

OPEN SECTION

PAGE

TP5/1

DARWIN CITY COUNCIL

TOWN PLANNING COMMITTEE

WEDNESDAY 4 MAY 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, Joseph 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 | 4 |
| 2 | APOLOGIES AND LEAVE OF ABSENCE | 4 |
| 3 | ELECTED MEMBERS CONFLICT OF INTEREST DECLARATION | 4 |

| OPEN SECTION | PAGE | TP5/2 |
|---|------|----------|
| 4 CONFIDENTIAL ITEMS | | 4 |
| 5 WITHDRAWAL OF ITEMS FOR DISCUSSION | | 5 |
| 6 CONFIRMATION OF MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING | | |
| ▪ Wednesday, 6 April 2011 | | 5 |
| 7 BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING | | |
| 7.1 Business Arising | | 6 |
| 8 DEVELOPMENT APPLICATIONS | | 6 |
| 9 GENERAL TOWN PLANNING REPORTS | | 6 |
| 10 OFFICERS REPORTS | | |
| 10.1 Request to Submit a Prohibited Sign Application for Quest Apartments - Lot 8018 (49) Parap Road, Parap..... | | 7 |
| 10.2 Lot 1532 (39) Cavenagh Street Darwin City Town of Darwin 28x2 and 42x3 Bedroom Multiple Dwellings with Ground Level Commercial Space in an 8 Storey Building Plus 3 Levels of Basement Car Parking..... | | 15 |
| 10.3 Proposed Subdivision Application Lot 1852 (171) Dick Ward Drive Town Of Nightcliff Unit Plan Subdivision To Create 15 Lots | | 29 |
| 10.4 Lot 4670 (19) Goyder Road Parap Town of Darwin. Rezone from Zone SC (Service Commercial) to Zone SD36 (Specific Use Zone) for the Purpose of Facilitating the use and Development of the Land for Predominantly Residential Purposes with a Minor Component of Commercial Activities | | 39 |
| 10.5 Discussion on The Greater Darwin Region Land Use Plan – Towards 2030 - Consultation Paper | | 62 |
| 10.6 Lot 7625 (157) Ryland Road & Lot 7626 (82) Nightcliff Road Town of Nightcliff mixed use Development Comprising Ground level Offices & Shops & 18x2 Bedroom Multiple Dwelling in a 3 Storey Building Plus Basement Car Parking..... | | 78 |

Reports, recommendations and supporting documentation can be accessed via the Darwin City Council Website at www.darwin.nt.gov.au, at Council Public Libraries or contact Linda Elmer on (08) 89300 670.

OPEN SECTION

PAGE

TP5/3

11 INFORMATION ITEMS

11.1 Minutes of the Development Consent Authority Meeting –
Friday, 4 February, 2011 96

11.2 Various Letters sent to Development Assessment Services under
Delegated Authority 97

12 GENERAL BUSINESS..... 215

OPEN SECTION

PAGE

TP5/*

Town Planning Committee Meeting – Wednesday, 4 May, 2011

1 MEETING DECLARED OPEN

2 APOLOGIES AND LEAVE OF ABSENCE

2.1 Apologies

Nil

2.2 Leave of Absence Granted

THAT it be noted that Member J D Bailey is an apology due to a Leave of Absence being previously granted on 6 April 2011 for the period 28 April 2011 to 10 May 2011.

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

3 ELECTED MEMBERS CONFLICT OF INTEREST DECLARATION

4 CONFIDENTIAL ITEMS

Nil

OPEN SECTION

PAGE

TP5/*

Town Planning Committee Meeting – Wednesday, 4 May, 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\() (04/05/11)

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, 4 May, 2011, be received and all recommendations contained therein be adopted by general consent with the exception of Item Numbers:

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

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, 6 April 2011, tabled by the Chairman, be confirmed.

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

OPEN SECTION

PAGE

TP5/*

Town Planning Committee Meeting – Wednesday, 4 May, 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: 11/04/2011

REPORT

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

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

REPORT NO: 11TS0063 BS:fh **APPROVED** LC

COMMON NO: 1980994

SUBJECT: REQUEST TO SUBMIT A PROHIBITED SIGN APPLICATION FOR
QUEST APARTMENTS - LOT 8018 (49) PARAP ROAD, PARAP

ITEM NO: 10.1

SYNOPSIS:

PTM Group has written to Council seeking approval for signage on the recently completed Quest Apartments located at Lot 8018, (49) Parap Road, Parap, **Attachment A**.

The request contains a number of illuminated signs which are prohibited by Darwin City Council Outdoor Advertising Signs Code, within the MR (Medium Density) Zone of Lot 8018.

This report recommends that Council not grant approval on the basis that illuminated signs are prohibited for premises located in residential areas under the Outdoor Signs Code (the Signs Code).

GENERAL:

The PTM Group has installed illuminated signs within their premises at Lot 8018, (49) Parap Road, Parap (Quest Apartments). Illuminated signs within residential zones are prohibited under the Signs Code, **Attachment B**.

The subject application has requested:

- 3 x illuminated wall signs @ approx 8 square meters in area each, illuminated by spot lights, one for each side of the building;
- 1 x illuminated free-standing sign adjacent to Parap Road; and
- 2 x internally illuminated projecting signs.

The signs that have already been installed are shown in **Attachment C**.

The applicant has previously been advised that the Signs code prohibits the use of illuminated signage within residential zones, therefore the signs would not be approved. Subsequently officers have received the request from the applicant for reconsideration.

PAGE: 2
REPORT NO: 11TS0063 BS:fh
SUBJECT: REQUEST TO SUBMIT A PROHIBITED SIGN APPLICATION FOR QUEST APARTMENTS - LOT 8018 (49) PARAP ROAD, PARAP

Section 7.1 of the Outdoor Advertising Signs Code prohibits the illumination of advertising signs in residential zones and states no sign permit is to be issued for any sign or advertising that is illuminated. Section 6.5 of the Outdoor Advertising Signs Code states as follows:

- *Signs and advertising identified as prohibited in this Code are not permitted to be displayed.*
- *An application for a permit for an advertising sign that is prohibited will not be accepted or considered by Council.*

Not only are the subject signs illuminated in a Residential Zone, but also, do not comply with Council's Outdoor Advertising Signs Code in respect to their size and the number of signs.

The Sign Code allows 1 advertising sign in a MR Zone not exceeding 2 square metres in area and no higher than three (3) metres above ground level (refer Section 7.1 of **Attachment B**).

The request submitted by the owners of the Quest Apartments points out that the Parap Serviced Apartments, located, next door, have illuminated advertising signs on their premises. A search of councils records reveal no permit has been issued by Council.

Council Officers have since confirmed that there are several other premises located in residential zones in the Darwin Municipality that have illuminated signs which do not possess a current signs permit for their signs.

It will be recommended that Council advise the applicant that the application for illuminated signs is refused as the Darwin City Council Outdoor signs Code prohibits such signs within the residential zones.

However, officers will recommend that the number and size of signage be approved on the condition that they are not illuminated.

The location, number and size of the signs are considered to be in keeping with the scale and type of the development and not intrusive to the immediate surrounding area.

FINANCIAL IMPLICATIONS:

Nil.

PAGE: 3
 REPORT NO: 11TS0063 BS:fh
 SUBJECT: REQUEST TO SUBMIT A PROHIBITED SIGN APPLICATION FOR QUEST APARTMENTS - LOT 8018 (49) PARAP ROAD, PARAP

ACTION 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 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

LEGAL IMPLICATIONS:

The Darwin City Council Outdoor Advertising Signs Code prohibits the use of illuminated signs with residential areas.

ENVIRONMENTAL IMPLICATIONS:

Not Assessed

PUBLIC RELATIONS IMPLICATIONS:

Various as the community may support the refusal of such signage in residential areas.

COMMUNITY SAFETY IMPLICATIONS:

Nil.

DELEGATION:

Nil.

CONSULTATION:

Nil.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil.

APPROPRIATE SIGNAGE:

Not Applicable.

PAGE: 4
REPORT NO: 11TS0063 BS:fh
SUBJECT: REQUEST TO SUBMIT A PROHIBITED SIGN APPLICATION FOR QUEST
APARTMENTS - LOT 8018 (49) PARAP ROAD, PARAP

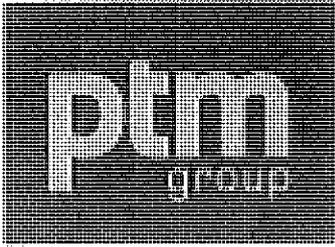
RECOMMENDATIONS:

- A. THAT Report Number 11TS0063 BS:fh entitled: Request To Submit a Prohibited Sign Application for Quest Apartments - Lot 8018 (49) Parap Road, Parap, Town of Darwin, be received and noted.
- B. THAT Council not grant approval for the illuminated signage associated with the Quest Apartments, Lot 8018, (49) Parap Road, Parap on the basis that illuminated signs are prohibited in residential areas under the Darwin City Council Outdoor Advertising Signs Code.
- C. THAT the applicant be advised that Council would approve the signage application regarding number, location and size at Lot 8018, (49) Parap Road, Parap (Quest Apartments) on the condition that they are not illuminated.

DROSSO LELEKIS
MANAGER DESIGN,
PLANNING & PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

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



139 McKinnon Road, Pinelands NT 0829
GPO Box 4310, Darwin NT 0801
Ph: 08 89328590 Fax: 08 89328591

5th April 2011

Mr Luccio Cercarelli
General Manager – Infrastructure
Darwin City Council

Via email: l.cercarelli@darwin.nt.gov.au

Dear Luccio,

Re: Permits for Signage

We are the owners of Lot 8018, 49 Parap Road Parap – Serviced Apartments leased to Quest.

Quest has recently finished construction of 84 Serviced Apartments in Palmerston which were completed late last year. Quest has been responsible for their fit out including signage. They have utilised the same local contractor that made the signs for Quest Palmerston. Quest erects these exact same signs around Australia at all their properties.

We are always responsible and ensure we complete permits and clearances before we hand over any project. We honestly expected that the sign contractor submitted the appropriate shop drawings and applications for permits for the signage for approval.

It was only established during the week commencing 21st March 2011, when we were finalising our documentation & final clearances for all Government departments enabling us to obtain our Occupancy Certificate that we were made aware that the signage permits had not been submitted to Council. As the signs were already erected we immediately contacted Mr Brian Sellers,

Planning Officer, Darwin City Council. He advised what we needed to do. We completed the signage applications for permits and personally delivered these to him. He refused to accept them as he noted that illuminated signs are completely prohibited in residential areas.

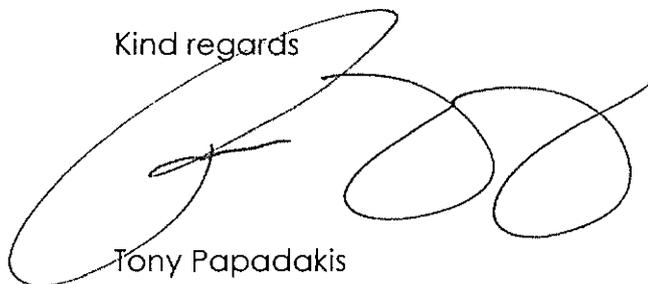
After our meeting of last Friday 1st April we now ask the Council to reconsider our applications as Parap is being majorly re-developed and with all the businesses in this area it can virtually now be considered a 'CBD'. The signage for our property has been constructed professionally and is modest to neighbouring properties at night.

We neighbour Parap Serviced Apartments that have been there for 25 years with their own illuminated signage. We have a primary school directly across the road that will not be affected. We do have a residential building (Lot 8022) adjacent to our property that is under construction and early indications suggests that the registered owners will give us consent on the signs.

Please find attached photos of the Quest signage. Also attached are photos of Parap Road existing illuminated signs directly opposite residential properties.

We urge the Council members to make a visit to Parap Road during the evening and consider for themselves how discreet our signage is.

Kind regards

A handwritten signature in black ink, appearing to read 'Tony Papadakis', written in a cursive style with large loops.

Tony Papadakis
Managing Director

1 SIGN APPROVAL CLASSIFICATIONS

Under this Code, a proposed advertising sign will be assessed under one of the following classifications:

6.5 Prohibited Signs

Signs and advertising identified as prohibited in this Code are not permitted to be displayed.

An application for a permit for an advertising sign that is prohibited will not be accepted or considered by Council.

7 SIGN CONTROLS

7.1 Residential Zones: SD, MD, MR, HR and CL

Advertising signs within residential zones should be discreet and of small scale in order to be sympathetic to the residential character of the area. Advertising signs should be directed towards the street, rather than towards adjacent residential properties.

Refer to the controls in the following table.

Residential Zones: SD, MD, MR, HR and CL

| ADVERTISING AND SIGN TYPES | CONTROLS |
|--|--|
| Exempt (No Permit Required) | |
| Any sign listed as "exempt" in Clause 6. | <ul style="list-style-type: none"> All relevant controls listed in Clause 6. |
| Complying (No Permit Required) | |
| Business advertising | <ul style="list-style-type: none"> No sign to exceed an area of 0.3 m² in zones SD and MD |
| Fence sign | <ul style="list-style-type: none"> No sign to exceed an area of 2 m² in zones MR, HR and CL |
| Free Standing sign | <ul style="list-style-type: none"> No part of any sign to exceed a height of 3 m above ground level |
| Wall or Fascia sign | <ul style="list-style-type: none"> No more than one Permanent Advertising sign per premises No more than one Temporary Advertising sign per premises No part of any sign to be on or over public land |
| Discretionary (Permit Required) | |
| <ul style="list-style-type: none"> Any sign listed as "complying" and which exceeds the maximum size in this table or which does not comply with the specific requirements for that type of sign in Clauses 8 and 9 of this Code; or Any sign not defined as either complying or prohibited in this table; or Any sign not defined as exempt in this Code; or Any sign not defined in this Code. | |
| Prohibited | |
| Aerial Sign Animated Sign Illuminated Sign Moveable Sign Precinct Cluster Sign Roof Sign Street Furniture Advertising Third Party Advertising Vehicle or Trailer Sign | <ul style="list-style-type: none"> No sign permit will be issued for any sign or advertising within this category |

Note:

- Where a sign falls into two or more categories, the controls of the more stringent classification apply.
- Where a sign is proposed to be constructed on or over public land, the provisions of Clause 9 apply.

ENCL: YES

DARWIN CITY COUNCIL

DATE: 30/03/2011

REPORTTO: TOWN PLANNING COMMITTEE
MEETING/OPEN B

APPROVED: CR

FROM: GENERAL MANAGER INFRASTRUCTURE

APPROVED: DL

REPORT NO: 11TS0060 JS:fh

APPROVED: LC

COMMON NO: 1974685

SUBJECT: LOT 1532 (39) CAVENAGH STREET DARWIN CITY TOWN OF
DARWINPROPOSED DEVELOPMENT 28X2 AND 42X3 BEDROOM MULTIPLE DWELLINGS WITH
GROUND LEVEL COMMERCIAL SPACE IN AN 8 STOREY
BUILDING PLUS 3 LEVELS OF BASEMENT CAR PARKING

ITEM NO: 10.2

SYNOPSIS:

A Development Application for Lot 1532 (39) Cavenagh Street Darwin City, 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: Mr Randal Ashford

Zone: CB (Central Business)

Area: 1,420m²**Proposal:**

28 x 2-bedroom, 42 x 3-bedroom units and 588m² of ground level commercial space in a single eight storey building with 3 levels of basement car parking.

History:

Development Permit DP09/0795 issued 12/11/2009 to use and develop the land for the purpose of subdivision to create four building lots and common property. DP09/0795 is still valid.

Development Permit DP08/0851 to use and develop the land for the purpose of 60 serviced apartments, 12 x 4 bedroom, 38 x 3 bedroom multiple dwellings, a restaurant and 5 levels of car parking in a 31 storey building. A variation to Clause 6.5.3, (Parking Layout) of the Northern Territory Planning Scheme was granted. This permit has since expired.

PAGE: 2
REPORT NO: 11TS0060 JS:fh
SUBJECT: LOT 1532 (39) CAVENAGH STREET DARWIN CITY TOWN OF DARWIN
PROPOSED: 28X2 AND 42X3 BEDROOM MULTIPLE DWELLINGS WITH GROUND LEVEL COMMERCIAL SPACE IN AN 8 STOREY BUILDING PLUS 3 LEVELS OF BASEMENT CAR PARKING

Site and Surrounds

The subject site is identified as allotment 1532 Town of Darwin, commonly referred to as 39 Cavenagh Street, Darwin. The allotment is 1,420m² with street frontage to Cavenagh and Edmund Streets of approximately 30m and 46m respectively.

The site is zoned CB (Central Business) and there is an existing 2 storey commercial building to the south-west adjacent boundary and an existing single storey commercial building to the north-west boundary. The site currently has an existing crossover to Edmund Street and a pedestrian crossing with lights across Cavenagh Street that connects to the adjacent Darwin City Post Office.

The site is a rectangular shape and is relatively flat with no permanent structures other than a metal boundary fence.

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 CB (Central Business) zone, and requires consent.

Active Street Frontage

The proposal fails to provide the 75% active street frontage required under the NT Planning Scheme.

Volumetric Controls

The elevations provided with the application indicate non compliance with clause "6.3.2 *Volumetric Controls in Central Darwin*". It appears from the elevations that the building exceeds the 25m maximum height limit for Tier 1 setbacks.

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

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.

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.

PAGE: 3
REPORT NO: 11TS0060 JS:fh
SUBJECT: LOT 1532 (39) CAVENAGH STREET DARWIN CITY TOWN OF DARWIN
PROPOSED: 28X2 AND 42X3 BEDROOM MULTIPLE DWELLINGS WITH GROUND LEVEL COMMERCIAL SPACE IN AN 8 STOREY BUILDING PLUS 3 LEVELS OF BASEMENT CAR PARKING

Section 6.6 of the development application indicates a Loading Bay clearance height of 4m. This is contradicted by drawing number A101 where a clearance height of 4.2m is given. *“Minimum Clearance required for bin collection vehicles is 4200mm”*.

Ground Floor Plan, Drawing number A101, indicates *“2 additional loading bays located on Edmund Street”*. It should be noted that any works within Council’s road reserve require a separate application and are subject to Council’s Policies and bylaws.

Stormwater Management

The applicant’s plans fail to demonstrate how on-site stormwater will be collected and discharged underground to Council’s drainage network.

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.

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

Traffic Study

In order to assess the suitability of the proposed access points, Council requires a traffic study to be completed by a suitably qualified traffic engineer. The study should demonstrate that the access/egress arrangements along Edmund Street function adequately for any future development on the site. The scope of the study must include the interaction between proposed access/egress and the existing arrangements on Edmund Street.

Council specifically request that the traffic study consider the impacts of the subject application, including:

- The location of the Edmund and Cavenagh Street and the Edmund and Smith Street intersections,
- The capacity of these intersections to accommodate the anticipated volume of traffic and;
- The impact upon on-street parking in the immediate locality,
- Details demonstrating the vehicle swept paths at the Edmund Street Porte Cochere, in relation to both the incoming and outgoing traffic lanes, be submitted.
- Pedestrian movement and safety analysis for road and vehicle access and egress crossing points

PAGE: 4
 REPORT NO: 11TS0060 JS:fh
 SUBJECT: LOT 1532 (39) CAVENAGH STREET DARWIN CITY TOWN OF DARWIN
 PROPOSED: 28X2 AND 42X3 BEDROOM MULTIPLE DWELLINGS WITH GROUND LEVEL COMMERCIAL SPACE IN AN 8 STOREY BUILDING PLUS 3 LEVELS OF BASEMENT CAR PARKING

Awnings and Works within Council Road Reserve

Plans submitted with the application indicate awnings and landscaping within the road reserve. Any structures over Council land are subject to Council's by laws and policies and shall meet all Council's requirements to the satisfaction of the General Manager of Infrastructure, Darwin City Council. Comments in relation to this matter have been included within Council's response to the Development Consent Authority.

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

PAGE: 5
 REPORT NO: 11TS0060 JS:fh
 SUBJECT: LOT 1532 (39) CAVENAGH STREET DARWIN CITY TOWN OF DARWIN
 PROPOSED: 28X2 AND 42X3 BEDROOM MULTIPLE DWELLINGS WITH GROUND LEVEL COMMERCIAL SPACE IN AN 8 STOREY BUILDING PLUS 3 LEVELS OF BASEMENT CAR PARKING

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.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

PAGE: 6
REPORT NO: 11TS0060 JS:fh
SUBJECT: LOT 1532 (39) CAVENAGH STREET DARWIN CITY TOWN OF DARWIN
PROPOSED: 28X2 AND 42X3 BEDROOM MULTIPLE DWELLINGS WITH GROUND LEVEL
COMMERCIAL SPACE IN AN 8 STOREY BUILDING PLUS 3 LEVELS OF BASEMENT
CAR PARKING

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0060 JS:fh entitled Lot 1532 (39) Cavenagh Street Darwin City, Town of Darwin. Proposed Development: 28x2 and 42x3 bedroom multiple dwellings with ground level commercial space in an 8 storey building plus 3 levels of basement car parking, be received and noted.
- C. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 11TS0060 JS: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: PA2011/0166

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 01532 Town of Darwin |
| Road/Street | 39 CAVENAGH ST |
| Town Plan Zone | CB (Central Business) |
| Tenure Type | ESTATE IN FEE SIMPLE |
| Land Owners | Gratis Pty Ltd (ABN 42 009 618 704) |
| | |
| Applicant | Mr Randal Ashford |
| Contact Number | 0889844455 |
| | |
| Purpose | 28 x 2 bedroom and 42 x 3 bedroom multiple dwellings with ground level commercial space in an 8 storey building, plus 3 levels of basement car parking |

The proposal can be viewed online for a two week period from **Friday, 18th March 2011** until **Friday, 1st 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, 30th March 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=63014734

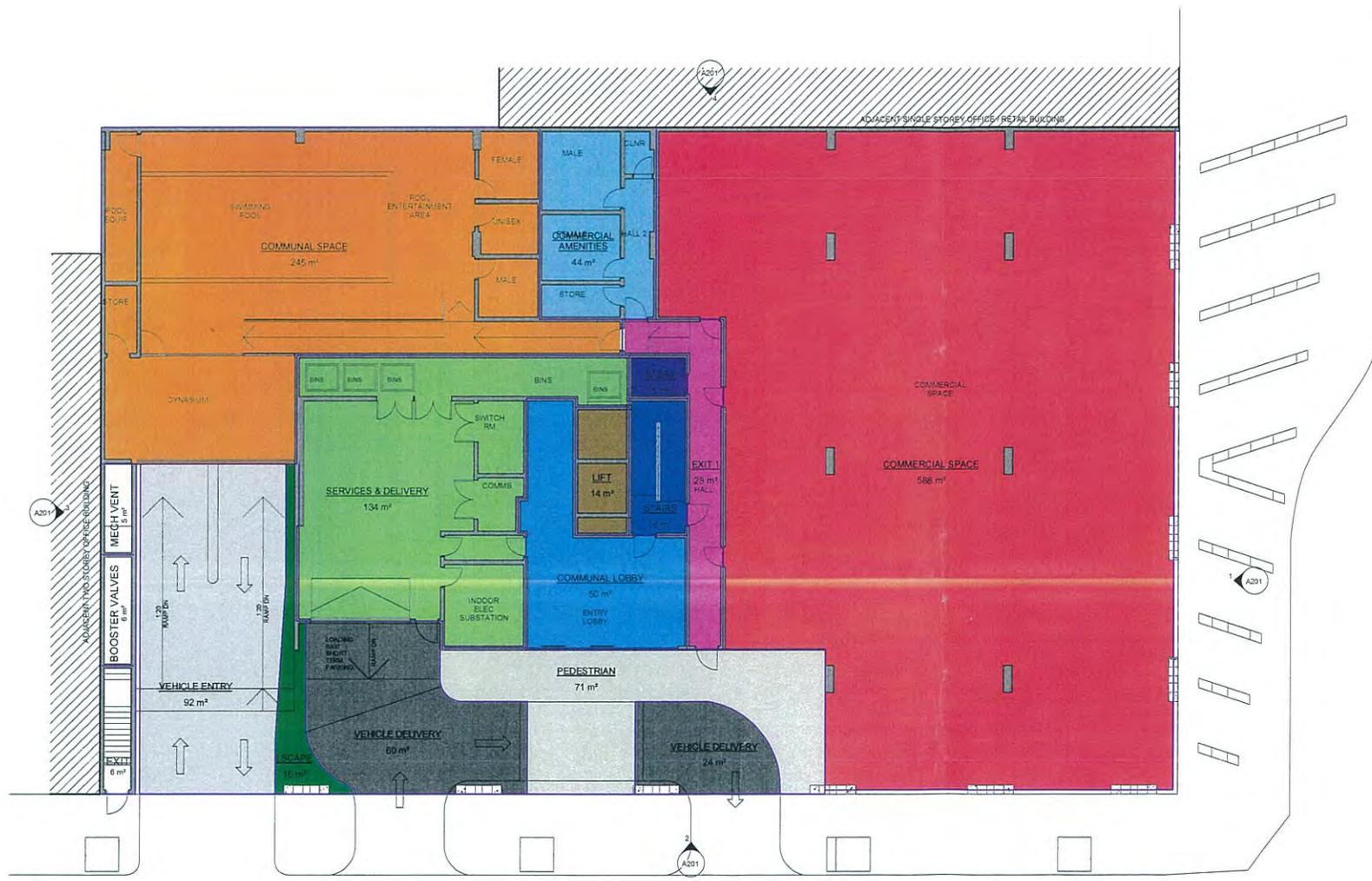
Please note that you can only access the Development Application and make submissions through ILIS during the exhibition period.

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, 1st April 2011** which is the closing date for public exhibition.

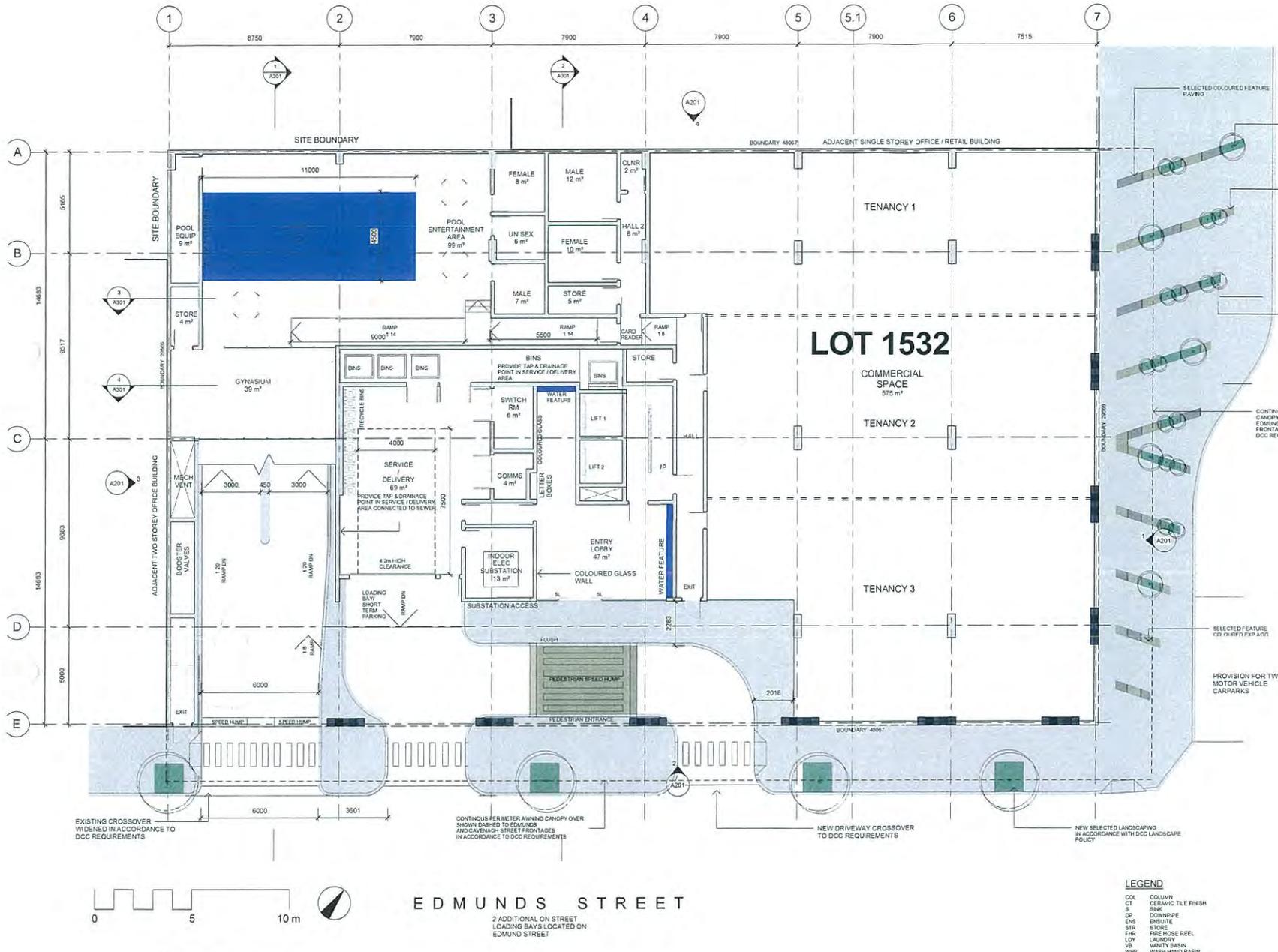
NOTES
 The drawing is copyright and the property of RAD DESIGNING and must not be used without written authorisation. Do not scale off this drawing. All dimensions shall be verified on site and any discrepancies reported before commencement of any work on site drawings.



| Area Schedule - Ground Floor | | |
|------------------------------|--------------|--------|
| Name | Level | Area |
| COMMERCIAL AMENITIES | Ground Floor | 44 m² |
| COMMERCIAL SPACE | Ground Floor | 588 m² |
| COMMUNAL LOBBY | Ground Floor | 50 m² |
| COMMUNAL SPACE | Ground Floor | 245 m² |
| EXIT 1 | Ground Floor | 28 m² |
| LIFT | Ground Floor | 14 m² |
| LSCAPE | Ground Floor | 16 m² |
| PEDESTRIAN | Ground Floor | 71 m² |
| SERVICES & DELIVERY | Ground Floor | 134 m² |
| STAIRS | Ground Floor | 16 m² |
| STORE | Ground Floor | 5 m² |
| VEHICLE DELIVERY | Ground Floor | 60 m² |
| VEHICLE DELIVERY | Ground Floor | 24 m² |
| VEHICLE ENTRY | Ground Floor | 92 m² |

- COMMERCIAL AMENITIES
- COMMERCIAL SPACE
- COMMUNAL LOBBY
- COMMUNAL SPACE
- CORRIDOR
- EXIT 1
- LIFT
- LSCAPE
- PEDESTRIAN
- SERVICES & DELIVERY
- STAIRS
- STORE
- UNIT 8
- VEHICLE DELIVERY
- VEHICLE ENTRY

① Ground Floor
 1 : 100



GENERAL NOTES

- ALL STORMWATER FROM DOWNPIPES TO BE CONNECTED TO STORMWATER PITS AND CONNECTED TO STORMWATER SYSTEM AND DISCHARGED TO DCC APPROVAL
- UNDERGROUND STORMWATER PIPE TO BE CONNECTED TO COUNCIL'S STORMWATER DRAINAGE SYSTEM. WATER WILL BE COLLECTED AND DISCHARGED UNDERGROUND TO COUNCIL'S DRAINAGE NETWORK.

LANDSCAPE SCHEDULE

| | |
|---------------------------|----------------------|
| 1. SMALL TREES | 4. GROUND COVER |
| - SYDIGNUM AUSTRALIS | - DIANELLA VARIEGATA |
| - HYDRANGEA LATESENS | - HYDRANGEA LATESENS |
| - FLACORTIA INDICA | - GARDENIA RADICANS |
| - TABEBUIA PALLIDA | - LYROPE MUSCARI |
| 2. PALMS | - COFFEA LYCOSPERMA |
| - WOODSETIA BIFURCATA | 5. PALMS |
| - PTYCHOSPHERA MACATHURII | - CYCAS REVOLUTA |
| - RHAPIS EXCELSA | - CYCAS THOUARSII |
| - PHOENIX ROBELLINI | |
| 3. SHRUBS | |
| - DURANTA GOLD | |
| - CROTON | |
| - CORDYLINE RUBRA | |
| - FLEOMELE VARIEGATA | |
| - IXORA SUNNIST | |

EXACT LOCATION OF PLANTING TO BE AGREED WITH SPECIALIST SUB CONSULTANT APPROPRIATE LANDSCAPING IN MULCHED GARDEN BEDS TO PROVIDE SHADE AND SCREENING OF OPEN PRIVATE SPACES AND BETWEEN DWELLINGS. TREES TO FRONT OF DWELLING TO BE SUITABLE OF ACHIEVING 4M HEIGHT WITHIN 2 YRS

NOTES

1. ALL DRIVEWAYS, CROSSOVERS & FOOTPATHS TO DCC REQUIREMENTS
2. INDOOR SUBSTATION TO PAVA REQUIREMENTS
3. STREET AWNING CANOPY TO DCC POLICY
4. ALL DOWNPIPES TO BE CONCEALED AND CONNECTED TO COUNCIL STORMWATER DRAINAGE NETWORK
5. WASTE DISPOSAL ENCLOSURE & RECYCLE BIN COLLECTION SYSTEM TO DCC REQUIREMENTS

AREAS LEGEND

GENERAL AREAS

| | | |
|-----------------------|---|---------------------|
| SITE AREA | - | 1421m ² |
| COMMUNAL SPACE | - | 245.0m ² |
| COMMUNAL LOBBY/LOUNGE | - | 50.0m ² |
| LANDSCAPED AREA | - | 161.3m ² |

GROUND FLOOR AREAS

| | | |
|--------------------------|---|---------------------|
| COMMERCIAL AMENITIES | - | 44m ² |
| COMMERCIAL SPACE | - | 568.0m ² |
| COMMUNAL LOBBY/LOUNGE | - | 50.0m ² |
| EXIT HALLWAY | - | 28.4m ² |
| LIFT | - | 14.0m ² |
| LANDSCAPE | - | 15.0m ² |
| PEDESTRIAN | - | 71.0m ² |
| SERVICES AREA & DELIVERY | - | 134.0m ² |
| STAIRS | - | 16.0m ² |
| STORE | - | 5.0m ² |
| VEHICLE DRIVEWAYS | - | 178.0m ² |

BASEMENT 1

| | | |
|------------------|---|----|
| TYPICAL CARPARKS | - | 42 |
| DISABLED PARKING | - | 1 |
| MOTORBIKE PARK | - | 1 |
| TOTAL | - | 44 |

BASEMENT 2

| | | |
|------------------|---|----|
| TYPICAL CARPARKS | - | 42 |
| DISABLED PARKING | - | 1 |
| MOTORBIKE PARK | - | 1 |
| TOTAL | - | 44 |

BASEMENT 3

| | | |
|---------------------|---|-----|
| TYPICAL CARPARKS | - | 45 |
| DISABLED PARKING | - | 1 |
| MOTORBIKE PARK | - | 1 |
| TOTAL | - | 47 |
| MOTOR VEHICLE PARKS | - | 132 |
| MOTORBIKE PARKS | - | 3 |

TYPICAL FLOOR AREAS

| | | |
|---------------------|---|--------------------|
| UNIT 1 & 10 AREA | - | 84m ² |
| UNIT 1 & 10 BALCONY | - | 15m ² |
| UNIT 1 & 10 TOTAL | - | 99m ² |
| UNIT 2 & 9 AREA | - | 96m ² |
| UNIT 2 & 9 BALCONY | - | 10m ² |
| UNIT 2 & 9 TOTAL | - | 106m ² |
| UNIT 3 & 8 AREA | - | 90m ² |
| UNIT 3 & 8 BALCONY | - | 12m ² |
| UNIT 3 & 8 TOTAL | - | 92m ² |
| UNIT 4 & 7 AREA | - | 111m ² |
| UNIT 4 & 7 BALCONY | - | 14m ² |
| UNIT 4 & 7 TOTAL | - | 125m ² |
| UNIT 5 & 6 AREA | - | 103m ² |
| UNIT 5 & 6 BALCONY | - | 14m ² |
| UNIT 5 & 6 TOTAL | - | 117m ² |
| CORRIDOR | - | 74m ² |
| LIFT CORE | - | 42m ² |
| TOTAL TYPICAL FLOOR | - | 1218m ² |

LEGEND

| | |
|-----|---------------------|
| COL | COLUMN |
| CT | CERAMIC TILE FINISH |
| S | SKIN |
| DP | DOWNPIPE |
| ENS | ENSUITE |
| STR | STORE |
| FHR | FIRE HOSE REEL |
| LDY | LAUNDRY |
| VB | VANITY BASIN |
| WIB | WASH HAND BASIN |
| RC | REINFORCED CONCRETE |

1 Ground Floor
1:100

Please quote: 1974685 CR:fh
Your reference: PA2011/0166

1 April 2011

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

Dear Doug

Parcel Description: Lot 1532 (39) Cavenagh Street Town of Darwin
Proposed Development: 28x2 and 42x3 bedroom multiple dwellings with ground level commercial space in an 8 storey building plus 3 levels of basement car parking.

Thank you for the Development Application referred to this office 23 March 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

i). Council does not support the granting of a Development Permit until the following issues are adequately resolved:

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.

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.

Section 6.6 of development application indicates a Loading Bay clearance height of 4m. This is contradicted by drawing number A101 where a clearance height of 4.2m is given. Council requests clarification of the clearance height.

"Minimum Clearance required for bin collection vehicles is 4200mm"

.../2

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

Ground Floor Plan, drawing number A101 indicates, "2 *additional loading bays located on Edmund Street*". It should be noted that any works within Council's road reserve requires a separate application and is subject to Council's policies and bylaws.

b). Traffic Study

In order to assess the suitability of the proposed traffic arrangements, Council requires a traffic study to be completed by a suitably qualified traffic engineer.

Council specifically request that the traffic study as a minimum consider the impacts of the subject application, including:

- The capacity of the Edmund and Cavenagh Street and the Edmund and Smith Street intersections to accommodate the anticipated volume of traffic;
- The impact upon on-street parking in the immediate locality;
- Details demonstrating the vehicle swept paths at the Edmund Street Porte Cochere, in relation to both the incoming and outgoing traffic lanes;
- The interaction between proposed access/egress and the existing arrangements on Edmund Street;
- Pedestrian movement and safety analysis for road and vehicle access and egress crossing points, and
- The proposed access/egress arrangements along Edmund Street function adequately for any future development on the site.

c). Volumetric Controls

The elevations provided with the application indicate non compliance with clause "6.3.2 *Volumetric Controls in central Darwin*". It appears from the elevations that the building exceeds the 25m maximum height limit for Tier 1 setbacks.

d). Active Street Frontage

The proposal fails to provide the 75% active street frontage required under the NT Planning Scheme.

e). Works within Council's Road Reserve

All works within the road reserve shall be designed in consultation with and to the satisfaction of the General Manager Infrastructure, Darwin City Council. .../3

- 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 includes the following note on any development permit issued which demonstrates an awning or structure over Council's road reserve:**
- " Notwithstanding the approved plans, any proposed awning or building structure is subject to Council's approval and shall meet all Council's requirements to the satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council."*
- A copy of the Awnings, Balconies and Verandas on Council Property – Policy No.37 may be viewed on Council's website or by contacting Council's Infrastructure department.
- c). **Council requests the Authority require a monetary contribution is paid to Council in accordance with its Stormwater Contribution Plan to upgrade stormwater infrastructure as a result of this development.** The site falls within the developer Contributions Plan for Stormwater Drainage Works – Contributions Area Zone H. The applicant will be required to pay Council a contribution towards stormwater drainage works in accordance with the above plan.
- d). **Council requests the authority require a monetary contribution is paid to Council in accordance with its Car Parking Contribution Plan in lieu of any on-street car parking removed as a result of this development.**

.../4

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

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

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

..../5

- 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 line extending to the right.

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Randal Ashford

ENCL: YES

DARWIN CITY COUNCIL

DATE: 08/04/2011

REPORTTO: TOWN PLANNING COMMITTEE
MEETING/OPENB

APPROVED: CR

FROM: GENERAL MANAGER
INFRASTRUCTURE

APPROVED: DL

REPORT NO: 11TS0069 CR:fh

APPROVED: LC

COMMON NO: 1985353

SUBJECT: PROPOSED SUBDIVISION APPLICATION

PARCEL: LOT 1852 (171) DICK WARD DRIVE TOWN OF NIGHTCLIFF

PROPOSAL: UNIT PLAN SUBDIVISION TO CREATE 15 LOTS

ITEM NO: 10.3

SYNOPSIS:

A Proposed Subdivision Application for Lot 1852 (171) Dick Ward Drive Town of Nightcliff (**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 Kevin Dodd

Zone: Medium Density (MR) Area: 1270 m²**Proposal:**

Subdivide Lot 1852 for the purpose of creating 15 unit titles and Common Property.

History:

Development Permit DP10/0342 was issued on 19/5/2010 approving the development of 3 x 1 bedroom and 12 x 2 bedroom apartments in one (1), four (4) storey building including associated ground level parking.

A previous proposal, PA2009/0986 was lodged in 2009 for 21 x 1 bedroom units in four (4) storeys, including ground level car parking. This proposal was not supported by the Town Planning Committee and was refused by the DCA.

Site and Surrounds:

The subject site is regular in shape with a single frontage to Dick Ward Drive of 25.3m. The site has a depth of 50.19m and is oriented on an east-west axis. The site is predominantly flat and is clear of structures. There is currently a single access point to

PAGE: 2
 REPORT NO: 11TS0069 CR:fh
 SUBJECT: PROPOSED SUBDIVISION APPLICATION
 PARCEL: LOT 1852 (171) DICK WARD DRIVE TOWN OF NIGHTCLIFF
 PROPOSAL: UNIT PLAN SUBDIVISION TO CREATE 15 LOTS

Dick Ward Drive. Current traffic arrangements surrounding the site permit vehicles to enter and depart either the north or southbound lanes of Dick Ward Drive.

The properties immediately to the south and west of the subject site are zoned MD (Medium Density) and are currently occupied by residential apartment buildings. To the north of the site is land zoned C (Commercial) and is occupied by a fuel service station. The land on the opposite side of Dick Ward Drive is zoned CP (Community Purpose) and is used for various medical services. Also within the general locality of the area are a range of local centre services and community facilities.

Northern Territory Planning Scheme:

The proposed development is in the MR 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:

In relation to the original application, Council requested that a stormwater management plan demonstrating how on-site stormwater will be collected and discharged into Council's underground network be provided. Council also requested a traffic study be provided to demonstrate that safe vehicle entry, to and from the site is possible. These requests have been included in the Schedule of Conditions in DP10/0342 and were subsequently approved in principle by Council.

