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DARWIN CITY COUNCIL

TOWN PLANNING COMMITTEE

WEDNESDAY 4 AUGUST 2010

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; Executive Manager, Mr M Blackburn; Strategic Town Planner, Miss C Robson; Graduate Planner, Rick Burgess; 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

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Town Planning Committee Meeting – Wednesday, 4 August, 2010

1 MEETING DECLARED OPEN

2 APOLOGIES AND LEAVE OF ABSENCE

2.1 Apologies

2.2 Leave of Absence Granted

Nil

3 ELECTED MEMBERS CONFLICT OF INTEREST DECLARATION

4 CONFIDENTIAL ITEMS

Nil



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Town Planning Committee Meeting – Wednesday, 4 August, 2010**5 WITHDRAWAL OF ITEMS FOR DISCUSSION****5.1 Items Withdrawn by Staff**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THAT the Committee resolve under delegated authority that the following items withdrawn by staff as Items of Significance, be considered: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\() (04/08/10)

5.2 Items Withdrawn by Members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 August, 2010, be received and all recommendations contained therein be adopted by general consent with the exception of Item Numbers:

DECISION NO.20\() (04/08/10)

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, 07 July 2010, tabled by the Chairman, be confirmed.

DECISION NO.20\() (04/08/10)



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Town Planning Committee Meeting – Wednesday, 4 August, 2010**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: 11/09/10

REPORT

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

FROM: STRATEGIC TOWN PLANNER **APPROVED:** DL

REPORT NO: 10TS0118 RB:sv **APPROVED:** LC

COMMON NO: 1814978

SUBJECT: PLANNING SCHEME AMENDMENT PA2010/0464 LOT 1964 (6) WINSTON AVENUE, STUART PARK, TOWN OF DARWIN PROPOSED AMENDMENT: REZONE FROM ZONE MD (MULTIPLE DWELLING RESIDENTIAL) TO ZONE MR (MEDIUM DENSITY RESIDENTIAL)

ITEM NO: 10.1

SYNOPSIS:

A Development Application (**Attachment A**) for Lot 1964 (6) Winston Avenue, Stuart Park 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: Masterplan NT

Zone: MD **Area:** 1300m²

Proposal: To Amend the Northern Territory Planning Scheme by rezoning Lot 1964 from Zone MD (Multiple Dwelling Residential) to Zone MR (Medium Density Residential).

History: No previous applications have been lodged on the subject site.

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Site and Surrounds

The subject site is identified as Lot 1964 Town of Darwin, commonly referred to as 6 Winston Avenue, Stuart Park. The site is regular in shape with a frontage to Winston Avenue of approximately 30 metres and a depth of approximately 43 metres. The site is predominantly flat with a minor declining slope towards the corner of the northern and eastern boundaries.

The site currently contains a single two story dwelling, an associated outbuilding and pool. Access to and from the site is obtained via a single access point from Winston Avenue.

For the purpose of this assessment, the locality has been considered in both an immediate and a local context. The immediate locality includes the properties fronting Winston Avenue, and those abutting the subject site.

Within the immediate locality there is a mix of development including single dwellings, multiple dwellings and multistorey apartment buildings. All properties fronting Winston Avenue are zoned MD (Multiple Dwelling Residential) and are no greater than two stories in height. Winston Avenue provides access to 14 properties, two of which are zoned MR and front Duke Street.

Allotments 1970, 1969 and 1968 are located to the rear of the subject site and have a direct frontage to Duke Street. These properties are within the MR (Medium Density Residential) Zone and contain multi-story apartment buildings from two to four stories. The built structures on these sites are within 15 and 20 metres of the subject site.

In assessing the context of the immediate locality, it is considered that all properties zoned MD that have a frontage to Winston Avenue will contribute to the character of the area. The properties which face Duke Street are zoned MR and have subsequently been developed to the potential that the zoning provisions allow. The scale and bulk of these properties is appreciated however is not considered to form part of the character found on Winston Avenue.

Winston Avenue contains 13 properties which are considered to contribute to the character of the immediate locality. Nine properties are developed with multiple dwellings with the remaining four developed with single dwellings.

It has been observed that the scale of development on Winston Avenue is no greater than two stories and is generously setback from the primary street frontage to reduce the bulk of the buildings. Landscaping is extensively used to screen the built form from the street with the use of tropical species, as commonly found throughout Stuart Park. The existing development at Winston Avenue has little consistency in terms of building form, age, material and siting. These inconsistencies undermine the suggestion that there is a consistent character within the street that is worthy of retention.

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The local context refers to the boarder extent of the area, looking at the pattern of development that has occurred in Stuart Park, east of the Stuart Highway. It can be observed that as one moves east from the Stuart Highway, the land uses change from commercial uses, to medium density residential development, to low density residential development. The applicant has provided a 'Locality Plan' to outline the 'Zone of Transition' where the scale of residential development has been seen to have increased as the area gentrifies. It is put forward by the applicant that this changing pattern of development supports the proposal to increase the development potential of the site.

Northern Territory Planning Scheme:

In Assessing the proposed application under the Northern Territory Planning Scheme the strategic direction and principles of the current and proposed zone are considered.

Strategic Direction

The Northern Territory Planning Scheme outlines in Part 2 the intended land use framework for the Darwin region. The subject site is 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 to manage the urban growth from the Northern Territory Planning Scheme.

Current and Proposed Zoning

The subject site is currently Zone MD (Multiple Dwelling), and is being proposed to be rezoned to Zone MR (Medium Density Residential). The zoning tables of the Northern Territory Planning Scheme permit, prohibit and discretionally allow uses within each zone. As both zones are residential, many of the same criteria apply when assessing development on the site. The key distinctions between the two zones are found within clauses 7.1 and 7.3 of the Northern Territory Planning Scheme – Residential Density and Height Limitations, and Building Setbacks of Residential Buildings.

Under the current Zone MD provisions, the site has the potential to be developed to a maximum density of four dwellings, to a maximum of two stories up to 8.5m in height. All development shall be setback from the primary frontage by 6m (4.5m for open structures), and setback from the side and rear boundaries by 1.5m.

Under the proposed Zone MR provisions, the site has the potential to be developed to a maximum density of 15 one or two bedroom, 10 three bedroom or 9 four bedroom dwellings, to a height of four stories. All development shall be setback from the primary frontage by 7.5m (4.5m for open structures).

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While the use of the site will remain consistent with the current zoning, the development potential of Zone MR will allow for development significantly greater than the established scale of development found on Winston Avenue.

Summary

The applicant seeks to rezone the subject site from Zone MD to Zone MR. The character of Winston Avenue is mixed, however maintains a consistent bulk and scale of development to two stories, which is setback or significantly screened by vegetation from the street. It is observed that areas of Stuart park are undergoing a change from low scale residential development to medium scale residential development.

The Northern Territory Planning Scheme does not provide direction or strategy to manage the development of urban land, and as a result it is not possible to determine whether this proposal is a desired form of development.

The shift in density seen throughout Stuart Park would suggest that a rezoning at this site would not be unreasonable in a local area context, however the potential of development is significantly more substantial than what currently exists on Winston Avenue. As there are no strategic outcomes agreed to for the subject site and local area, it is not possible to determine whether the development potential of the site is desired in the immediate location.

