpose facilities;
 - (e) public open space; and
 - (f) education facilities.
2. Promote development that integrates compatible land uses and:
 - (a) is consistent with the operational requirements of the Darwin International Airport;
 - (b) ensures that lightning installations do not adversely impact on aircraft operations;
 - (c) protects noise sensitive uses by separation from co-located noise tolerant uses, and employs appropriate noise attenuation measures;
 - (d) considers the proximity of the airport operations in determining material of structures; and
 - (e) positions structures to ensure no adverse impacts on the operation of the airport operations.
3. Provide a safe, accessible, equitable and interesting built environment and public domain that includes:
 - (a) a robust and legible shared use street grid which connects with the adjacent street network, pedestrian and cycle routes;
 - (b) pedestrian and cycle paths which are clearly defined, attractively landscaped to provide shade and interest, well connected to existing routes;
 - (c) consistent provision of high quality street furniture, paving, wayfare signage and pathway lighting;
 - (d) thoughtful integration of public art;
 - (e) a series of connected, landscaped public open spaces and corridors designed to facilitate comfortable and safe use during the day and night;
 - (f) impounded water bodies with appropriate water quality for their intended use;
 - (g) positive relationships between buildings and streets to promote passive surveillance; and
 - (h) active frontages and visually interesting ground level uses.

4. Promote climatically responsive, energy efficient urban design and architecture that contributes to the character of the precinct by:
 - (a) implementing sensitive water use practices across the site;
 - (b) implementing a whole-of-site water management system which addresses both stormwater and groundwater;
 - (c) incorporating strong landscape treatments to provide shade and which are largely comprised of native vegetation;
 - (d) identifying areas of pedestrian priority over vehicle traffic;
 - (e) providing seating, shade and weather protection to adjacent pedestrian footpaths;
 - (f) facilitating natural cross ventilation;
 - (g) integrating generous balconies for outdoor living;
 - (h) minimising direct solar penetration to all buildings through orientation and use of screens, awnings, eaves and the like; and
 - (i) using construction materials appropriate to a tropical environment.
5. Relate the scale of development to both the surroundings and to reflect the desired future character by:
 - (a) considering the visual and acoustic privacy of adjoining residential development;
 - (b) recognising the requirements of existing users of the existing adjacent facilities and land uses; and
 - (c) incorporating a range of building heights within identified building areas.



<p>EXISTING NT PLANNING SCHEME AMENDMENT PA2011/0159 REZONE LOTS 5602 HUNDRED OF BAGOT From Zone CP (Community Purpose) to Zone MD(Multiple Dwelling Residential)</p>	<p>  Northern Territory Government Department of Lands & Planning  Scale 1: 3000 @ A4  File No.: PA2011- Date: 4-Apr-11 Drawing Name: PA2011-0159 Section 5602 Hundred of Bagot.dwg</p>
--	---



PROPOSED NT PLANNING SCHEME
 AMENDMENT PA2011/0159
 REZONE LOTS 5602
 HUNDRED OF BAGOT
 From Zone CP (Community Purpose) to
 Zone MD(Multiple Dwelling Residential)


 Department of Lands & Planning
 Northern Territory Government

 Scale 1: 2500 @ A4


File No.: PA2011/
 Date: 4-Apr-11
 Drawing Name: PA2011-0159 Section 5602 Hundred of Bagot.dgn



Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1985508 CR:fh
Your Reference: PA2011/0159

6 May 2011

Julia Wanane
Project Officer - Strategic Lands Planning
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Julia

Parcel Description: Section 5602 (55) Boulter Road Hundred of Bagot
Proposed Development: Rezone Section 5602 Hundred of Bagot from Zone CP (Community Purpose) to MD (Multiple Dwelling Residential)

Thank you for the Development Application referred to this office 7 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.

Council has engaged consultants to assess future infrastructure needs and prepare a contributions plan for Boulter Road upgrades and associated infrastructure including roadworks, stormwater drainage and street lighting. All development that occurs in the area covered by the contributions plan will be subject to making a contribution towards this infrastructure upgrade.

In considering this application, the 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: Earl James & Associates

ENCL: YES

DARWIN CITY COUNCIL

DATE: 25/05/2011

REPORT

TO: TOWN PLANNING COMMITTEE MEETING **APPROVED:** CR
OPEN / B

FROM: GENERAL MANAGER INFRASTRUCTURE **APPROVED:** DL

REPORT NO: 11TS0084 CR:fh **APPROVED:** LC

COMMON NO: 1997614

SUBJECT: PROPOSED SUBDIVISION APPLICATION

PARCEL: SECTION 5694 (41) BOULTER ROAD HUNDRED OF BAGOT

PROPOSAL: SUBDIVISION TO CREATE 10 LOTS

ITEM NO: 10.3**SYNOPSIS:**

A Proposed Subdivision Application for Section 5694 (41) Boulter Road Hundred of Bagot (**Attachment A**) has been referred to Council for comment pursuant to Section 48 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorse comments provided to the Development Consent Authority by staff.

GENERAL:**Applicant:** Mr Jack Devries**Zone:** CP (Community Purpose) **Area:** 1.39ha**Proposal:**

Subdivision to create 10 lots

History:

In October 2010 Council received an application to rezone Lots 5694 and 5695 from CP (Community Purpose) to MD (Multiple Dwelling Residential). No objection was raised. Consequently, the Northern Territory Planning Scheme was amended by the Minister for Lands and Planning on 9 February 2011 in accordance with the applicant's proposal.

Site and Surrounds:

The subject site is currently zoned MD (Multiple Dwelling Residential) and the applicant is proposing to subdivide the lot into 10 allotments, allowing for up to 32 multiple dwellings to be built on the site.

PAGE: 2:
REPORT NO 11TS0084 CR:fh
SUBJECT: PROPOSED SUBDIVISION APPLICATION
PARCEL: SECTION 5694 (41) BOULTER ROAD HUNDRED OF BAGOT
PROPOSAL: SUBDIVISION TO CREATE 10 LOTS

The allotment is currently unused but is directly adjacent land used as a plant nursery. The rear boundary abuts the Marrara Christian College.

The site is predominantly flat with no permanent structures other than some limited mature vegetation. No easements exist on the site and access is from Boulter Road.

Matters to be taken into account (pursuant to Section 51 of the NT Planning Act 1999):

Northern Territory Planning Scheme:

The proposed development is in the MD (Multiple Dwelling Residential) zone, and requires consent.

Disability Discrimination Legislation:

Disability Discrimination Act issues are addressed under the Building Act requirements. Council places a statement of support for equal opportunity on all responses.

Council Issues:

Council has engaged consultants to assess future infrastructure needs and prepare a contributions plan for Boulter Road upgrades and associated infrastructure including roadworks, stormwater drainage and street lighting. All development that occurs in the area covered by the contributions plan will be subject to a contribution towards this infrastructure.

Council has requested that any Infrastructure plans required for roads, stormwater, sediment and erosion, and landscaping and open space be submitted to the General Manager Infrastructure. Council has also requested that any infrastructure that is to be its responsibility is to be located in its road reserve or public open space and must accommodate the predicted adverse effects of climate change.

The above information requested in comments to the Consent authority are outlined in the attached letter (refer to **ATTACHMENT B**).

FINANCIAL IMPLICATIONS:

Nil.

PAGE: 3:
 REPORT NO 11TS0084 CR:fh
 SUBJECT: PROPOSED SUBDIVISION APPLICATION
 PARCEL: SECTION 5694 (41) BOULTER ROAD HUNDRED OF BAGOT
 PROPOSAL: SUBDIVISION TO CREATE 10 LOTS

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.

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".

PAGE: 4:
REPORT NO 11TS0084 CR:fh
SUBJECT: PROPOSED SUBDIVISION APPLICATION
PARCEL: SECTION 5694 (41) BOULTER ROAD HUNDRED OF BAGOT
PROPOSAL: SUBDIVISION TO CREATE 10 LOTS

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.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

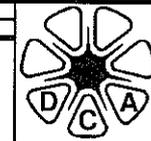
THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0084 CR:fh entitled Proposed Subdivision Application Section 5694 (41) Boulter Road, Hundred Of Bagot, Subdivision To Create 10 Lots, be received and noted.
- B. THAT the letter to the Reporting Body in **Attachment B** to Report Number 11TS0084 CR:fh be endorsed.

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



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: PA2011/0263

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

Dear Sir or Madam,

Proposed Subdivision Application

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

Parcel Description	Section 5694 Hundred of Bagot
Road/Street	41 BOULTER RD
Town Plan Zone	MD (Multiple Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	LJ Super Fund (ABN 70 762 920 715)

Applicant	Mr Jack Devries
Contact Number	89482276
Purpose	Subdivision to create 10 lots

The proposal can be viewed online for a two week period from **Friday, 22nd April 2011** until **Friday, 6th May 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, 4th May 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=63314022

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, 6th May 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

21 April 2011

Attach.

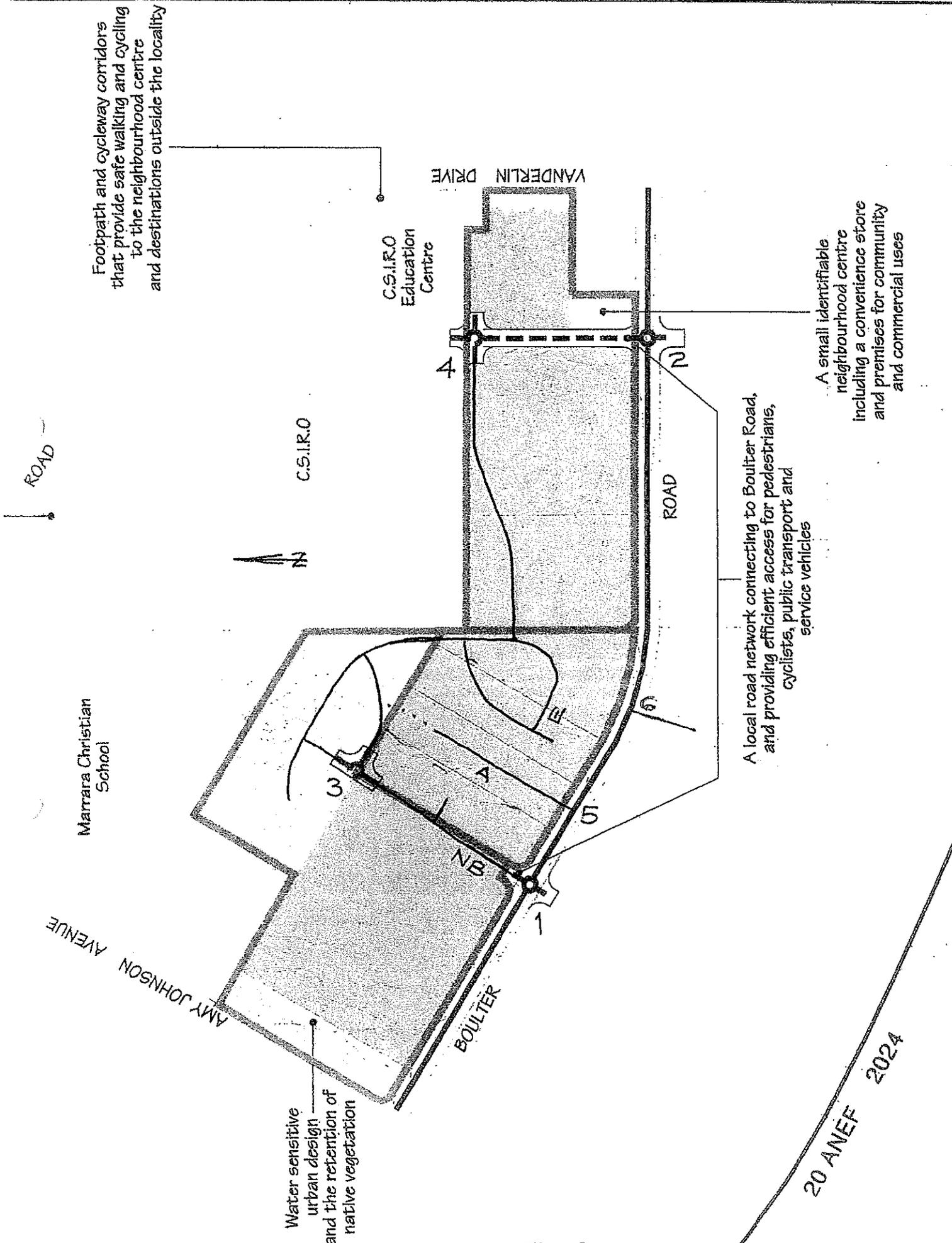
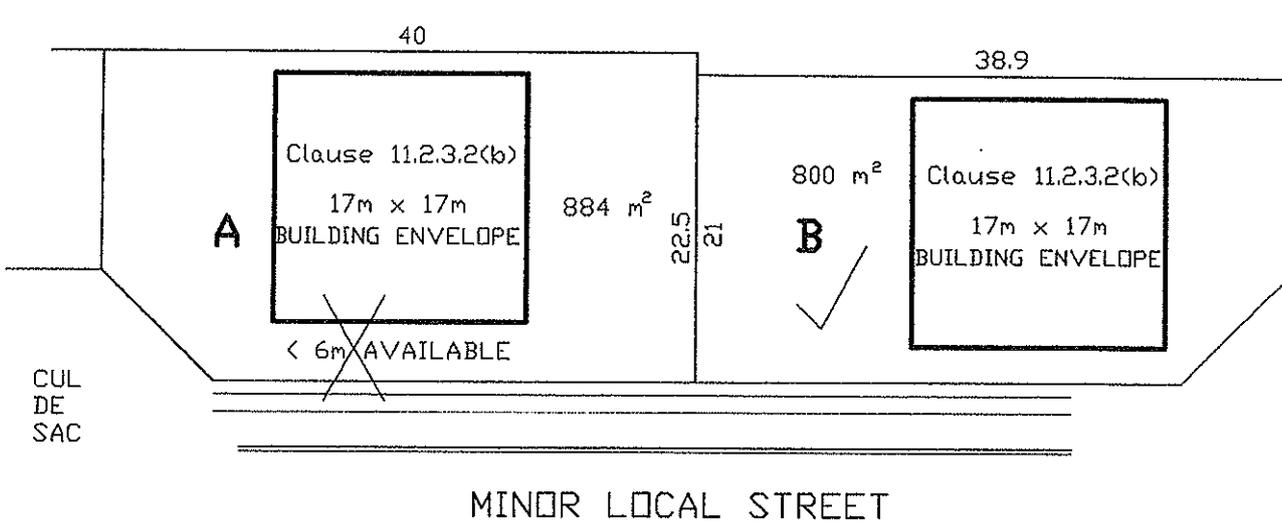
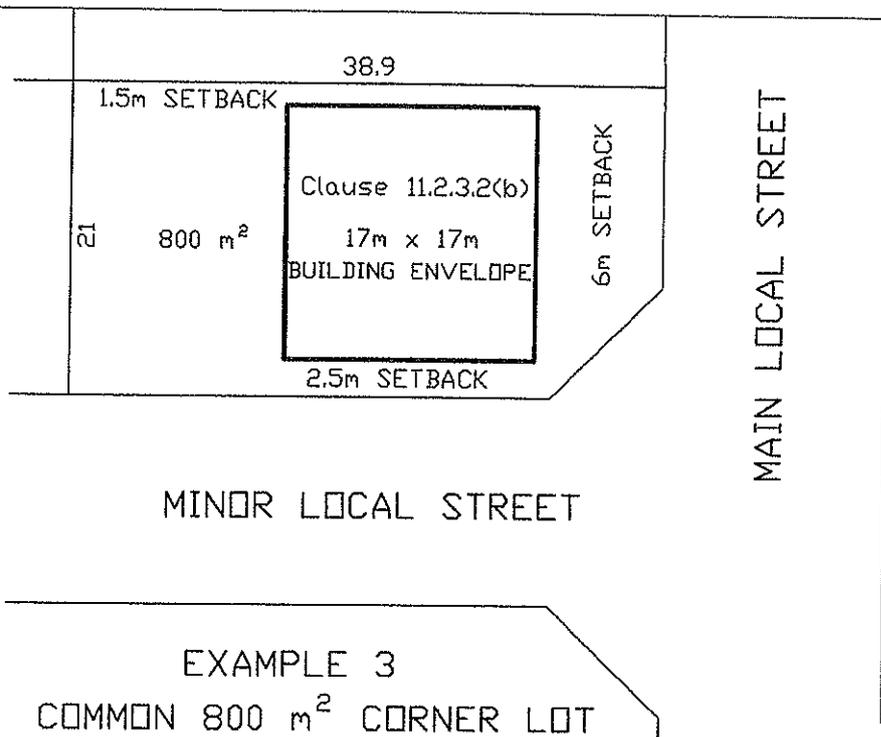


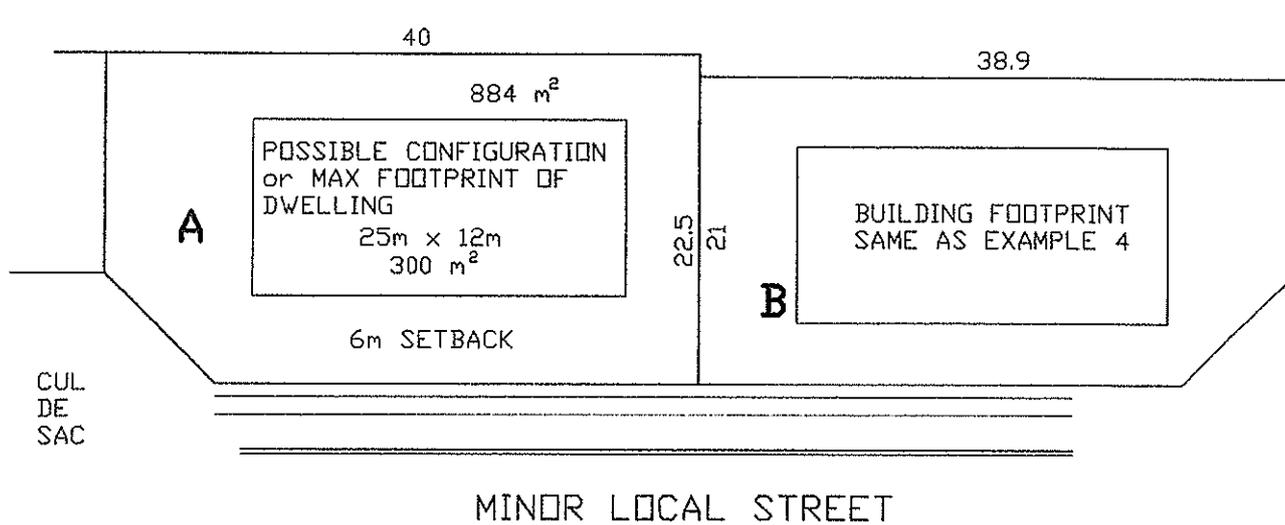
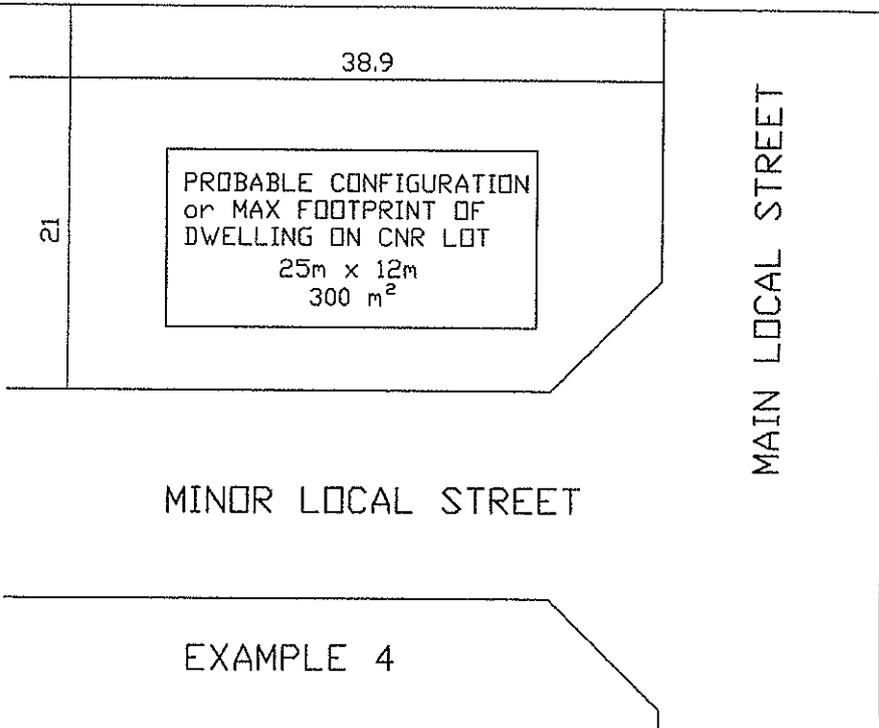
Fig 3



IN THIS DIAGRAM, THE SMALLER LOT B IS IDENTICAL TO EXAMPLE 3 AND IT CONFORMS WITH RULES FOR MINIMUM LOT SIZE, SETBACKS AND BUILDING ENVELOPE. THE LARGER LOT A DOES NOT CONFORM DUE TO COMBINED EFFECT OF SQUARE BUILDING ENVELOPE AND 6m FRONT SETBACK. CONSENT FOR LOT A COULD BE CONSIDERED UNDER 2.5.3.

BUILDING ENVELOPE

Fig 4



THE CORNER LOT B SHALL SET THE TONE FOR THE STREETSCAPE,
PARTICULARLY IF THE MINOR STREET SETBACK OF 2.5m IS ADOPTED.

BUILDING FOOTPRINT

Fig 5



PDR 2439
EARMARKED FOR ZONE SD on BNAP

EXIST SEWERAGE EASEMENT

SEC 5696
EARMARKED FOR ZONE MD on BNAP

PARK

6

5

34

8.5

POSSIBLE FUTURE INTERSECTION
ILLUSTRATED ON BNAP Jan 2010.

Fig 7

SEC 5696

SEC 5695

SEC 5693

BOULTER RD.

EXIST DUD

EXIST 7m WIDE BITUMEN ROAD

EXIST CONC INVERT

EXIST ACCESS

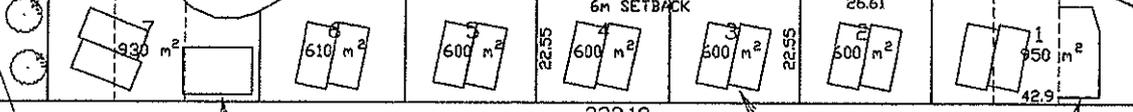
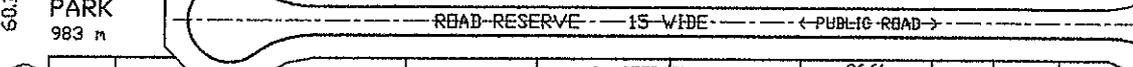
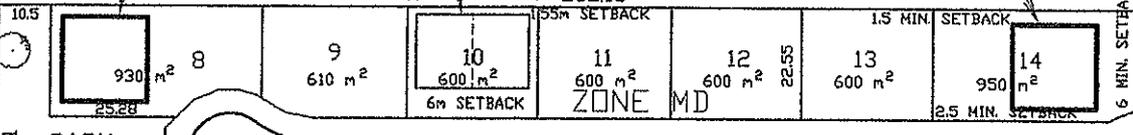
EXIST DUD

FOR 300 m² NOTIONAL SITES

2 off 11.5m x 15m BUILDING ENVELOPES

17m x 17m BUILDING ENVELOPE

17m x 17m BUILDING ENVELOPE



SINGLE STOREY UNIT

SINGLE STOREY UNIT

TYP 2-STOREY TOWNHOUSES
2 LEVELS @ 80 m² EACH.
160 m² PER UNIT
FOOTPRINT 6.3m x 12.7m
2 CAR PARKING SPACES PER UNIT.

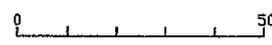
PARK 983 m

PDR 2439

EXIST SEWERAGE EASEMENT

60.1

SEWER WATER D/H POWER



14 LOT SUBDIVISION
600 m² MIN LOT SIZE

Fig 8

Please quote: 1997614 CR:fh
Your reference: pa2011/0263

4 May 2011

Steven Conn
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Steven

Parcel Description: Section 5694 (41) Boulter Road Hundred of Bagot
Proposed Development: Subdivision to create 10 lots.

Thank you for the Development Application referred to this office 21 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:**

Infrastructure contributions plan

- a) Council has engaged consultants to assess future infrastructure needs and prepare a contributions plan for Boulter Road upgrades and associated infrastructure including roadworks, stormwater drainage and street lighting. All development that occurs in the area covered by the contributions plan will be subject to a contribution towards this infrastructure upgrade.
- b) Infrastructure vested to the responsibility of Darwin City Council shall be located within Council road reserve or open space. Responsibility for any infrastructure located within private land will not be accepted by Council.

Climate Change

- c) Infrastructure should be designed to try to accommodate for a change in weather patterns as a result of climate change. Research indicates that there will be an increase in annual rainfall, an increase
.../2

in the number of days of high temperature and that storm events are predicted to occur less often but of a greater intensity than currently experienced.

Road Network

- d) The design and specifications for the proposed road network shall be provided in accordance with Councils guidelines and technical requirements, to the satisfaction of the General Manager Infrastructure, Darwin City Council.

The plans indicate that the cul-de-sac turn around area is to have a radius of 8.5m. This is insufficient for a waste collection vehicle to turn around and should be increased to a minimum of 9.5m. All road design is to allow for free turning of Heavy Rigid Vehicles (i.e. Waste Collection Trucks).

Stormwater Drainage

- e) The design and specifications for the proposed stormwater drainage network shall be provided in accordance with Councils guidelines and technical requirements, to the satisfaction of the General Manager Infrastructure, Darwin City Council.
- f) All allotments are to be graded so as to drain stormwater to the adjacent road reserves.

Sedimentation and erosion plan

- g) Council requests the Authority requires an erosion and sediment control plan relevant to the works being proposed prior to the commencement of works. The discharge of any stormwater into Council's drainage system is to be to a standard such that it will not have detrimental impacts upon the environment. Council will not allow any polluted stormwater run-off into its drainage systems.

Allotment Setbacks

- h) Council does not support the setback of buildings less than that outlined in the Northern Territory Planning Scheme.

Landscaping and Open Space

- i) The design and specifications for the proposed landscaping and open space shall be provided in accordance with Councils guidelines and technical requirements, to the satisfaction of the General Manager Infrastructure, Darwin City Council.

.../3

- j) Any areas of public open space should consider Crime Prevention Through Environmental Design (CEPTED) principles. This may result in changes to the design of the public open space area adjoining the northern boundary of the site.

- 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 to the satisfaction of Council's General Manager Infrastructure.** The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged without the provision of Council's stormwater infrastructure and drainage network.
- 1). The plan shall include details of site levels and demonstrate how the proposed development will be connected to Council's future stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's future 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. 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 development is to conform to Councils relevant Subdivision and Development Guidelines at the time of a development permit being issued.
- A contribution plan for the future upgrade of Boulter Road is being developed by Council and will apply to this application.
- Full designs, drawings, specifications, construction and certifications for all works associated with the subdivision in accordance with Councils Subdivision and Development Guidelines shall be submitted for approval, prior to any construction activity on site, by the General Manager Infrastructure, Darwin City Council and all approved works constructed to Council requirements at the applicant's expense.

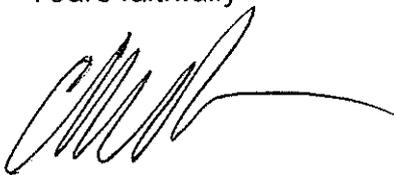
.../4

- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the General Manager Infrastructure, Darwin City Council and at no cost to Council.
- 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.
- Engineering design and specifications for the proposed and affected roads, including streetlighting, stormwater drainage, vehicular access, pedestrian/cycle corridors, streetscaping and landscaping of nature strips shall be submitted for approval by the General Manager Infrastructure, Darwin City Council. All works are to be designed, constructed and maintained to Council's Subdivision and Development Guideline requirements at the applicant's expense.
- 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 Jack Devries

ENCL: YES

DARWIN CITY COUNCIL

DATE: 19/05/2011

REPORT

TO: TOWN PLANNING COMMITTEE **APPROVED:** CR
MEETING OPEN / B

FROM: GENERAL MANAGER INFRASTRUCTURE **APPROVED:** DL

REPORT NO: 11TS0085 CR:fh **APPROVED:** LC

COMMON NO: 1997616

SUBJECT: DEVELOPMENT APPLICATION

PARCEL: LOT 5434 (251) ALEC FONG LIM DRIVE TOWN OF DARWIN

PROPOSAL: EAST POINT MILITARY MUSEUM.

ITEM NO: 10.4**SYNOPSIS:**

A Development Application for Lot 5434 (251) Alec Fong Lim Drive Town Of Darwin, for the East Point Military Museum (**Attachment A**), has been referred to Council for comment pursuant to Section 48 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorse comments provided to the Development Consent Authority by staff.

GENERAL:**Applicant:** Miss Kate Zeven**Zone:** PS (Public Open Space) **Area:** 16.3 ha**Proposal:**

The provision of an exhibition space for the purpose of expanding the current military museum with the construction of a 730 m² building, consisting of an exhibition space of 344 m² with a further 386 m² of back of house services such as exhibit preparation and collection rooms, offices, entry/retail and small café.

History:

An announcement was made in mid-2008, to progress the development of a military museum.

A Steering Committee was established to progress the project and a number of meetings were held over a prolonged period of time.

Council's General Manager (GM) of Community and Cultural Services was invited to attend a Committee meeting at which he expressed concern regarding the lack of a strategic focus driving the project at its formative stage.

PAGE: 2:
REPORT NO 11TS0085CR:fh
SUBJECT: DEVELOPMENT APPLICATION
PARCEL: LOT 5434 (251) ALEC FONG LIM DRIVE TOWN OF DARWIN
PROPOSAL: EAST POINT MILITARY MUSEUM.

A presentation on the East Point Military Museum was made to Council on 17 May 2011. The applicant then revised the proposal before it was assessed at the DCA meeting on 20 May 2011. In view of the DCA meeting, the applicant met with Council's Infrastructure Department on 27 May 2011 to discuss Council issues associated with the proposal.

Site and Surrounds:

The subject site is identified as allotment 5434, Town of Darwin, commonly referred to as 251 Alec Fong Lim Drive, Darwin. The allotment is a pentagonal shape of 16.3ha in area with a primary street frontage to Alec Fong Lim Drive of approximately 168m. The site is zoned PS (Public Open Space) and surrounded by land zoned MZ (Multi-Zone).

The surrounding land is predominantly flat and is used for recreational purposes including, but not limited to equestrian activities associated with Fannie Bay Equestrian Club Inc. There is also an existing military museum on the subject site that contains a small café.

There are no current easements on the site and access is from along Alec Fong Lim Drive.

Matters to be taken into account (pursuant to Section 51 of the NT Planning Act 1999):

Northern Territory Planning Scheme:

The proposed development is in the PS (Public Open Space) zone, and requires consent.

Disability Discrimination Legislation:

Disability Discrimination Act issues are addressed under the Building Act requirements. Council places a statement of support for equal opportunity on all responses.

Council Issues:

Waste Management

The proposed development will generate a higher level of use compared with the existing museum, and therefore it is assumed, a greater volume of waste. Drawing Number B11-5492 indicates a Delivery Truck Bay at the northern end of the proposed development. The access/egress point does not meet the requirements of Council's Waste Management Policy 054.

Council's Waste Management Policy 054, requires that the waste collection vehicle enter and leave the site in a forward gear. Amended plans demonstrating how the waste collection vehicle will enter and exit the site have been requested.

PAGE: 3:
REPORT NO 11TS0085CR:fh
SUBJECT: DEVELOPMENT APPLICATION
PARCEL: LOT 5434 (251) ALEC FONG LIM DRIVE TOWN OF DARWIN
PROPOSAL: EAST POINT MILITARY MUSEUM.

In addition, a Waste Management Plan identifying the following has been requested:

- 1) The design of the bin enclosure, including screening from public view;
- 2) Litter control measures, both on and surrounding the site; and
- 3) How contaminated rainwater from the waste collection area will be collected and treated.

Traffic Management

Due to the predicted increase in traffic volume expected as a result of the proposal, a road and traffic (including pedestrian and cyclist traffic) impact study, undertaken by a suitably qualified traffic engineer, for the affected areas along Alec Fong Lim Drive and East Point Road, commencing at the intersection of Ross Smith Avenue has been requested. This is in order to address the following:

- 1) Drawing Number B11-5492 indicates a Bus Drop-Off Zone directly adjacent to an existing speed hump located along Alec Fong Lim Drive. The proposed arrangement will allow for vehicles to bypass the traffic calming device and as such, amended plans must address this issue.
- 2) Details demonstrating the existing road capacity and design are of adequate and appropriate standard to cater for the anticipated increase in bus and general traffic activity, generated by the proposed development.
- 3) Amended plans, demonstrating where buses can safely turn around and park, including the vehicle swept paths and associated traffic management devices required.
- 4) Impact of additional traffic from the proposed development on the intersection of Ross Smith Avenue and East Point Road.
- 5) Details of how the development will connect pedestrian and cycle paths to the existing Council pathway network.
- 6) A proposed linemarking plan of Alec Fong Lim Drive.

Bicycle parking

The existing pedestrian and cycle ways that meander through the East Point Reserve are not currently connected to the subject site. It is envisioned that the best possible outcome would be to increase the connectivity of the existing network to include the proposed development.

As such, amended plans indicating an appropriately located and designed bicycle parking facility within the proposed development capable of accommodating a suitable number of bikes and provide adequate weather protection, have been requested.

PAGE: 4:
REPORT NO 11TS0085CR:fh
SUBJECT: DEVELOPMENT APPLICATION
PARCEL: LOT 5434 (251) ALEC FONG LIM DRIVE TOWN OF DARWIN
PROPOSAL: EAST POINT MILITARY MUSEUM.

Stormwater Drainage

Amended plans need to at a minimum, address the following stormwater drainage issues.

- 1) All stormwater to be collected on-site and discharged to either an underground system or alternatively, an agreed discharge point beyond Council's property boundaries;
- 2) Any stormwater discharged from the site shall be of a quality acceptable to NRETAS and the Department of Health for final discharge into Darwin Harbour. Developer must provide letters of approval from the relevant government agencies regarding the quality of stormwater discharge and its acceptability;
- 3) Any easements required over Council land for stormwater drainage purposes shall be established at no cost to Council and vested to the Northern Territory Government; and
- 4) Final stormwater drainage construction plans shall be submitted to Council for approval.

Water Main

Any use of Darwin City Council's privately owned water main, as indicated on B11-5492, is not supported. It is not Council's role to provide mains water supply. Appropriate arrangements will be required with the NT Power and Water Corporation to supply a water main to the site.

Environmental Impact

A number of potential impacts on the natural environment associated with the proposed development need to be addressed, including but not limited to:

- The onsite treatment of sewer;
- Increased traffic volumes on surrounding wildlife;
- Existing trees and vegetation;
- Impact the proposed boundary fencing will have on wildlife. The developer has verbally indicated the use of pool fencing. Council has concerns that this type of fencing may present a trap hazard for wildlife including the Agile Wallaby population who have feeding areas adjoining the site; and
- Plant and machinery, including air-conditioning units, associated with the proposed development, may have detrimental impact. In particular the noise impact on the surrounding open space and wildlife in the general area. Appropriate noise attenuation measures should be implemented.

PAGE: 5:
 REPORT NO 11TS0085CR:fh
 SUBJECT: DEVELOPMENT APPLICATION
 PARCEL: LOT 5434 (251) ALEC FONG LIM DRIVE TOWN OF DARWIN
 PROPOSAL: EAST POINT MILITARY MUSEUM.

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.

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.

PAGE: 6:
 REPORT NO 11TS0085CR:fh
 SUBJECT: DEVELOPMENT APPLICATION
 PARCEL: LOT 5434 (251) ALEC FONG LIM DRIVE TOWN OF DARWIN
 PROPOSAL: EAST POINT MILITARY MUSEUM.

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.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

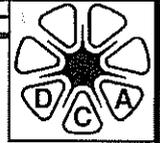
THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0085 CR:fh entitled Development Application for Lot 5434 (251) Alec Fong Lim Drive Town of Darwin, for the East Point Military Museum, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 11TS0085 CR:fh be endorsed.

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



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: PA2011/0273

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 5434 Town of Darwin
Road/Street	251 ALEC FONG LIM DR
Town Plan Zone	PS (Public Open Space)
Tenure Type	SPECIAL PURPOSES LEASE
Land Owners	The Royal Australian Artillery Association (Northern Territory) Inc

Applicant	Miss Kate Zeven
Contact Number	08 89428200
Purpose	Military museum

The proposal can be viewed online for a two week period from **Friday, 22nd April 2011** until **Friday, 6th May 2011** at:

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

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 6th May 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=63407387

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, 6th May 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

Mone Coats-Ross
Development Assessment Services

27 April 2011

SCHEDULE OF PROJECT DRAWINGS

DRG. No.	DESCRIPTION
ROADWORKS DRAWINGS	
B11-5490	LOCALITY PLAN, SITE PLAN AND SCHEDULE OF DRAWINGS
B11-5491	EXISTING SERVICES PLAN AND GENERAL NOTES
B11-5492	OVERALL SITE PLAN
B11-5493	SITE GRADING PLAN
B11-5494	TYPICAL SECTIONS AND SETTING-OUT TABLE
B11-5495	LINEMARKINGS AND SIGN POSTING PLAN
B11-5496	STORMWATER DRAINAGE PLAN
B11-5497	STORMWATER DRAINAGE DETAILS
B11-5498	WATERMARK LAYOUT PLAN
B11-5498	WATERMARK DETAILS
B11-5500	EROSION AND SEDIMENT CONTROL PLAN
B11-5501	EROSION AND SEDIMENT CONTROL DETAILS

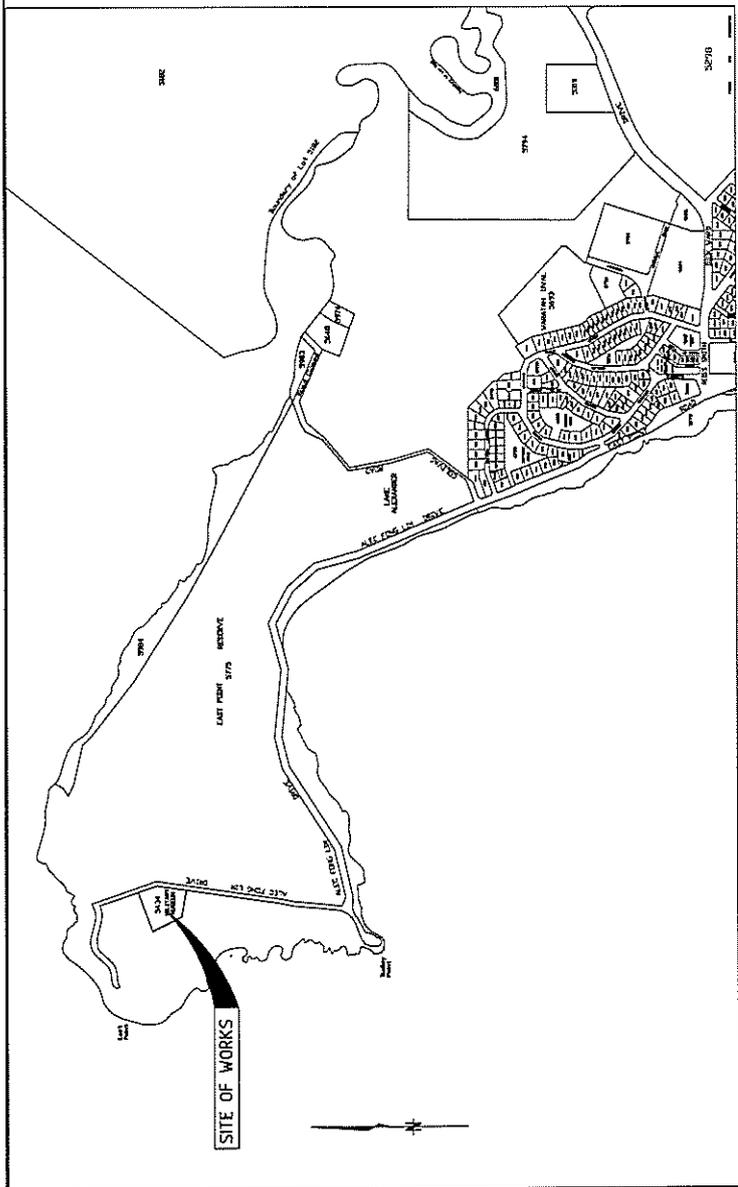
SCHEDULE OF STANDARD DRAWINGS

DRG. No.	DESCRIPTION
ROADWORKS	
C1S1005/1	D.P.I. DRAWINGS
C1S1005/2	STANDARD MANHOLES AND INLET PITS
C1S1007/5	STANDARD CULVERT ENDWALLS AND PIPE LAYING DETAILS
C1S1123	PRECAST REINFORCED BOX CULVERTS - FLOOR AND ENDWALL DETAILS
C1S1203/1	STANDARD KERB PROFILES
C1S1305/2	STANDARD PEDESTRIAN FENCE
POWERWATER DRAWINGS	
W1-1-11A/3	SERVICES - DN80, 100 & 150 ABOVE GROUND SINGLE METER CONNECTIONS
W1-1-19A/1	SERVICES - DUAL DN80, 100 & 150 FIRE SERVICE & METER CONNECTIONS
W1-1-19C	SERVICES - DUAL DN80, 100 & 150 FIRE SERVICE & DISO DISPLACEMENT METER CONNECTIONS
W1-1-24/3	SERVICES - PROPERTY CONNECTION DN80, DN100 & DN150
W1-2-05	THRUST BLOCK & TRENCH DETAILS FOR DN100 - 225 PRESSURE MAIN
W1-2-031/2	WATER MAINS LOCATION MARKING
W1-2-031/2	SLUICE VALVE INSTALLATION IN NATURE STRIP

NOTES:

- DIMENSIONS AND RADII REFER TO NOMINAL FACE OF KERB.
- LEVELS REFER TO FINISHED SURFACE LEVEL. FOR KERB AREAS, IT IS TO THE KERB'S SETTING OUT LINE.
- ALL KERB LEVELS ON CURVES OF RADIUS 20 OR LESS WITH AN ARC LENGTH LESS THAN 25m ARE GIVEN AT QUARTER POINTS OR MID POINT. ALL OTHER CURVES AND STRAIGHTS ARE GIVEN AT 5m CENTRES UNLESS SHOWN OTHERWISE.
- KERB PROFILES ARE TO BE CONTINUOUS CURVES THROUGH POINTS INDICATED.
- CONTOURS REFER TO F.S.L. OF ROAD PAVEMENT OR GRASSED AREAS.
- PROVIDE LOCAL AREA FILLING AROUND KERBS AS REQUIRED TO MAKE GROUND AREAS TO BE FREE DRAINING.
- PROVIDE 100mm WIDE WHITE PAINT LINES TO PARKING BAYS AS DIMENSIONED ON THE ARCHITECTURAL PLANS. PROVIDE STD. DISABLED PARKING SIGNS AND SIGN POSTING AS PER AUST. STANDARD
- BUILDINGS, ROADWAYS AND PARKING BAY SET-OUT AS DIMENSIONED ON THE ARCHITECTURAL PLANS.

PRELIMINARY



LOCALITY PLAN
N.T.S.