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: 11TS0069 CR:fh
 SUBJECT: PROPOSED SUBDIVISION APPLICATION
 PARCEL: LOT 1852 (171) DICK WARD DRIVE TOWN OF NIGHTCLIFF
 PROPOSAL: UNIT PLAN SUBDIVISION TO CREATE 15 LOTS

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: 11TS0069 CR:fh
SUBJECT: PROPOSED SUBDIVISION APPLICATION
PARCEL: LOT 1852 (171) DICK WARD DRIVE TOWN OF NIGHTCLIFF
PROPOSAL: UNIT PLAN SUBDIVISION TO CREATE 15 LOTS

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0069 CR:fh entitled; Proposed Subdivision Application, Lot 1852 (171) Dick Ward Drive Town of Nightcliff, Unit Plan subdivision to create 15 lots, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 11TS0069 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: PA2011/0221

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 01852 Town of Nightcliff |
| Road/Street | 171 DICK WARD DR |
| Town Plan Zone | MR (Medium Density) |
| Tenure Type | ESTATE IN FEE SIMPLE |
| Land Owners | Jacana Waters Development Pty Ltd (ACN 071 701 258) as trustee for Jacana Unit Trust |
| Applicant | Mr Kevin Dodd |
| Contact Number | 0889812494 |
| Purpose | Unit plan subdivision to create 15 units |

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

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

If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/I2?pageld=planning.application&ilis_entity_id=63198675

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

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

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

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

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

6 April 2011

Note

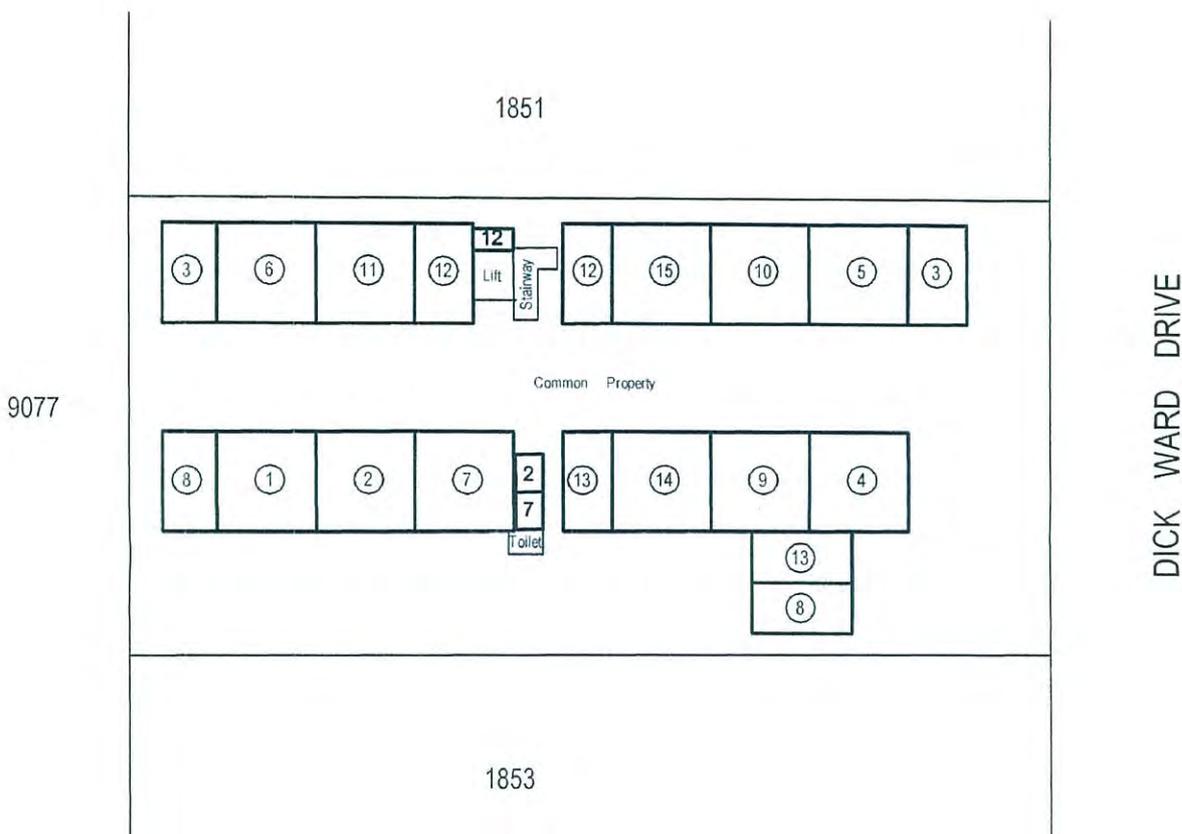
① denotes Part Unit Numbering and are Carparking

② denotes Part Unit Numbering and are Storerooms

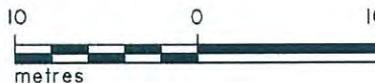
Lift, Stairways and Toilet are Common Property

All areas and dimensions are subject to survey

Unit numbering for carparking and storerooms may vary.
Allocations will be in accordance with DCA/Planning Scheme requirements



.....
Licensed Surveyor Date



| | |
|-----------|------------|
| Drawn by: | MR |
| Date: | 25.03.11 |
| Cad File: | 7773-3 DWG |
| Scale: | 1:400 (A4) |
| Datum: | |



SURVEY & PLANNING CONSULTANTS
10 HARVEY STREET
DARWIN NT 0801
PH. (08) 89812494
FAX. (08) 89815205
darwin@eja.com.au

**LOT 1852
TOWN OF DARWIN**

DRAFT UNIT PLAN - GROUND FLOOR

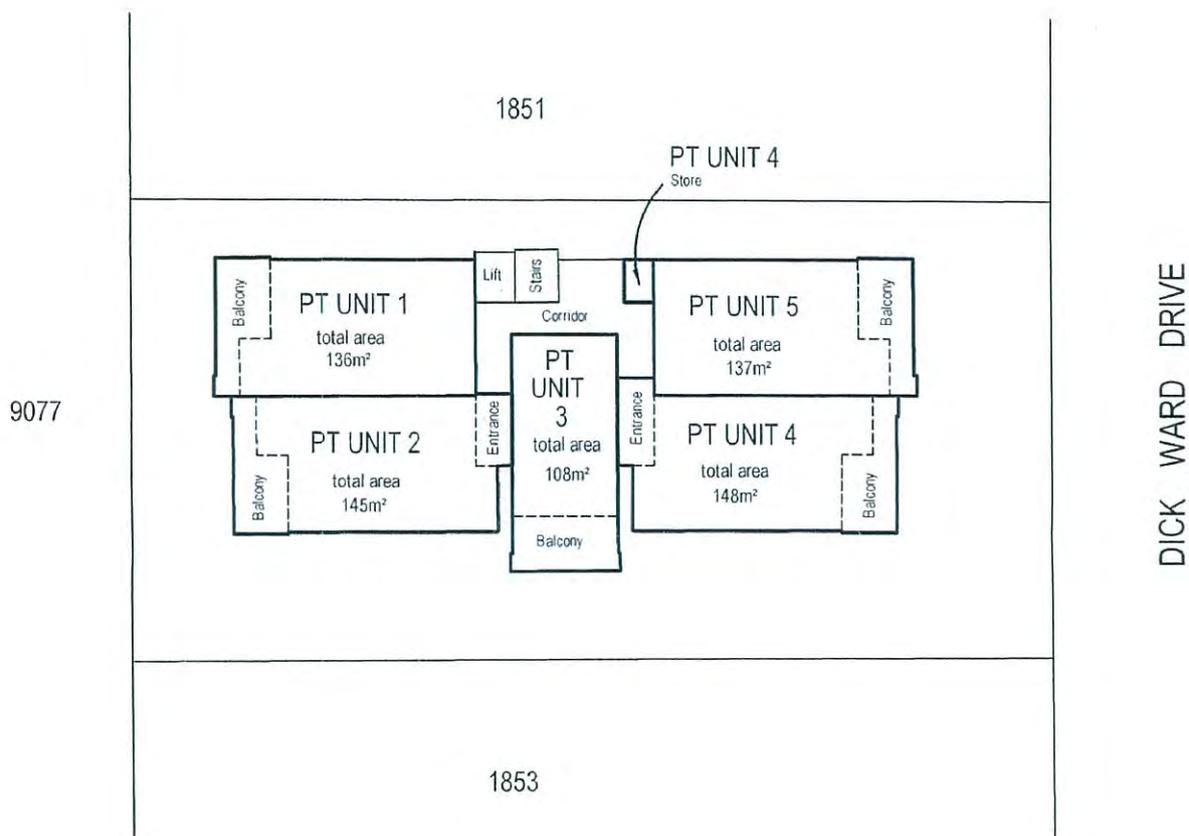
Client: **SUNBUILD PTY LTD**

Drawing No:
11/773-3

Note

Lift, Stairways and Corridors are Common Property

All areas and dimensions are subject to survey



.....
Licensed Surveyor Date

| | |
|-------------|------------|
| Drawn by: | MR |
| Date: | 25.03.11 |
| Cad File: | 7773-4.DWG |
| Scale: | 1:400 (A4) |
| Datum: | |
| Drawing No: | 11/7773/4 |



SURVEY & PLANNING CONSULTANTS
10 HARVEY STREET
DARWIN NT 0801
PH. (08) 89812494
FAX. (08) 89815205
darwin@eja.com.au

**LOT 1852
TOWN OF DARWIN**

DRAFT UNIT PLAN - FIRST FLOOR

Client: **SUNBUILD PTY LTD**

ARCHITECTURAL WATER SOLUTIONS

ARH 64 344 041 712
 Sanitary Drainage
 Stormwater Planning
 Potable Water
 (Design)
 Fire Hydrants and Hose Reels
 (Design)
 Registration No. 2087230

APPROVED DESIGN CERTIFICATION

Job Number: **2100238**
 Date: **08/04/10**
 Signature: *[Signature]*
 Des Martin

DARWIN CITY COUNCIL

APPROVED

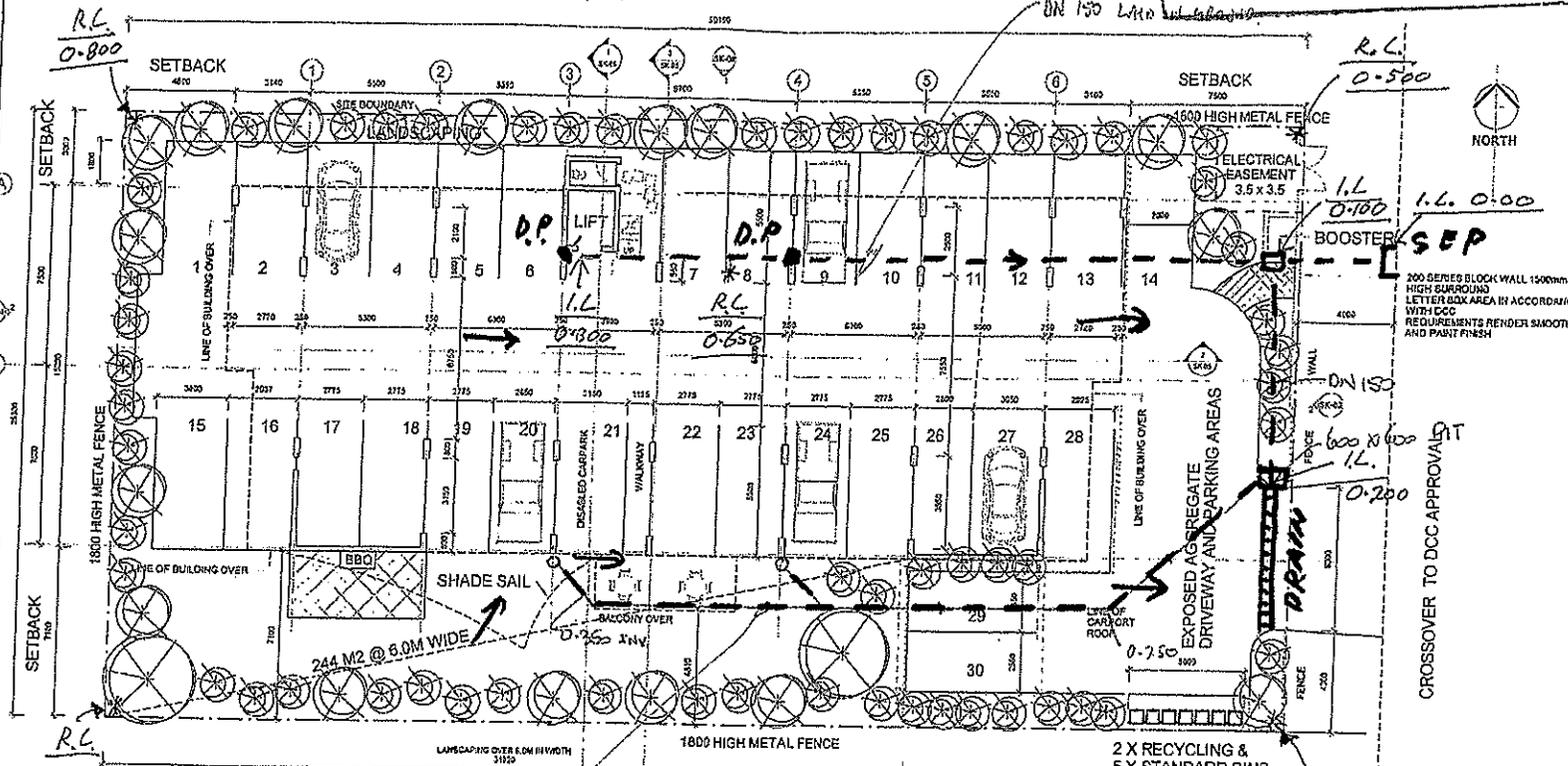
Stormwater and Waste
IN PRINCIPLE ONLY

N Douglas
 AUTHORIZED OFFICER

28/5/10 DATE

DARWIN CITY COUNCIL

WORKS WITHIN THE ROAD RESERVE ARE NOT TO BE CARRIED OUT WITHOUT FIRST OBTAINING A WORKS APPROVAL



① GROUND AND LANDSCAPING AREAS
 1:100

• ALL GROUND SLOPES TO FRONT INTO DRAIN



| No. | Description | Date |
|-----|------------------------|----------|
| A | PLANNING ISSUE - MARCH | 08/03/10 |

Project Address
 LOT 1523 DICKWARD DRIVE
 NIGHTCLIFF
 12 x 2 BED & 3 x 1 BED APARTMENTS

PRELIMINARY ONLY

THE BREEZE
 SITE & GROUND LEVEL PLAN

Project number: 0670

Date: 01/07/10
 Drawn by: SG
 Checked by: NS
 SK-01
 Scale @ A1: 1:100

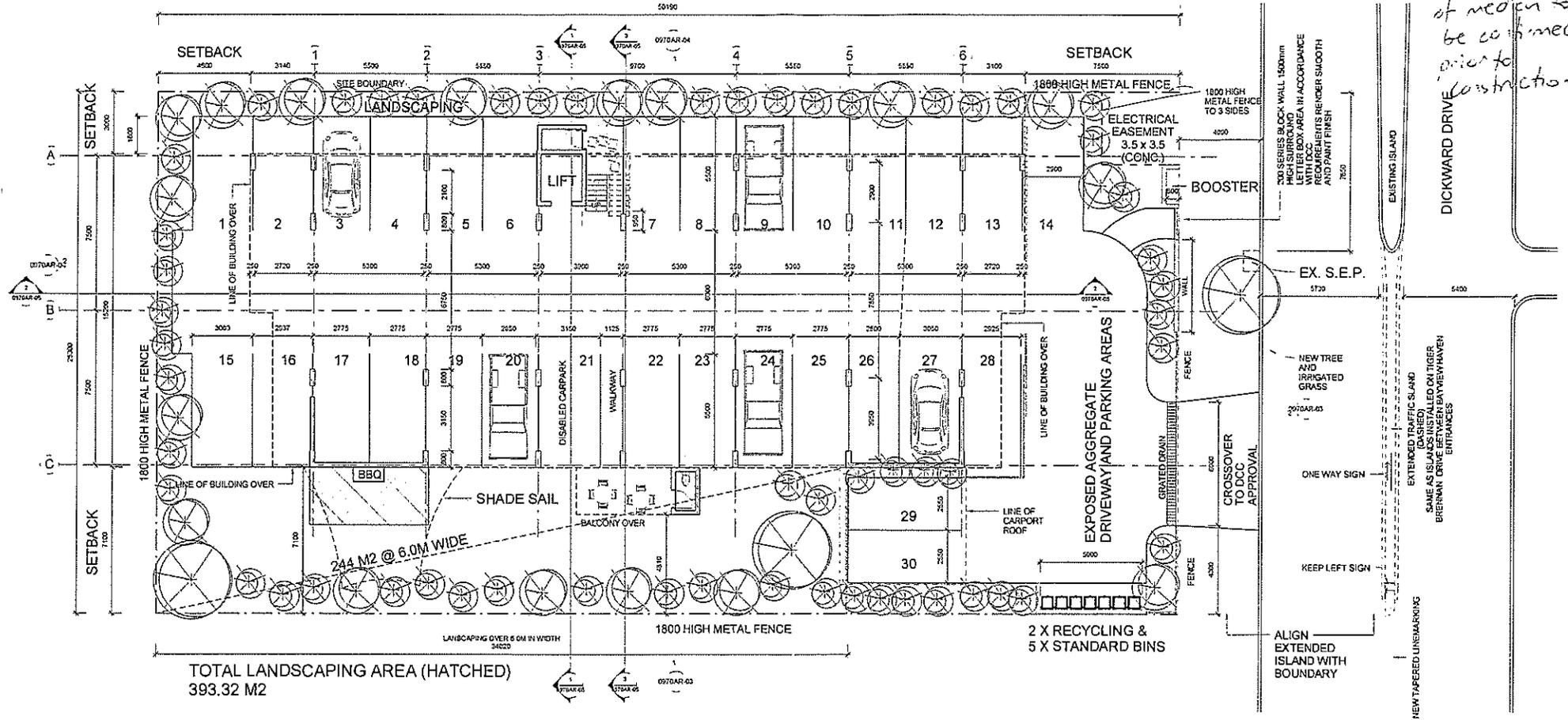
REVISIONS (DATE)

DARWIN CITY COUNCIL
 WORKS WITHIN THE ROAD RESERVE
 ARE NOT TO BE CARRIED OUT WITH-
 OUT FIRST OBTAINING A WORKS
 APPROVAL

DARWIN CITY COUNCIL
APPROVED Access only
 IN PRINCIPLE
 AUTHORIZED OFFICER
 NORTH
 N. Douglas
 28/5/10 DATE

BOUNDARY OF NEIGHBOURING SERVICE STATION

Final design
 of median to
 be confirmed
 prior to
 construction



1 GROUND AND LANDSCAPING AREAS (C)
 1:100

REFER TO NO 659 SK1 ISSUE A (22/03/2010)
 FOR PLANT SPECIES



| No. | Description | Date |
|-----|-------------------|----------|
| A | STREETWORKS ADDED | 19/05/10 |
| B | ISLAND AMENDED | 20/05/10 |

Project Address
 LOT 1052 DICKWARD DRIVE
 NIGHTCLIFF
 12 x 2 BED & 3 x 1 BED APARTMENTS

THE BREEZE
 SITE & GROUND LEVEL PLAN

Project number 09-70

Date 01/07/10
 Drawn by SG
 Checked by NS
 0970AR-01
 Scale @ A1 1:100



Website: www.darwin.nt.gov.au

Please quote: 1985353 CR:fh
Your reference: PA2011/0221

20 April 2011

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

Dear Doug

Parcel Description: Lot 1852 (171) Dick Ward Drive Town of Nightcliff.
Proposed Development: Unit plan subdivision to create 15 lots.

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

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit and offers the following comments:**

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

- 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 Kevin Dodd

ENCL: YES

DARWIN CITY COUNCIL

DATE: 11/03/2011

REPORT

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

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

REPORT NO: 11TS0068 CR:fh **APPROVED:** LC

COMMON NO: 1969726

SUBJECT: PROPOSAL TO AMEND THE NT PLANNING SCHEME

PARCEL: LOT 4670 (19) GOYDER ROAD PARAP TOWN OF DARWIN

PROPOSAL: REZONE FROM ZONE SC (SERVICE COMMERCIAL) TO ZONE SD36 (SPECIFIC USE ZONE) FOR THE PURPOSE OF FACILITATING THE USE AND DEVELOPMENT OF THE LAND FOR PREDOMINANTLY RESIDENTIAL PURPOSES WITH A MINOR COMPONENT OF COMMERCIAL ACTIVITIES

ITEM NO: 10.4**SYNOPSIS:**

A Development Application for Lot 4670 (19) Goyder Road Parap, 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:** Defence Housing Authority**Zone:** SC (Service Commercial) **Area:** 5,910 m²**Proposal:**

Tract Consultants Pty Ltd on behalf of Defence Housing Authority have applied to the Minister for Lands and Planning to amend the NT Planning Scheme by rezoning Lot 4670 (19) Goyder Road, Town of Darwin from Zone SC (Service Commercial) to SD 36 (Specific Use Zone) to allow for a mixed use development.

The exhibition period for PA2010/1469 is from Friday 18 March 2011 to Friday 15 April 2011.

PAGE: 2:
 REPORT NO 11TS0068 CR: fh
 SUBJECT: PROPOSAL TO AMEND THE NT PLANNING SCHEME
 PARCEL: LOT 4670 (19) GOYDER ROAD PARAP TOWN OF DARWIN
 PROPOSAL: REZONE FROM ZONE SC (SERVICE COMMERCIAL) TO ZONE SD36 (SPECIFIC USE ZONE) FOR THE PURPOSE OF FACILITATING THE USE AND DEVELOPMENT OF THE LAND FOR PREDOMINANTLY RESIDENTIAL PURPOSES WITH A MINOR COMPONENT OF COMMERCIAL ACTIVITIES

History:

The site has previously been used for a vehicle sales yard and service. Permission was given in late 2001 to locate a temporary demountable on the site for the purposes of a vehicle sales office.

Development Permit PA97/1043 was issued in 1997 for the purpose of a two (2) storey office building. This permit has now lapsed.

Site and Surrounds

The land proposed for the rezoning covers Lot 4670 (19) Goyder Road, Town of Darwin and is located to the north-east of the prominent Hastings On Mindil residential development. The lot has a road frontage to Goyder Road and Nylander Street, with existing crossovers to both roads. The subject lot is currently vacant, cleared land in the ownership of DHA.

The site is generally flat, with a slight fall of 1.35m from the highest point at the corner of Goyder Road and Nylander Street to the lowest point at the western end of the site. The site has a 3m wide sewerage easement running parallel to the eastern boundary of the lot.

The wording for the existing proposed Specific Use zoning of Lot 4670 (SD36) is set out in **Attachment A**.

The subject site is located directly adjacent the Hastings On Mindil residential development and the recently approved predominantly residential development 'The Avenue' on Lots 7466 and 7468 Salonika Street. Hastings On Mindil is a 'resort' style residential development completed in 2006, comprising 2 x 8 storey buildings joined at podium level, with communal open space and leisure facilities. 'The Avenue' development is effectively a 'second' stage of the Hasting On Mindil development, by the same property development company, Osborne Family Holdings.

Land to the east of the site is zoned for SC (Service Commercial) development under the Northern Territory Planning Scheme (NTPS). It is typically developed for low-rise service commercial buildings. Land directly north of the site on Goyder Road is developed for residential purposes. The small pocket of residential is adjoined to the east by the Motor Vehicle Registry Office. Goyder Road forms a main thoroughfare between the Stuart Highway road corridor and Gilruth Avenue. To the west of the site is the Darwin Senior High School campus and the NT Museum and Art Gallery.

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 (Service Commercial) zone, and *requires consent* to amend the NT Planning Scheme.

PAGE: 3:
 REPORT NO 11TS0068 CR: fh
 SUBJECT: PROPOSAL TO AMEND THE NT PLANNING SCHEME
 PARCEL: LOT 4670 (19) GOYDER ROAD PARAP TOWN OF DARWIN
 PROPOSAL: REZONE FROM ZONE SC (SERVICE COMMERCIAL) TO ZONE SD36 (SPECIFIC USE ZONE) FOR THE PURPOSE OF FACILITATING THE USE AND DEVELOPMENT OF THE LAND FOR PREDOMINANTLY RESIDENTIAL PURPOSES WITH A MINOR COMPONENT OF COMMERCIAL ACTIVITIES

Strategic Direction

The Northern Territory Planning Scheme outlines in Part 2, the intended land use framework for the Darwin region. The subject sites are designated to be used for urban purposes. 'Urban' is not defined within the Northern Territory Planning Scheme, but is understood to include residential development.

No further strategic direction is given in relation to managing the urban growth from the Northern Territory Planning Scheme.

Current and Proposed Zoning

The current zoning of the subject land is SC (Service Commercial). The proposed rezoning seeks to apply the SD36 (Specific Uses) zoning. The proposed SD36 zoning (refer to **Attachment A**) proposes the following uses subject to consent:

| Land Use | Proposed SD36 Zone | SD30 Zone ('the avenue' Salonika Street) | SD15 Zone (Hastings on Mindil) |
|--------------------------|--------------------|--|--------------------------------|
| Bed & Breakfast | ✓ | ✓ | ✓ |
| Caretaker's Residence | ✓ | ✓ | ✓ |
| Child Care Centre | ✓ | ✓ | ✓ |
| Community Centre | ✓ | ✓ | ✓ |
| Convention Centre | ✓ | ✓ | ✓ |
| Dependant Unit | ✗ | ✗ | ✓ |
| Education Establishment | ✓ | ✓ | ✓ |
| Home Occupation | ✓ | ✓ | ✓ |
| Hospital | ✗ | ✓ | ✓ |
| Hostel | ✓ | ✓ | ✓ |
| Hotel | ✓ | ✓ | ✓ |
| Leisure and Recreation | ✓ | ✓ | ✗ |
| Licensed Club | ✓ | ✓ | ✓ |
| Medical Clinic | ✓ | ✓ | ✓ |
| Medical Consulting Rooms | ✗ | ✓ | ✓ |
| Motel | ✓ | ✓ | ✓ |
| Multiple Dwellings | ✓ | ✓ | ✓ |
| Office | ✓ | ✓ | ✓ |
| Place of Worship | ✓ | ✓ | ✓ |
| Restaurant | ✓ | ✓ | ✓ |
| Shop | ✓ | ✓ | ✓ |
| Showroom Sales | ✗ | ✓ | ✓ |
| Single Dwelling | ✗ | ✗ | ✓ |
| Supporting Accommodation | ✓ | ✓ | ✓ |
| Veterinary Clinic | ✓ | ✓ | ✓ |

As can be seen from the above table, the proposed uses for the site are in keeping with those approved for adjoining properties to the south, Lots 7466 and 7468 Stuart Highway and (10) Salonika Street, Town of Darwin ('The Avenue') and Lot 7467 (14) Salonika Street ('Hastings On Mindil').

PAGE: 4:
 REPORT NO 11TS0068 CR: fh
 SUBJECT: PROPOSAL TO AMEND THE NT PLANNING SCHEME
 PARCEL: LOT 4670 (19) GOYDER ROAD PARAP TOWN OF DARWIN
 PROPOSAL: REZONE FROM ZONE SC (SERVICE COMMERCIAL) TO ZONE SD36 (SPECIFIC USE ZONE) FOR THE PURPOSE OF FACILITATING THE USE AND DEVELOPMENT OF THE LAND FOR PREDOMINANTLY RESIDENTIAL PURPOSES WITH A MINOR COMPONENT OF COMMERCIAL ACTIVITIES

The proposed PSA SD36 wording limits building heights to RL73.5m AHD which is the same height limit applied to Lots 7466 and 7468 (The Avenue) under SD30. Lot 7467 (Hastings On Mindil) has a maximum height limit of eight (8) storeys.

The proposed PSA stipulates that any development should provide a zero setback along the Nylander Street site boundary and a variable setback from the corner of Nylander and Goyder Road, to a setback aligning with the adjoining development at Lot 7467. Any section of building higher than two (2) storeys above ground level, is then limited to 50% site coverage. The 50% site coverage is significantly higher than the approved SD30 allowance of 30% site coverage above two (2) storeys, permitted for 'The Avenue' site and may potentially create an overly bulky building.

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:

Vehicular access

Clause 7 of the proposed SDU zone states that 'access and egress is expected to be from Goyder Road, subject to the finding of a traffic study'. Goyder Road is a busy Primary Collector road and it is not considered desirable to provide unnecessary additional cross-overs within the proximity to the Goyder Road and Ryland Avenue intersection.

Nylander Street is currently a one way street egressing at Goyder Road. Comments to the Authority recommend that a traffic study be undertaken by a suitably qualified traffic engineer prior to any decisions relating to access and egress are formalised as part of a planning scheme amendment.

Any proposed upgrades to the local road network to facilitate the proposed future development will be to Council's satisfaction.

Wording

There are a few minor errors in the wording of the proposed scheme amendment, as follows:

- Sub-clause 2(g) contains a spelling error (Deign).
- Clause 9 appears to be a repeat of Clause 8, with minor variations to the wording.
- Clause 14 (a) refers to 'Sub-clauses 5 to 15 of this Clause'. There does not appear to be a 'Sub-clause 15'. It is also noted that Clause 3 refers to the numbered sections as paragraphs, rather than sub-clauses (ie. paragraphs 4 to 14).

PAGE: 5:
 REPORT NO 11TS0068 CR: fh
 SUBJECT: PROPOSAL TO AMEND THE NT PLANNING SCHEME
 PARCEL: LOT 4670 (19) GOYDER ROAD PARAP TOWN OF DARWIN
 PROPOSAL: REZONE FROM ZONE SC (SERVICE COMMERCIAL) TO ZONE SD36 (SPECIFIC USE ZONE) FOR THE PURPOSE OF FACILITATING THE USE AND DEVELOPMENT OF THE LAND FOR PREDOMINANTLY RESIDENTIAL PURPOSES WITH A MINOR COMPONENT OF COMMERCIAL ACTIVITIES

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.

PAGE: 6:
 REPORT NO 11TS0068 CR: fh
 SUBJECT: PROPOSAL TO AMEND THE NT PLANNING SCHEME
 PARCEL: LOT 4670 (19) GOYDER ROAD PARAP TOWN OF DARWIN
 PROPOSAL: REZONE FROM ZONE SC (SERVICE COMMERCIAL) TO ZONE SD36 (SPECIFIC USE ZONE) FOR THE PURPOSE OF FACILITATING THE USE AND DEVELOPMENT OF THE LAND FOR PREDOMINANTLY RESIDENTIAL PURPOSES WITH A MINOR COMPONENT OF COMMERCIAL ACTIVITIES

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.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

PAGE: 7:
REPORT NO 11TS0068 CR: fh
SUBJECT: PROPOSAL TO AMEND THE NT PLANNING SCHEME
PARCEL: LOT 4670 (19) GOYDER ROAD PARAP TOWN OF DARWIN
PROPOSAL: REZONE FROM ZONE SC (SERVICE COMMERCIAL) TO ZONE SD36 (SPECIFIC USE ZONE) FOR THE PURPOSE OF FACILITATING THE USE AND DEVELOPMENT OF THE LAND FOR PREDOMINANTLY RESIDENTIAL PURPOSES WITH A MINOR COMPONENT OF COMMERCIAL ACTIVITIES

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. That report number 11TS0068 CR:fh entitled Proposal to Amend the NT Planning Scheme, Lot 4670 (19) Goyder Road Parap Town of Darwin, rezone from Zone SC (Service Commercial) to zone SD36 (Specific Use Zone) for the purpose of facilitating the use and development of the land for predominantly residential purposes with a minor component of commercial activities, be received and noted.
- B. THAT the letter to the Reporting Body in **Attachment B** to Report Number 11TS0068 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

NORTHERN TERRITORY OF AUSTRALIA

PROPOSAL TO AMEND NT PLANNING SCHEME PA2010/1469

Tract Consultants Pty Ltd on behalf of Defence Housing Australia have applied to the Minister for Lands and Planning to amend the NT Planning Scheme by rezoning Lot 4670 Town of Darwin (19 Goyder Road, Parap) from Zone SC (Service Commercial) to Zone SD36 (Specific Use Zone) for the purpose of facilitating the use and development of the land for predominately residential purposes with a minor component of commercial activities.

Attached are:

- the Notice of Exhibition under section 17 of the *Planning Act*;
- extracts from the NT Planning Scheme relating to Zone SC (Service Commercial);
- extracts relating to zone SD 36 (Specific Use Zone);
- a locality map; and
- a copy of the application.

The exhibition period is from Friday 11 March 2011 to Friday 8 April 2011.

Written submissions about the proposed planning scheme amendment are to be received by 4.00pm on Friday, 8 April 2011 and made to:

Mr David Haylock
Project Manager
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
PA2010/1469**

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 PA2010/1469 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 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 in respect of this exhibition should be made to:

David Haylock
Project Manager
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 Lot 4670 Town of Darwin (19 Goyder road, Parap) from Zone SC (Service Commercial) to Zone SD36 (Specific Use Zone Darwin) for the purpose of facilitating the use and development of the land for predominately residential purposes and a minor component for commercial activities.

Dated

9 March

2011.


David Malone
Delegate for the Minister for Lands and Planning

5.9 ZONE SC – SERVICE COMMERCIAL

The primary purpose of Zone SC is to provide for commercial activities which, because of the nature of their business or size of the population catchment, require large sites.

Demountable structures require consent.

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

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to caravans.

Clause 8.1 describes standards for commercial development.

Clause 13.2 controls access to main roads.

Clause 13.5 refers to the erection of mobile telecommunication structures.

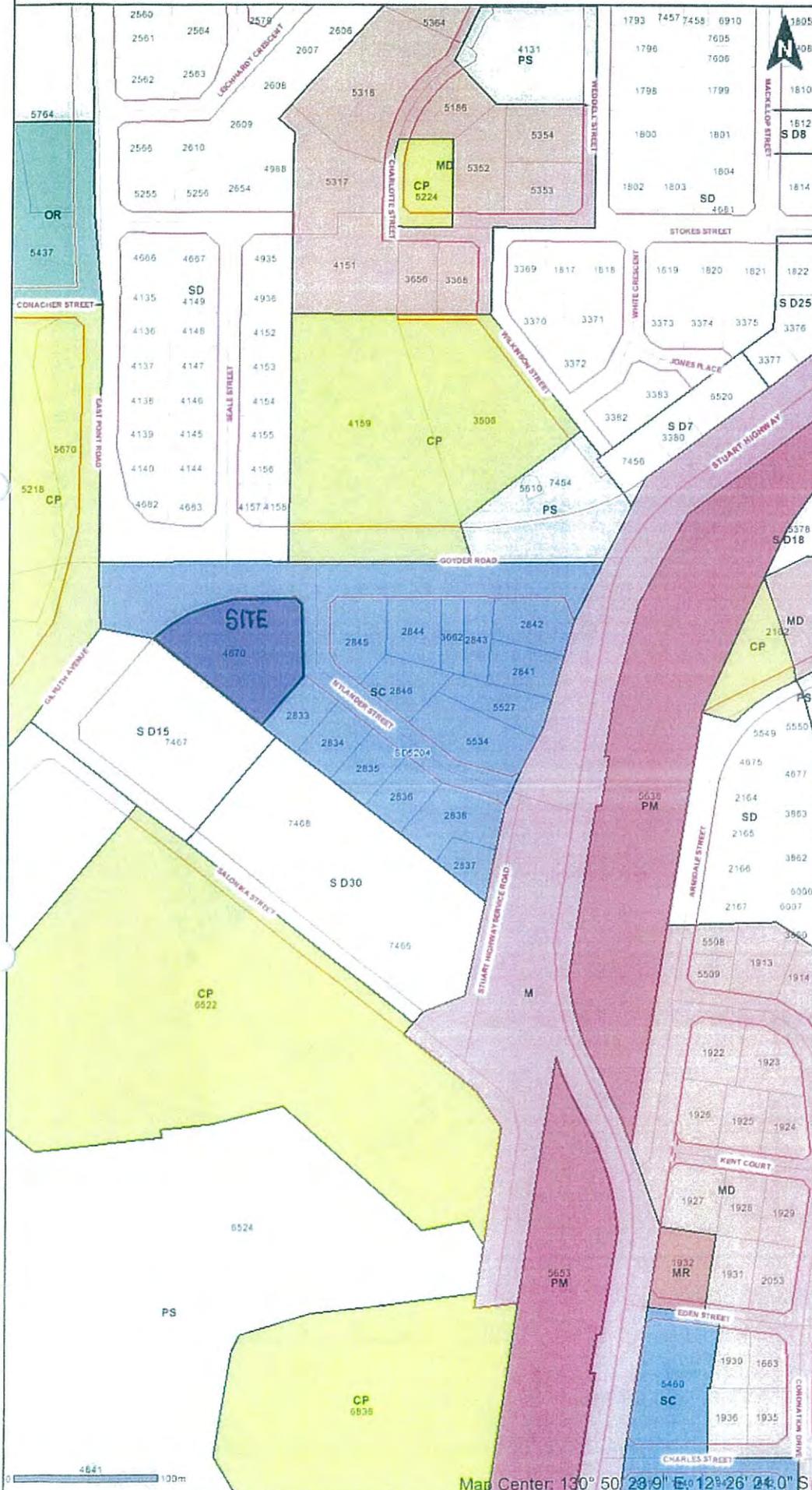
ZONING TABLE – ZONE SC

| | | |
|---------------------------------|---|-------------------------------------|
| abattoir | x | |
| agriculture | x | |
| animal boarding | D | 6.4, 6.5.1, 10.1 |
| bed and breakfast accommodation | x | |
| business sign | P | 6.7 |
| caravan park | x | |
| caretaker's residence | P | 6.5.1, 7.1, 7.3, 7.10.3 |
| car park | D | 6.4, 6.5.3 |
| child care centre | x | |
| community centre | x | |
| dependant unit | x | |
| domestic livestock | x | |
| education establishment | D | 6.4, 6.5.1, 8.2 |
| fuel depot | x | |
| general industry | x | |
| group home | x | |
| home based child care centre | x | |
| home based contracting | P | 7.10.8 |
| home occupation | P | 7.10.7 |
| horticulture | x | |
| hospital | x | |
| hostel | D | 6.4, 6.5.1, 7.3, 7.6, 7.7, 7.8, 8.2 |
| hotel | D | 6.4, 6.5.1, 6.6, 8.2 |
| intensive animal husbandry | x | |
| leisure and recreation | D | 6.4, 6.5.1, 8.2 |
| licensed club | D | 6.4, 6.5.1, 6.6, 8.2 |
| light industry | D | 6.4, 6.5.1, 6.6 |
| medical clinic | D | 6.4, 6.5.1, 8.2 |
| medical consulting rooms | x | |
| motel | D | 6.4, 6.5.1, 6.6, 7.1, 7.3, 8.2 |
| motor body works | D | 6.4, 6.5.1 |
| motor repair station | D | 6.4, 6.5.1 |
| multiple dwellings | x | |
| office | D | 6.4, 6.5.1, 6.6, 8.2 |
| passenger terminal | D | 6.4, 6.5.1, 8.2 |
| place of worship | D | 6.4, 6.5.1, 8.2 |
| plant nursery | D | 6.4, 6.5.1 |
| promotion sign | D | 6.7 |
| recycling depot | x | |
| restaurant | D | 6.4, 6.5.1, 6.6, 8.2 |
| retail agricultural stall | x | |
| rural industry | x | |
| service station | D | 6.4, 6.5.1, 8.1.4 |
| shop | D | 6.4, 6.5.1, 6.6, 8.2 |
| showroom sales | P | 6.4, 6.5.1, 6.6, 8.2 |
| single dwelling | x | |
| stables | x | |
| supporting accommodation | D | 6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8 |
| transport terminal | D | 6.4, 6.5.1, 6.6, 8.2 |
| vehicle sales and hire | D | 6.4, 6.5.1, 8.2 |
| veterinary clinic | D | 6.4, 6.5.1, 8.2 |
| warehouse | D | 6.4, 6.5.1, 6.6 |

P = Permitted D = Discretionary x = Prohibited

Locality Map of Lot 4670 Town of Darwin

Legend



- General Lines
- Topo Index 250000
- Road Boundaries
- 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 IMG

Bottom Left: 130° 50' 14", -12° 26' 27"
 Top Right: 130° 50' 33", -12° 26' 14"
 Approximate Scale: 1:3,900
 Datum: GDA 1994
 Data for information purposes only
 - accuracy not guaranteed
 N.T. Land Information System
 Copyright Northern Territory of Australia

Map Center: 130° 50' 23.9" E, 12° 26' 24.0" S

Lot 4670 19 Goyder Road Parap

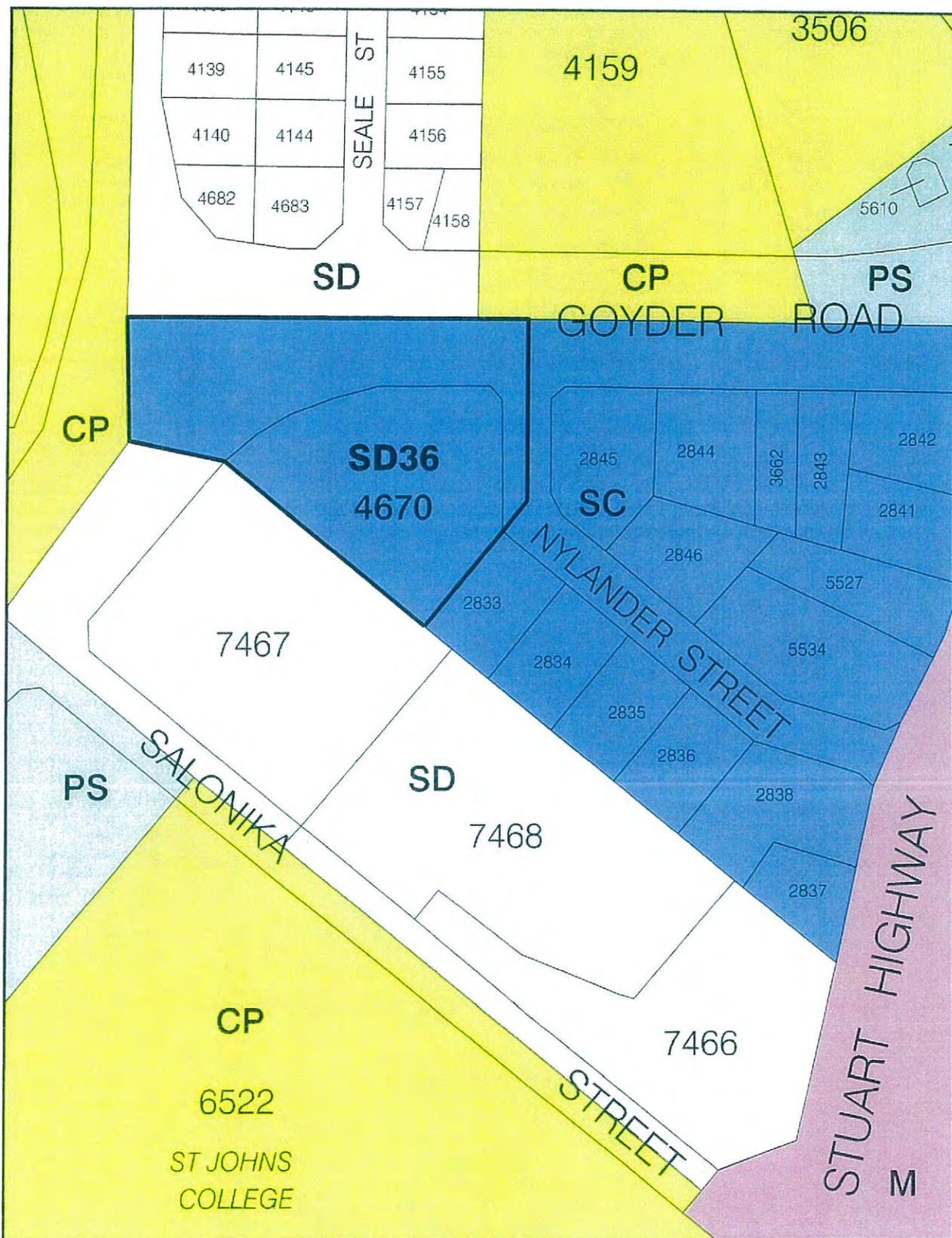
1. The purpose of this zone is to facilitate the use and development of the land for a complimentary mix of commercial and residential activities.
2. A use or development is to contribute to improving the **amenity** of the Goyder Road Precinct as an integrated mixed use area by:
 - (a) taking advantage of views whilst avoiding adverse impact on view corridors of the future surrounding neighbourhood and existing buildings;
 - (b) creating a land mark (gateway) development through definitive streetscapes and quality architecture;
 - (c) a design which has a distinctive base, middle and top;
 - (d) ensuring that all roof top structures, such as plant rooms and lift overruns are to be integrated into the design of the building;
 - (e) establishing a design that transitions incrementally in height between adjacent buildings while ensuring that the surrounding environment is not adversely affected;
 - (f) providing active building frontages, with high quality landscape and streetscape elements; and
 - (g) a design that reflects the Community Safety **Deign** Guide principles.
3. With **consent**, and subject to paragraphs 4 to 14 inclusive:

| | |
|--|--|
| <ol style="list-style-type: none"> (a) bed and breakfast accommodation; (b) caretaker's residence; (c) child care centre; (d) community centre; (e) convention centre; (f) education establishment; (g) home occupation; (h) hostel; (i) hotel; (j) leisure and recreation; | <ol style="list-style-type: none"> (k) licensed club; (l) medical clinic; (m) motel; (n) multiple dwellings; (o) office; (p) place of worship; (q) restaurant; (r) shop; (s) supporting accommodation; and (t) veterinary clinic |
|--|--|

The above land uses are also subject to the relevant provisions as set out in Parts 4 and 5 of the NT Planning Scheme.

4. A Development Permit for the use and development of the site may be granted that allows uses to be substituted for other consent uses listed at sub-clause 3 when identified on an indicative land use plan submitted with the application. Consent is subject to the provision of adequate car parking being demonstrated and there being no increase in **net floor area**.
5. All car parking must be visually screened from the street and podiums of adjacent buildings
6. Basement **car park** below the ground level is encouraged rather than above ground level car parking.

7. All car parking egress and access is expected to be from Goyder Road, subject to the findings of a traffic study.
8. Development at podium level should provide a zero setback along the Nylander Street frontage and a variable setback from zero to a setback aligning with the adjoining frontage along Goyder Road at Lot 7467 Town of Darwin.
9. Development at podium level should provide a zero setback along Nylander Street frontage and a variable setback from zero (at the corner of Goyder and Nylander) to a set back aligning with the adjoining development frontage (Hastings on Mindil) along the Goyder Road frontage.
10. The treatment of the interface between the development on the subject site and adjoining sites should take account of overlooking, visual impacts and screening issues.
11. Development should create a high level of pedestrian amenity at ground level by:
 - (a) ensuring 75% of the length of the Goyder Road and the Nylander Street site boundaries are created as active street frontages through such treatments as:
 - i. frequent, operational and legible entrances that are directly accessible from the public footpath; and
 - ii. clear glass windows with views to and from the street;
 - (b) providing shelter and shade to footpaths for the full extent of the **site** frontage;
 - (c) providing appropriate species of planting of mature trees within the road reserve; and
 - (d) providing paving and street furniture to the public domain which is in keeping with the quality of design and finishes to the Goyder Road precinct to the satisfaction of the authority.
12. Buildings and structures on the site are not to exceed a height of 73.5m AHD. The measurement of the height of a building or structure must include the measurement of any plant, lightning rods and vegetation on the building or structure.
13. Any section of building higher than two **storeys** above ground level is not to cover more than 50% of the site area.
14. A development application for a use or development subject to this clause must provide:
 - (a) a site analysis and urban design study that demonstrates that the proposed development contributes positively to the neighbourhood and meets the requirements at sub-clauses 5 to **(15)** of this clause;
 - (b) a master plan and staging plan for the proposed development;
 - (c) a shared facilities schedule;
 - (d) a traffic study (including pedestrian and cycle pathways) completed by qualified traffic engineers and consultants, to the requirements and satisfaction of the Darwin City Council and the Department of Lands and Planning. This study will also need to identify any potential need to upgrade vehicular, cycle and pedestrian infrastructure to service the proposed development;
 - (e) a landscape plan for the public domain and proposed building; and
 - (f) the type and colours of materials to be used in the design and construction of the building and streetscape.

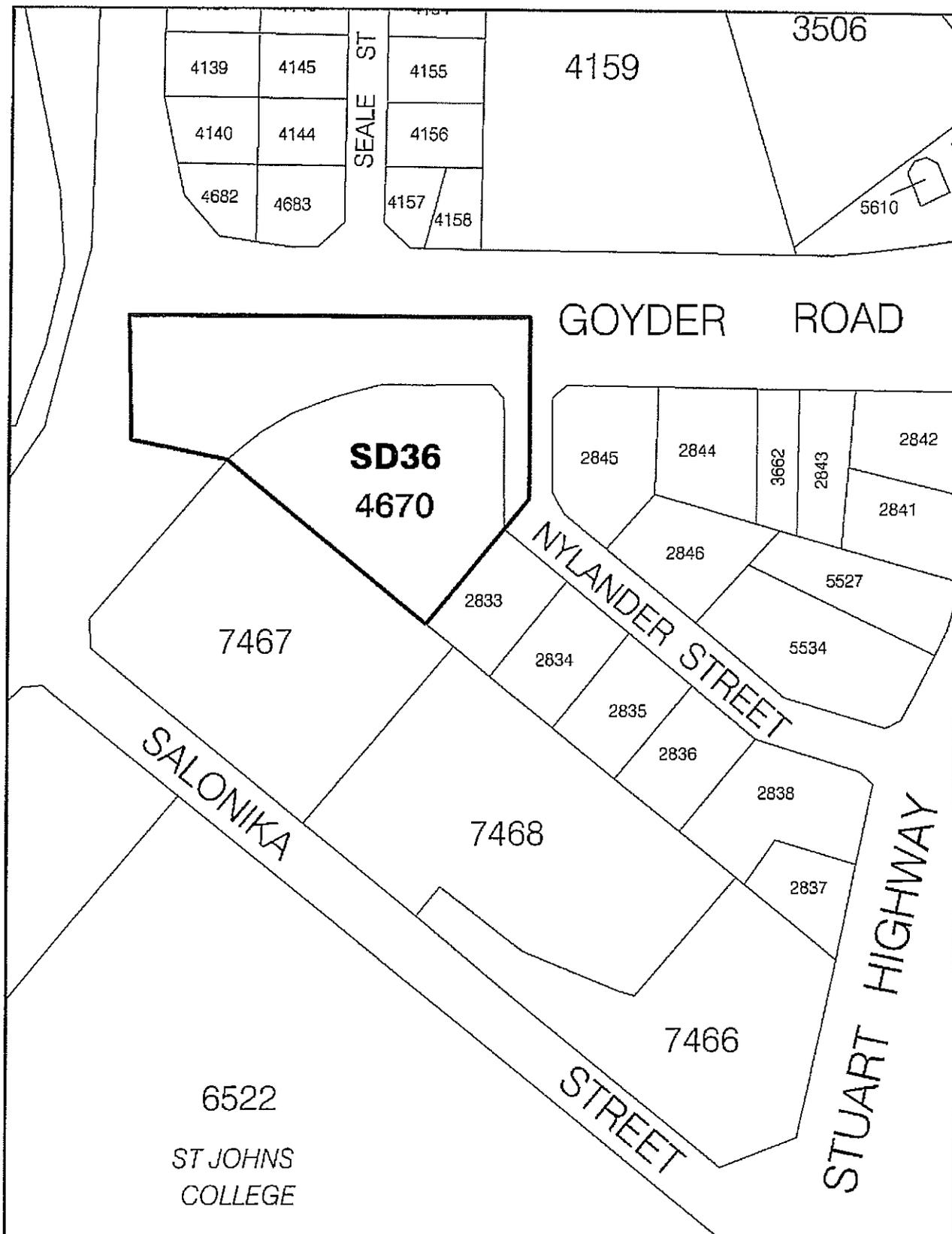


EXISTING NT PLANNING SCHEME
 AMENDMENT PA2010/1469
 LOT 4670
 TOWN OF DARWIN
 From Zone SC (Service Commercial) to a Specific Use Zone


 Department of Lands & Planning
 Northern Territory Government

 Scale 1: 2000 @ A4


File No. PA2010/1469
 Date: 9-Mar-11
 Drawing Name: Lot 4670 PSA and Gazetted Darwin Amendment 180 - David Haylock.ogn



| | |
|---|---|
| <p align="center"> PROPOSED NT PLANNING SCHEME AMENDMENT PA2010/1469 LOT 4670 TOWN OF DARWIN From Zone SC (Service Commercial) to a Specific Use Zone </p> | <p align="center">  Northern Territory Government </p> <p align="center"> Department of Lands & Planning  Scale 1: 2000 @ A4  </p> <p> File No. PA2010/1469 Date: 9-Mar-11 Drawing Name: Lot 4670 PSA and Gazetteal Darwin Amendment 180 - David Haylock.dgn </p> |
|---|---|

NORTHERN TERRITORY OF AUSTRALIA
Planning Act

Proposal to amend a Planning Scheme - section 13(1)

1. LAND INFORMATION (F OR PROPOSED CHANGE IN ZONING ONLY)

| | |
|---|---|
| Town/Hundred/Locality: Town of Darwin, Hundred of Bagot, County of Palmerston | |
| Parcel Number(s) and/or Unit number: Lot 4670 | |
| LTO Plan: | |
| Number and Street Name: 19 Goyder Road, Parup | |
| and | |
| Existing Zone: Service Commercial | |
| Proposed Zone: Specific Use | |
| Tenure: | |
| Is the proponent the land owner? | <input checked="" type="radio"/> YES / NO |

2. PROPONENT INFORMATION

| |
|---|
| <p>PROPONENT INFORMATION</p> <p>ILIS Customer no. (if known):</p> <p>Company name (if applicable): Defence Housing Australia C/- Tract Consultants P/L</p> <p>ABN or ACN (if applicable):</p> <p>Title: <input checked="" type="radio"/> Mr Mrs Miss Ms Dr Other:</p> <p>Family name(s): Doonar</p> <p>Given name(s): Mark</p> <p>Preferred name(s):</p> <p>Postal address: Level 7, 140 Ann Street BRISBANE QLD 4000</p> <p>Telephone no. (business hours): 07 3002 6400</p> <p>Mobile no.: 0418 153 992</p> <p>Facsimile no.: 07 3002 6499</p> <p>Email address: mdoonar@tract.net.au</p> |
|---|

3. DESCRIPTION OF PROPOSED AMENDMENT

| | |
|---|---|
| Attach a detailed statement describing the proposed amendment. | ATTACHMENT A*  |
| and | * See attached reports |
| Where the proposed amendment relates to a published document, the title of the document proposed to be amended: | |

4. REASON(S) FOR PROPOSAL

Attach a detailed statement describing why the proposed amendment should be considered.