Disability Discrimination Legislation:

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

Council Issues:

The applicant has provided a brief analysis of the Stuart Park Area identifying a 'Zone of Transition' where the density of the development has been seen to increase. The increase in density infers that there will be more impervious surface area directing stormwater to Councils stormwater drainage network. The continued increase in development at the MR scale may place increased demand on the existing infrastructure. Should this scale of development continue, it should be determined whether the existing infrastructure has the capacity to drain the extra water.

FINANCIAL IMPLICATIONS:

Nil.

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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: 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

Outcome

1.2 Effectively engage with Community

Key Strategies

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

Goal 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:

Nil.

DELEGATION:

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

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SUBJECT: PLANNING SCHEME AMENDMENT PA2010/0464 LOT 1964 (6) WINSTON AVENUE, STUART PARK, TOWN OF DARWIN PROPOSED AMENDMENT: REZONE FROM ZONE MD (MULTIPLE DWELLING RESIDENTIAL) TO ZONE MR (MEDIUM DENSITY RESIDENTIAL)

CONSULTATION:

Through the Development Application statutory process.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

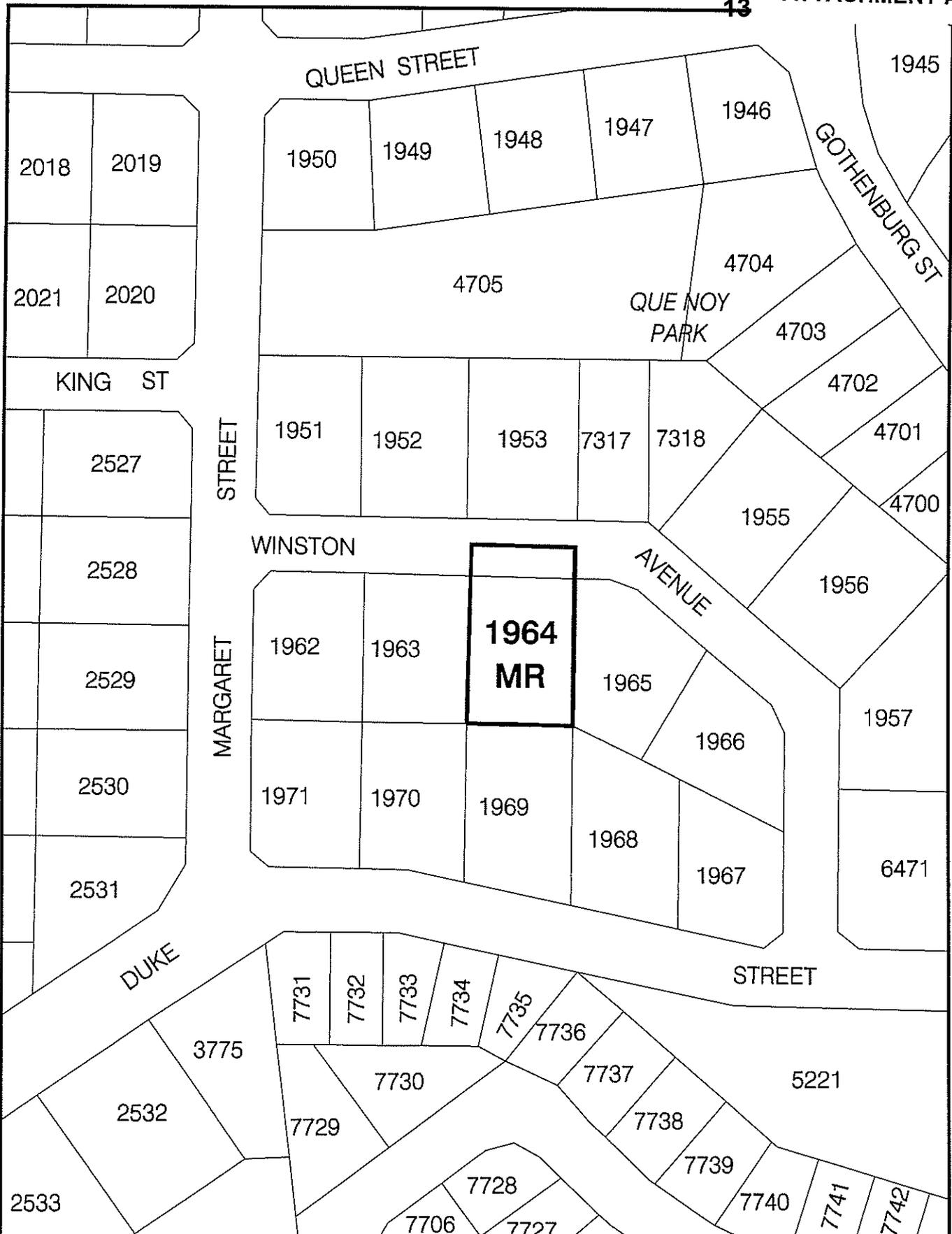
THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 10TS0118 RB:sv entitled Planning Scheme Amendment PA2010/0464 Lot 1964 (6) Winston Avenue, Stuart Park, Town Of Darwin Proposed Amendment: Rezone From Zone MD (Multiple Dwelling Residential) To Zone MR (Medium Density Residential), be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 10TS0118RB:sv be endorsed.