Northern Territory Government

Department of Construction and Infrastructure

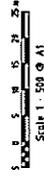
DARWIN EAST POINT
WORLD WAR II DEFENCE OF DARWIN MUSEUM
LOCALITY PLAN, SITE PLAN &
SCHEDULE OF DRAWINGS

DRAWN JC DATE 24-4-11	CHECKED GH DATE 24-4-11	DESIGNED JC DATE 24-4-11	PROJECT REFER PROJECT REFER DATE 24-4-11
CARDINO Cardino (NT) Pty Ltd 454/19 071713 BDA 2004 Bca 1102 Darwin NT 0820 Tel: 08 2492222 Fax: 08 2492221 Email: info@cardino.com.au Cardino Job No. 02/102		SHEET NO. C01 of C13 DRAWING NO. B11-5490 SHEET NO. A SHEET NO. A1	

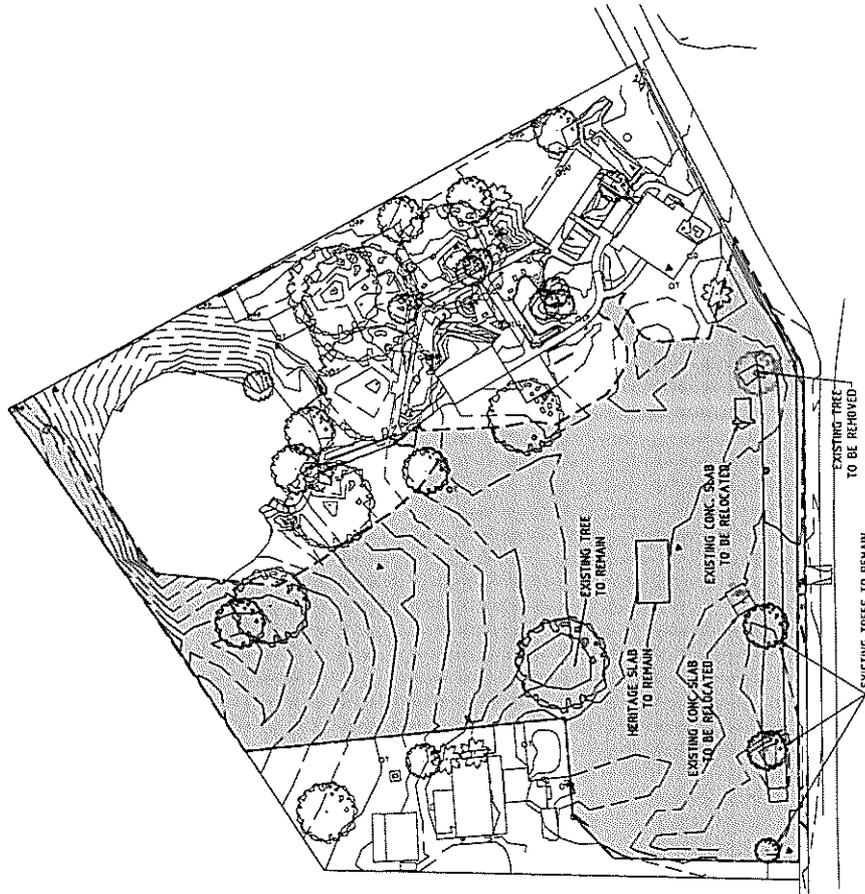
ISSUED FOR 75% REVIEW DATE: 27-4-11 EX: MHT DEPT/CENT:	
---	--

GENERAL NOTES:

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION.
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL CHECK THE LOCATION OF ALL UNDERGROUND SERVICES, CONFIRM FINISHED SURFACE LEVELS AND INVERT LEVELS OF EXISTING STUBS TO BE INCORPORATED IN THE WORKS.
3. IT IS NOT GUARANTEED THAT ALL SERVICES HAVE BEEN SHOWN ON THE DRAWING.
4. CONTRACTOR SHALL MAKE ALL NECESSARY APPLICATIONS AND PAY ALL PERMIT FEES REQUIRED, BEFORE COMMENCING WORK.
5. GIVE NOT LESS THAN 14 DAYS NOTICE BEFORE COMMENCEMENT OF WORK TO ALL APPROPRIATE AUTHORITIES WHERE RELOCATION OF EXISTING SERVICES OR REMOVAL OF TREES IS REQUIRED. ARRANGE FOR THE RELOCATION OF SERVICES AND REMOVAL OF TREES WITH THE APPROPRIATE AUTHORITIES AND PAY ALL CHARGES. SUBMIT A CLAIM FOR THE COST OF SUCH RELOCATIONS SUPPORTED BY RECEIPTS FROM THE APPROPRIATE AUTHORITIES.
6. ALL WORKS SHALL BE CARRIED OUT AS SHOWN ON THE LATEST AMENDMENT OF THE DESIGN DRAWINGS.
7. *AS CONSTRUCTED DRAWINGS MUST BE PROVIDED TO DARWIN TOWN COUNCIL & D.C.L. PRIOR TO HANDOVER INSPECTION.
8. SUPERINTENDENT/PROJECT OFFICER TO CONTACT DARWIN TOWN COUNCIL & D.C.L. TO ARRANGE FOR INSPECTION. SEVEN (7) DAYS NOTICE MUST BE PROVIDED PRIOR TO HANDOVER INSPECTIONS.
9. UNDERGROUND RCP PIPE TO BE CONCRETE ON 375, UNLESS SHOWN OTHERWISE.
10. CONTRACTOR IS TO COORDINATE TELSTRA CONDUITS INSTALLATION WITH TELSTRA TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. EXISTING SERVICE CONNECTIONS TO REMAIN IN SERVICE AT ALL TIMES PRIOR TO THE COMPLETION OF THE WORKS.
12. REINFORCEMENT BARS DENOTED "Rxx" SHALL BE "D500Rxx" TO A.S.4671, BARS DENOTED "Rxx" SHALL BE "R250Rxx" TO A.S.4671, MESH DENOTED "Mxxx" OR "Sxxx" SHALL BE "D500Rxxx" OR "D500Sxxx" MESH TO A.S.4671 RESPECTIVELY, AND TRENCH MESH DENOTED "LxxM" SHALL BE LOW DUCTILITY CLASS, STRENGTH GRADE 500MPa TO A.S.4671.
13. REINFORCEMENT SHOWN ON STANDARD DRAWINGS NEED TO BE CONSTRUCTED WITH THE EQUIVALENT PRODUCT TO A.S.4671. FOR EXAMPLE, IF 6 OR 8 BARS ARE SPECIFIED, SUBSTITUTE 16 BARS OF THE SAME SIZE AND SPACING. IF "P" MESH IS SPECIFIED, SUBSTITUTE "R" OR "S" MESH OF THE SAME DESIGNATION.
14. ALL CHANGES AND LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS SHOWN OTHERWISE.
15. ALL LEVELS GIVEN ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.).
16. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE START OF WORK.
17. DO NOT OBTAIN DIMENSIONS BY SCALING FROM THE DRAWING.
18. THIS IS A COMPUTER GENERATED DRAWING. DO NOT AMEND MANUALLY.



PRELIMINARY



Reference	East	North	Elevation
NT5221	1000.000	5000.000	13.65
ASV1	959.827	5009.950	9.82
ASV2	922.739	4995.449	9.44
ASV3	893.978	4985.230	9.45
ASV4	878.973	4993.086	9.29
ASV5	936.316	4949.807	9.88
ASV6	1006.744	4883.593	9.96

NOTES

1. HORIZONTAL DATUM IS PLANE.
2. VERTICAL DATUM IS AHD (THE CONNECTION WAS MADE VIA NT5676) CADASTRE AND ORIENTATION REFER TO 5.82/241A
3. CONTOUR INTERVAL IS AT 0.1M WITH MAJOR CONTOURS AT 1M

Northern Territory Government

Department of Construction and Infrastructure

DARWIN
EAST POINT
WORLD WAR II DEFENCE OF DARWIN MUSEUM

EXISTING FEATURES PLAN & GENERAL NOTES

PROJECT NO: C02 or C12
SHEET NO: B11-5491

DATE: A1

DATE	BY	REVISION

Cardno
Cardno (NT) Pty Ltd
APR 78 09 713 014
GPO Box 1103 Darwin NT 0801
Tel: 08 8442 8200 Fax: 08 8442 8311
E-mail: info@cardno.com.au
Licence No: 07110

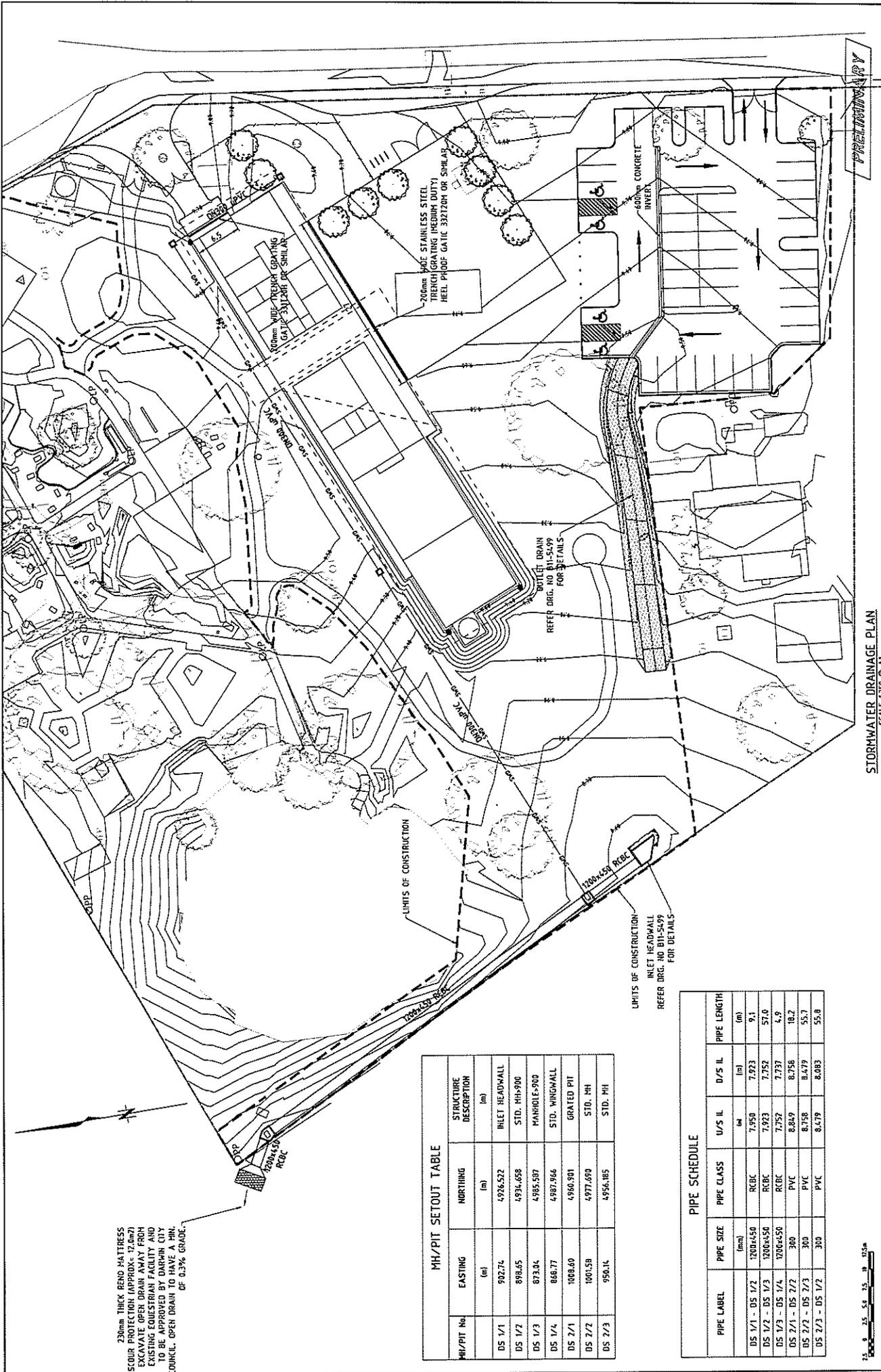
CREATED: GM
DATE: 24-11-11

DESIGNED: GM
DATE: 24-11-11

PROJECT OFFICER: TP
DATE: 24-11-11

ISSUED FOR 75% REVIEW

DATE: 27-11-11
BY: G/L



230mm THICK BEND MATRESSES SCOUR PROTECTION (APPROX. 12.0m²) EXCAVATE OPEN DRAIN AWAY FROM EXISTING EQUESTRIAN FACILITY AND TO BE APPROVED BY DARWIN CITY COUNCIL. OPEN DRAIN TO HAVE A MIN. OF 0.3% GRADE.

MH/PIT SETOUT TABLE

MH/PIT No.	EASTING (m)	NORTHING (m)	STRUCTURE DESCRIPTION (m)
DS 1/1	927.74	4926.522	INLET HEADWALL
DS 1/2	898.65	4934.658	STD. MH-900
DS 1/3	873.04	4985.507	MANHOLE-900
DS 1/4	868.77	4987.966	STD. WINGWALL
DS 2/1	1008.60	4960.901	GRADED PIT
DS 2/2	1001.58	4977.690	STD. MH
DS 2/3	950.11	4956.185	STD. MH

PIPE SCHEDULE

PIPE LABEL	PIPE SIZE (mm)	PIPE CLASS	U/S IL (m)	D/S IL (m)	PIPE LENGTH (m)
DS 1/1 - DS 1/2	1200x450	RCBC	7.950	7.923	9.1
DS 1/2 - DS 1/3	1200x450	RCBC	7.923	7.252	57.0
DS 1/3 - DS 1/4	1200x450	RCBC	7.252	7.237	6.9
DS 2/1 - DS 2/2	300	PVC	8.849	8.258	18.2
DS 2/2 - DS 2/3	300	PVC	8.258	8.479	55.7
DS 2/3 - DS 1/2	300	PVC	8.479	8.083	55.8

Scale 1:250 @ A1

STORMWATER DRAINAGE PLAN
SCALE 1:250 @ A1

<p>Northern Territory Government Department of Construction and Infrastructure</p>	<p>DARWIN EAST POINT WORLD WAR II DEFENCE OF DARWIN MUSEUM</p>	<p>PROJECT NO. C07 of C12</p>	<p>DRAWING NO. B11-5496</p>	<p>SHEET NO. A1</p>
	<p>ISSUED FOR 75% REVIEW</p>	<p>DATE 27-A-11</p>	<p>GH</p>	<p>REVISION</p>
<p>APPROVED</p>	<p>DATE 27-A-11</p>	<p>GH</p>	<p>DATE 24-11</p>	<p>DATE 24-11</p>
<p>DESIGNED FOR 75% REVIEW</p>	<p>DATE 24-11</p>	<p>GH</p>	<p>DATE 24-11</p>	<p>DATE 24-11</p>
<p>DESIGNED</p>	<p>DATE 24-11</p>	<p>GH</p>	<p>DATE 24-11</p>	<p>DATE 24-11</p>
<p>DESIGNED FOR 75% REVIEW</p>	<p>DATE 24-11</p>	<p>GH</p>	<p>DATE 24-11</p>	<p>DATE 24-11</p>
<p>DESIGNED</p>	<p>DATE 24-11</p>	<p>GH</p>	<p>DATE 24-11</p>	<p>DATE 24-11</p>

WARNING
BEWARE OF UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. THE LOCATION AND DEPTH OF ALL SERVICES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.

LEGEND

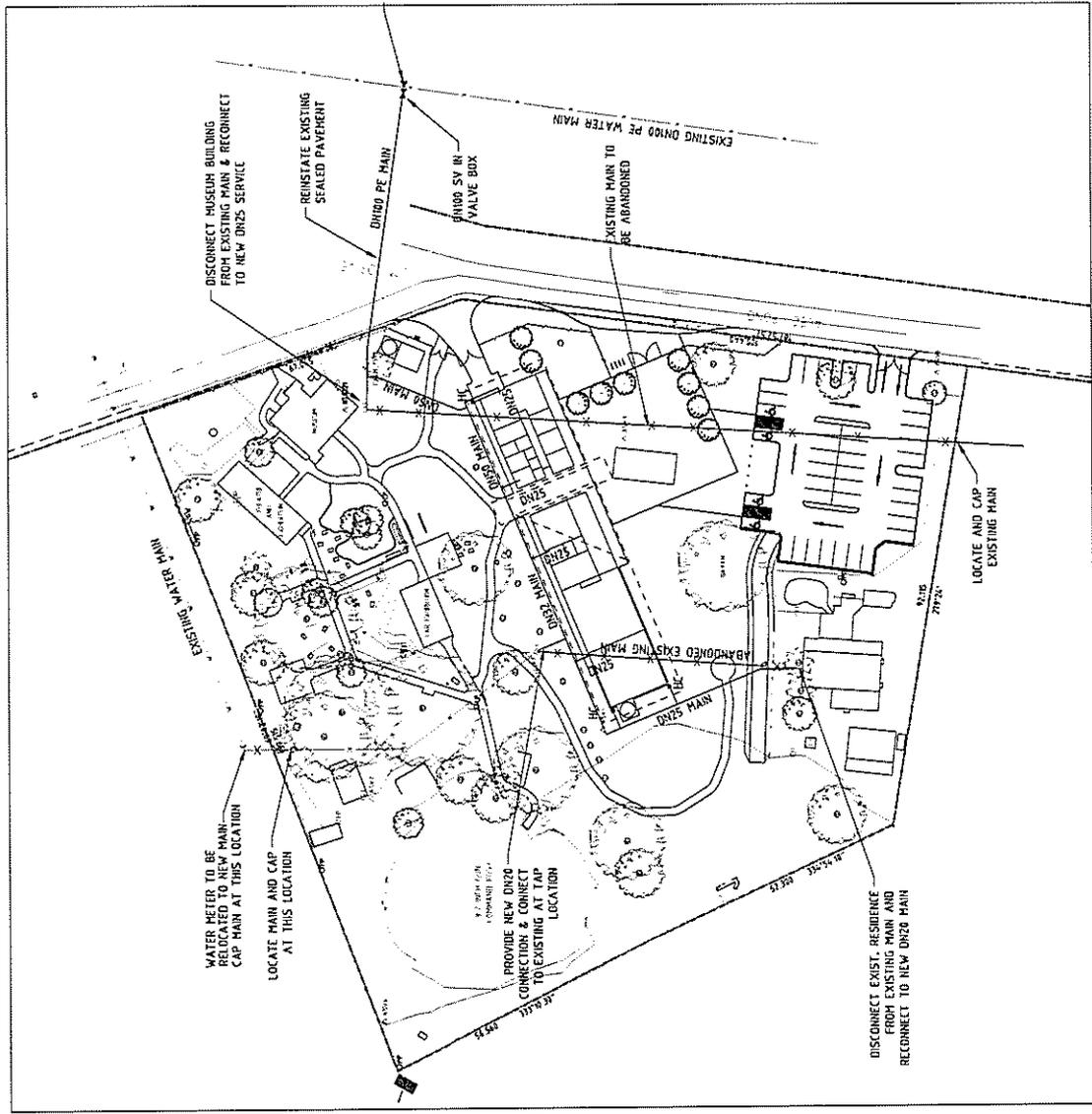
- x-v- v- x- MAINS TO BE ABANDONED
- EXISTING WATER MAINS
- DR 100 --- NEW WATER MAIN, STOP VALVE, AND THRUST BLOCK
- FH EXISTING FIRE HYDRANT
- FH PROPOSED FIRE HYDRANT
- ALL SERVICES 20 mm UNLESS OTHERWISE SPECIFIED

WATER NOTES:

- W.1. BURIED WATER PIPES SHALL BE PE PIPE DN100, DN50, DN32 AND DN25 WITH PE FITTINGS, UNLESS NOTED OTHERWISE.
- W.2. ALL DUCTILE IRON CEMENT LINED (DCL) PIPES SHALL BE CLASS PM16 FLANGED OR CLASS 35 RUBBER RING JOINTED (RRJ). ALL BURIED DCL PIPES AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE SLEEVING BEFORE AND DURING INSTALLATION. MARKINGS ON PIPES SHALL FACE UPWARDS.
- W.3. PIPES UNDER ROAD PAVEMENT, OPEN DRAIN AND DRAINAGE STRUCTURES SHALL BE DCL CLASS 16 FLANGE JOINTED OR CLASS 35 TYTON-LOK, RRI.
- W.4. PROVIDE ANCHORAGE FOR ALL VALVES, REDUCERS, VERTICAL BENDS AND TERMINAL / END POINTS. PROVIDE THRUST BLOCK FOR ALL HORIZONTAL BENDS AND TEES.
- W.5. ALL SLURGE VALVES SHALL BE RESILIENT SEATED FLANGED CLASS 16 TO PM2 STANDARDS WITH RAISED FLANGES, UNLESS NOTED OTHERWISE.
- W.6. THE COATING ON THE FITTINGS SHALL BE FULLY PROTECTED BY A FELT OR GEOTEXTILE BARRIER WHEN THE THRUST BLOCK IS POURED AND THRUST BLOCKS MUST NOT OVERLAP THE JOINT.
- W.7. WATERMANS SHALL BE LAID OVER STORM WATER, SEWER, NON-POTABLE AND RECYCLED WATER PIPES.
- W.8. MARKING TAPE COLOURED GREEN AND MARKED "WATER MAIN" SHALL BE LAID CONTINUOUSLY AND LOCATED 300MM ABOVE THE WATER PIPEWORK.
- W.9. HYDROSTATIC TEST PRESSURE SHALL BE 200KPa FOR PETICULATION MAINS AND 1200KPa FOR DCL OR MSCL DISTRIBUTION MAINS OVER A 4 HOUR PERIOD. HYDROSTATIC TEST SHALL BE IN ACCORDANCE WITH POWER AND WATER STANDARD DRAWING W1-2-07.
- W.10. CONNECTIONS TO EXISTING WATER MAINS WILL ONLY BE CARRIED OUT WHEN ALL WORKS AND TESTING HYDROSTATIC TESTING, DISINFECTION FLUSHING AND MICROBIOLOGICAL TEST ARE COMPLETE IN ACCORDANCE WITH THE APPROVED DESIGN DRAWINGS AND PROCEDURES, AND HAVE SATISFACTORILY PASSED FINAL HANDOVER INSPECTION.

WATER SERVICES TO BE MAINTAINED TO EXISTING RESIDENCE AND MUSEUM BUILDINGS AT ALL TIMES DURING THE CONTRACT PERIOD OF THE WORKS

PRELIMINARY



WATERMAIN LAYOUT PLAN
SCALE 1 IN 500 (A3)
SCALE 1 IN 1000 (A3)

<p>Northern Territory Government</p> <p>Department of Construction and Infrastructure</p>	<p>DRAWN: JC DATE: 24-4-11 REVISION:</p>	<p>CREATED: GH DATE: 24-4-11 PROJECT OFFICER:</p>	<p>DARWIN EAST POINT WORLD WAR II DEFENCE OF DARWIN MUSEUM</p>	<p>PROJECT NO: C09 or C12</p>	<p>DRAWING NO: B11-54-98</p>	<p>SHEET NO: A</p>
	<p>DATE: 24-4-11 DESIGNER/PROJECT LEADER:</p>	<p>DATE: 24-4-11 PROJECT OFFICER:</p>	<p>WATER MAIN PLAN</p>	<p>ASSISTANT:</p>	<p>FILE NO:</p>	<p>REVISED FROM 75% REVIEW</p>

6 May 2011

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

Dear Doug

Parcel Description: Lot 5434 (251) Alec Fong Lim Drive Town of Darwin
Proposed Development: East Point Military Museum

Thank you for the Development Application referred to this office 27 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 development concept however, cannot support the granting of a Development Permit until the following issues are addressed to Council's satisfaction. These issues should form condition precedents to any development permit:**

a). **Waste Management**

Drawing Number B11-5492 indicates a Delivery Truck Bay at the northern end of the proposed development. The access/egress point does not meet the requirements of Council's Waste Management Policy 054.

Council's Waste Management Policy 054, requires that the waste collection vehicle enter and leave the site in a forward gear. It is requested that the authority requires amended plans demonstrating how the waste collection vehicle will enter and exit the site.

In addition, Council requires a Waste Management Plan. The Plan, at a minimum, should clearly identify:

- 1) The design of the bin enclosure, including screening from public view.
- 2) Litter control measures, both on and surrounding the site.

.../2

- 3) How contaminated rainwater from the waste collection area will be collected and treated.

b). **Traffic Management**

Council requests the Authority require a road and traffic (including pedestrian and cyclist traffic) impact study, undertaken by a suitably qualified traffic engineer, for the affected areas along Alec Fong Lim Drive and East Point Road, commencing at the intersection of Ross Smith Avenue. This should address at a minimum the following issues, to the satisfaction of the General Manager Infrastructure and at no cost to Council:

- 1) Drawing Number B11-5492 indicates a Bus Drop Off Zone directly adjacent to an existing speed hump located along Alec Fong Lim Drive. The proposed arrangement will allow for vehicles to bypass the traffic calming device and as such, amended plans must address this issue.
- 2) Details demonstrating the existing road capacity and design are of adequate and appropriate standard to cater for the anticipated increase in bus and general traffic activity, generated by the proposed development.
- 3) Amended plans, demonstrating where buses can safely turn around and park, including the vehicle swept paths and associated traffic management devices required.
- 4) Impact of additional traffic from the proposed development on the intersection of Ross Smith Avenue and East Point Road.
- 5) Details of how the development will connect pedestrian and cycle paths to the existing Council pathway network.
- 6) A proposed linemarking plan of Alec Fong Lim Drive.

c) **Bicycle parking**

Council requests the Authority require amended plans indicating an appropriately located and designed bicycle parking facility within the proposed development. The facility is to accommodate a suitable number of bikes and provide adequate weather protection.

d) **Stormwater Drainage**

Council requires at minimum the following stormwater drainage issues be addressed, to the satisfaction of the General Manager Infrastructure, at no cost to Council:

- 1) All stormwater to be collected on site and discharged to either an underground system or alternatively, an agreed discharge point beyond Council's property boundaries.

- 2) Any stormwater discharged from the site shall be of a quality acceptable to NRETAS and the Department of Health for final discharge into Darwin Harbour. Council will require the developer to provide letters of approval from the relevant government agencies regarding the quality of stormwater discharge and its acceptability.
- 3) Any easements required over Council land for stormwater drainage purposes shall be established at no cost to Council and vested to the Northern Territory Government.
- 4) Final stormwater drainage construction plans shall be submitted to Council for approval.

e) **Water Main**

Any use of Darwin City Council's privately owned water main, as indicated on B11-5492, is not supported by Council. It is not Council's role to provide mains water supply. Appropriate arrangements will be required with the NT Power and Water Corporation to supply a water main to the site.

f). **Environmental Impact**

Council notes a number of potential impacts on the natural environment associated with the proposed development, including but not limited to;

- The onsite treatment of sewer.
- Increased traffic volumes on surrounding wildlife.
- Existing trees and vegetation.
- Impact the proposed boundary fencing will have on wildlife. The developer has verbally indicated the use of pool fencing. Council has concerns that this type of fencing may present a trap hazard for wildlife including the Agile Wallaby population who have feeding areas adjoining the site.
- Plant and machinery, including air-conditioning units, associated with the proposed development, may have detrimental impact, in particular noise, on surrounding open space and wildlife in the general area. Appropriate noise attenuation measures should be implemented.

Council requires further information in order to ensure these matters have been adequately addressed.

- 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.
- 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.

Drawing Number B11-5492 indicates a Delivery Truck Bay towards the North Eastern section of site and it is not clear on the provided plans, whether or not the proposed area is intended to be used for waste management purposes.

Council's Waste Management Policy requires that the waste collection vehicle enter and leave the site in a forward gear. It is requested that the authority requires amended plans, demonstrating how the waste collection vehicle will enter and exit the site.

A copy of Council's Waste Management Policy 054 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.

- 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: Ms Kate Zeven

OPEN SECTION

PAGE

TP6/*

Town Planning Committee Meeting – Wednesday, 1 June, 2011**11 INFORMATION ITEMS****11.1 Various Letters sent to Development Assessment Services under Delegated Authority**
Common No. 1962248**COMMITTEE'S DECISION**

THAT the Committee resolve under delegated authority that the following letters sent to Development Assessment Services, be received and noted:-

- i) Lot 1064 (5) Kestrel Circuit Town of Sanderson – Carport Addition to an Existing Dwelling with a Reduced Front Setback – Common Number 2009649 CR:fh dated 3 June 2011.
- ii) Portion 1215 (396) Stuart Highway Hundred of Bagot – Change of use from Office to Medical Clinic (Unit 12) - Common Number 2003302 CR:fh dated 20 May 2011.
- iii) Lot 1809 (24) Plover Street Town of Sanderson – Carport Addition to an Existing Single Dwelling With a Reduced Side Setback - Common Number 2009631 dated 1 June 2011.
- iv) Lot 1926 (2) Armidale Street Town of Darwin – Verandah Addition to an Existing Multiple Dwelling - Common Number 2013869 CR:fh dated 10 June 2011
- v) Lot 2017 (6) Queen Street Stuart Park Town of Darwin – 12x2 Bedroom Multiple Dwellings in a 4 Storey Dwelling - Common Number 1997327 CR:fh dated 4 may 2011
- vi) Portion 2585 (25) Carnoustie Circuit Hundred Of Bagot – Additions (Including a Shed) to an Existing Single Dwelling with a Reduced Front Setback - Common Number 1996980 dated 6 May 2011
- vii) Lot 2907 (24) Newell Crescent Town of Nightcliff – Carport Extension to Existing Single Dwelling With A Reduced Side Setback - Common Number 2000596 dated 12 May 2011
- viii) Lot 2928 (6) Giles Street town of Darwin – Carport Addition to an existing Dwelling with Reduced Front and Side Setbacks - Common Number 2009658 CR:fh dated 3 June 2011
- ix) Lots 3724, 5790 and Part Of 5646 Richardson Park Town of Darwin – Request for an Occupation Licence over the Area of Land Occupied by the Western Car-Park, for the Purpose of Car-Park and Ancillary - Common Number 1984362 CR:fh dated 5 May 2011
- x) Section 4109 (105) Abala Road Town of Bagot Addition of 4 Lighting Masts Exceeding 8.5m In Height to Existing Sporting Facility - Common Number 1990971 dated 29 April 2011
- xi) Lot 4227 (32) Calytrix Road Town of Sanderson – Carport and Patio Addition to an Existing Single Dwelling with a Reduced Side Setback - Common Number 2006229 dated 27 May 2011

(Continued on next page...)

OPEN SECTION

PAGE

TP6/*

Town Planning Committee Meeting – Wednesday, 1 June, 2011**11 INFORMATION ITEMS****11.1 Various Letters sent to Development Assessment Services under Delegated Authority**
Common No. 1962248*(...Continued from previous page)*

- xii) Lot 4298 (658) Stuart Highway Hundred of Bagot – Proposed Shop (Post Office) in an Existing Building - Common Number 1990976 CR:fh dated 29 April 2011
- xiii) Section 4356 (Proposed Section 6209), Beaton Road Berrimah and (7) Hidden Valley Road, Hidden Valley Hundred Of Bagot – Subdivision to Create 1 Lot - Common Number 2003710 CR:fjh dated 20 May 2011
- xiv) Lot 4682 (18) Hickory Street Town of Nightcliff – 3x3 Bedroom Multiple Dwellings in 2x2 Storey Buildings - Common Number 1998379 CR:fh dated 13 May 2011
- xv) Lot 4991 (36) Gardens Hill Crescent Town of Darwin – 35m High Telecommunications Tower with Associated Antennas and Equipment Shelters - Common Number 1996982 CR:fh dated 4 May 2011
- xvi) Lot 5106 & 5107 (17) & (21) Rosewood Crescent Town of Sanderson – Verandah Addition to an Existing Multiple Dwelling with a Reduced Side Setback - Common Number 2005387 dated 27 May 2011
- xvii) Lot 6742 (21) Villaflor Crescent Town Of Darwin – Unit Title Subdivision - Common Number 2000549 dated 4 May 2011
- xviii) Lot 7141 (42) May Street Town of Darwin – Verandah Addition to an Existing Single Dwelling with a Reduced Secondary Front Setback - Common Number 1998313 dated 13 May 2011
- xix) Lot 7668 (3) Printer's Place, Lot 8036 (2) Printer's Place & Lot 7291 (7) Tiger Brennan Drive Town of Darwin – Consolidation to Create One Lot - Common Number 1944491 dated 4 May 2011
- xx) Lot 7736 (31) Ruddick Circuit Town Of Darwin – 2 Storey Single Dwelling with Reduced Private Open Space Area from that Required in Zone SD20 (Specific Use Darwin No 20 - Common Number 1990973 dated 29 April 2011
- xxi) Lot 7785 (81) Ruddick Circuit Town of Darwin – 2 Storey Single Dwelling Exceeding the Height Limitation on the Plan Endorsed from Zone SD20 (Specific Use Darwin No 20) - Common Number 1982144 dated 15 April 2011
- xxii) Lot 8032 2696 2697 & 2702, 30 Parap Road, 7 Drysdale Street & 48 Gregory Street Parap – Consolidation to Create 1 Lot - Common Number 2004575 dated 13 May 2011

(Continued on next page...)

OPEN SECTION

PAGE

TP6/*

Town Planning Committee Meeting – Wednesday, 1 June, 2011

11 INFORMATION ITEMS**11.1 Various Letters sent to Development Assessment Services under Delegated Authority**
Common No. 1962248

(...Continued from previous page)

- xxiii) Lot 8750 (22) Edinbrugh Crescent Town of Nightcliff – Extension to an Existing Single Dwelling with a Reduced Side Setback - Common Number 2006112 CR:fh dated 27 May 2011
- xxiv) Lot 8829 (425) Trower Road Town of Nightcliff – Addition to an Existing Single Dwelling with a Reduced Sided Setback - Common Number 1994897 dated 3 May 2011

DECISION NO.20\()

(01/06/11)

Please quote: 2009649 CR:fh
Your reference: PA2011/0319

3 June 2011

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

Dear Doug

Parcel Description: Lot 1064 (5) Kestrel Circuit Town of Sanderson
Proposed Development: Carport addition to an existing dwelling with a reduced front setback.

Thank you for the Development Application referred to this office 18 May 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**
 - a) Council notes a variation to the Northern Territory Planning Scheme provisions in relation to Table A of Clause 7.3 – Minimum Building Setbacks for Residential Buildings. While Council does not necessarily support this variation, in light of the existing built form within the area, it does not object.

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

- 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.

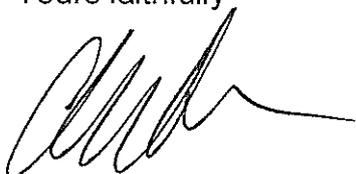
.../2

- 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.
- 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 Jason Cowdery

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: PA2011/0319

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 01064 Town of Sanderson
Road/Street	5 KESTREL CCT
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Cowdery, Jason Reginald Cowdery, Jodi Ann
Applicant	Mr Jason Cowdery
Contact Number	08 89455022
Purpose	Carport addition to an existing single dwelling with a reduced front setback

The proposal can be viewed online for a two week period from **Friday, 20th May 2011** until **Friday, 3rd June 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, 3rd June 2011**. Please note that comments received after the closing date may not be able to be considered by the Authority.

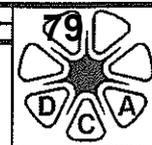
If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/12?pageId=planning.application&ilis_entity_id=63609595

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, 3rd June 2011** which is the closing date for public exhibition.



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

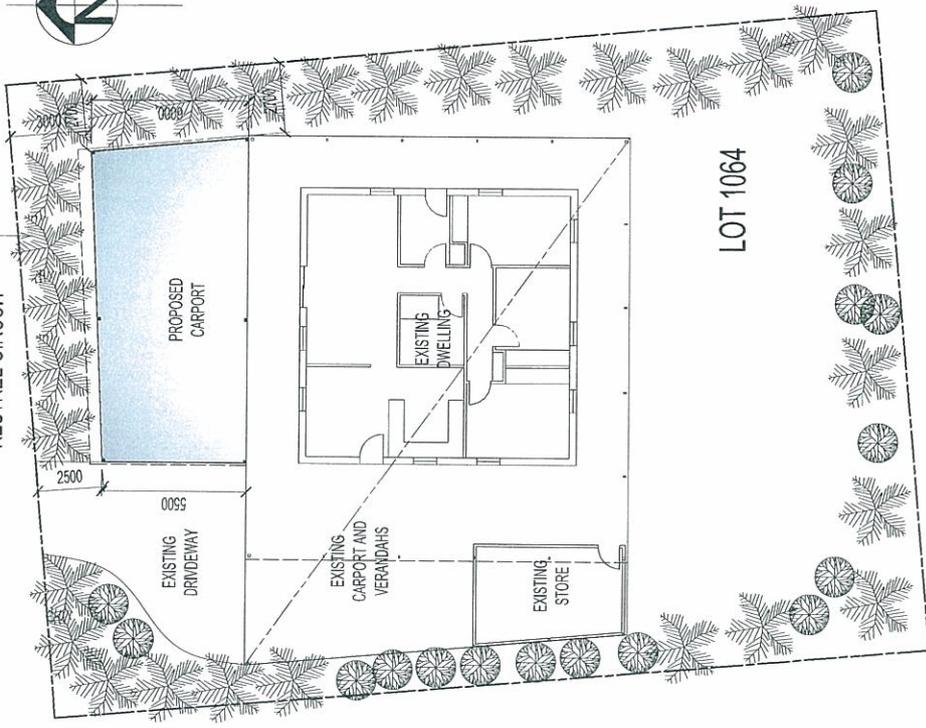
Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

18 May 2011

EXISTING AND NEW SCREENING
PLANTS ALONG PERIMETER OF
PROPERTY, I.E. GOLDEN CANES

KESTREL CIRCUIT

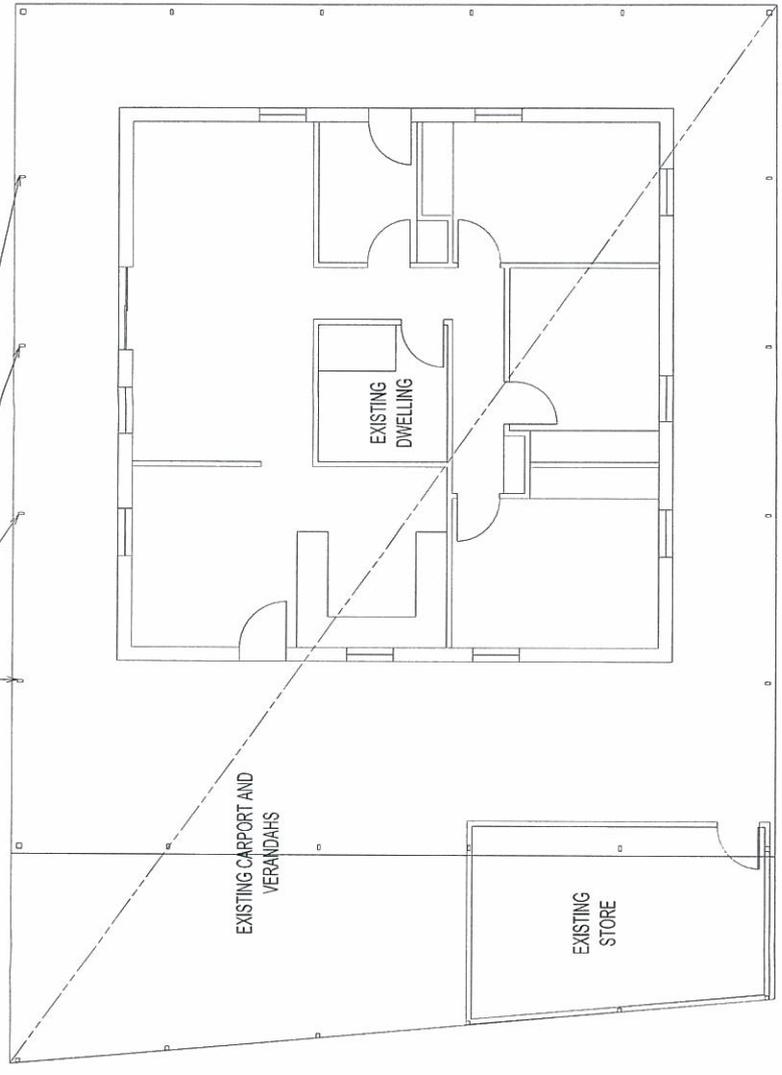


LOT 1064

1 SITE AND LANDSCAPING PLAN

Scale: 1:200

OUT AND REMOVE
EXISTING COLUMNS AND
MAKE GOOD SURFACES



2 DEMOLITION PLAN

Scale: 1:100

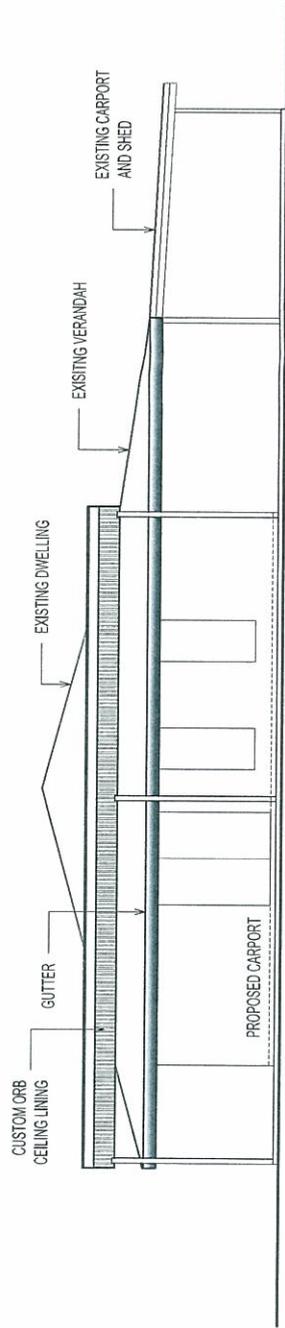
Vanguard
Drafting Designs
e-mail: draftingdesigns@vanguardhomes.com.au
mob: 0427925690
PO Box 36503 Winnellie NT 0821

PROJECT TITLE
PROPOSED CARPORT

OWNER
JASON & JODI COWDERY
LOCATION
LOT 1064 (5) KESTREL CCT, WULAGI

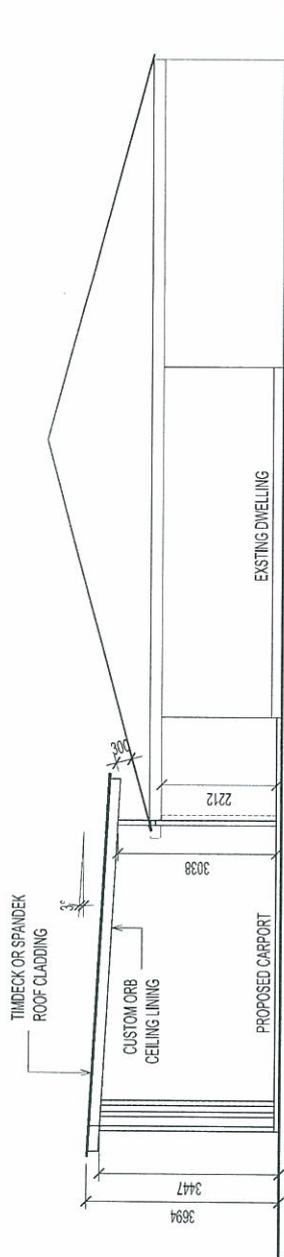
SHEET CONTENTS
SITE PLAN
DEMOLITION PLAN

DESIGNED BY	SCALE	SHEET NO	REVISION
DRAWN BY MP	AS SHOWN	X	-
CHECKED BY	DRAWING NO V1008-A01	X	SIZE A3
DATE DRAWN 09/04/2011			81



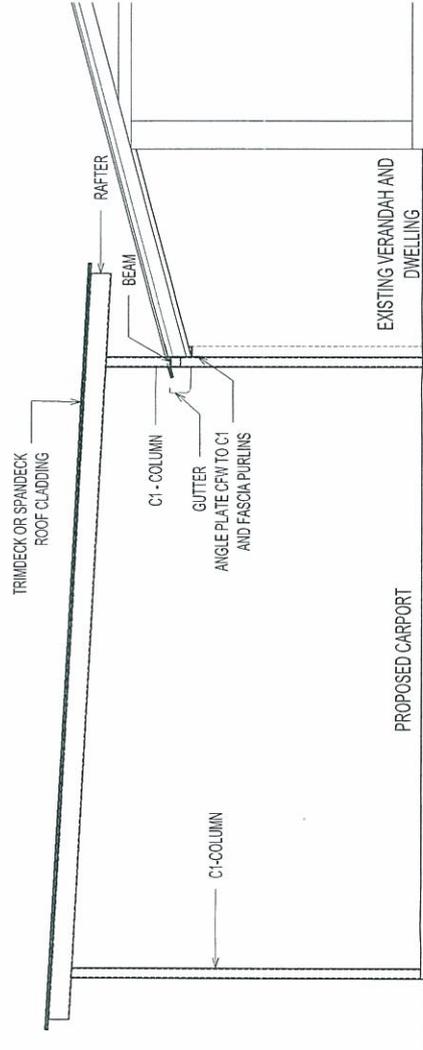
1 ELEVATION 1

Scale: 1:100



2 ELEVATION 2

Scale: 1:100



Scale: 1:50

SECTION A

3

PROJECT TITLE PROPOSED CARPORT	OWNER JASON & JODI COWDERY	SHEET CONTENTS ELEVATIONS SECTION	DESIGNED BY -	SCALE AS SHOWN	SHEET NO X	REVISION -
	LOCATION LOT 1064 (5) KESTREL CCT, WULLAGI		DRAWN BY MP	DRAWING NO V108-A03		SIZE A3
			CHECKED BY -	DATE DRAWN 09/04/2011		


Vanguard
 Drafting Designs
 e-mail: draftingdesigns@vanguardhomes.com.au
 mob: 0427925690
 PO Box 36503 Winnelie NT 0821

Please quote: 2003302 CR:fh
Your reference: PA2011/0287

20 May 2011

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

Dear Doug

Parcel Description: Portion 1215 (396) Stuart Highway Hundred of Bagot
Proposed Development: Change of use from office to medical clinic (unit 12)

Thank you for the Development Application referred to this office 6 May 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). **Waste Management**

A Waste Management Plan is required by Council to assess waste disposal, storage and removal for the proposed change of use from office to medical clinic in accordance with Council's Waste Management Policy.