REFER TO
ATTACHED

**5. APPLICANT TO SIGN AND/OR AFFIX SEAL**

The application is complete and all required documentation is attached.

Signature(s)

27/02/10

Date

PRIVACY NOTE:

The Department of Planning and Infrastructure, on behalf of the Minister, is authorised under the *Planning Act* to collect the information on this form, or otherwise provided by you, to consider a proposal to amend a Planning Scheme. Failure to provide the information in full may result delays processing the proposal.

Some of the personal information provided by you on this application may be publicly available, as part of a public exhibition process. The information may also be provided to other NT Government agencies, the Australian Valuation Office, local governments and Commonwealth Government Departments and agencies, as required by law.

Collection of personal information on this form is done in accordance with the privacy legislation contained within the *Information Act 2002 (NT)*. For more information please refer to the Department of Planning and Infrastructure privacy statement located at www.dpi.nt.gov.au

Any personal information provided can be subsequently accessed by you on request. If you have any queries please contact the Manager Development Assessment Services on 8999 6240.

Goyder Road**Proposed Planning Scheme Amendment**

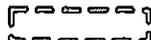
19 Goyder Road, Lot 4670,
Parap, Darwin

Prepared by Tract Consultants Pty Ltd
For Defence Housing Australia

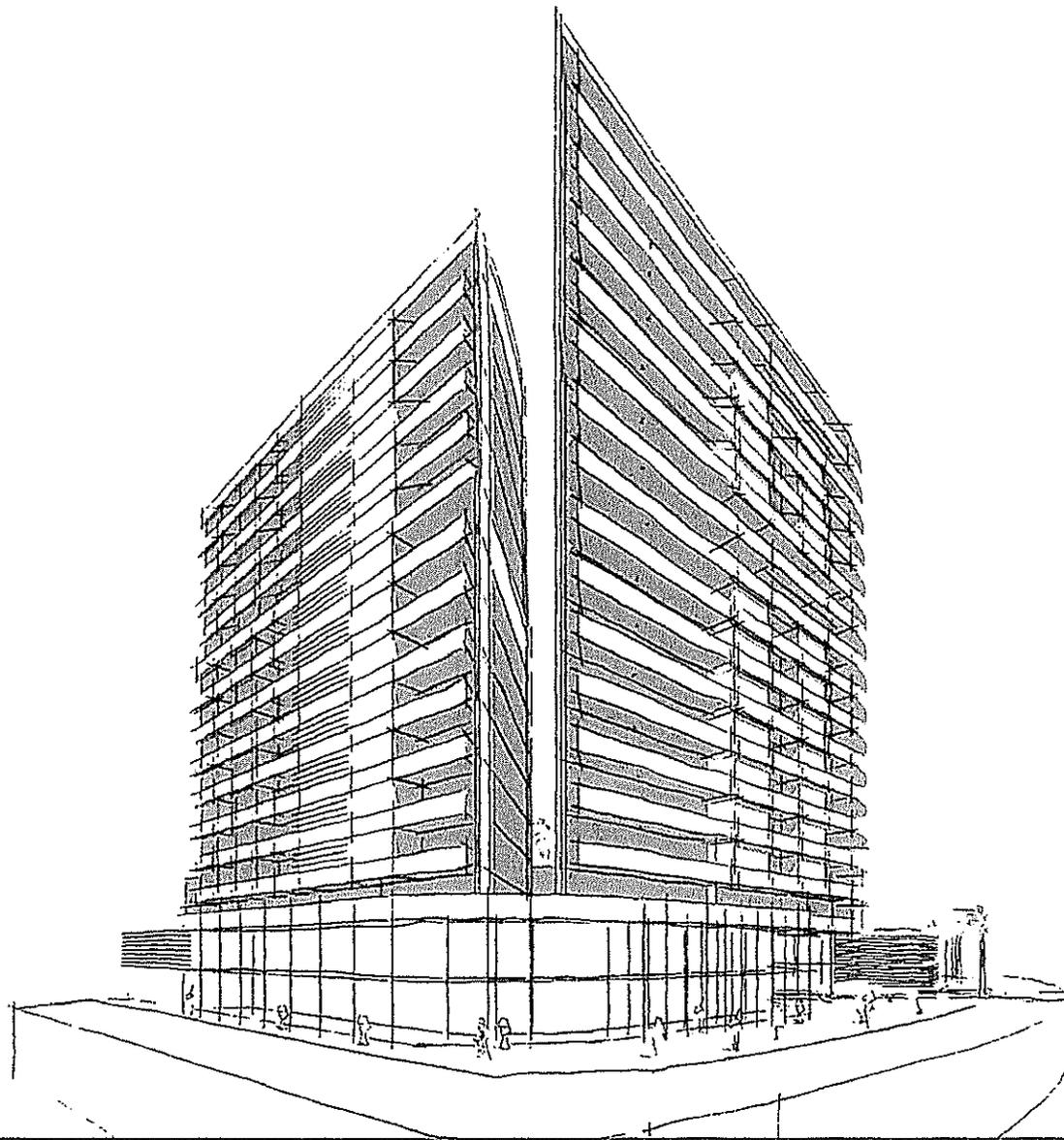
16 December 2010

Tract Consultants Pty Ltd
ACN 055 213 842
Town planners Landscape architects Urban designers
Level 7, 140 Ann St, Brisbane 4000 Australia
Telephone 07 3220 6400 Facsimile 07 32002 6499
mdoonar@tract.net.au
Reference: *708109-10 Goyder Road Planning Scheme Amendment*
Contact: Mark Doonar



-  Landscape Buffer to Podium Parking
-  Residential entry
-  Main Entry Plaza
-  retail promenade
-  Car Park
-  Core
-  commercial / retail
-  Site Boundary





GOYDER ROAD, PARAP

PROPOSED PLANNING SCHEME AMENDMENT: ARCHITECTURAL STATEMENT

17.12.2010



Please quote: 1969726 CR:fh
Your reference: PA2010/1469

15 April 2011

David Haylock
Project Officer - Strategic Lands Planning
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear David

Parcel Description: Lot 4670 (19) Goyder Road Parap Town of Darwin.
Proposed Development: Rezone from Zone SC (Service Commercial) to Zone SD36 (Specific Use Zone) for the purpose of facilitating the use and development of the land for predominantly residential purposes with a minor component of commercial activities.

Thank you for the Development Application referred to this office 10 March 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

Vehicular access.

- a). Clause 7 of the proposed SD36 zone states that 'access and egress is expected to be from Goyder Road, subject to the findings of a traffic study'. Council's strong preference is that the location for the access and egress be determined subject to a traffic study being undertaken by a suitably qualified traffic engineer demonstrating the most appropriate location, to the satisfaction of the General Manager Infrastructure, Darwin City Council.
- b). To clarify, any traffic study undertaken, as referred to in sub-clause 14(d), should take into consideration the access and egress impacts on the local traffic network referred to in Clause 7. Alternatively, clause 7 could be amalgamated into sub-clause 14(d).

.../2

Wording.

- c). Sub-clause 2(g) contains a spelling error (Deign).
- d). Clause 9 appears to be a repeat of clause 8, with minor variations to the wording.
- e). Clause 14 (a) refers to 'sub-clauses 5 to 15 of this clause'. There does not appear to be a 'sub-clause 15'. It is also noted that Clause 3 refers to the numbered sections as paragraphs, rather than sub-clauses (ie. paragraphs 4 to 14).

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

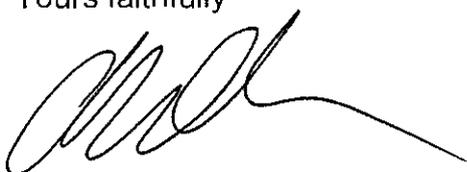
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- 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 Reporting Body 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: Tract Consultants Pty Ltd

ENCL: YES

DARWIN CITY COUNCIL

DATE: 08/04/2011

REPORT

TO: TOWN PLANNING COMMITTEE/OPENB **APPROVED:** CR

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

REPORT NO: 11TS0062 CR:FH **APPROVED:** LC

COMMON NO: 1530835

SUBJECT: DISCUSSION ON THE GREATER DARWIN REGION LAND
USE PLAN - TOWARDS 2030 - CONSULTATION PAPER

ITEM NO: 10.5

The Northern Territory Government has released the consultation paper *Greater Darwin Region Land Use Plan – Towards 2030* for public comment. The document provides a framework for future land uses within the Greater Darwin Region, including the geographical areas of Darwin City Council, Palmerston City Council, Litchfield Shire and areas within the Cox Peninsular. The Consultation Paper is out for comment until 13 May 2011.

GENERAL:

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

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

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

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

PAGE: 2
REPORT NUMBER: 11TS0062 CR:FH
SUBJECT: DISCUSSION ON THE GREATER DARWIN REGION LAND USE PLAN -
TOWARDS 2030 - CONSULTATION PAPER

approximately 11,232, or 41.5% of all additional dwellings will be located with the Darwin.

Relationship to other documents:

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

Territory 2030 Strategic Plan 2009 identifies as an immediate focus, the need for a balanced housing market and identifies the need to prepare a land strategy that includes appropriate planning and land release. The Land Use Plan is a direct response to the *Territory 2030* objectives.

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

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

Council Issues:

General comments:

Sustainability

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

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

PAGE: 3
REPORT NUMBER: 11TS0062 CR:FH
SUBJECT: DISCUSSION ON THE GREATER DARWIN REGION LAND USE PLAN -
TOWARDS 2030 - CONSULTATION PAPER

Growth

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

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

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

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

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

Housing

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

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

PAGE: 4
 REPORT NUMBER: 11TS0062 CR:FH
 SUBJECT: DISCUSSION ON THE GREATER DARWIN REGION LAND USE PLAN -
 TOWARDS 2030 - CONSULTATION PAPER

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

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

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

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

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

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

Transport and Infrastructure

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

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

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

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

PAGE: 5
 REPORT NUMBER: 11TS0062 CR:FH
 SUBJECT: DISCUSSION ON THE GREATER DARWIN REGION LAND USE PLAN -
 TOWARDS 2030 - CONSULTATION PAPER

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

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

Retail and Commercial

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

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

Employment and Industry

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

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

Council Specific Issues:

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

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

To succeed, intensification/urban infill requires a strong focus on place making/urban design to make places attractive and amenable and to assist in encouraging

PAGE: 6
 REPORT NUMBER: 11TS0062 CR:FH
 SUBJECT: DISCUSSION ON THE GREATER DARWIN REGION LAND USE PLAN -
 TOWARDS 2030 - CONSULTATION PAPER

development. Darwin City Council, along with other agencies, will play a key role in respect to facilitating such outcomes.

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

Accessibility to services and public infrastructure:

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

Urban form:

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

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

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

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

PAGE: 7
 REPORT NUMBER: 11TS0062 CR:FH
 SUBJECT: DISCUSSION ON THE GREATER DARWIN REGION LAND USE PLAN -
 TOWARDS 2030 - CONSULTATION PAPER

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

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

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

Positioning

The section in the Land Use Plan on "partnering with local government" (p66) is brief and appears to grossly underestimate the significant role that Darwin City Council should and will play in managing growth and providing key forms of infrastructure and services. This is a direct result of the limited opportunities provided to Local Government to participate in the preparation of the Land Use Plan prior to exhibition.

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

Another example could be the need to improve Council's stormwater, recreational and road infrastructure in order to maximise infill yields in key precincts. To achieve this, Northern Territory Government will need to engage with Darwin City Council and other to develop appropriate strategies for any future upgrades.

The opportunity exists for Council to position itself positively with the Northern Territory Government as a key contributor to meeting the goals of the Land Use Plan delivering.

Governance

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

Without a clear governance framework, it will be difficult to coordinate joint implementation, share resources and develop a common understanding on the key issues and responses. Once again, the section in the Land Use Plan on "partnering

PAGE: 8
 REPORT NUMBER: 11TS0062 CR:FH
 SUBJECT: DISCUSSION ON THE GREATER DARWIN REGION LAND USE PLAN -
 TOWARDS 2030 - CONSULTATION PAPER

with local government” is inadequate in this regard, providing little insight into exactly how the Northern Territory Government proposes to work with Council to achieve the working relationship to which it aspires.

The Commonwealth Government will likely consider compatibility with the criteria when making infrastructure funding decisions. The Darwin City Council should urge the Northern Territory Government to ensure that the Land Use Plan satisfies the COAG criteria, otherwise Darwin may not secure its fair share of infrastructure dollars.

TOPROC

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

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.

PAGE: 9
 REPORT NUMBER: 11TS0062 CR:FH
 SUBJECT: DISCUSSION ON THE GREATER DARWIN REGION LAND USE PLAN -
 TOWARDS 2030 - CONSULTATION PAPER

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:

Not Required.

CONSULTATION:

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

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

PAGE: 10
 REPORT NUMBER: 11TS0062 CR:FH
 SUBJECT: DISCUSSION ON THE GREATER DARWIN REGION LAND USE PLAN -
 TOWARDS 2030 - CONSULTATION PAPER

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

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

PROPOSED PUBLIC CONSULTATION PROCESS:

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

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0062 CR:fh entitled Discussion On The Greater Darwin Region Land Use Plan - Towards 2030 - Consultation Paper, be received and noted.
- B. THAT Council endorse **Attachment B** to Report Number 11TS0062 CR:fh entitled Discussion On The Greater Darwin Region Land Use Plan - Towards 2030 - Consultation Paper.
- C. THAT the Lord Mayor forward a copy of **Attachment B** to Report Number 11TS0062 CR:fh entitled Discussion On The Greater Darwin Region Land Use Plan - Towards 2030 - Consultation Paper, to the Minister for Lands and Planning.

DROSSO LELEKIS
MANAGER DESIGN,
PLANNING & PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

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

ATTACHMENT A

COAG criteria for capital city strategic planning systems**Capital city strategic planning systems should:**

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

Please quote: 1990680 CR:fh

13 May 2011

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

Dear Mark

Greater Darwin Region Land Use Plan: Towards 2030 Consultation Paper

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

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

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

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

Sustainability

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

.../2

-2-

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

Growth

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

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

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

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

Housing

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

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

.../3

-3-

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

Transport and Infrastructure

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

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

Retail and Commercial

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

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

Employment and Industry

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

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

Darwin Municipality Specific Comments

The following comments refer specifically to issues relating to the Darwin Municipality Darwin – Inner Suburbs are targeted for growth via infill/densification (ie

.../4

-4-

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

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

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

To succeed, intensification/urban infill requires a strong focus on place making/urban design to make places attractive and amenable and to assist in encouraging development. DCC, along with other agencies, will play a key role in respect to facilitating such outcomes.

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

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

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

.../5

-5-

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

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

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

Darwin City Council also encourages the Northern Territory Government to revisit the Council of Australia Governments (COAG) objectives and criteria for future strategic planning of capital cities, particularly the criteria relating to integration of functions and integration of government agencies. The Commonwealth will be considering compatibility with the criteria when making infrastructure funding decisions. Therefore DCC urges the Northern Territory Government to ensure that the Land Use Plan satisfies the COAG criteria, otherwise Darwin may not get its share of infrastructure dollars.

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

Yours faithfully

BRENDAN DOWD
CHIEF EXECUTIVE OFFICER

ENCL: YES

DARWIN CITY COUNCIL

DATE: 28/04/2011

REPORTTO: TOWN PLANNING COMMITTEE
MEETING/OPENB

APPROVED: CR

FROM: GENERAL MANAGER INFRASTRUCTURE

APPROVED: DL

REPORT NO: 11TS0070 CR:fh

APPROVED: LC

COMMON NO: 1982018

SUBJECT: PROPOSED DEVELOPMENT APPLICATION

PARCEL: LOT 7625 (157) RYLAND ROAD & LOT 7626 (82) NIGHTCLIFF ROAD
TOWN OF NIGHTCLIFFPROPOSAL: MIXED USE DEVELOPMENT COMPRISING GROUND LEVEL
OFFICES & SHOPS & 18 X 2 BEDROOM MULTIPLE DWELLINGS IN A
3 STOREY BUILDING PLUS BASEMENT CARPARKING

ITEM NO: 10.6

SYNOPSIS:

A Development Application for Lot 7625 (157) Ryland Road & Lot 7626 (82) Nightcliff Road Town of Nightcliff, (**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 George Savvas

Zone: Commercial (C)

Area: Lot 7625 - 413 m²
Lot 7626 - 1670 m²

Proposal: Mixed use development comprising ground level offices and shops and 18 x 2 bedroom multiple dwellings in a 3 storey building plus basement parking.

History: In 2003, the Development Consent Authority (DCA) gave consent for the rezoning of Lot 7625 from Residential (R1) to Local Business (B2) to legitimise the existing use of the land and to allow the potential for redevelopment.

In 2005, the Development Consent Authority (DCA) issued Development Permit DP 05/0453 which gave consent to use and develop Lot 7626 for the purpose of a restaurant with a take-away area. A variation to DP 05/0453 was granted in 2006 for the purpose of alteration of the layout of the parking area.

PAGE: 2
REPORT NO 11TS0070 CR:fh
SUBJECT: PROPOSED DEVELOPMENT APPLICATION
PARCEL: LOT 7625 (157) RYLAND ROAD & LOT 7626 (82) NIGHTCLIFF ROAD, TOWN OF NIGHTCLIFF
PROPOSAL: MIXED USE DEVELOPMENT COMPRISING GROUND LEVEL OFFICES & SHOPS & 18 X 2 BEDROOM MULTIPLE DWELLINGS IN A 3 STOREY BUILDING PLUS BASEMENT CARPARKING

Site and Surrounds:

The subject site is identified as allotments 7626 and 7625, commonly referred to as 82 Nightcliff Road and 157 Ryland Road, Town of Nightcliff, respectively. The site has a combined area of approximately 2083m² and is zoned Commercial (C) under the Northern Territory Planning Scheme.

The subject site is located on a corner with street frontages to Ryland Road of 35.3m and Nightcliff Road of 54.7m. The land is relatively flat with no current easements indicated on the submitted plans. The site currently comprises a takeaway outlet, a general store and a motor vehicle repair station.

Surrounding land is predominantly zoned Single Dwelling (SD). The site directly adjacent to the south east is zoned Medium Density (MD) and to the North East is a large allotment zoned Community Purpose (CP), currently occupied by Nightcliff High School.

Access is via existing crossovers on Ryland Road and on Nightcliff Road.

Northern Territory Planning Scheme:

The proposed development is in the Commercial (C) zone, and requires consent. Multiple dwellings are a discretionary use in the Commercial zone, as are the proposed office and shop uses.

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

Drawing Number 1006vaz indicates 6 angled car parking bays within the Nightcliff Road verge. Any car parking or other works within Council's road reserve are subject to separate approval to the satisfaction of Council, at the applicant's expense. In this instance the parking is proposed to service the ground level shop of approximately 50m², formalising the existing parking area used to service the existing pizza shop located at the subject site. Any parking provided in this location will be subject to further negotiations with Council staff.

Waste Management

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.

Schematic stormwater plans have been requested demonstrating how stormwater will be collected on site and discharged underground into Council's stormwater drainage system. 79

PAGE: 3
 REPORT NO 11TS0070 CR:fh
 SUBJECT: PROPOSED DEVELOPMENT APPLICATION
 PARCEL: LOT 7625 (157) RYLAND ROAD & LOT 7626 (82) NIGHTCLIFF ROAD, TOWN OF NIGHTCLIFF
 PROPOSAL: MIXED USE DEVELOPMENT COMPRISING GROUND LEVEL OFFICES & SHOPS & 18 X 2 BEDROOM MULTIPLE DWELLINGS IN A 3 STOREY BUILDING PLUS BASEMENT CARPARKING

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.

PAGE: 4
REPORT NO 11TS0070 CR:fh
SUBJECT: PROPOSED DEVELOPMENT APPLICATION
PARCEL: LOT 7625 (157) RYLAND ROAD & LOT 7626 (82) NIGHTCLIFF ROAD, TOWN OF NIGHTCLIFF
PROPOSAL: MIXED USE DEVELOPMENT COMPRISING GROUND LEVEL OFFICES & SHOPS & 18 X 2 BEDROOM MULTIPLE DWELLINGS IN A 3 STOREY BUILDING PLUS BASEMENT CARPARKING

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.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

PAGE: 5
REPORT NO 11TS0070 CR:fh
SUBJECT: PROPOSED DEVELOPMENT APPLICATION
PARCEL: LOT 7625 (157) RYLAND ROAD & LOT 7626 (82) NIGHTCLIFF ROAD, TOWN OF NIGHTCLIFF
PROPOSAL: MIXED USE DEVELOPMENT COMPRISING GROUND LEVEL OFFICES & SHOPS & 18 X 2 BEDROOM MULTIPLE DWELLINGS IN A 3 STOREY BUILDING PLUS BASEMENT CARPARKING

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0070 CR:fh entitled Proposed Development Application, Lot 7625 (157) Ryland Road & Lot 7626 (82) Nightcliff Road Town of Nightcliff, mixed use development comprising ground level offices & shops & 18 x 2 bedroom multiple dwellings in a 3 storey building plus basement carparking, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 11TS0070 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: PA2011/0203

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 07625 Town of Nightcliff |
| Road/Street | 157 RYLAND RD |
| Town Plan Zone | C (Commercial) |
| Tenure Type | ESTATE IN FEE SIMPLE |
| Land Owners | Choong as trustee for the Choong Family Trust, Ronald Kheong Huat |
| Parcel Description | Lot 07626 Town of Nightcliff |
| Road/Street | 82 NIGHTCLIFF RD |
| Town Plan Zone | C (Commercial) |
| Tenure Type | |
| Land Owners | |
| Applicant | Mr George Savvas |
| Contact Number | 0889422238 |
| Purpose | Mixed use development comprising ground level offices and shops and 18 x 2 bedroom multiple dwellings in a 3 storey building plus basement car parking |

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

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

If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/12?pageId=planning.application&ilis_entity_id=63154434

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

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

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

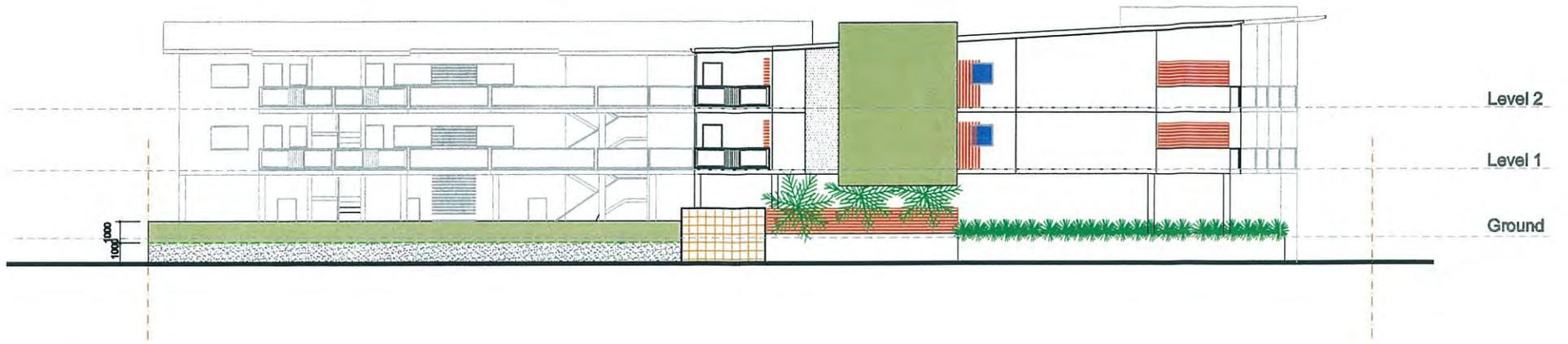
If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 15th April 2011** which is the closing date for public exhibition.

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

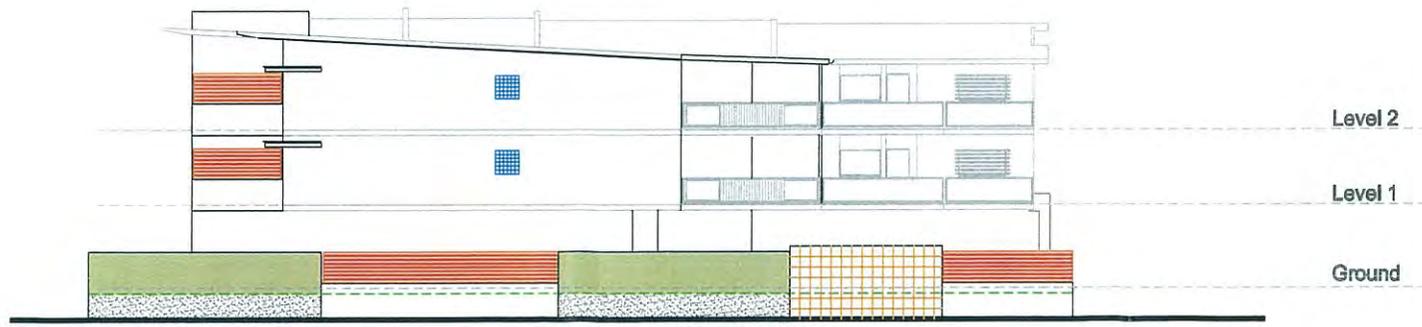
Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

1 April 2011



North East elevation



South East elevation

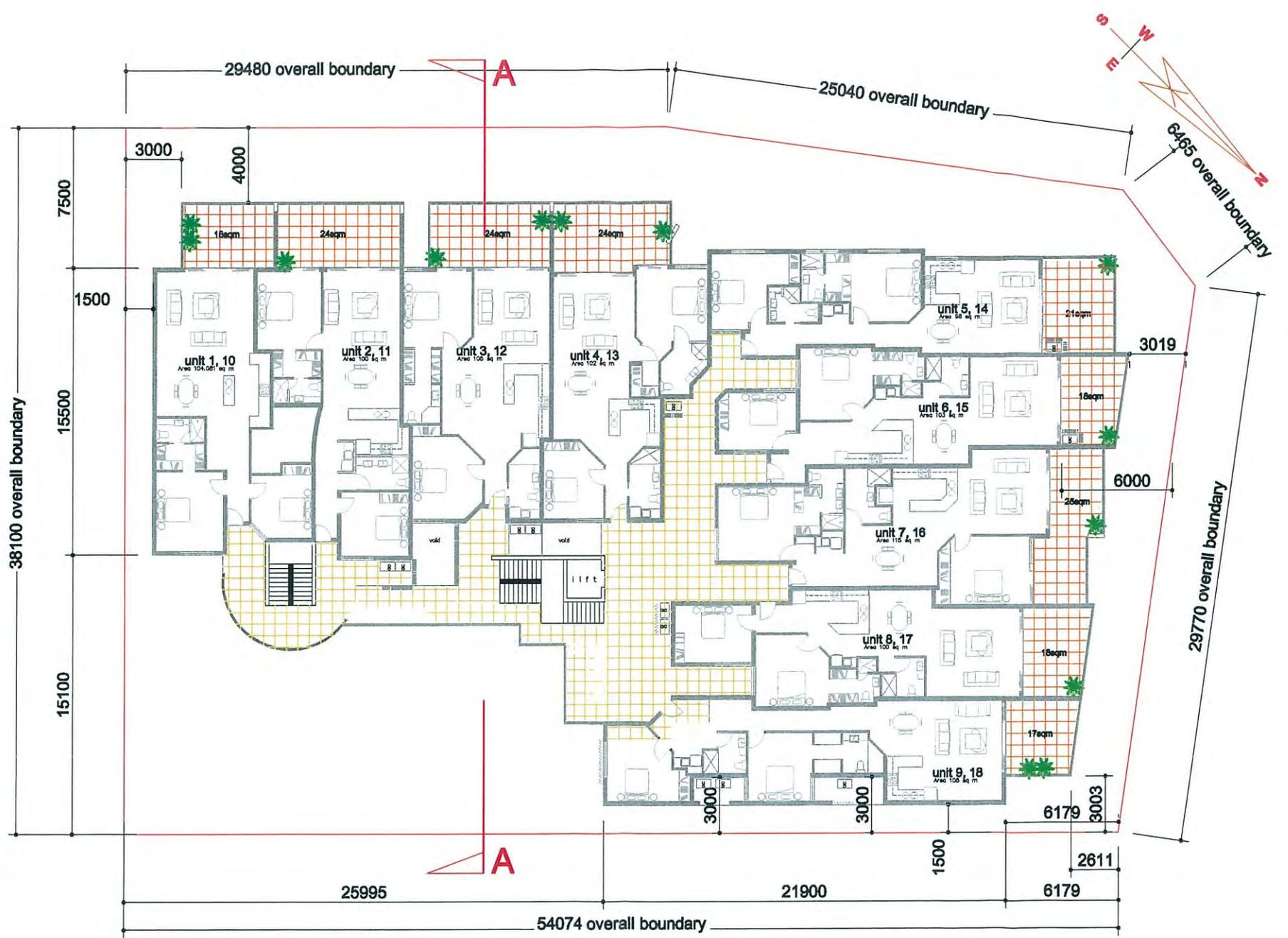
Elevations

concept designs (north)

© copyright reserved

residential
 dwg no 1006vaz
 date 20-03-11
 scale 1:200
 sheet 6 of 7

industrial and commercial design
Designer - George Savvas
 © copyright reserved
 proposed Unit Development
 No 7625 & 7626 Nightcliff rd
 Town of Nightcliff
 ph 040 772 0703
 fax 8941 2500
 email
 gsavvas@bigpond.net.au



Floor Plan - Level 1

concept designs (north)

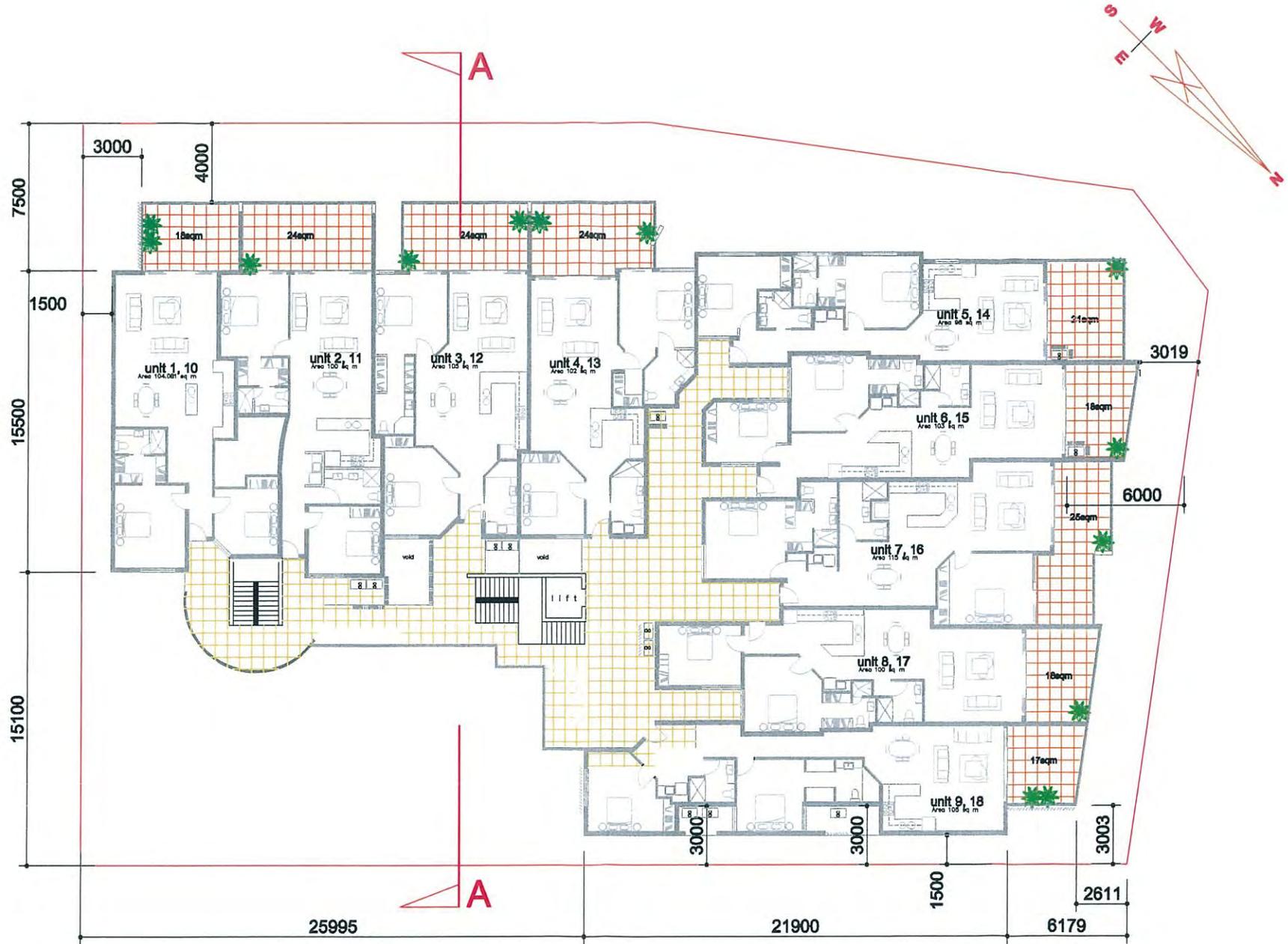
residential industrial and commercial design

© copyright reserved

dwg no 1006vaz
 date 20-03-11
 scale 1:200
 sheet 3 of 7

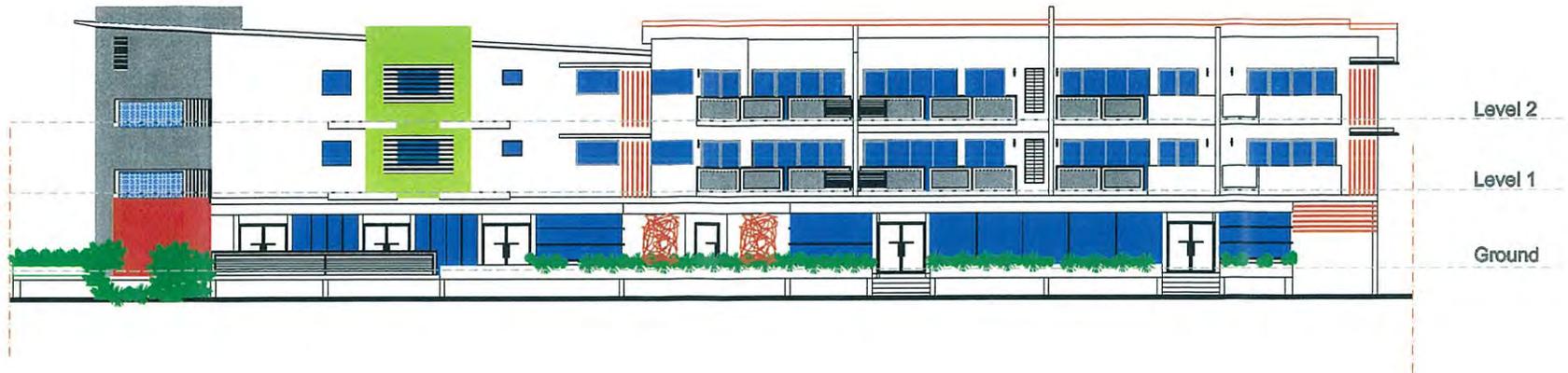
Designer - George Savvas
 © copyright reserved
 proposed Unit Development
 No 7825 & 7826 Nightcliff rd
 Town of Nightcliff

ph 040 772 0703
 fax 8941 2502
 email gsavvas@bigpond.net.au

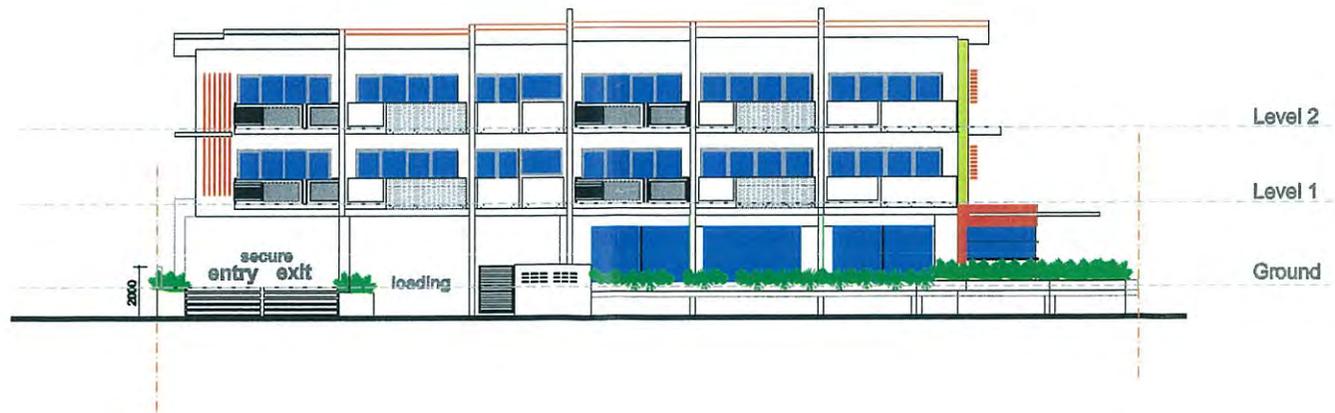


Floor Plan - Level 2

concept designs (north)



**South West elevation
(Nightcliff Road)**



**North West elevation
(Ryland Road)**

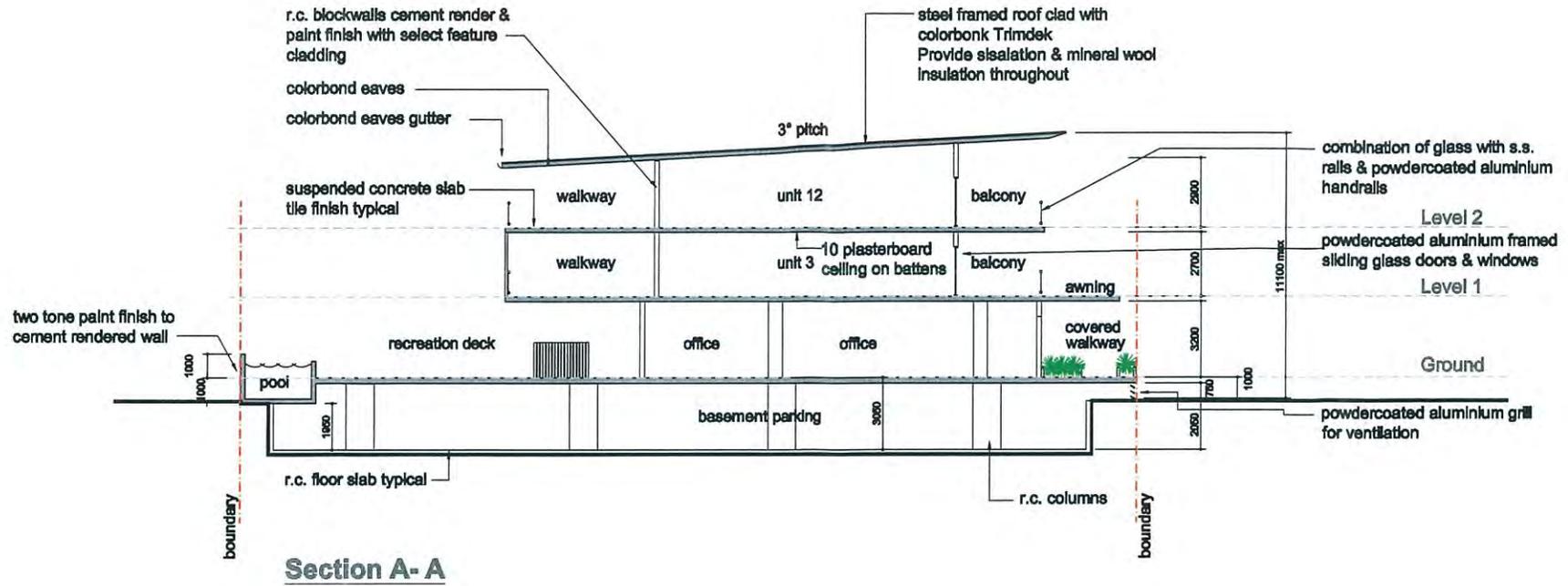
Elevations

concept designs (north

residential industrial and commercial design
 Designer - **George Savvas**
 © copyright reserved
 proposed Unit Development
 No 7625 & 7626 Nightcliff rd
 Town of Nightcliff
 ph 040 772 070
 fax 8941 2500
 email gsavvas@bigpond.net.au

© copyright reserved

dwg no 1006vaz
 date 20-03-11
 scale 1:200
 sheet 5 of 7

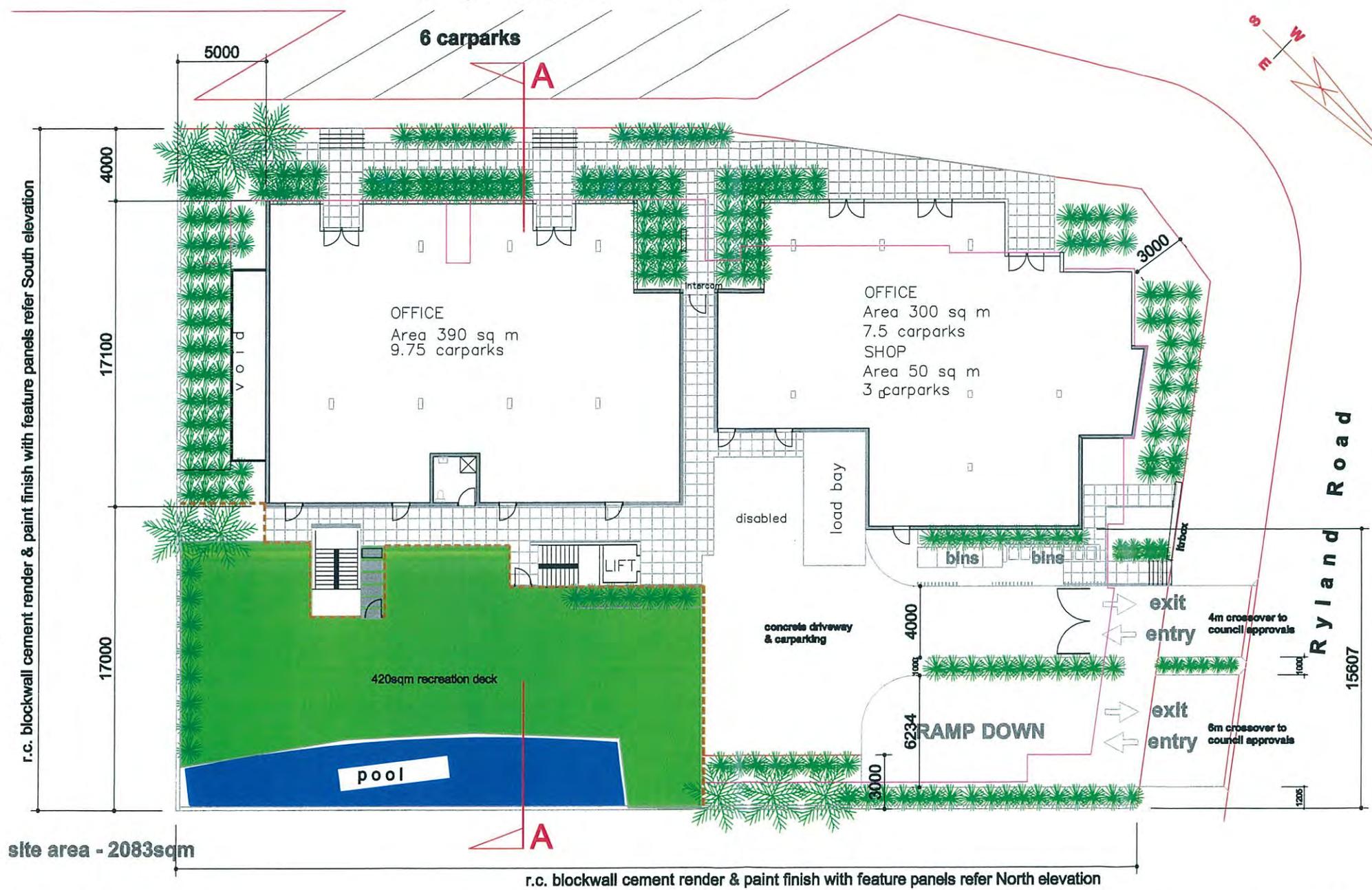
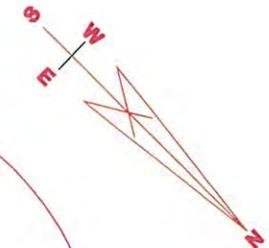


Typical Cross Section

concept designs (north)

Nightcliff Road

6 carparks

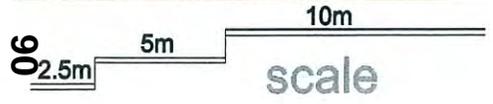


site area - 2083sqm

r.c. blockwall cement render & paint finish with feature panels refer North elevation

Floor Plan - ground floor

concept designs (north)



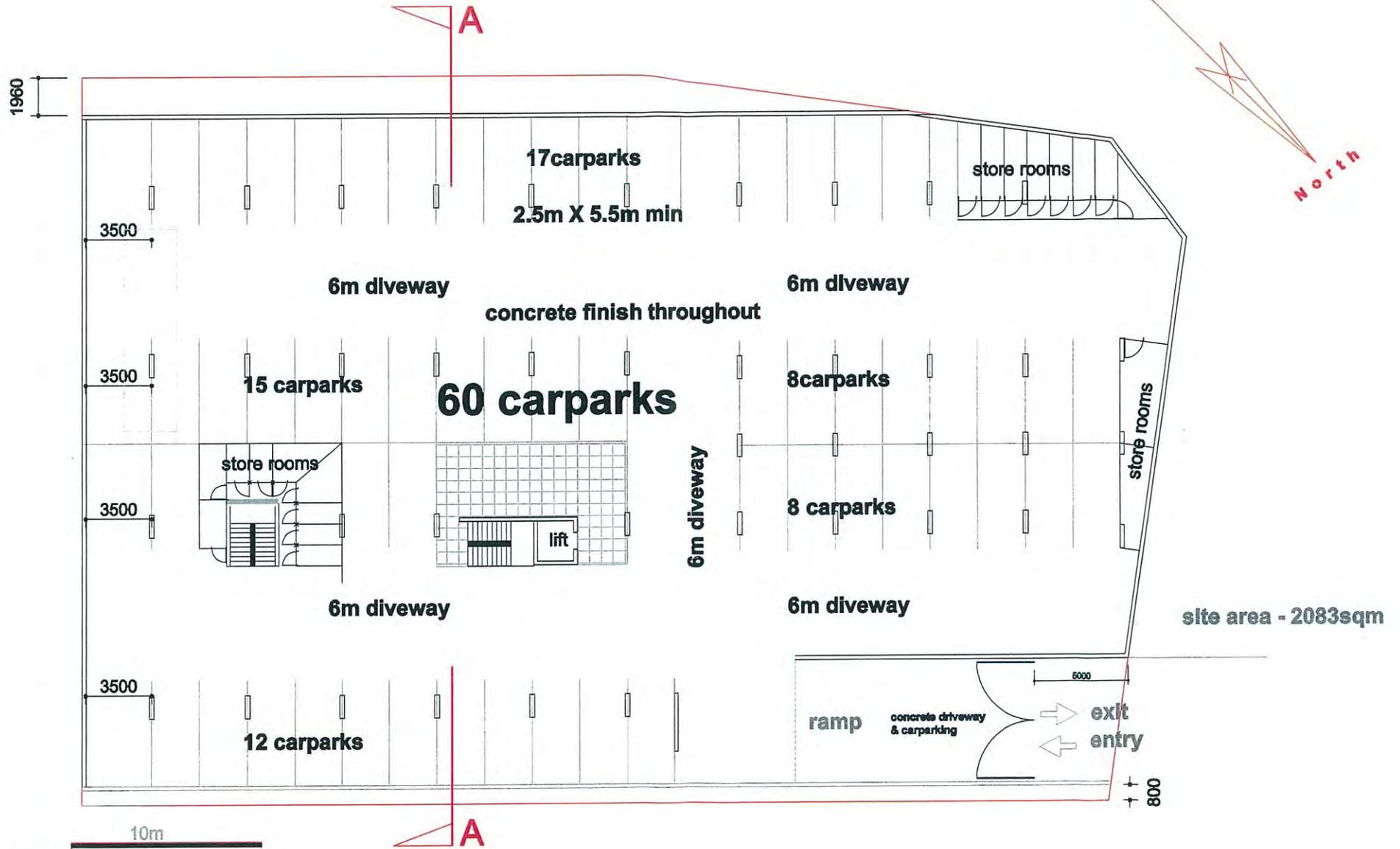
© copyright reserved

residential
dwg no 1006vaz
date 20-03-11
scale 1:200
sheet 2 of 7

industrial and commercial design
Designer - George Savvas
© copyright reserved
proposed Unit Development
No 7825 & 7826 Nightcliff rd
Town of Nightcliff
ph 040 772 0703
fax 8941 2502
email
gsavvas@bigpond.net.au

06

06



Floor Plan - basement

concept designs (north)

scale

91

© copyright reserved

residential
 dwg no 1006vaz
 date 20-03-11
 scale 1:200
 sheet 1 of 7

industrial and commercial design
 Designer - George Savvas
 © copyright reserved
 proposed Unit Development
 No 7625 & 7626 Nightcliff rd
 Town of Nightcliff
 ph 040 772 0703
 fax 8941 2502
 email gsavvas@bigpond.net.au

10

Please quote: 1982018 CR:fh
Your reference: PA2011/0203

15 April 2011

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

Dear Doug

Parcel Description: Lot 7625 (157) Ryland Road & Lot 7626 (82) Nightcliff Road Town of Nightcliff
Proposed Development: Mixed use development comprising ground level offices & shops & 18 x 2 bedroom multiple dwellings in a 3 storey building plus basement car parking.