DROSSO LELEKIS
MANAGER
DESIGN, PLANNING AND 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



PROPOSED NT PLANNING SCHEME

AMENDMENT PA2010/ 0464

LOT 1964

TOWN OF DARWIN

**From Zone MD (Multiple Dwelling Residential) to
Zone MR (Medium Density Residential)**



**Northern
Territory
Government**

Department of Lands & Planning



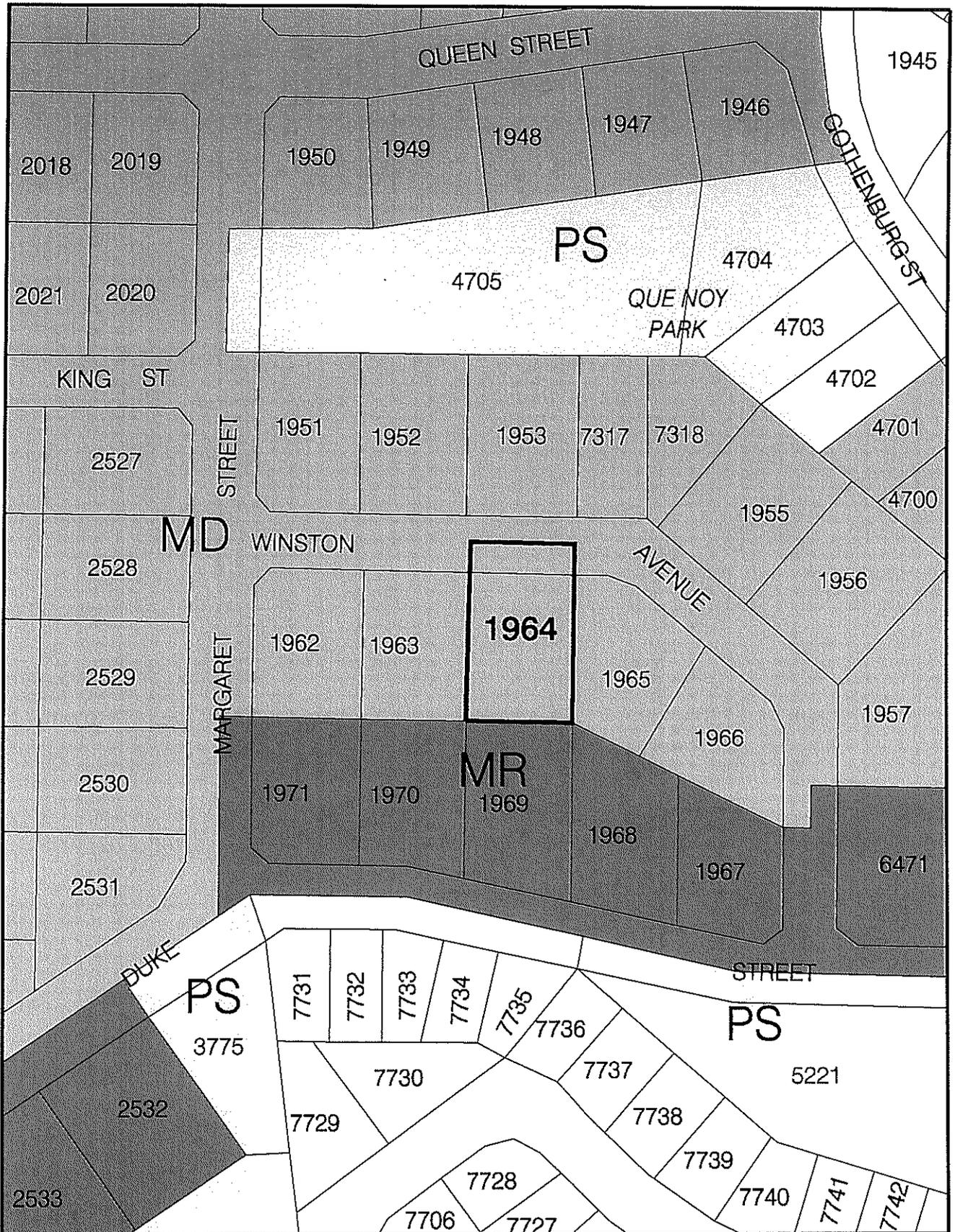
Scale 1: 1500 @ A4



File No.: PA2010/0464

Date: 31-May-10

Drawing Name: Lot 1964 Darwin.dgn



EXISTING NT PLANNING SCHEME

AMENDMENT PA2010/ 0464

LOT 1964

TOWN OF DARWIN

**From Zone MD (Multiple Dwelling Residential) to
Zone MR (Medium Density Residential)**



**Northern
Territory
Government**

Department of Lands & Planning



Scale 1:1500



File No.: PA2010/0464

Date: 31-May-10

Drawing Name: Lot 1964 Darwin.dgn

Please quote: 1814978 RB:sv

9 July 2010

Mr Michael Holmes
Senior Planner
Strategic Lands Planner
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Michael

Planning Scheme Amendment PA2010/0464
Lot 1964 (6) Winston Street, Stuart Park, Town of Darwin
Proposed Amendment: Rezone from Zone MD (Multiple Dwelling Residential)
to Zone MR (Medium Density Residential)

Thank you for the Planning Scheme Amendment application referred to this office on the 11th June 2010, 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 character of Winston Avenue is mixed, however maintains a consistent bulk and scale of development to two stories, which is setback or significantly screened by vegetation from the street. It is observed that areas of Stuart Park are undergoing a change from low scale residential development to medium scale residential development. The shift in density seen throughout Stuart Park would suggest that a rezoning at this site would not be unreasonable in a local area context, however the potential of development is significantly more substantial than what currently exists on Winston Avenue.

The Northern Territory Planning Scheme does not provide direction or strategy to manage the development of urban land, and as a result it is not possible to determine whether this proposal is a desired form of development.

Council does not support the application because of the lack of strategic direction for the area and uncharacteristic development potential of the proposal.

...2/

-2-

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

If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

Yours faithfully

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc. Masterplan NT Pty Ltd

ENCL: Yes

DARWIN CITY COUNCIL
REPORT

DATE: 12/07/2010

TO: TOWN PLANNING COMMITTEE MEETING
OPEN B

APPROVED: CR

FROM: GENERAL MANAGER INFRASTRUCTURE

APPROVED: DL

REPORT NO: 10TS0137 RB:sv

APPROVED: LC

COMMON NO: 1823945

SUBJECT: DEVELOPMENT APPLICATION
LOT 7468 AND 7466 (10) SALONIKA STREET, TOWN OF DARWIN
MIXED USE DEVELOPMENT COMPRISING 134 X1, 142 X 2 AND
24X3 BEDROOM MULTIPLE DWELLINGS, OFFICES, CHILDCARE
CENTRE AND A RANGE OF ASSOCIATED INTECHANGEABLE
COMMERCIAL USES IN 2X14 STOREY BUILDINGS PLUS 2 LEVELS
OF BASEMENT CAR PARKING

ITEM NO: 10.2

SYNOPSIS:

A Development Application (**Attachment A**) for Lot 7466 (129) Stuart Highway Town of Darwin, 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:** Osborne Family Holdings**Zone:** SD30 **Area:** 17,000m²

Proposal: Mixed use development comprising 134 x 1, 142 x 2 and 24 x 3 bedroom multiple dwellings, offices, childcare centre, restaurants and a range of associated interchangeable commercial uses in 2 x 14 story building plus 2 levels of basement car parking.

History:

A Planning Scheme Amendment for the subject site was lodged on the 26th March 2009 to rezone Lots 7466 and 7468 from zones SD2 & SD15 to a new specific use zone to allow mixed use residential and commercial activities. This application was

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 DEVELOPMENT COMPRISING 134X1, 142X2 AND 24X3 BEDROOM MULTIPLE
 DWELLINGS, OFFICES, CHILDCARE CENTRE AND A RANGE OF ASSOCIATED
 INTERCHANGEABLE COMMERCIAL USES IN 2X14 STOREY BUILDINGS PLUS 2
 LEVELS OF BASEMENT CAR PARKING

decided by the Minister on the 27th October 2009, and gazetted on the 11th November 2009.

Site and Surrounds

The subject site is identified as part allotment 7466 and allotment 7468 Town of Darwin, commonly known as 129 Stuart Highway, Parap and 10 Salonika Street, Parap. The subject area can be identified on the ground level plans contained within the development application (Attachment A). The subject site comprises an area of 1.7ha with a primary frontage to Salonika Street of approximately 190m and a secondary frontage to Stuart Highway Service Road of approximately 90m. The site is located 22m AHD above sea level, being one of the highest points on the peninsular.

The site is relatively flat and partially cleared of structures. Lot 7466 is currently occupied by the Salvation Army, where they operate from a large shed and an administration building. Two dwellings exist to the rear of the allotment and front Salonika Street.

Adjoining the site to the west is the 'Hastings over Mindil' residential complex development, also developed by Osborne Family Holdings. This development comprises 84 three bedroom dwellings within two eight story buildings.

Beyond the site to the south is Saint Johns College, located on a site of approximately 5.3ha with the closest structure approximately 30m from the boundary of the subject site. To the east of the site is the Stuart Highway road corridor, which spans some 150m before interfacing with the residential properties of Stuart Park.

To the north of the site are a number of commercial and light industrial buildings that front Nylander Street, Stuart Highway Service Road and Goyder Road. It is noted that within the precinct allotment 4670 is of an area of 5900m² and is currently vacant with no current proposals or approvals valid over the land.