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

b). **Signage**

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

.../2

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

Council comments in relation to the Planning Act, the NT Planning Scheme and Land Use Objectives:-

- a). **Council requests the Authority require a monetary contribution is paid to Council in accordance with its Carparking Contribution Plan in lieu of the on-site carparking shortfall as a result of this development.**

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

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

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

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

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Wayne Walters

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: PA2011/0287

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

Dear Sir or Madam,

Proposed Development Application

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

Parcel Description	Portion 01215 Hundred of Bagot
Road/Street	396 STUART HWY
Town Plan Zone	SC (Service Commercial)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Grahl as trustees for W.G. Property Trust (ABN 49 837 556 062), Robert Wolpers, Wayne Dean
Applicant	Mr Wayne Wolpers
Contact Number	8947 7600
Purpose	Change of use from office to medical clinic (unit 12)

The proposal can be viewed online for a two week period from **Friday, 6th May 2011** until **Friday, 20th May 2011** at:

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

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 20th May 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=63483198

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.

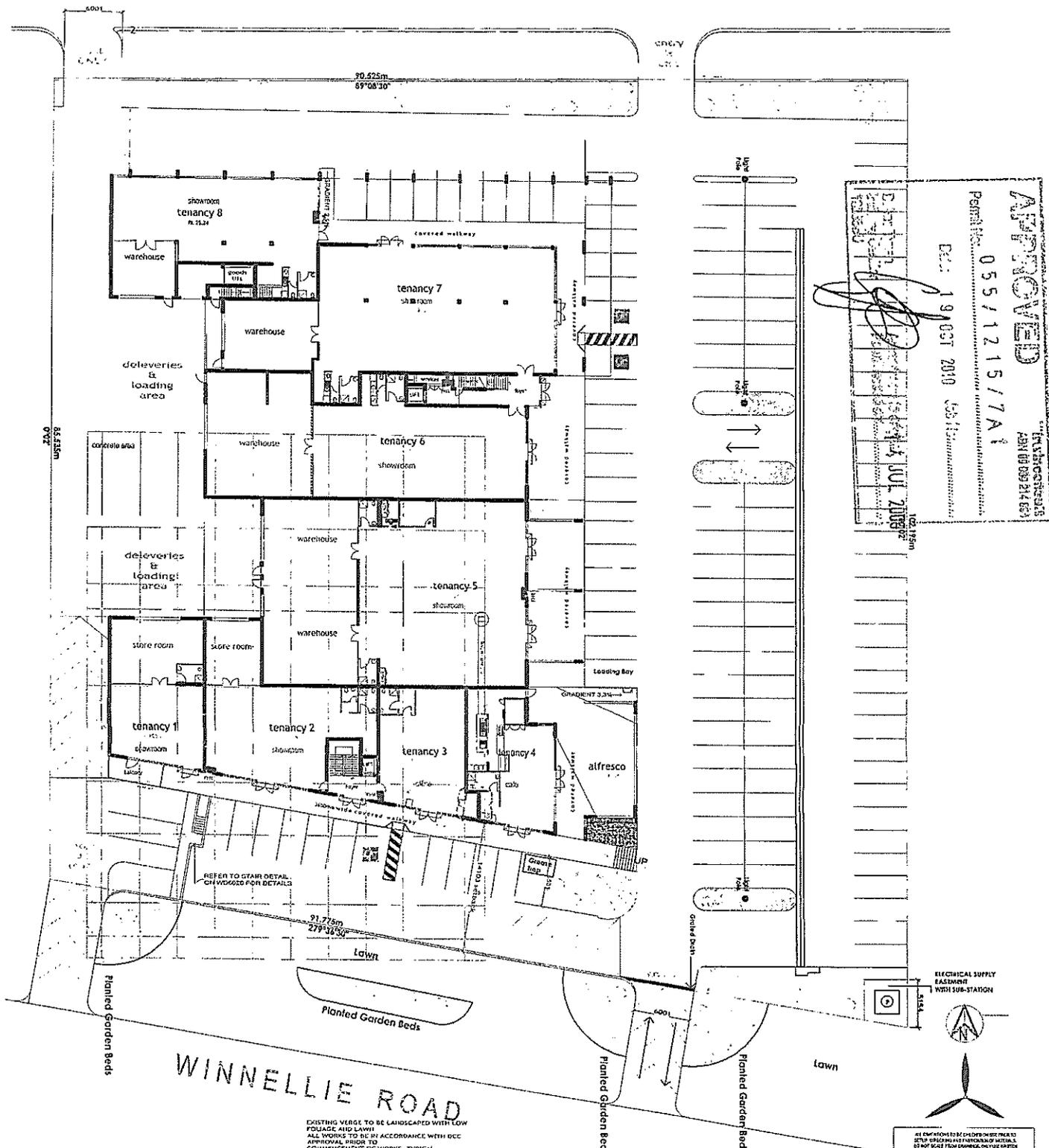
If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 20th May 2011** which is the closing date for public exhibition.

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

Yours faithfully

Hanna Stevenson
Development Assessment Services

10 May 2011



APPROVED
 Permit No. 055/1215/7A1
 Date: 19 OCT 2010
 1001890
 JUL 2009

WINNELLIE ROAD

EXISTING VEGETATION TO BE LANDSCAPED WITH LOW FOLIAGE AND LAWN!
 ALL WORKS TO BE IN ACCORDANCE WITH DCC APPROVAL PRIOR TO COMMENCEMENT OF WORKS, TYPICAL

tenancy	ground	upper	total	office	warehouse	showroom	shop	parking	car park
tenancy 1	143	-	143	-	55	82	-	6	3.03
tenancy 2	203	-	203	-	40	152	-	14	6.48
tenancy 3	121 (2'1)	277 (8'1)	401	587	-	-	-	24	9.73
tenancy 4	122 (ground)	61 (1st flr)	189	-	-	-	138	7	11.81
tenancy 5	552	-	552	-	728	312	-	12	14.76
tenancy 6	390	-	390	-	145	239	-	16	10.64
tenancy 7	427	-	427	-	72	339	-	10	14.20
tenancy 8	246	-	246	-	43	192	-	21	7.11
warehouse 9	-	745	745	-	-	-	-	15	5.75
tenancy 10	-	82	85	-	78	-	-	11	1.9
tenancy 11	-	356	354	-	341	-	-	13	8.51
tenancy 12	-	146	146	-	123	-	-	20	3.05
tenancy 13	-	256	256	-	226	-	-	27	5.73
tenancy 14	-	163	163	-	102	-	-	24	3.75
total areas	2,274	1,529	3,803	1,538	505	1,470	184	224	71

- DRAWING NOTES**
- Builder, sub-contractors and pre-tenants are to verify that all existing and proposed dimensions are correct prior to commencing any building works. Use nominated dimensions, do not scale.
 - Builder shall ensure all building works are in compliance with planning and building permits. Materials and workmanship shall conform with the relevant codes and Australian Standards, to the Building Code of Australia, to local council and Government.
 - Proposed work shall be in compliance with the requirements of the Act.
 - All building works shall be in accordance with the relevant codes and standards.
 - Builder to report in writing to building designer all relevant electrical, plumbing, and other services before proceeding with any building works.
 - All public works shall be in accordance with the relevant codes and standards.

As Constructed
 W.W. Jones 15/10/10

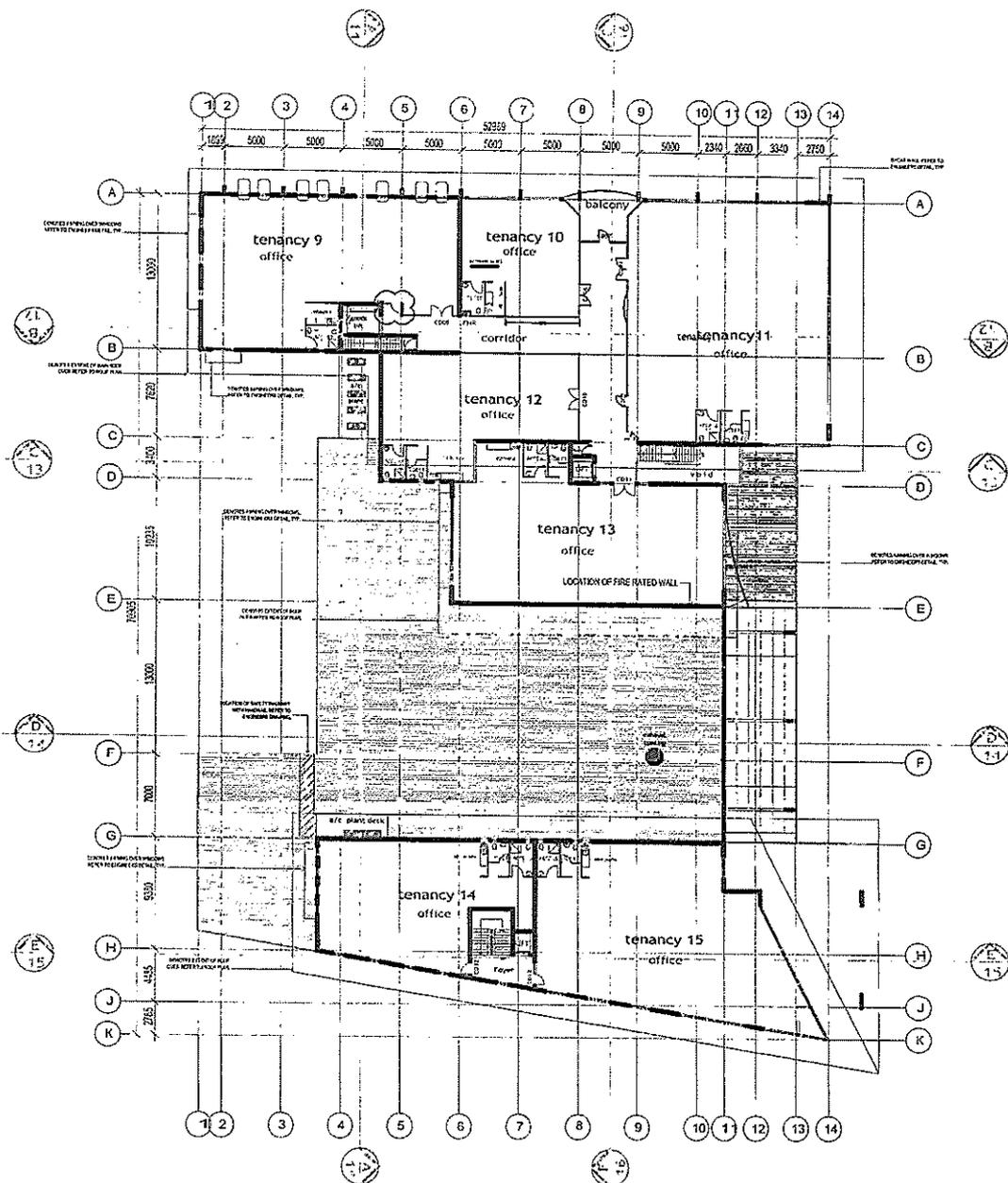
ALL EMPLOYERS TO BE ADVISED THAT THE USE OF THIS PLAN FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS ISSUED IS PROHIBITED. THE USER OF THIS PLAN ACCEPTS FULL RESPONSIBILITY FOR ANY BREACHES OF THE ACT OR REGULATIONS.

Date	
Version	
Author	
Checked by	
Drawn by	
Scale	

PROPOSED MIXED USE COMPLEX OF SHOWROOM SALES, SHOP, WAREHOUSES & OFFICES ON LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

12-11-2009 ND/WGPI WD600

site & ground plan
 scale 1:200 @ A1, 1:400 @ A3



APPROVED
 Permit No. 055/1215/7A
 Date: 19 OCT 2010 1:30 PM
 Cathie Tynan
 Building Certifier
 Amendment to original
 Permit issued on 17 JUL 2009
 18235BU

As Constructed
 W. Wilfong 15/10/10

ALL PROVISIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY TO THE ARCHITECT. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY DISCREPANCIES. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY DISCREPANCIES. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY DISCREPANCIES.

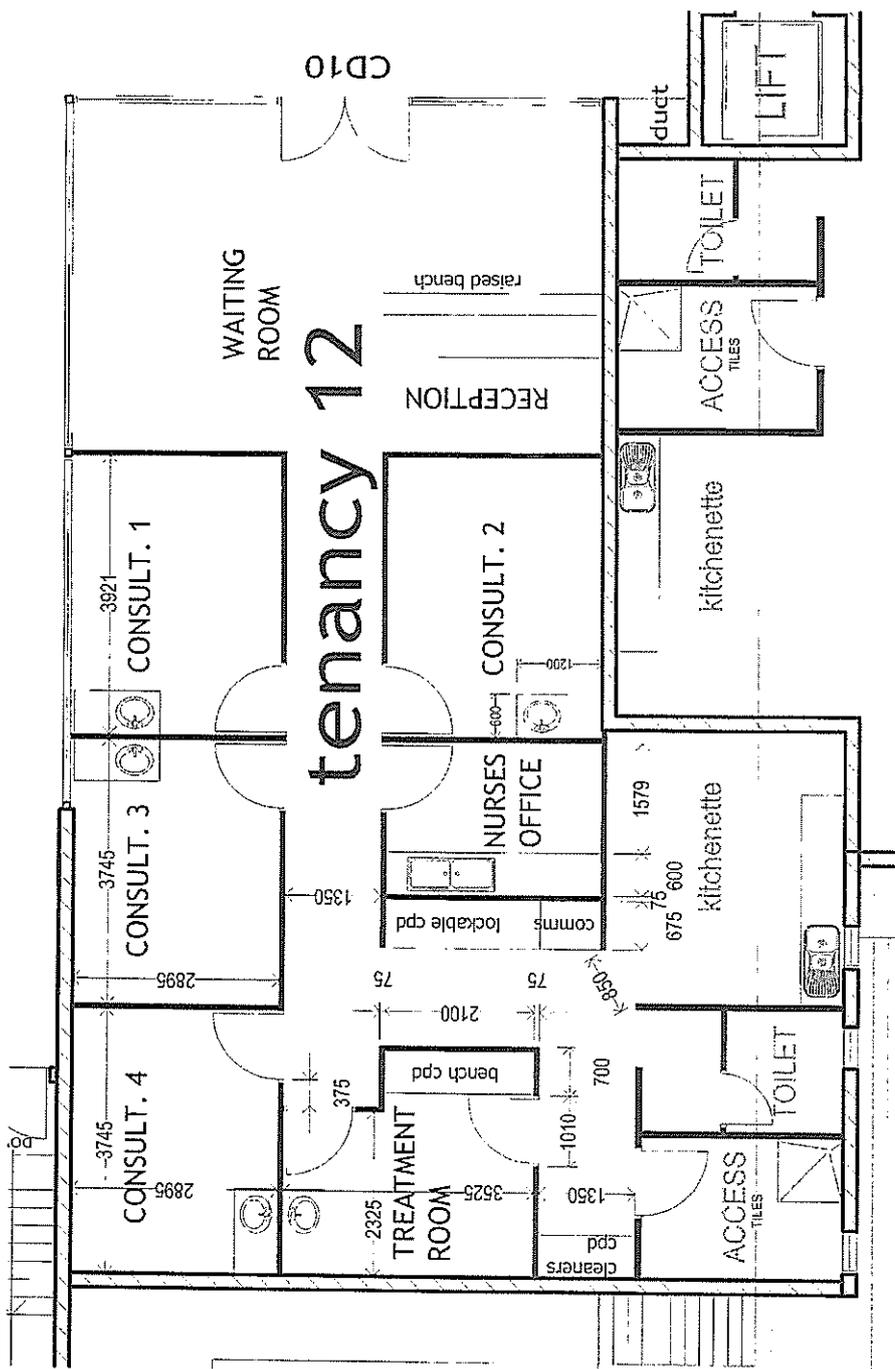
Item No.	Description	Quantity	Unit
01	CONCRETE		
02	STEEL		
03	GLASS		
04	PAINT		
05	PLASTER		
06	CEILING		
07	FLOORING		
08	MECHANICAL		
09	ELECTRICAL		
10	WATER		
11	SEWER		
12	LANDSCAPE		
13	CONCRETE		
14	STEEL		
15	GLASS		
16	PAINT		
17	PLASTER		
18	CEILING		
19	FLOORING		
20	MECHANICAL		
21	ELECTRICAL		
22	WATER		
23	SEWER		
24	LANDSCAPE		

PROPOSED MIXED USE COMMERCIAL DEVELOPMENT OF SHEDDING SALES, SHOW, WAREHOUSES & OFFICES ON LOT 1215, STUART HIGHWAY, WARRIMULL

UPPER PLAN scale 1:200 @A1

12-11-2008 NDWGP1 WD5085

full upper floor plan



Please quote: 2009631 CR:fh
Your reference: PA2011/0318

1 June 2011

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

Dear Doug

Parcel Description: Lot 1809 (24) Plover Street Town of Sanderson
Proposed Development: Carport addition to an existing single dwelling with a reduced side setback

Thank you for the Development Application referred to this office 18 May 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). **Setback Variations**

Council notes a number of variations to the Northern Territory Planning Scheme provisions in relation to Table A of Clause 7.3 – Minimum Building Setbacks for Residential Buildings. While Council does not necessarily support these variations, in light of the existing built form within the area, it does not object.

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

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

a). **Council requests the Authority requires a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system.**

- b). 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 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.
- 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 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: PA2011/0318

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 01809 Town of Sanderson
Road/Street	24 PLOVER ST
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Hart,Christine Isabel
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 **Wednesday, 18th May 2011** until **Wednesday, 1st June 2011** at:

<https://www.nflis.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, 1st June 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=63609551

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

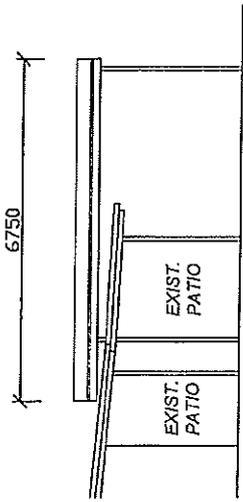
Only users who have been registered as belonging to a Service Authority can enter submissions. Please contact Planning if you require any users removed or added to this list.

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.

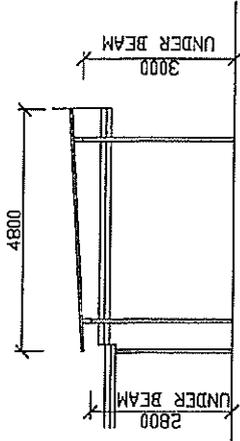
Should you require further information on this proposal please contact me on **8999 6807**.

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services
18 May 2011



FRONT ELEVATION
1:100



SIDE ELEVATION
1:100

APOLLO ROOF - 32.4 SQM, COVER
15 SHEETS @ 4800 MM

B1: 170x75 APOLLO BEAM
REFER APOLLO MANUAL PG.37

P1: 75x75x3 SHS POST
HIGHEST POST LOAD: 14.5IKN
CONCRETE FOOTING: ϕ 450x800 MM
FOOTING INDENTED TO ALLOW
FOR PAVING OVER

ELECTRICAL:
TWO 50x50 CONDUITS

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

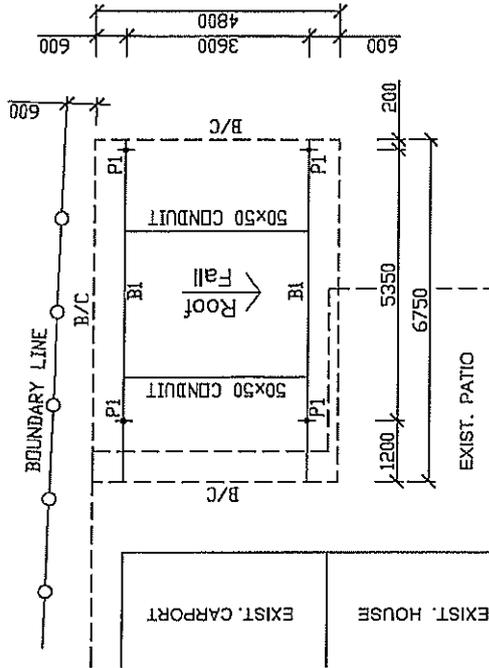
APOLLO BEAMS TO BE STITCHED @ 900 CRS
WITH 10-22x16 WAFER HEAD TEK SCREWS.



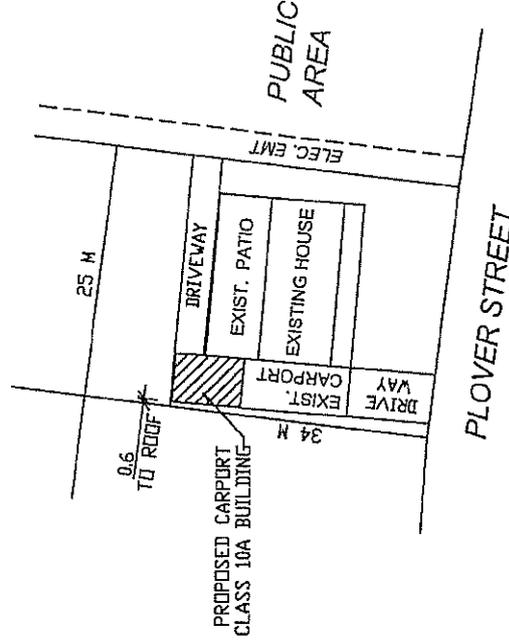
SHEETING, BEAMS AND FIXINGS IN ACCORDANCE
WITH AS4040.2 & LOW-HIGH-LOW (LHL) REGIME
TESTED MARCH 2008 - REPORT TS689.

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.



ROOF PLAN
1:100



SITE PLAN
1:500

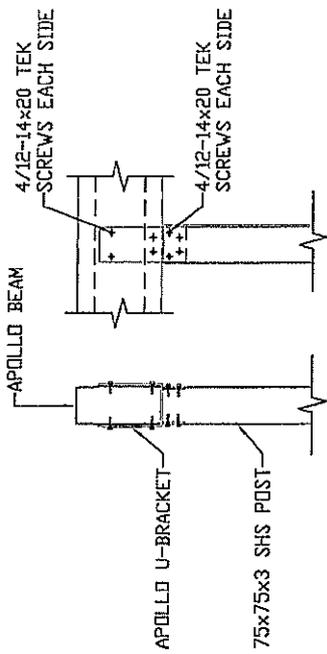
IMPORTANT:
THESE PLANS SHOW INTENDED DESIGN ONLY AND ARE BY NO MEANS AN INSTRUCTION MANUAL CONSTRUCTION
MUST BE CARRIED OUT BY PERSONS WITH KNOWLEDGE OF CURRENT BUILDING REGULATIONS/ PRACTICES AND
RELEVANT ENGINEERING MANUALS REFERRED TO ON THESE PLANS.
ALL MEASUREMENTS AND SPECIFICATIONS MUST BE CHECKED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

Patto World Head Office:
39 Cannon St
Cairns, Qld 4870
Ph (07) 49321166
SCALE @ A3: 1:100
(unless otherwise shown)

PROPOSED PATIO FOR
CHRISTINE HART
24 PLOVER STREET
WULAGINT 0812

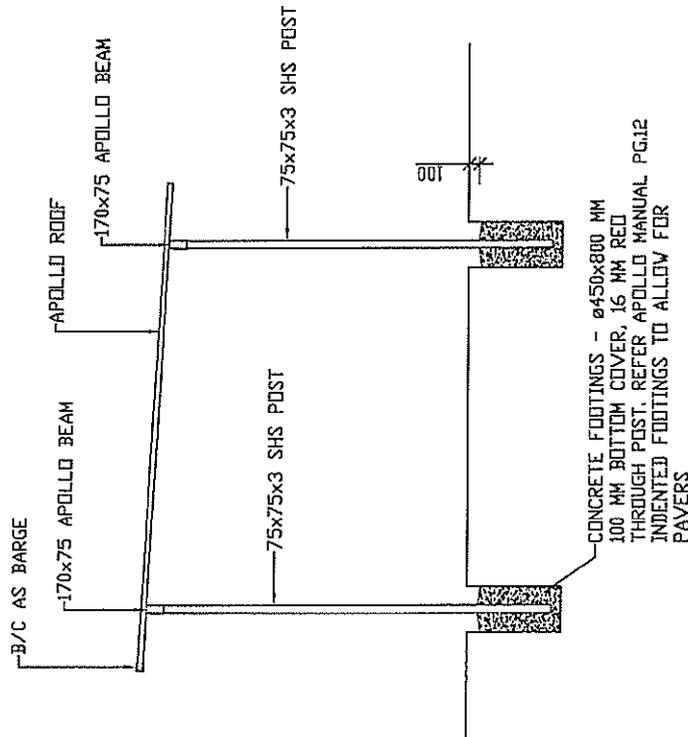
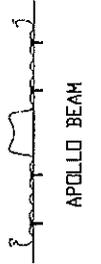
REG. NO. 46360CR
© COPYRIGHT 2011 Patto World

CONSULTANT: DC
DRAWN BY: CR
SHEET: 1 OF 2
DESIGN WIND SPEED: 70 m/s Vr - V560 to AS1170.2
LOT No. 1809
DATE: 10-05-2011
JOB NO.: D400
REV. DATE: REV.



U-BRACKET DETAIL
1:10

APOLLO ROOF PANEL
0.42 G550 FIXED WITH 12-14x20 TEK
SCREWS WITH NEQ. CYCLONE WASHERS



TYPICAL SECTION
1:50

ROOF FIXING DETAIL
NTS

 <p>REG. NO. 46360CR © COPYRIGHT 2011 Patio World</p>	Patio World Head Office: 39 Cannon St. Cairns, Qld 4870 Ph (07) 40321166 SCALE @ A3: 1:100 (unless otherwise stated)		PROPOSED PATIO FOR CHRISTINE HART 24 PLOVER STREET WULAGINT 0812	
	CONSULTANT: DC DRAWN BY: CR SHEET: 2 OF 2	DESIGN WIND SPEED: 70 m/s Vr - V500 to AS1170.2 LOT No. 1809 LOC: 685	DATE: 10-05-2011 REV. DATE:	JOB NO.: D400 REV.

Please quote: 2013869 CR:fh
Your reference: PA2011/0331

10 June 2011

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

Dear Doug

Parcel Description: Lot 1926 (2) Armidale Street Town of Darwin.
Proposed Development: Verandah addition to an existing multiple dwelling.

Thank you for the Development Application referred to this office 25 May 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 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.

.../2

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

- 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

A handwritten signature in black ink, appearing to be 'Cindy Robson', with a horizontal line extending to the right.

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Sam Hedger

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: PA2011/0331

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 01926 Town of Darwin
Road/Street	2 ARMIDALE ST
Town Plan Zone	MD (Multiple Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Proprietors Units Plan 39/82
Applicant	Mr Sam Hedger
Contact Number	82515277
Purpose	Verandah addition to an existing multiple dwelling

The proposal can be viewed online for a two week period from **Friday, 27th May 2011** until **Friday, 10th June 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, 10th June 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=63649021

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, 10th June 2011** which is the closing date for public exhibition.



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

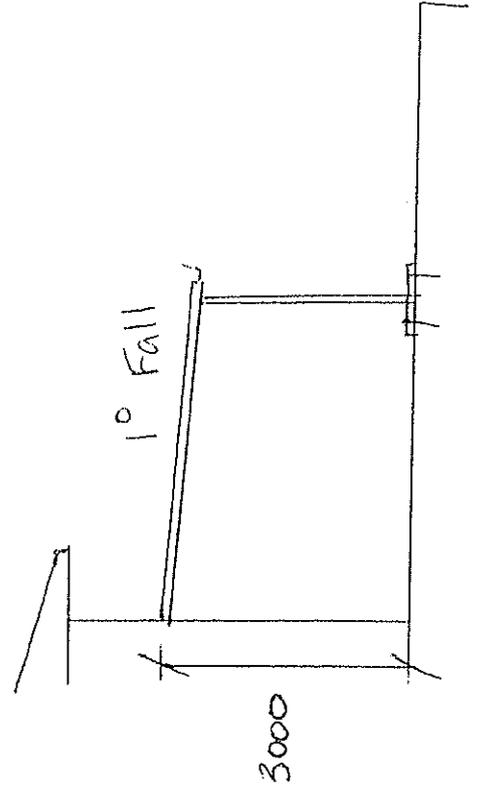
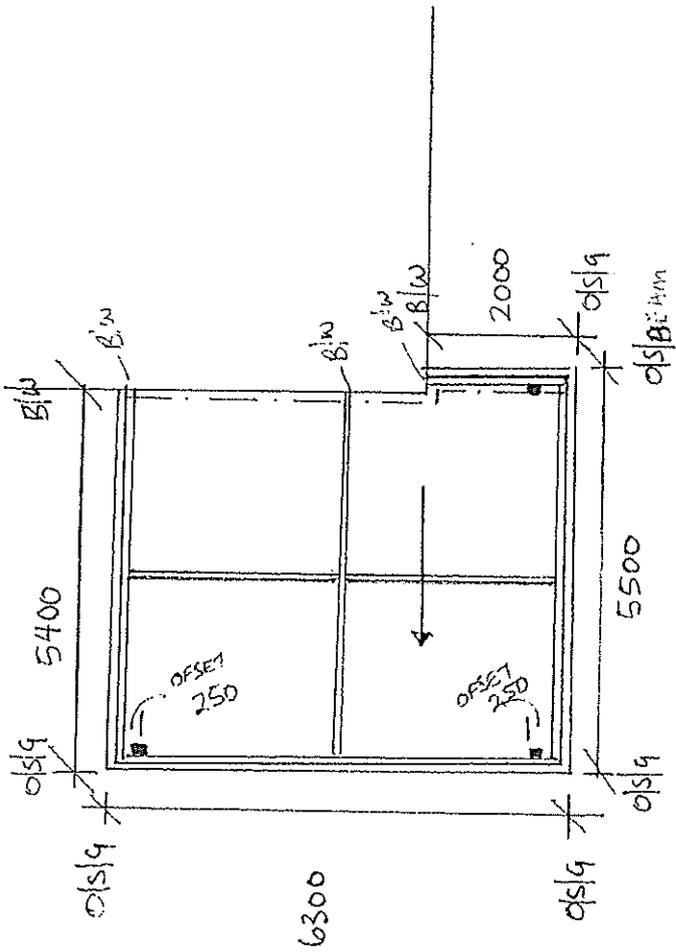
Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

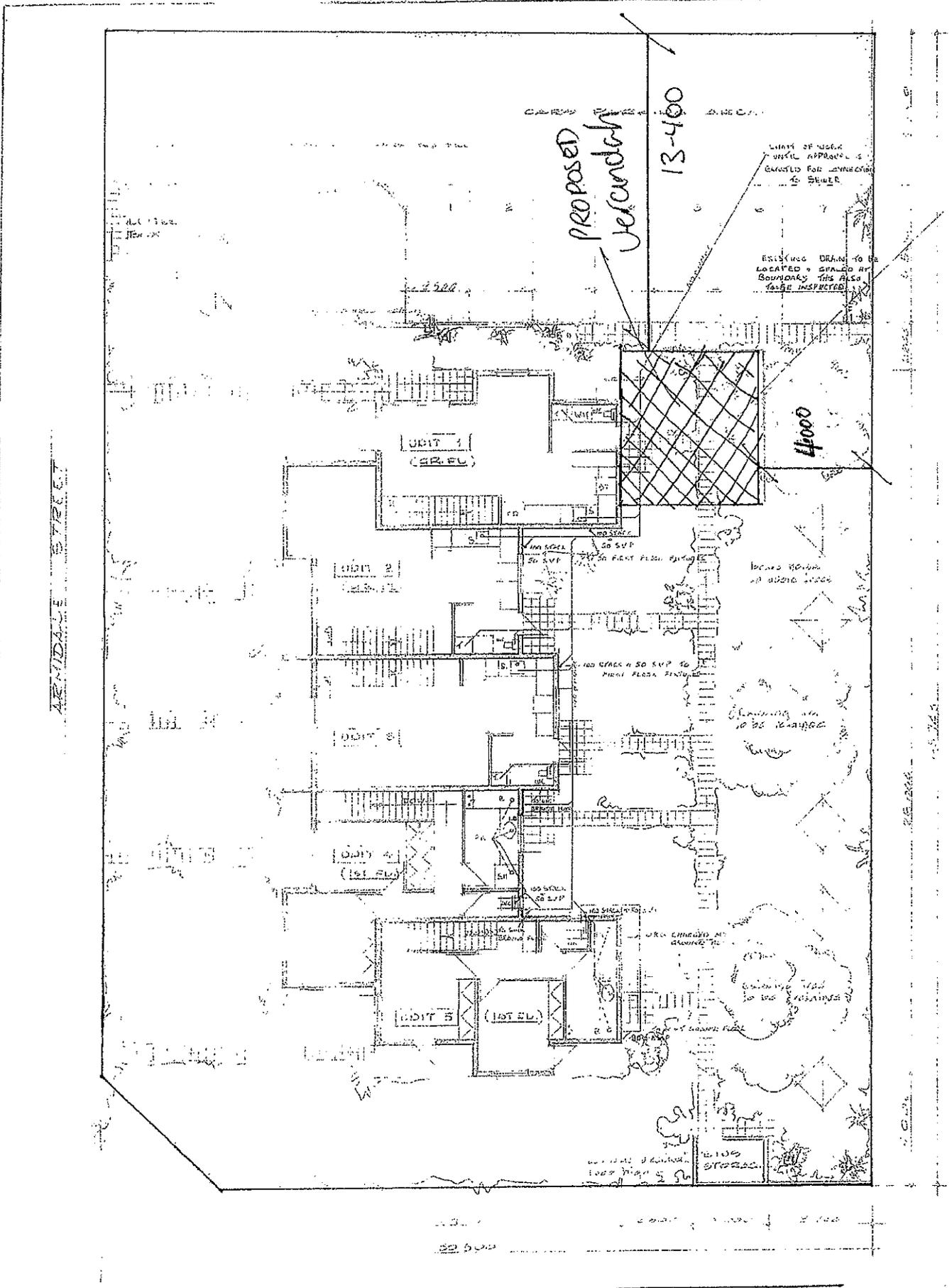
25 May 2011

Wayne Pellagreen.

1/2 ARMIDALE ST STUART PARK.



SITE PLAN: ^{LOT} 1926 CUSTOMER REWAS/REWA



SITE PLAN

KENT STREET

Please quote: 1997327 CR:fh
Your reference: PA2011/0272

4 May 2011

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

Dear Doug

Parcel Description: Lot 2017 (6) Queen Street Stuart Park Town of Darwin
Proposed Development: 12 x 2 bedroom multiple dwellings in a 4 storey dwelling.

Thank you for the Development Application referred to this office 29 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 development concept however, cannot support the granting of a Development Permit until the following issues are addressed to Council's satisfaction. These issues should form condition precedents to any development permit:**

Waste Management

- a) The plans indicate a waste chute and waste area near the centre of the site, however there is inadequate room to allow for a waste vehicle to enter the site, turn around and exit in a forward gear, as required by Council's Waste Management Policy 054.
- 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 as a condition precedent.

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

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

.../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.

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

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

.../3

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

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: PA2011/0272

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 2017 Town of Darwin
Road/Street	6 QUEEN ST
Town Plan Zone	MR (Medium Density)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Mamouzellos, Katina
Applicant	Mr George Mamouzellos
Contact Number	
Purpose	12 x 2 bedroom multiple dwellings in a 4 storey building

The proposal can be viewed online for a two week period from **Friday, 22nd April 2011** until **Friday, 6th May 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, 4th May 2011**. Please note that comments received after the closing date may not be able to be considered by the Authority.

If you have access to ILIS please enter your submission online at:

https://www.ilis.nt.gov.au/ilis/12?pageId=planning.application&ilis_entity_id=63405815

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, 6th May 2011** which is the closing date for public exhibition.

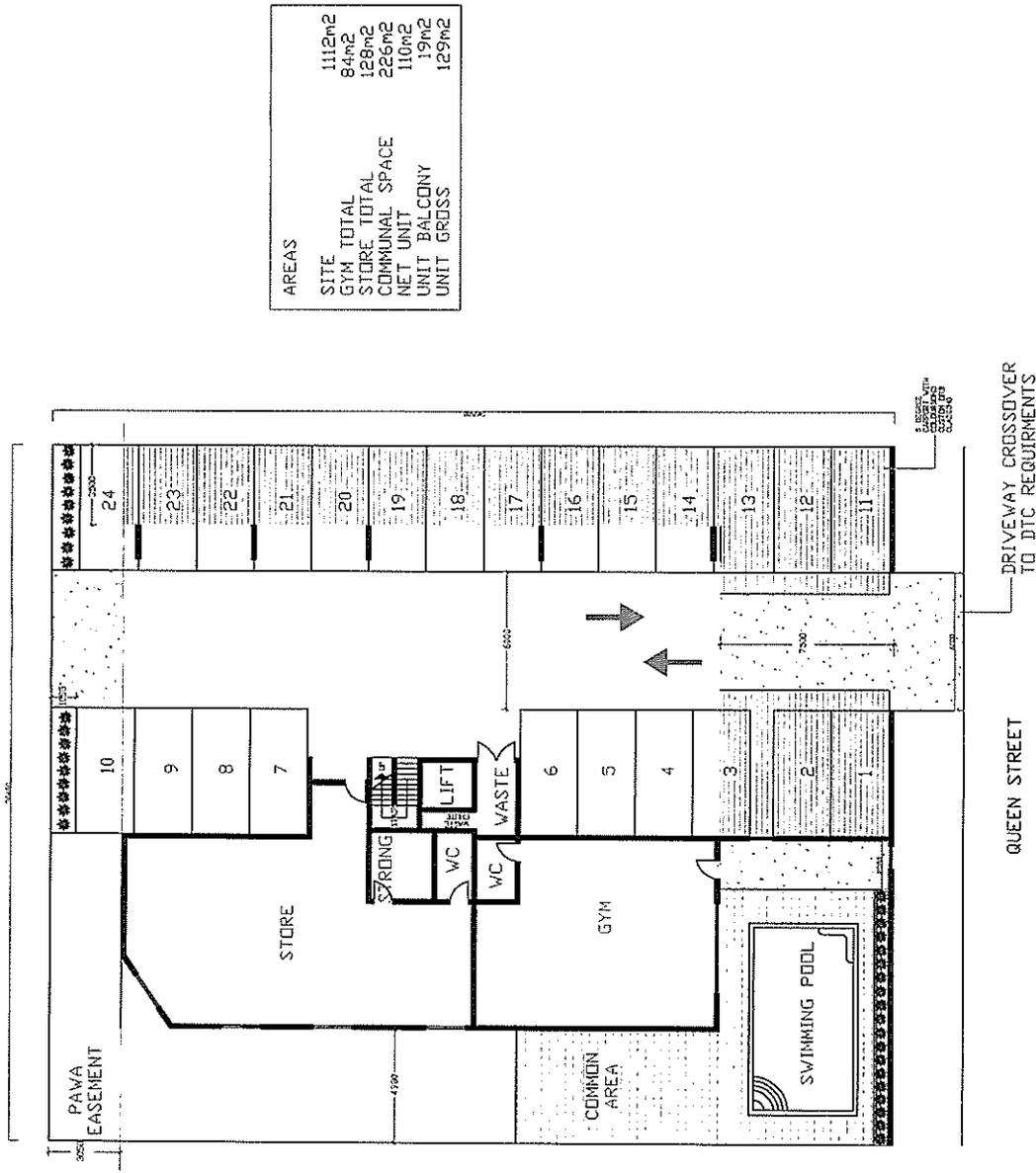


Should you require further information on this proposal please contact me on 8999 6807.