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

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**
 - a) Drawing Number 1006vaz indicates 6 angled car parking bays within the Nightcliff Road verge. Council does not support the use of public road reserve for parking associated with private developments. Council requests the Authority require amended plans deleting the indicated parking bays within the road reserve.
- ii). **Should the above issues be adequately addressed, Council offers the following comments:**

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

.../2

-2-

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

- c). **Council requests the Authority includes the following note on any development permit issued which demonstrates an awning or structure over Council's road reserve:**
- 1) Notwithstanding the approved plans, any proposed awning or building structure is subject to Council's approval and shall meet all Council's requirements to the satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.

A copy of the Awnings, Balconies and Verandas on Council Property – Policy No.37 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.

.../3

-3-

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

.../4

-4-

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 George Savvas

OPEN SECTION

PAGE

TP5/*

Town Planning Committee Meeting – Wednesday, 4 May, 2011**11 INFORMATION ITEMS****11.1 Minutes of the Development Consent Authority Meeting – Meeting No. 161 – Friday, 4 February, 2011. Meeting No. 162 – Friday, 18 February 2011. Meeting No. 163 – Friday, 4 March 2011 and Meeting No.164 – Friday. 18 March 2011**

Document No. 1992953 (04/02/11) Common No. 1863114

Document No. 1992952 (18/02/11) Common No. 1863114

Document No. 1992951 (04/03/11) Common No. 1863114

Document No. 1992954 (18/03/11) Common No. 1863114

The Minutes of the Development Consent Authority Meeting held on Friday, 4 February, 2011, Friday, 18 February 2011, Friday, 4 March 2011 and Friday. 18 March 2011 are distributed as a separate attachment.

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that the Minutes of the Development Consent Authority Meeting held on Friday, 4 February, 2011, Friday, 18 February 2011, Friday, 4 March 2011 and Friday. 18 March 2011, be received and noted.

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

OPEN SECTION

PAGE

TP5/*

Town Planning Committee Meeting – Wednesday, 4 May, 2011**11 INFORMATION ITEMS****11.2 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) Proposed Development Application: PA2011/0161. Parcel Description: Lot 344 (4) Elsinore Court Town of Sanderson. Proposed Development: Carport addition to an existing single dwelling with a reduced side setback - Common Number 1980944 CR:fh dated 1 April 2011
- ii) Proposed Development Application: PA2011/0170. Parcel Description: Lot 913 (4) Falcon Court Town of Sanderson. Proposed Development: Dependant unit addition to an existing single dwelling - Common Number 1978709 CR:fh dated 8 April 2011
- iii) Proposed Subdivision Application: PA2011/0156. Parcel Description: Portion 1200 (23) Hook Road & Section 3463 (29) Hook Road Hundred of Bagot. Proposed Development: Consolidation to create 1 lot - Common Number 1977804 CR:fh dated 6 April 2011
- iv) Lot 1214 (6) Merkur Court Larrakeyah Town of Darwin. Proposed Development: 10x2 and 1x3 bedroom multiple dwellings in a 7 storey building with ground level car parking - Common Number 1917966 CR:fh dated 25 March 2011
- v) Proposed Development: Lot 1369 (92) Cavenagh Street town of Darwin. Upgrade of existing community centre, including cultural display area - Common Number 1971628 CR:fh dated 1 April 2011
- vi) Development Application: PA2011/0184 Lot 2528 (5) Margaret Street Town of Darwin. Extensions to an existing multiple dwelling (unit 3) - Common Number 1977932 CR:fh dated 8 April 2011
- vii) Proposed Development Application: Lot 2787 (5) Harriett Place Town of Darwin. Change of use from 9x1 bedroom multiple dwellings with associated offices and 1x stand alone office, to 9x3 and 1x1 bedroom multiple dwellings - Common Number 1991081 CR:fh dated 29 April 2011
- viii) Lot 4197 (1) Wagaman Terrace Town of Nightcliff. Proposed Development: Carport and verandah addition to an existing single dwelling with a reduced front and side setback – Common Number 1982138 CR:fh dated 15 April 2011
- ix) Proposed Development: Lot 4579 (18) Rapid Creek Road Town of Nightcliff. Subdivision for lease in excess of 12 years - Common Number 1979294 CR:fh dated 8 April 2011

(Continued on next page...)

OPEN SECTION

PAGE

TP5/*

Town Planning Committee Meeting – Wednesday, 4 May, 2011**11 INFORMATION ITEMS****11.2 Various Letters sent to Development Assessment Services under Delegated Authority**
Common No. 1962248*(...Continued from previous page)*

- x) Proposed Development Application: Lot 4665 (13) Bougainvillea Street Town of Nightcliff. Proposed Development: Verandah addition to an existing multiple dwelling with a reduced side setback - Common Number 1977318 CR:fh dated 6 April 2011
- xi) Proposed Development Application: PA2011/0087, Section 4701 (792) Stuart Highway Hundred of Bagot. Proposed Development: Warehouse and showroom sales with ancillary office - Common Number 1988711 CR:fh dated 23 April 2011
- xii) Section 5121 (5) Witte Street Hundred of Bagot. Proposed Development: 4 warehouse units, 18 storage units and ancillary mezzanine offices in 2 single storey buildings - Common Number 1971595 CR:fh dated 25 March 2011
- xiii) Lot 6495 (38) Haritos Street Town of Nightcliff. Proposed Development: Extensions to an existing dwelling with a reduced front and side setback – Common Number 1982111 CR:fh dated 15 April 2011
- xiv) Lot 6610 (8) Swan Crescent Winnellie Town of Darwin - Common Number 1970038 CR:fh dated 25 March 2011
- xv) Proposed Development: Lot 6682 (37) Kalymnos Drive Town of Sanderson. Proposed Development: 35m high telecommunications tower with antennas and associated equipment shelter - Common Number 1990529 CR:fh dated 29 April 2011
- xvi) Lot 6836 (54) Salonika Street Town of Darwin. Proposed Development: 16x1 bedroom supporting accommodation units and 4 supervisor accommodation suites in 2 storey buildings - Common Number 1969699 CR:fh dated 25 March 2011
- xvii) Proposed Development: PA2011/0153. Lot 6867 (18) Annear Court Stuart Park Town of Darwin. Proposed Development: Verandah addition to an existing dwelling (unit 9) with a reduced front setback - Common Number 1974153 CR:fh dated 1 April 2011
- xviii) Lot 9099 (269) Trower Road Casuarina Town of Nightcliff. Proposed Development: Alterations and additions to an existing licenced club - Common Number 1970276 CR:fh dated 25 March 2011
- xix) Lot 9153 (36) Brayshaw Crescent Town of Nightcliff. Proposed Development: Dependant unit addition to an existing single dwelling - Common Number 1971650 dated 1 April 2011

(Continued on next page...)

OPEN SECTION

PAGE

TP5/*

Town Planning Committee Meeting – Wednesday, 4 May, 2011**11 INFORMATION ITEMS****11.2 Various Letters sent to Development Assessment Services under Delegated Authority**
Common No. 1962248*(...Continued from previous page)*

xx) REVISED: Lot 9717 (227) McMillan's Road Town of Nightcliff. Proposed Development: Addition of 56 motel suites to an existing motel and commercial premises in a 3 storey building - Common Number 1917948 CR:fh dated 31 March 2011

DECISION NO.20\()

(04/05/11)

Please quote: 1980944 CR:fh

1 April 2011

Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

Proposed Development Application: PA2011/0161

Parcel Description: Lot 344 (4) Elsinore Court 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 28 March 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

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

- a). **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.

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

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

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

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr 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: PA2011/0161

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 00344 Town of Sanderson |
| Road/Street | 4 ELSINORE CT |
| Town Plan Zone | SD (Single Dwelling) |
| Tenure Type | ESTATE IN FEE SIMPLE |
| Land Owners | Bourke, Jon Lester |
| | |
| Applicant | Mr Chris Lovewell |
| Contact Number | 08 89419200 |
| | |
| Purpose | Carport addition to an existing single dwelling with a reduced side setback |

The proposal can be viewed online for a two week period from **Friday, 18th March 2011** until **Friday, 1st 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, 30th March 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=62990267

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.



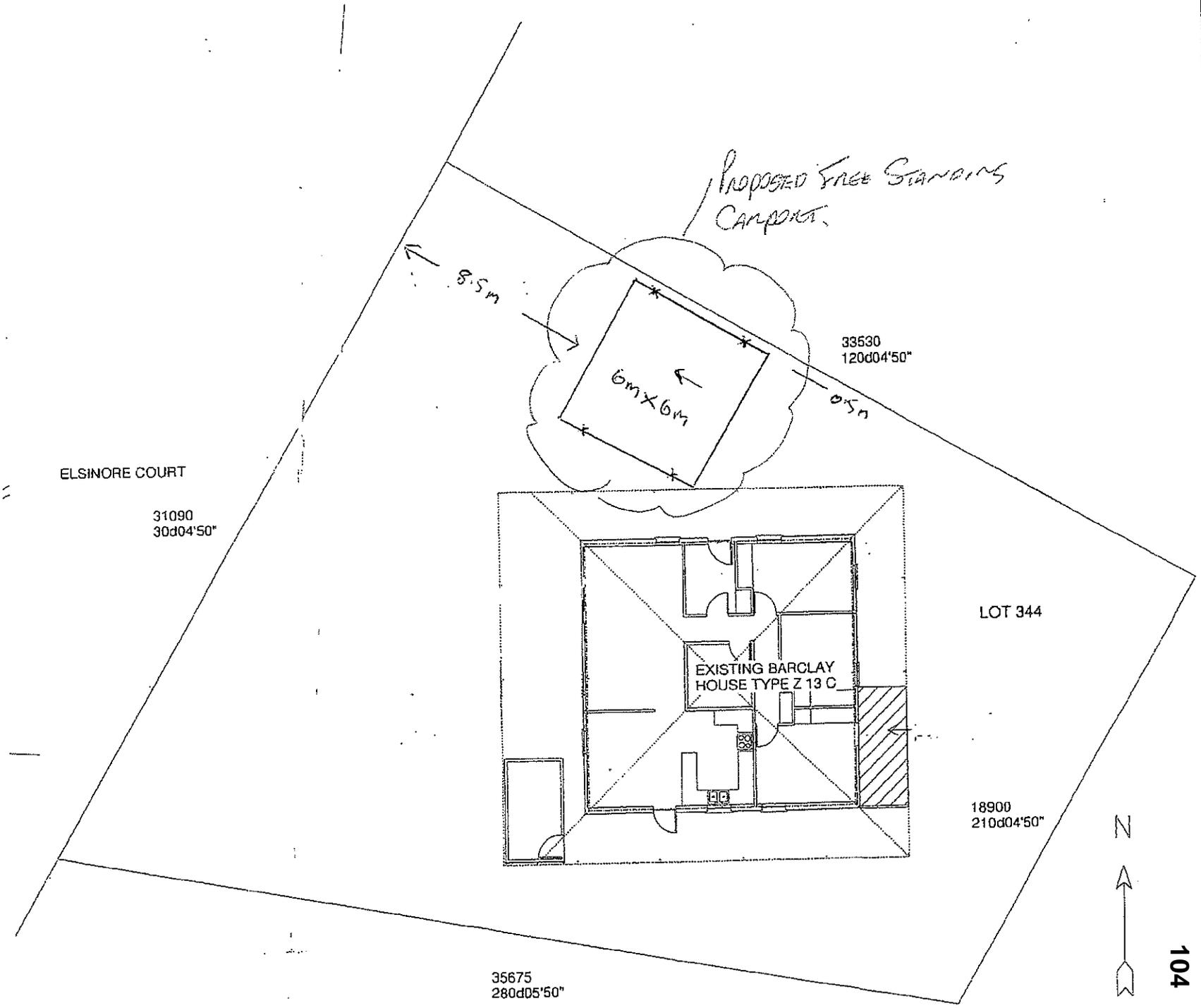
C/# 19809/11

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

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

17 March 2011



PROPOSED TREE STANDS
CANOPY

8.5m

6m x 6m

33530
120d04'50"

0.5m

ELGINORE COURT

31090
30d04'50"

LOT 344

EXISTING BARCLAY
HOUSE TYPE Z 13 C

18900
210d04'50"

35675
280d05'50"



Please quote: 1978709 CR:fh

8 April 2011

Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

Proposed Development Application: PA2011/0170

Parcel Description: Lot 913 (4) Falcon Court Town of Sanderson

Proposed Development: Dependant unit addition to an existing single dwelling.

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

The following issues are raised for consideration by the Authority:

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

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

- a). **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.

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

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

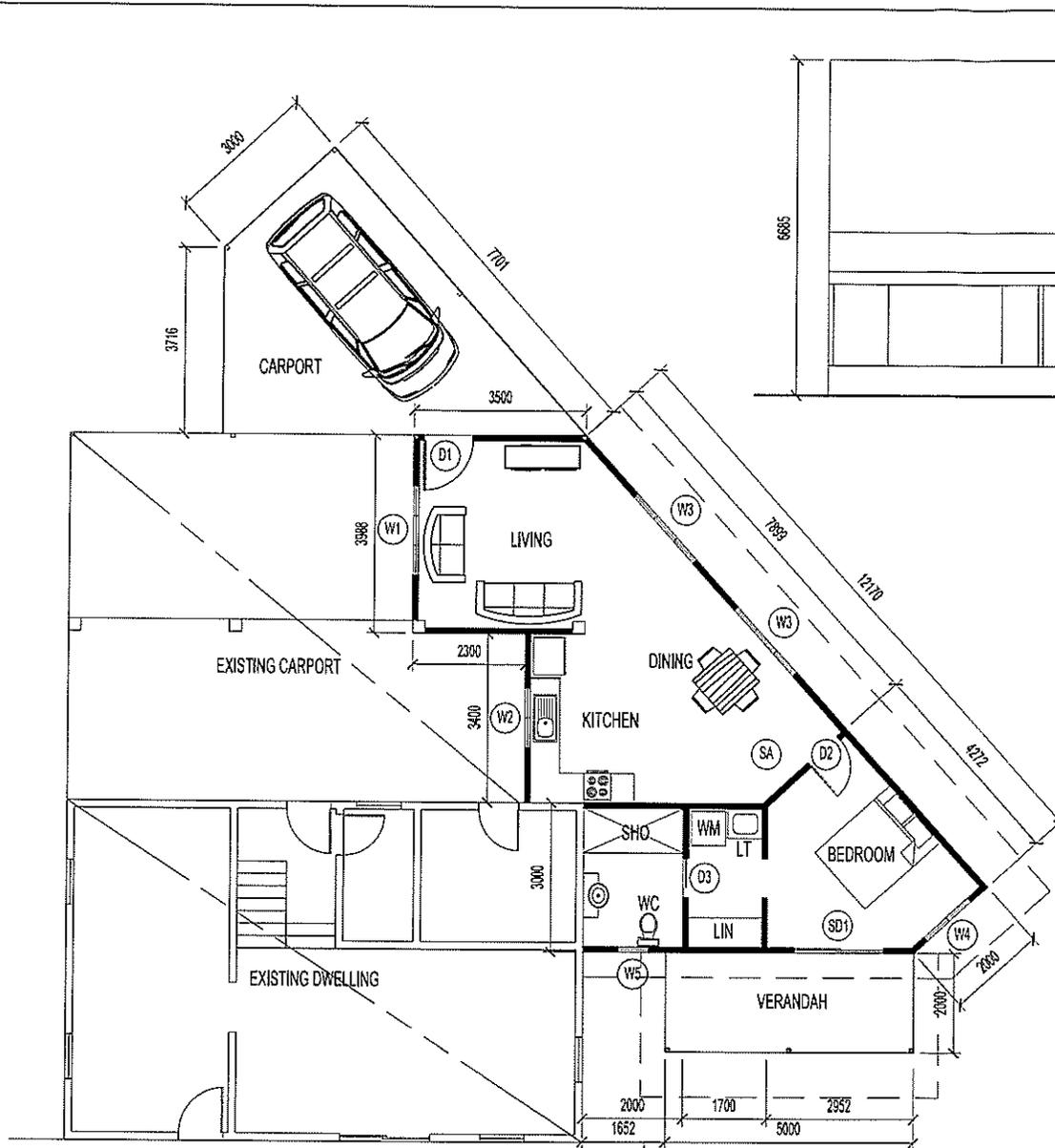
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



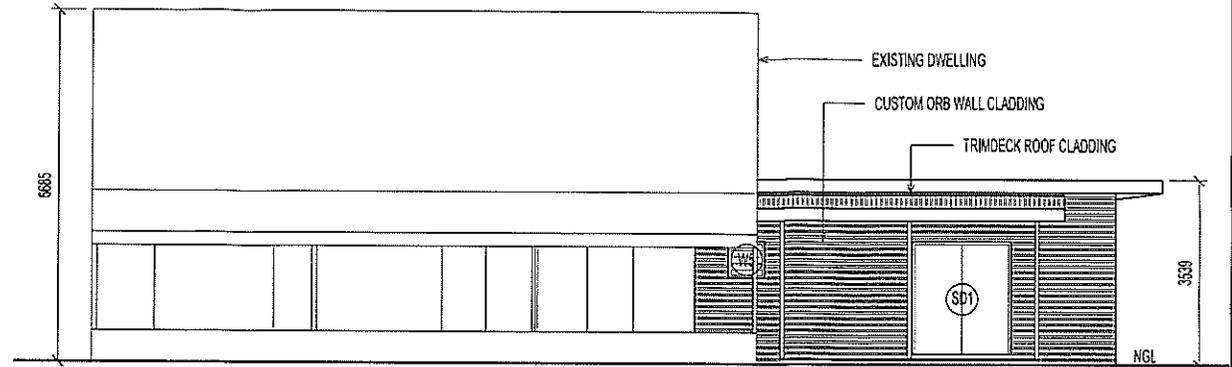
CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mrs Maria Pajarillo



1 FLOOR PLAN

Scale: 1:100



2 ELEVATION 1

Scale: 1:100

LEGEND

- (SA) SMOKE ALARM INTERLINK TO EXISTING DWELLING SMOKE ALARM SYSTEM
- (W1) NEW 1800W x 1200H ALUMINIUM FRAME LOUVRE WINDOW WITH CLEAR GLASS AND SECURITY SCREENS
- (W2) NEW 1200W x 1000H ALUMINIUM FRAME LOUVRE WINDOW WITH CLEAR GLASS AND SECURITY SCREENS
- (W3) NEW 1800 x 600H ALUMINIUM FRAME LOUVRE WINDOW WITH CLEAR GLASS AND SECURITY SCREENS
- (W4) NEW 1200W x 1200H ALUMINIUM FRAME LOUVRE WINDOW WITH CLEAR GLASS AND SECURITY SCREENS
- (W5) NEW 600W x 600H ALUMINIUM FRAME LOUVRE WINDOW WITH CLEAR GLASS AND SECURITY SCREENS
- (SD1) NEW 1800W x 2100H ALUMINIUM FRAME SLIDING GLASS DOOR WITH CLEAR GLASS AND SECURITY SCREENS
- (D1) NEW 900W x 2100H ALUMINIUM FRAME SOLID CORE SWING DOOR
- (D2) NEW 820W x 2100H ALUMINIUM FRAME HOLLOW CORE SWING DOOR
- (D3) NEW 820W x 2100H HOLLOW CORE CAVITY SLIDING DOOR

| PROPOSED NEW FLOOR AREAS | |
|--------------------------|-----------------------------|
| DESCRIPTION | AREA |
| DRU | 65.00 M ² |
| CARPORT | 25.00 M ² |
| VERANDAH | 10.00 M ² |
| TOTAL | 100.00 M² |

PROJECT TITLE
 PROPOSED DEPENDENT
 RELATIVE UNIT

CLIENT
 ERIC SANDSTROM
 LOT 913 FALCON CT, WULAGI

SHEET CONTENTS
 FLOOR PLAN
 ELEVATION

| | |
|-----------------|--------------------------|
| DRAWN BY AJP | DATE DRAWN 01/02/2011 |
| REV. NO. | DWG. NO. G109-A02 |

email: eric@bigpond.com
 mob.: 0419178263

Please quote: 1977804 CR:fh

6 April 2011

Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

Proposed Subdivision Application: PA 2011/0156
Parcel Description: Portion 1200 (23) Hook Road & Section 3463 (29) Hook Road Hundred of Bagot.
Proposed Development: Consolidation to create 1 lot

Thank you for the Development Application referred to this office 23 March 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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: 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: PA2011/0156

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 | Portion 01200 Hundred of Bagot |
| Road/Street | 23 HOOK RD |
| Town Plan Zone | OR (Organised Recreation) |
| Tenure Type | VACANT CROWN |
| Land Owners | Crown |

| | |
|---------------------------|--------------------------------|
| Parcel Description | Section 03463 Hundred of Bagot |
| Road/Street | 29 HOOK RD |
| Town Plan Zone | OR (Organised Recreation) |
| Tenure Type | |
| Land Owners | Crown. |

| | |
|-----------------------|--|
| Applicant | Land Administration Department of Lands and Planning |
| Contact Number | 89996886 |

| | |
|----------------|--------------------------------|
| Purpose | Consolidation to create 1 lot. |
|----------------|--------------------------------|

The proposal can be viewed online for a two week period from **Friday, 25th March 2011** until **Friday, 8th April 2011** at:

<https://www.ntlis.nt.gov.au/planning/ta.dar.lis>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Wednesday, 6th 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=62981753

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**.

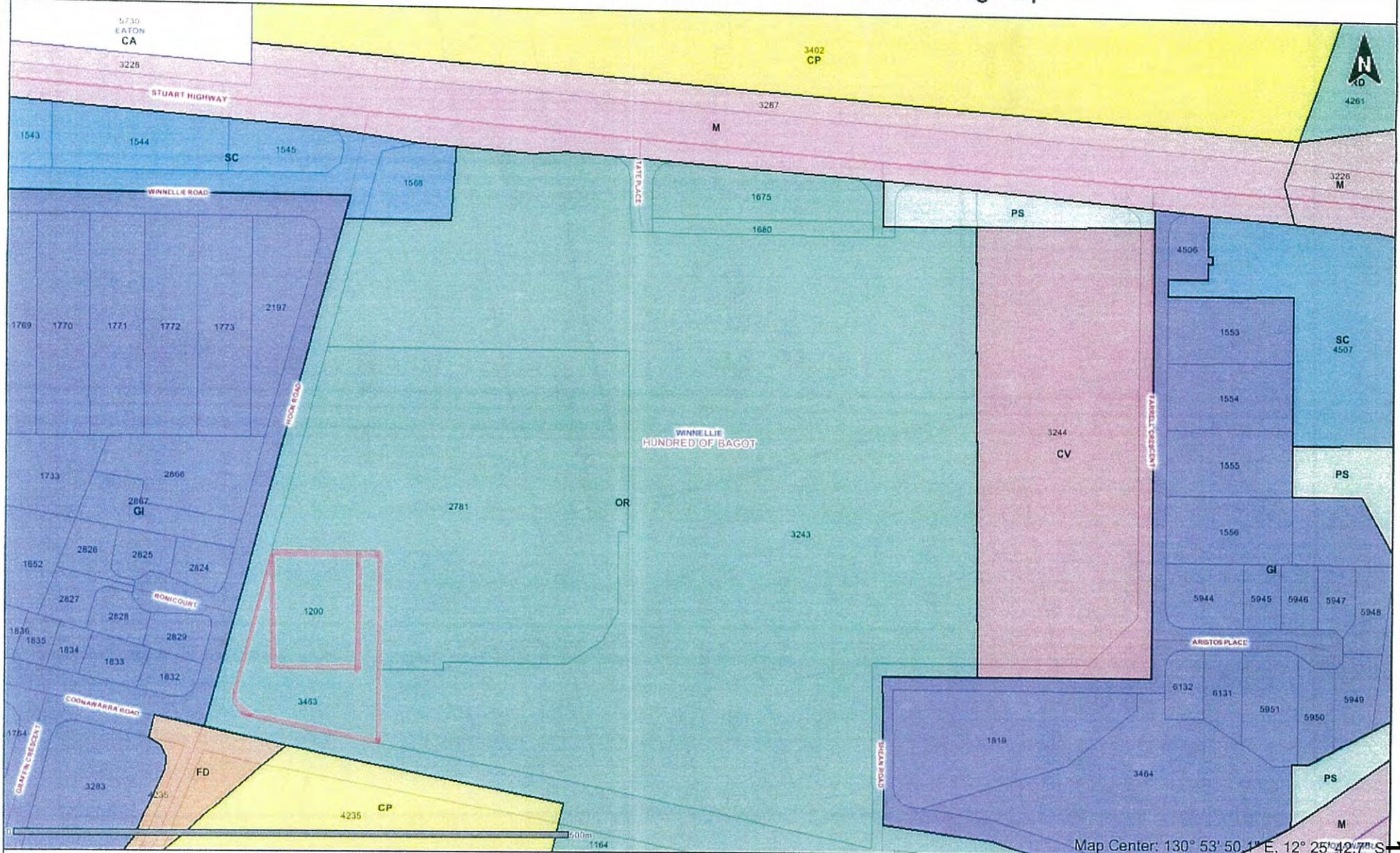
Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

23 March 2011

Attach.

ATTACHMENT D: Portion 1200 and Section 3463 zoning map



Map Center: 130° 53' 50.1"E, 12° 25' 42.7"S

Created by IMG
 Bottom Left -12° 25' 55", 130° 53' 32" Top Right -12° 25' 30", 130° 54' 08" Approximate Scale: 1:4,400 Datum: GDA 1994
 Data for information purposes only - accuracy not guaranteed
 N.T. Land Information System Copyright Northern Territory of Australia

111

111

Please quote: 1917966 CR:fh

25 March 2011

Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

Lot 1214 (6) Merkur Court Larrakeyah Town of Darwin.

Proposed Development: 10 x 2 and 1 x 3 bedroom multiple dwellings in a 7 storey building with ground level carparking.

Thank you for the Development Application Amendments referred to this office 16 March 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit for the following reasons:**
 - a) Council notes a number of variations to the Northern Territory Planning Scheme provisions in relation to the application and whilst Council does not necessarily support these variations, in light of an existing valid permit with similar variations for the site, 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:-

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

.../3

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

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

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

Yours faithfully

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

CINDY ROBSON
STRATEGIC TOWN PLANNER

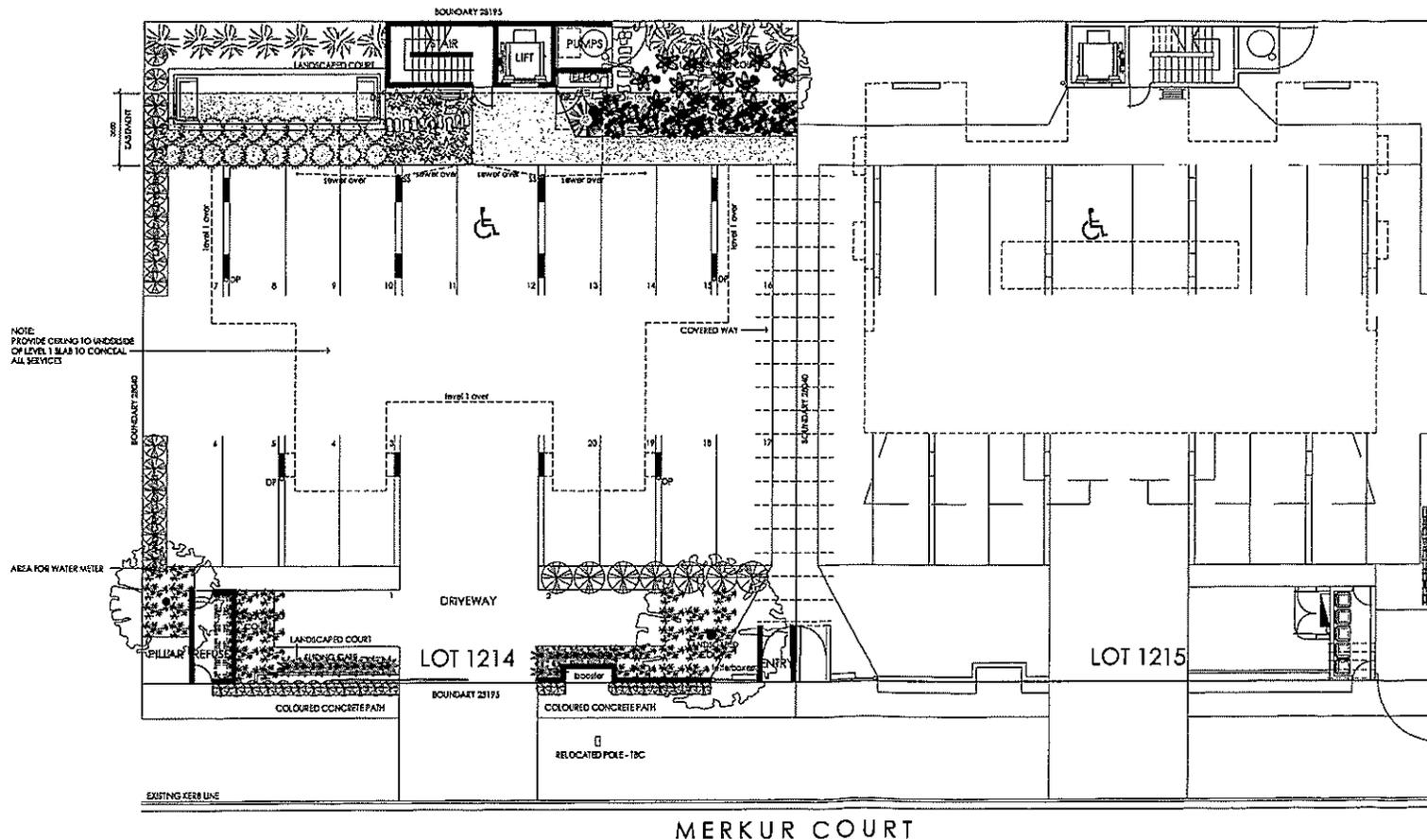
cc: June D'Rozario

LEGEND

| | |
|----|-----------------------------|
| AC | AIRCONDITIONING |
| CC | CONDENSOR UNIT |
| EQ | EQUIPMENT LOCATION |
| CC | CONCRETE |
| CT | CERAMIC TILE |
| DP | DOWNPIPE & ZINCALUME FINISH |
| FR | FRESH AIR REL. |
| FW | FLOOR WASTE |
| SS | SEWER STACK |

PROPOSED THIS APPLICATION

AS APPROVED DP06/0198



| REV | DESCRIPTION | DATE |
|-----|---------------------|----------|
| C | AMENDED APPLICATION | 22.02.11 |
| B | AMENDED APPLICATION | 08.02.11 |
| A | PLANNED APPLICATION | 12.11.10 |
| 001 | APPROVED | DATE |

THE DESIGN CONTENT OF THIS DRAWING SHALL REMAIN EXCLUSIVELY THE PROPERTY OF HULLY LIVERS DESIGN CO. PTY LTD. ALL DEVELOPERS AND DRAWINGS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK BEING COMMENCED. CONTACT SUPERVISOR IN CASE OF DISCREPANCIES.

**HULLY LIVERIS
DESIGN CO PTY LTD**
GPO BOX 736
DARWIN NT 0801
PHONE 089 413 399
FAX 089 410 866
ACN 053 410 692

Project
Proposed Residential Development
lot 1214 Merkur Ct Larrakeyah Darwin

Client
NAIR NOMINEES (NT) PTY LTD

Drawing
SITE PLAN / GROUND FLOOR PLAN

| Scale | Drawn | Date |
|-----------|------------------|---------------|
| 1:100 | FW | NOVEMBER 2010 |
| CADD FILE | Drawn from | Scale |
| 1:100 | 100% (1:100) 019 | C |

SITE PLAN / GROUND FLOOR PLAN
SCALE 1:100 @ A1, 1:200 @ A3

Please quote: 1971628 CR:fh
Your reference: PA2011/0144

1 April 2011

Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

Subject: Proposed Development Application
Parcel Description: Lot 1369 (92) Cavanagh Street Town of Darwin.
Proposed Development: Upgrade of existing community centre, including cultural display area.

Thank you for the Development Application referred to this office 14 March 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

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

- a). **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

-2-

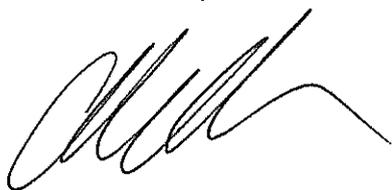
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager Infrastructure, Darwin City Council and at no cost to Council.
- 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.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

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

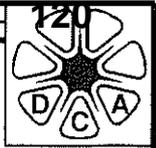
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Michael Alakiotis



Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801

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

In reply please quote: PA2011/0144

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 01369 Town of Darwin |
| Road/Street | 92 CAVENAGH ST |
| Town Plan Zone | CB (Central Business) |
| Tenure Type | ESTATE IN FEE SIMPLE |
| Land Owners | Greek Orthodox Community of North Australia Inc. |
| Applicant | Mr Michael Alakiotis |
| Contact Number | alamick@hotmail.com |
| Purpose | Upgrade of existing community centre, including cultural display area |

The proposal can be viewed online for a two week period from **Friday, 18th March 2011** until **Friday, 1st 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, 30th March 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?pagelid=planning.application&ilis_entity_id=62893859

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.

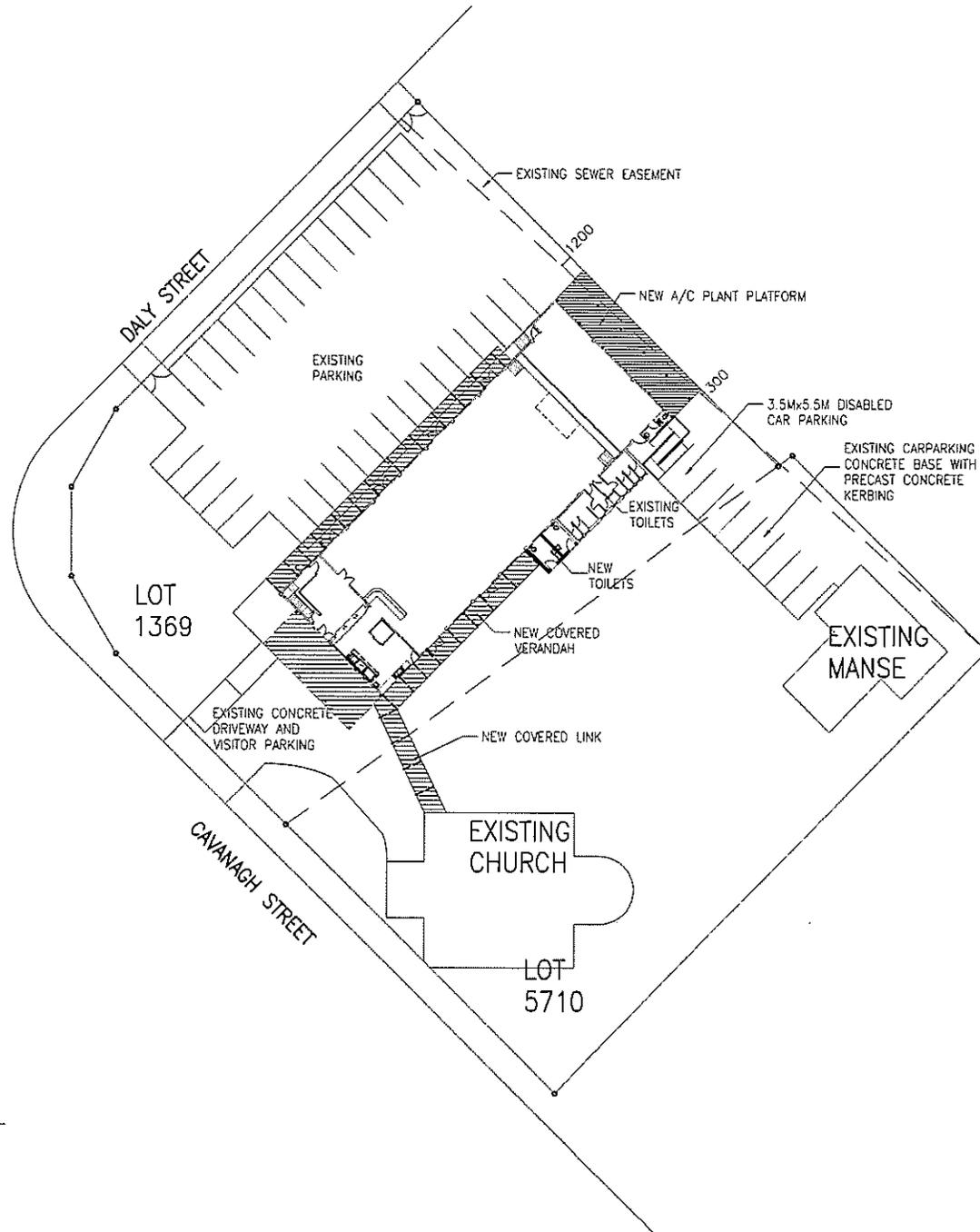
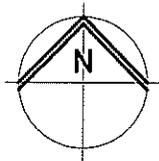
Please note that technical comments by service authorities will not be considered as submissions under section 49 of the *Planning Act* and therefore will not be eligible for third party appeal rights unless specifically requested.

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

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

14 March 2011
Attach.



MICHAEL ALAKIOTIS
 ARCHITECTURAL DRAFTER
 mob 0405 602 427
 53 patterson st wulgai

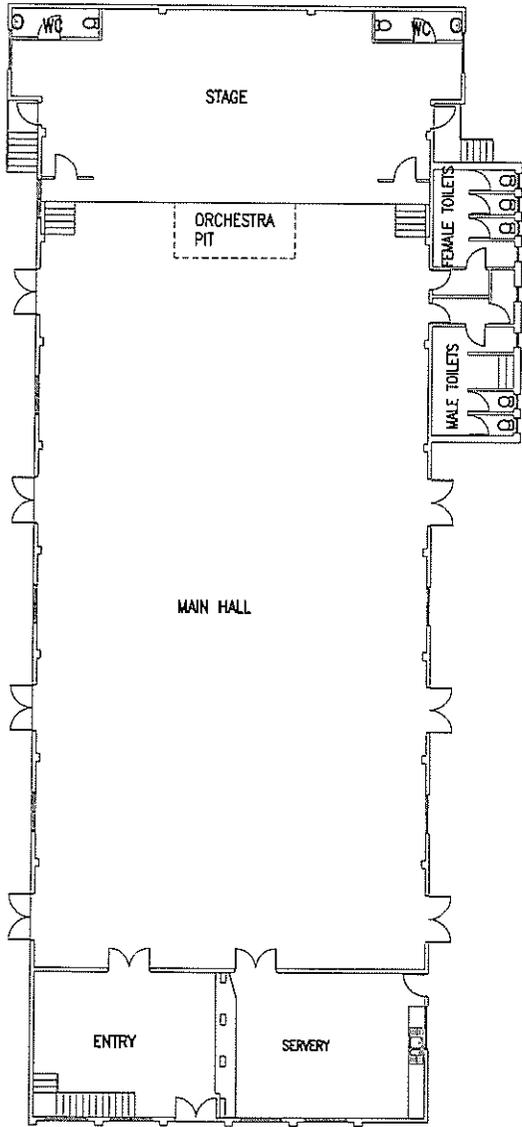
SITE
 PLAN

ALTERATIONS AND ADDITIONS
 GREEK COMMUNITY HALL
 CAVANAGH STREET DARYL

Date: JAN'11
 Scale: 1:500

Job No. MAD560
 Dra. No. B60-A01

builder to verify all dimensions on site prior to construction




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

| | |
|--|--|
| EXISTING FLOOR PLAN | ALTERATIONS AND ADDITIONS TO GREEK COMMUNITY HALL GAVANAGH STREET DARRIN |
| Date: JAN '11 | Job No. MA 260 |
| Scale: 1:200 | Drw No B60-A02 |
| builder to verify all dimensions on site prior to construction | |

EXISTING ROOF EXISTENT

EXISTING ROOF EXISTENT

BOUNDARY

A/C PLANT PLATFORM OVER AT 3000 ABOVE
GROUND LEVEL

EXISTING PARKING
SEALID

PROPOSED MUSEUM

NEW DISABLE
RAMP

MAIN HALL
CERAMIC TILES

EXISTING TOILETS

NEW DISABLED TOILETS

MAIN HALL
CERAMIC TILES

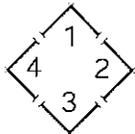
SERVERY

ENTRY FOYER

COOL ROOM

FOOD
PREPARATION
AREA

ENTRY PORCH
EXISTING
CONCRETE



123 ELEVATIONS.



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

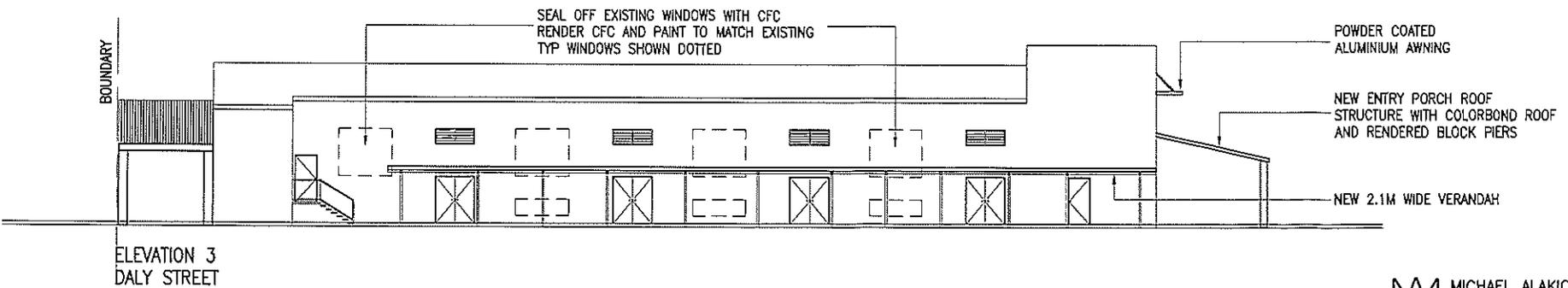
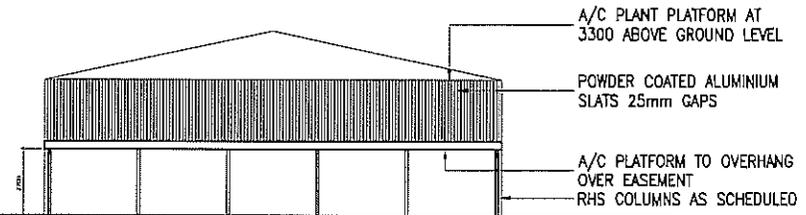
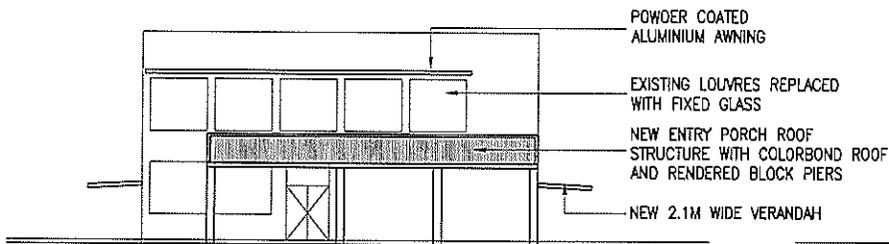
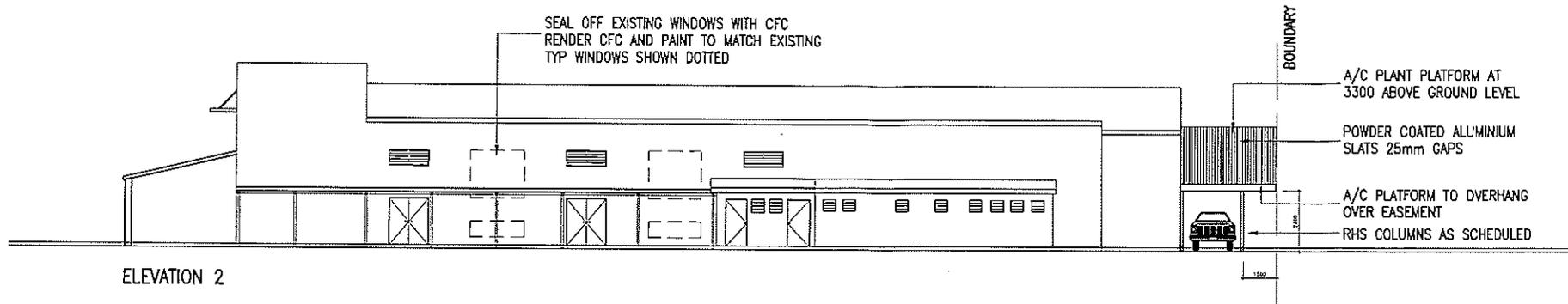
PROPOSED
FLOOR
PLAN

ALTERATIONS AND ADDITIONS TO
GREEK COMMUNITY HALL
CAVANAGH STREET DARWIN

Date: JAN 11
Scale: 1:200

Job No. M0000
Drg No. B60-A03

builder to verify all dimensions on site prior to construction



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

ELEVATIONS ALTERATIONS AND ADDITIONS TO
GREEK COMMUNITY HALL
CAVANAGH STREET DARWIN

Date: JAN11 Job No: 110160
Scale: 1:200 Dwg No: B50-A04

Builder to verify all dimensions on site prior to construction

Please quote: 1977932 CR:fh

8 April 2011

Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

Development Application: PA2011/0184
Parcel Description : Lot 2528 (5) Margaret Street Town of Darwin.
Proposed Development: Extensions to an existing multiple dwelling (unit 3)

Thank you for the Development Application referred to this office 23 March 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

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

- a). **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.