Also within the vicinity of the site are community facilities including the Vestey's Beach Community Club, Museum, schools, Parap Shopping Centre, sporting facilities, the commercial district of Stuart Park and the CBD which is approximately 2.65km from the site.

Proposal

The proposal is for a mixed use development including 300 residential dwellings with a total of 490 bedrooms between one, two and three bedroom dwellings. The proposal will include approximately 15,000m² of office/commercial/retail spaces and two café/restaurants.

The development is constructed with two levels of underground car parking for use by the residents, tenants and staff of the building. The lower basement contains 486

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 INTERCHANGEABLE COMMERCIAL USES IN 2X14 STOREY BUILDINGS PLUS 2
 LEVELS OF BASEMENT CAR PARKING

car parking space, 9 motorcycle parking spaces, secure bicycle storage for 80 bicycles and 126 storerooms. The upper basement contains parking for 463 cars, 21 motorcycles, 80 bicycles and 24 storerooms. Access to the basement is via electronic tags, requiring that customer and visitor parking be provided at ground level via on-site and on-street car parking spaces. In addition to the car parking facilities on site, the proposed streetscape plan will provide 118 on street car parking spaces.

To allow the site to function as a multiuse facility, the proponent is proposing that car parking spaces will be allocated to dwellings and commercial tenancies, with the remaining spaces used as a communal pool. One and two bedroom dwellings will be allocated one designated car parking space, and access to a second car parking space within the common pool. Three bedroom dwellings will be allocated two designated car parking spaces. Commercial properties will be provided with a minimal number of designate car parking spaces, with the majority of spaces being allocated to the common pool. Store rooms will be provided as an option for owners to purchase or lease.

Access to the basement levels is via two access points. One is located at the western end of the site from Salonika Street, the second from the northern end of the Stuart Highway Service Road boundary.

The ground level consists of dedicated office tenancies, interchangeable use tenancies, a 100 place child care centre, 5 loadings bays and 4 car wash bays. The interchangeable use has a car parking requirement of 6 bays per 100m² to reflect the variety of anticipated uses and associated generation rates. Table 1 outlines the proposed interchangeable uses and their associated generation rate as per the Northern Territory Planning Scheme.

It can be observed that restaurants and shops require car parking be supplied at the rate of 6 spaces per 100m², and all other proposed uses have a generation rate less than that proposed by the interchangeable use. Given that the interchangeable use generation rate is equal to the generation rate of any acceptable use within the designated area, there will be no unanticipated car parking demands created by the change of use.

The ground level is designated to contain 3009m² of office space, 3854m² of Interchangeable space and café/restaurant area of 328m². The childcare centre will occupy 954m² (including 368m² outside), onsite management and laundry facilities will consume 200m².

The second level is designated for office purposes only, with a total area of 8962m². A balcony will surround the building on the street frontages and has been designated as common area, not belonging to any particular person or entity. The café/restaurant will contain a second level each with what appears to be an area suitable for functions. Plans do not provide any indication of the purpose of the

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 LOT 7468 AND 7466 (10) SALONIKA STREET, TOWN OF DARWIN MIXED USE DEVELOPMENT COMPRISING 134X1, 142X2 AND 24X3 BEDROOM MULTIPLE DWELLINGS, OFFICES, CHILDCARE CENTRE AND A RANGE OF ASSOCIATED INTERCHANGEABLE COMMERCIAL USES IN 2X14 STOREY BUILDINGS PLUS 2 LEVELS OF BASEMENT CAR PARKING

space, however the kitchen facilities of the café/restaurant will be capable of servicing this upstairs area.

Table 1 – Interchangeable Uses

SD 30 Zoning All current allowable Uses	Interchangeable uses within the area indicated	Car Parking Requirements as per clause 6.5.1
Bed and Breakfast Accommodation	No	
Caretakers Residence	No	
Child Care Centre	No	
Community Centre	Yes	5 for every 100m ²
Convention Centre	No	
Education Establishment	Yes	2 for every 100m ²
Home Occupation	No	
Hospital	Yes	1 for every 4 patient beds plus 4 for every 100m ² of net floor area used for admin purposes plus, for a medical clinic, 4 for every consulting room
Hostel	No	
Hotel	No	
Leisure and Recreation	No	
Licensed Club	No	
Medical Clinic	Yes	4 for every consulting room
Medical Consulting Rooms	No	
Motel	No	
Multiple Dwellings	No	
Office	Yes	2.5 for every 100m ²
Place of Worship	Yes	5 for every 100m ²
Restaurant	Yes	6 for every 100m ²
Shop	Yes	6 for every 100m ²
Showroom Sales	Yes	4 for every 100m ² plus 1 for every 250m ² used as outdoor storage
Supporting Accommodation	No	
Veterinary Clinic	Yes	4 for every 100m ²

The podium level, through to the fourteenth floor will be designated for residential dwellings of one, two and three bedroom. On the podium level are a number of active recreation facilities for residents and a shaded area of 581m² solely for the childcare centre. The residential facilities include:

- Vegetable plots,
- Lap pool
- Basketball half court
- Multipurpose sports field for:
 - Soccer,
 - Badminton, and
 - Volleyball
- Outdoor movie screens,
- Tennis Court,
- Minigolf Course,
- Cricket nets,
- Oversize chess, backgammon and scrabble,

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 LOT 7468 AND 7466 (10) SALONIKA STREET, TOWN OF DARWIN MIXED USE
 DEVELOPMENT COMPRISING 134X1, 142X2 AND 24X3 BEDROOM MULTIPLE
 DWELLINGS, OFFICES, CHILDCARE CENTRE AND A RANGE OF ASSOCIATED
 INTERCHANGEABLE COMMERCIAL USES IN 2X14 STOREY BUILDINGS PLUS 2
 LEVELS OF BASEMENT CAR PARKING

- A gym, indoor theatre and a games room,
- Swimming pool and sundeck,
- Potting shed,
- Children's playground,
- Barramundi Pond,
- Bird Avery,
- Putting Green and golf practice net,
- Mongolian BBQ,
- Pizza Oven,
- Communal herb garden, and
- Multiple small group entertainment areas.

Two internal lifts service each residential tower which travel from the lower basement through to the fourteenth level. Each dwelling contains a private balcony of good shape and size to function solely as an outdoor area, or as extension of the internal spaces. There are three different floor plans within each tower, which provide for a variety of choice to individuals in terms of dwelling layout. Each level contains a mix of dwellings from single bedroom, to three bedrooms.

Waste

It is proposed that all waste be collected in dedicated basement level storage areas, and transported by the body corporate on collection days to a location at the rear of the building for waste collection vehicle to collect. The waste collection vehicle will enter from the rear of the site, drive in forward gear to the collection point, collect the waste, and then complete a three point turn to exit in a forward direction. It has been identified that it is possible that a medium rigid vehicle will be able to complete this manoeuvre, however it will infringe on car parking bays that are provided at the rear of the site. Vehicle manoeuvring templates indicate that should the said car parking spaces be removed, it may be possible for a heavy rigid vehicle to complete the three point turn on site to exit in a forward gear.

It has been requested that the applicant demonstrate that a heavy rigid vehicle be able to manoeuvre on site, and show that the proposed plans are in accordance with Council Policy Number 54 – Waste Management.