Yours faithfully

Fannie (Jackie) Sledge
Development Assessment Services

29 April 2011



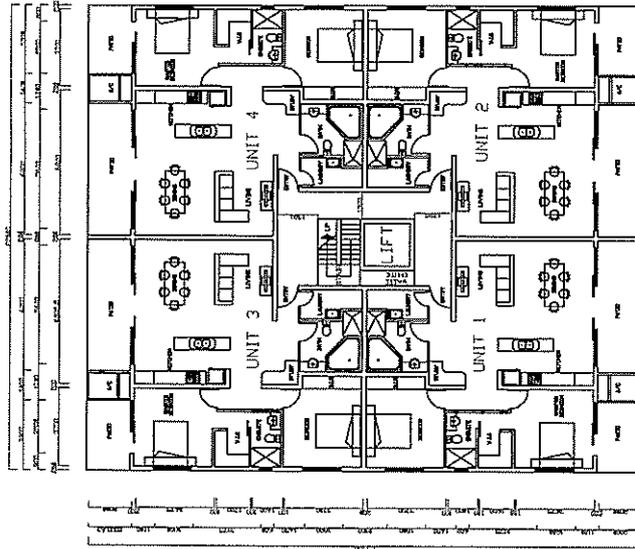
AREAS	
SITE	1112m ²
GYM TOTAL	84m ²
STORE TOTAL	128m ²
COMMUNAL SPACE	226m ²
NET UNIT	110m ²
UNIT BALCONY	19m ²
UNIT GROSS	129m ²

ONE100 DESIGNS
 107 RAPID CREEK ROAD
 NIGHTCLIFF N.T.
 PHONE (08) 8985 5902
 MOBILE 0404 695 122

SITE PLAN

PROPOSED DEVELOPMENT OF TWELVE BY TWO BEDROOM UNITS AT LOT 2017 QUEEN STREET STUART PARK
 FOR: GEORGE MANDUZELLOS

SCALE	1:200	DRAWING NO	D1D-11-002
DATE	15/03/2011	DATE AMEND	
DRAWN BY	DANIEL		
SHEET NO.	A-01		

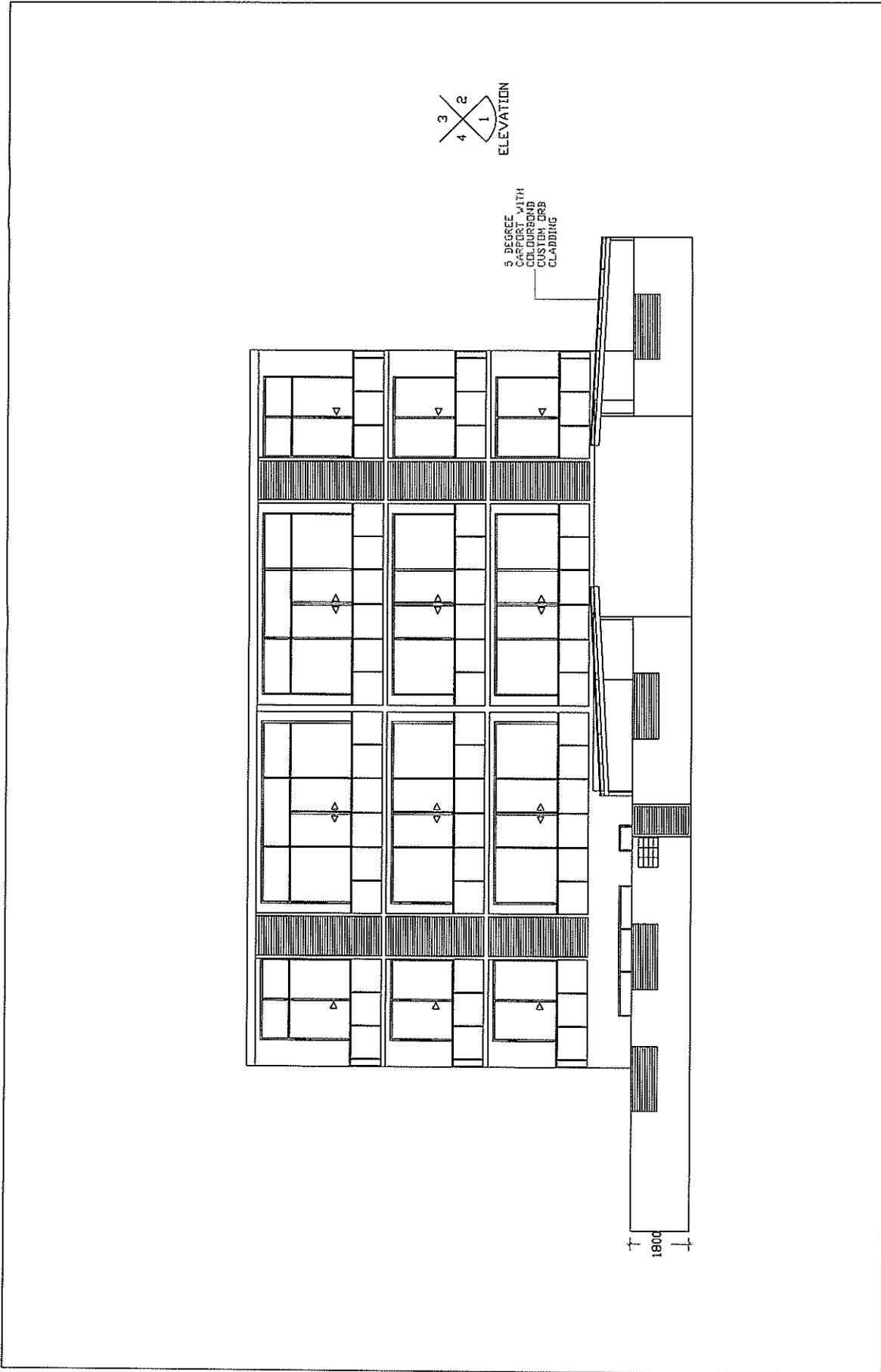


ONE 100 DESIGNS
 107 RAPID CREEK ROAD
 NIGHTCLIFF N.T.
 PHONE (08) 8985 5902
 MOBILE 0404 695 122

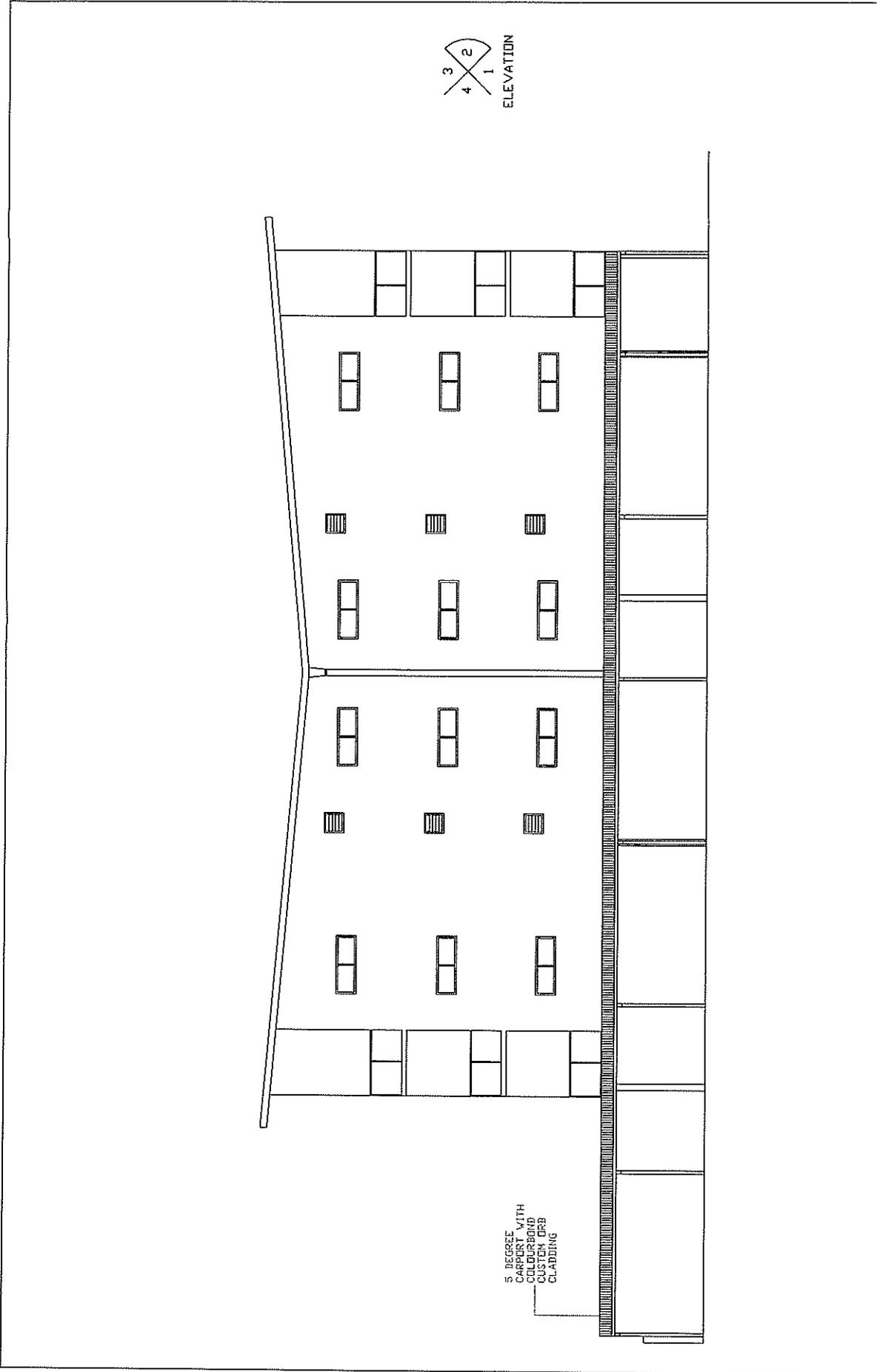
FLOOR PLAN:
 LEVELS 1, 2 & 3

PROPOSED DEVELOPMENT OF TWELVE
 BY TWO BEDROOM UNITS
 AT LOT 2017
 QUEEN STREET
 STUART PARK
 FOR: GEORGE MAMOUZELLOS

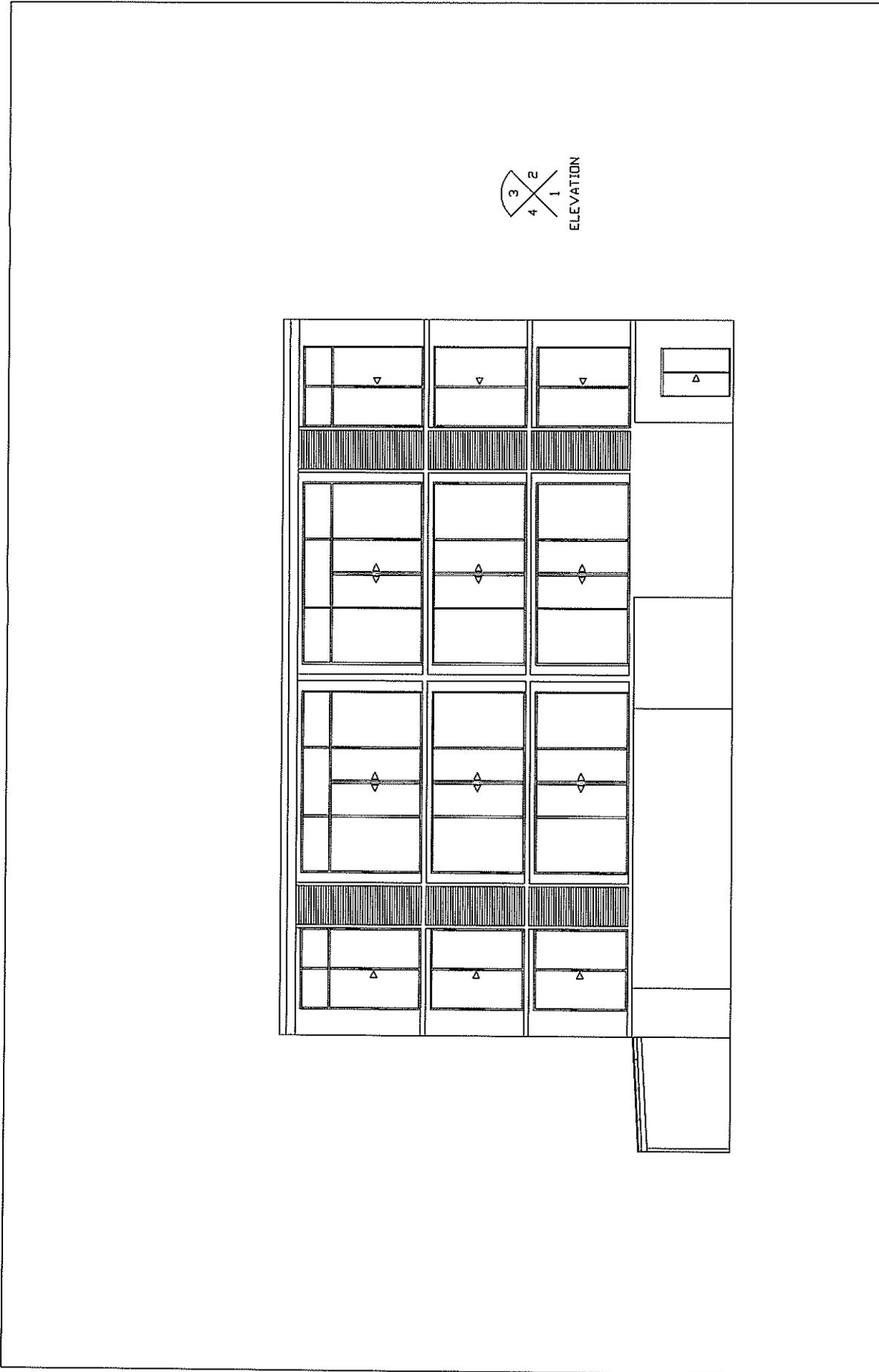
SCALE	1:200	DRAWING NO	01D-11-002
DATE	15/03/2011	DATE REVISION	
DRAWN BY	DANIEL	SHEET NO	A-03



<p>ONE100 DESIGNS 107 RAPID CREEK ROAD NIGHTCLIFF N.T. PHONE (08) 8985 5902 MOBILE 0404 695 122</p>	<p>ELEVATIONS</p>	<p>PROPOSED DEVELOPMENT OF TWELVE BY TWO BEDROOM UNITS AT LOT 2017 QUEEN STREET STUART PARK</p>		<p>SCALE 1:100</p>	<p>DRAWING NO DID-11-002</p>
		<p>DATE 15/03/2011</p>		<p>DATE ANNO. DATE ANNO.</p>	
		<p>DRAWN BY DANIEL</p>		<p>SHEET NO A-05</p>	
		<p>FUR: GEORGE MANOUZELLOU</p>			

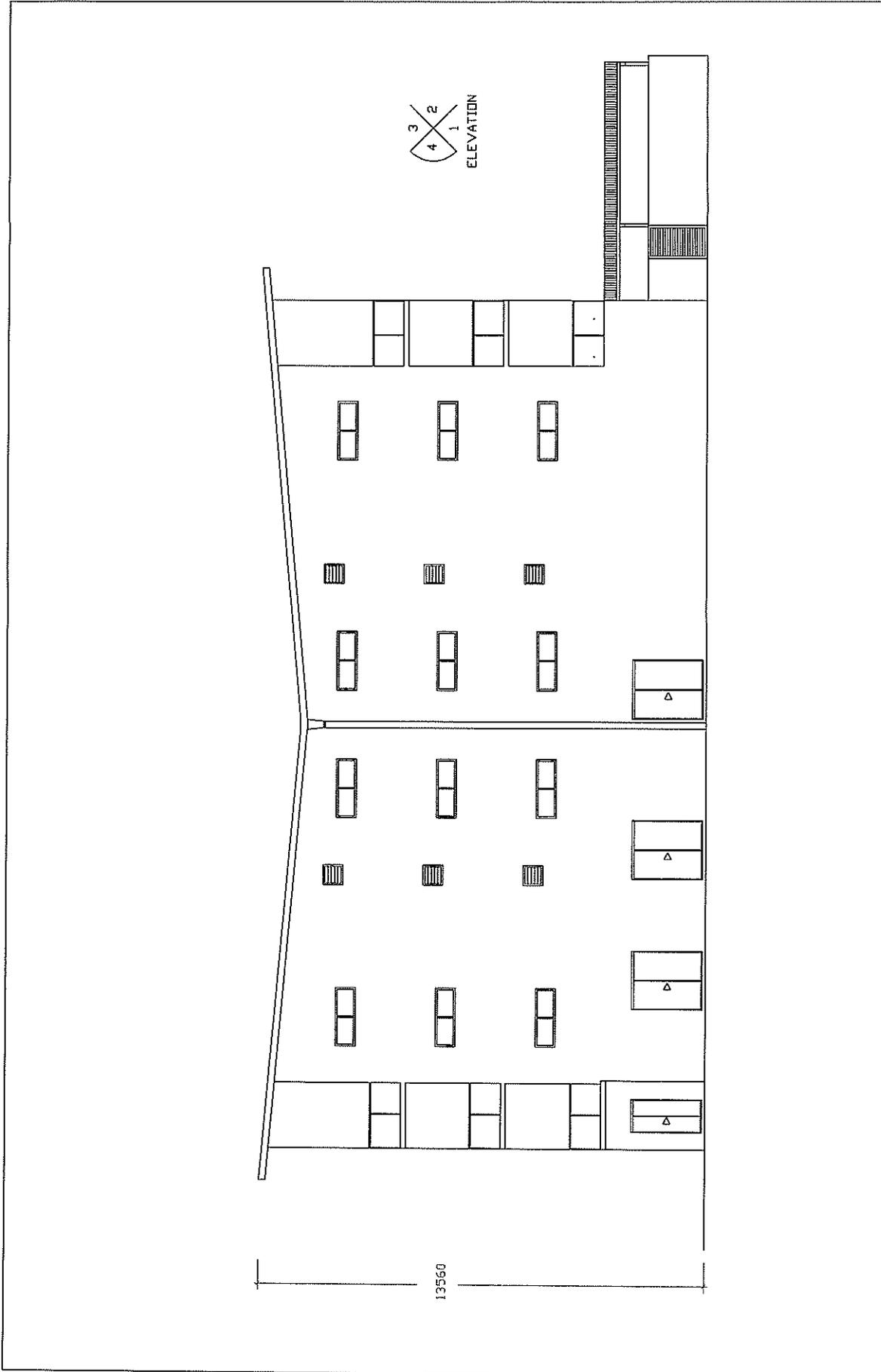


<p>ONE100 DESIGNS 107 RAPID CREEK ROAD NIGHTCLIFF N.T. PHONE (08) 8985 5902 MOBILE 0404 695 122</p>	<p>ELEVATIONS</p>		<p>PROPOSED DEVELOPMENT OF TWELVE BY TWO BEDROOM UNITS AT LOT 2017 GUFEN STREET STUART PARK FOR: GEORGE MANOUZELLOS</p>		<p>SCALE 1:100</p>	<p>DRAWING NO. 01D-11-002</p>
	<p>DATE 15/03/2011</p>		<p>DRAWN BY DANIEL</p>		<p>SHEET NO. A-07</p>	<p>DATE AMEND.</p>



3
4 2
1
ELEVATION

ONE100 DESIGNS 107 RAPID CREEK ROAD NIGHTCLIFF N.T. PHONE (08) 8985 5902 MOBILE 0404 695 122	ELEVATIONS	PROPOSED DEVELOPMENT OF TWELVE BY TWO BEDROOM UNITS AT LOT 2017 QUEEN STREET STUART PARK FOR: GEORGE MAMOZZELLO		SCALE 1:100	DRAWING NO 010-11-002
		DATE 15/03/2011	DRAWN BY DANIEL	DATE ARCHD	SHEET NO A-08



3
4 2
1
ELEVATION

13560

ONE100 DESIGNS 107 RAPID CREEK ROAD NIGHTCLIFF N.T. PHONE (08) 8985 5902 MOBILE 0404 695 122	ELEVATIONS	PROPOSED DEVELOPMENT OF TWELVE BY TWO BEDROOM UNITS AT LOT 2017 QUEEN STREET STUART PARK FOR: GEORGE MAMOUZELLOS		SCALE 1:100	DRAWING NO. 01D-11-002
		DATE 15/03/2011	DRAWN BY DANIEL	DATE AMEND.	SHEET NO. A-09

Please quote: 1996980 CR:fh
Your reference: PA2011/0267

6 May 2011

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

Dear Doug

Parcel Description: Portion 2585 (25) Carnoustie Circuit Hundred of Bagot
Proposed Development: Additions (including a shed) to an existing single dwelling with a reduced front and side setback

Thank you for the Development Application referred to this office 27 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

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 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 James Joseph O'Brien



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: PA2011/0267

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

Dear Sir or Madam,

Proposed Development Application

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

Parcel Description	Portion 2585 Hundred of Bagot
Road/Street	25 CARNOUSTIE CCT
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Cass,Rebecca Kathleen O'Brien,James Joseph
Applicant	Mr James Joseph O'Brien
Contact Number	
Purpose	Additions (including a shed) to an existing single dwelling with reduced front and side setbacks

The proposal can be viewed online for a two week period from **Friday, 22nd April 2011** until **Friday, 6th May 2011** at:

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

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 6th May 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=63327313

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, 6th May 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

Fannie (Jackie) Sledge
Development Assessment Services

27 April 2011

REVISIONS:

- STANDARD NOTES:
- ◇ THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ANY WRITTEN SPECIFICATIONS, ENGINEERS DETAILS, B.C.A AND APPLICABLE AUSTRALIAN STANDARDS
 - ◇ ALL MATERIALS AND WORK SHALL COMPLY WITH CURRENT AUSTRALIAN STANDARDS AND NOT DEEMED TO COMPLY STANDARDS. THE FOLLOWING STANDARDS SHALL BE READ AS PART OF THESE STANDARD NOTES:-
 - AS.3600 - CONCRETE STRUCTURES CODE
 - AS.4100 - STEEL STRUCTURES CODE
 - AS.1554 - WELDING CODE
 - AS.1720 - TIMBER ENGINEERING CODE
 - AS.1720 - PART 4 - CLS, CLS, CLS, CLS
 - AS.1720 - PART 3 - CLS, CLS, CLS, CLS
 - AS.1720 - PART 2 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION
 - ◇ INSTALL TERMITE PROTECTION SYSTEM ("SPRAY TREATMENT") TO COMPLY WITH AS.3660
 - ◇ LOCATION OF EXISTING SERVICES TO BE DETERMINED ON-SITE PRIOR TO COMMENCEMENT
 - ◇ ALL TIMBER SHALL BE F14 HARDWOOD TO AS.2062 (MINIMUM) UNLESS OTHERWISE NOTED. GENERALLY, CONSTRUCTION TO COMPLY WITH AS.1720 OR AS.1684
 - ◇ ENGINEERS DETAILS TAKE PRECEDENCE OVER THESE DRAWINGS
 - ◇ STORMWATER COLLECTION AND DISPOSAL TO BE AS REQUIRED BY THE LOCAL AUTHORITY
 - ◇ A SITE SOIL INVESTIGATION HAS NOT BEEN CARRIED OUT AND IS THE RESPONSIBILITY OF THE BUILDER
 - ◇ BUILDER TO ENSURE THAT ALL WORK COMPLIES WITH THE ENERGY EFFICIENCY REGULATIONS: B.C.A DEEMED TO SATISFY (D.T.S) PROVISIONS
 - ◇ CHECK/ VERIFY THE LOCATION OF ANY EASEMENTS AND ENCUMBRANCES PRIOR TO COMMENCEMENT
 - ◇ ALL PLUMBING TO BE IN ACCORDANCE WITH AS.3500
 - ◇ THE BUILDER OF THESE WORKS IS TO FAMILIARISE HIM/ THEMSELV WITH THE DETAILS OF THE PROJECT PRIOR TO COMMENCEMENT. REPORT ANY MISTAKES TO VIKING WEST ALSO PRIOR TO COMMENCEMENT. SHALL ANY CLAIM BE LODGED AGAINST VIKING WEST THEN THE MAXIMUM LIABILITY ACCEPTED BY VIKING WEST WILL BE THE TOTAL MONIES RECEIVED FOR PROFESSIONAL SERVICES



Viking West

PROJECT: PROPOSED ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE AT LOT 2585, No. 25 CARNOUSTIE CIRCUIT, MARRARA

CLIENT: JAMIE & REBECCA

DRAWING: SKETCH DESIGN

SHEET 1/5

SCALE: AS SHOWN

DRAWN: J. McBride

DATE: MARCH 2011

55 LEGANE DRIVE, LEAVER DARWIN N.T 0812

TELEPHONE: 08 9527 1892

FACSIMILE: 08 9527 1891

EMAIL: jmcbride@vikingwest.com.au

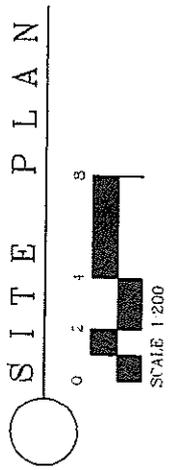
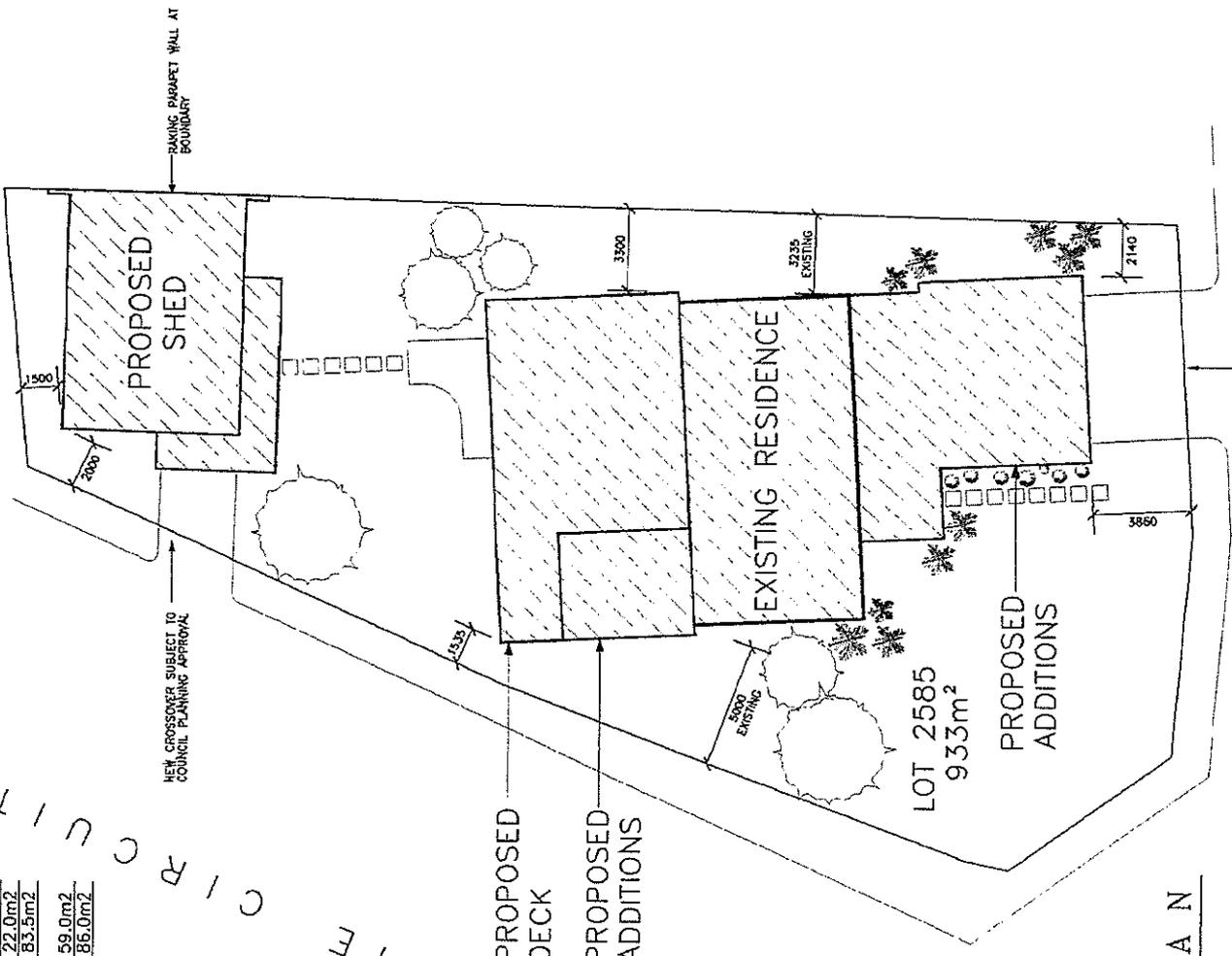
MOBILE: 0408 988 316

CHECK: ALL DIMENSIONS AND REPORT ANY DISCREPANCY TO VIKING WEST PRIOR TO COMMENCEMENT. THIS DRAWING IS COPYRIGHT PROTECTED. IT SHALL NOT BE USED OR COPIED WITHOUT WRITTEN APPROVAL FROM JESPER SORENSEN.

North



EXISTING RESIDENCE UPPER FLOOR	102.5m ²
PROPOSED UPPER FLOOR ADDITIONS	44.5m ²
PROPOSED UPPER FLOOR ALTERATIONS	22.0m ²
PROPOSED DECK	83.5m ²
PROPOSED GROUND FLOOR ADDITIONS AND ALTERATIONS	159.0m ²
PROPOSED SHED AND VERANDAH	86.0m ²



TROON PLACE

REVISIONS:

- STANDARD NOTES:
- ◇ THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ANY WRITTEN SPECIFICATIONS, ENGINEERS DETAILS, B.C.A AND APPLICABLE AUSTRALIAN STANDARDS
 - ◇ ALL MATERIALS AND WORK SHALL COMPLY WITH CURRENT AUSTRALIAN STANDARDS AND NOT DEEMED TO COMPLY STANDARDS. THE FOLLOWING STANDARDS SHALL BE READ AS PART OF THESE STANDARD NOTES:
 - AS.3600 - CONCRETE STRUCTURES CODE
 - AS.4100 - STEEL STRUCTURES CODE
 - AS.1554 - WELDING CODE
 - AS.1720 - TIMBER ENGINEERING CODE
 - AS.2047 & AS.1288 - PART 3 - CYCLOVIC AREAS - RESIDENTIAL TIMBER FRAMED CONSTRUCTION
 - ◇ INSTALL THERMIC PROTECTION SYSTEM ("SPRAY TREATMENT") TO COMPLY WITH AS.3680
 - ◇ LOCATION OF EXISTING SERVICES TO BE DETERMINED ON-SITE PRIOR TO COMMENCEMENT
 - ◇ ALL TIMBER SHALL BE F14 HARDWOOD TO AS.2062 (MINIMUM) UNLESS OTHERWISE NOTED. GENERALLY, CONSTRUCTION TO COMPLY WITH AS.1720 OR AS.1684
 - ◇ ENGINEERS DETAILS TAKE PRECEDENCE OVER THESE DRAWINGS
 - ◇ STORMWATER COLLECTION AND DISPOSAL TO BE AS REQUIRED BY THE LOCAL AUTHORITY
 - ◇ A SITE SOIL INVESTIGATION HAS NOT BEEN CARRIED OUT AND IS THE RESPONSIBILITY OF THE BUILDER
 - ◇ BUILDER TO ENSURE THAT ALL WORK COMPLIES WITH THE ENERGY EFFICIENCY REGULATIONS: B.C.A DEEMED TO SATISFY (E.1.5) PROVISIONS
 - ◇ CHECK/ VERIFY THE LOCATION OF ANY EASEMENTS AND ENCUMBRANCES PRIOR TO COMMENCEMENT
 - ◇ ALL PLUMBING TO BE IN ACCORDANCE WITH AS.3500
 - ◇ THE BUILDER OF THESE WORKS IS TO FAMILIARISE HIM/ HERSELF WITH THE DETAILS OF THE PROJECT PRIOR TO COMMENCEMENT. REPORT ANY MISHAPES TO VIKING WEST ALSO PRIOR TO COMMENCEMENT. SHALL ANY CLAIM BE LOADED AGAINST VIKING WEST THEN THE MAXIMUM LIABILITY ACCEPTED BY VIKING WEST WILL BE THE TOTAL MONIES RECEIVED FOR PROFESSIONAL SERVICES



Viking West

PROJECT: PROPOSED ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE AT LOT 2585, NO. 25 CARNOUSTIE CIRCUIT, MARRARA

CLIENT: JAMIE & REBECCA

DRAWING: SKETCH DESIGN

SHEET 4/5

SCALE: AS SHOWN

DRAWN: J. McBride

DATE: MARCH 2011

56 LEONE AVE., LEATHER

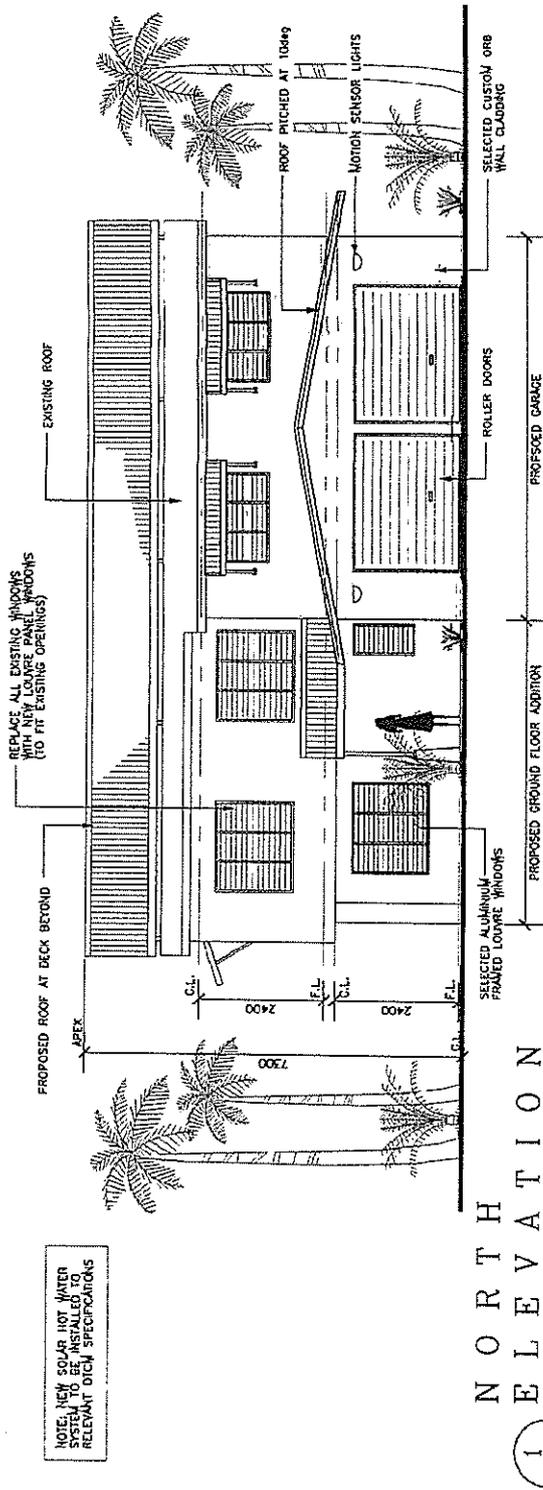
TELEPHONE: 08 9271 1882

FACSIMILE: 08 9271 1881

EMAIL: jmcbride@vikingwest.com

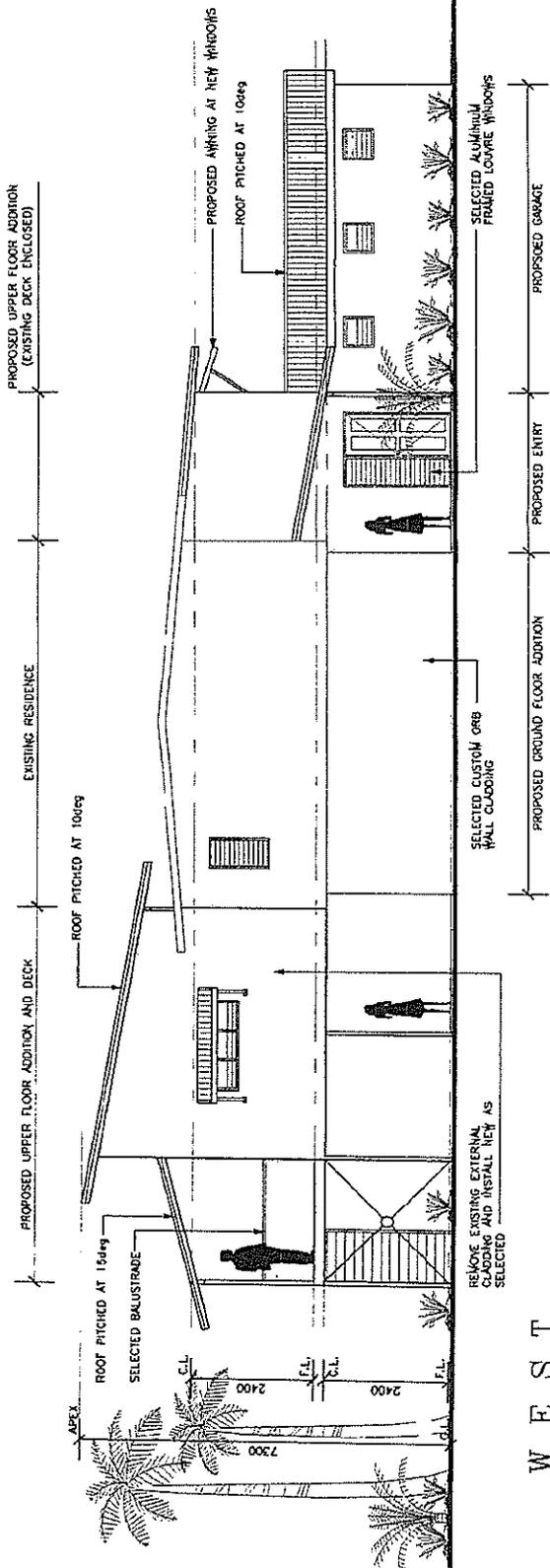
MOBILE: 0408 988 316

CHECK ALL DIMENSIONS AND REPORT ANY DISCREPANCY TO JESPER SORENSEN PRIOR TO CONSTRUCTION. THIS DRAWING IS COPYRIGHT PROTECTED. IT SHALL NOT BE USED OR COPIED WITHOUT WRITTEN APPROVAL FROM JESPER SORENSEN. (A3)



NORTH ELEVATION

1
2/3



WEST ELEVATION

2
2/3

REVISIONS:

STANDARD NOTES:

- ◊ THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ANY WRITTEN SPECIFICATIONS, ENGINEERS DETAILS, B.C.A AND APPLICABLE AUSTRALIAN STANDARDS
- ◊ ALL MATERIALS AND WORK SHALL COMPLY WITH CURRENT AUSTRALIAN STANDARDS AND N.T. DEFINED TO COMPLY STANDARDS. THE FOLLOWING STANDARDS SHALL BE HEAD AS PART OF THESE STANDARD NOTES:
 - AS.3600 - CONCRETE STRUCTURES CODE
 - AS.4100 - STEEL STRUCTURES CODE
 - AS.1554 - WELDING CODE
 - AS.1720 - TIMBER ENGINEERING CODE
 - AS.2047 & AS.1288 - PART 3 - CYCLONIC AREAS - RESIDENTIAL TIMBER FRAMED CONSTRUCTION
- ◊ INSTALL TERMITE PROTECTION SYSTEM ("SPRAY TREATMENT") TO COMPLY WITH AS.3660
- ◊ LOCATION OF EXISTING SERVICES TO BE DETERMINED ON-SITE PRIOR TO COMMENCEMENT
- ◊ ALL TIMBER SHALL BE F14 HARDWOOD TO AS.2062 (UMIHU) UNLESS OTHERWISE NOTED. GENERALLY, CONSTRUCTION TO COMPLY WITH AS.1720 OR AS.1684
- ◊ ENGINEERS DETAILS TAKE PRECEDENCE OVER THESE DRAWINGS
- ◊ STORMWATER COLLECTION AND DISPOSAL TO BE AS REQUIRED BY THE LOCAL AUTHORITY
- ◊ A SITE SOIL INVESTIGATION HAS NOT BEEN CARRIED OUT AND IS THE RESPONSIBILITY OF THE BUILDER
- ◊ BUILDER TO ENSURE THAT ALL WORK COMPLIES WITH THE ENERGY EFFICIENCY REGULATIONS: B.C.A DEEMED TO SATISFY (E.T.E) PROVISIONS
- ◊ CHECK/ VERIFY THE LOCATION OF ANY EASEMENTS AND ENCUMBRANCES PRIOR TO COMMENCEMENT
- ◊ ALL PLUMBING TO BE IN ACCORDANCE WITH AS.3500
- ◊ THE BUILDER OF THESE WORKS IS TO FAMILIARISE HIM/ HERSELF WITH THE DETAILS OF THE PROJECT PRIOR TO COMMENCEMENT. REPORT ANY MISTAKES TO VIKING WEST ALSO PRIOR TO COMMENCEMENT. SHALL ANY CLAIM BE LODGED AGAINST VIKING WEST THEN THE MAXIMUM LIABILITY ACCEPTED BY VIKING WEST WILL BE THE TOTAL MONIES RECEIVED FOR PROFESSIONAL SERVICES



Viking West

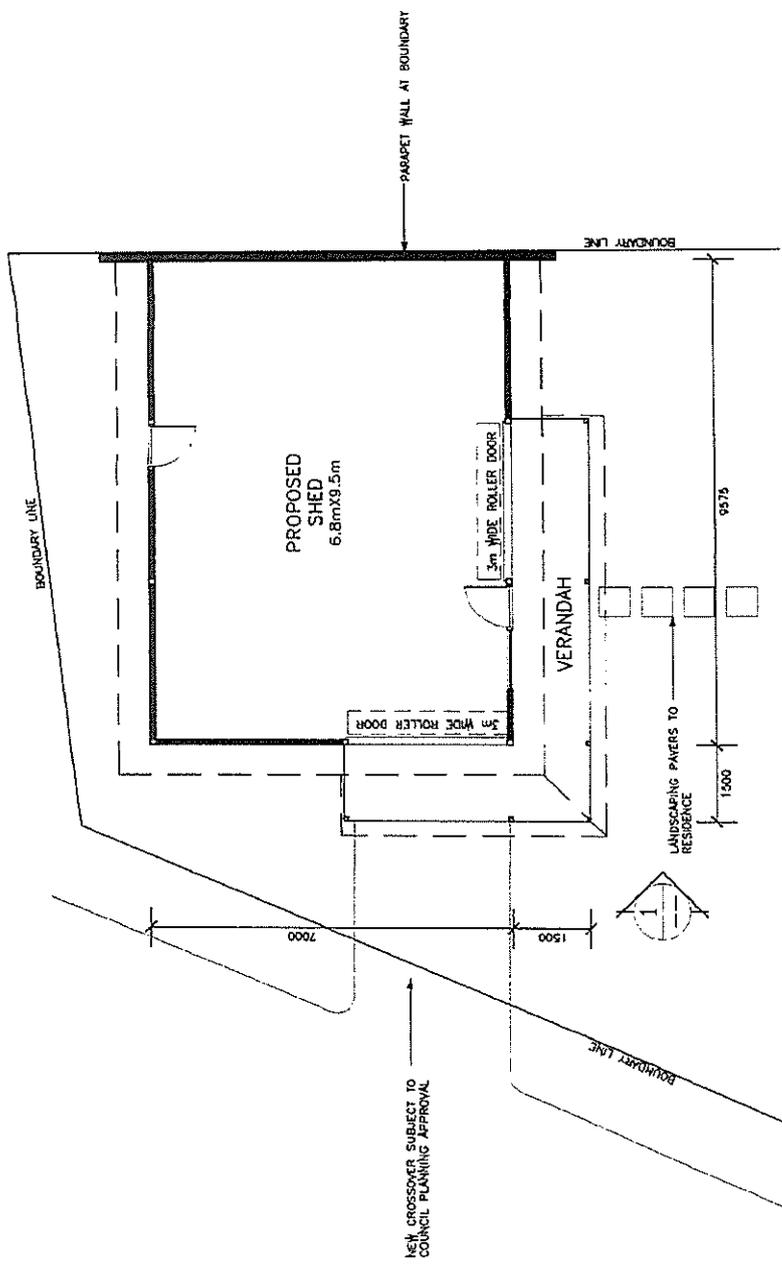
PROJECT:
 PROPOSED ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE AT LOT 2585, No. 25 CARNOUSTIE CIRCUIT, MARRARA

CLIENT:
 JAMIE & REBECCA

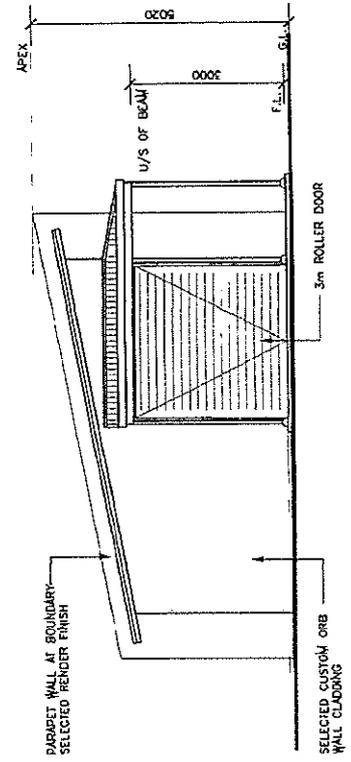
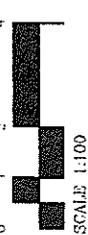
DRAWING:
 SKETCH DESIGN

SHEET: 5/5

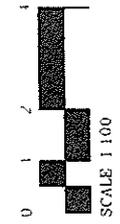
SCALE: AS SHOWN	DRAWN: J. McBride	DATE: MARCH 2011
55 LEGUNE AVENUE, LEANTHUR DUNNIN NT 0872 EMAIL: vikingwest@optusnet.com.au TELEPHONE: 08 8077 1802 FACSIMILE: 08 8077 1801 MOBILE: 0408 988 316		
CHECK ALL DIMENSIONS AND REPORT ANY DISCREPANCY TO JESPER SORESEN PRIOR TO CONSTRUCTION. THIS DRAWING IS COPYRIGHT PROTECTED. IT SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN APPROVAL FROM JESPER SORESEN.		



SHED FLOOR PLAN



SHED WEST ELEVATION



Please quote: 2000596 CR:fh
Your reference: PA2011/0279

12 May 2011

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

Dear Doug

Parcel Description: Lot 2907 (24) Newell Crescent Town of Nightcliff
Proposed Development: Carport extension to existing single dwelling with a reduced side setback

Thank you for the Development Application referred to this office 28 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

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 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 John Fisher



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: PA2011/0279

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 2907 Town of Nightcliff
Road/Street	24 NEWELL CRES
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Fisher, Jennifer Anne Fisher, John Arbuthnot Stanley

Applicant	Mr John Fisher
Contact Number	8985-2097
Purpose	Carport extension to existing single dwelling with reduced side setback

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Thursday, 12th May 2011**. Please note that comments received after the closing date may not be able to be considered by the Authority.

If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/12?pagelid=planning.application&ilis_entity_id=63418484

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.