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

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

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

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mrs Sue-Anne Stephens

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: PA2011/0184

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 02528 Town of Darwin |
| Road/Street | 5 MARGARET ST |
| Town Plan Zone | MD (Multiple Dwelling) |
| Tenure Type | ESTATE IN FEE SIMPLE |
| Land Owners | The Proprietors Units Plan UP2000/02 |

| | |
|-----------------------|-----------------------|
| Applicant | Mrs Sue-Anne Stephens |
| Contact Number | 89423964 |

| | |
|----------------|---|
| Purpose | Extensions to an existing multiple dwelling (Unit 3). |
|----------------|---|

The proposal can be viewed online for a two week period from **Friday, 25th March 2011** until **Friday, 8th April 2011** at: <https://www.ntlis.nt.gov.au/planning/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, 6th 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=63077183

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

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

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

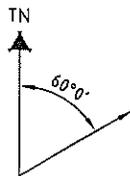
If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 8th April 2011** which is the closing date for public exhibition.

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

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services
23 March 2011

HEADFRAME ALIGNMENT



PROPOSED NEW LEASE AREA
(10.0m x 6.0m)

PROPOSED 7No. BOLLARDS

PROPOSED TELSTRA 35m
MNOPOLE WITH PROPOSED
TELSTRA HEADFRAME

6 No. PROPOSED TELSTRA
CPX310R-V1 PANEL ANTENNAS

PROPOSED P5 PIT

PROPOSED NEW TELSTRA MK3.2 SHELTER
ON ϕ 600 PIERS (3.28m x 2.28m x 3.0m(H))
COLOUR: PAPERBARK

PROPOSED SUBSTATION EXTENSION

EXISTING SUBSTATION ROOM

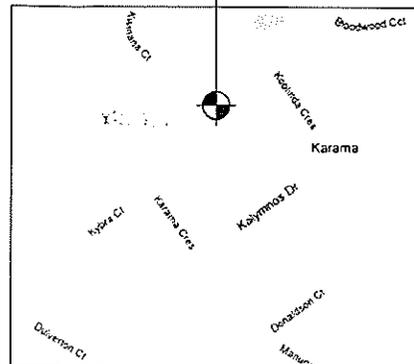
PROPOSED 600 WIDE ELEVATED
CABLE LADDER

PROPOSED NEW U/G MAINS
ROUTE APPROX. 9.6m

EXISTING POINT OF SUPPLY
IN SUBSTATION ROOM

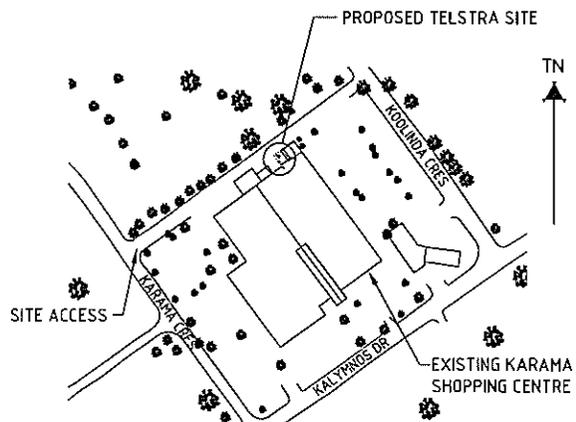
SITE LAYOUT
SCALE 1:150

RFNSA SITE No. 0812009



Copyright © Google Maps

LOCALITY PLAN
NOT TO SCALE



SITE ACCESS
SCALE NTS

- NOTES:
1. FOR EME SIGNS NOTATED \boxtimes REFER TO 005486 FOR DETAILS.
 2. EME SIGN \boxplus TO BE FIXED BEHIND EACH ANTENNA.
 3. EME SIGN \boxminus TO BE FIXED TO POLE AT 1.5m A.G.L.

PROPERTY DESCRIPTION

KARAMA SHOPPING CENTRE
LOT 06682 TOWN OF SANDERSON
WITHIN CUFT 744/017

SITE STRUCTURE CO-COORDINATES
GPS READING ACCURACY: \pm 10m
CENTRE OF POLE

| | |
|-----------|--------------------|
| LATITUDE | -12.40046 (GDA 94) |
| LONGITUDE | 130.91551 (GDA 94) |



| ORDER | DRAWN | CHKD | AMENDMENT | EXAM | APPD | DATE | ISS |
|------------|-------|------|--------------------------------------|------|------|----------|-----|
| SN05314.01 | AL | TC | PRELIMINARY ISSUE SP70716181 W01 URB | - | - | 08.12.10 | 1 |

PRELIMINARY



MOBILE NETWORK SITE 277763
DARWIN METRO - KARAMA CENTRE
SITE LAYOUT AND ACCESS
37 KALYMNOS DVE, KARAMA, NT 0812

DWG NO. **S106187** SHT NO. 51

© Telstra Corporation Limited ABN 33 051 775 556 All rights reserved.

TELSTRA ANTENNA CONFIGURATION TABLE

| ANTENNA No | ANTENNA TYPE & SIZE H x W x D | ANTENNA STATUS | ANTENNA HEIGHT C/L A.G.L. | ANTENNA BEARING (x°T) | SECTOR NO. & SYSTEM |
|------------|--------------------------------------|----------------|---------------------------|-----------------------|------------------------------|
| A1 | ARGUS CPX310R-V1 2630 x 300 x 115 | PROPOSED | 33.685m | 120° | S1: WCDMA850 S1: WCDMA850 |
| A4 | ARGUS CPX310R-V1 2630 x 300 x 115 | PROPOSED | 33.685m | 120° | SPARE S1: WCDMA850 |
| A6 | ARGUS CPX310R-V1 2630 x 300 x 115 | PROPOSED | 33.685m | 240° | S2: WCDMA850 S2: WCDMA850 |
| A9 | ARGUS CPX310R-V1 2630 x 300 x 115 | PROPOSED | 33.685m | 240° | SPARE S2: WCDMA850 |
| A11 | ARGUS CPX310R-V1 2630 x 300 x 115 | PROPOSED | 33.685m | 360° | S3: WCDMA850 S3: WCDMA850 |
| A14 | ARGUS CPX310R-V1 2630 x 300 x 115 | PROPOSED | 33.685m | 360° | SPARE S3: WCDMA850 |

▽ E.L. 35.0m
TOP OF ANTENNAS
+ TOP OF POLE

▽ E.L. 33.685m
PROPOSED TELSTRA PANEL ANTENNAS
ON PROPOSED TELSTRA HEADFRAME

#2
x6

PROPOSED TELSTRA FEEDERS
TO RUN INSIDE MONOPOLE

PROPOSED 35m HIGH (NOMINAL)
MONOPOLE

PROPOSED NEW TELSTRA MK3.2 SHELTER
ON Ø600 PIERS (3.28m x 2.28m x 3.0m(H))
COLOUR: PAPERBARK

EXISTING SUB-STATION ROOM

NOTES:-

1. ALL ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTATED #2 REFER TO 005486 FOR DETAILS.
3. EME SIGN #2 TO BE FIXED BEHIND EACH ANTENNA.
4. EME SIGN #6 TO BE FIXED TO POLE AT 1.5m A.G.L.
5. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY/STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.

SOUTH-WEST ELEVATION

SCALE 1:100
1m 0 1m 2m 3m 4m 5m SCALE 1:100

PRELIMINARY

DO NOT SCALE DIMENSIONS IN



| ORDER | DRAWN | CHKD | AMENDMENT | EXAM | APPD | DATE | ISS |
|----------|-------|------|--------------------------------------|------|------|----------|-----|
| SH55W.01 | AL | TC | PRELIMINARY ISSUE SP70716181 W01 URB | - | - | 08.12.10 | 1 |

Telstra

MOBILE NETWORK SITE 277763
DARWIN METRO - KARAMA CENTRE
SITE ELEVATION
37 KALYMNOS DVE, KARAMA, NT 0812

© Telstra Corporation Limited ABN 33 051 775 556 All rights reserved.

DWG NO. S106187 129 IT S3

NORTHERN TERRITORY OF AUSTRALIA

UNIT PLAN No. 2000/2 SHEET 2 OF 4

THIS SHEET REPLACES:
* LOT / PORTION / SECTION No. 2528
* TOWN / HUNDRED OF DARWIN

(See Below)

PROPRIETOR DATE LICENSED SURVEYOR DATE
15.12.99 15.12.99

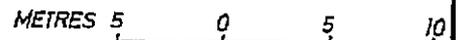
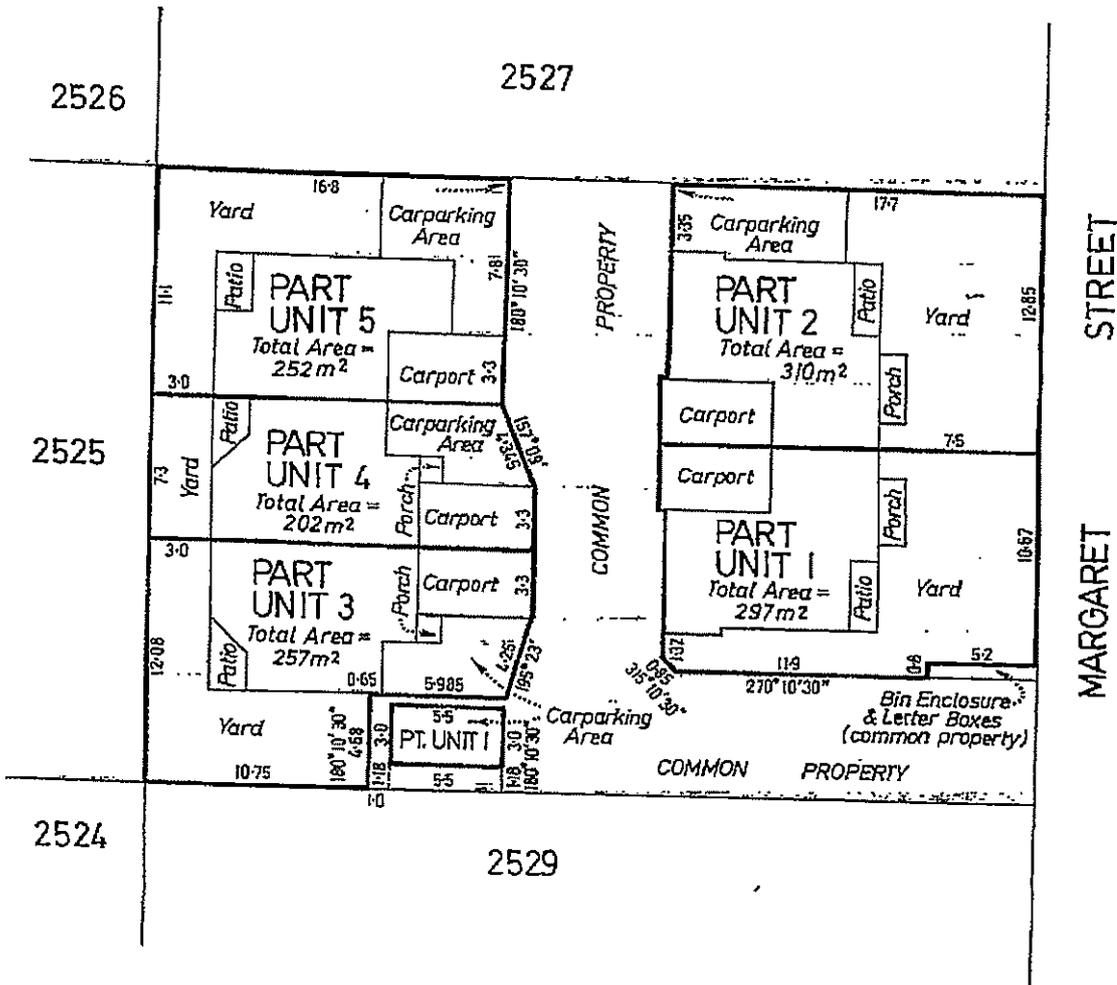
John Yaw Kiew Liew

MINISTER OR DELEGATE

DATE 11/1/00

GROUND FLOOR PLAN

Peter Delis (dir.)
M. Delis
Michael Delis (sec.)
COCKATOO TROPICAL ORCHARDS PTY. LTD. (ACN 060 304 447)



* ... DELETE IF INAPPLICABLE



LOT 2528

Unit 5 Unit 2

Unit 4 Unit 1



Proposed additions to first floor

Margaret Street

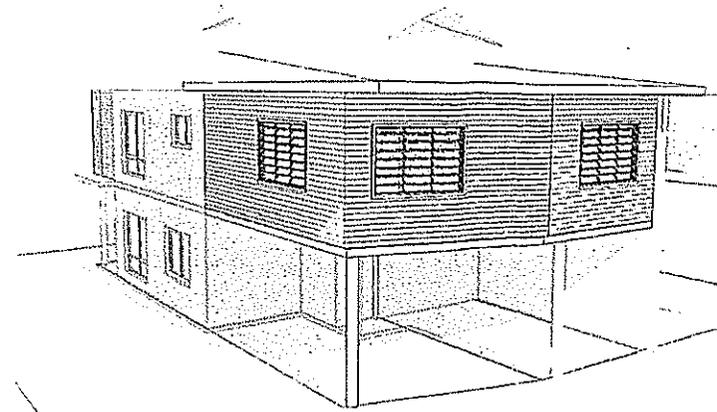
Site Plan

NTS

I, Michael George Parks being the owner of No. 1 (Lot 2528) Margaret Street, have no objections to the proposed extensions as shown on this plan.
 Rear infill to existing verandah at rear of unit to create a study.
 Building over existing front carport to create two new bedrooms.

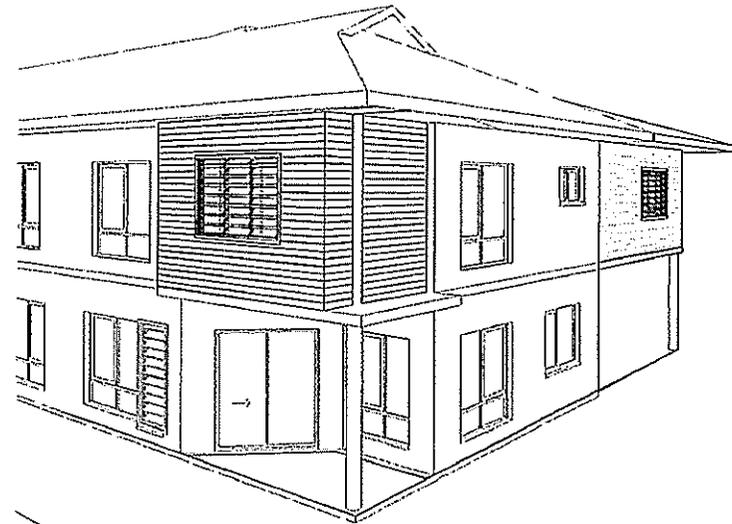
sign:

date: 15/3/2011



Front View

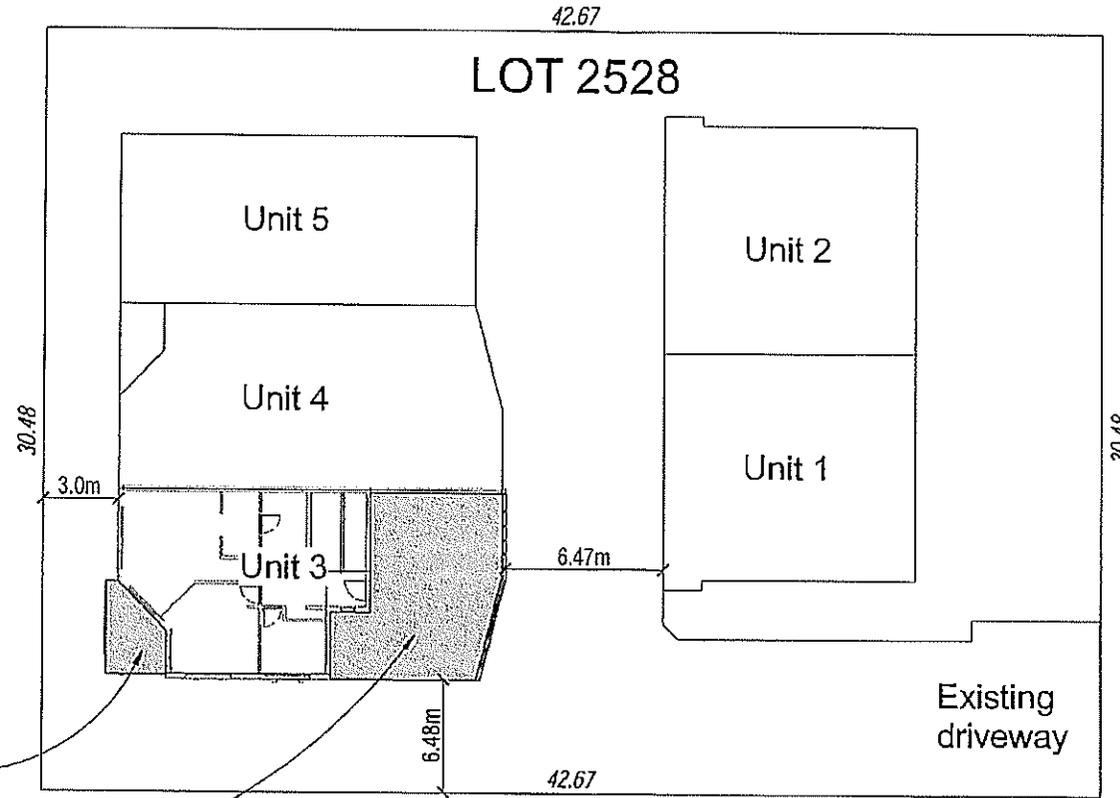
NTS



Rear View

NTS

| | | | | |
|-------------------------------------|---|------------------------|--------------------|-------------------|
| Client: Kevin & Sue-Ann Stephens | Title: LOT 2528, UNIT 3, 5 MARGARET ST. - STUART PARK PROPOSED NEW ADDITIONS SITE PLAN | Scale: As indicated | Date: Jan. 2011 | Project No.: - |
| | | Drawn: S.L | Checked: J.R | Sheet size: A3 |
| | | Drawing No.: SK01 | Rev.: - | |



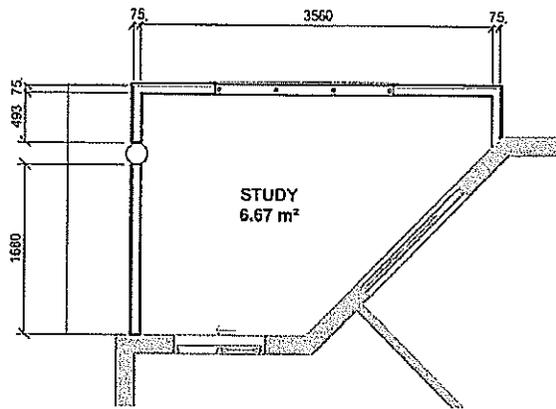
Fill in Existing rear verandah for new Study.

New bedrooms over existing carport.

Site Plan

1 : 200

| | | | | |
|-------------------------------------|---|--------------------|--------------------|-------------------|
| Client: Kevin & Sue-Ann Stephens | Title: LOT 2528, UNIT 3, 5 MARGARET ST. - STUART PARK PROPOSED NEW ADDITIONS SITE PLAN | Scale: 1 : 200 | Date: Jan. 2011 | Project No.: - |
| | | Drawn: S.L | Checked: J.R | Sheet size: A3 |
| | | Drawing No. A01 | Rev. - | |

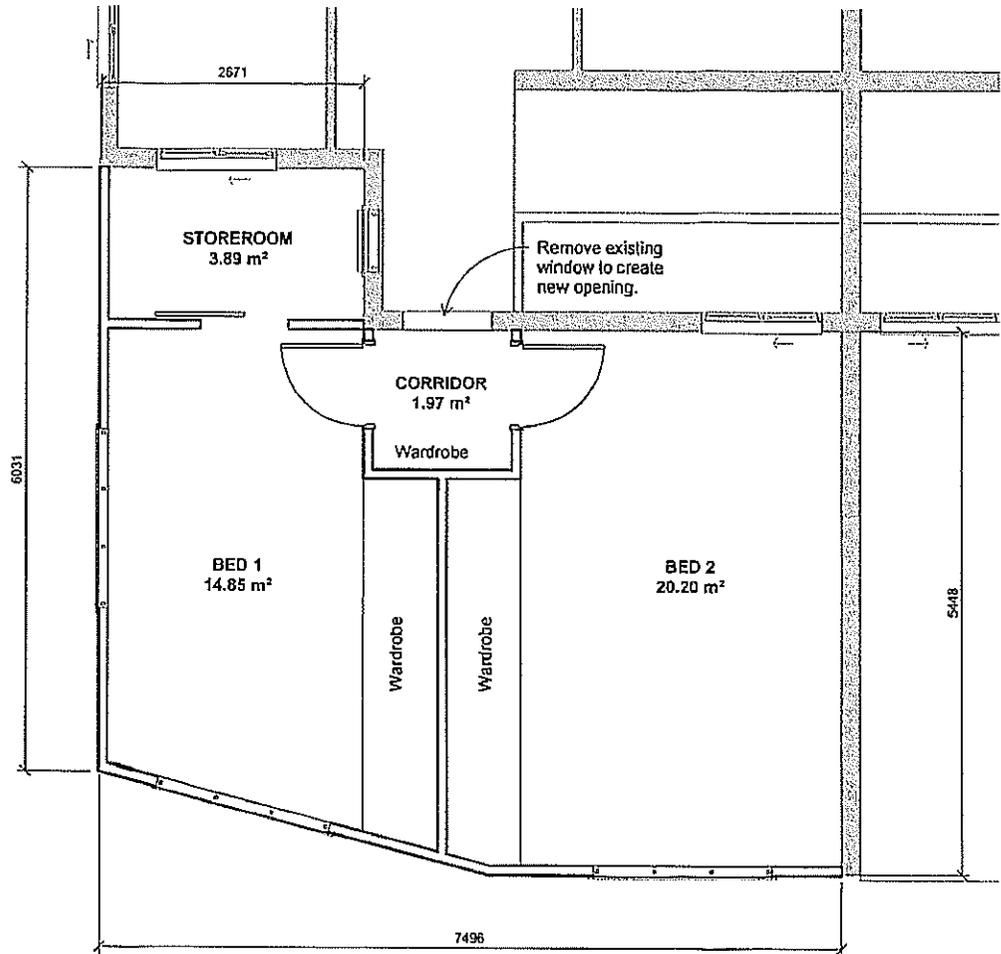


New Study

1 : 50

| Schedule of room areas | |
|------------------------|------------------------|
| Description | Area (m ²) |
| Bed 1 | 14.85 |
| Bed 2 | 20.20 |
| Study | 6.67 |
| Storeroom | 3.89 |
| Corridor | 1.97 |
| Total | 47.60 |

Total percentage of site cover has not changed.
 As the new works is built entirely within the original unit entitlement area,
 Therefore the plot ratio of the lot is not affected.



New Rooms

1 : 50

| | | | | |
|------------------------------------|--|-----------------------|-------------------|-------------------|
| Client Kevin & Sue-Ann Stephens | Title LOT 2528, UNIT 3, 5 MARGARET ST. - STUART PARK PROPOSED NEW ADDITIONS FIRST FLOOR PLAN & ROOM SCHEDULE | Scale As indicated | Date Jan. 2011 | Project No. - |
| | | Drawn: S.L | Checked: J.R | Sheet size: A3 |
| | | Drawing No. A03 | Rev. - | |
| | | | | |

Please quote: 1991081 CR:fh
Your reference: PA2011/0243

29 April 2011

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

Dear Doug

Subject: Proposed Development Application.
Parcel Description: Lot 2787 (5) Harriet Place Town of Darwin.
Proposed Development: Change of use from 9 x 1 bedroom multiple dwellings with associated offices and 1 x stand alone office, to 9 x 3 and 1 x 1 bedroom multiple dwellings.

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:**

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.
- 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.

.../2

- 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

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

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mrs Janette Steele



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: PA2011/0243

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 02787 Town of Darwin |
| Road/Street | 5 HARRIET PL |
| Town Plan Zone | CB (Central Business) |
| Tenure Type | ESTATE IN FEE SIMPLE |
| Land Owners | The Proprietors Units Plan U2002/027 |

| | |
|-----------------------|--------------------|
| Applicant | Mrs Janette Steele |
| Contact Number | 0407442373 |

| | |
|----------------|---|
| Purpose | Change of use from 9 x 1 bedroom multiple dwellings with associated offices and 1 stand alone office, to 9 x 3 and 1 x 1 bedroom multiple dwellings |
|----------------|---|

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=63263075

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.

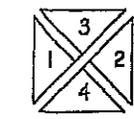
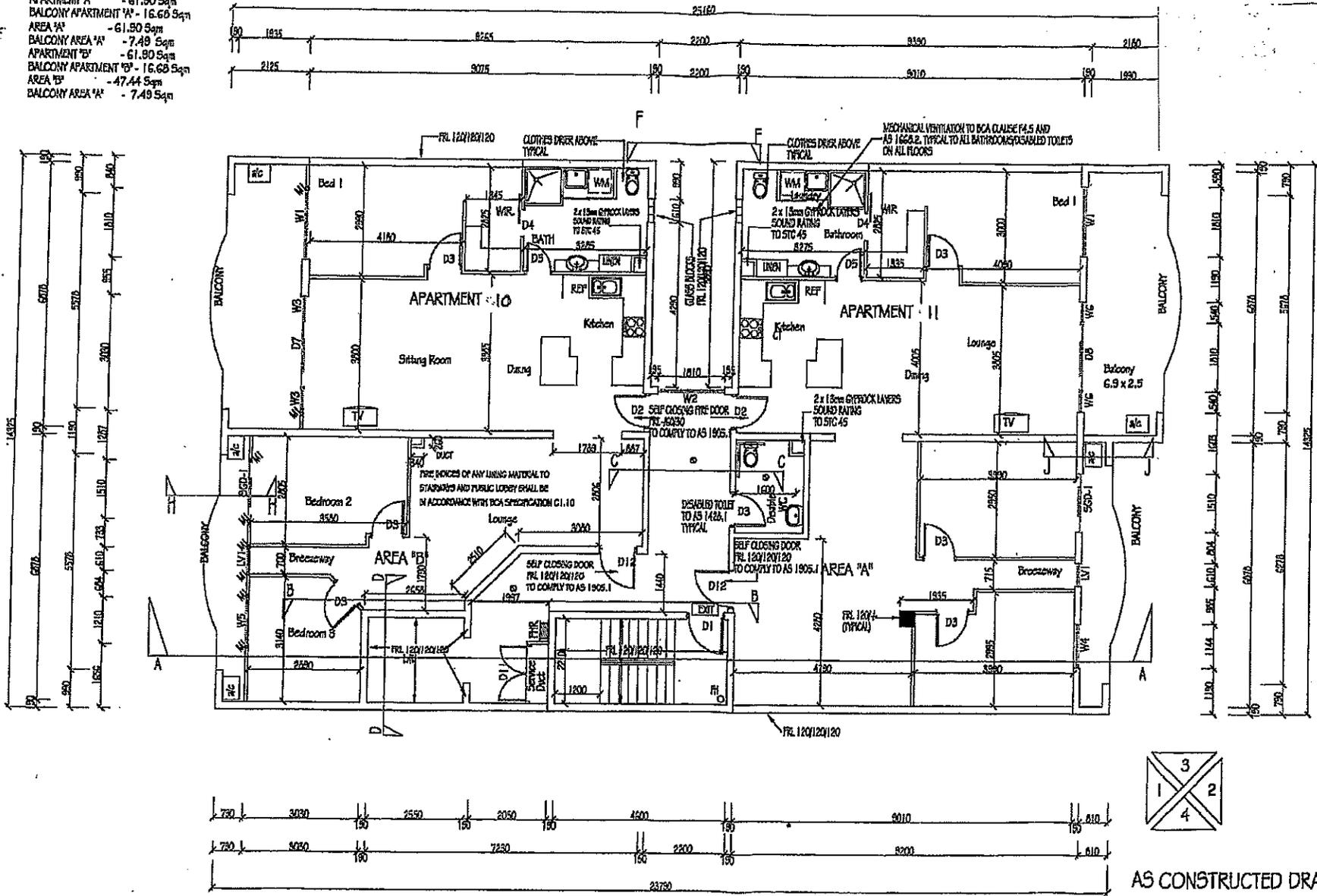
Should you require further information on this proposal please contact me on **8999 6807**.

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

13 April 2011

TOTAL AREAS
 APARTMENT 'A' - 61.90 Sqm
 BALCONY APARTMENT 'A' - 16.68 Sqm
 AREA 'A' - 61.50 Sqm
 BALCONY AREA 'A' - 7.49 Sqm
 APARTMENT 'B' - 61.90 Sqm
 BALCONY APARTMENT 'B' - 16.68 Sqm
 AREA 'B' - 47.44 Sqm
 BALCONY AREA 'B' - 7.49 Sqm



AS CONSTRUCTED DRAWINGS

DO NOT SCALE OFF DRAWINGS
 IF IN DOUBT ASK
 BUILDER TO VERIFY DIMENSIONS
 PRIOR TO COMMENCEMENT OF WORKS
 THIS DRAWING TO BE READ IN
 CONJUNCTION WITH THE STANDARD
 NOTES, DETAILS & SPECIFICATION

DRAWING PRODUCED BY:
Q. T. DRAWINGS
 34 ZENITH CIRCUIT,
 WOODROFFE N.T.
 Phone (08) 8931 0961
 Mobile 0417-848 806

STRUCTURAL COMPONENTS
 CONCURRED WITH BY,

 Date: _____

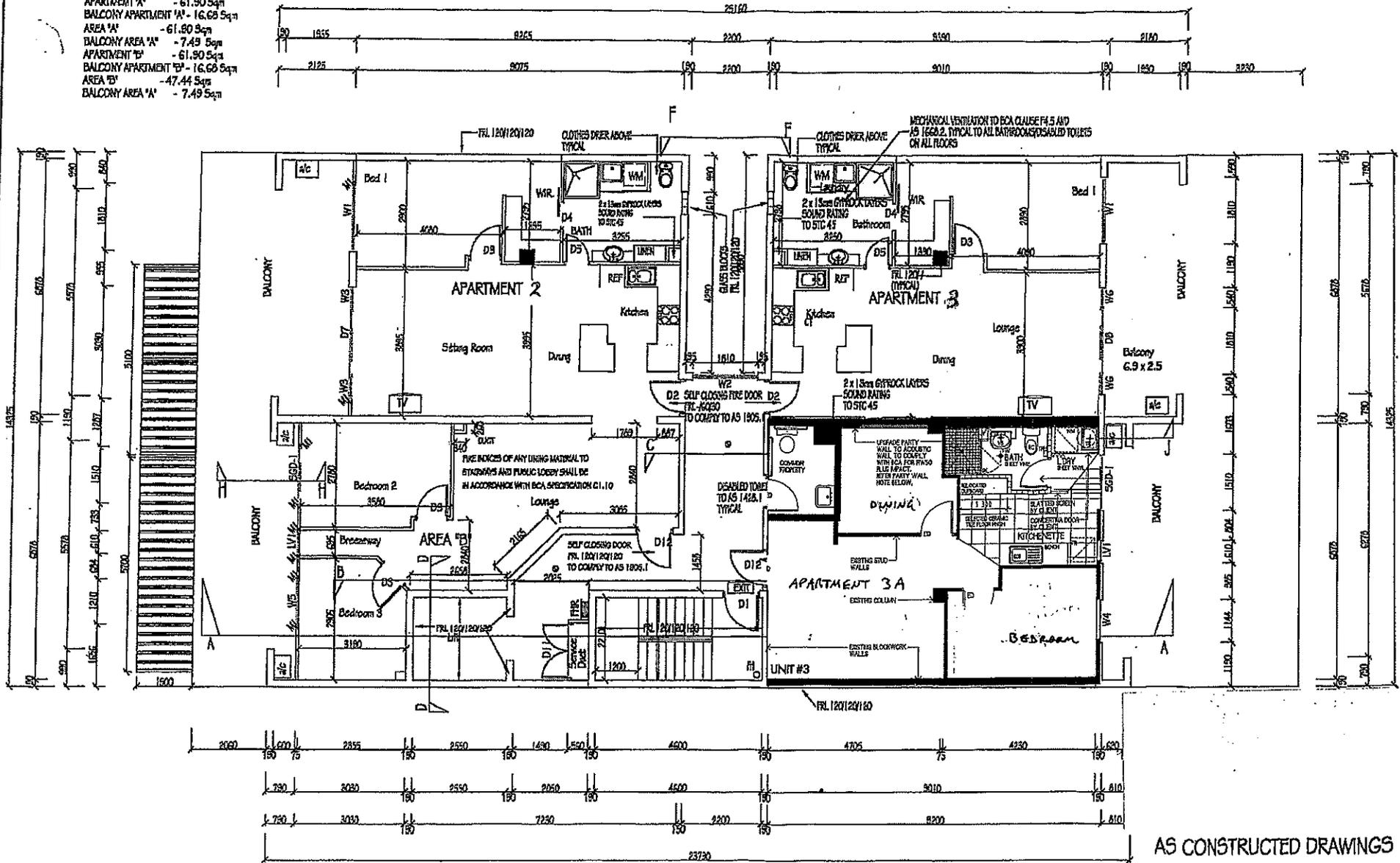
 Signed: _____

PROPOSED UNIT DEVELOPMENT
 AT LOT 2787 HARRIET PLACE
 DARWIN CITY
 For: KAL BUILD

 LEVEL 5

| | |
|--------------|-------------------|
| Scale 1:100 | Dwg No. QT-00-901 |
| Date 24/3/01 | Date |
| Drawn. Allan | Amend. 160402 |
| Sheet 6 | |

TOTAL AREA - 61.90 Sqm
 APARTMENT 'A' - 16.69 Sqm
 BALCONY APARTMENT 'A' - 7.49 Sqm
 AREA 'A' - 61.80 Sqm
 BALCONY AREA 'A' - 7.49 Sqm
 APARTMENT 'B' - 61.90 Sqm
 BALCONY APARTMENT 'B' - 16.69 Sqm
 AREA 'B' - 47.44 Sqm
 BALCONY AREA 'B' - 7.49 Sqm



AS CONSTRUCTED DRAWINGS

DO NOT SCALE OFF DRAWINGS
 IF IN DOUBT ASK
 BUILDER TO VERIFY DIMENSIONS
 PRIOR TO COMMENCEMENT OF WORKS
 THIS DRAWING TO BE READ IN
 CONJUNCTION WITH THE STANDARD
 NOTES, DETAILS & SPECIFICATION

DRAWING PRODUCED BY:
Q. T. DRAWINGS
 34 ZENITH CIRCUIT,
 WOODROFFE N.T.
 Phone (08) 8931 0961
 Mobile 0417 - 848 806

STRUCTURAL COMPONENTS
 CONCURRED WITH BY,

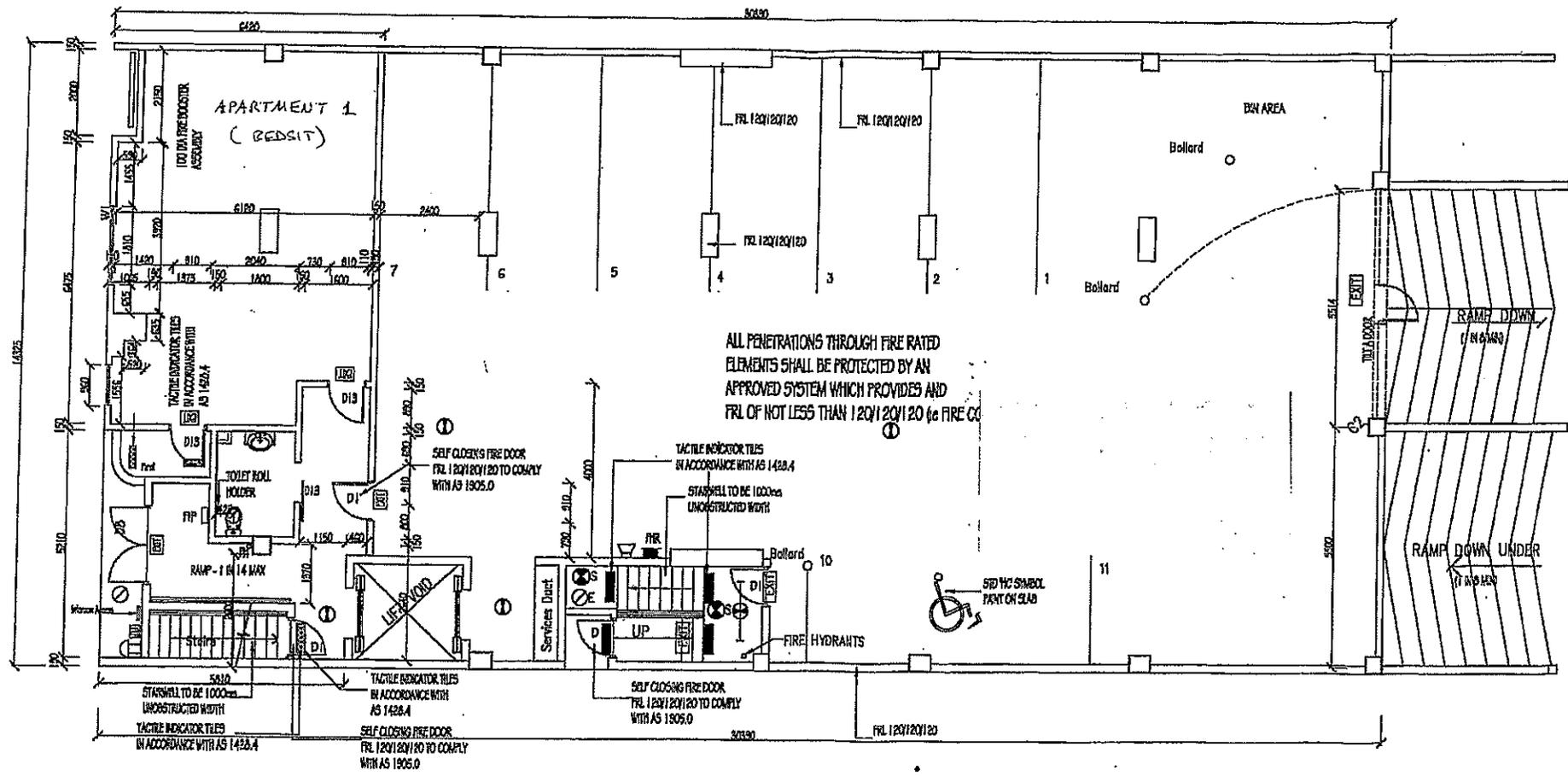
 Date: _____
 Signed _____

PROPOSED UNIT DEVELOPMENT
 AT LOT 2787 HARRIET PLACE
 DARWIN CITY
 For: KAL BUILD

 LEVEL 1

| | |
|---------------|----------------------|
| Scale 1 : 100 | Dwg No. QT-00-901 |
| Date 24/3/01 | Date Amend. 16/04/02 |
| Drawn. Allan | |
| Sheet 6 | |

- ⊖ - SINGLE EMERGENCY LIGHT
- ⊕ - SMOKE DETECTORS
- FR - FIRE R
- FR - FIRE NOSE REEL
- FR - FIRE ALARM



ALL PENETRATIONS THROUGH FIRE RATED ELEMENTS SHALL BE PROTECTED BY AN APPROVED SYSTEM WHICH PROVIDES AND FRL OF NOT LESS THAN 120/120/120 (i.e. FIRE CO)

D13 - 850 x 2040 DOOR

| REVISION | DATE | DESCRIPTION | DRAWN |
|----------|----------|-----------------------|-------|
| 1 | 01-08-01 | WALL REVISED AS SHOWN | SF |

DO NOT SCALE OFF DRAWINGS
IF IN DOUBT ASK
BUILDER TO VERIFY DIMENSIONS
PRIOR TO COMMENCEMENT OF WORKS
THIS DRAWING TO BE READ IN
CONJUNCTION WITH THE STANDARD
NOTES, DETAILS & SPECIFICATION

DRAWING PRODUCED BY:
Q. T. DRAWINGS
34 ZENITH CIRCUIT,
WOODROFFE N.T.
Phone (08) 8931 0961
Mobile 0417 - 848 806

STRUCTURAL COMPONENTS
CONCURRED WITH BY,

Date: _____

Signed: _____

PROPOSED 11 APARTMENTS/OFFICES
AT LOT 2787 HARRIET PLACE
DARWIN CITY
For: KAL BUILD

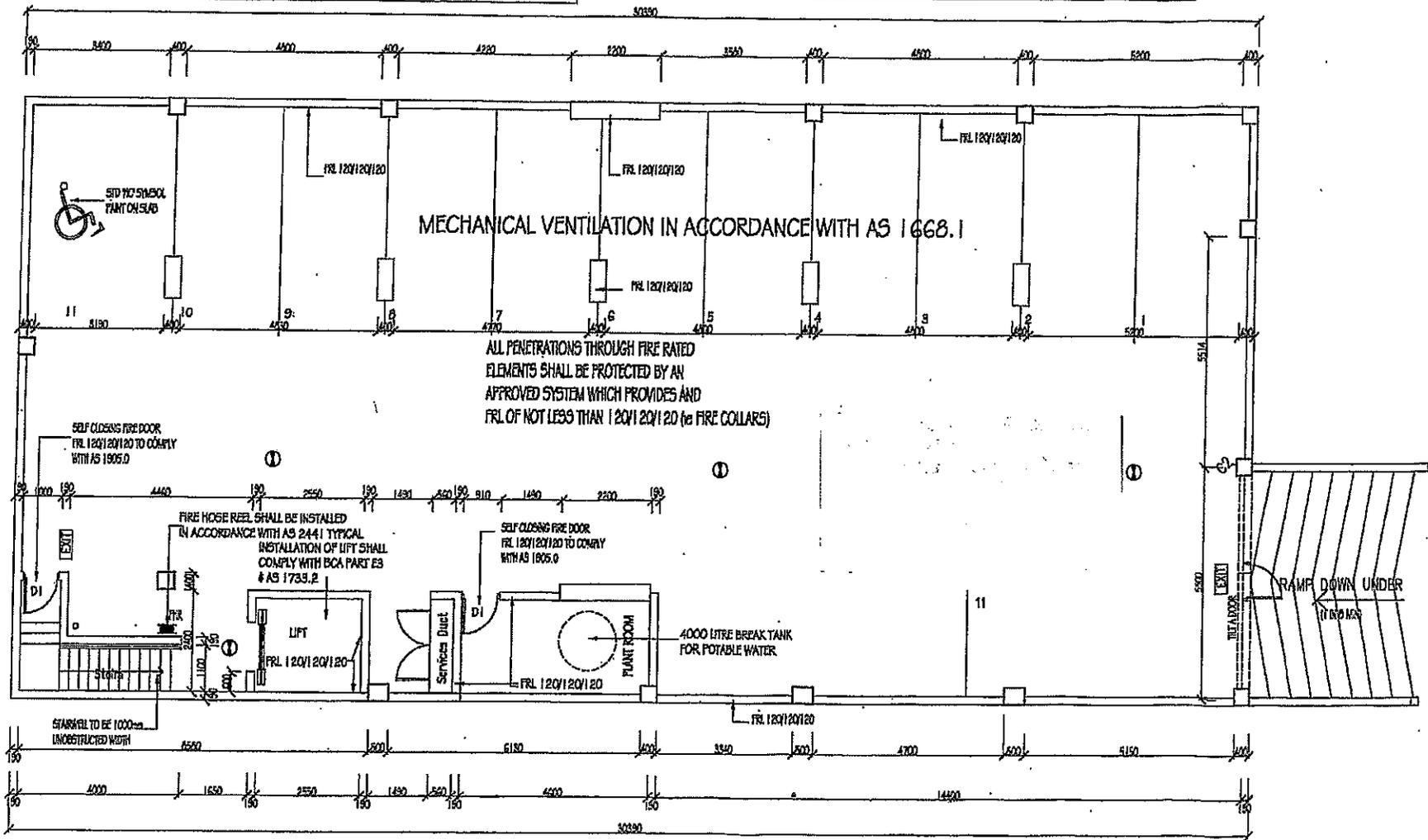
GROUND FLOOR CARPARK

Scale 1:100
Date 3/2/01
Drawn. Allan
Sheet 12 of 20

Dwg No. QT-00-901
Date Amend.

EXIT LUMINATED EXIT SIGN DESIGN & OPERATED IN ACCORDANCE WITH BCA PART 4E & AS 2239.1

DESIGN & OPERATION OF EMERGENCY LIGHTING & EXIT SIGNS SHALL COMPLY WITH BCA & AS 2293.1



DO NOT SCALE OFF DRAWINGS IF IN DOUBT ASK BUILDER TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS THIS DRAWING TO BE READ IN CONJUNCTION WITH THE STANDARD NOTES, DETAILS & SPECIFICATION

DRAWING PRODUCED BY:
Q. T. DRAWINGS
34 ZENITH CIRCUIT,
WOODROFFE N.T.
Phone (08) 8931 0961
Mobile 0417 - 848 806

STRUCTURAL COMPONENTS CONCURRED WITH BY,
Date: _____
Signed: _____

PROPOSED 11 APARTMENTS / OFFICES AT LOT 2787 HARRIET PLACE DARWIN CITY For: KAL BUILD BASEMENT CARPARK

| | |
|----------------|-------------|
| Scale 1:100 | Dwg No. |
| Date 3/2/01 | QT-00-901 |
| Drawn. Allan | Date Amend. |
| Sheet 12 of 20 | |

Please quote: 1982138 CR:fh
Your reference: PA2011/0201

15 April 2011

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

Dear Doug

Parcel Description: Lot 4197 (1) Wagaman Terrace Town of Nightcliff.
Proposed Development: Carport and verandah addition to an existing single dwelling with a reduced front and side setback.

Thank you for the Development Application referred to this office 14 April 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

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

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

.../2

- 2). Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

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

- 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 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: PA2011/0201

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

Dear Sir or Madam,

144
1982138

Proposed Development Application

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

| | |
|---------------------------|--|
| Parcel Description | Lot 04197 Town of Nightcliff |
| Road/Street | 1 WAGAMAN TCE |
| Town Plan Zone | SD (Single Dwelling) |
| Tenure Type | ESTATE IN FEE SIMPLE |
| Land Owners | Kazamias, Andrew Kazamias, Androulla |
| Applicant | Mr Sam Hedger |
| Contact Number | 82515277 |
| Purpose | Carport and verandah addition to an existing single dwelling with a reduced front and side setback |

The proposal can be viewed online for a two week period from **Friday, 1st April 2011** until **Friday, 15th 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 **Thursday, 14th April 2011**. Please note that comments received after the closing date may not be able to be considered by the Authority.