Streetscape

As part of the overall development, it is proposed that works be undertaken on Council road reserve to create an attractive streetscape that has a relation to the works that are undertaken on site. These works will have implications for Council, however this report primarily addresses the works to be undertaken within the bounds of the subject site. Details of the proposed work and agreement are not provided as part of this application. However, as the on street parking spaces are proposed to supplement onsite parking it is recommended that some agreement in relation to the establishment and maintenance of streetscape is made prior to the finalisation of this application.

PAGE: 6
 REPORT NO: 10TS0137 RB:sv
 SUBJEC DEVELOPMENT APPLICATION
 LOT 7468 AND 7466 (10) SALONIKA STREET, TOWN OF DARWIN MIXED USE
 DEVELOPMENT COMPRISING 134X1, 142X2 AND 24X3 BEDROOM MULTIPLE
 DWELLINGS, OFFICES, CHILDCARE CENTRE AND A RANGE OF ASSOCIATED
 INTERCHANGEABLE COMMERCIAL USES IN 2X14 STOREY BUILDINGS PLUS 2
 LEVELS OF BASEMENT CAR PARKING

Traffic Management

The development of the subject site will require the removal of approximately 100,000m³ of compacted fill. Following the excavation of the site, construction of the built form will commence and continue over an extended period of time. A traffic management plan has been requested from the applicant to detail the operating time and proposed route of travel for the delivery and removal of site materials. As part of the traffic management plan, it has been requested that the subject route of travel will be required to be kept in good condition and clean of excess site materials, including soil, at all times, to the satisfaction of the General Manager Infrastructure, Darwin City Council.

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.

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: 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

Outcome

1.2 Effectively engage with Community

Key Strategies

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

PAGE: 7
 REPORT NO: 10TS0137 RB:sv
 SUBJEC DEVELOPMENT APPLICATION
 LOT 7468 AND 7466 (10) SALONIKA STREET, TOWN OF DARWIN MIXED USE
 DEVELOPMENT COMPRISING 134X1, 142X2 AND 24X3 BEDROOM MULTIPLE
 DWELLINGS, OFFICES, CHILDCARE CENTRE AND A RANGE OF ASSOCIATED
 INTERCHANGEABLE COMMERCIAL USES IN 2X14 STOREY BUILDINGS PLUS 2
 LEVELS OF BASEMENT CAR PARKING

Goal 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: 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

Outcome

3.2 Enhance transport

Key Strategies

- 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: 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.

PAGE: 8
 REPORT NO: 10TS0137 RB:sv
 SUBJEC DEVELOPMENT APPLICATION
 LOT 7468 AND 7466 (10) SALONIKA STREET, TOWN OF DARWIN MIXED USE
 DEVELOPMENT COMPRISING 134X1, 142X2 AND 24X3 BEDROOM MULTIPLE
 DWELLINGS, OFFICES, CHILDCARE CENTRE AND A RANGE OF ASSOCIATED
 INTERCHANGEABLE COMMERCIAL USES IN 2X14 STOREY BUILDINGS PLUS 2
 LEVELS OF BASEMENT CAR PARKING

DELEGATION:

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

CONSULTATION:

Through the Development Application statutory process.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

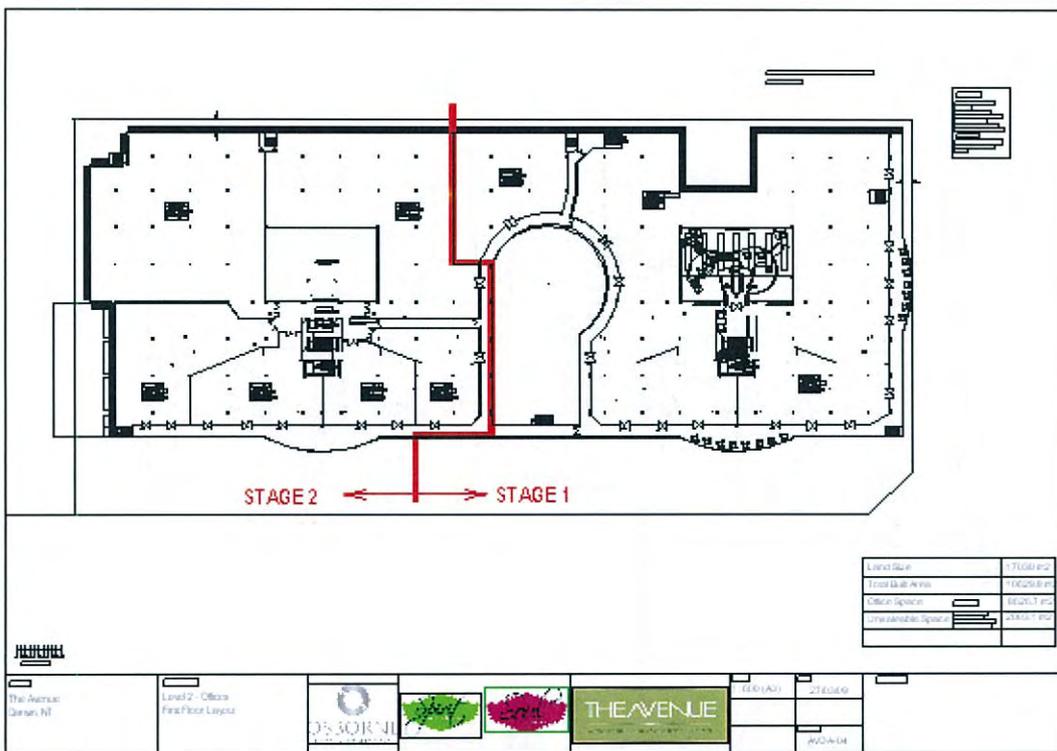
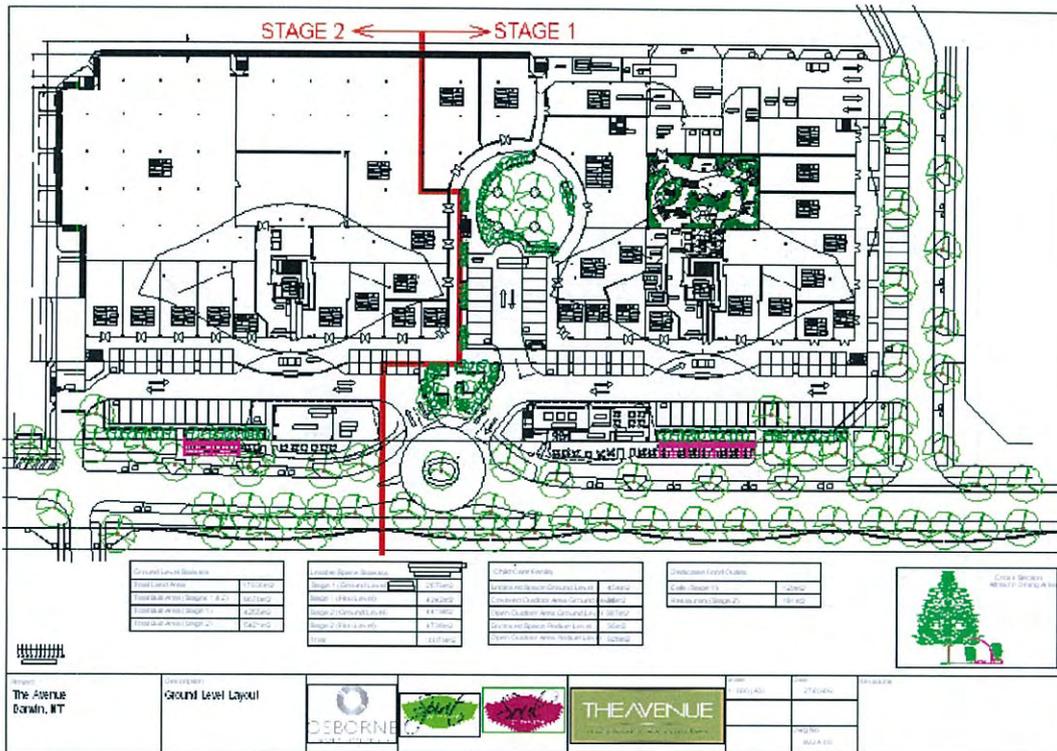
THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 10TS0137 RB:sv entitled Lot 7468 and 7466 (10) Salonika Street, Town of Darwin Mixed Use Development Comprising 134x1, 142x2 and 24x3 Bedroom Multiple Dwellings, Offices, Childcare Centre and a Range of Associated Interchangeable Commercial Uses In 2x14 Storey Buildings Plus 2 Levels of Basement Car Parking, be Received and Noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 10TS0137 RB:sv, be endorsed.