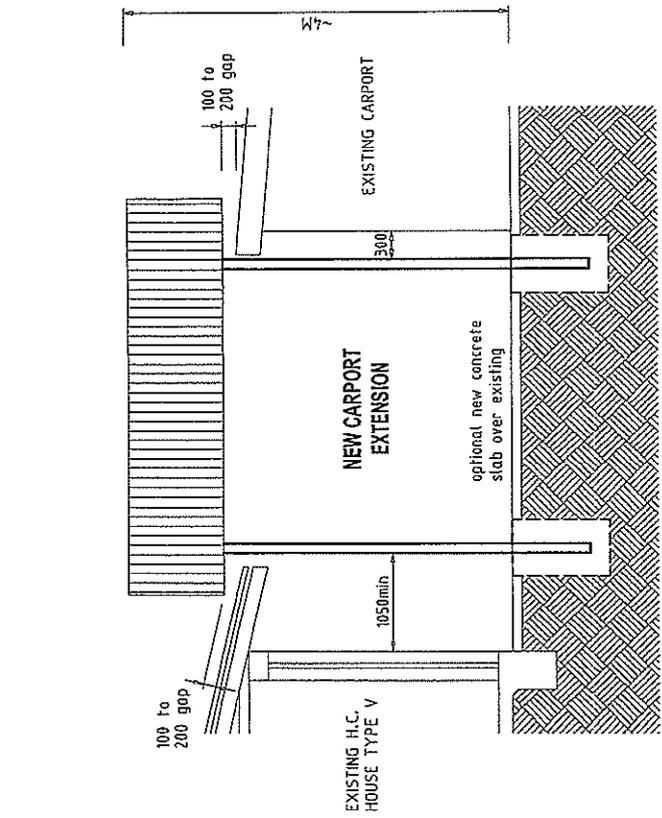
Should you require further information on this proposal please contact me on **8999 6807**.

Yours faithfully

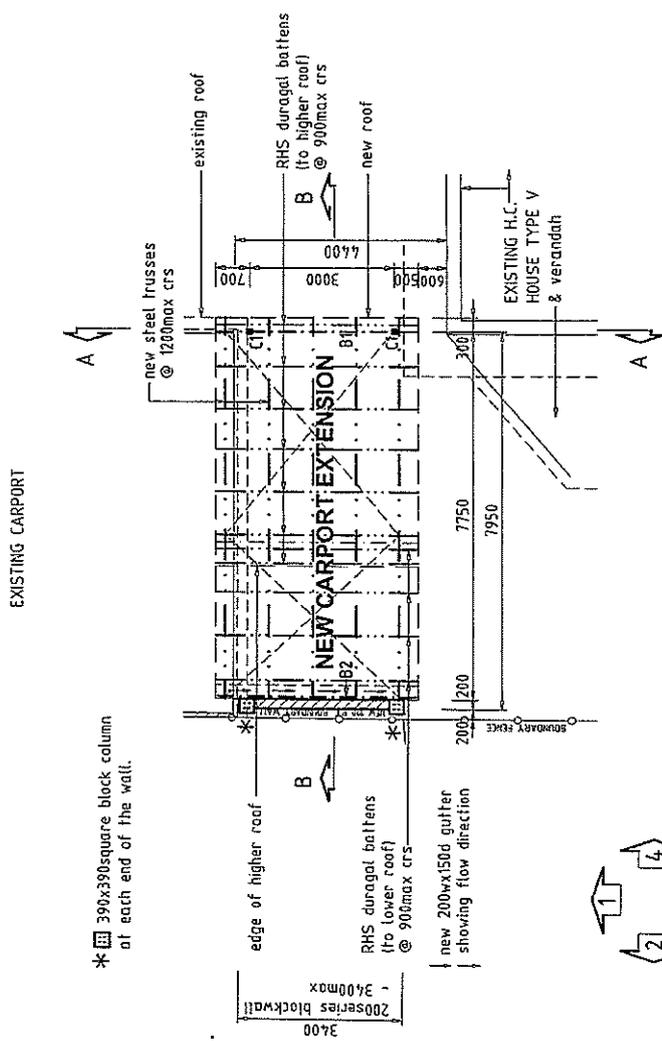
Fannie (Jackie) Sledge
Development Assessment Services

28 April 2011

SITE MODIFICATION APPLICATION

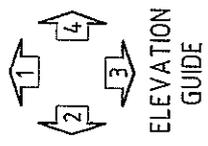


SECTION A 1:50



PLAN 1:100

- C1 SHS duragal column
- B1 RHS duragal roof beam
- B2 RHS duragal roof beam



ELEVATION GUIDE


 © Copyright
 ABN 66 638 474 811
PLANS DRAWN
 DRAWN: Stephen Skultety
 DATE: 29/2/11
 JOB No.: 11-05
 P.O. Box 1425 Palmerston 0831
 email: stephen_skultety@hotmail.com
2 OF 3

**NEW CARPORT EXTENSION FOR JENNY & JOHN FISHER
at LOT 2907 / No.24 NEWELL CRESCENT JINGILI**

Please quote: 2009658 CR:fh
Your reference: PA2011/0321

3 June 2011

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

Dear Doug

Parcel Description: Lot 2928 (6) Giles Street Town of Darwin
Proposed Development: Carport addition to an existing single dwelling with reduced front and side setbacks

Thank you for the Development Application referred to this office 18 May 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). **Setback Variations**

Council notes a number of variations to the Northern Territory Planning Scheme provisions in relation to Table A of Clause 7.3 – Minimum Building Setbacks for Residential Buildings. While Council does not necessarily support these variations, in light of the existing built form within the area, it does not object.

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

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

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

.../2

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

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

- 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.

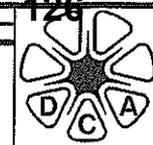
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Robert Watt



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: PA2011/0321

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 02928 Town of Darwin
Road/Street	6 GILES ST
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Peacocke, Belinda Jane Peacocke, Frank Beresford
Applicant	Mr Robert Watt
Contact Number	89 484 771
Purpose	Carport addition to an existing single dwelling with reduced front and side setbacks

The proposal can be viewed online for a two week period from **Friday, 20th May 2011** until **Friday, 3rd June 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, 3rd June 2011**. Please note that comments received after the closing date may not be able to be considered by the Authority.

If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/12?pageId=planning.application&ilis_entity_id=63629223

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, 3rd June 2011** which is the closing date for public exhibition.

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

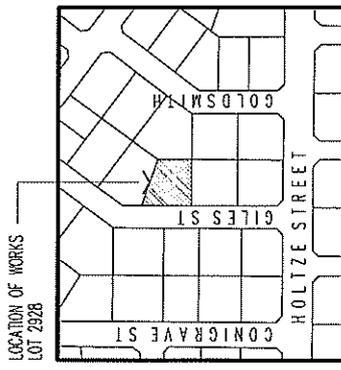
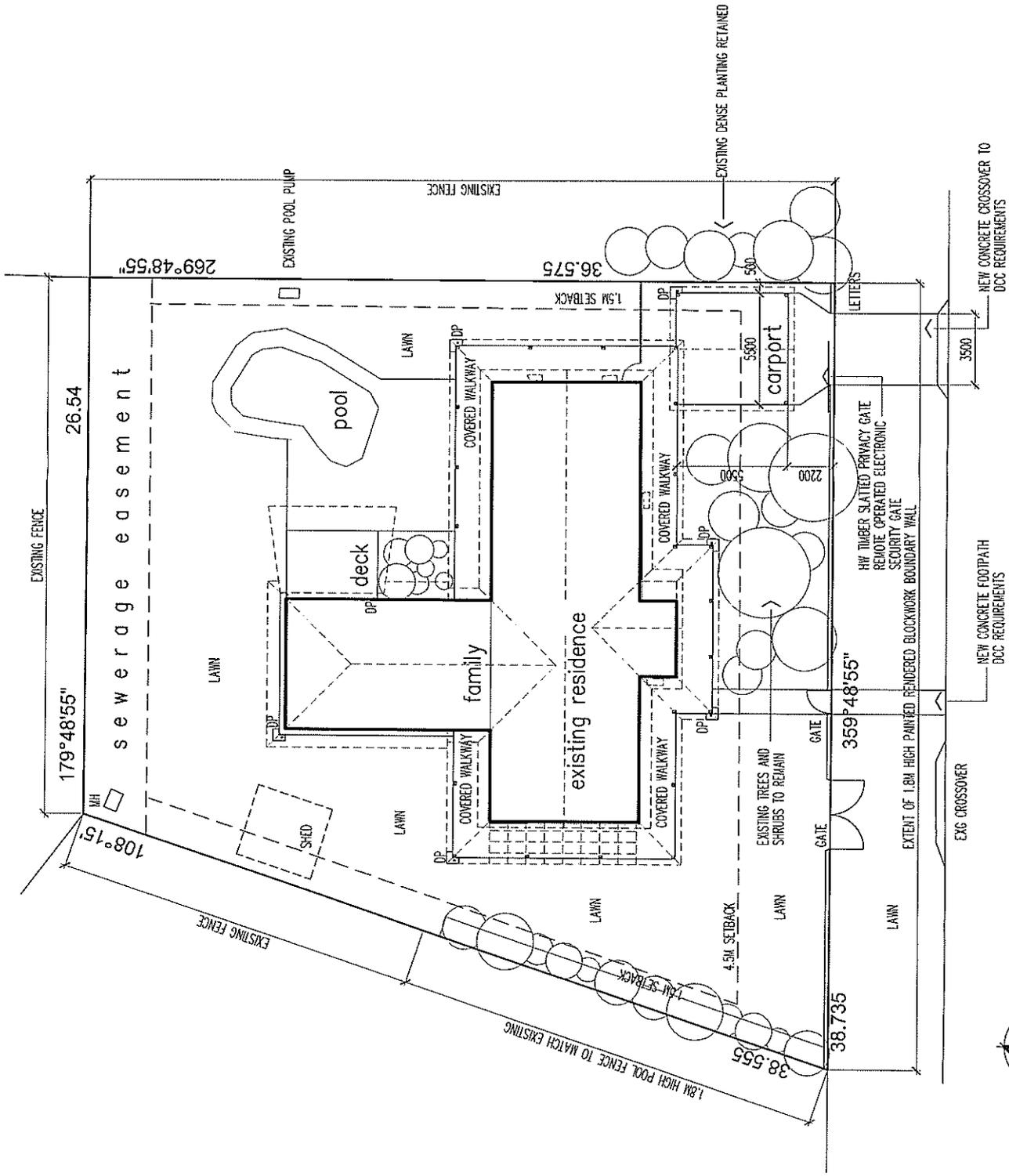
Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

18 May 2011

stormwater

DO NOT ALLOW STORMWATER TO DISCHARGE INTO NEIGHBOURING PROPERTIES.
 THE USE OF CONCRETE DRAIN PIPES ETC TO DISCHARGE STORMWATER TO SIDE AND REAR BOUNDARIES IS NOT PERMITTED.
 DOWN PIPES MUST DISCHARGE TO SPLASHPADS ADJACENT HOUSE AND WATER EVENLY DISPENSED TOWARDS DRAINS TO PREVENT SCOURING.



locality

SCALE : NTS
 REV 3 ISSUED FOR DCA APPROVAL 04.05.11
 REV 2 DESIGN DEVELOPMENT 28.03.11
 REV 1 DESIGN DEVELOPMENT 02.03.11



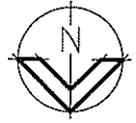
northern territory

21 Avenue Road, Darwin, NT 0801
 08 8945 5000 • fax 08 8945 5021 • email raw@darwin.raw.com.au

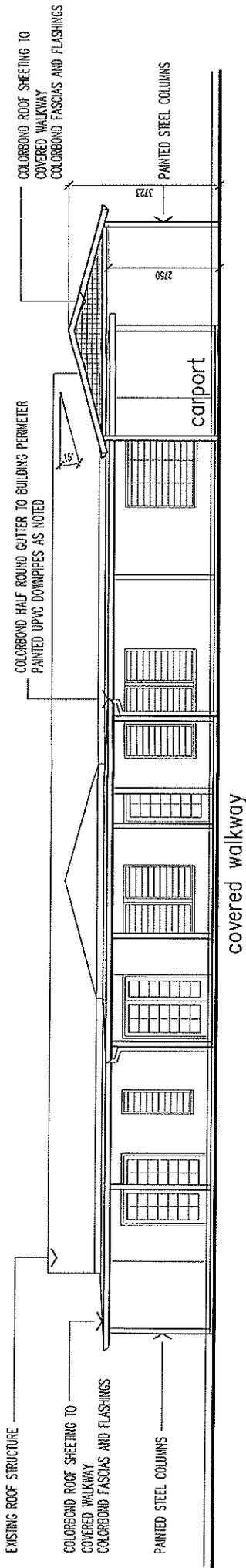
LOT 2928
 GILES STREET
 FANNIE BAY
 1/2 & 1/25 REACT01

DATE: 27/12/11
 JOB NO: 0799-SK10
 SHEET: 1/25 REACT01

builder to verify all dimensions on site prior to construction



site plan
 SCALE 1 : 200



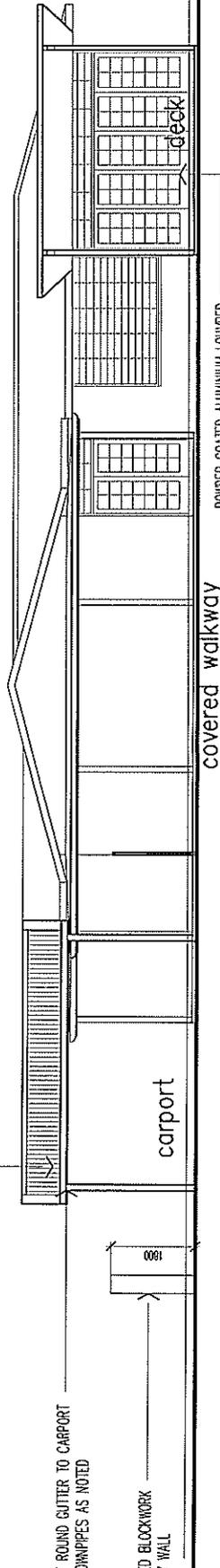
elevation 1

SCALE 1 : 100

COLORBOND ROOF SHEETING TO PROPOSED CARPORT COLORBOND FASCIAS AND FLASHINGS

COLORBOND HALF ROUND GUTTER TO CARPORT PAINTED UPVC DOWNPIPES AS NOTED

PAINTED RENDERED BLOCKWORK FRONT BOUNDARY WALL



elevation 2

SCALE 1 : 100

REV 3 ISSUED FOR DCA APPROVAL 04.05.11
 REV 2 DESIGN DEVELOPMENT 28.03.11
 REV 1 DESIGN DEVELOPMENT 02.03.11



northern territory

21 roosevelt ave, darwin, NT 0811 • 0813 555 555 • fax 0813 555 555
 1406 5th ave, darwin, NT 0811 • 0813 555 555 • fax 0813 555 555

LOT 2928 GILES STREET
 FANNIE BAY
 IR 8 1453 1453

DATE 15.12.10
 DRAWN BY 759000

0799-SK12

129

builder to verify all dimensions on site prior to construction

Please quote: 1984362 CR:fh
Your reference: TBA

5 May 2011

Neil White
Senior Project Officer – Crown Land Tenure
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Neil

Parcel Description: Lots 3724, 5790 and part of 5646 Richardson Park Town of Darwin
Proposed Development: Request for an Occupation Licence over the area of land occupied by the western car-park, for the purpose of car-park and ancillary.

Thank you for the Development Application referred to this office 5 May 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 an Occupational Licence of a term of 5 years and offers the following comments:**
 - a). Council requests the Authority require a Traffic Impact Study be prepared by a suitably qualified traffic engineer to assess the impact of the proposed development on surrounding roads including the intersections of Richardson Drive and Douglas Street, and Douglas Street and Dickward Drive, to the satisfaction of the General Manager Infrastructure, Darwin City Council, at the applicant's expense.
 - b). Council requests the proposed car park meet the requirements of the relevant Australian Standard and be sealed and line marked to reduce dust from the car park being transferred onto Richardson Drive.

.../2

-2-

- 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.
- 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 licence 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 Occupation Licence and any 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.
- 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.

.../3

-3-

- 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 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: Northern Territory Rugby League

E/# 1984362

Roger Flores

From: Neil White [Neil.White@nt.gov.au]
Sent: Friday, 1 April 2011 1:59 PM
To: Darwin City Council
Subject: FW: Request for comment - NT Rugby League appl. for OL over westernm carpark Richardson Park
Follow Up Flag: Follow up
Flag Status: Green
Attachments: img-3281026-0001.pdf

Good afternoon,

Please refer to message below – your comments by 5 May 2011 would be appreciated.

Neil White I Senior Project Officer I Crown Land Tenure

Land Administration

Department of Lands and Planning p... (08) 999 5568 I f... (08) 999 5404

e neil.white@nt.gov.au | www.nt.gov.au/dpi

Level 11, Government House, 28, Creek Road, Darwin

GPO Bag 1050 Darwin NT 0801

The information contained in this email is confidential. If you are not the named addressee, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake. Do not disclose the contents of this e-mail to anyone other than the named addressee. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake. Do not disclose the contents of this e-mail to anyone other than the named addressee.

<input type="checkbox"/> Common #	} NOT REGISTERED
<input type="checkbox"/> Document #	
<input checked="" type="checkbox"/> Action/Info	CINDY ROBSON
<input type="checkbox"/> Note	_____

Copy of Email.	

<input type="checkbox"/> Complete DL task List	
<input type="checkbox"/> Correspondence tracker	

From: Neil White
Sent: Monday, 28 March 2011 11:29 AM
To: Sheryl Murray; RMU BenHammond PAWA; Bill Cumberland; Mark Meldrum; Rnddev DLP; Geoff Horni; Del Batton; Ian Lancaster
Subject: FW:Request for comment - NT Rugby League appl. for OL over westernm carpark Richardson Park

Good Morning,

Land Administration has received a request for an Occupation Licence for Lots 3724, 5790 and part Lot 5646 Town of Darwin from the Northern Territory Rugby League over the area of land shown on the attached plan, for the purpose of carpark and ancillary. This application covers the area occupied by the western carpark at Richardson Park. It is proposed to issue an Occupation Licence for a term of 5 years, with the ultimate aim of consolidating this area with the existing tenure over Richardson Park.

Please provide your agency's comments on this proposal no later than COB 29 April 2011. Please advise if more time is required for comment.

Neil White I Senior Project Officer I Crown Land Tenure
Land Administration
Department of Lands and Planning p... (08) 999 5568 I f... (08) 999 5404

e... neil.white@nt.gov.au I www.nt.gov.au/dpi
Level 2, Cavenagh House, 38 Cavenagh Street, Darwin
GPO Box 1680, Darwin NT 0801

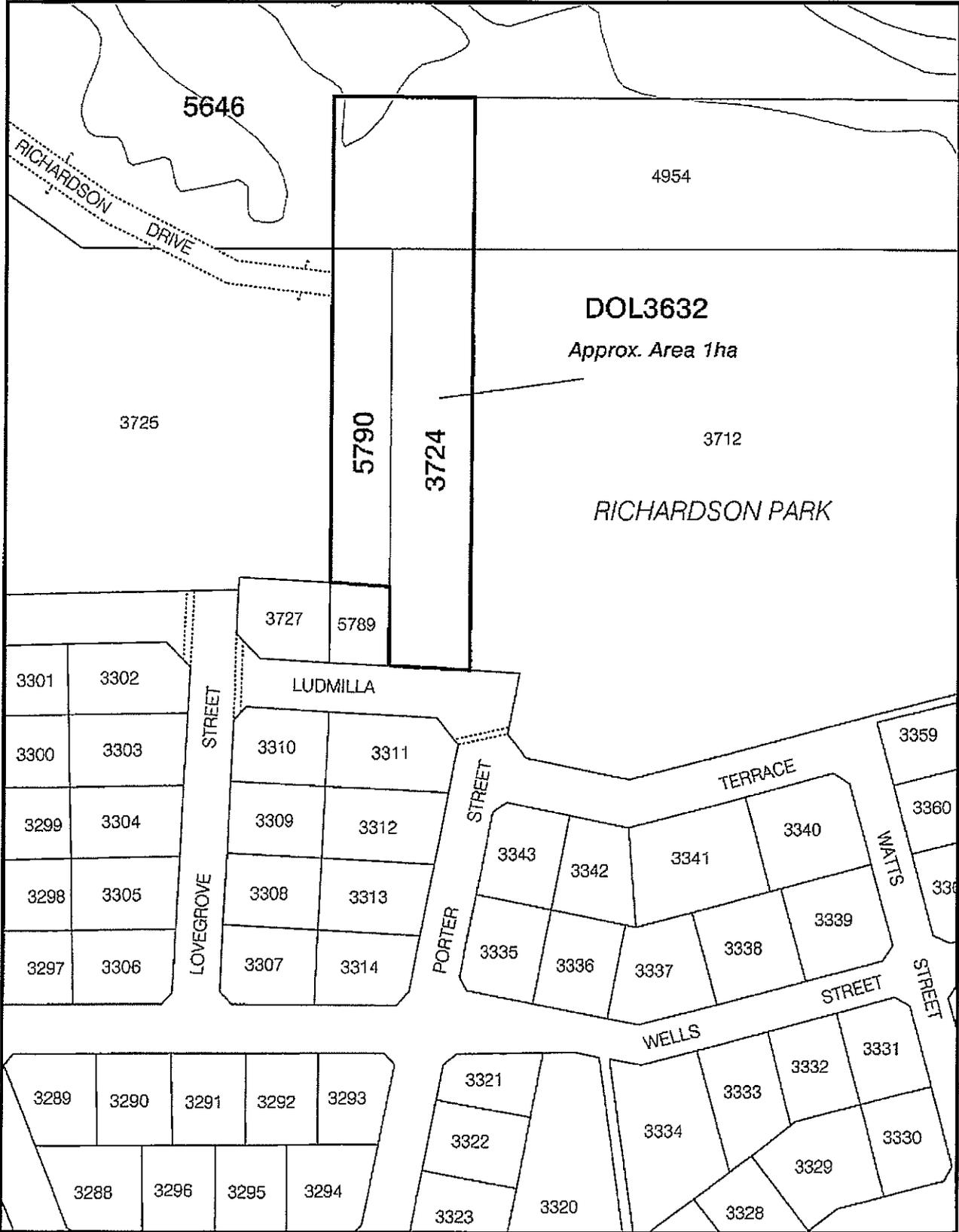
The information contained in this message and any attachments may be confidential information and may be subject to legal privilege, public interest or legal profession privilege. If you are not the intended recipient, any use, disclosure or copying of this message or any attachments is unauthorised. If you have received this document in error, please advise the sender. No representation or warranty is given that attached files are free from viruses or other defects. The recipient assumes all responsibility for any loss or damage resulting directly or indirectly from the use of any attached files.

-----Original Message-----

From: ApeosPort-II C4300 [mailto:landadmin@dpi.gov.au]
Sent: Monday, 28 March 2011 10:27 AM
To: Neil White
Subject: Scan Data from dwncavp02-005

Number of Images: 1
Attachment File Type: PDF

Device Name: ApeosPort-II C4300
Device Location:



DOL3632
 Lots 3724, 5790 and Part Lot 5646
 Town of Darwin


 Department of Lands & Planning
 Northern Territory Government

 Scale 1:2000 @ A4

 Date: 25 March 2011
 Drawing Name: lot 3724 5790 Darwin.dgn

Please quote: 1990971 CR:fh
Your reference: PA2010/1334

29 April 2011

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

Dear Doug

Parcel Description: Section 4109 (105) Abala Road Town of Bagot.
Proposed Development: Addition of 4 lighting masts exceeding 8.5m in height to existing sporting facility

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.

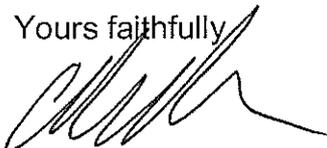
Should this application be approved, the following conditions pursuant to the Planning Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Lighting shall meet the requirements of the relevant Australian Standard for sports field lighting and take appropriate measures to reduce the impact of light spill on surrounding residential uses.

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: Ross Minett

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: PA2010/1334

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 04109 Hundred of Bagot
Road/Street	105 ABALA RD
Town Plan Zone	OR (Organised Recreation)
Tenure Type	CROWN LEASE IN PERPETUITY
Land Owners	South Darwin Sporting League Incorporated
Applicant	Ross Minett
Contact Number	08 8941 2199
Purpose	Addition of 4 lighting masts exceeding 8.5m in height to existing sporting facility

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?pageId=planning.application&ilis_entity_id=59289426

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

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

Rev	Date	Issued For	Revision	By	Ver.	App.
01		ELC 10/10	ISSUED FOR INFORMATION	JL		

aurecon

1. THIS DRAWING IS THE PROPERTY OF AURECON AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF AURECON.
 2. THE CLIENT ACCEPTS THAT THE INFORMATION PROVIDED TO AURECON IS LIMITED TO THE INFORMATION PROVIDED AND THAT AURECON HAS NOT CONDUCTED ANY INVESTIGATION OR VERIFICATION OF THE INFORMATION PROVIDED.
 3. THE CLIENT ACCEPTS THAT THE INFORMATION PROVIDED TO AURECON IS LIMITED TO THE INFORMATION PROVIDED AND THAT AURECON HAS NOT CONDUCTED ANY INVESTIGATION OR VERIFICATION OF THE INFORMATION PROVIDED.
 4. THE CLIENT ACCEPTS THAT THE INFORMATION PROVIDED TO AURECON IS LIMITED TO THE INFORMATION PROVIDED AND THAT AURECON HAS NOT CONDUCTED ANY INVESTIGATION OR VERIFICATION OF THE INFORMATION PROVIDED.
 5. THE CLIENT ACCEPTS THAT THE INFORMATION PROVIDED TO AURECON IS LIMITED TO THE INFORMATION PROVIDED AND THAT AURECON HAS NOT CONDUCTED ANY INVESTIGATION OR VERIFICATION OF THE INFORMATION PROVIDED.

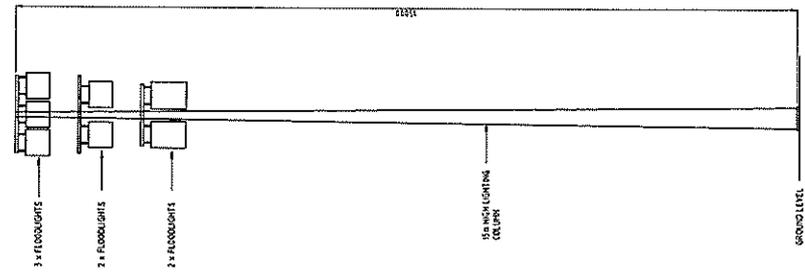
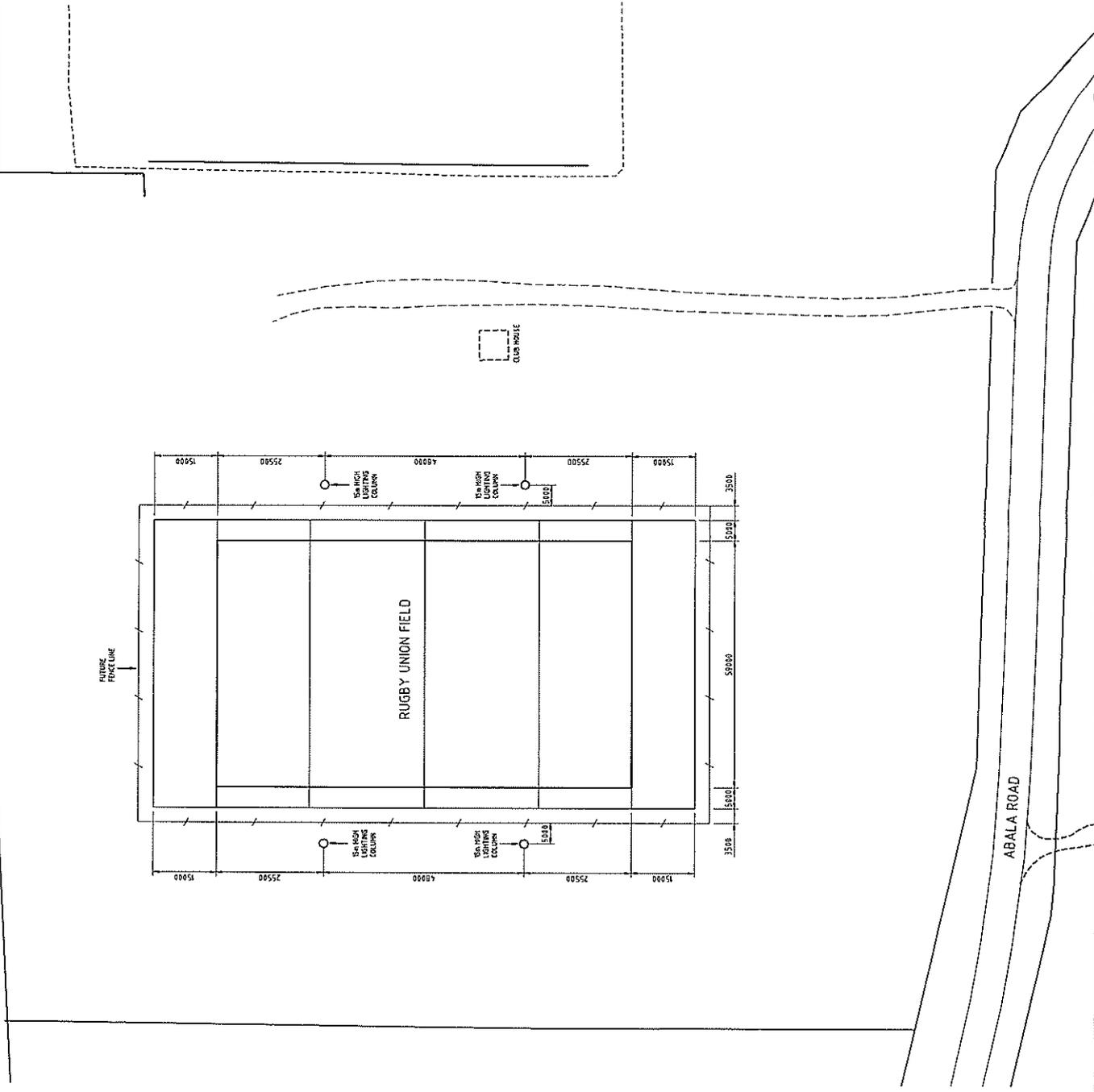
Client: South Darwin Rugby Union

Project: RUGBY UNION
FIELD No. 1

Drawing Title: ELECTRICAL SERVICES
LIGHTING LAYOUT

Drawn	Checked	Designed	Date
JL			
Prepared	Checked	Approved	Date
JL			

CP Project No: 42487-001
 State: AS SHOWN
 Drawing No: E-03



Please quote: 2006229 CR:fh
Your reference: PA2011/0280

27 May 2011

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

Dear Doug

Parcel Description: Lot 4227 (32) Calytrix Road Town of Sanderson
Proposed Development: Carport and patio addition to an existing single dwelling with a reduced side setback

Thank you for the Development Application referred to this office 12 May 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**
 - a). Council notes a number of variations to the Northern Territory Planning Scheme provisions in relation to Table A of Clause 7.3 – Minimum Building Setbacks for Residential Buildings. While Council does not necessarily support these variations, in light of the existing built form within the area, it does not object.

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

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

.../2

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

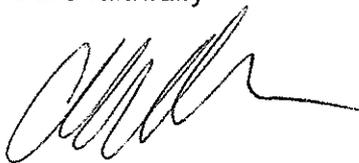
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

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

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

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

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mrs Kate Large

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: PA2011/0280

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 04227 Town of Sanderson
Road/Street	32 CALYTRIX RD
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Ingrames, Craig Cameron Ingrames, Mary Grace

Applicant	Mrs Kate Large
Contact Number	07 4977 5220
Purpose	Carport and patio addition to an existing single dwelling with a reduced side setback

The proposal can be viewed online for a two week period from **Friday, 13th May 2011** until **Friday, 27th May 2011** at: <https://www.ntlis.nt.gov.au/planning/lta.dar.list>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 27th May 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=63424421

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.

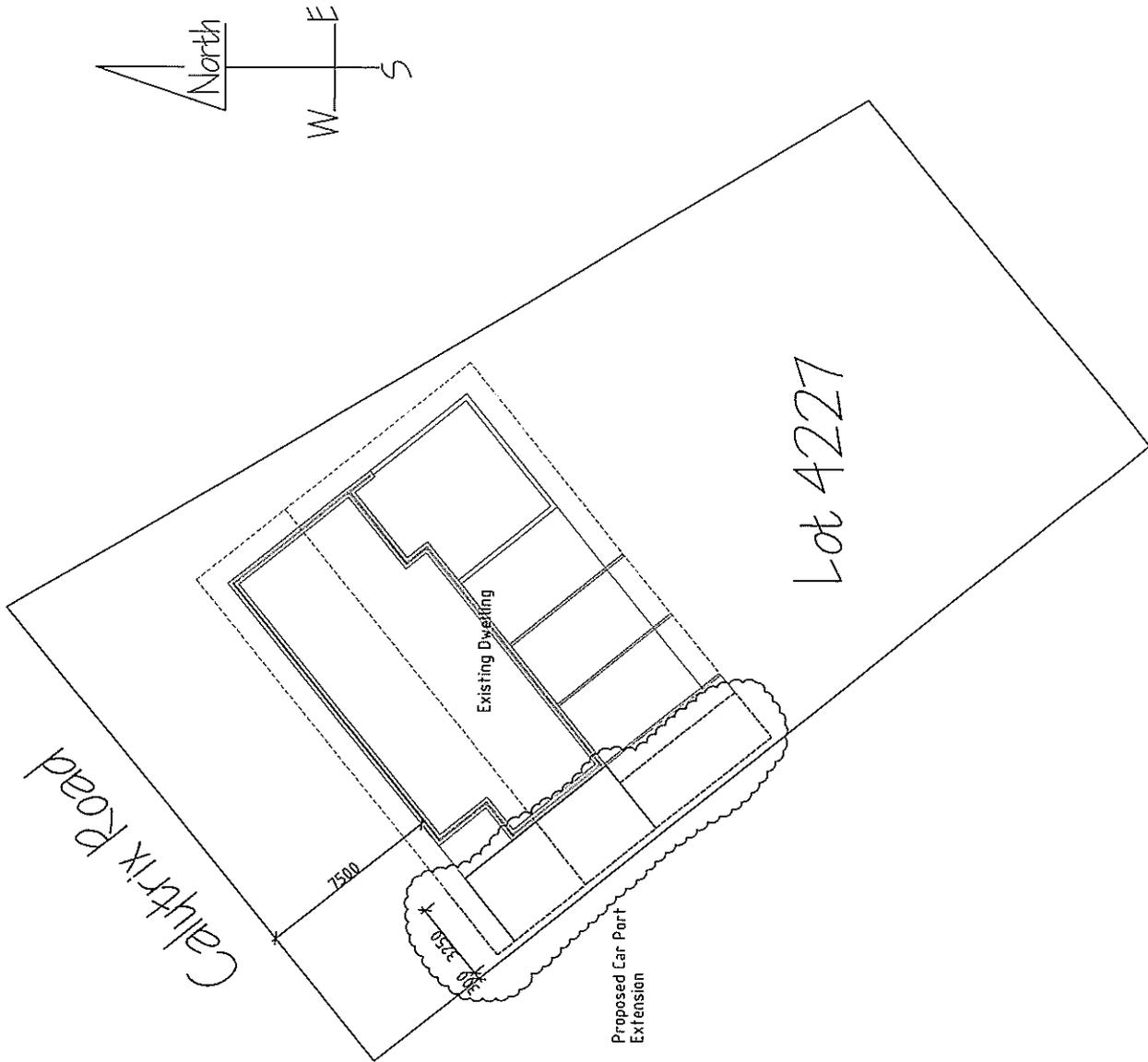
If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 27th May 2011** which is the closing date for public exhibition.

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

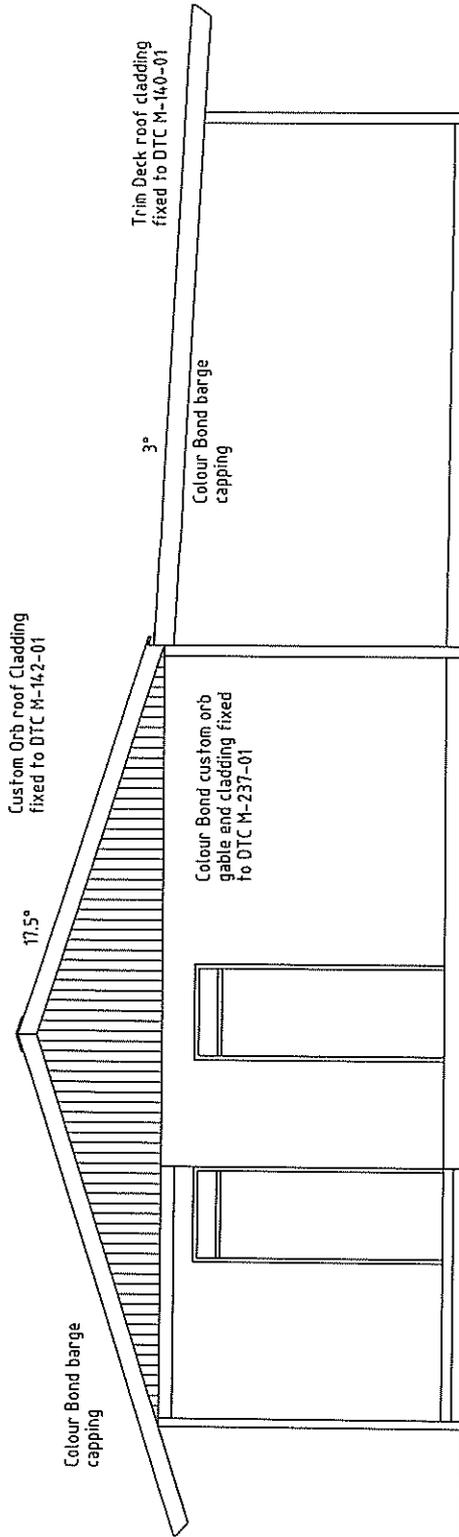
Yours faithfully

Kate Smyth
Development Assessment Services

12 May 2011

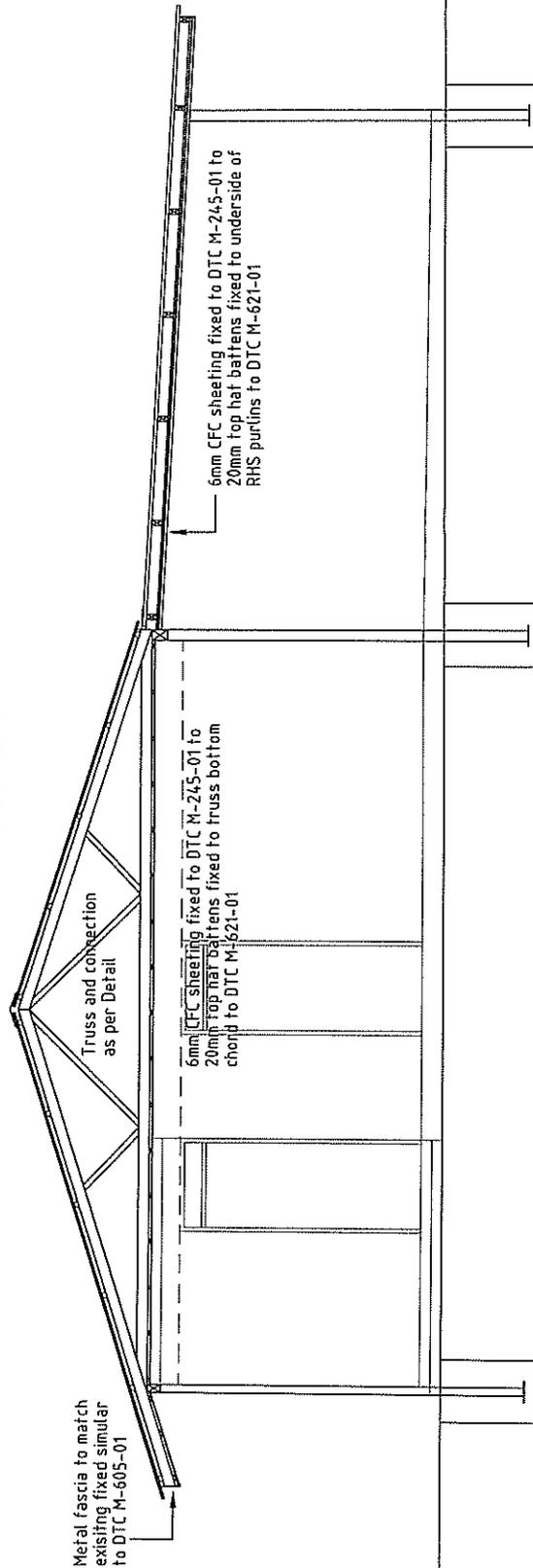


PROJECT:	Proposed Carport
ADDRESS:	Lot 4227 (32) Calitrix Rd Karama
DRAWN:	Caleb Gotts
CHECKED:	
SCALE:	1:200
DATE:	04-04-2011
DWG. NO.:	A227C1 Page 2 of 8



South West Elevation

Custom orb roof sheeting fixed to DTC M-142-01 over a layer of heavy duty sarking to 40mm top hat roof battens fixed to DTC M-630-01



Section 'A' 'A'

PROJECT:
Proposed Carport

ADDRESS:
Lot 4227 (32) Calytrix Rd
Karama

DRAWN: Caleb Gotts

CHECKED:

SCALE: 1:50

DATE: 04-04-2011

DWG. NO.: 4227C1 Page 4 of 8

Amendments

Date	Details	Apprvd.

C and R DRAFTING

Please quote: 1990976 CR:fh
Your reference: 2011/0257

29 April 2011

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

Dear Doug

Parcel Description: Lot 4298 (658) Stuart highway Hundred of Bagot
Proposed Development: Proposed shop (post office) in an existing building.

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:**

a). **Waste Management**

A Waste Management Plan is required by Council to assess waste disposal, storage and removal for the proposed development in accordance with Council's Waste Management Policy.

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

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

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

a). **Council requests the Authority requires a schematic plan demonstrating all stormwater to be collected on the site and**

.../2

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.

- The location, design and specifications for any proposed or affected crossovers to Vigilant Lane shall be provided to the satisfaction of the General Manager Infrastructure, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveway access to Vigilant Lane frontage where required shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the General Manager Infrastructure, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager Infrastructure, Darwin City Council. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the Director Technical Services, Darwin City Council.

.../3

- 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

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

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Philip Grice

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: PA2011/0257

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	Section 04298 Hundred of Bagot
Road/Street	658 STUART HWY
Town Plan Zone	SC (Service Commercial)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Fannie Bay Investments Pty Ltd (ACN 063 776 214) as trustee for the Grice Family Trust (ABN 86 456 330 743)
Applicant	Mr Philip Grice
Contact Number	89810422
Purpose	Proposed shop (post office) in an existing building

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/12?pagelD=planning.application&ilis_entity_id=63292849

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**.

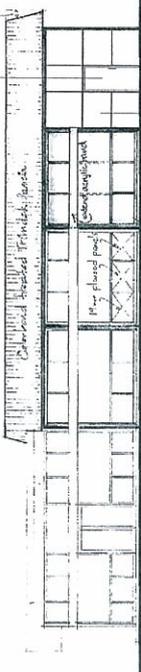
Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

13 April 2011

Attach.