If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/l2?pagelD=planning.application&ilis_entity_id=63147098

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

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

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

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

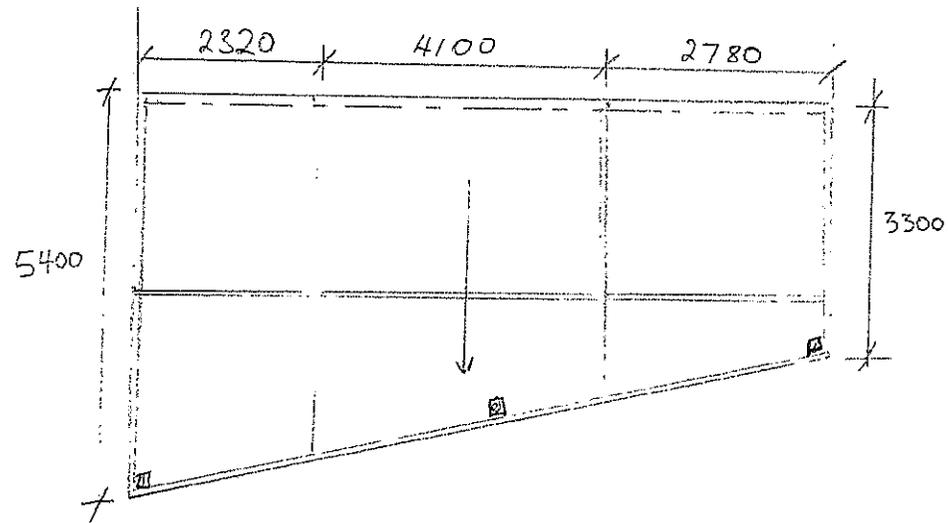
Should you require further information on this proposal please contact me on 8999 6807.

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

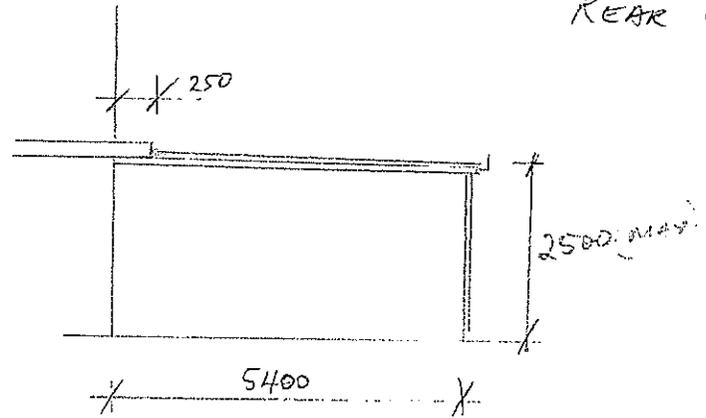
31 March 2011

BRICK WALL MOUNT.

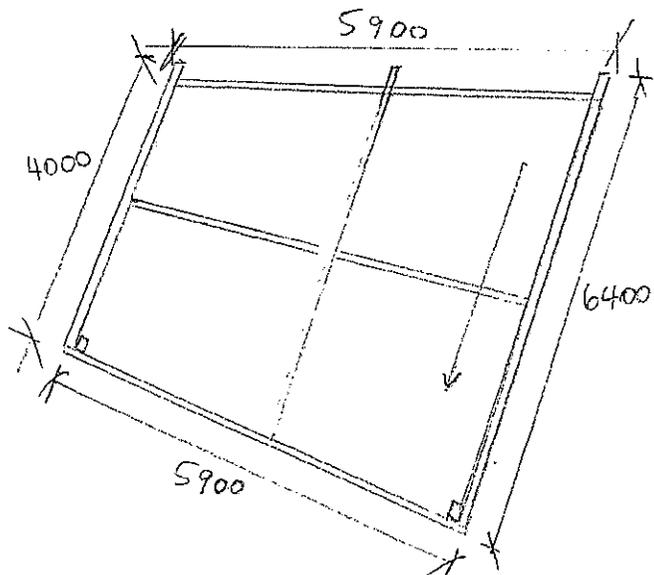


ANDREW KAZAMIA -
WAQAMAN

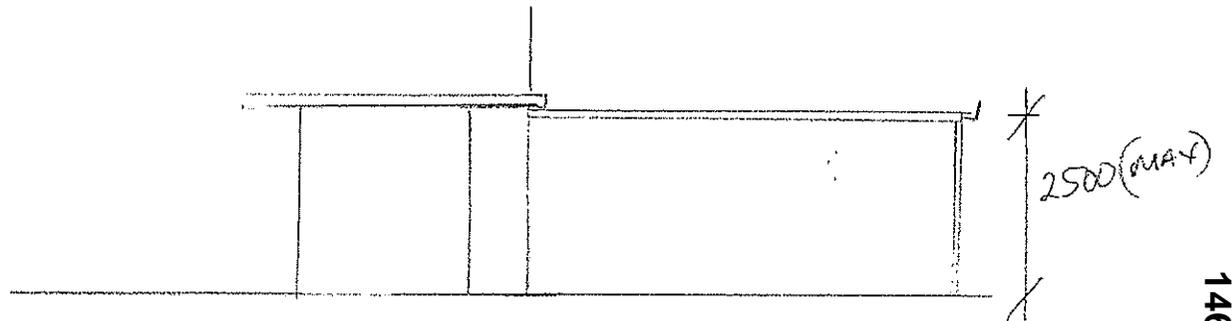
REAR UNIT

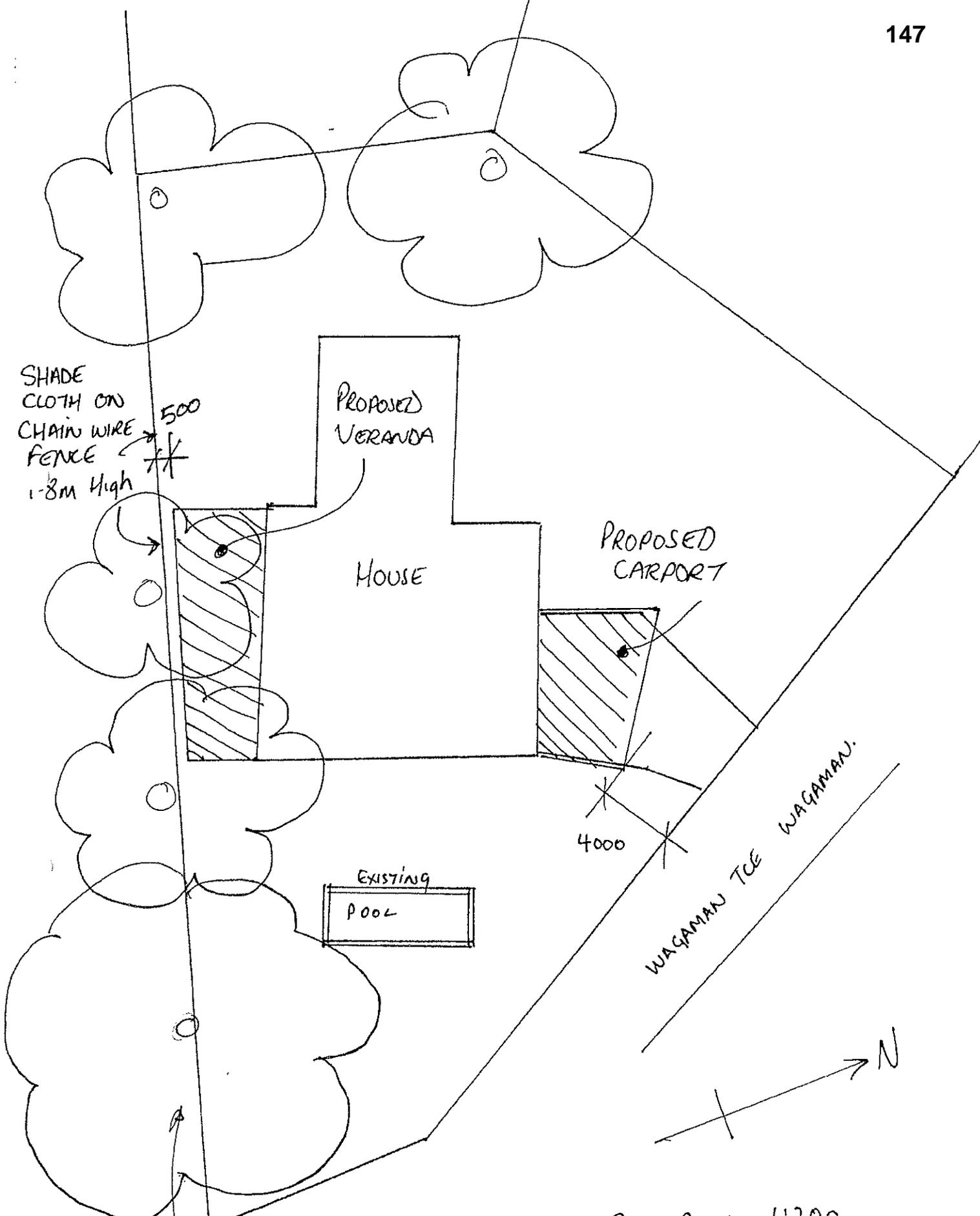


3x BRICKWALL MOUNTS
ONTO SOLID PIERS



FRONT UNIT.





SHADE CLOTH ON CHAIN WIRE FENCE 1.8m High

500

PROPOSED VERANDA

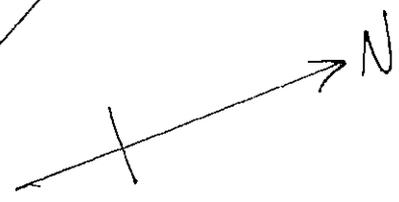
HOUSE

PROPOSED CARPORT

4000

EXISTING POOL

WAGAMAN TCE WAGAMAN.



SITE PLAN 1:200

WAGAMAN TCE WAGAMAN.

LARGE TREES ON SIDE BOUNDARY.

Please quote: 1979294 CR:fh
Your reference: PA2011/0175

8 April 2011

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

Dear Doug

Parcel Description: Lot 4579 (18) Rapid Creek Road Town of Nightcliff
Proposed Development: Subdivision for a lease in excess of 12 years

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

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**
 - a). Council requests the Authority require an access easement over Lot 4579 in favour of the lessee, for the provision of ongoing access to the proposed lease area.

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.

.../2

-2-

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', written in a cursive style.

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: PA2011/0175

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 04579 Town of Nightcliff |
| Road/Street | 18 RAPID CREEK RD |
| Town Plan Zone | MZ (Multi Zone) |
| Tenure Type | ESTATE IN FEE SIMPLE |
| Land Owners | Kreig, Laurence Phillip Harry Kreig, Vera Eileen Wilson, Rosemarie Doreen |
| | |
| Applicant | Mrs Kate Large |
| Contact Number | 0889199706 |
| | |
| Purpose | Subdivision for the purpose of a lease in excess of 12 years |

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

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

If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/12?pageId=planning.application&ilis_entity_id=63041924

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

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

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

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

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

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

25 March 2011

Please quote: 1977318 CR:fh

6 April 2011

Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

Proposed Development Application: PA2011/0183
Parcel Description: Lot 4665 (13) Bougainvillea Street Town of Nightcliff
Proposed Development: Verandah addition to an existing multiple dwelling with a reduced side setback

Thank you for the Development Application referred to this office 23 March 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

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

- a). **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.

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

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

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

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mrs Anna Rusman

Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801

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

In reply please quote: PA2011/0183

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 04665 Town of Nightcliff |
| Road/Street | 13 BOUGAINVILIA ST |
| Town Plan Zone | MD (Multiple Dwelling) |
| Tenure Type | ESTATE IN FEE SIMPLE |
| Land Owners | The Proprietors - Units Plan No. 53/84 |
| | |
| Applicant | Mrs Anna Rusman |
| Contact Number | 8948 1600 |
| | |
| Purpose | Verandah addition to an existing multiple dwelling with a reduced side setback. |

The proposal can be viewed online for a two week period from **Friday, 25th March 2011** until **Friday, 8th April 2011** at: <https://www.ntlis.nt.gov.au/planning/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, 6th 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=63076069

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

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

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

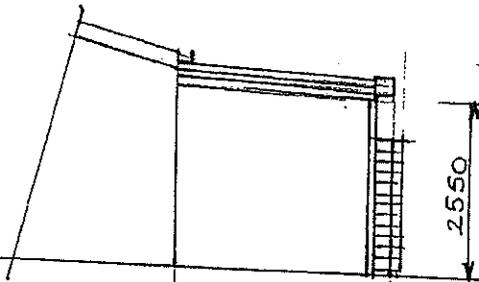
If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 8th April 2011** which is the closing date for public exhibition.

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

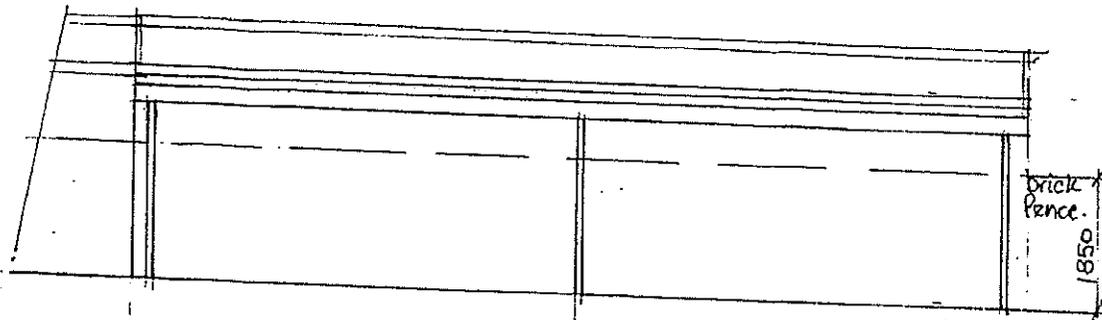
Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

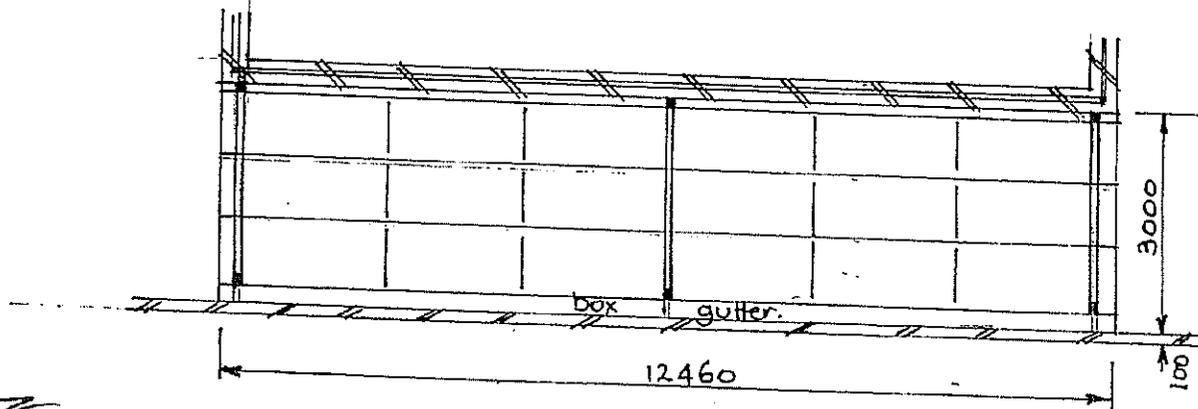
23 March 2011



ELEVATION



ELEVATION



PLAN.

*2 drawings
12/3/11*

12460 x 3000 VERANDAH UNIT 2, LOT 4665 BOUGAINVILLE ST. NIGHTCLIFF FOR COLIN HEWTON



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

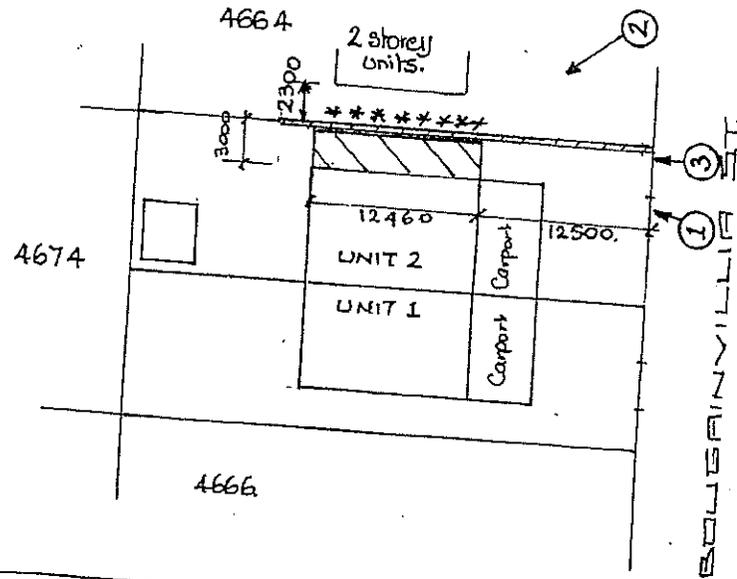
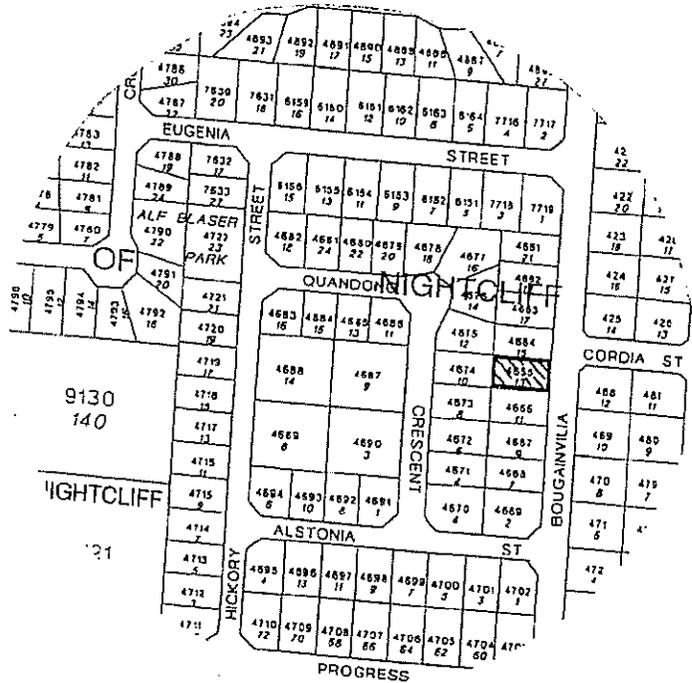
TRAYWAY PTY LTD
Phone: 03 8925 4400
Fax: 03 8923 4444
Email: tcm@bigpond.net.au



16.3.11

NAC Pty Ltd A.C.N. 009 595

6 Travers Street Coconut Grove, P.O. Box 7, Nightcliff N.T. 0814. Ph: 8948 1600 Fax: 8948 1662



12.460 x 3.000 VERANDAH UNIT 2, LOT 4665 BOUGAINVILLIA ST. NIGHTCLIFF FOR COLIN HEWTON.



TOWNES CHAPPELL MUDGWAY PTY LTD
 Consulting Engineers
 17-19 Lindsay Street Darwin NT 0800
 GPO Box 2990 Darwin NT 0801
 ACN 082 229 709 ABN 76 873 547 377

Phone: 08 8923 4400
 Fax: 08 8923 4444
 Email: tcmt@bigpond.net.au



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

17.3.11

Please quote: 1988711 CR:fh

23 April 2011

Kate Smyth
Project Officer - Strategic Lands Planning
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Kate

Proposed Development Application: PA2011/0087
Parcel Description: Section 4701 (792) Stuart Highway Hundred of Bagot.
Proposed Development: Warehouse and showroom sales with ancillary office.

Thank you for the Development Application referred to this office 7 April 2011, concerning the above.

The subject Section 4701 (792) Stuart Highway Hundred of Bagot is located outside Darwin City Council's municipal boundary and as a result, Council has no comments in relation to the above mentioned application.

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

Please quote: 1971595 CR:fh

25 March 2011

Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Section 5121 (5) Witte Street Hundred of Bagot.
Proposed Development: 4 warehouse units, 18 storage units and ancillary
mezzanine offices in 2 single storey buildings**

Thank you for the Development Application referred to this office 14 March 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**
 - a). **Waste Truck Access**
Council requests the Authority require amended plans indicating the removal of car parking bay number 13 to allow for adequate waste vehicle access through the site.

- i). **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 General Manager Infrastructure, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager Infrastructure, Darwin City Council. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.
- Further subject to conditions of subdivision to the satisfaction of service authorities.

.../3

-3-

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', written in a cursive style.

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mrs Maria Pajarillo



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: PA2011/0143

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 05121 Hundred of Bagot |
| Road/Street | 5 WITTE ST |
| Town Plan Zone | G1 (General Industry) |
| Tenure Type | ESTATE IN FEE SIMPLE |
| Land Owners | Forsande Investments Pty Ltd (ACN 067 616 433) |
| Applicant | Mrs Maria Pajarillo |
| Contact Number | 0889455235 |
| Purpose | 4 warehouse units, 18 storage units and ancillary mezzanine offices in 2 single storey buildings |

The proposal can be viewed online for a two week period from **Friday, 11th March 2011** until **Friday, 25th March 2011** at:

<https://www.ntlis.nt.gov.au/planning/ta.dar.lis>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 25th March 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/ilis12?pageId=planning.application&ilis_entity_id=62893448

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

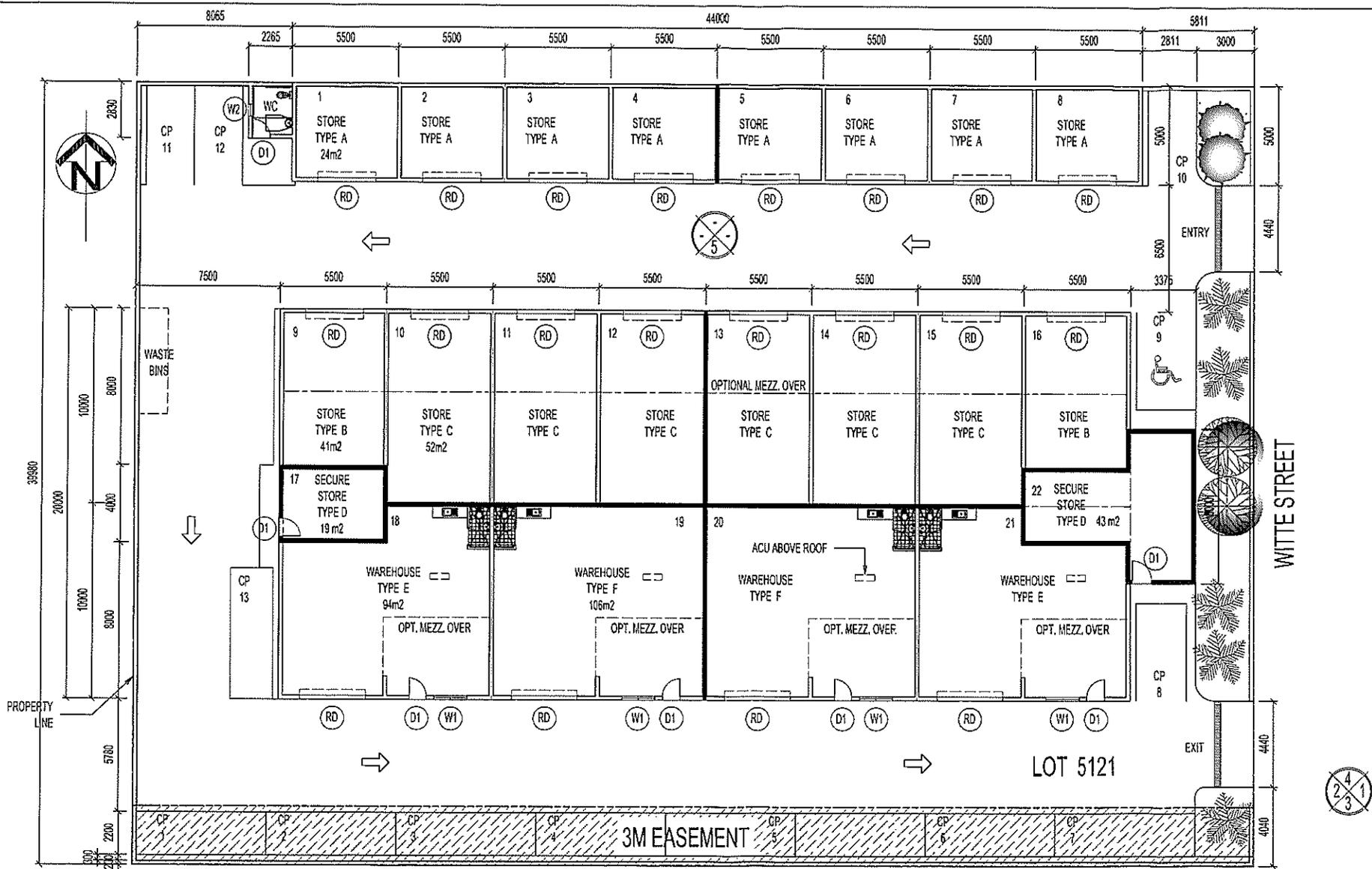
Only users who have been registered as belonging to a Service Authority can enter submissions. Please contact Planning if you require any users removed or added to this list.

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
14 March 2011
Attach.



① SITE PLAN

Scale: 1:200

PROJECT TITLE
 PROPOSED STORAGE SHEDS
 LOT 5121 WITTE ST, WINNELLIE

| | |
|----------|------------|
| DRAWN BY | DATE DRAWN |
| MP | 26/01/2011 |
| REV. NO. | DWG. NO. |
| | H107-AD1 |

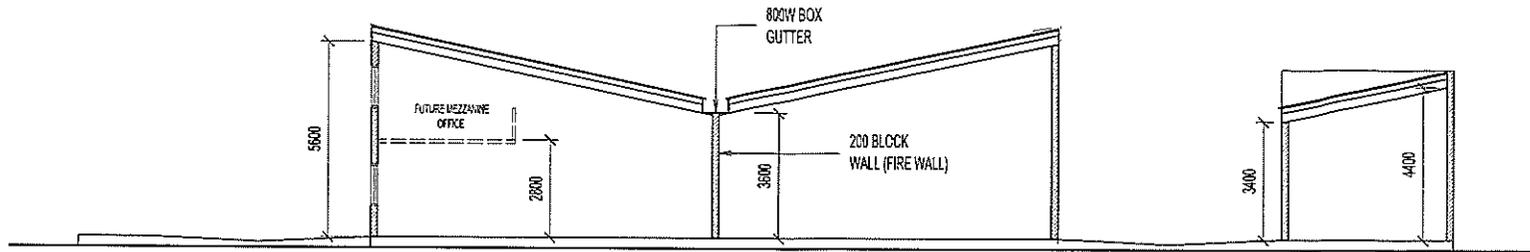
CLIENT

SHEET CONTENTS
 SITE PLAN

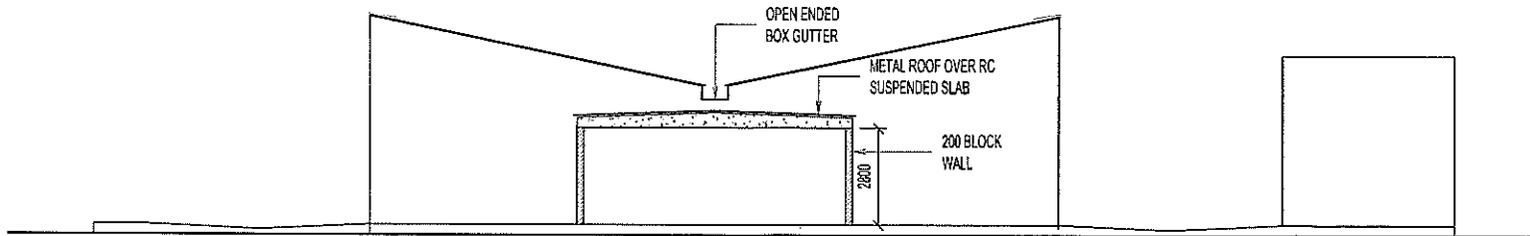


mob.: 0419178263

email: vanguard@me.com
 164



① SECTION THRU MAIN BUILDING
 1:150



② SECTION THRU FRONT SECURED STORAGE
 1:150

PROJECT TITLE
 PROPOSED STORAGE SHEDS
 LOT 5121 WITTE ST, WINNELLIE

DRAWN BY
 MP
 DATE DRAWN
 26/01/2011
 REV. NO.
 DWG. NO.
 H107-A02

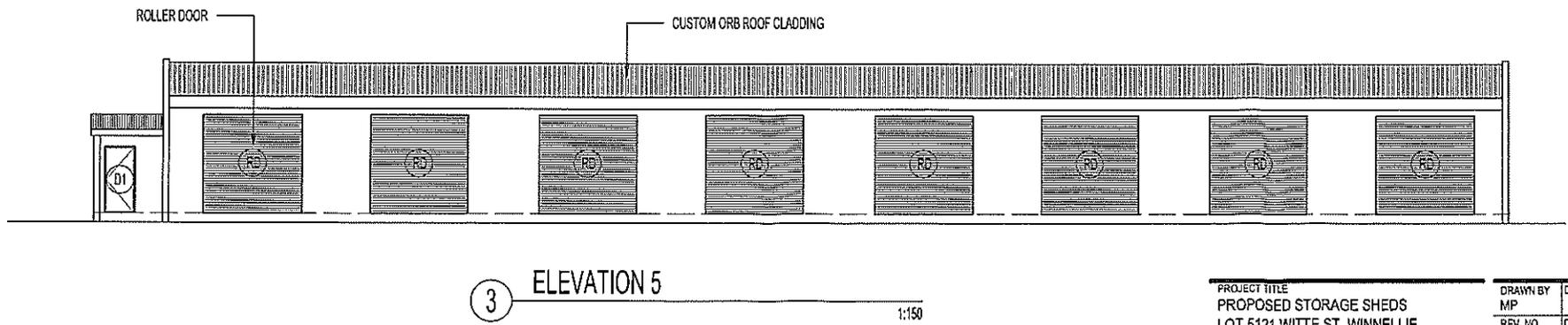
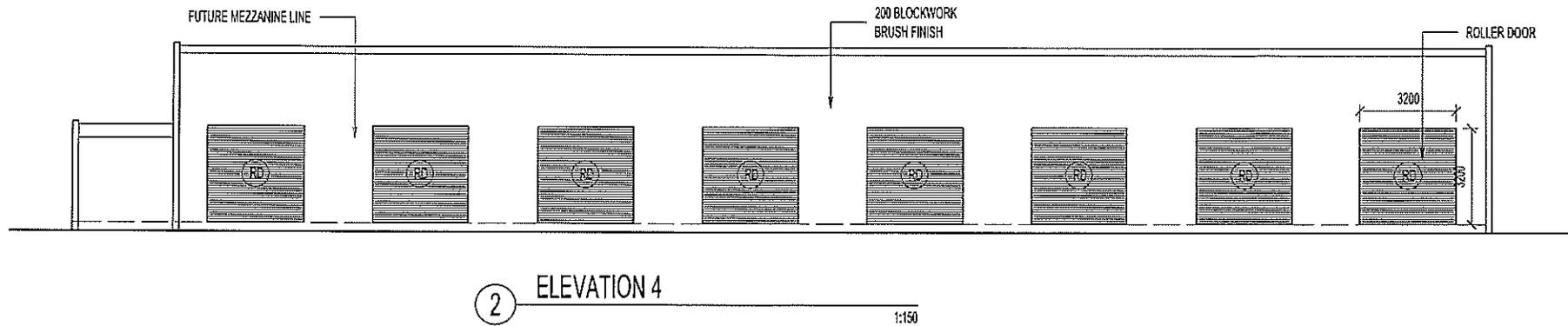
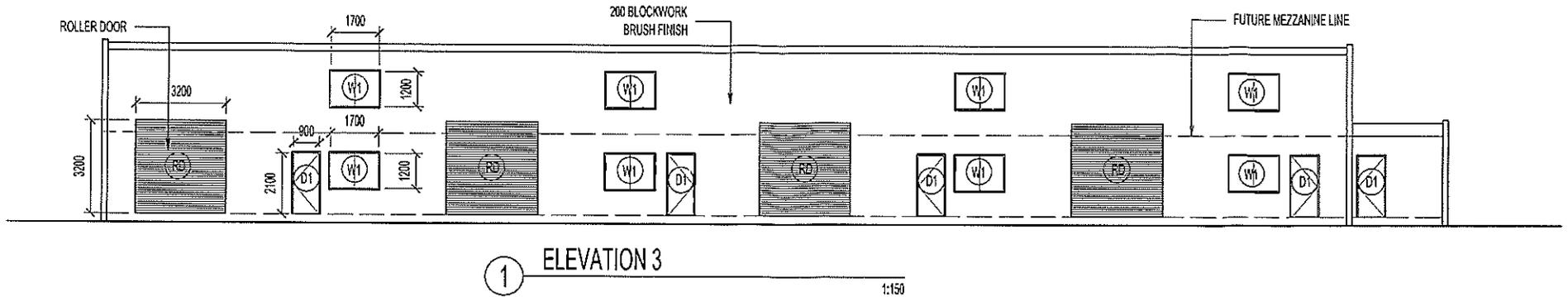
CLIENT

SHEET CONTENTS
 SECTIONS



mob.: 0419178263

email: paul@goldbox.com.au



| | | |
|------------------------------|----------|------------|
| PROJECT TITLE | DRAWN BY | DATE DRAWN |
| PROPOSED STORAGE SHEDS | MP | 26/01/2011 |
| LOT 5121 WITTE ST, WINNELLIE | REV. NO. | DWS. NO. |
| | | H107-A04 |

CLIENT

SHEET CONTENTS
ELEVATIONS



mob.: 0419178263

email: info@me.com 166

Please quote: 1982111 CR:fh
Your reference: PA2011/0199

15 April 2011

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

Dear Doug

Parcel Description: Lot 6495 (38) Haritos Street Town of Nightcliff.
Proposed Development: Extensions to an existing dwelling with a reduced front and side setback.

Thank you for the Development Application referred to this office 31 March 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

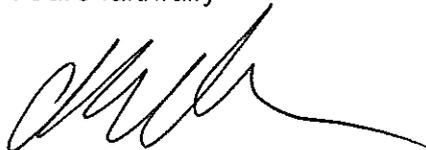
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- 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.

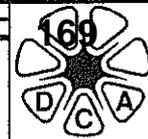
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mrs Meredith Helen Clayton



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: PA2011/0199

C# 1982111

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 06495 Town of Nightcliff |
| Road/Street | 38 HARITOS ST |
| Town Plan Zone | SD (Single Dwelling) |
| Tenure Type | ESTATE IN FEE SIMPLE |
| Land Owners | Henderson, Paul Raymond Henderson, Stacey Louise |
| Applicant | Mrs Meredith Helen Clayton |
| Contact Number | 08 8981 3308 |
| Purpose | Extensions to an existing single dwelling with a reduced front and side setback |

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

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Thursday, 14th April 2011**. Please note that comments received after the closing date may not be able to be considered by the Authority.

If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/l2?pagelD=planning.application&ilis_entity_id=63143199

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

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

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

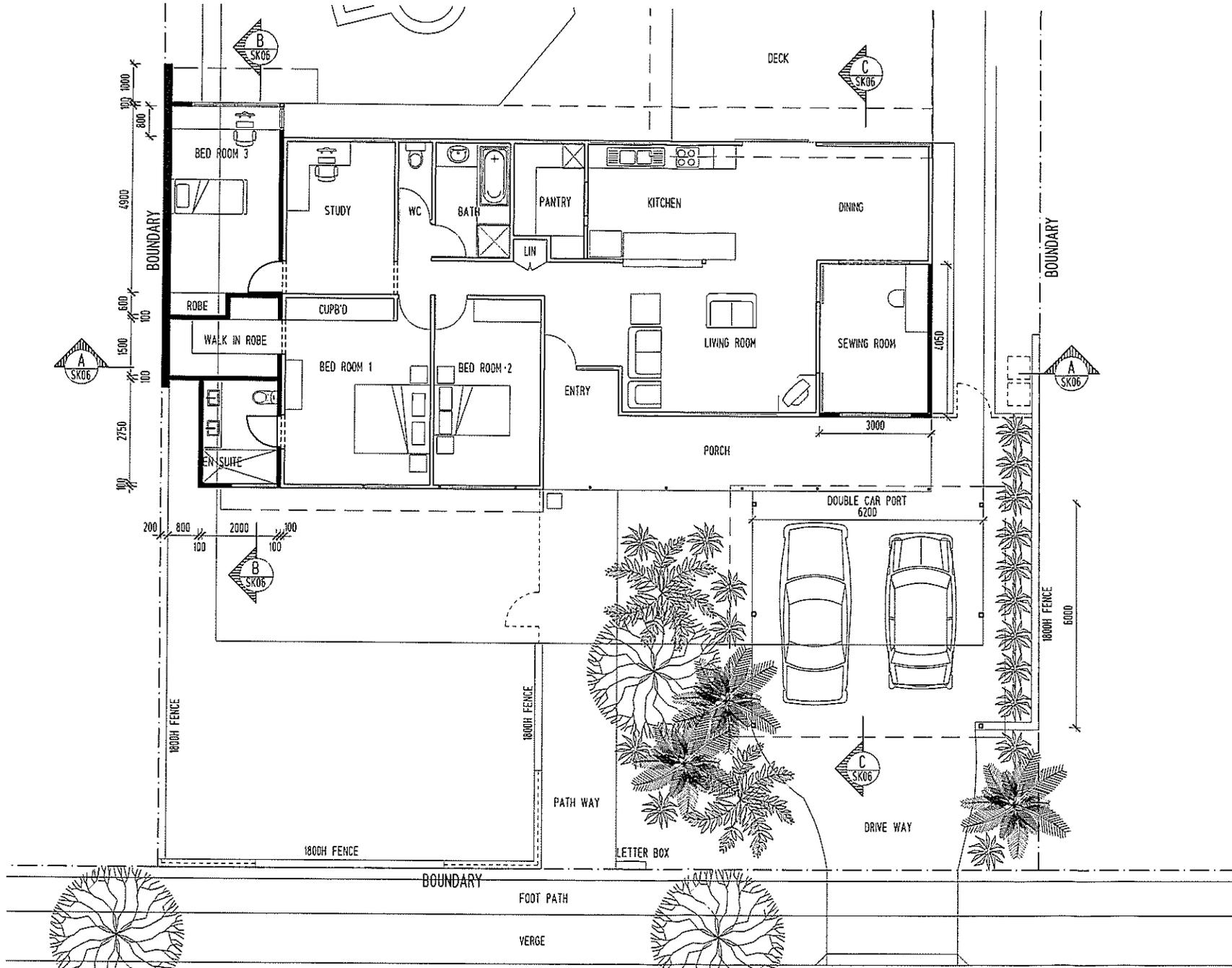
If you wish to secure a third party right of appeal, when it exists, you must specify that the submission is being made under section 49 and ensure that the submission is lodged with the consent authority by 4PM CST **Friday, 15th April 2011** which is the closing date for public exhibition.

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

Yours faithfully

Anguree Jansen van Rensburg
Development Assessment Services

31 March 2011



Floor Plan
Scale 1:100 A3

ARCHITECTURE
PROJECT MANAGEMENT
INTERIOR DESIGN
Unit 29/90 Frances Bay Drive
Stuart Park NT 0801
Tel (08) 8981 3308 Fax (08) 8981 2375



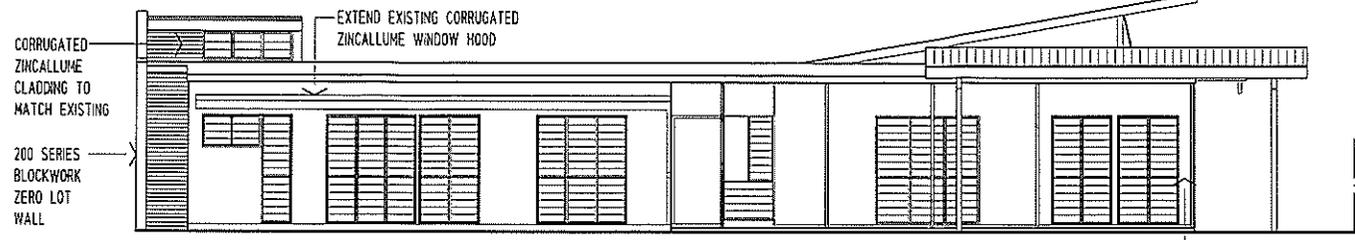
PROPOSED PLAN
HENDERSON RESIDENCE
38 HARITOS STREET
WANGURI NT

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

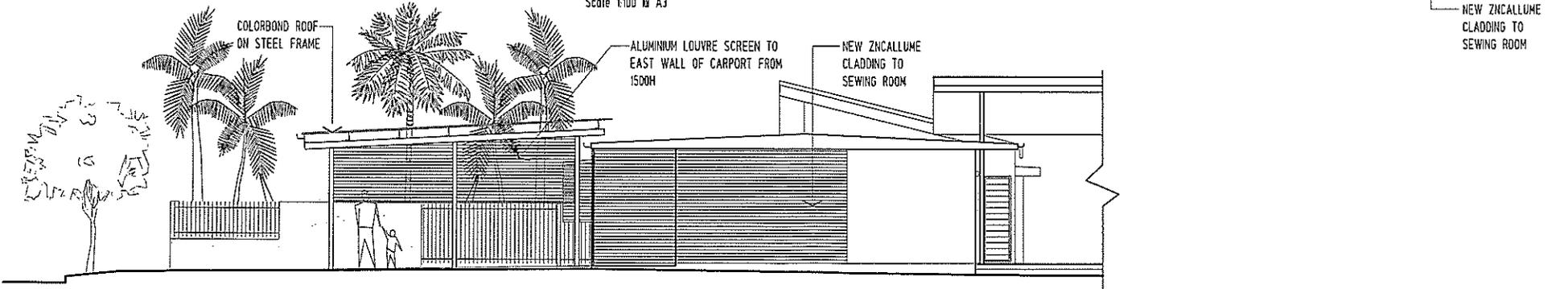
| | |
|------------------------|--------------|
| Scale AS SHOWN | Sheet 1 OF X |
| Drawn DRAWN | Date |
| Job No MA 1209 SK03 | Amend. 01 |



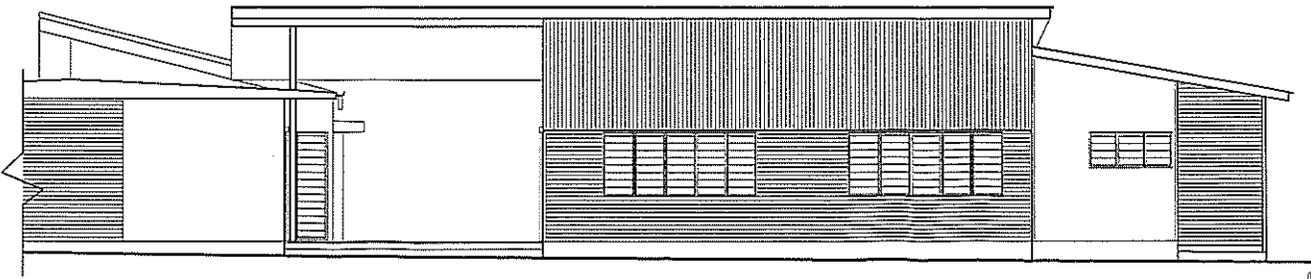
Street Elevation including fencing (South)
Scale 1:100 @ A3



Front Elevation (South)
Scale 1:100 @ A3



Side Elevation (East)
Scale 1:100 @ A3



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

Scale AS SHOWN Sheet 1 OF X

Drawn DRAWN Date 1772

JOB No. MA 1209 SK04 01

ARCHITECTURE
PROJECT MANAGEMENT
INTERIOR DESIGN
Unit 29/90 Frances Bay Drive
Stuart Park NT 0801
Tel (08) 8581 3365 Fax (08) 8581 2375

mke
ARCHITECTS

PROPOSED ELEVATIONS
HENDERSON RESIDENCE
38 HARITOS STREET
WANGURI NT

25 March 2011

Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

Lot 6610 (8) Swan Crescent Winnellie Town of Darwin.

Proposed Development: Change of use of part of an existing warehouse tenancy (Unit 1) to a shop.

Thank you for the Development Application referred to this office 10 March 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**
 - a). Council requests the authority require a pedestrian access pathway be constructed alongside parking bay nine (9), between the internal car parking area and the proposed shop entrance.

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.

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

- b). **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.** The NT Planning Scheme requires eleven (11) carparking spaces and only nine (9) car parking spaces are provided for on the plans.

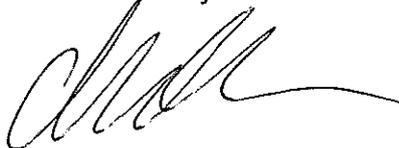
.../2

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager Infrastructure, Darwin City Council and all approved works constructed to Council's requirements at the applicant's expense.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager Infrastructure, Darwin City Council. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- 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 General Manager Infrastructure, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.
- Further subject to conditions of subdivision to the satisfaction of service authorities.

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

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

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Trevor Oliver

PARKING REQUIREMENTS:

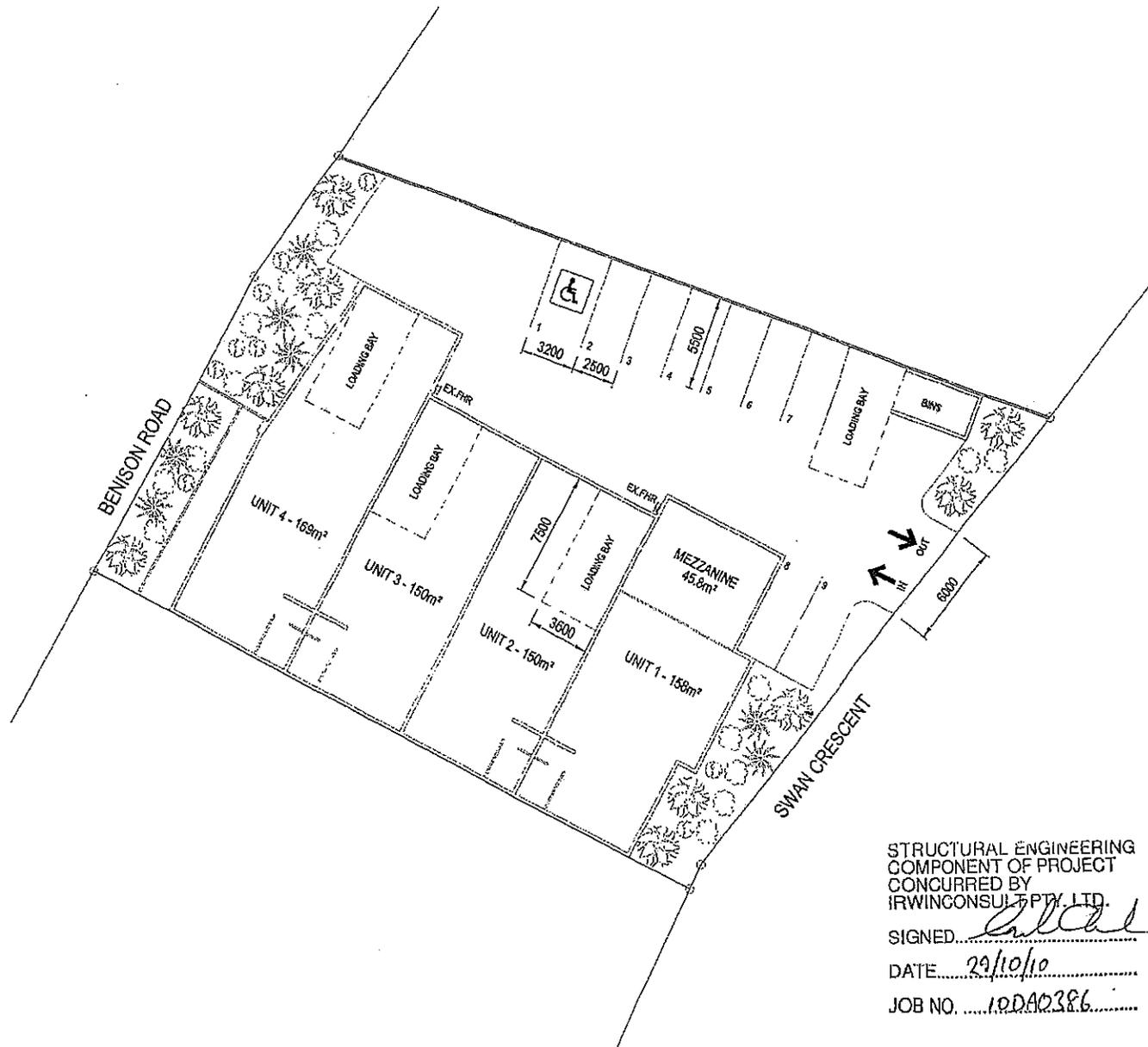
FLOOR AREA FIGURES AS NOTED IN THE NORTHERN TERRITORY PLANNING SCHEME ZONE (G)

PARKING REQUIREMENTS

| AREA NAME | AREA (m ²) | REQ. RATE |
|------------------------------|------------------------|-------------------------|
| UNIT 1 | 158m ² | 1 PER 100m ² |
| UNIT 2 | 150m ² | 1 PER 100m ² |
| UNIT 3 | 150m ² | 1 PER 100m ² |
| UNIT 4 | 169m ² | 1 PER 100m ² |
| MEZZANINE / TEA ROOM | 45.8m ² | - |
| TOTAL AREA (m ²) | 672.8m ² | |

CALCULATED No. SPACES

| | |
|------------------------|--------------|
| TOTAL PARKING REQUIRED | 7 |
| TOTAL PARKING PROVIDED | 9 (EXISTING) |
| LOADING BAY | 4 (EXISTING) |



STRUCTURAL ENGINEERING
 COMPONENT OF PROJECT
 CONCURRED BY
 IRWINCONSULT PTY. LTD.