DROSSO LELEKIS
MANAGER
DESIGN, PLANNING AND PROJECTS

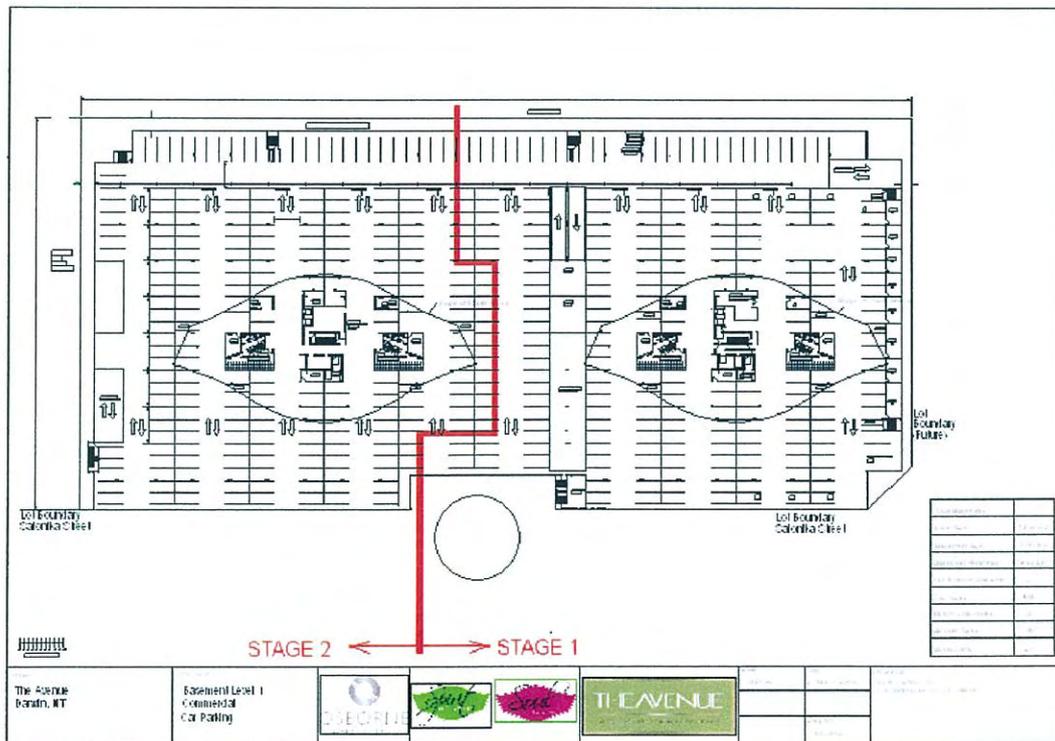
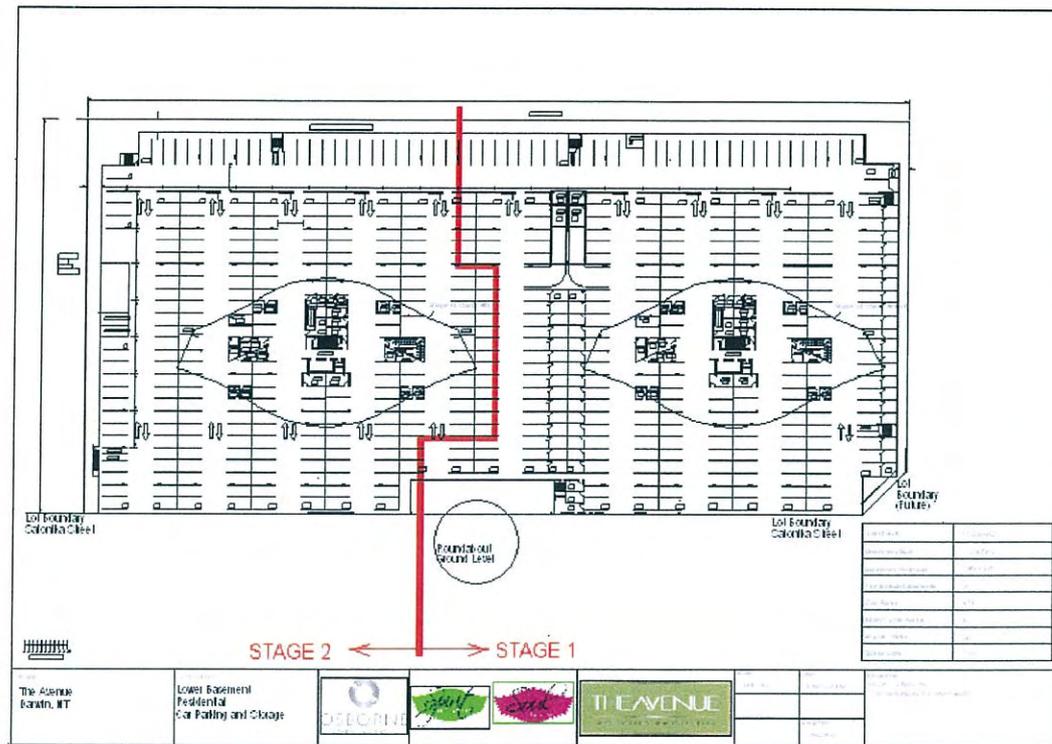
LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

Any queries on this report can be directed to Rick Burgess on 08 8930 0412 or email r.burgess@darwin.nt.gov.au.