NEW GLAZED DOOR



NEW PAINTED FC
CLADDING WITH
TIMBER JOINT COVERS

STREET ELEVATION 1:100

LOADING
AREA

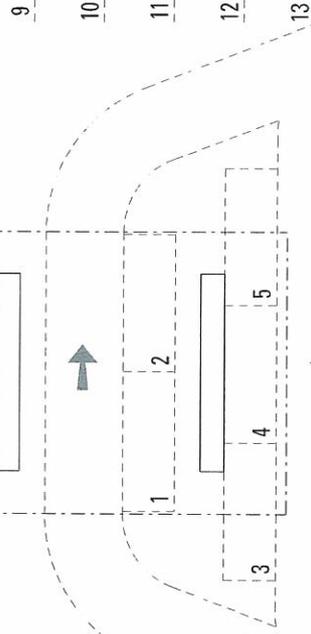
PROPOSED BOUNDARY

PROPOSED SITE AREA
1340m²

PROPOSED BOUNDARY

NEW MARKED ROADWAY

NEW MARKED
PARKING



EXISTING BUILDING

EXISTING
SITE

62.845m

150.876m

150.876m

PROPOSED
LEASE AREA
1320 m²

62.845m

STUART HIGHWAY

CONTEXT PLAN 1:1000

RPD

PORTION 1828 ON PLAN SB/138 ON
CERTIFICATE OF TITLE VOL. 76 FOLIO 32
AND PORTION 1827 ON PLAN SB1/138
CERTIFICATE OF TITLE VOL. 174 FOLIO 8
HUNDRED OF BAGOT

MODE
DESIGN

www.modedesign.com.au

PROJECT No: SCHEM 150
DATE: APRIL 2014
SCALE: N/A
DRAWING No: SD 02

Darwin
2/9 Chardon Crt Stuart Park NT 0804
P.O. Box 93 Parrap NT 0804
Tel +61 8 8911 8262 Fax +61 8 8911 3907
E-mail darwin@modedesign.com.au
Berrimah Sunnyside Casuar Sydney Darwin

www.modedesign.com.au

SITE PLAN 1:200

STUART HIGHWAY

642 STUART HWY, BERRIMAH, DARWIN - PROPOSED LEASE AREA

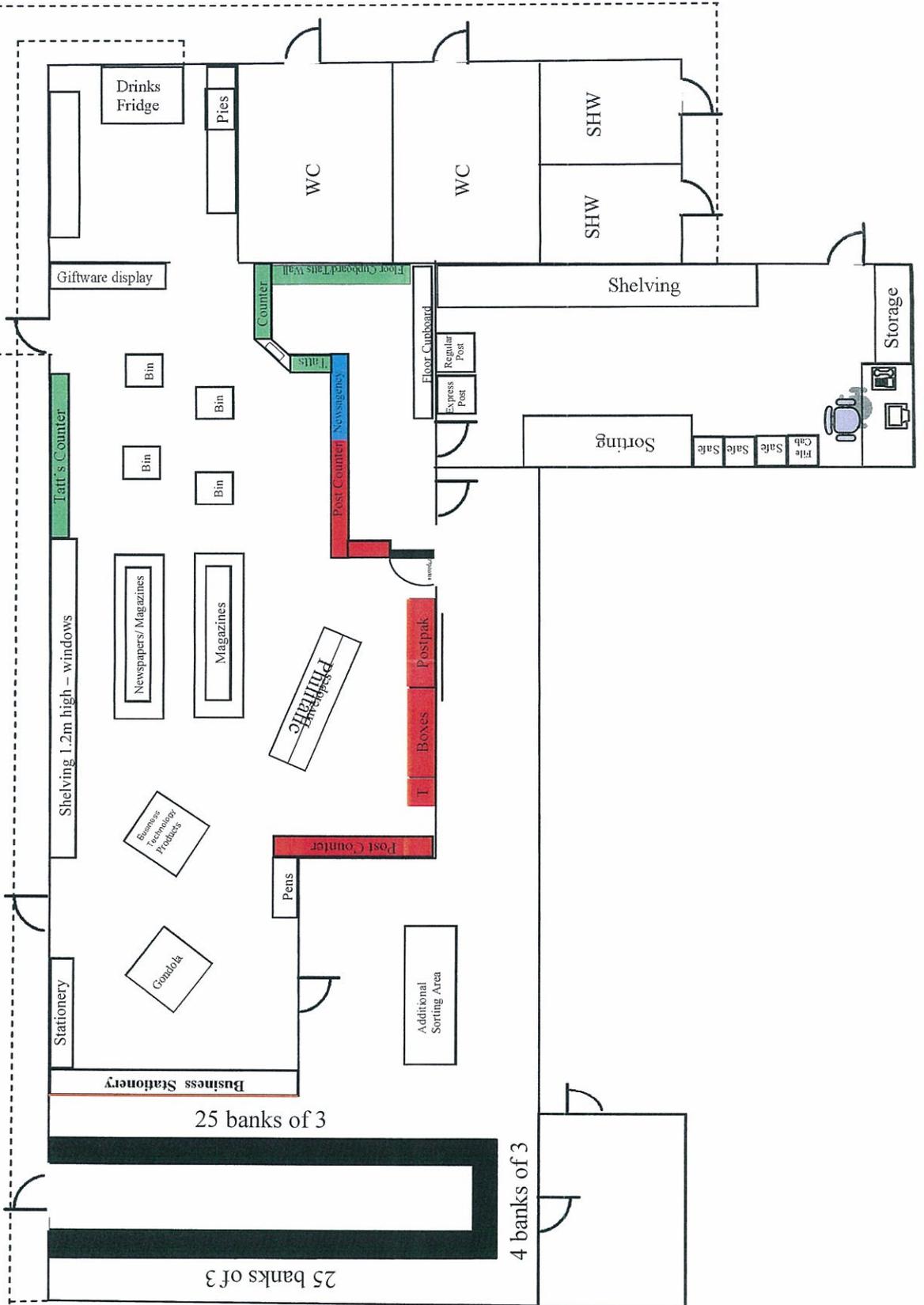
Drawn by: [redacted] Date: [redacted] Title: [redacted] Scale: [redacted] Project: [redacted] at the proposed lease without further permission

150

13.750 mtrs

NB: Annex is not to scale and is 13.750 mtr long from shopfront.

NB: Dotted line indicates undercover area



Please quote: 2003710 CR:fh
Your reference: PA2011/000

20 May 2011

Israel Kgosiemang
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Israel

Parcel Description: Section 4356 (proposed section 6209), (24) Beaton Road Berrimah and (7) Hidden Valley Road, Hidden Valley, Hundred of Bagot
Proposed Development: Subdivision to create 1 Lot

Thank you for the Development Application referred to this office 6 May 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.**

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: Department of Lands and Planning

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: PA2011/0283
IG : FJS

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

Dear Sir or Madam,

Proposed Subdivision Application

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

Parcel Description	Section 6209 Hundred of Bagot
Road/Street	24 BEATON RD
Town Plan Zone	GI (General Industry)
Tenure Type	CROWN LEASE TERM
Land Owners	The Salvation Army (Northern Territory) Property Trust

Parcel Description	Section 4356 Hundred of Bagot
Road/Street	67 HIDDEN VALLEY RD
Town Plan Zone	MZ (Multi Zone)
Tenure Type	VACANT CROWN
Land Owners	Crown.

Applicant	Land Administration Department of Lands and Planning
Contact Number	8999 6686
Purpose	Subdivision to create one lot.

The proposal can be viewed online for a two week period from **Friday, 6th May 2011** until **Friday, 20th May 2011** at:

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

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

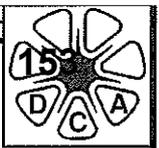
If you have access to ILIS please enter your submission online at:

https://www.ilis.nt.gov.au/ilis/l2?pageId=planning.application&ilis_entity_id=63446591

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.



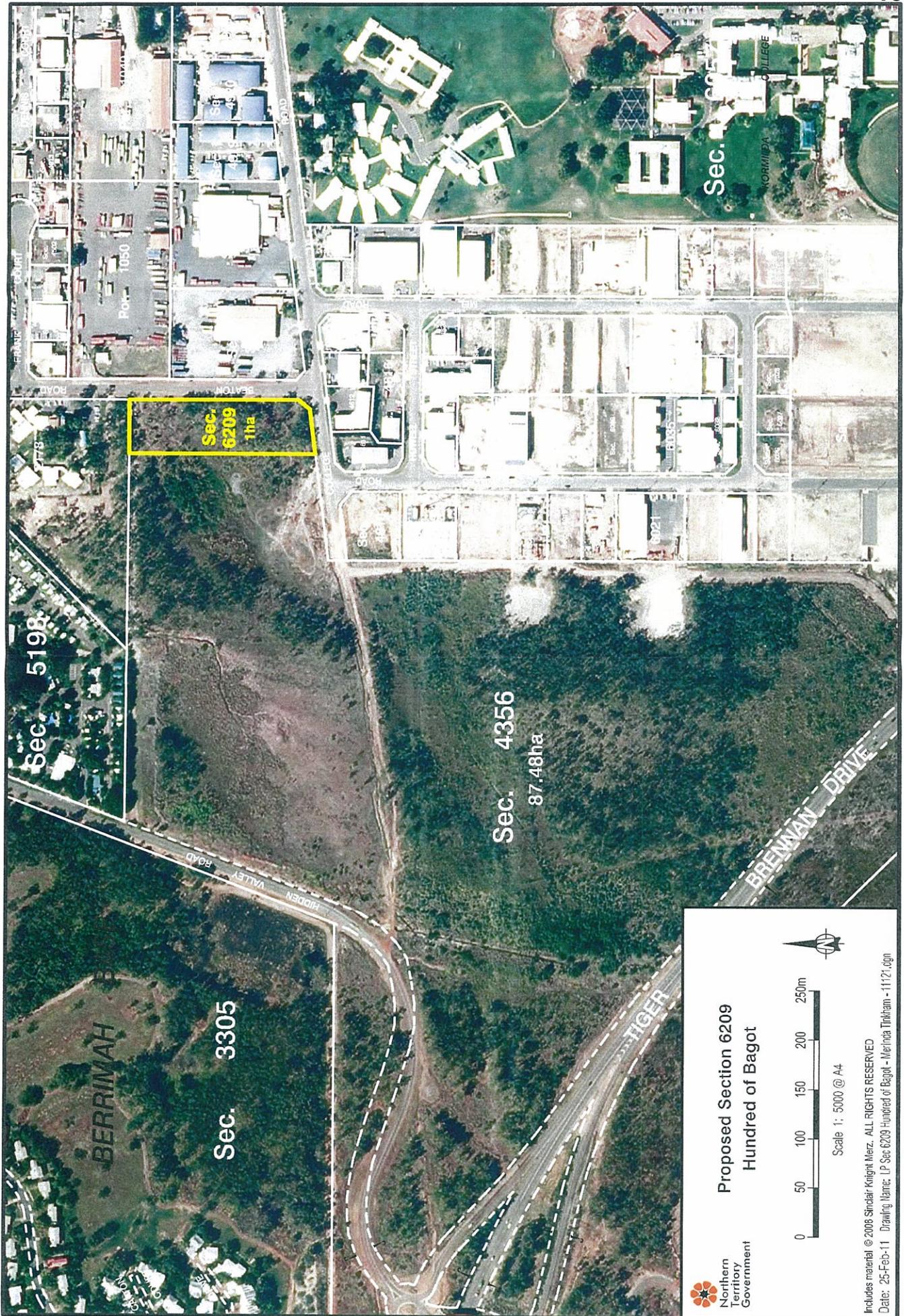
If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 20th May 2011** which is the closing date for public exhibition.

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

Yours faithfully

Fannie (Jackie) Sledge
Development Assessment Services

10 May 2011



Please quote: 1998379 CR:fh
Your reference: PA2011/0278

13 May 2011

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

Dear Doug

Parcel Description: Lot 4682 (18) Hickory Street Town of Nightcliff
Proposed Development: 3 x 3 bedroom multiple dwellings in 2 x 2 storey buildings

Thank you for the Development Application referred to this office 28 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 requests the Authority requires an amended plan demonstrating a parking layout that complies with clause 6.5.3 (3e) of the NT Planning Scheme which allows each vehicle 'to enter from and exit to a road in a forward gear.'** A variation is sought within the applicant's Planning Report to allow egress to a Council road, Hickory Street, in a reverse gear. This is not supported by Council for traffic and pedestrian safety reasons.
- 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**

.../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.
- 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 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.
- 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.

.../3

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

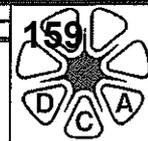
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Robert Watt



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: PA2011/0278

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 04682 Town of Nightcliff
Road/Street	18 HICKORY ST
Town Plan Zone	MD (Multiple Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Sisois, Nicholas Sisois, Sevasti
Applicant	Mr Robert Watt
Contact Number	8948 4771
Purpose	3 x 3 bedroom multiple dwellings in 2 x 2 storey buildings

The proposal can be viewed online for a two week period from **Friday, 29th April 2011** until **Friday, 13th May 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, 11th May 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=63418407

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.

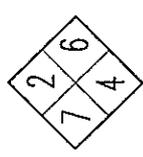
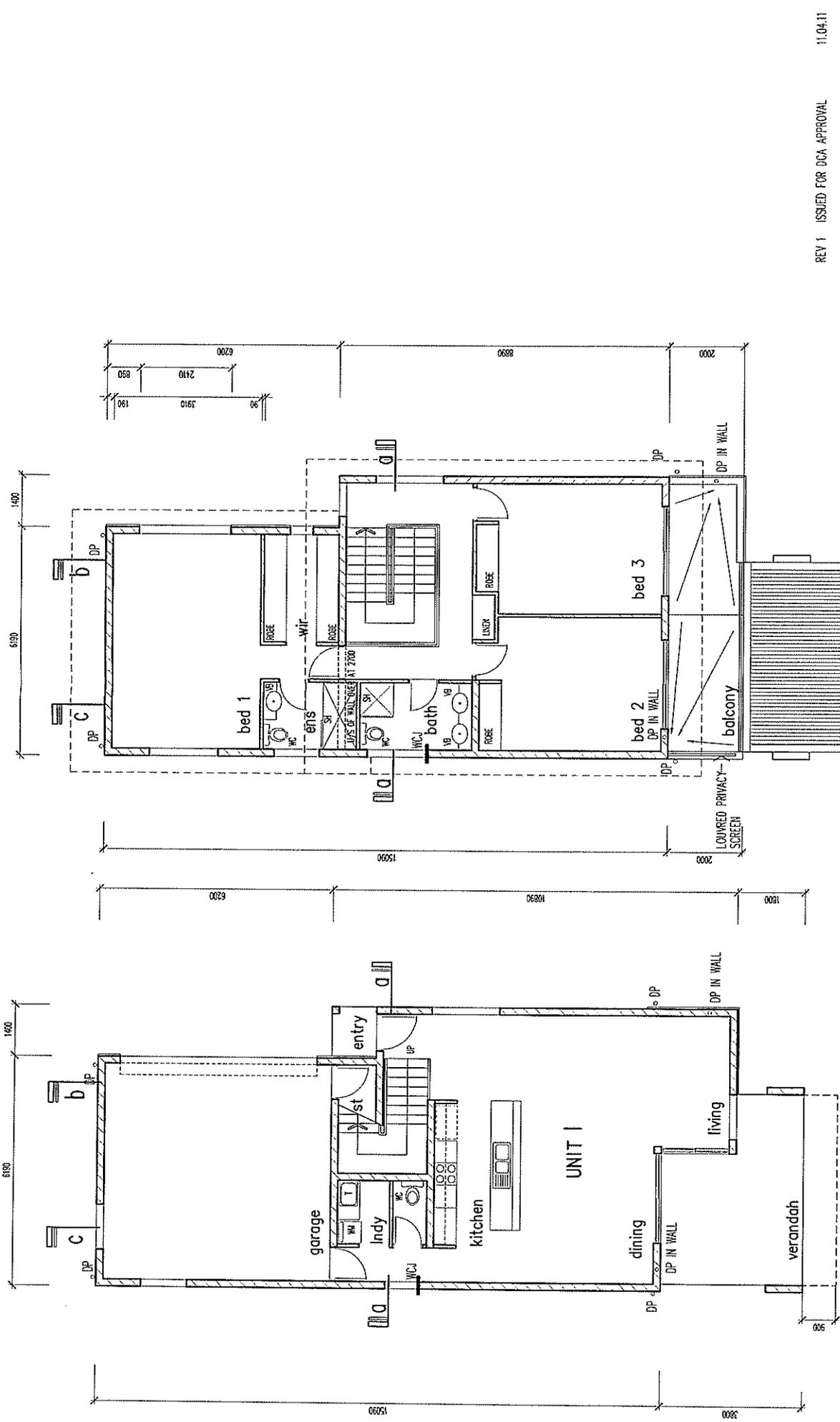
If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 13th May 2011** which is the closing date for public exhibition.

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

Yours faithfully

Fannie (Jackie) Sledge
Development Assessment Services

5 May 2011



c | b |
ground floor plan
SCALE 1 : 100

c | b |
first floor plan
SCALE 1 : 100

REV 1 ISSUED FOR DCA APPROVAL 11.04.11

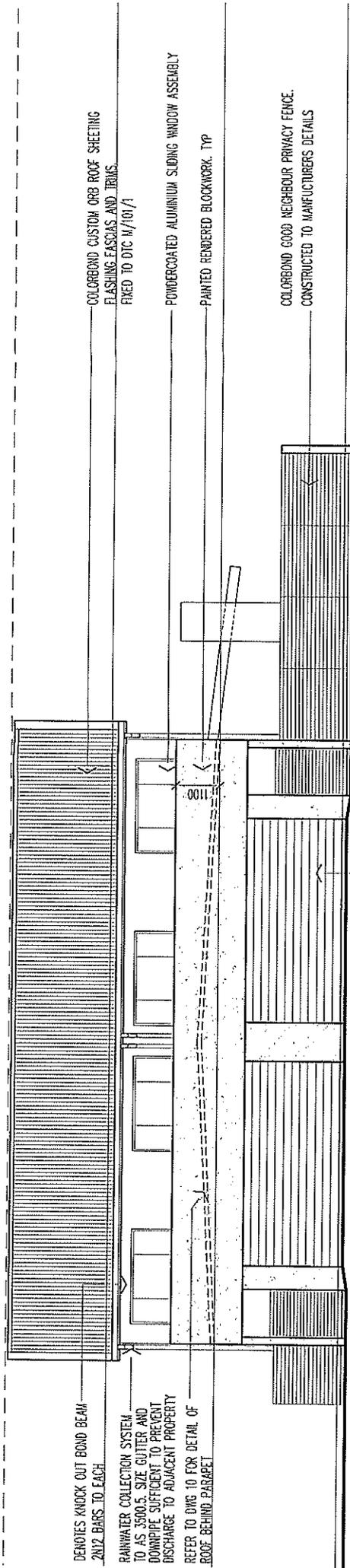


northern territory

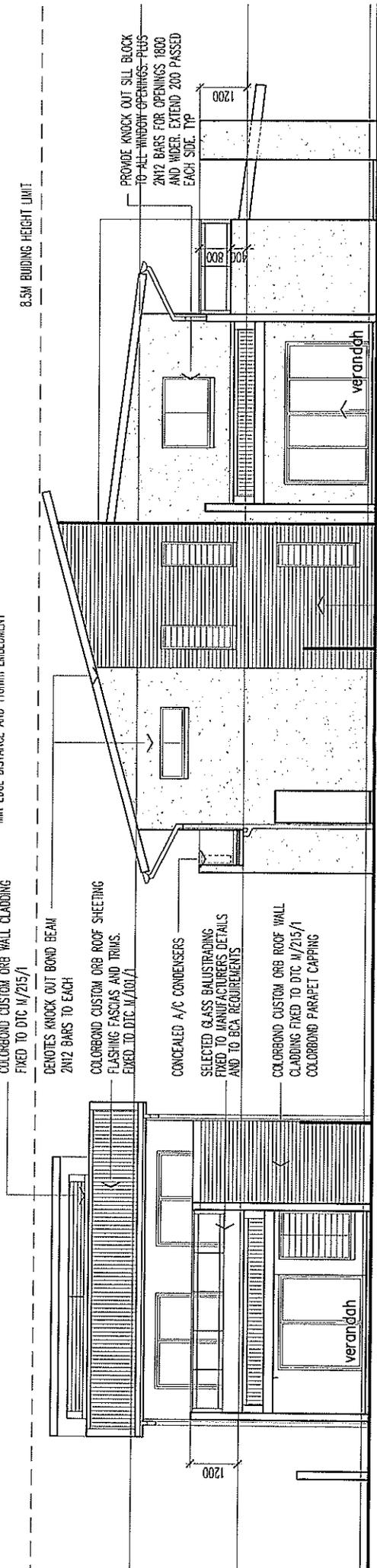
Measurement certificate of DBC • 4970 555 4970 4970
 MFC 5945 CRT • no 5102-703 • email: info@raw.com.au

LOT 4682 HICKORY STREET NIGHTCLIFF
 PAR 8 RES 58245

DATE: 07/03/11
 DRAWN: 0709-SK2
 162
 Builder to verify all dimensions on site prior to construction



elevation 1
SCALE 1 : 100



elevation 2
SCALE 1 : 100

REV 1 ISSUED FOR DCA APPROVAL 11.04.11



northern territory

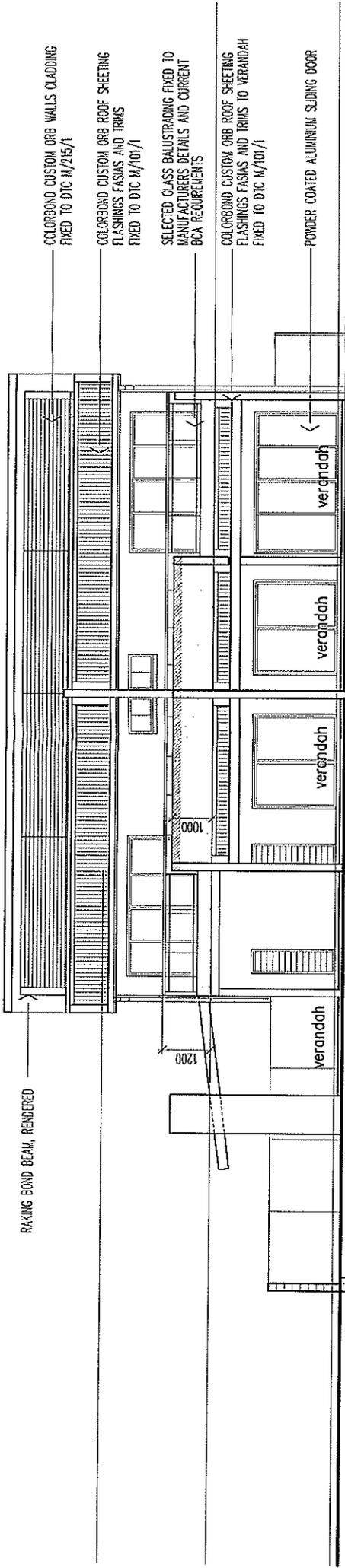
4 Goodricke Street Darwin NT 0808
 PO Box 2525 Darwin NT 0801
 LIC 5546 0711 • mob 041827211 • mail raw@raw.com.au

LOT 4682 HICKORY STREET NIGHTCLIFF
 IR 3 VES 582/5

DCA AP 1011 13/11/10
 5/5 15/03/10
 0709-SK5

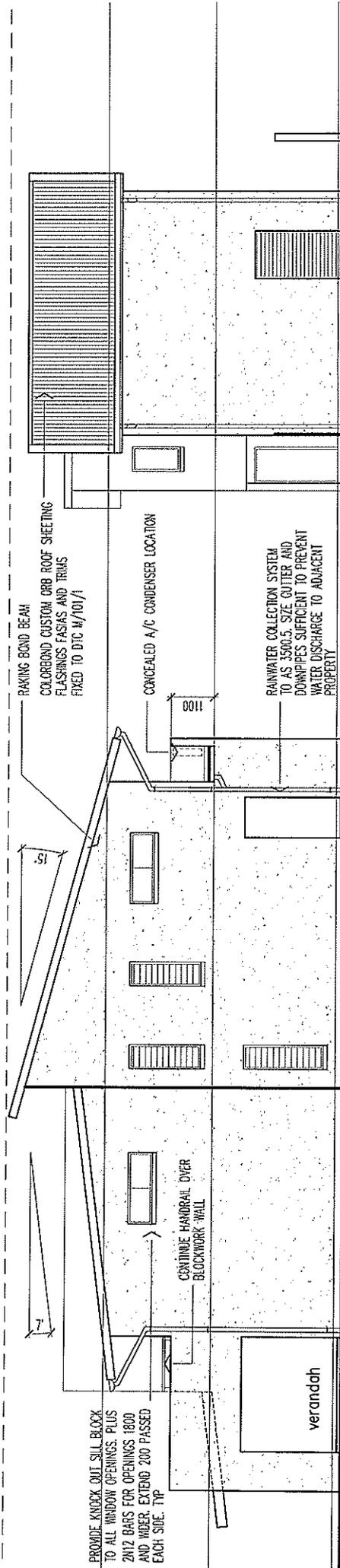
163

builder to verify all dimensions on-site prior to construction



elevation 3

SCALE 1 : 100



elevation 4

SCALE 1 : 100

REV 1 ISSUED FOR DCA APPROVAL 11.04.11



northern Territory

14 Goodwin Street, Darwin, NT 0810 • Phone 08931 3333 • Fax 08931 3334 • Email info@raw.com.au

LOT 4682 HICKORY STREET NIGHTCLIFF DARWIN NT 0810

DATE 07.04.11 DRAWN BY 0709-SK6

Builder to verify all dimensions on site prior to construction.

PAINTED RENDER BLOCKWORK
COLORBOND CUSTOM ORB WALL CLADDING
FIXED TO DTC M/215/1

DENOTES RAKING BOND BEAM

COLORBOND CUSTOM ORB WALL CLADDING
FIXED TO DTC M/215/1

COLORBOND GOOD NEIGHBOUR
PRIVACY FENCE

COLORBOND ROLLER DOOR FIXED TO DTC M/406/5
FIXED TO REINFORCED BLOCKWORK WITH 2M12 CHEM
ANCHORS AT 200mm CTS EACH SIDE WITH 90mm
MIN EDGE DISTANCE AND 110mm EMBEDMENT

PROVIDE KNOCK OUT SILL BLOCK
TO ALL WINDOW OPENINGS. PLUS
2M12 BARS FOR OPENINGS 1800
AND WIDER. EXTEND 200 PASSED
EACH SIDE. TYP

elevation 5

SCALE 1 : 100

8.5M HEIGHT LIMIT

8.5M BUILDING HEIGHT LIMIT

DENOTES RAKING BOND BEAM

FROSTED GLASS TO FIRST FLOOR
WINDOWS. TYP

SIRACO SIRAFLO LOUVERED PRIVACY
INSTALLED TO MANUFACTURERS DETAILS

PROVIDE KNOCK OUT SILL BLOCK
TO ALL WINDOW OPENINGS. PLUS
2M12 BARS FOR OPENINGS 1800
AND WIDER. EXTEND 200 PASSED
EACH SIDE. TYP

COLORBOND GOOD NEIGHBOUR
PRIVACY FENCE

elevation 6

SCALE 1 : 100

REV 1 ISSUED FOR DCA APPROVAL 11.04.11



northern territory

Site address: 4682/1000, 4/0800, 4/0800, 4/0800, 4/0800, 4/0800
4/0800, 4/0800, 4/0800, 4/0800, 4/0800, 4/0800, 4/0800, 4/0800, 4/0800, 4/0800

LOT 4682 HICKORY STREET
NIGHTCLIFF

REF 2/165 95X19

DATE: 11.04.11
JOB NO: 0709-SK7

165

builder to verify all dimensions on site prior to construction

Please quote: 1996982 CR:fh
Your reference: PA2011/0259

4 May 2011

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

Dear Doug

Parcel Description: Lot 4991 (36) Gardens Hill Crescent Town of Darwin
Proposed Development: 35m high telecommunications tower with associated antennas and equipment shelters

Thank you for the Development Application referred to this office 21 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:**

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 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 Kate Large



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: PA2011/0259

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 4991 Town of Darwin
Road/Street	36 GARDENS HILL CRES
Town Plan Zone	SC (Service Commercial)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Fortbliss Pty Limited
Applicant	Mrs Kate Large
Contact Number	6807
Purpose	35 m high telecommunications facility with associated antennas and equipment shelters

The proposal can be viewed online for a two week period from **Friday, 22nd April 2011** until **Friday, 6th May 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, 4th May 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=63300929

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, 6th May 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

21 April 2011

1. SITE ADDRESS

36 GARDEN HILLS CRESCENT
THE GARDENS
NT 0820

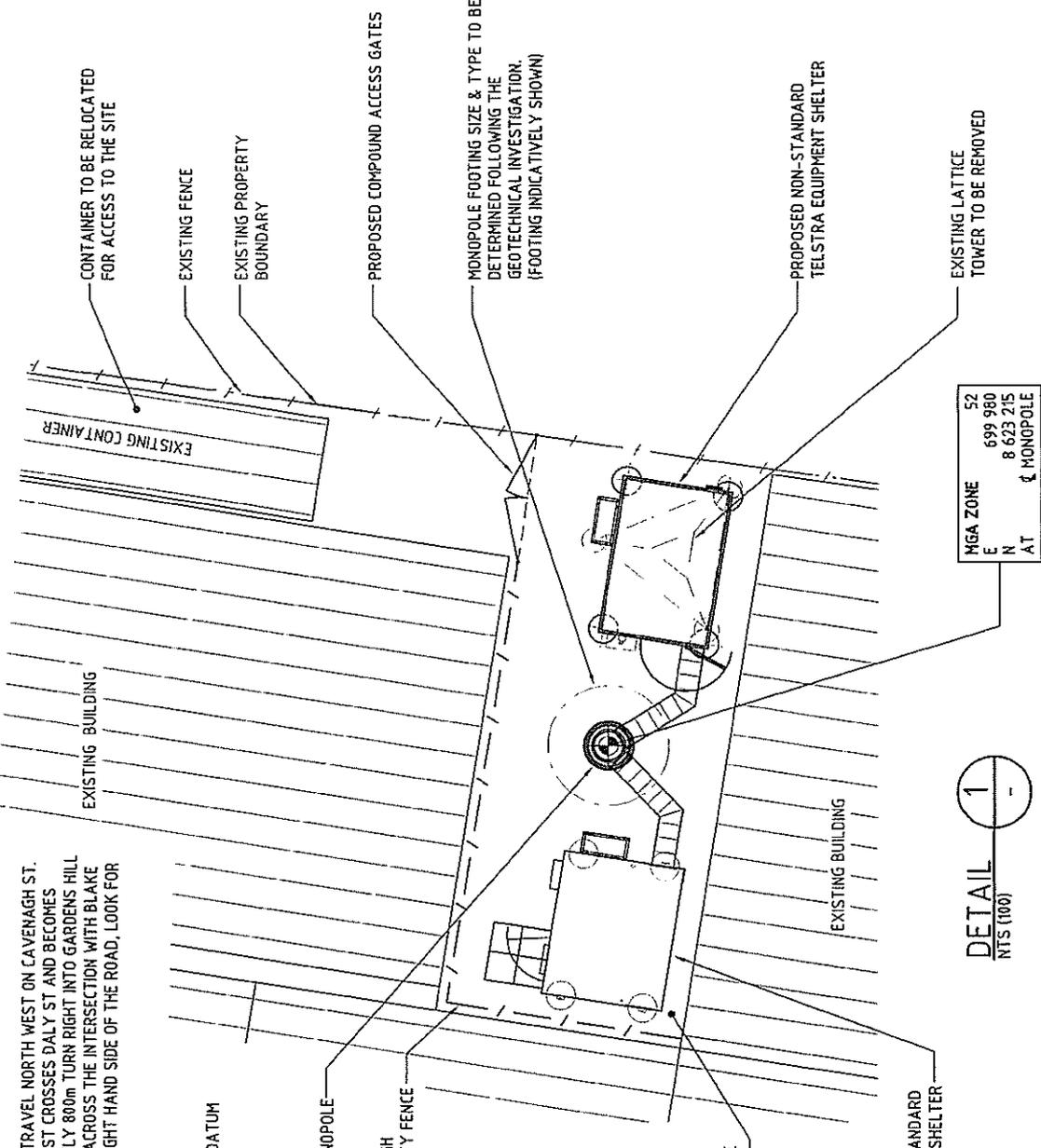
2. SITE ACCESS

FROM THE CENTRE OF DARWIN CITY TRAVEL NORTH WEST ON CAVENAGH ST. CONTINUE STRAIGHT AS CAVENAGH ST CROSSES DALY ST AND BECOMES GARDENS RD. AFTER APPROXIMATELY 800m TURN RIGHT INTO GARDENS HILL CRES. FOLLOW GARDENS HILL CRES ACROSS THE INTERSECTION WITH BLAKE ST. THE SITE IS LOCATED ON THE RIGHT HAND SIDE OF THE ROAD, LOOK FOR THE 4 EXISTING LATTICE TOWERS.

3. GEODETIC INFORMATION

-BASED UPON AUSTRALIAN GDA94 DATUM
-GPS COORDINATE ACCURACY: ±5m

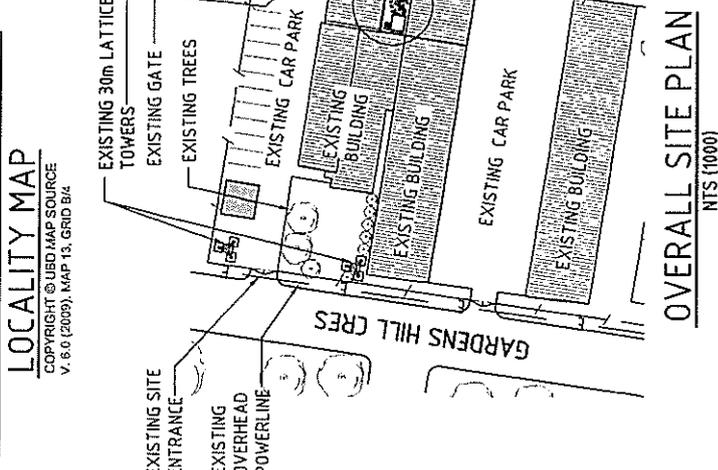
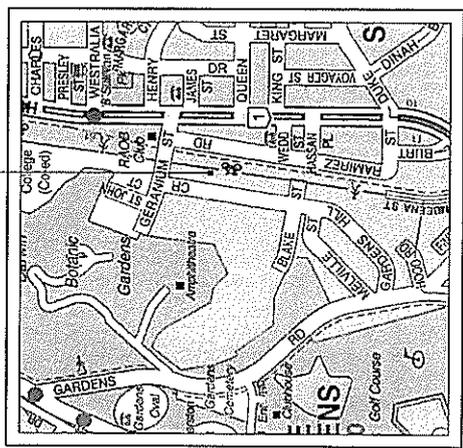
NOTE:
THIS DRAWING IS DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. DIMENSIONS, COORDINATES, AND LEVELS SHOWN ARE NOMINAL AND SUBJECT TO CONFIRMATION BY SURVEYOR.



MGA ZONE	52
E	699 980
N	8 623 215
AT	± MONOPOLE

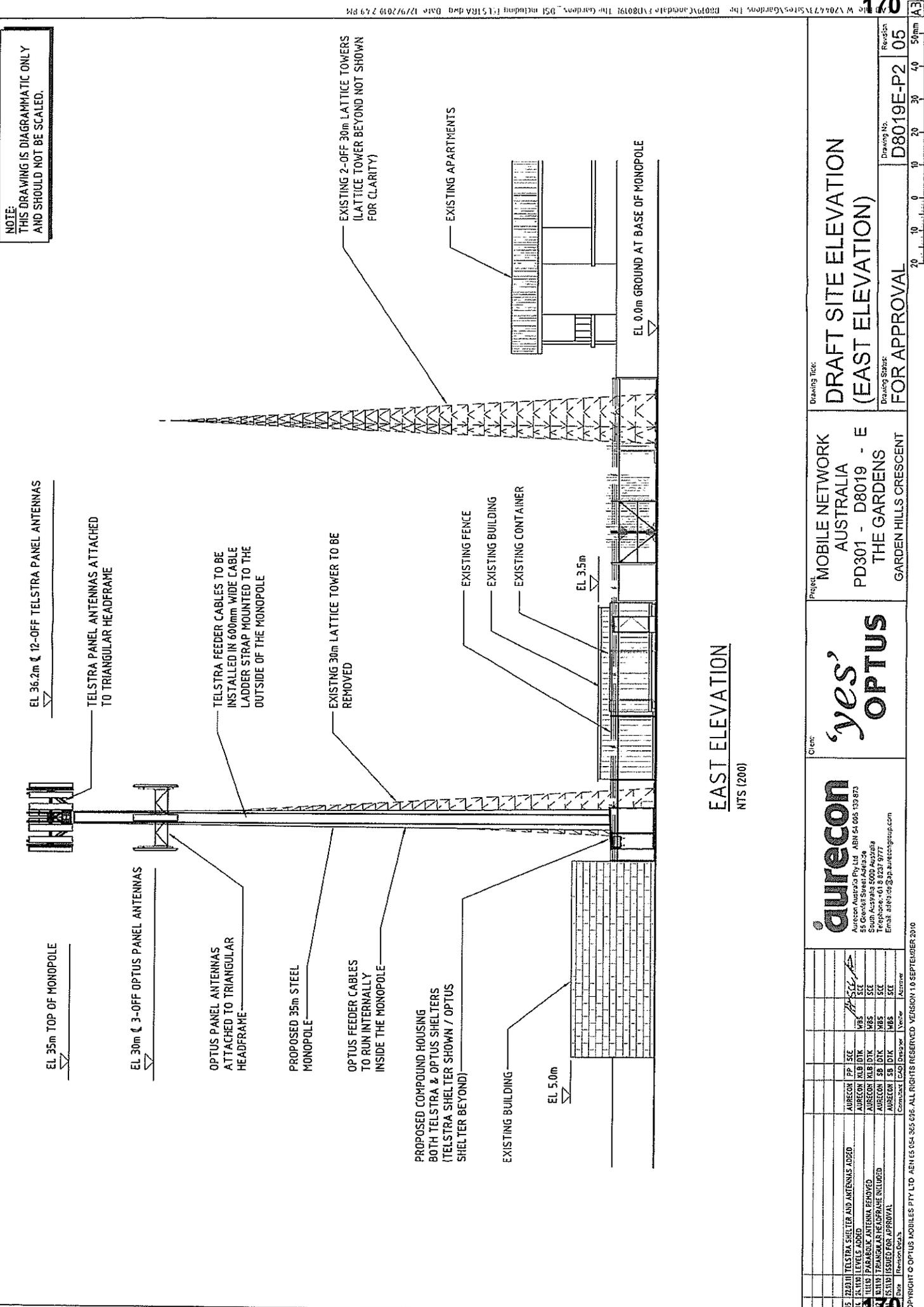


PROPOSED OPTUS BASE STATION



<p>Client: Optus Optus Australia Pty Ltd 45 Collins Street, Level 14, 1005 100 873 South Australia 5000 Australia Telephone: +61 8 8237 9777 Email: adefside@op.aurecongroup.com</p>		<p>Project: MOBILE NETWORK AUSTRALIA PD301 - D8019 - E THE GARDENS GARDEN HILLS CRESCENT</p>	
<p>Drawing Title: DRAFT SITE LAYOUT</p>		<p>Drawing No.: D8019E-P1 05</p>	
<p>Revision: 05</p>		<p>Scale: 20 10 0 10 20 30 40 50mm</p>	
<p>FOR APPROVAL</p>		<p>DATE: 19 SEPTEMBER 2010</p>	

NOTE:
THIS DRAWING IS DIAGRAMMATIC ONLY
AND SHOULD NOT BE SCALED.



EAST ELEVATION
NTS (200)

Project: **MOBILE NETWORK AUSTRALIA PD301 - D8019 - E THE GARDENS GARDEN HILLS CRESCENT**

Drafting Title: **DRAFT SITE ELEVATION (EAST ELEVATION)**

Drawing No: **D8019E-P2**

Revision: **05**

FOR APPROVAL

Client: **'yes' OPTUS**

Address: **Aurecon Australia Pty Ltd ABN 54 005 139 873 South Australia 5002 Australia Telephone: +61 8 8237 9777 Email: ahh@optus.com.au**

Date	Revision Details	Checked	Approved
05/12/2011	TELSTRA SHELTER AND ANTENNAS ADDED		
06/01/2012	LEVELS ADDED		
06/01/2012	PARABOLIC ANTENNA REMOVED		
06/01/2012	TRIANGULAR HEADFRAME INCLUDED		
15/11/12	ISSUED FOR APPROVAL		

Date	Revision Details	Checked	Approved



MGA ZONE 52
 E 699 980
 N 8 623 215
 AT 1 MONOPOLE

PROPOSED 2.4m HIGH SECURITY FENCE

MONOPOLE FOOTING SIZE & TYPE TO BE CONFIRMED BY GEOTECHNICAL INVESTIGATION. (FOOTING INDICATIVELY SHOWN)

OPTUS NON-STANDARD CYCLONIC RATED PHASE 8.0 EQUIPMENT SHELTER. COLORBOND COLOUR 'PAPERBARK'

SECTOR 3 (330°)

SECTOR 1 (90°)

SECTOR 2 (210°)

OVERALL DIMENSION 5100

OPTUS LEASE AREA 7700
 OVERALL DIMENSION 12200

NOTE THAT ACCESS TO THE OPTUS SHELTER IS TO BE ACROSS THE TELSTRA LEASE AREA.

3m WIDE ACCESS GATES, BOTH OPTUS & TELSTRA PADLOCKS TO BE INSTALLED ON GATE

NOTE:
 THIS DRAWING IS DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. DIMENSIONS, COORDINATES, AND LEVELS SHOWN ARE NOMINAL AND SUBJECT TO CONFIRMATION BY SURVEYOR.

NOTE:-
 1. ACCESS TO THE OPTUS SITE TO BE ACROSS THE TELSTRA LEASE AREA. ACCESS NOT TO BE BLOCKED.
 2. TELSTRA DETAILS NOT SHOWN FOR CLARITY, REFER TO DRAWING D8019E-P5 FOR TELSTRA DETAILS
 3. ALL DIMENSIONS TO BE CONFIRMED BY SITE SURVEY.

PLAN VIEW (OPTUS INSTALLATION)
 NTS (50)

<p>Project: MOBILE NETWORK AUSTRALIA PD301 - D8019 - E THE GARDENS</p>		<p>Drawing Title: DRAFT SITE LAYOUT OPTUS SITE</p>	
<p>Client: Optus</p>		<p>Drawing No.: D8019E-P4</p>	
<p>Client: aurecon Aurecon Australia Pty Ltd ABN 65 005 155 873 55 Grenfell Street Adelaide South Australia 5000 Australia Email: adelaide@aurecongroup.com</p>		<p>Revision: 01</p>	
<p>Issue: ISSUED FOR APPROVAL</p>		<p>FOR APPROVAL</p>	
<p>Scale: 1:50</p>		<p>Revision: 01</p>	
<p>Author: [Signature]</p>		<p>Scale: 0 10 20 30 40 50mm</p>	
<p>Checked: [Signature]</p>		<p>Scale: 0 10 20 30 40 50mm</p>	
<p>Drawn: [Signature]</p>		<p>Scale: 0 10 20 30 40 50mm</p>	
<p>Approved: [Signature]</p>		<p>Scale: 0 10 20 30 40 50mm</p>	



MGA ZONE 52
 E 699 980
 N 8 623 215
 AT 6 MONOPOLE

MONOPOLE FOOTING SIZE & TYPE TO BE CONFIRMED BY GEOTECHNICAL INVESTIGATION. (FOOTING INDICATIVELY SHOWN)

PROPOSED 2.4m HIGH SECURITY FENCE

NOTE THAT ACCESS TO THE OPTUS SHELTER IS TO BE ACROSS THE TELSTRA LEASE AREA.