SIGNED: *[Signature]*
 DATE: 29/10/10
 JOB NO. 10.DA02386

| REV. | DESCRIPTION | BY: | DATE: |
|------|--------------------|-----|----------|
| A | CONSTRUCTION ISSUE | ST | 28.10.10 |

PROJECT:
 PROPOSED MEZZANINE TO EXISTING WAREHOUSE
 LOT 6610 (U 1/8) SWAN CRESCENT

CLIENT:
 PEROLI PTY LTD

CADRAFTING

TEL: 0185 285 035

| DRAWING TITLE: SITE PLAN | | | |
|-----------------------------|------------------|---------------------------|-----------|
| DATE: SEPT 2010 | DRAWN: ST | APPROVED: IRWINCONSULT | REV: A |
| SCALE: 1:250 | JOB: S1011-10 | SHEET: S002 | |

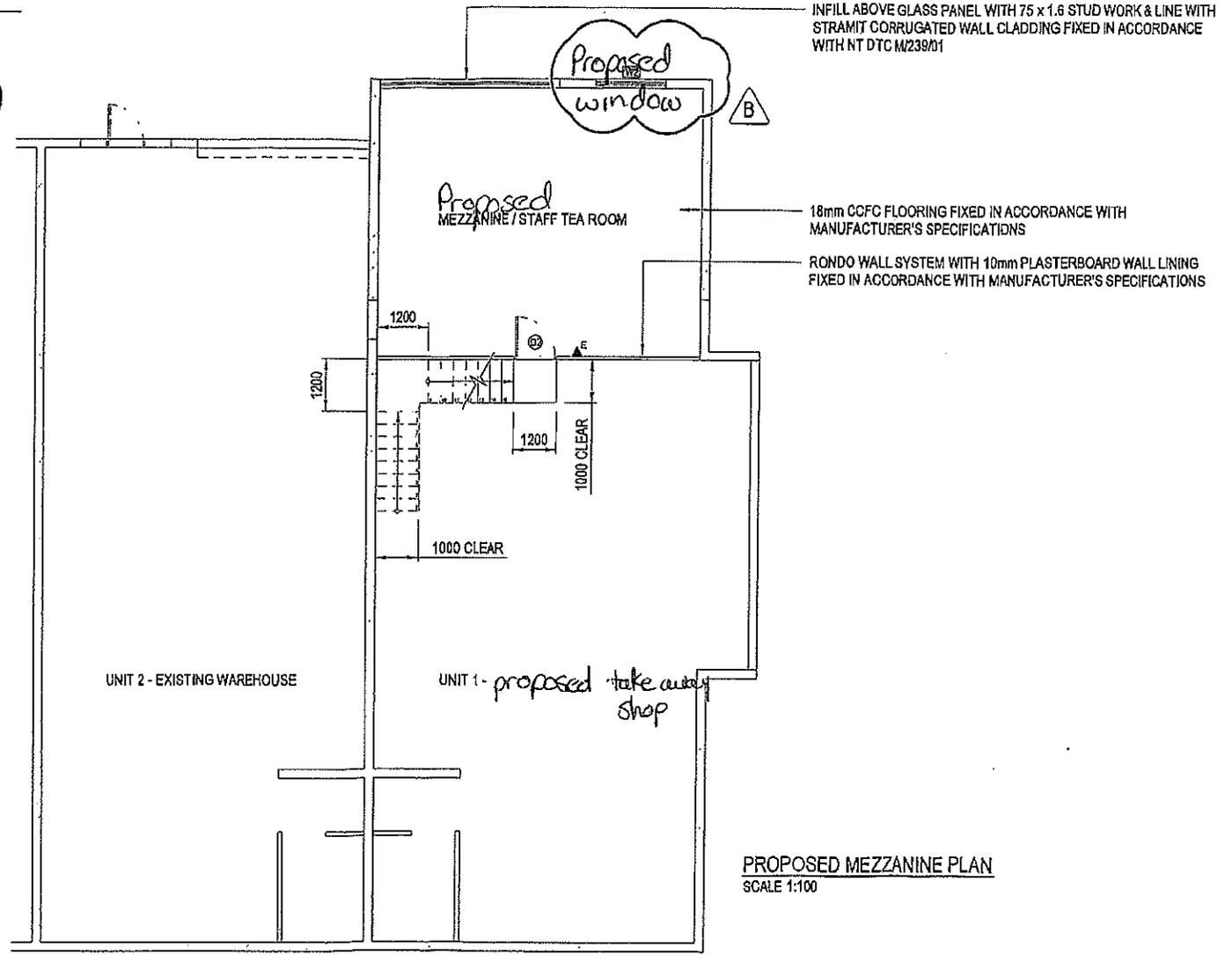
CONSTRUCTION ISSUE

- NOTES:**
- BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS
 - ALL WINDOWS TO BE MANUFACTURED TO COMPLY WITH AS1228 & AS2047
 - PROVIDE ARTIFICIAL LIGHTING SYSTEM IN ACCORDANCE WITH AS1681
 - THE FIRE HAZARD PROPERTIES OF ANY MATERIAL OR ASSEMBLY MUST COMPLY WITH BCA PART C1.10.
 - MECHANICAL VENTILATION SHALL COMPLY WITH AS1566.2

LEGEND:

EXISTING 900 SERIES BLOCKWORK

| DOOR / WINDOW SCHEDULE | | |
|------------------------|-----------------|--|
| MARK | SIZE | NOTE |
| D2 | 1800 W x 2100 H | ALUMINIUM FRAMED HOLLOW CORE DOOR WITH PUBLIC SAFETY HARDWARE LOCATED 1000 AFL |
| W2 | 1500 W x 1200 H | LOUVRE WINDOW |



STRUCTURAL ENGINEERING
 COMPONENT OF PROJECT
 CONCURRED BY
 IRWINCONSULT PTY. LTD.
 SIGNED: *[Signature]*
 DATE: 2-3-11
 JOB NO 10DA0386

PROPOSED MEZZANINE PLAN
 SCALE 1:100

| REV. | DESCRIPTION | BY: | DATE: |
|------|--------------------|-----|----------|
| B | W2 ADDED | S.T | 02.03.10 |
| A | CONSTRUCTION ISSUE | S.T | 28.10.10 |

PROJECT:
 PROPOSED MEZZANINE TO EXISTING WAREHOUSE
 LOT 6610 (U 1/8) SWAN CRESCENT

CLIENT:
 PEROLI PTY LTD

CADRAFTING

PH: 0105 785 535

| DRAWING TITLE: | | | |
|-------------------------|------------------|---------------------------|-----------|
| PROPOSED MEZZANINE PLAN | | | |
| DATE: SEPT 2010 | DRAWN: ST | APPROVED: IRWINCONSULT | |
| SCALE: 1:100 | JOB: ST011-10 | SHEET: 5004 | REV: B |

CONSTRUCTION ISSUE

Please quote: 1990529 CR:fh
Your reference: PA2011/0241

29 April 2011

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

Dear Doug

Subject: Proposed Development Application
Parcel Description: Lot 6682 (37) Kalymnos Drive Town of Sanderson
Proposed Development: 35m high telecommunications tower with antennas and associated equipment shelter

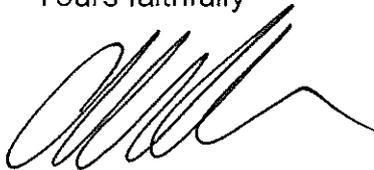
Thank you for the Development Application referred to this office 13 April 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

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

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

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Mark Baade



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: PA2011/0241

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 06682 Town of Sanderson |
| Road/Street | 37 KALYMNOS DR |
| Town Plan Zone | C (Commercial) |
| Tenure Type | ESTATE IN FEE SIMPLE |
| Land Owners | Joondanna Investments Pty. Ltd. (ACN 009 596 052) |
| Applicant | Mr Mark Baade |
| Contact Number | 0417088000 |
| Purpose | 35m high telecommunications tower with antennas and associated equipment shelter |

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=63254802

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.

Please quote: 1969699 CR:fh

25 March 2011

Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

Lot 6836 (54) Salonika Street Town of Darwin.

Proposed Development: 16 x 1 bedroom supporting accommodation units and 4 supervisor accommodation suites in 2 single storey buildings.

Thank you for the Development Application referred to this office 10 March 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

i). **Council does not support the granting of a Development Permit until the following issues are adequately addressed:**

a) **Parking shortfall**

The application indicates a significant parking shortfall for the proposed development. Council does not support the level of shortfall as any excess parking is likely to use either the access easement or St John's Court for parking, creating potential on-street or access issues.

Council requests that the parking be increased to accommodate likely staff, house parents and a limited number of visitors to the student accommodation and adjoining basketball courts.

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

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

.../2

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

Stormwater in this area is discharged into Lot 6542, 200 Gardens Road, The Gardens. The parcel of land is known as the George Brown Botanic Gardens, and is owned by Parks and Wildlife. Any proposed discharging of storm water directly into Lot 6542 will require permission from the Northern Territory Government as well as Council.

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 Car Parking Contribution Plan in lieu of the on-site car parking 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.

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager Infrastructure, Darwin City Council and at no cost to Council.
- 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.
- 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.
- 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 Robert Schmucker



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: PA2011/0147

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

Dear Sir/Madam

Proposed Development Application

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

| | |
|---------------------------|---|
| Parcel Description | Lot 06836 Town of Darwin |
| Road/Street | 54 SALONIKA ST |
| Town Plan Zone | CP (Community Purpose) |
| Tenure Type | ESTATE IN FEE SIMPLE |
| Land Owners | Catholic Church of the Diocese of Darwin Property Trust |

| | |
|-----------------------|---------------------|
| Applicant | Mr Robert Schmucker |
| Contact Number | 08 8981 9299 |

| | |
|----------------|--|
| Purpose | 16 x 1 bedroom supporting accommodation units and 4 supervisor accommodation suites in 2 single storey buildings |
|----------------|--|

The proposal can be viewed online for a two week period from **Friday, 11th March 2011** until **Friday, 25th March 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, 25th March 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=62907791

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, 25th March 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

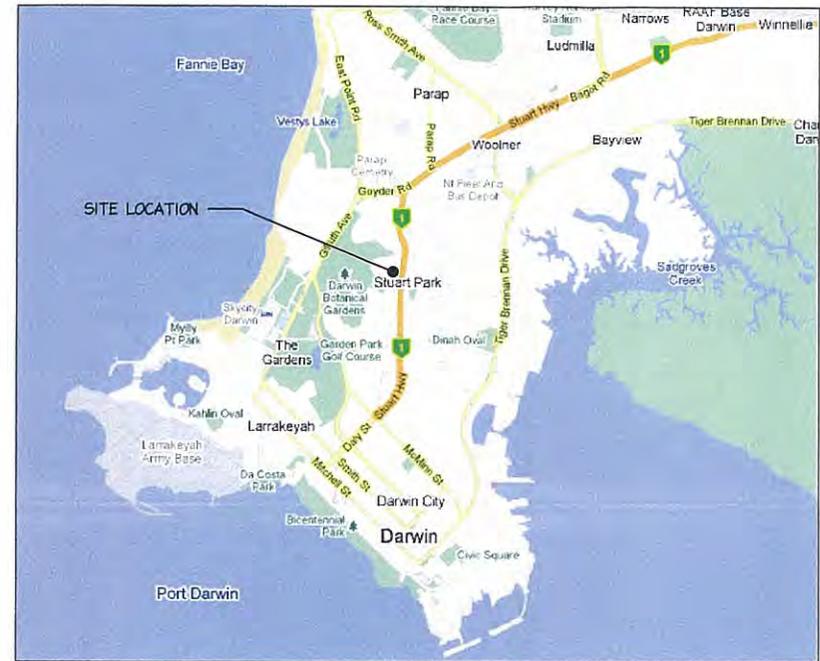
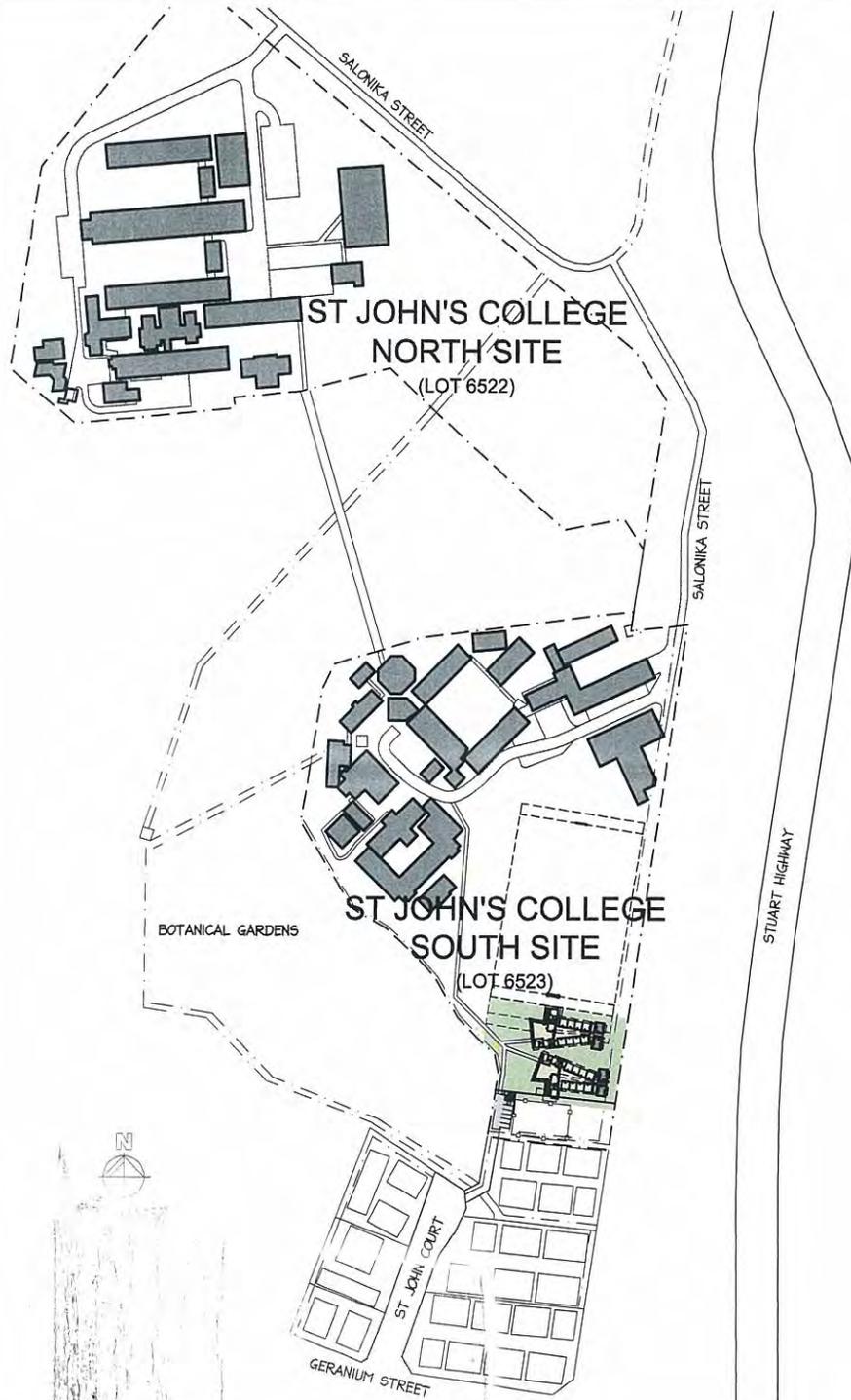
10 March 2011



ST JOHN'S COLLEGE

SALONIKA STREET, THE GARDENS, NT - LOT 6523

NEW BOARDING FACILITY



| PLANNING INFORMATION | | | |
|---------------------------|--------------------------------------|-------------------------|--------|
| ITEM | REQUIRED | ACTUAL | COMPLY |
| ZONE | CP | SUPPORTED ACCOMMODATION | YES |
| HEIGHT | 8.5m (MAX) | 5.9 m | YES |
| CARPARKING DWELLING | 1 / 4 BEDS 32 BEDS / 4 = 8 | 0 PROVIDED | NO |
| CARPARKING (OFFICE/ADMIN) | 4 / 100 m2 192m2 = 8 SPACES | 6 PROVIDED | NO |
| DENSITY | N/A | N/A | N/A |
| SETBACKS | 6m FROM ROAD 1.5m FROM BOUNDARIES | AS SHOWN | YES |
| PRIVATE OPEN SPACE | 45 m2 / DWELLING | 46m2 + 45m2 = 91m2 | YES |
| COMMUNAL OPEN SPACE | 15 % | - | YES |
| LANDSCAPING | 30 % | - | YES |

PLANNING ISSUE
01.03.11



ST JOHN'S COLLEGE
DARWIN
NORTHERN TERRITORY

ST JOHN'S COLLEGE
COVER SHEET - LOCATION PLAN

| | | | |
|----------------------|------------------|-----------------------------|--------------------------|
| Drawn EL | Date MAR 2011 | ISSUE Plan Tender Const. | Project Number 10089 |
| Review | Date | | |
| Project Leader RS | Date NTS | Scale A3 | Drawing Number PL600L |

Computer shall check and verify all dimensions on site and report any discrepancies to the Architect.



PLANNING ISSUE
01.03.11



ST JOHN'S COLLEGE
DARWIN
NORTHERN TERRITORY

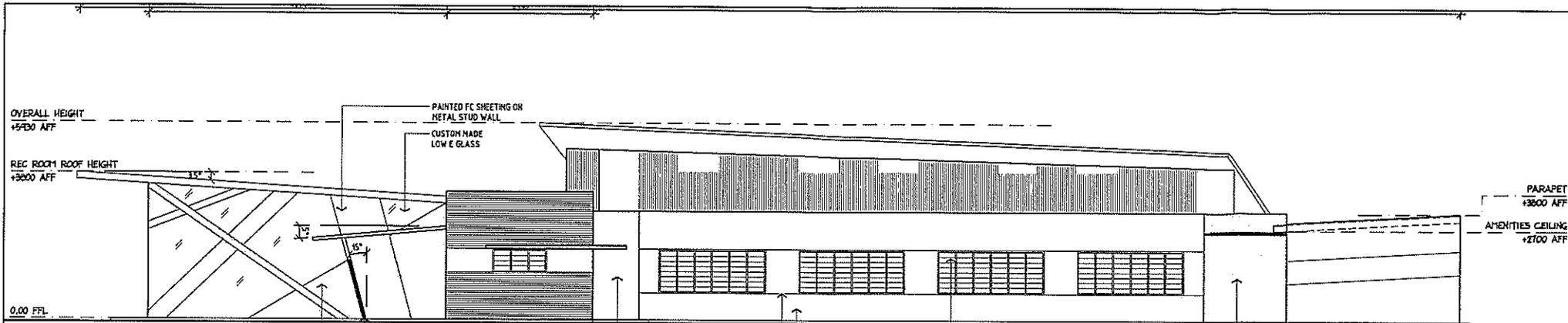
ST JOHN'S COLLEGE
SITE PLAN

| | | | |
|----------------------|------------------|-------------------------------|-----------------------------|
| Drawn EL | Date MAR 2011 | ISSUE Plan, Tender, Const. | Project Number 10089 |
| Review Date | | | |
| Project Leader RS | Date | Scale 1:600 | Drawing Number A3 PL610L |

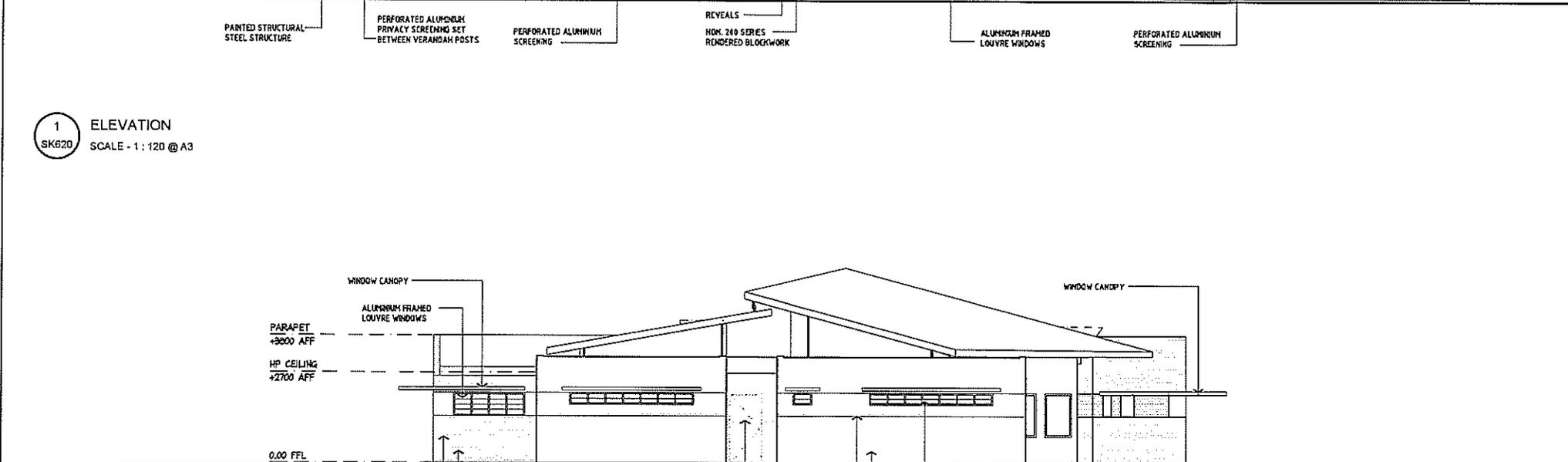
Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect.

PLOT DATE 03/03/11 5:24pm D:\aplans\10089 St John's College Darwin\10089 Planning\10089 Planning.dwg LAYOUT NAME = SK640

187



1 ELEVATION
SK620 SCALE - 1 : 120 @ A3



2 ELEVATION
SK620 SCALE - 1 : 120 @ A3



ST JOHN'S COLLEGE
DARWIN
NORTHERN TERRITORY

ST JOHN'S COLLEGE
ELEVATIONS

| | | | |
|----------------------|------------------|--------------------|--------------------------|
| Drawn EL | Date MAR 2011 | ISSUE | Project Number 10089 |
| Review | Date | PLG, TANKER, CORAL | Drawing Number PL640L |
| Project Leader RS | Date | Scale 1:120 | Sheet A3 |

PLANNING ISSUE
01.03.11

Customer shall check and verify all dimensions on site and report any discrepancies to the Architect.

Please quote: 1974153 CR:fh

1 April 2011

Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

Proposed Development Application: PA2011/0153
Parcel Description: Lot 6867 (18) Annear Court Stuart Park Town of Darwin
Proposed Development: Verandah addition to an existing dwelling (Unit 9) with a reduced front setback.

Thank you for the Development Application - Additional Information referred to this office 17 March 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

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

- a). **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.

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

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

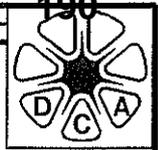
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr 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: PA2011/0153

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 06867 Town of Darwin |
| Road/Street | 18 ANNEAR CT |
| Town Plan Zone | SD10 (Specific Use) |
| Tenure Type | ESTATE IN FEE SIMPLE |
| Land Owners | The Proprietors - Unit Plan No. U2006/034 |
| | |
| Applicant | Mr Sam Hedger |
| Contact Number | 82515277 |
| Purpose | Verandah addition to an existing multiple dwelling with a reduced front setback (Unit 9) |

The proposal can be viewed online for a two week period from **Friday, 18th March 2011** until **Friday, 1st April 2011** at: <https://www.ntlis.nt.gov.au/planning/ta.dar.lis>

Could you please examine the proposal and provide comment to me on any aspects pertaining to your area of concern by **Friday, 1st April 2011**. Please note that comments received after the closing date may not be able to be considered by the Authority.

If you have access to ILIS please enter your submission online at:
https://www.ilis.nt.gov.au/ilis/12?pageId=planning.application&ilis_entity_id=62959273

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, 1st 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

16 March 2011

CONFIRM THE EXACT LOCATION OF EXISTING UNDERGROUND SERVICES PRIOR TO COMMENCING ANY WORKS. INFORM DEVELOPER IMMEDIATELY OF ANY CLASHES WITH PROPOSED WORKS. CIVIL WORKS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DISCIPLINE DRAWINGS.

LEGEND

- S — EXISTING SEWER
- W — EXISTING WATER
- SW — EXISTING STORMWATER PIPE
- NEW STORMWATER PIPE
- FF. 10.50 FINISHED FLOOR LEVEL
- FS. 10.40 FINISHED SURFACE LEVEL
- TOP 10.20 TOP OF PIT LEVEL
- B. 5.10 INVERT LEVEL
- TBM 10.00 TEMPORARY BENCHMARK
- SEP SIDE ENTRY PIT
- K&G KERB & GUTTER
- JPVC UNPLASTICISED POLYVINYL CHLORIDE
- POLY POLYETHYLENE
- GIP GRATED INLET PIT
- JP JUNCTION PIT
- DP DOWNPIPE
- EXIST. EXISTING
- DN VERTICAL PIPE DIAMETER

DARWIN CITY COUNCIL
WORKS WITHIN THE ROAD RESERVE ARE NOT TO BE CARRIED OUT WITHOUT FIRST OBTAINING A WORKS APPROVAL

NOTES

1. ALL CIVIL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AS/125.350C-PART 3, THE STANDARD DRAWINGS AND SPECIFICATION OF THE DARWIN CITY COUNCIL (D.C.C.) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS.
2. PAVEMENT LEVELS SHOWN ARE THE FINISH LEVELS, GRADE EVENLY BETWEEN SPECIFIED LEVELS
3. REPAIR ANY DAMAGE TO EXISTING WORKS TO THE SATISFACTION OF THE DEVELOPER
4. STORMWATER PIPES SHALL BE UPVC PIPES AND FITTINGS 'CLASS DNW' TO AS 260. OR 'PLEX - BLACK MAX' POLYPROPYLENE PIPES OR APPROVED EQUAL.
5. ALL STORMWATER PIT COVERS AND GRATES TO BE 'SAFIC' CAST IRON (CLASS B) OR APPROVED EQUAL
6. ALL SERVICE TRENCHES SHALL BE BACKFILLED WITH SELECTED FILL.
7. REFER ARCHITECTURAL DRAWINGS FOR GUTTERS & DOWNPIPE DETAILS. DOWNPIPES TO BE CONNECTED TO STORMWATER PITS (NOT SHOWN FOR CLARITY)

DARWIN CITY COUNCIL
STORMWATER DRAINAGE DISPOSAL AND VEHICULAR ACCESS TO PROPERTY DET...

APPROVED

AUTHORISED OFFICER

21-3-05 DATE

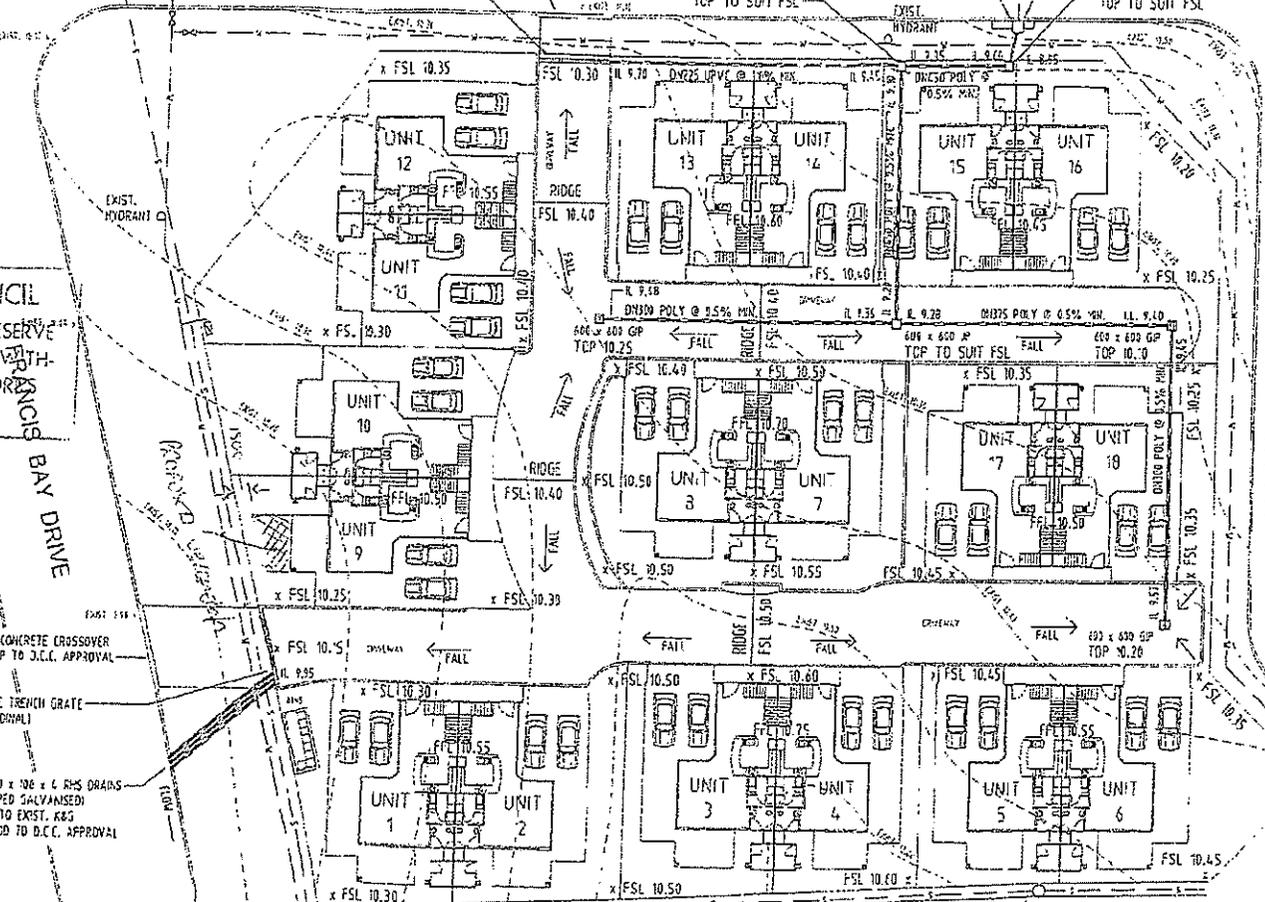
EXIST. ACCESS CHAMBER 1/3

NEW 6m WIDE CONCRETE CROSSOVER & ACCESS STRIP TO D.C.C. APPROVAL
225 WIDE TRENCH GRATE (LONGITUDINAL)

GONZALES ROAD

TBM 10.00 TOP OF EXIST. SEP

EXIST. 4 BAY SEP IL 8.251 CUT IN NEW DN150 S/W PIPE IL 8.301 & MAKE GOOD TO D.C.C. APPROVAL



NEW 6m WIDE CONCRETE CROSSOVER & ACCESS STRIP TO D.C.C. APPROVAL

225 WIDE TRENCH GRATE (LONGITUDINAL)

3 No. 200 x 100 x 4 R/S DRAINS (HOT DIPPED GALVANISED) BREAK INTO EXIST. K&G MAKE GOOD TO D.C.C. APPROVAL

SITE PLAN SCALE 1:400

PLOT DATE: 16/03/2005

| | | |
|-----------------------------|----------|----|
| ISSUED FOR COUNCIL APPROVAL | 16.03.05 | PW |
| AMENDMENTS | DATE | BY |

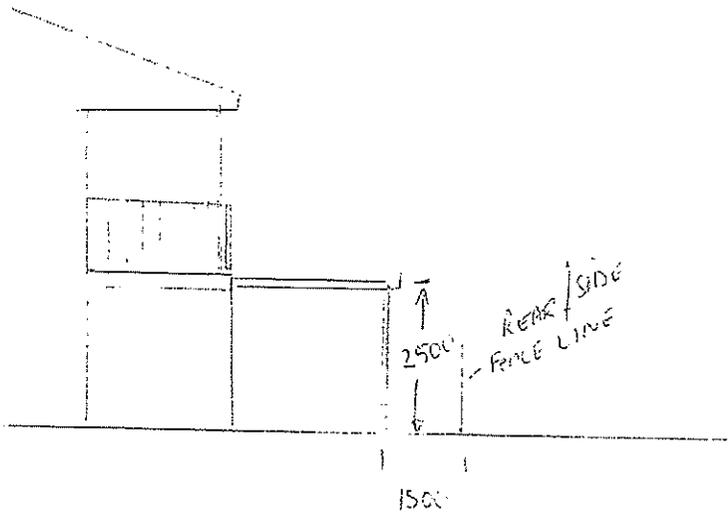
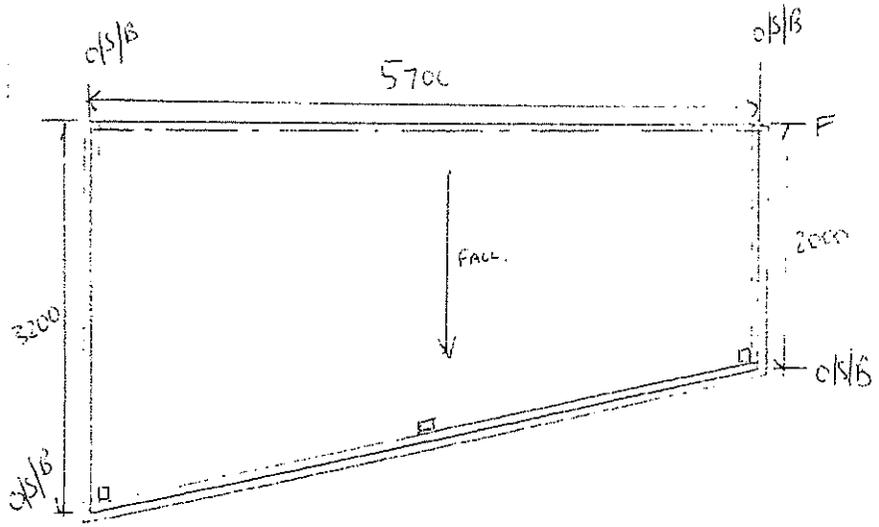
PW PLUMBING DESIGNS
Design/Certification of Sanitary Plumbing, Stormwater & Fire Services

GPD Box 3842 Tel/Fax (081) 29321799
Palmerston NT 0831 Mobile: 0416 612752

PROJECT

PROPOSED UNIT DEVELOPMENT
LOT 6867 ANNIEAR COURT
TIPPERARY WATERS N.T.

| | | |
|-------------|-------|-----------|
| DATE | SCALE | SHEET No. |
| FEB '05 | 1:400 | 1 OF 1 |
| JOB No. | AMEND | |
| PW735-04-C1 | A | A3 |



Please quote: 1970276 CR:fh

25 March 2011

Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 9099 (269) Trower Road Casuarina Town of Nightcliff.
Proposed Development: Alterations and additions to an existing licenced club**

Thank you for the Development Application referred to this office 10 March 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

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

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

Yours faithfully

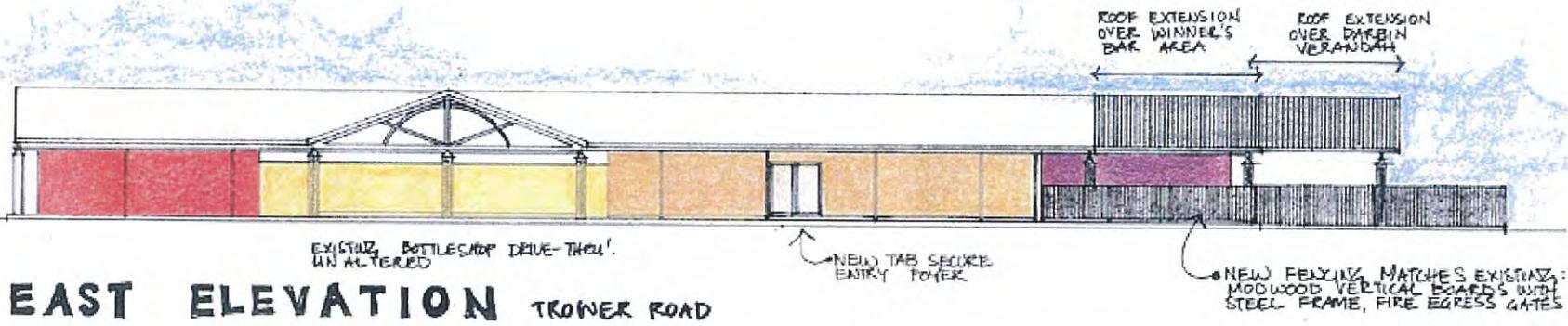


CINDY ROBSON
STRATEGIC TOWN PLANNER

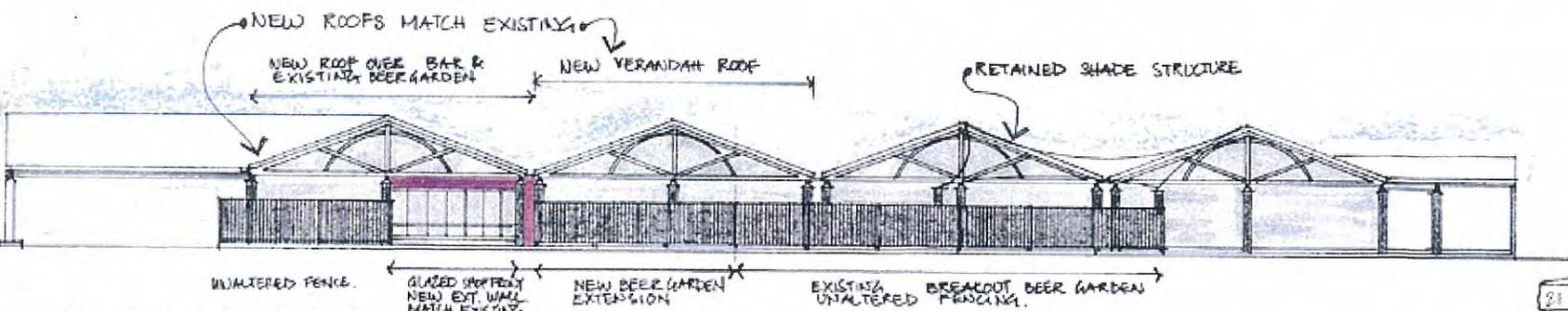
cc: Joanna Roslyn Rees



WEST ELEVATION MAIN ENTRY

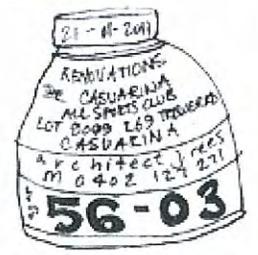


EAST ELEVATION TROWER ROAD



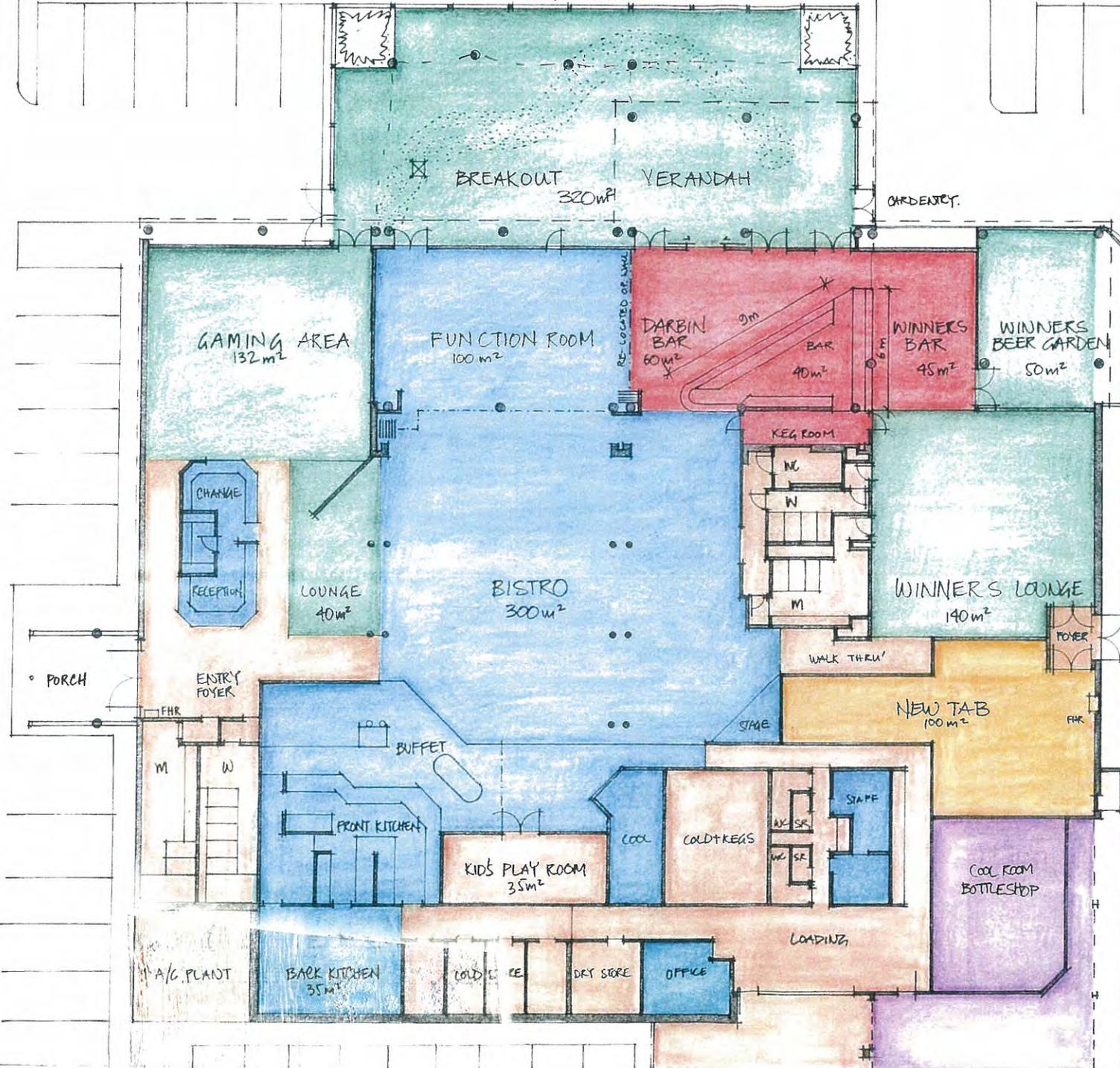
NORTH ELEVATION SCATURCHIO STREET

EXTERNAL ELEVATIONS



SCATURCHIO STREET

TROWER ROAD



LEGEND

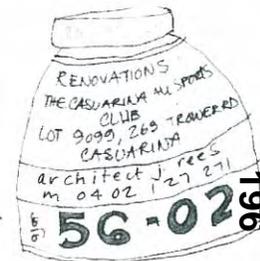
- BAR AREA _____ 145m²
- LOUNGE AREA _____ 682 m²
- DINING AREA _____ 640 m²
- CIRCULATION _____ n/a
OUT OF SCOPE
- BOTTLE SHOP _____ n/a
- TAB AREA _____ 100 m²



FLOOR PLAN

0 1 2 3 4 5 6 7

1:200 @ A3.



Please quote: 1971650 CR:fh

1 April 2011

Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

Proposed Development Application: PA2011//049
Parcel Description: Lot 9153 (36) Brayshaw Crescent Town of Nightcliff.
Proposed Development: Dependant unit addition to an existing single dwelling.

Thank you for the Development Application referred to this office 14 March 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

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

- a). **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.