Property Developers - Project Managers
 3/133 Stuart Hwy, Parap Darwin 0820
 Phone 89 43 9900, Fax 08 43 9999, Email dean@ofh.com.au

(D) Staging Plans



Property Developers - Project Managers
 3/133 Stuart Hwy, Parap Darwin 0820
 Phone 89 43 9900, Fax 08 43 9999, Email dean@ofh.com.au

Please quote: 1823945 CR:sv

28 July 2010

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

Dear Doug

REVISED

**Lot 7466 and 7468 (10) Salonika Street Parap, Town of Darwin
Proposed Development Mixed Use Development Comprising 134x1, 142x2 and
24x3 Bedroom Multiple Dwellings, Offices, Childcare Centre, Restaurants and
a Range of Associated Interchangeable Commercial Uses in 2x14 Storey
Buildings Plus 2 Levels of Basement Carparking**

Thank you for the Development Application referred to this office 25 June 2010, 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). An agreement is made with Council for the design, establishment and maintenance of on-street parking and associated streetscape at the applicants expense, to the satisfaction of the General Manager Infrastructure.
 - b). It has been identified that the proposed layout does not allow adequate manoeuvrability on site for a waste collection vehicle to enter and exit the site in a forward gear.

...2/

-2-

Australian Standard AS2890.2 – Parking Facilities – Off-street Commercial Vehicle Facilities provides guidance to the manoeuvring area required for a Heavy Rigid Vehicle (Waste Collection Vehicle) to facilitate a three point turn on site and exit in a forward gear.

It has been identified that in the current arrangements that there are physical obstacles restricting the ability of the truck to manoeuvre within the designated space. Car parking spaces located within the vehicle swept path further restrict the ability for a Heavy Rigid Vehicle to manoeuvre on site.

It is requested that the applicant provide a waste management plan that details how a Heavy Rigid Vehicle will be able to manoeuvre on site in accordance with Darwin City Council Policy Number 54 – Waste Management. Alternatively, Council requests written confirmation from a Darwin based waste collection company that it is possible for a waste collection vehicle to service the proposed development, in accordance with Darwin City Council Policy Number 54 – Waste Management.

Details of the Policy Number 54 – Waste Management, can be found at www.darwin.nt.gov.au.

- c). A Traffic Management Plan is required to be submitted to Council. The Traffic Management Plan is required to outline the route that heavy vehicles will take, particularly during the excavation of the site. And is to be applicable for the duration of works on the site

The subject route of travel will be required to be kept in good condition and clean of excess site materials, including soil, at all times, to the satisfaction of the General Manager Infrastructure, Darwin City Council.

- 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). **The crossover and driveway appear to meet Council requirements.**
- 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.

...3/

-3-

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

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-4-

- 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 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 Rick Burgess on 8930 0412.

Yours faithfully

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Osborne Family Holdings

ENCL: YES

DARWIN CITY COUNCIL

DATE: 13/06/2010

REPORTTO: TOWN PLANNING COMMITTEE MEETING
OPEN B

APPROVED: CR

FROM: GENERAL MANAGER INFRASTRUCTURE

APPROVED: DL

REPORT NO: 10TS0138 RB:sv

APPROVED: LC

COMMON NO: 1828312

SUBJECT: DEVELOPMENT APPLICATION LOT 2085 (31) EDEN STREET STUART PARK, TOWN OF DARWIN PROPOSED PLANNING SCHEME AMENDMENT: REZONE FROM ZONE SD (SINGLE DWELLING) TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

ITEM NO: 10.3

SYNOPSIS:

A Development Application (**Attachment A**) for Lot 2085 (31) Eden Street, Stuart Park, has been referred to Council for comment pursuant to Section 48 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorse comments provided to the Development Consent Authority by staff.

GENERAL:**Applicant:** Earl James and Associates Pty Ltd**Zone:** SD **Area:** 1110m²**Proposal:** To rezone allotment 2085 (31) Eden Street, Stuart Park from Zone SD to Zone MD**History:** No previous applications have been lodged on the subject site.**Site and Surrounds**

The subject site is identified as Lot 2085 Town of Darwin, commonly referred to as 31 Eden Street, Stuart Park. The site is regular in shape with a frontage to Eden Street of approximately 24 metres and a depth of approximately 45 metres. The site is predominantly flat with a declining slope towards the rear of the allotment.

The site currently contains a single story dwelling with access to and from the site obtained via a single access point from Eden Street. No outbuildings exist on the site.

PAGE: 2
REPORT NO:10TS0138 RB:sv
SUBJECT: LOT 2085 (31) EDEN STREET STUART PARK, TOWN OF DARWIN PROPOSED
PLANNING SCHEME AMENDMENT: REZONE FROM ZONE SD (SINGLE
DWELLING) TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

Eden Street is a dead-end, local collector road that is approximately one kilometre long and provides direct access to the Stuart Highway at the western end. The locality consists of a mix of single and multiple dwellings on allotments of 1100m² to 1400m². Located within 100m of the subject site are four lots zoned SD (Single Dwelling) where the use is for a Multiple Dwelling. These uses are in contradiction to the permitted uses of the zone, however as these uses existed prior to the commencement of the Northern Territory Planning Scheme, they are considered legitimate uses.

The boundary of the SD Zone on Eden Street is at the intersections of Helpman Street where on the western end the Zone becomes MD on both the northern and southern sides of the road. The development of these sites is predominantly for Multiple Dwellings, however there are some sites that are currently utilised as Single Dwellings.

The built form within the locality of the site is varied with no particular elements consistent between each property. Many of the dwellings are two storey buildings designed to respond to the tropical climate by providing opportunity for cross-ventilation, and constructed with materials that have a low thermal mass. There are also a number of single storey masonry dwellings that do not respond as well to the tropical climate. These dwellings appear to have been constructed post cyclone Tracy.

Northern Territory Planning Scheme:

In assessing the proposed application under the Northern Territory Planning Scheme the strategic direction and principles of the current and proposed zone are considered.

Strategic Direction

The Northern Territory Planning Scheme outlines in Part 2 the intended land use framework for the Darwin region. The subject site is 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 to manage the urban growth in the Northern Territory Planning Scheme.

Current and Proposed Zoning

The subject site is proposed to be rezoned from Zone SD (single dwelling) to Zone MD (Multiple Dwelling). The zoning tables of the Northern Territory Planning Scheme permit, prohibit and discretionally allow uses within each zone. As both zones are residential, many of the same criteria apply when assessing development on the site. The key distinction between the two zones is that in Zone SD only one dwelling per allotment is permitted, where as in Zone MD, up to one dwelling per 300m² is permitted.

PAGE: 3
REPORT NO:10TS0138 RB:sv
SUBJECT: LOT 2085 (31) EDEN STREET STUART PARK, TOWN OF DARWIN PROPOSED
PLANNING SCHEME AMENDMENT: REZONE FROM ZONE SD (SINGLE
DWELLING) TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

Under the current Zone SD provisions, the site has the potential to be developed to a maximum density of one dwelling, to a maximum height of two stories up to 8.5m. Under the proposed Zone MD provisions, the site has the potential to be developed to a maximum density of three dwellings. All other provisions in relation to the building envelope will apply as per Zone SD.

Summary

The applicant seeks to rezone the subject site from Zone SD to Zone MD. As described above, there is a mix of Single and Multiple Dwellings in both the MD and SD zones surrounding the site. The mix of development in this fashion undermines the notion that there is a strong existing character within the locality that requires retention.

It is observed that areas of Stuart Park are undergoing a change from low, to medium scale residential development.

The Northern Territory Planning Scheme does not provide adequate direction or strategy to determine whether this proposal is a desired form of development. Development to the potential of the proposed Zone MD is already evident within the immediate locality of the site although it is within Zone SD. In viewing the zone maps for the area it would appear that this proposal would be considered a 'spot rezoning', however the outcome on the street is unlikely to be out of character in the locality.