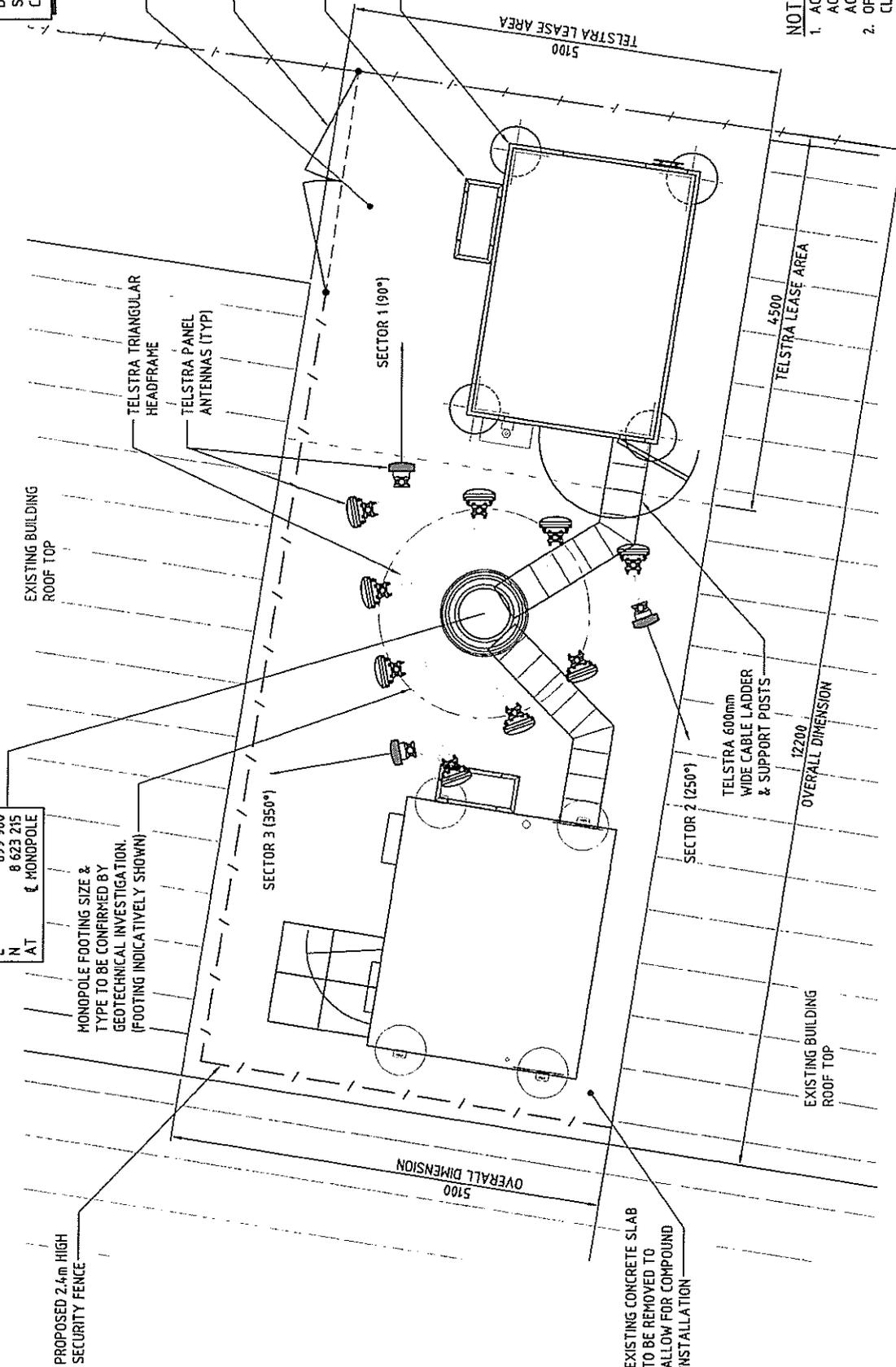
3m WIDE ACCESS GATES, BOTH OPTUS & TELSTRA PADLOCKS TO BE INSTALLED ON GATE

TELSTRA EQUIPMENT SHELTER TO HAVE SPLIT SYSTEM A/C UNITS

TELSTRA NON-STANDARD CYCLONIC RATED MK 3.2 EQUIPMENT SHELTER. COLORBOND COLOUR 'PAPERBARK'

NOTE:-

1. ACCESS TO THE OPTUS SITE TO BE ACROSS THE TELSTRA LEASE AREA. ACCESS NOT TO BE BLOCKED.
2. OPTUS DETAILS NOT SHOWN FOR CLARITY, REFER TO DRAWING D8019E-P4 FOR OPTUS DETAILS
3. ALL DIMENSIONS TO BE CONFIRMED BY SITE SURVEY.



PLAN VIEW (TELSTRA INSTALLATION)
 NTS (50)

<p>aurecon Aurecon Australia Pty Ltd ABN 54 026 139 873 55 Grenfell Street Adelaide South Australia 5000 Australia Telephone +61 8 8237 9777 Email: ade.ade@p.aurecongroup.com</p>	<p>Client:</p> <p>'yes' OPTUS</p>	<p>Project:</p> <p>MOBILE NETWORK AUSTRALIA PD301 - D8019 - E THE GARDENS GARDEN HILLS CRESCENT</p>	<p>Drawing Title:</p> <p>DRAFT SITE LAYOUT TELSTRA SITE FOR APPROVAL</p>
	<p>Author:</p> <p>Checked:</p> <p>Drawn:</p> <p>Verified:</p> <p>Approved:</p>	<p>Drawing No:</p> <p>D8019E-P5</p>	<p>Revision:</p> <p>01</p>

Please quote: 2005387 CR:fh
Your reference: PA2011/0300

27 May 2011

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

Dear Doug

Parcel Description: Lots 5106 & 5107 (17) & (21) Rosewood Crescent Town of Sanderson
Proposed Development: Verandah addition to an existing multiple dwelling with a reduced side setback

Thank you for the Development Application referred to this office 11 May 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 dispose

.../2

-2-

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. The open down pipe indicated on Sheet 3/4 of Job # D367 is in conflict with this requirement and thus Council requires amended plans demonstrating adequate stormwater management.

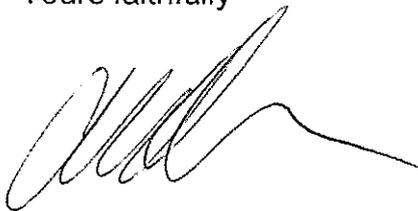
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the Director Technical Services, Darwin City Council.

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.

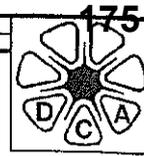
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

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: PA2011/0300

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 05106 Town of Sanderson
Road/Street	17 ROSEWOOD CRES
Town Plan Zone	MD (Multiple Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	The Proprietors Unit Plan 24/82

Parcel Description	Lot 05107 Town of Sanderson
Road/Street	21 ROSEWOOD CRES
Town Plan Zone	MD ()
Tenure Type	
Land Owners	

Applicant	Mrs Kylie Cordingley
Contact Number	8947 3040
Purpose	Verandah additions to an existing multiple dwelling with a reduced side setback

The proposal can be viewed online for a two week period from **Friday, 13th May 2011** until **Friday, 27th May 2011** at:

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

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 27th May 2011**. Please note that comments received after the closing date may not be able to be considered by the Authority.

If you have access to ILIS please enter your submission online at:

https://www.ilis.nt.gov.au/ilis/12?pageId=planning.application&ilis_entity_id=63563668

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, 27th May 2011** which is the closing date for public exhibition.

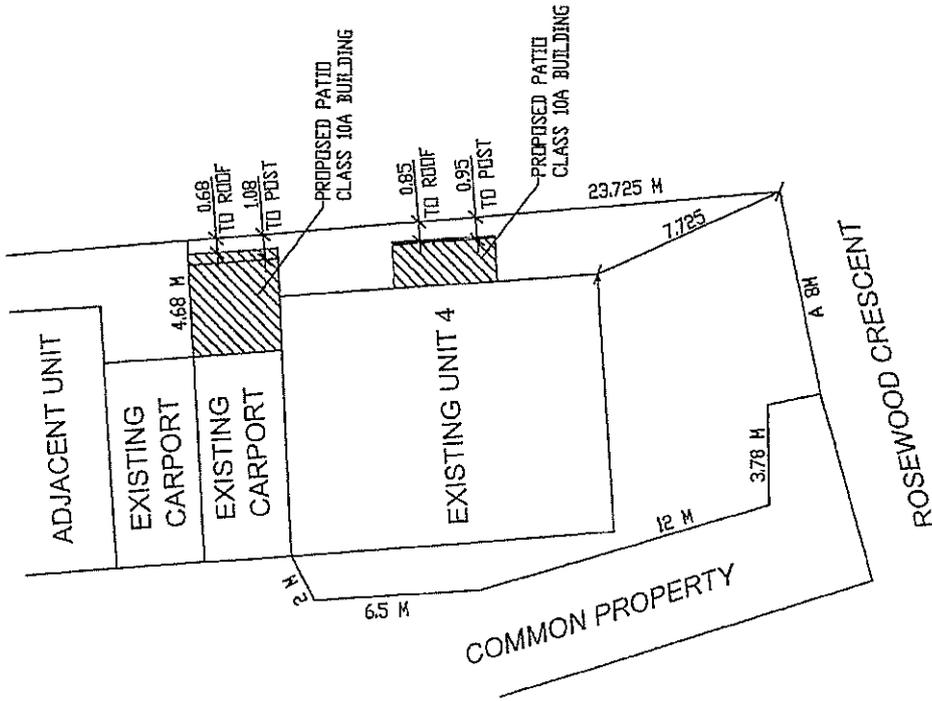
Should you require further information on this proposal please contact me on 8999 6807.

Yours faithfully

Tom Cannon
Development Assessment Services

11 May 2011

Attach.



SITE PLAN
1:200

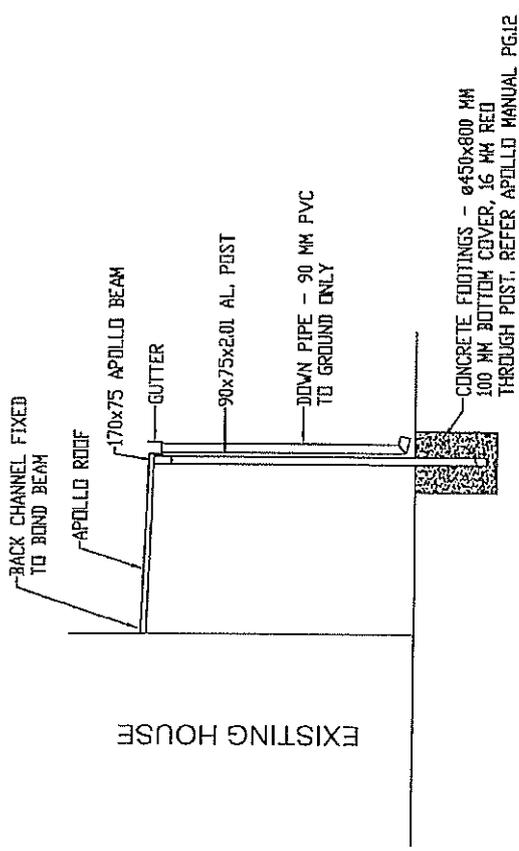
Patico World NT REG. NO. 46360CR © COPYRIGHT 2010 Patico World	Patico World Head Office: 39 Cannon St. Cairns, Qld 4870 Ph (07) 4032166 SCALE @ A3: 1:100 (unless otherwise shown)		PROPOSED PATIOS FOR CAROLYN BRANFORD 4/17 ROSEWOOD CRESCENT LEANYER NT 0812		177 REV. A
	CONSULTANT: DC	DESIGN WIND SPEED: 70 m/s Vr - V500 to AS1170.2	LOT No. CR	DATE: 13-12-2010	JOB NO.: D367
DRAWN BY: CR	LOC: 685	REV. DATE: 04-05-2011			
SHEET: 1 OF 4					

APOLLO ROOF PANEL
 0.42 GS50 FIXED WITH 12-14x20 TEK
 SCREWS WITH NEQ. CYCLONE WASHERS

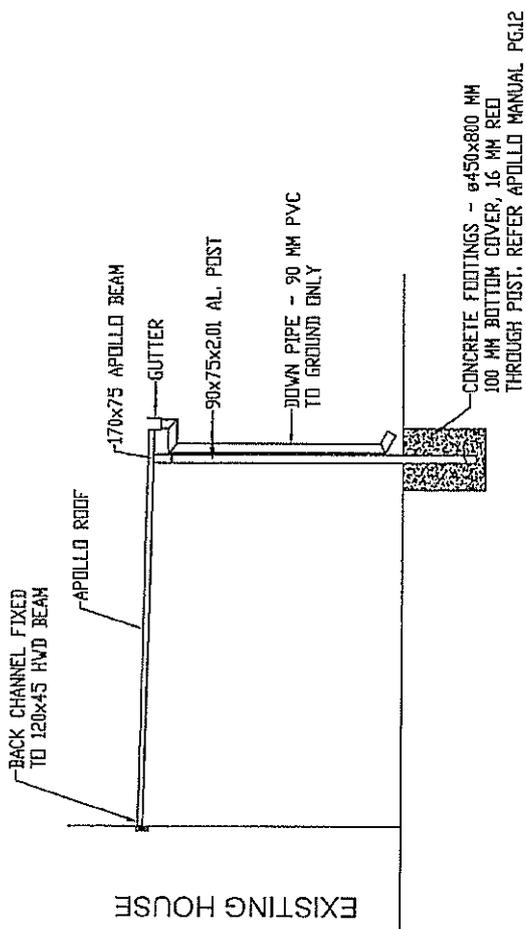
[Signature]

APOLLO BEAM

ROOF FIXING DETAIL
 NTS



TYPICAL SECTION (ROOF 1)
 1:50



TYPICAL SECTION (ROOF 2)
 1:50



PATIO WORLD NT

REG. NO. 46360CR
 © COPYRIGHT 2010 Patio World

Patio World Head Office:
 39 Cannon St
 Cairns, Qld 4870
 Ph (07) 40321166
 SCALE @ A3: 1:100
 (unless otherwise shown)

PROPOSED PATIOS FOR
CAROLYN BRANFORD
4/17 ROSEWOOD CRESCENT
LEANYER NT 0812

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

CONSULTANT: DC	LOT No. 5106	DATE: 13-12-2010	JOB NO.: D367
DRAWN BY: CR	LOC: 685	REV. DATE: 04-05-2011	REV: A
SHEET: 3 OF 4			

Please quote: 2000549 CR:fh
Your reference: PA2011/0281

4 May 2011

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

Dear Doug

Parcel Description: Lot 6742 (21) Villaflor Crescent Town of Darwin
Proposed Development: Unit Title Subdivision

Thank you for the Subdivision Application referred to this office 29 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 dispose of it into Council's stormwater drainage system. It is

.../2

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 Warwick Bryant

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: PA2011/0281

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

Dear Sir or Madam,

Proposed Subdivision Application

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

Parcel Description	Lot 6742 Town of Darwin
Road/Street	21 VILLAFLORES CRES
Town Plan Zone	MD (Multiple Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	de Jesus Augusto, Kylie Jayne de Jesus, Paulo Jorge Palma

Applicant	Mr Warwick Bryant
Contact Number	08 89447888
Purpose	Unit Title Subdivision

The proposal can be viewed online for a two week period from **Friday, 22nd April 2011** until **Friday, 6th May 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, 4th May 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=63424683

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.

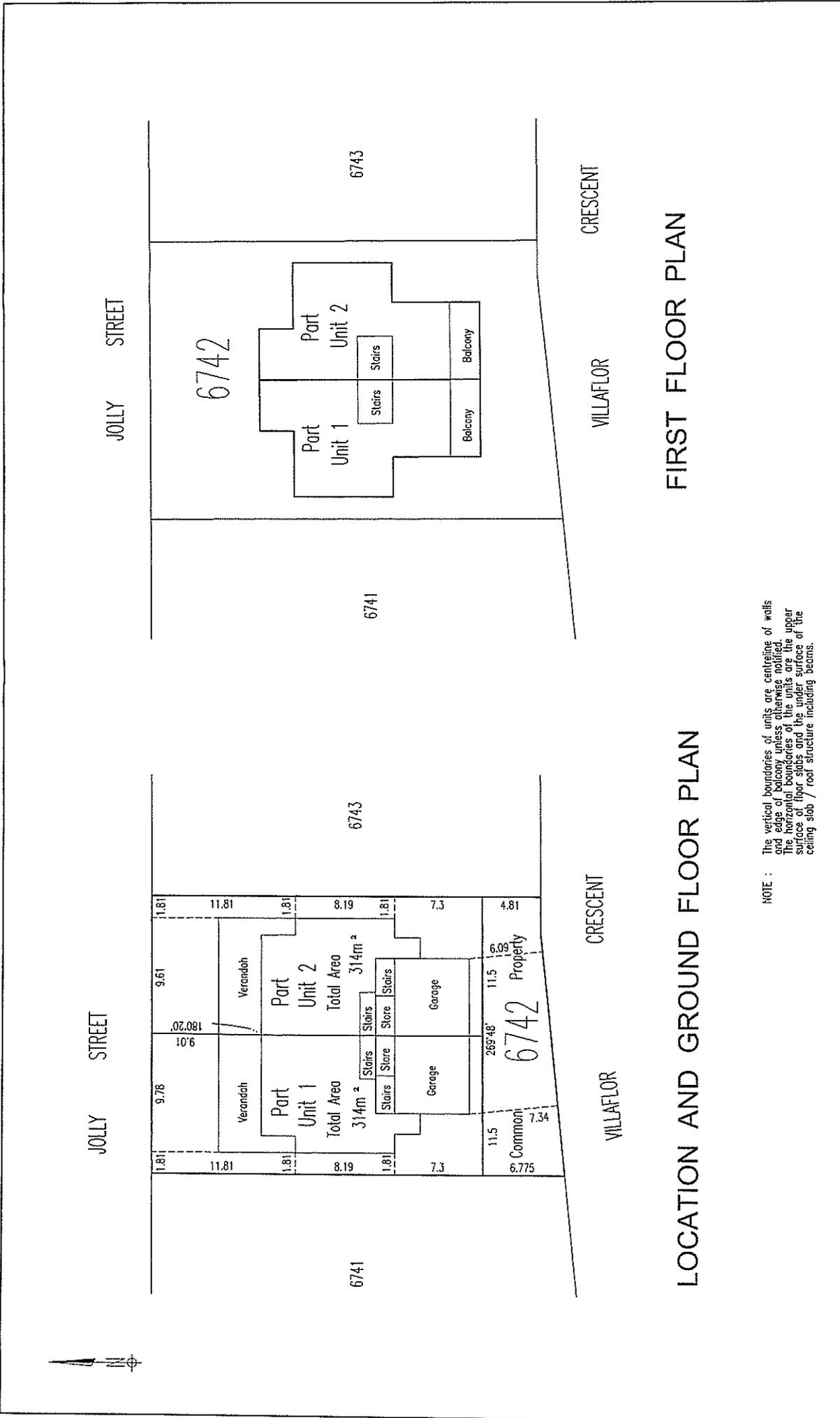
If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 6th May 2011** which is the closing date for public exhibition.

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

Yours faithfully

Fannie (Jackie) Sledge
Development Assessment Services

29 April 2011



FIRST FLOOR PLAN

LOCATION AND GROUND FLOOR PLAN

NOTE : The vertical boundaries of units are centreline of walls and edge of balcony unless otherwise notified. The horizontal boundaries of the units are the upper surface of floor slabs and the under surface of the ceiling slab / roof structure including beams.

LICENSED SURVEYORS
FYFE JMA
 UNIT 2, 141 MITCHELL ST
 DARWIN
 GPO BOX 3072
 DARWIN NT 0801
 PHONE (08) 8944 7888
 FAX (08) 8944 7820
 EMAIL: fyfej@fyfe.com.au

CLIENT : BOA HOMES
 LEVEL DATUM : N/A
 CO-ORD DATUM : LOCAL
 SURVEYOR : P.G.B.
 DRAFTSMAN : A.E.F.
 CHECKED : P.G.B.

SCALE 1: 300

BSI MANAGEMENT SYSTEMS
 AS/NZS ISO 9001:2008

PROPOSED UNIT TITLES
OVER LOT 6742
TOWN OF DARWIN
 21 VILLAFLORES CRES., CITY VALLEY

PLAN No: 29041 / 02
 REV: 0

Please quote: 1998313 CR:fh
Your reference: PA2011/0282

13 May 2011

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

Dear Doug

Parcel Description: Lot 7141 (42) May Street Town of Darwin
Proposed Development: Verandah addition to an existing single dwelling with a reduced secondary front setback

Thank you for the Development Application referred to this office 27 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

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

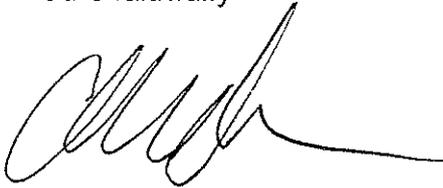
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- 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: Mrs Bronwyn Albanesi

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: PA2011/0282

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 7141 Town of Darwin
Road/Street	42 MAY ST
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Albanesi, Bronwyn Jane Albanesi, Robert
Applicant	Mrs Bronwyn Albanesi
Contact Number	0451819502
Purpose	Verandah addition to an existing single dwelling with a reduced secondary front setback

The proposal can be viewed online for a two week period from **Friday, 29th April 2011** until **Friday, 13th May 2011** at:

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

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 13th May 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=63429069

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.

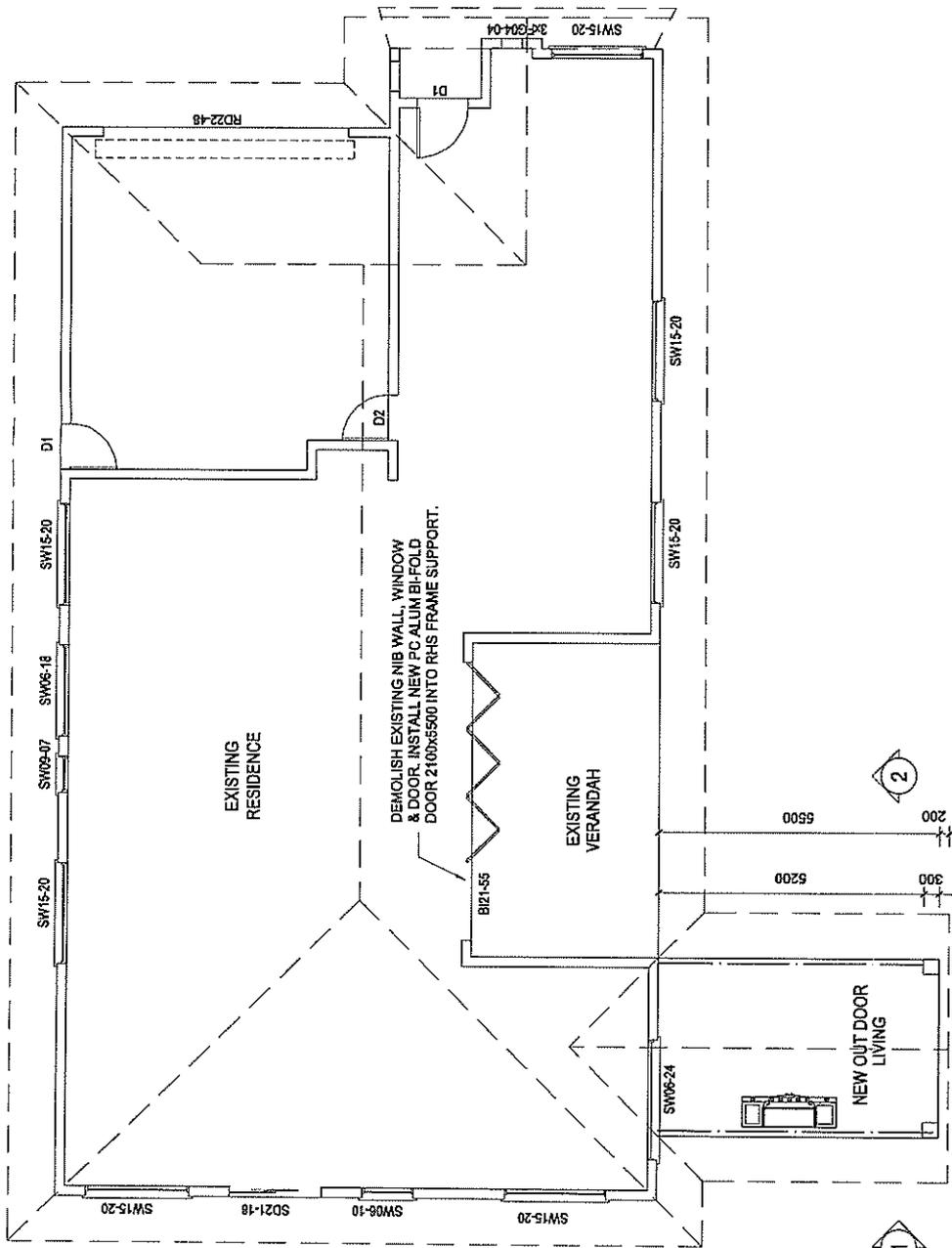
If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 13th May 2011** which is the closing date for public exhibition.

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

Yours faithfully

Fannie (Jackie) Sledge
Development Assessment Services

27 April 2011



FLOOR PLAN 1: 100

JOB No	DATE	19
NBD-00808	APR-2009	
SHEET No	DRAWN	E.W. ZAJC
S-2		

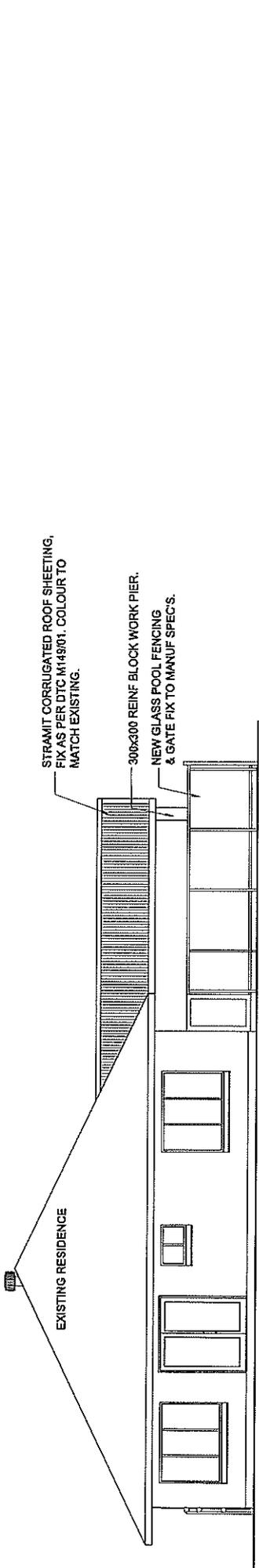
Confirm all dimensions on site prior to commencing works or manufacture

Copyright member of the
NORTHERN BUILDING DESIGNS
 P.O. Box 3844 Palmerston, N.T. 0831
 Building designers
 Australia
Phone: 0418 800 403
 email: nbd@designs@adam.com.au

PROJECT: **PROPOSED ADDITIONS**

AT: LOT 7141 MAY STREET, PARAP

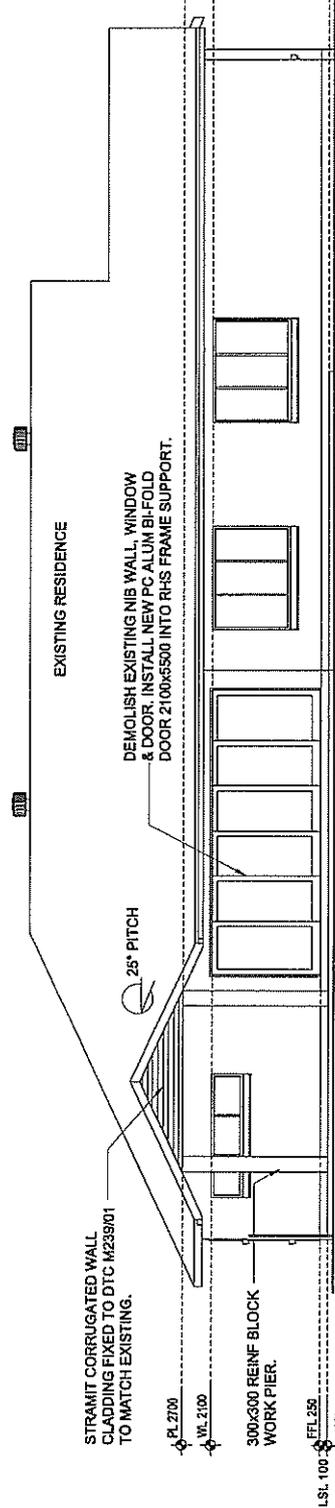




STRAMIT CORRUGATED ROOF SHEETING,
FIX AS PER DTC M148/01. COLOUR TO
MATCH EXISTING.

300x300 REINF BLOCK WORK PIER,
NEW GLASS POOL FENCING
& GATE FIX TO MANUF SPEC'S.

ELEVATION-1



EXISTING RESIDENCE

25° PITCH

STRAMIT CORRUGATED WALL
CLADDING FIXED TO DTC M2239/01
TO MATCH EXISTING.

300x300 REINF BLOCK
WORK PIER.

PL 27/00

WL 21/00

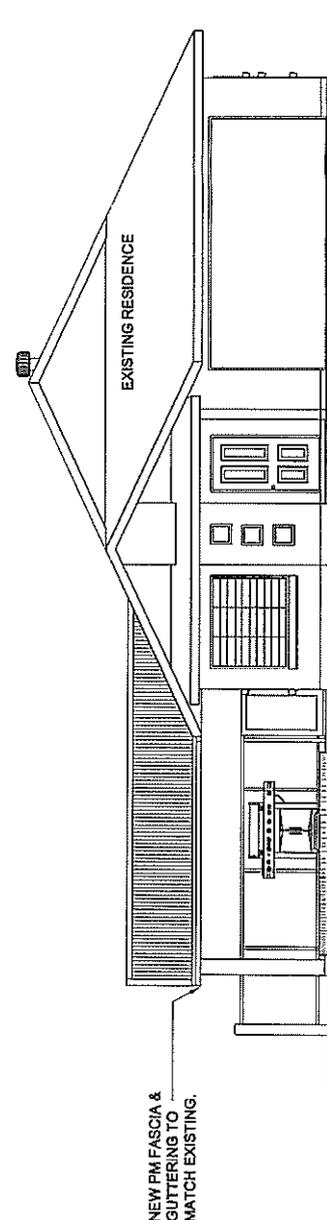
EFL 25/00

LSL 1/00

NGL

DEMOLISH EXISTING NIB WALL, WINDOW
& DOOR, INSTALL NEW PC ALUM BI-FOLD
DOOR 2100x6500 INTO RHS FRAME SUPPORT.

ELEVATION-2



EXISTING RESIDENCE

ELEVATION-3

NEW PM FASCIA &
GUTTERING TO
MATCH EXISTING.

Confirm all dimensions on site prior to commencing works or manufacture!

© Copyright
NORTHERN BUILDING DESIGNS
P.O. Box 3944 Palmerston, N.T. 0831
Phone: 0418 800 403
email: nbdesigns@adam.com.au



PROJECT: PROPOSED ADDITIONS

AT: LOT 7141 MAY STREET, PARAP

ELEVATIONS: 1: 100

JOB No	NBD-00808	DATE	19 APR-2014
SHEET No	S-3	DRAWN	E.W. ZAJC

Please quote: 1944491 CR:fh
Your reference: PA2011/0261

4 May 2011

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

Dear Doug

Parcel Description: Lot 7668 (3) Printer's Place, Lot 8036, Lot 3476 (2) Printers Place & Lot 7291 (7) Tiger Brennan Drive Town of Darwin
Proposed Development: Consolidation to create one lot.

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:**

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.

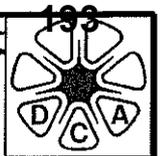
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Hans Vos



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: PA2011/0261

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 07668 Town of Darwin
Road/Street	3 PRINTERS PL
Town Plan Zone	CB (Central Business)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Nationwide News Pty Limited (ACN 008 438 828)

Parcel Description	Lot 08036 Town of Darwin
Road/Street	0
Town Plan Zone	(Central Business)
Tenure Type	
Land Owners	

Parcel Description	Lot 03476 Town of Darwin
Road/Street	2 PRINTERS PL
Town Plan Zone	CB (Central Business)
Tenure Type	
Land Owners	Nationwide News Pty. Ltd. (ACN 008 438 828)

Parcel Description	Lot 07291 Town of Darwin
Road/Street	7 TIGER BRENNAN DR
Town Plan Zone	CB (Central Business)
Tenure Type	
Land Owners	

Applicant	Mr Hans Vos
Contact Number	vos.seafox@gmail.com
Purpose	Consolidation to create one lot

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, 4th May 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=63305496

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

15 April 2011

Please quote: 1990973 CR:fh
Your reference: PA2011/0251

29 April 2011

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

Dear Doug

Parcel Description: Lot 7736 (31) Ruddick Circuit Town of Darwin
Proposed Development: 2 storey single dwelling with reduced private open space area from that required in Zone SD20 (Specific Use Darwin No 20)

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 comments:**

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

- a). **Council requests the Authority requires a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system.** The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to Council's drainage network.
- 1). The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.

.../2

- 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.
- 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 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: PA2011/0251

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 07736 Town of Darwin
Road/Street	31 RUDDICK CCT
Town Plan Zone	SD20 (Specific Use)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Ioannis Koukouvas Koukouvas, Antonios
Applicant	Mr Chris Lovewell
Contact Number	08 89419200
Purpose	2 storey single dwelling with reduced private open space area from that required in Zone SD20 (Specific Use Darwin No. 20)

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?pagelid=planning.application&ilis_entity_id=63276250

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

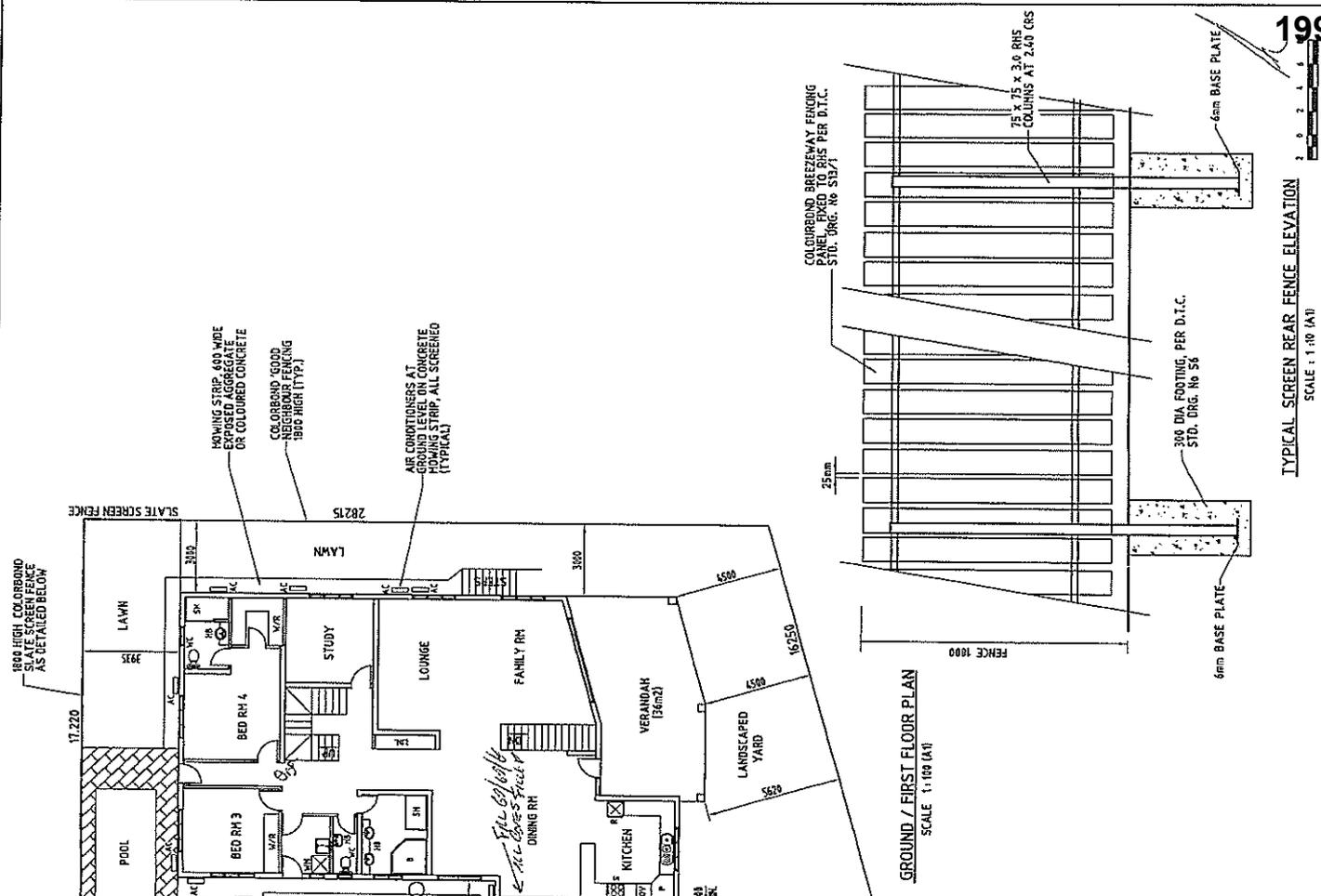
Only users who have been registered as belonging to a Service Authority can enter submissions. Please contact Planning if you require any users removed or added to this list.

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.

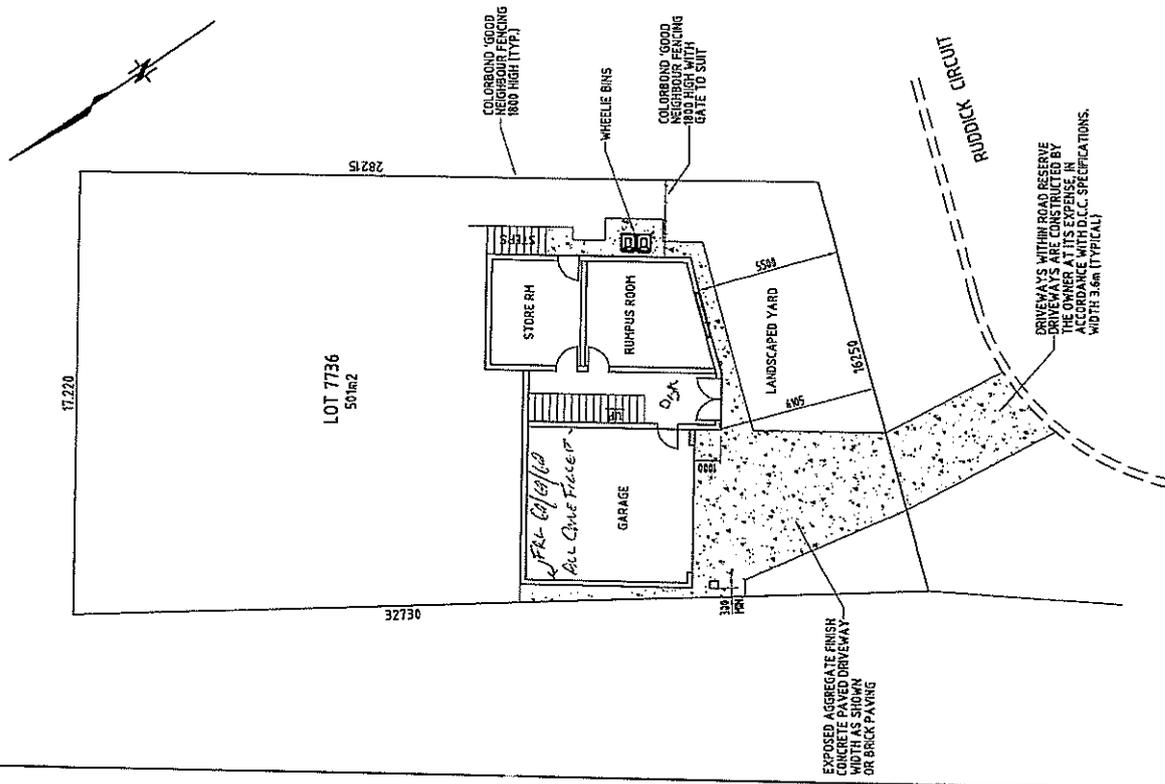
If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 29th April 2011** which is the closing date for public exhibition.

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

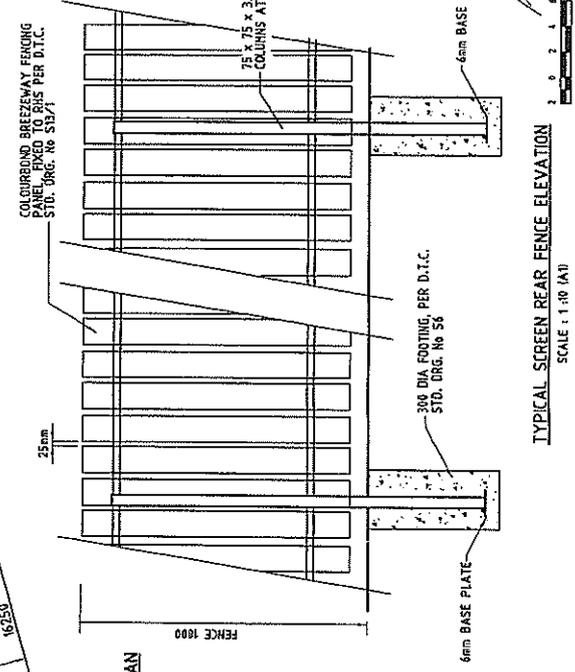
Yours faithfully



GROUND / FIRST FLOOR PLAN
SCALE 1:100 (A1)



BASEMENT FLOOR PLAN
SCALE 1:100 (A1)



TYPICAL SCREEN REAR FENCE ELEVATION
SCALE 1:1.80 (A1)

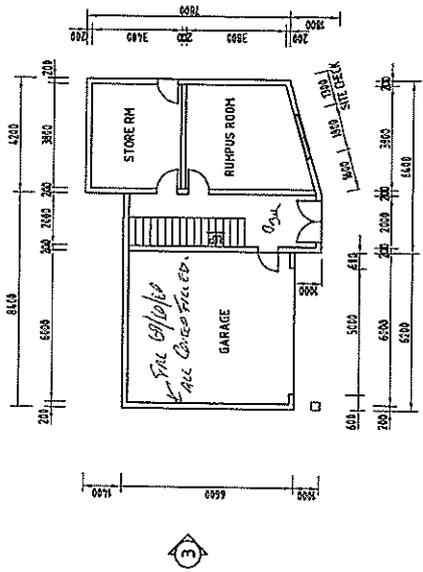
MAURICE KELLY AND ASSOCIATES Pty Ltd
CONSULTING ENGINEERS

19 HERBERTA CROSSING
BRISBANE, Q.T. 4010
Phone: 62 276 818
Fax: 62 422 085

CONCURRED.....
9.3.2011

AREAS

SITE AREA	501m ²
TOTAL FLOOR AREA	209.29m ²
ENCLOSED FLOOR AREA	316m ²
ENCLOSED CEILING AREA	297m ²
VERANDAH AREA	50m ²



SCHEDULE OF FINISHES & COLOURS

- EXTERIOR WALLS: 200 SERIES BLOCKWORK, RENDERED AND PAINTED - COLOUR DULUX 'HOG BRISTLE - A180'
- EXTERIOR FEATURE WALL: 200 SERIES BLOCKWORK, RENDERED AND PAINTED - COLOUR DULUX 'STONE - C12'
- METAL ROOFING: CUSTOM ORB ROOFING OVER INSULATION - 'COLORBOND SURF HUST'
- 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: DULUX 'STONE - C12'
- GARAGE DOOR: 'COLORBOND STONE - C12'

LEGEND

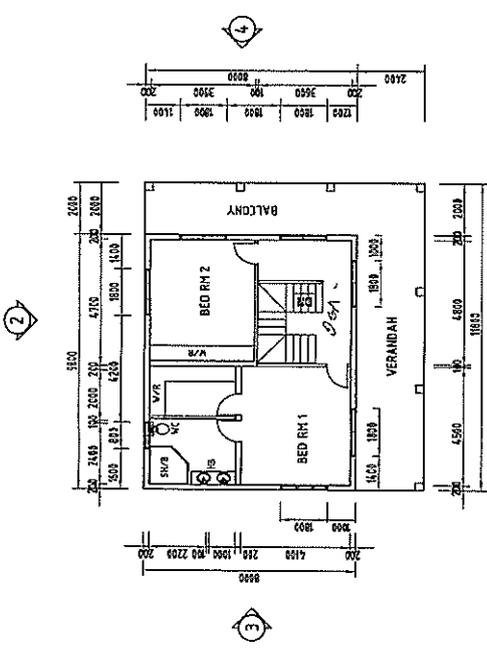
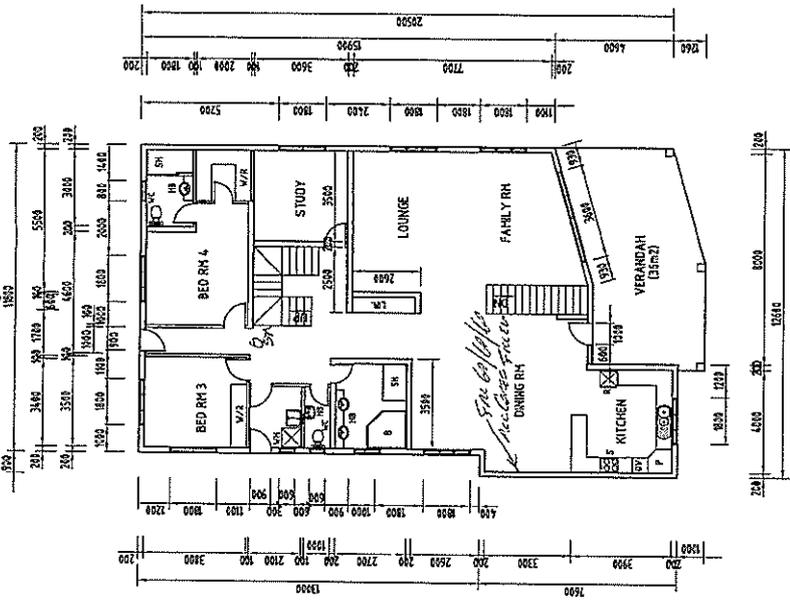
- ⊙ ELECTRICALLY WIRED
 - ⊙ SHOCK ALARM (TYP.)
 - EXHAUST FANS PROVIDE TO BATHROOM, W.C. AND ENSUITE.
- NOTE: PROVIDE DOORS WITH LIFT OFF HINGES TO W.C. & ENSUITE

3000 SOLARARY 60x60 WATER HEATED FLOOR PER D.C. STD DRG. W/203/79/20 & W/207/71

WATERPROOF SHOWERS IN ACCORDANCE WITH BCA PT 3-B.1

PROVIDE SHOWER SCREENS IN ACCORDANCE WITH AS1288.