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

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

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

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Ms Linda Wu



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: PA2011/0049

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 09153 Town of Nightcliff |
| Road/Street | 36 BRAYSHAW CRES |
| Town Plan Zone | MD (Multiple Dwelling) |
| Tenure Type | ESTATE IN FEE SIMPLE |
| Land Owners | Wu. Linda Anne |
| Applicant | Ms Linda Wu |
| Contact Number | lawu008@hotmail.com |
| Purpose | Dependant unit addition to an existing single dwelling |

The proposal can be viewed online for a two week period from **Friday, 18th March 2011** until **Friday, 1st April 2011** at: https://www.ntlls.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, 30th March 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.llis.nt.gov.au/llis/12?pageId=planning.application&llis_entity_id=6022790

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, 1st 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

14 March 2011

| REVISIONS | | |
|-----------|-----------------|----------|
| No | TYPE | DATE |
| R1 | LAYOUT REVISION | 15/03/06 |
| R2 | LAYOUT REVISION | 05/02/06 |
| R3 | | |

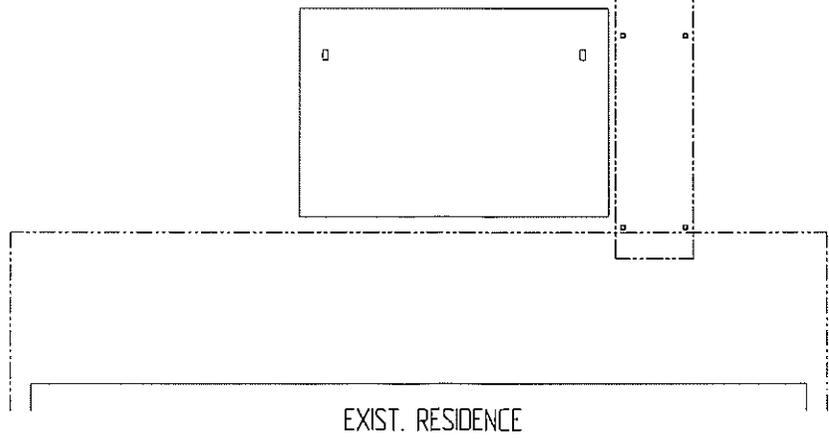
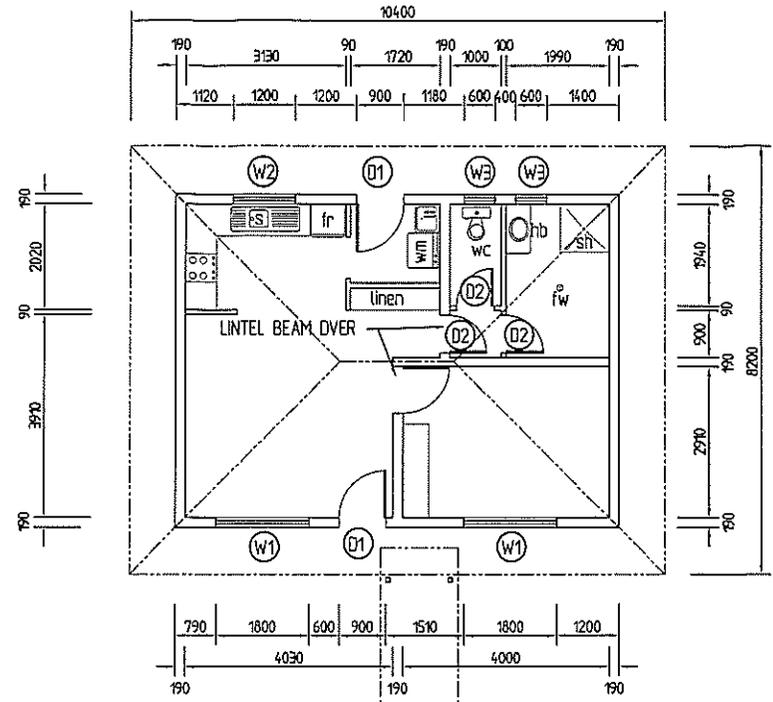
LEGEND

- EXISTING BUILDING
- PROPOSED ROOF OUTLINE
- ===== 100 SERIES BLOCK WALLS
- ===== 200 SERIES BLOCK WALLS

WINDOW & DOOR SCHEDULE

- W1 1800W x 1540D GLASS LOUVRE WINDOW
- W2 1800W x 1040D GLASS LOUVRE WINDOW
- W3 600W x 640D GLASS LOUVRE WINDOW
- D1 820W x 2040H HW DOOR: PM FRAME
- D2 720W x 2040H HW DOOR: PM FRAME

| PLUMBING SYMBOLS | |
|------------------|-----------------------|
| wc | toilet |
| sh | shower |
| fw | floor waste |
| s | sink |
| b | bath |
| org | overflow relief grate |
| lt | laundry tub |
| hb | hand basin |
| w | washing machine |
| f | fridge |



SHEET 2 of 7

201



Telephone: (08) 89 884027 Facsimile: (08) 89 4027

CARL HARRIS
 ABN 56 768 997 024
 P.O.Box 1229
 HUMPTY DOO 0836
 Northern Territory, Australia
 Email: sirrah_carl@hotmail.com
 Mobile: 0427 888801

Project
PROPOSED CHILD RETREAT
36 BRAYSHAW CRES.
MILNER
 For
LINDA WU

Designed by

 Drawn by **CH**
 Checked by

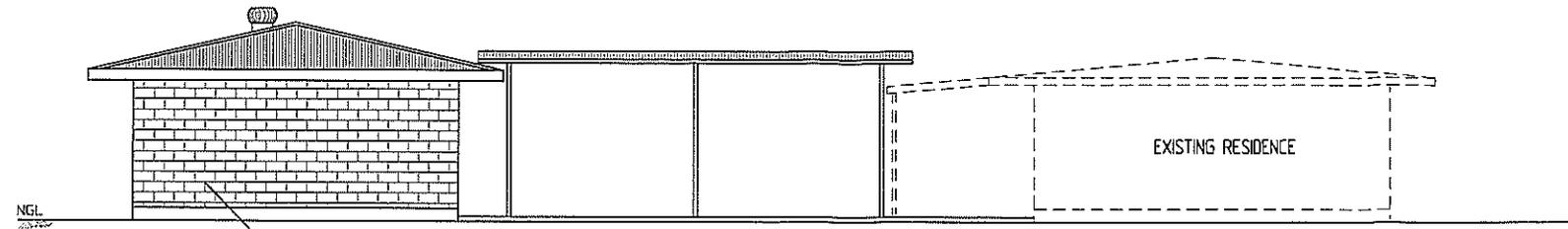
 Date **18/04/07**

Title
FLOOR PLAN

Scale
1:100,
 Job No.
C24
 Drawing No. Rev.
C24-S2 R2

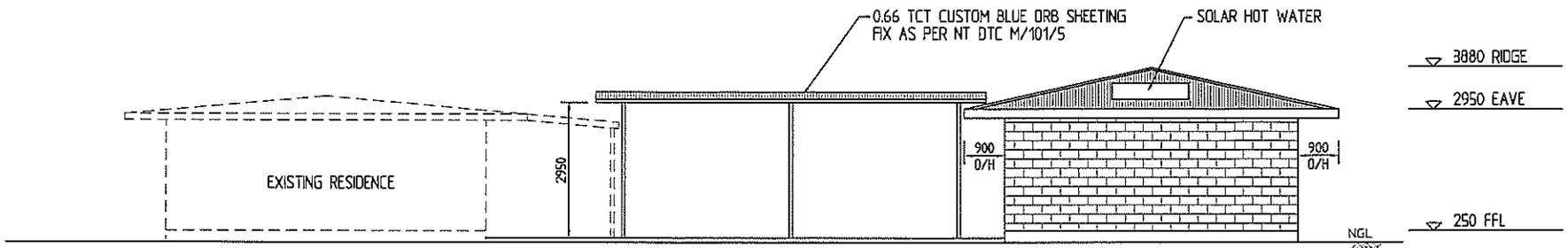
201

| REVISIONS | | |
|-----------|-----------------|----------|
| NO | TYPE | DATE |
| R1 | LAYOUT REVISION | 12/03/07 |
| R2 | LAYOUT REVISION | 05/12/07 |
| R3 | | |



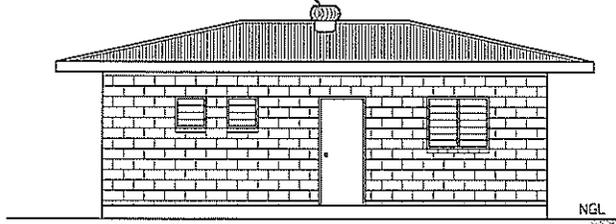
200 SERIES BLOCK WORK
WEATHER PROOF PAINT AS PER
MANUFACTURERS SPECS.

ELEVATION 4
SCALE: 1:100

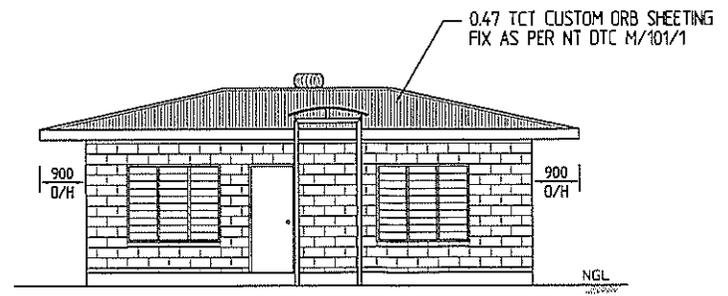


ROTOVENT INSTALLED IN
ACCORDANCE WITH NT DTC M/609/3

ELEVATION 3
SCALE: 1:100



ELEVATION 2
SCALE: 1:100



ELEVATION 1
SCALE: 1:100

SHEET 3



Telephone: (08) 89 884027 Facsimile: (08) 89 4027

CARL HARRIS
ABN 56 768 997 024
P.O.Box 1229
HUMPTY DOO 0836
Northern Territory, Australia
Email: sirrah_carl@hotmail.com
Mobile: 0427 888801

Project
PROPOSED CHILD RETREAT
36 BRAYSHAW CRES.
MILNER
For
LINDA WU

Designed by _____
Drawn by **CH**
Checked by _____
Date **18/04/07**

Title
ELEVATIONS

Scale
1:20
Job No. **C24**
Drawing No.
C24-S3

Rev
R2

202

202

Please quote: 1917948 CR:fh
Your reference: PA2010/1405

31 March 2011

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

Dear Doug

REVISED: Lot 9717 (227) McMillan's Road Town of Nightcliff
Proposed Development: Addition of 56 motel suites to an existing motel and commercial premises in a 3 storey building

Thank you for the Development Application referred to this office 16 March 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council objects to the granting of a Development Permit for the following reasons:**
 - a). Council objects to structures being constructed over drainage easements due to constraints imposed to the serviceability of infrastructure.
 - b). Council is willing to enter negotiations with the applicant to realign the subject drainage easement that currently infringes the building envelope.
 - c). Council objects to the internal vehicular circulation, including the setdown area and intersection adjacent the proposed reception desk.

The vehicle circulation through the site has not been clearly defined. An internal intersection adjacent the reception desk does not provide clearly aligned vehicle paths and has not indicated whether the proposed arrangement will be delineated with either line markings or signage. Assessment of vehicle swept paths through the intersection

.../2

from all entry points has found that there are a number of occurrences where vehicles are unable to make a turn without infringing upon on-coming vehicle lanes.

Notwithstanding that the drainage easement may have contributed to the outcome of the intersection, there does appear to be measures that can be taken to improve the manoeuvrability of vehicles through the site, including the relocation of parking space number 34, and increasing the radius of corners.

- d). Council requests that a Traffic and Pedestrian Movement Report detailing the impact traffic generated by the proposal will have on the surrounding road network, be submitted to Council for the approval of the General Manager Infrastructure.

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

- a). Council requests a waste management plan, to be in accordance with Council Policy Number 54 – Waste Management.

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.

- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided,

.../3

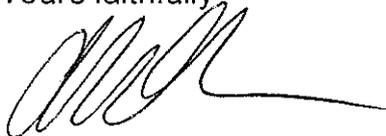
stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the Director Technical Services, Darwin City Council and at no cost to Council.

- 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.
- 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.

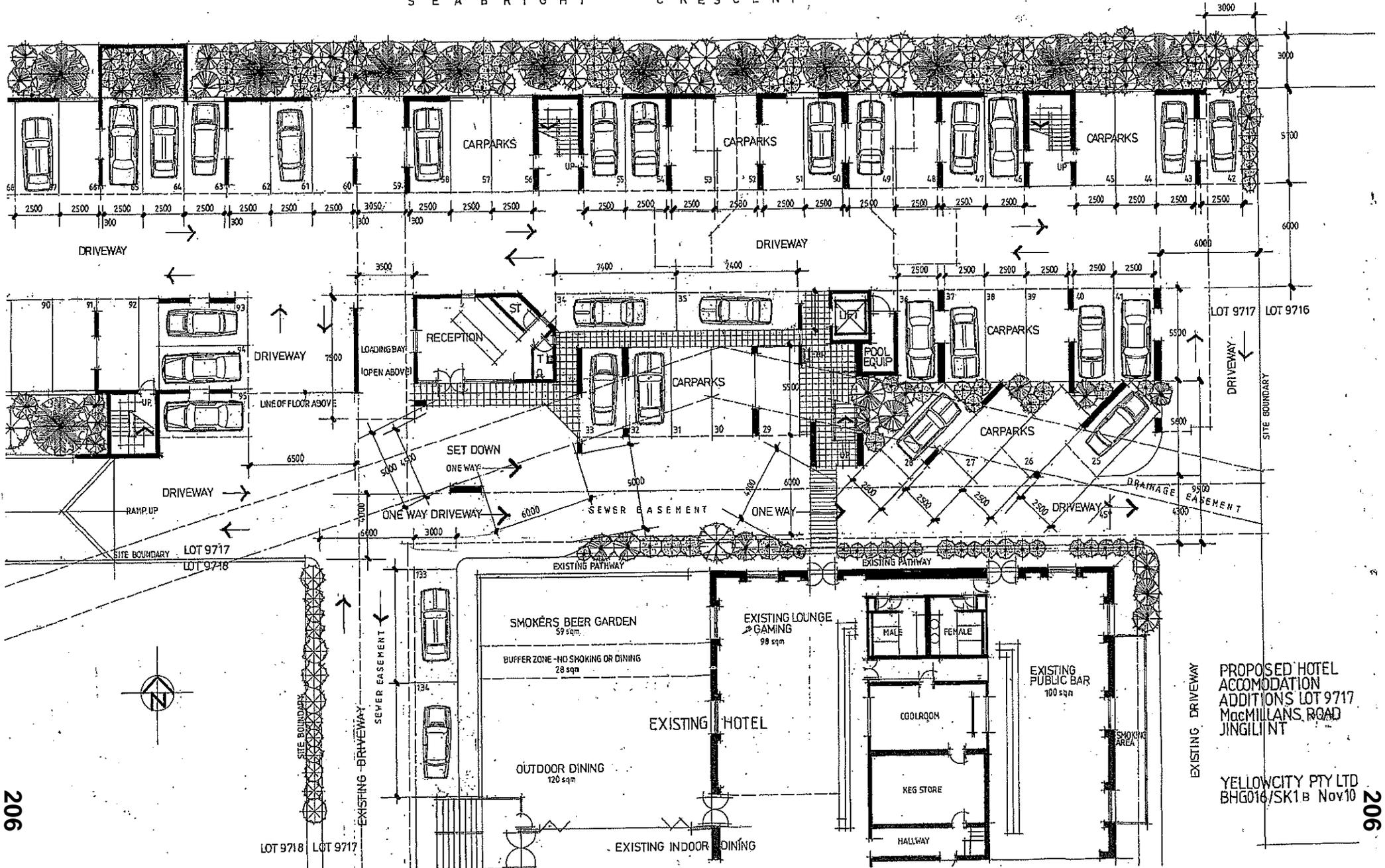
Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Terry Nixon

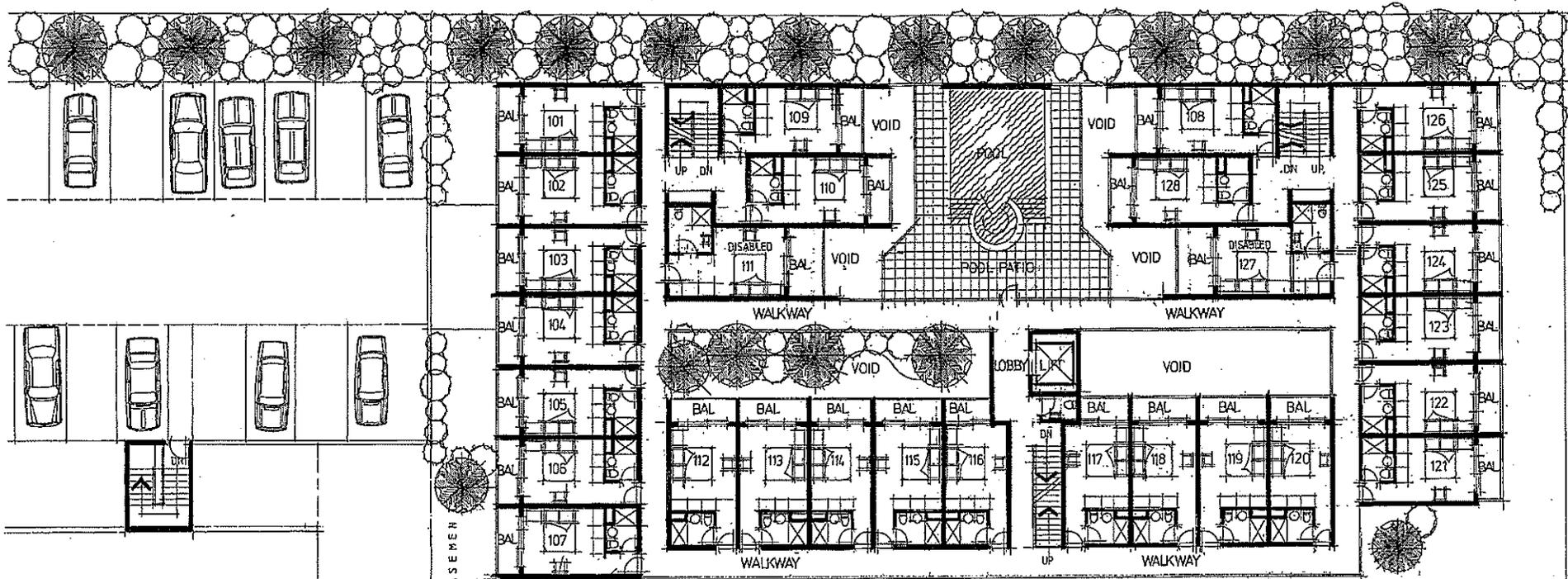
S E A B R I G H T C R E S C E N T



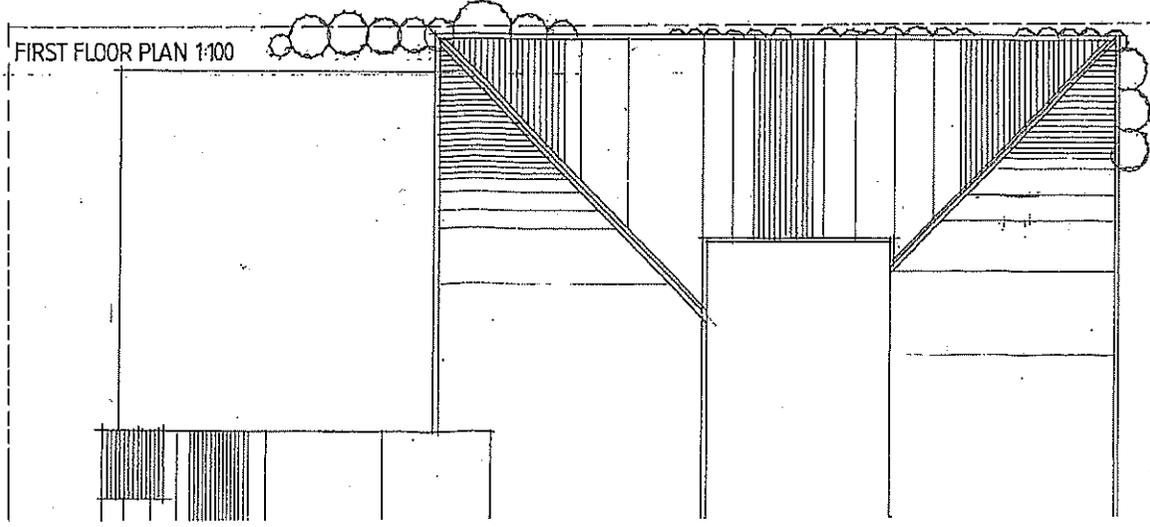
PROPOSED HOTEL
ACCOMMODATION
ADDITIONS LOT 9717
MACMILLANS ROAD
JINGILINT

YELLOWCITY PTY LTD
BH0016/SK1B Nov10

S E A B R I G H T C R E S C E N T

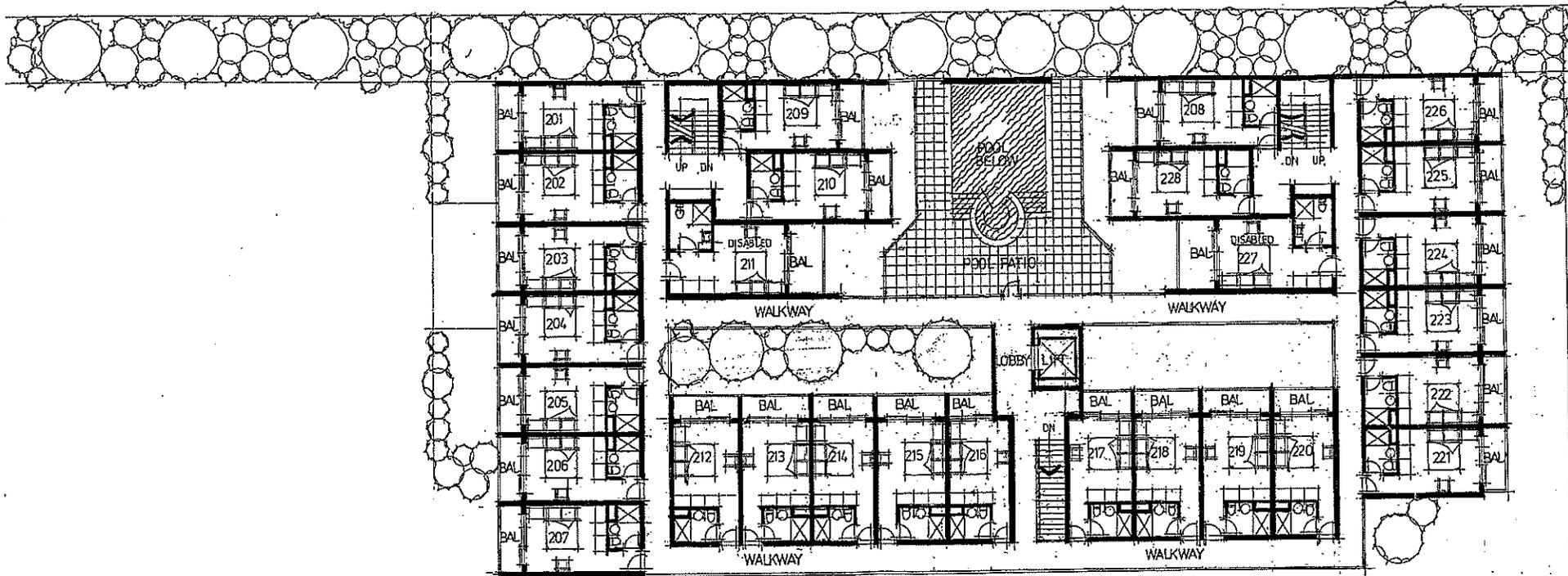


FIRST FLOOR PLAN 1:100

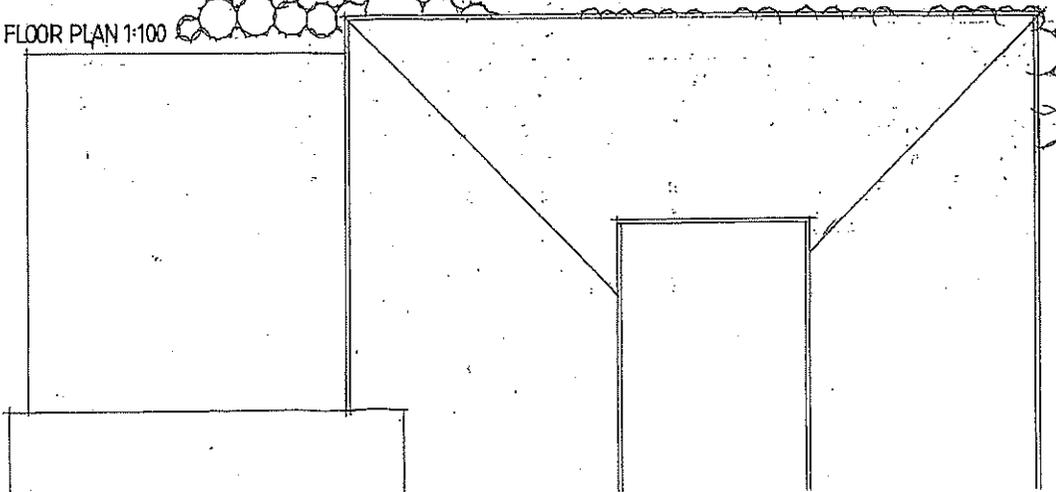


PROPOSED HOTEL
ACCOMODATION
ADDITIONS LOT 9717
MacMILLANS ROAD
JINGILI NT

YELLOWCITY PTY LTD
BHG016/SK2 Nov 10



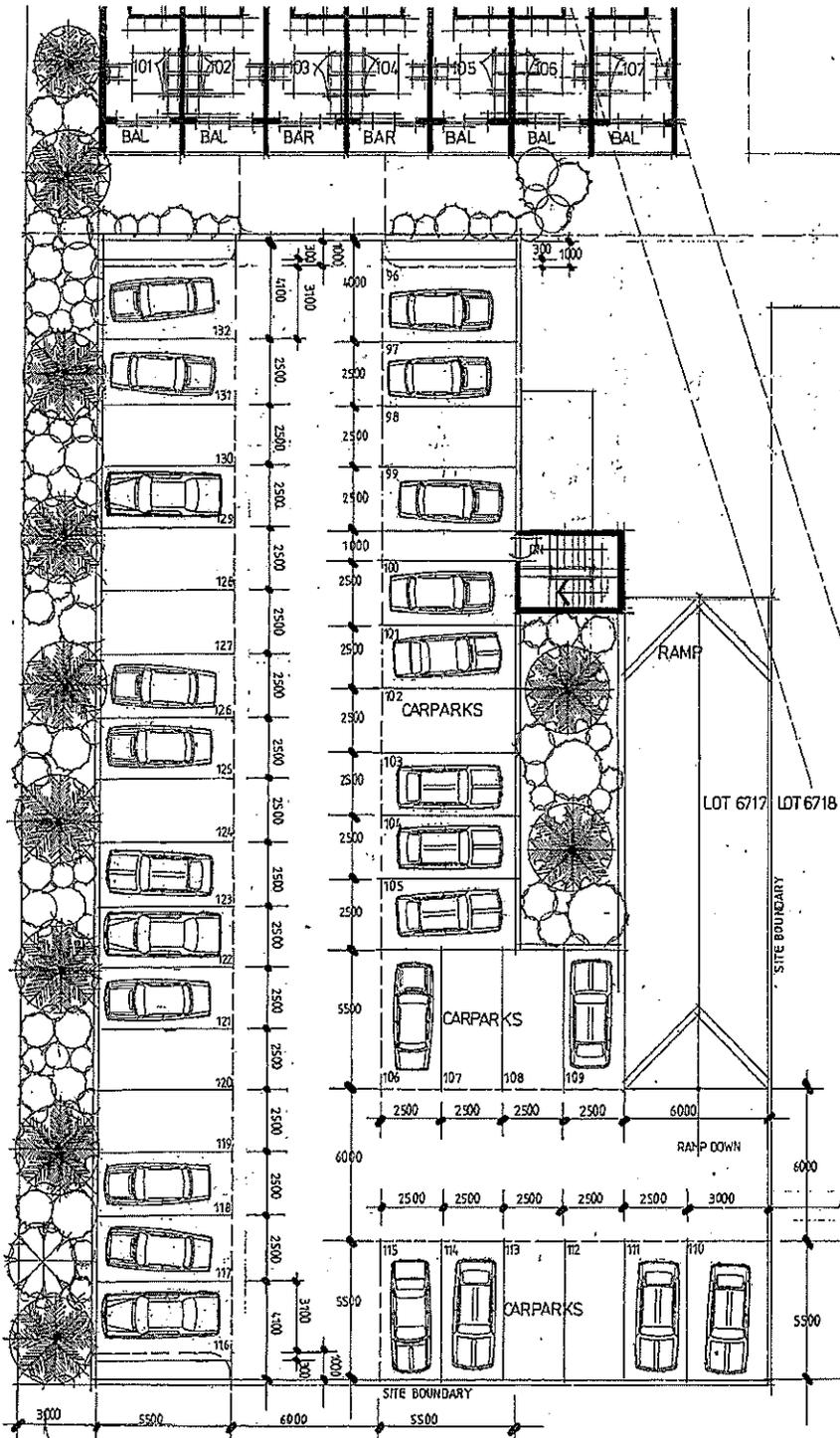
SECOND FLOOR PLAN 1:100



PROPOSED HOTEL
ACCOMODATION
ADDITIONS, LOT 9217
MACMILLANS ROAD
JINGJIU NT

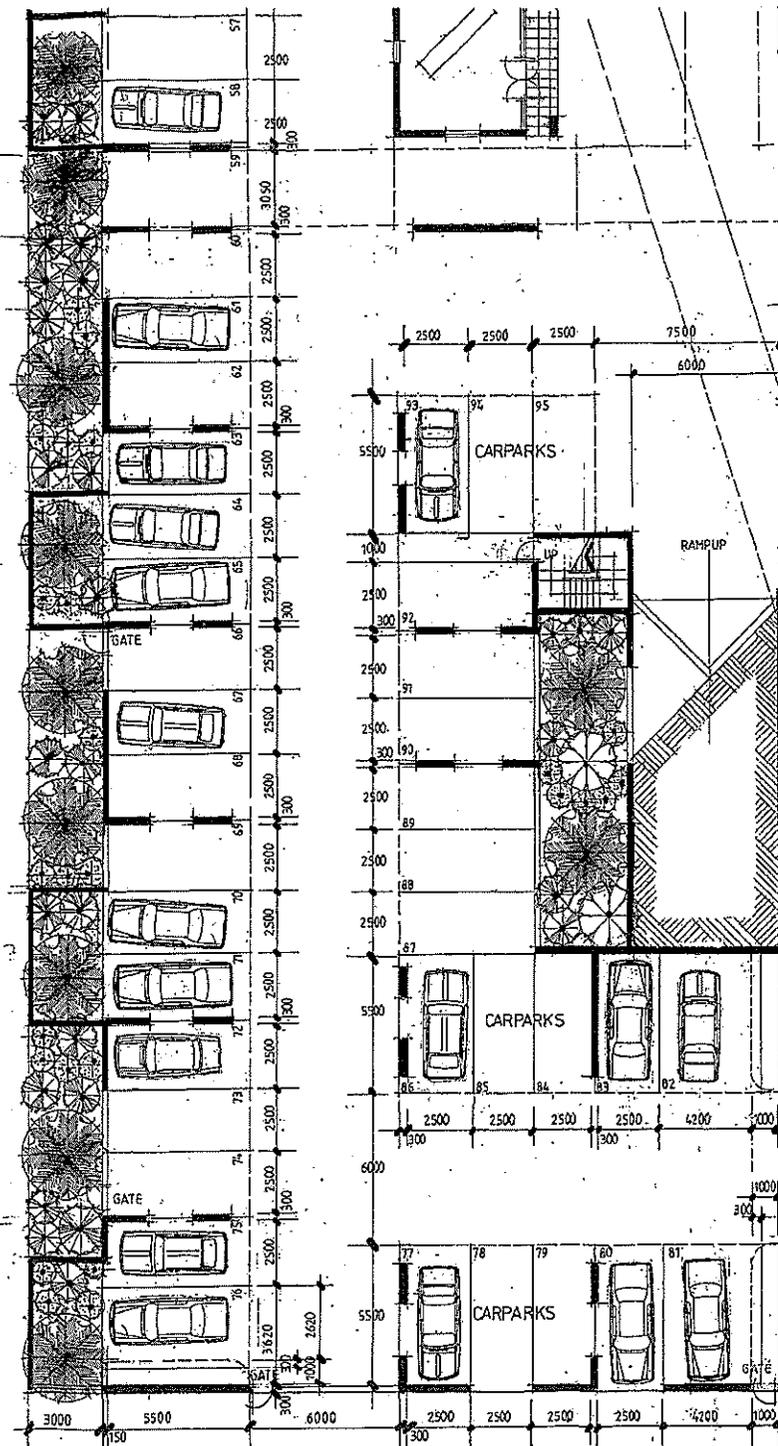
YELLOW CITY PTY LTD
BHG016/SK3 Nov10

SEABRIGHT CRESCENT

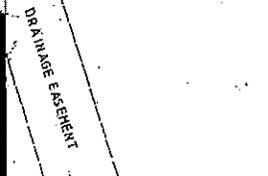
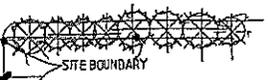
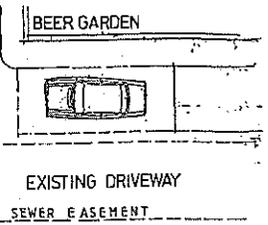


FIRST FLOOR CARPARK PLAN 1:100

SEABRIGHT CRESCENT

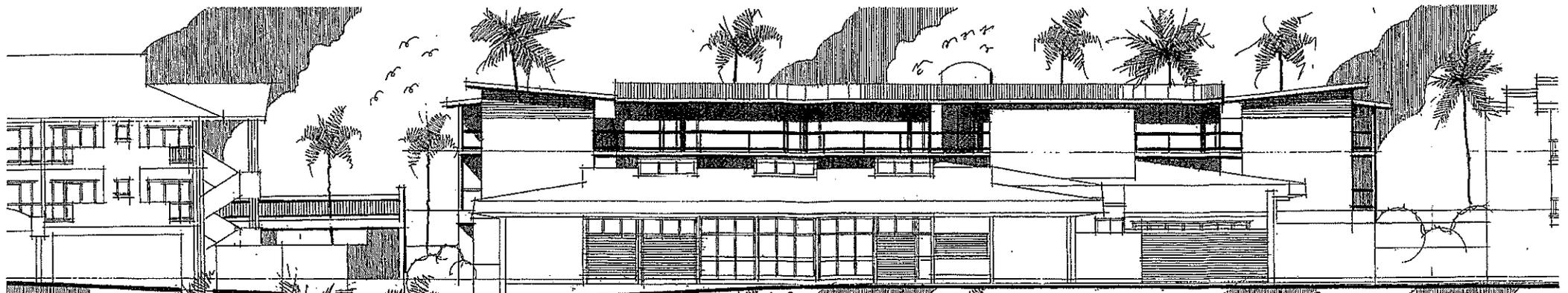


GROUND FLOOR CARPARK PLAN 1:100

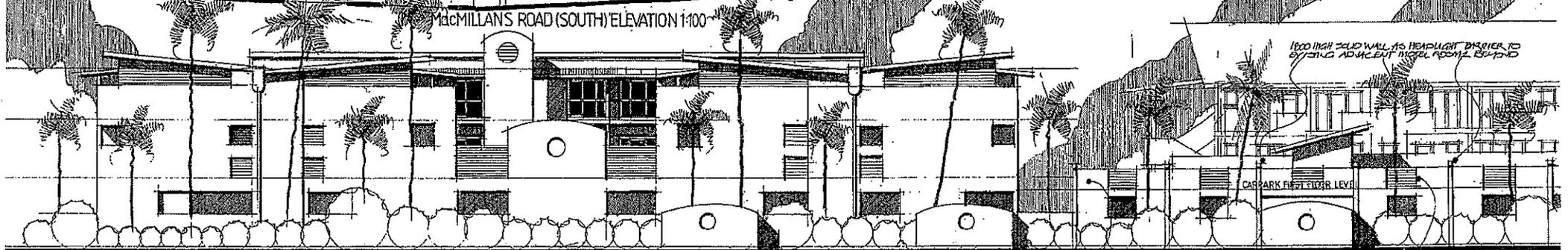


PROPOSED HOTEL
ACCOMMODATION
ADDITIONS LOT 9717
MacMILLANS ROAD
JINGILI NT

YELLOWCITY PTY LTD
BH016/SK4,B Nov 10



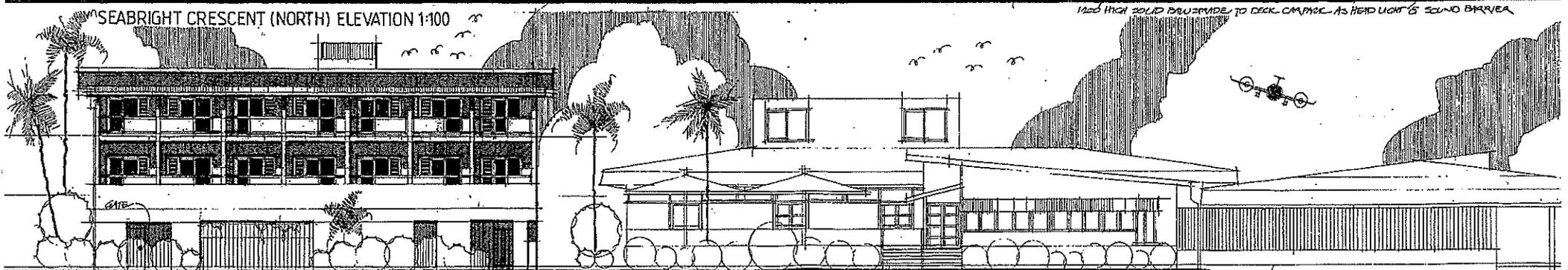
MacMILLANS ROAD (SOUTH) ELEVATION 1:100



1800 HIGH SOLID WALL AS HEADLIGHT BARRIER TO BYPASS ADJACENT HOTEL RESID. BUILDING

CAR PARK FIRST FLOOR LEVEL

SEABRIGHT CRESCENT (NORTH) ELEVATION 1:100



1200 HIGH SOLID BUILDING TO DECK CARPARK AS HEAD LIGHT & SOUND BARRIER

WEST ELEVATION 1:100



WEST ELEVATION 1:100

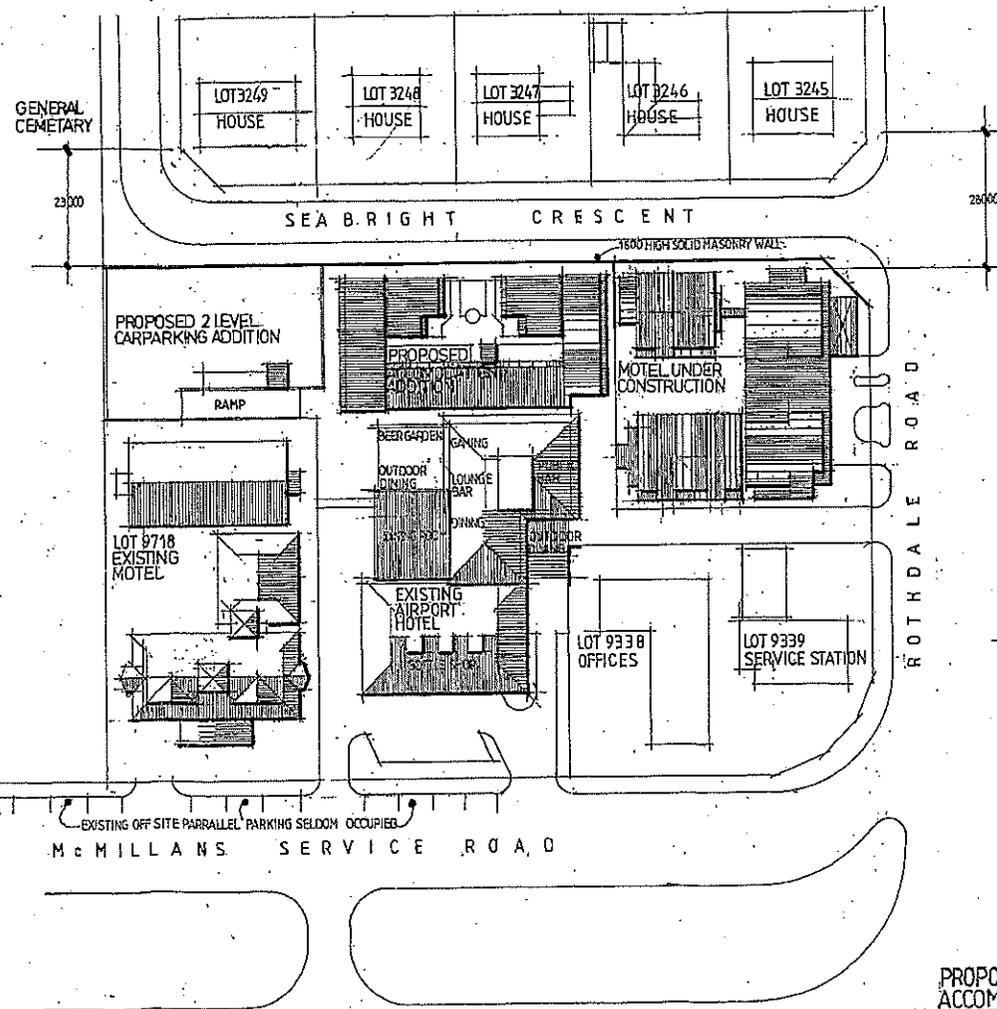
PROPOSED HOTEL ACCOMODATION ADDITIONS, LOT 97.17 MacMILLANS ROAD JINGILI NT

YELLOWCITY PTY LTD BHG016/SK5B Nov 10

| AREAS SCHEDULE m ² | | |
|--|------|-------------------|
| ALLOTMENT | 2380 | CARPARKS REQUIRED |
| HOTEL RETAIL FLOOR AREA | 1596 | |
| HOTEL ACCOMMODATION FLOOR AREA | 1120 | |
| TOTAL FLOOR AREA | 2716 | |
| STORES | 150 | |
| SHOWR/TILET | 2 | |
| BALCONIES | 222 | |
| TYPICAL SUITE | 20 | |
| RECEPTION | 39 | |
| FLOOR AREA LESS BALCONIES ETC FOR PLOT RATIO | 2336 | |
| PLOT RATIO | 0.98 | |
| Nr. OF ROOMS | 56 | 56 |
| DINING AREAS | 456 | 14 |
| PUBLIC BAR | 96 | 48 |
| LOUNGE BAR | 83 | 14 |
| BEER GARDEN | 53 | 9 |
| BOTTLE SHOP | 100 | 10 |
| TOTAL CARPARKS PROVIDED | 134 | |
| TOTAL CARPARKS REQUIRED | | 153 |

MATERIALS SCHEDULE (ACCOMMODATION UNITS)

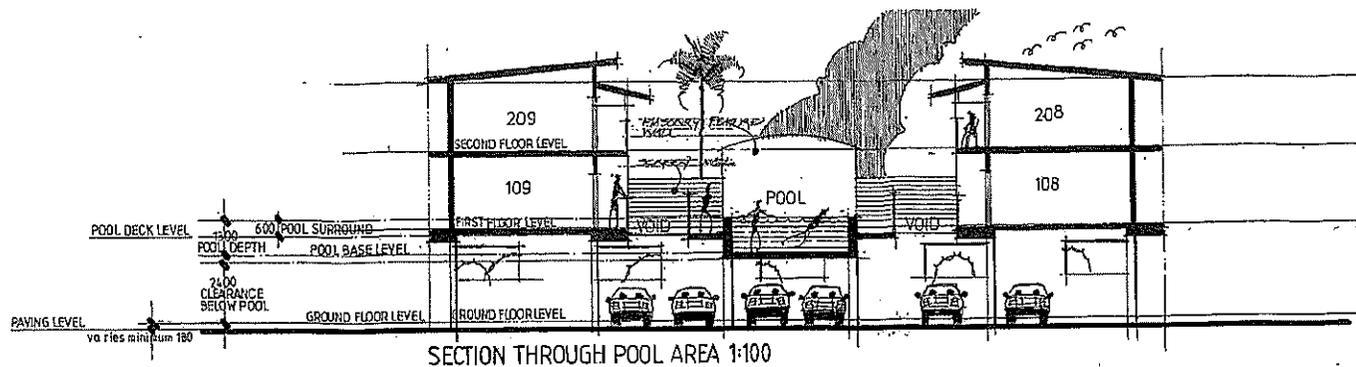
| | |
|---------------------------|--|
| ROOF | COLORBOND CUSTOM ORB. |
| GUTTERS | COLORBOND PRESSED METAL |
| FASCIAS | COLORBOND PRESSED METAL |
| EAVES LININGS | COLORBOND CUSTOM ORB. |
| BALCONY SOFFITS | CONCRETE PAINTED |
| CEILINGS | PAINTED PLASTERBOARD |
| COMMON AREA FLOORS | CERAMIC TILES ON CONCRETE |
| BALCONY FLOORS | CERAMIC TILES ON CONCRETE DRAINED INWARD |
| WET AREA FLOORS | CERAMIC TILES ON CONCRETE GRADED TO WASTES |
| GUEST ROOM FLOORS | TIMBER OR TILES ON CONCRETE |
| STORE & POOL EQUIP FLOORS | CONCRETE |
| BALUSTRADES | POWDER COATED ALUMINIUM FRAMED GLASS |
| WINDOWS | TONED GLASS IN POWDER COATED ALUMINIUM FRAMES |
| WALLS | PAINTED PRECAST CONCRETE AND METAL FRAMED CUSTOM ORB. |
| POOL AREA DECK | MASONRY PAVING |
| CARPARKS & DRIVEWAYS | MASONRY PAVING WITH FALLS TO DRAINAGE |
| FENCING | PAINTED CONCRETE MASONRY BLOCK & POWDER COATED ALUMINIUM |



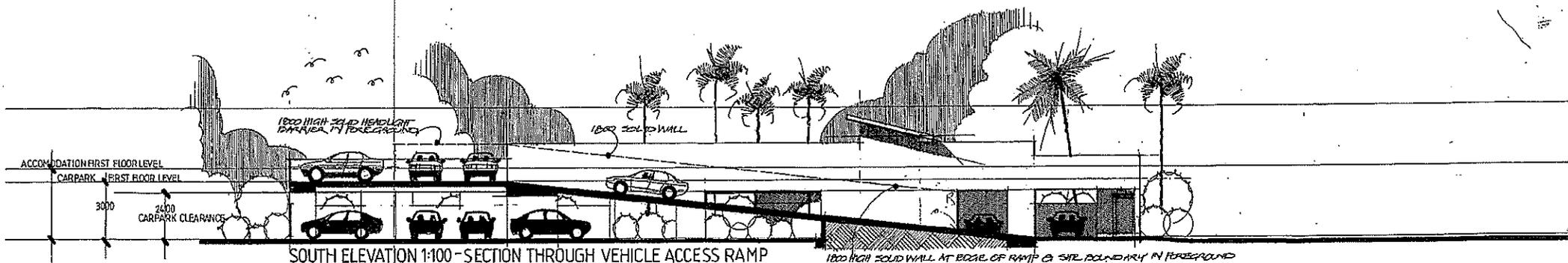
McMILLANS ROAD
LOCALITY PLAN 1:500

PROPOSED HOTEL
ACCOMMODATION
ADDITIONS LOT 9717
McMILLANS ROAD
JINGILI NT

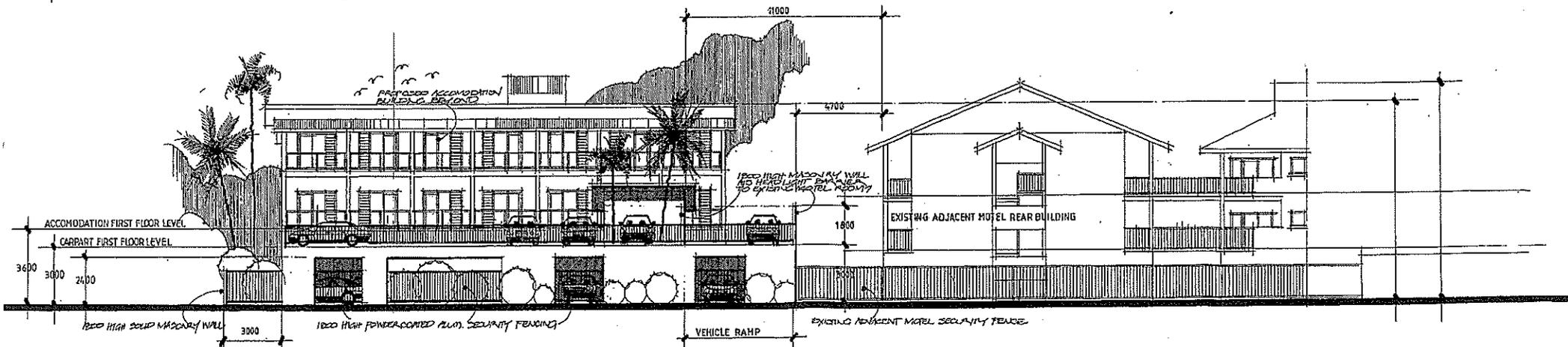
YELLOWCITY PTY LTD
BHG016/SK6# Nov10



SECTION THROUGH POOL AREA 1:100



SOUTH ELEVATION 1:100 - SECTION THROUGH VEHICLE ACCESS RAMP



WEST ELEVATION 1:100 - VIEW FROM ADJACENT LOT 221 (OPEN SPACE)

PROPOSED HOTEL ACCOMODATION ADDITIONS LOT 9717 MacMILLANS ROAD JINGILI NT

YELLOWCITY PTY LTD
BH016/SK8 Jan 11

OPEN SECTION

PAGE

TP5/*

Town Planning Committee Meeting – Wednesday, 4 May, 2011

12 GENERAL BUSINESS

Nil