AIRCONDITIONING
ANY AIRCONDITIONING UNITS INSTALLED TO BE SPLIT SYSTEM UNITS, WITH COMPRESSORS FIXED TO CONCRETE SLABS AT GROUND LEVEL. ALL PIPEWORK TO BE RUN VERTICALLY IN THE WALLS OF THE BUILDING



GENERAL NOTES

- CEILING FANS TO BE PROVIDED TO ALL HABITABLE ROOMS.
- MISSAIC 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.
- GROUND POISONING TO ALL AREAS BENEATH CONCRETE SLABS AND FOOTINGS TO AS3650.1 WITH AN ENGINEERED SLAB. PROVIDE 300 WIDE BY 50mm DEEP CONCRETE POWING STRIP OVER ALL 'PART B' TREATMENTS.
- 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.
- PROVIDE CLOTHES DRYING FACILITIES.
- Intentionally see Sample Plans.*

MAURICE KELLY AND ASSOCIATES Pty Ltd
CONSULTING ENGINEERS

11 HIBERNIA CRESSHAT
BRUNNIN ACT 0810
Ph: 8270318
Fax: 8260683

P.O. BOX 4061
CASUARINA ACT 0811
A/CN 26/09/94/93

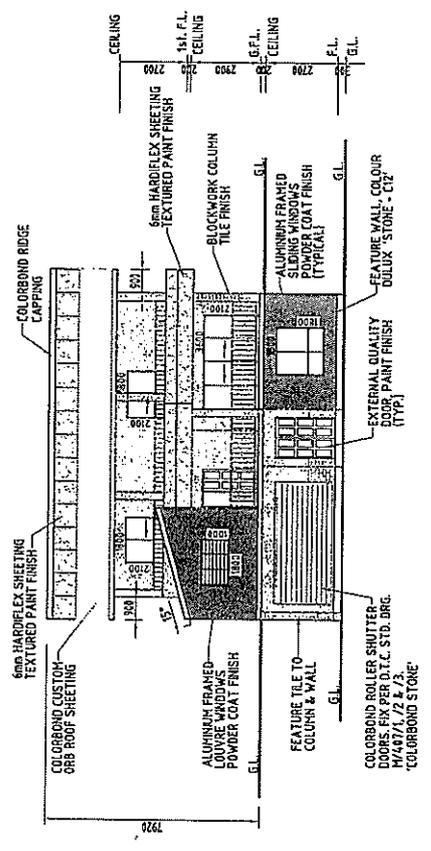
CONCURRED.....
M. Kelly
7-2/2011

MAURICE KELLY AND ASSOCIATES Pty Ltd CONSULTING ENGINEERS

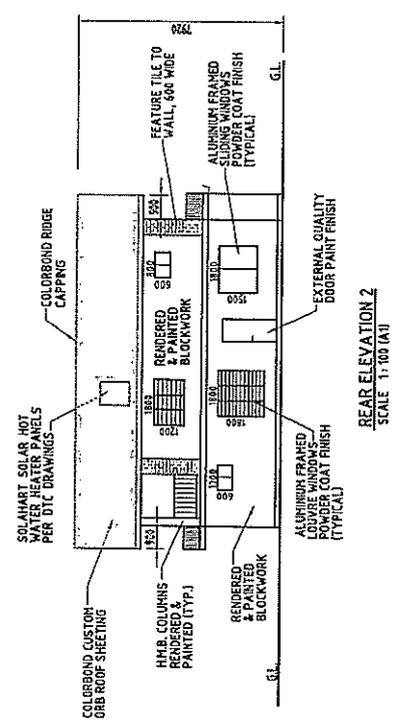
P.O. BOX 4961 CASUARINA, NT, 0811 BRUNNEN XT, 080 Phone 89 28 819 Fax 89 452 685

CONCURRED... 9.26.2011

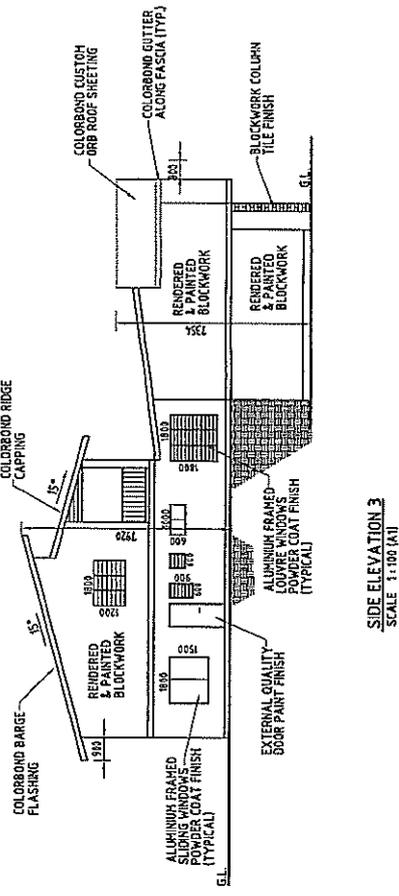
PROPOSED RESIDENCE ON LOT 7736 RUDDICK CIRCUIT - FRANCES PARK ESTATE - DARWIN - FOR I. KOUKOUVAS



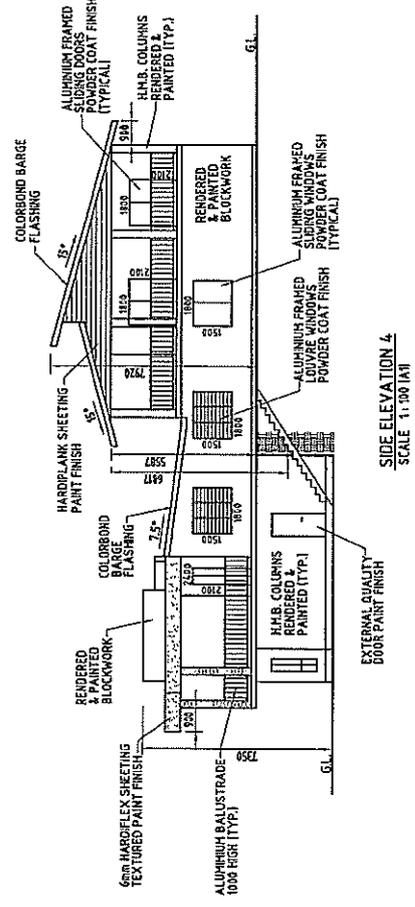
FRONT ELEVATION 1 SCALE 1:100 (A1)



REAR ELEVATION 2 SCALE 1:100 (A1)



SIDE ELEVATION 3 SCALE 1:100 (A1)



SIDE ELEVATION 4 SCALE 1:100 (A1)

15 April 2011

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

Dear Doug

REVISED

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

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

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**

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

- a). **Council requests the Authority requires a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system.** The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to Council's drainage network.
 - 1). The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.
 - 2). 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

.../2

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.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the Director Technical Services, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

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

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

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Andy Matthewson

Please quote: 2004575 CR:fh
Your reference: PA2011/0256

13 May 2011

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

Dear Doug

Parcel Description: Lots 8032, 2696, 2697 & 2702, (30) Parap Road, (7) Drysdale Street & (48) Gregory Street Town of Darwin

Proposed Development: Consolidation to create 1 lot

Thank you for the Development Application referred to this office 10 May 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 raises no objection to the granting of a Development Permit.**

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

.../2

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

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

Yours faithfully

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

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Land Administration – Department of Lands and Planning



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: PA2011/0256
SK : FJS

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

Dear Sir or Madam,

Proposed Subdivision Application

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

Parcel Description	Lot 08032 Town of Darwin
Road/Street	30 PARAP RD
Town Plan Zone	MR (Medium Density)
Tenure Type	CROWN LEASE TERM
Land Owners	Sitzler Pty Ltd (ACN 091 273 013)

Parcel Description	Lot 02696 Town of Darwin
Road/Street	30 RD
Town Plan Zone	()
Tenure Type	
Land Owners	

Parcel Description	Lot 02697 Town of Darwin
Road/Street	7 DRYSDALE ST
Town Plan Zone	()
Tenure Type	
Land Owners	

Parcel Description	Lot 02702 Town of Darwin
Road/Street	48 GREGORY ST
Town Plan Zone	()
Tenure Type	
Land Owners	

Applicant	Land Administration Department of Lands and Planning
Contact Number	8999 6631
Purpose	Consolidation to create one lot.

The proposal can be viewed online for a two week period from **Friday, 29th April 2011** until **Friday, 13th May 2011** at:

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

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 13th May 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=63291664

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.

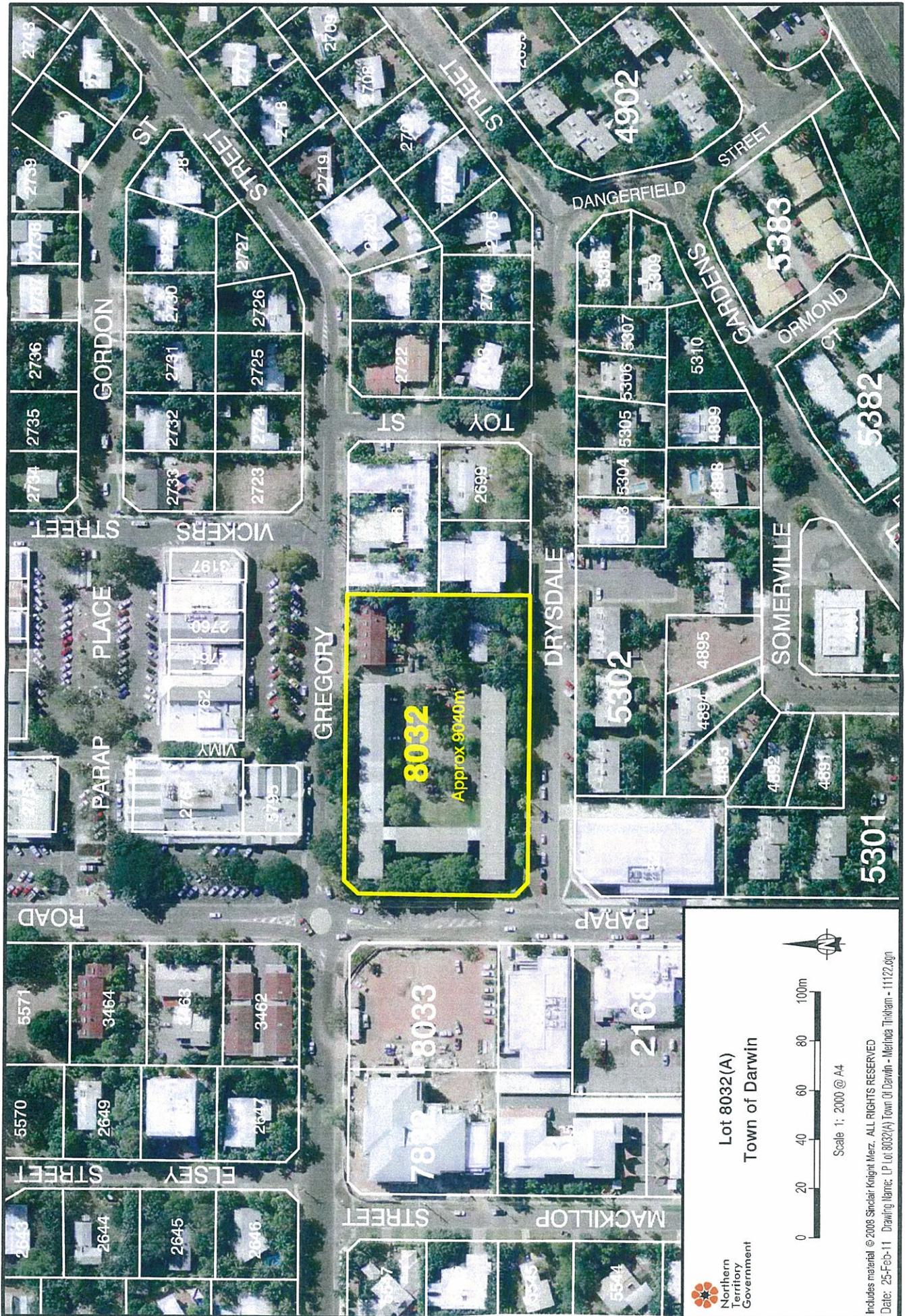
If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 13th May 2011** which is the closing date for public exhibition.

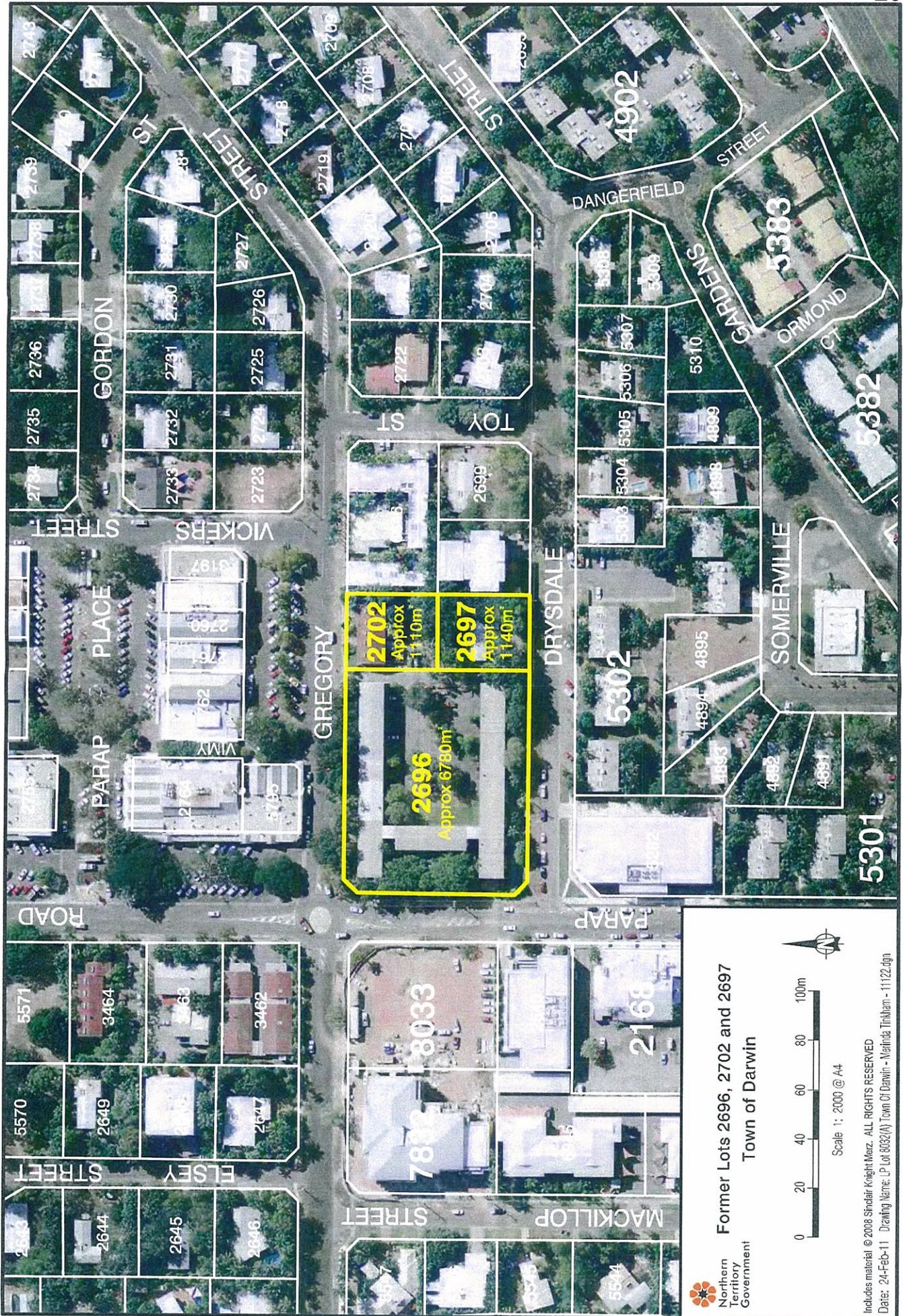
Should you require further information on this proposal please contact me on **8999 6807**.

Yours faithfully

Fannie (Jackie) Sledge
Development Assessment Services

10 May 2011





Please quote: 2006112 CR:fh
Your reference: PA2011/0293

27 May 2011

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

Dear Doug

Parcel Description: Lot 8750 (22) Edinburgh Crescent Town of Nightcliff
Proposed Development: Extension to an existing single dwelling with a reduced side setback.

Thank you for the Development Application referred to this office 12 May 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

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 Matthew Lee



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: PA2011/0293

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 8750 Town of Nightcliff
Road/Street	22 EDINBURGH CRES
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Meehan, Annabel Patricia
Applicant	Mr Matthew Lee
Contact Number	0427 47 1555
Purpose	Extension to an existing single dwelling with a reduced side setback

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 27th May 2011**. Please note that comments received after the closing date may not be able to be considered by the Authority.

If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/12?pagelD=planning.application&ilis_entity_id=63536359

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

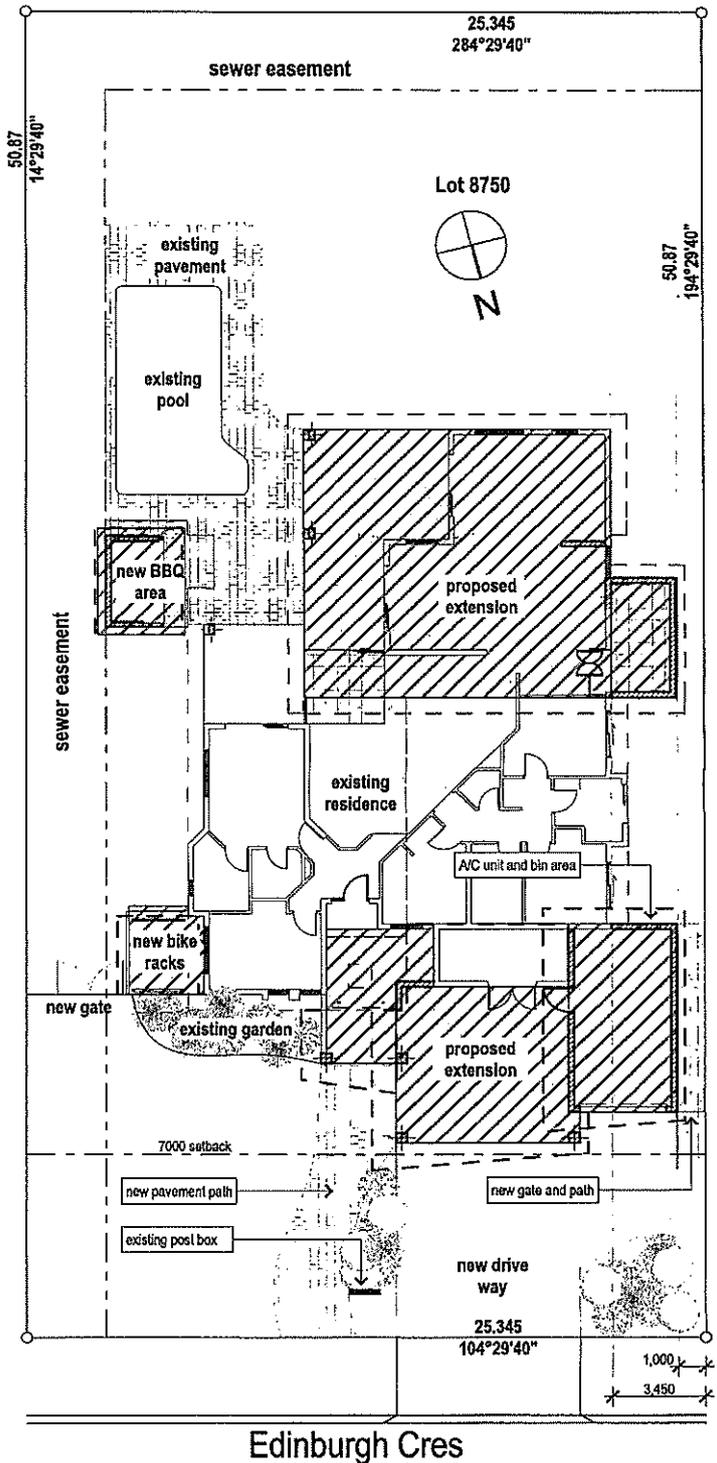
Fannie (Jackie) Sledge
Development Assessment Services

12 May 2011

Drawing Schedule	
Drawing	Title
DB1731 - 01	Perspectives and Notes
DB1731 - 02	Site Plan
DB1731 - 03	Demolition Plan
DB1731 - 04	Ground Floor Plan
DB1731 - 05	First Floor Plan
DB1731 - 06	Ground Floor Footing Plan
DB1731 - 07	First Floor Slab Plan
DB1731 - 08	Ground Floor Blockwork Setout Plan
DB1731 - 09	First Floor Blockwork Setout Plan
DB1731 - 10	Ground Floor Roof Framing Plan
DB1731 - 11	First Floor Roof Framing Plan
DB1731 - 12	Upper Roof Plan
DB1731 - 13	Elevations
DB1731 - 14	Elevations
DB1731 - 15	Section A-A
DB1731 - 16	Section B-B
DB1731 - 17	Section C-C
DB1731 - 18	Section D-D
DB1731 - 19	Door & Window Schedule
DB1731 - 20	Kitchen Layouts
DB1731 - 21	Internal Plan & Elevations
DB1731 - 22	Internal Elevations
DB1731 - 23	Joinery Details 1
DB1731 - 24	Joinery Details 2
DB1731 - 25	Stair Plan & Elevations
DB1731 - 26	BBQ Plan & Elevations
DB1731 - 27	Section Details 1
DB1731 - 28	Section Details 2
DB1731 - 29	Section Details 3
DB1731 - 30	Details 1
DB1731 - 31	Details 2
DB1731 - 32	Details 3
DB1731 - 33	Details 4
DB1731 - 34	Typical Details
DB1731 - 35	Wall Framing Elevation and Detail
DB1731 - 36	Typical Wall Framing Details

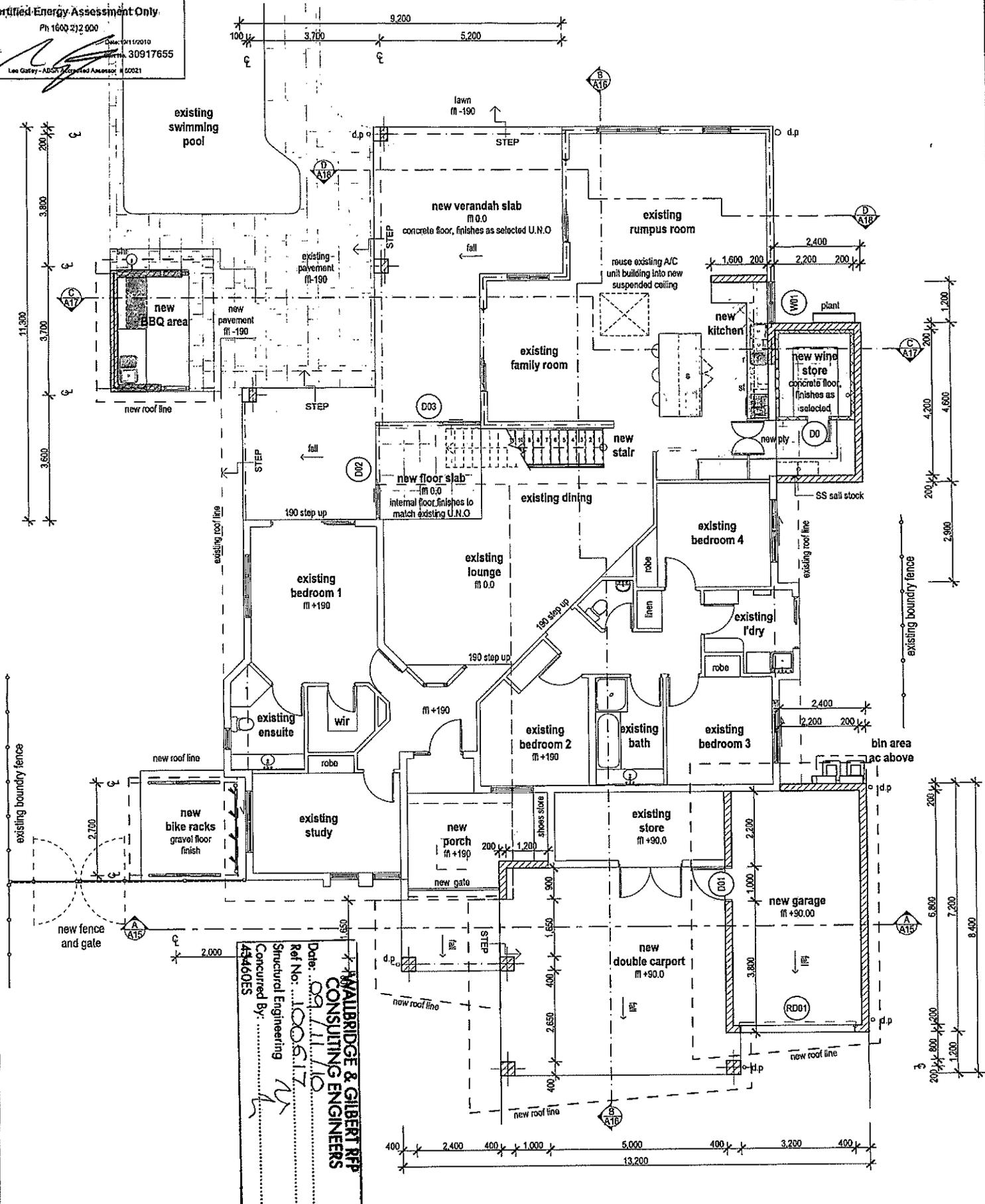
Ground Floor Area Schedule	
Carparks A: 67 m ²	Portico A: 19 m ²
Stair A: 5 m ²	Kitchen A: 19 m ²
Wine Store A: 11 m ²	BBQ Area A: 8 m ²
Bike Rack A: 9 m ²	
Upper Floor Area Schedule	
Bedroom A: 33 m ²	Siting A: 27 m ²
Wir A: 10 m ²	Ens A: 23 m ²
Bali Bath A: 11 m ²	Upper Verandah A: 13 m ²
Upper Floor Total A: 128 m ²	

WALBRIDGE & GIBERT RFP
CONSULTING ENGINEERS
 Date: 09/11/10
 Ref No: 100517
 Structural Engineering
 Concurred By: [Signature]
 434605



Issue For Construction

	darwin office unit 1 / 5 caspary court coronal grove ph: +61 (08) 8949 4607 fax: +61 (08) 8949 1912 www.bennettdesign.com.au ABN 51 083050024	<small>© Copyright & Liability Notice These drawings and designs and the Copyright thereof are the property of Bennett Design Pty Ltd and are not to be used, copied or copied by other physical or electronic means without the written or expressed permission. Bennett Design Pty Ltd accepts no responsibility for the completeness, accuracy or suitability of electronically transferred documents. If necessary, originals should be used. A history version for reference. DO NOT SCALE OFF THESE DRAWINGS.</small>	Project: Residential Extension for Matt Lee & Annabell Meehan Lot 8750 Edinburgh Cres, Brinkin	Scale 1:200 @ A3 Date 17/06/2010 Sheet 2 of 21 Drawn LT Sheet Size A3 Checked DB
			Client: Lee & Annabell Meehan	Issue For Construction ID Description



MALBRIDGE & GILBERT RFP CONSULTING ENGINEERS
 Date: 09/11/10
 Ref No: 100617
 Structural Engineering
 Conceived By: [Signature]
 43400ES

Issue For Construction

	darwin office unit 115 cityside court ocean drive pc: +61(08) 8948 4207 fx: +61(08) 8948 1912 www.bennettdesign.com.au ABN 51 08300024	<p><small>Copyright & Liability Notice</small> These drawings and designs and the Copyright therein are the property of Bennett Design Pty Ltd and are not to be used, copied or reproduced in any form without the written or approved permission, in writing, of Bennett Design Pty Ltd. Bennett Design Pty Ltd accepts no responsibility for the consequences, accuracy or compatibility of any drawings, designs or documents, if necessary, requests should be made to Bennett Design Pty Ltd for verification. DO NOT SCALE OFF THESE DRAWINGS</p>	Project: Residential Extension for Matt Lee & Annabell Meehan Lot 8750 Edinburgh Cres, Brinkin	Scale: 1:100@A3 Date: 17/06/2010
			Client:	Sheet: 4 of 21 Drawn: [Initials] Sheet Size: A3 Checked: DB
Job No: 214 DB1731-04		Date: 13/11/2010		Amend: 1

Please quote: 1994897 CR:fh
Your reference: PA2011/0264

3 May 2011

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

Dear Doug

Parcel Description: Lot 8829 (425) Trower Road Town of Nightcliff
Proposed Development: Addition to an existing single dwelling with a reduced side setback

Thank you for the Development Application referred to this office 19 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 light of the existing built form, it does not object.

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

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

.../2

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

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

- Any easements or reserves required for the purposes stormwater drainage, roads, access or for any other purpose shall be made available free of cost to the Darwin City Council or neighbouring property owners.

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 Terry Nixon



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: PA2011/0264

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 08829 Town of Nightcliff
Road/Street	425 TROWER RD
Town Plan Zone	SD (Single Dwelling)
Tenure Type	ESTATE IN FEE SIMPLE
Land Owners	Fracaro, Deborah Anne Fracaro, Dominic Victor
Applicant	Mr Terry Nixon
Contact Number	0419854514
Purpose	Addition to an existing single dwelling with a reduced side setback

The proposal can be viewed online for a two week period from **Tuesday, 19th April 2011** until **Tuesday, 3rd May 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 **Tuesday, 3rd May 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=63317815

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**.

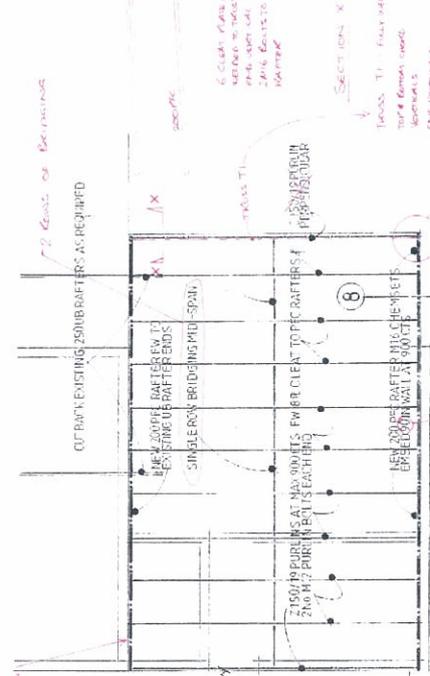
Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

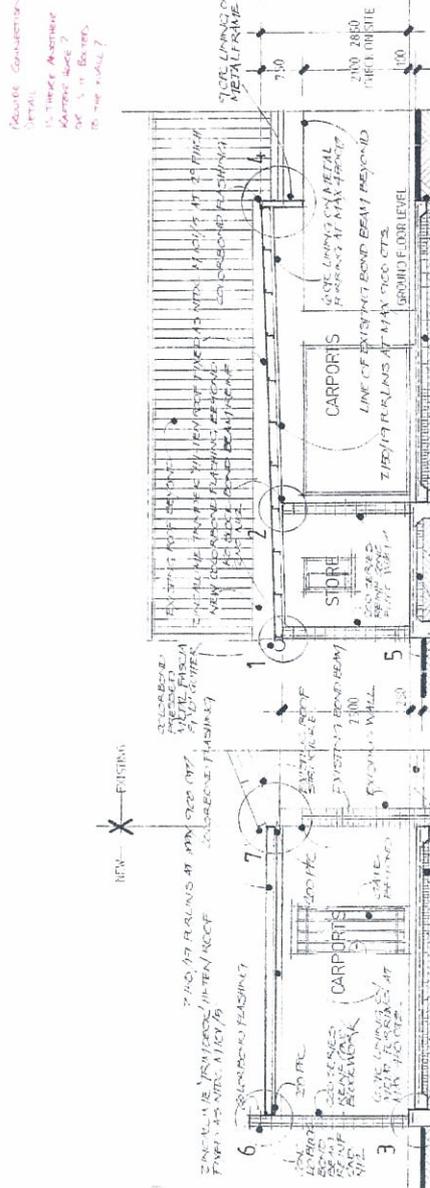
19 April 2011
Attach.



WET AREA ELEVATIONS 1:50 NOTE: WET AREAS FLOOR WALL MEMBERS TO BE CERTIFIED BY THE MANUFACTURERS ENGINEER AND APPLIED TO MANUFACTURERS TECHNICAL SPECIFICATIONS IN ACCORDANCE WITH AS5760 FAL FLOOR TO WASTE MINIMUM 1000



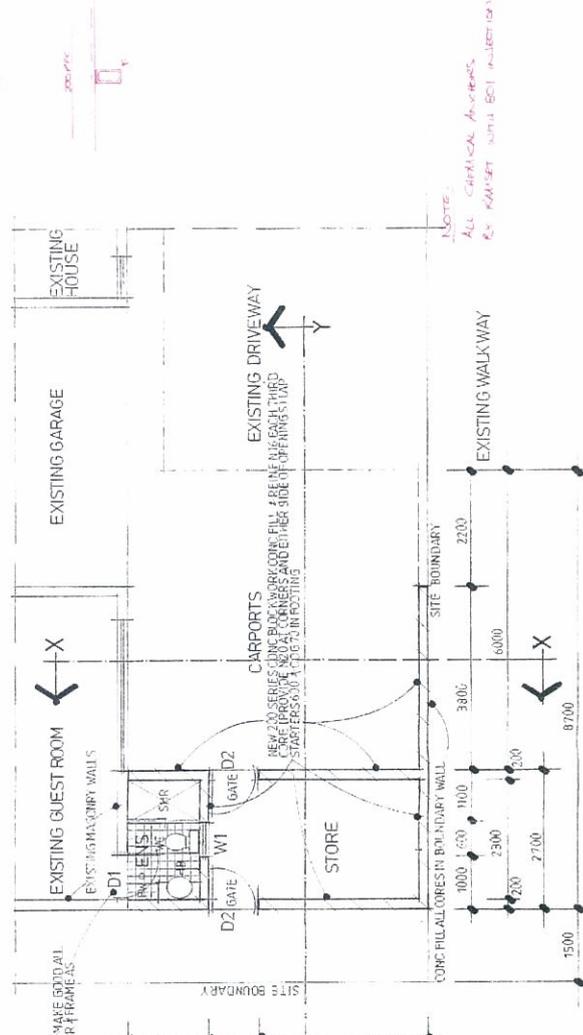
WINDOW & DOOR SCHEDULE 1:50 NOTE: WINDOW & DOOR GLAZING AND INSTALLATION TO BE CERTIFIED BY THE MANUFACTURERS ENGINEER AND IN ACCORDANCE WITH AS 2885.170.2.2018



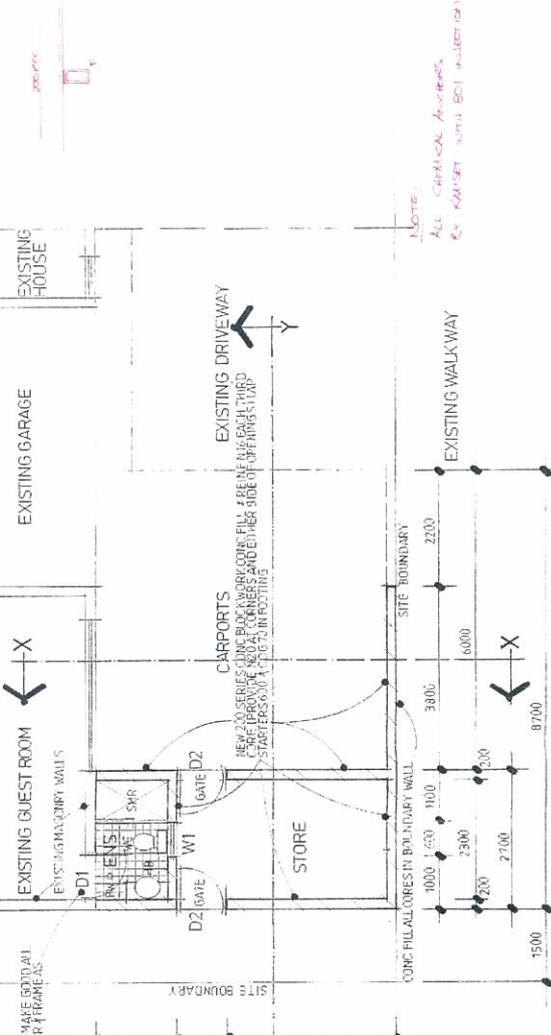
ROOF FRAMING PLAN 1:50



SECTION X-X 1:50



FLOOR PLAN 1:50



SITE PLAN 1:50

NOTE: THIS PLAN, DRAWING, SPECIFICATION AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF YELLOWCITY PTY LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THIS DOCUMENT.

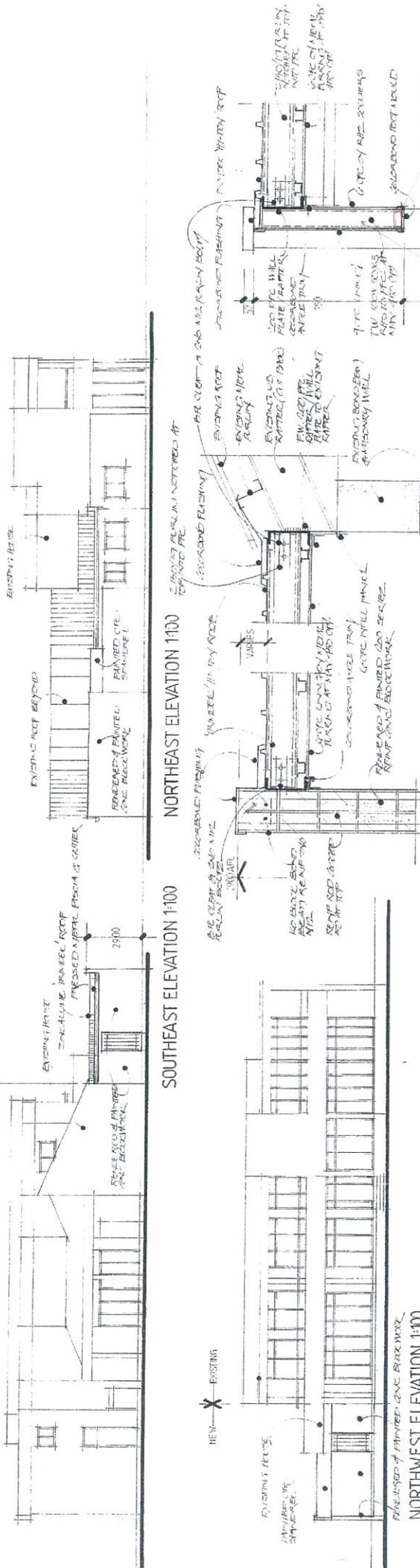
YELLOWCITY
PTV LTD
ARCHITECTURE & PLANNING
PROJECT MANAGEMENT

PO BOX 288, TROWER ROAD, BRINKIN
TASMANIA 7250
PH: 08 9498 3811
FAX: 08 9498 3813
www.yellowcity.com.au
Email: info@yellowcity.com.au

PROJECT: HOUSE ADDITION LOT 8829 TROWER ROAD BRINKIN
PLANS - SECTIONS - WINDOWS & DOORS

218
Scale: 1:50
Drawn: TERRY HIGGINS
Date: 15/01/2018
Rev: FOC001/A1

EXISTING - NEW



DETAIL 8 1:10

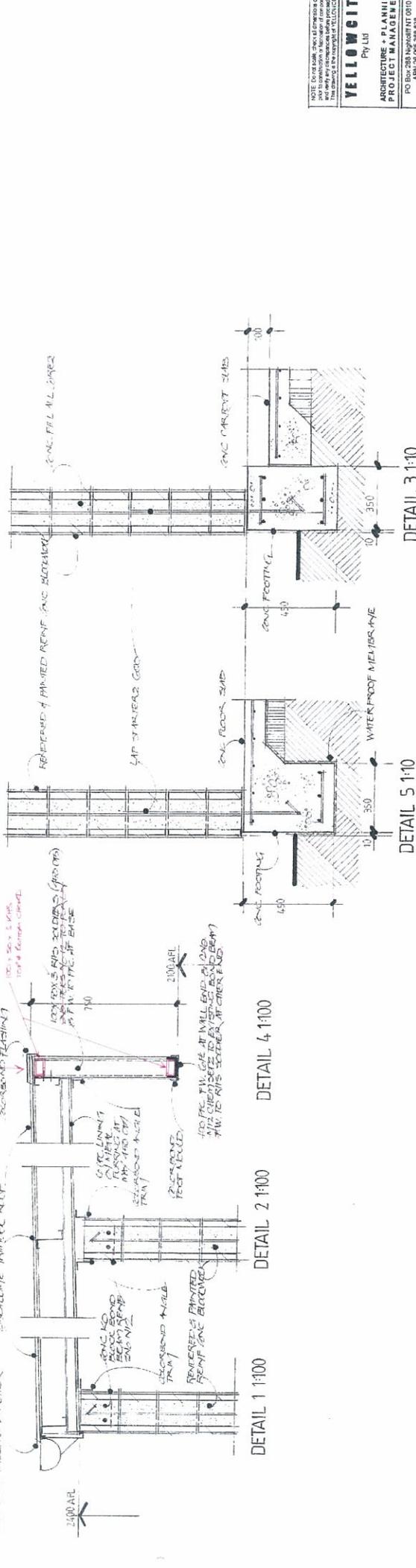
DETAIL 7 1:10

DETAIL 6 1:10

DETAIL 4 1:10

DETAIL 2 1:10

DETAIL 1 1:10



DETAIL 3 1:10

DETAIL 5 1:10

DETAIL 1 1:10

NOTE: Do not scale. Check all dimensions on the drawing. All dimensions are in millimeters unless otherwise indicated. All dimensions are to the centerline of the element unless otherwise indicated.

YELLOW CITY
 Pty Ltd
 ARCHITECTURE + PLANNING
 PROJECT MANAGEMENT
 PO Box 288 Highfield NT 0810
 Ph: 08 854514 mobile 0418 854514
 Email: info@yellowcity.com.au
 www.yellowcity.com.au

PROJECT: ADDITION LOT
 882/9 TOWER ROAD
 BRINKIN NT
 ELEVATIONS
 DETAILS

Drawn: Scott
 Checked: FERRYNORNTD 1:10 (PART 1)
 Date: 11/11/2011
 Draw No: FOC001/A2

OPEN SECTION

PAGE

TP6/*

Town Planning Committee Meeting – Wednesday, 1 June, 2011

12 GENERAL BUSINESS