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:

Recent applications within Stuart Park have shown a desire from developers to increase the density of development. The increase in density infers that there will be more areas impervious ground surface areas directing stormwater to Councils stormwater drainage network. The continued increase in development may place increased demand on the existing infrastructure. Should this scale of development continue, it should be determined whether the existing infrastructure has the capacity to drain the additional water.

FINANCIAL IMPLICATIONS:

Nil.

PAGE: 4
 REPORT NO:10TS0138 RB:sv
 SUBJECT: LOT 2085 (31) EDEN STREET STUART PARK, TOWN OF DARWIN PROPOSED
 PLANNING SCHEME AMENDMENT: REZONE FROM ZONE SD (SINGLE
 DWELLING) TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

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: 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

Outcome

1.2 Effectively engage with Community

Key Strategies

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

Goal 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.

PAGE: 5
REPORT NO:10TS0138 RB:sv
SUBJECT: LOT 2085 (31) EDEN STREET STUART PARK, TOWN OF DARWIN PROPOSED
PLANNING SCHEME AMENDMENT: REZONE FROM ZONE SD (SINGLE
DWELLING) TO ZONE MD (MULLITPLE DWELLING RESIDENTIAL)

CONSULTATION:

Through the Development Application statutory process.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 10TS0138 RB:sv entitled Lot 2085 (31) Eden Street Stuart Park, Town of Darwin Proposed Planning Scheme Amendment: Rezone from Zone SD (Single Dwelling) to Zone MD (Multiple Dwelling Residential), be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 10TS0138 RB:sv be endorsed.

DROSSO LELEKIS
MANAGER
DESIGN, PLANNING AND 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



**PROPOSED NT PLANNING SCHEME
 AMENDMENT PA2010/0546
 LOT 2085
 TOWN OF DARWIN
 From Zone SD (Single Dwelling) to
 Zone MD (Multiple Dwelling)**



**Northern
 Territory
 Government**

Department of Lands & Planning



Scale 1: 2000 @ A4



File No.: PA2010/0546
 Date: 21-Jun-10
 Drawing Name: PSA Lot 2085 Darwin.dgn

ATTACHMENT B

Please quote: 1828312 RB:sv

30 July 2010

Mr Rean Lourens
Senior Planner
Strategic Lands Planning
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Rean

**Lot 2085 (31) Eden Street Stuart Park, Town of Darwin
Planning Scheme Amendment PA2010/0546
Proposed Amendment Rezone from SD (Single Dwelling) to Zone MD (Medium
Dwelling Residential)**

Thank you for the Planning Scheme Amendment application referred to this office on the 6 July 2010, 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 Northern Territory Planning Scheme does not provide adequate direction or strategy to determine whether this proposal is a desired form of development. Development to the potential of the proposed Zone MD is already evident within the immediate locality of the site although it is within Zone SD. In viewing the zone maps for the area it would appear that this proposal would be considered a 'spot rezoning', however the outcome on the street is unlikely to be out of character in the locality.

In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled. If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc. Earl James and Associates Pty Ltd

ENCL: YES

DARWIN CITY COUNCIL

DATE: 05/07/2010

REPORT**TO:** TOWN PLANNING COMMITTEE MEETING **APPROVED:** CR**FROM:** GENERAL MANAGER INFRASTRUCTURE **APPROVED:** DL**REPORT NO:** 10TS0127 RB:lm **APPROVED:** LC**COMMON NO:** 436892**SUBJECT:** DARWIN INTERNATIONAL AIRPORT PRELIMINARY DRAFT 2010 MASTER PLAN**ITEM NO: 10.4****SYNOPSIS:**

The Darwin International Airport Preliminary Draft 2010 Master Plan has been released for public consultation.

GENERAL:

The Darwin International Airport Preliminary Draft 2010 Master Plan has been placed on public consultation for the period 15th June until 8th September 2010. In July 2009, Darwin International Airport released the 2009 Preliminary Draft Master Plan however, due to a technical issue with the Joint Civil-Military Australian Noise Exposure Forecast, this document was unable to be submitted to the Federal Minister in accordance with the Airports Act 1996. Therefore, to meet the requirements of the Act, the Darwin International Airport Master Plan is being re-released for public comment as the Preliminary Draft 2010 Master Plan.

Council has previously responded during the 2009 Master Plan consultation period and directly to the Darwin International Airport, during a preliminary consultation between the Northern Territory Government and local authorities.

Previous comment on the 2009 Draft Master Plan was to the effect that the airport be managed in a manner that minimises the impact upon the environment. Council also advised the Darwin International Airport of the requirements for any advertising signs that may be associated with the proposed developments at the Airport. Any advertising billboards will need to meet the requirements of Council's Outdoor Advertising Signs Code (2007).

Amendments to the third version of the Master Plan have not materially altered the outcomes of the document. The changes are in general, commentary to improve the fluency of the Master Plan providing a background understanding to decisions regarding development of the land.

PAGE: 2
 REPORT NUMBER: 10TS0127 RB:lm
 SUBJECT: DARWIN INTERNATIONAL AIRPORT PRELIMINARY DRAFT 2010
 MASTER PLAN

The main amendments to the document are contained within the environmental management section of the Master Plan; where consideration has been given to the impact of future development on resource requirements and waste. Environmental management objectives are met by a commitment to incorporate sustainable design principles into the design and construction of future development at the Darwin International Airport. This includes consideration of energy efficiency, water conservation, indoor environmental quality and implementing water sensitive urban design principles as identified by the NT Department of Lands and Planning.

In addition, the Master Plan recognises the requirement to include a 20 metre wide native landscaping corridor abutting Bagot and McMillans Roads and extending from Osgood Drive to Charles Eaton Drive. The Master Plan also acknowledges the requirement of Australian Standard 2021-2000 (Acoustics - Aircraft noise intrusions - Building site and construction). This standard is used when assessing the suitability of land uses in proximity to the Australian Noise Exposure Forecast (ANEF) contours for aircraft noise impact and is in line with Council's comment to ensure operations of the airport are managed in a manner that minimises the impact upon the environment.

The Master Plan has not been altered to specifically address concerns raised by Council in relation to advertising signs. The Master Plan includes definitions for promotional and business signs and also defines a number of land use zones. However, no reference has been made to Council's Outdoor Advertising Signs Code (2007) in the Master Plan as requested by Council staff in previous comments.

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 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

PAGE: 3
 REPORT NUMBER: 10TS0127 RB:lm
 SUBJECT: DARWIN INTERNATIONAL AIRPORT PRELIMINARY DRAFT 2010
 MASTER PLAN

Outcome

1.2 Effectively engage with community

Key Strategies

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

Goal 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 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

Outcome

3.2 Enhance transport systems

Key Strategies

3.2.1 Review transport and parking needs

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

Goal 4 Create and Maintain an Environmentally Sustainable City

Outcome

4.2 Improve water conservation

Key Strategies

4.2.2 Manage and maintain Council's storm water management system

PAGE: 4
 REPORT NUMBER: 10TS0127 RB:lm
 SUBJECT: DARWIN INTERNATIONAL AIRPORT PRELIMINARY DRAFT 2010
 MASTER PLAN

LEGAL IMPLICATIONS:

This item is not considered "Confidential".

PUBLIC RELATIONS IMPLICATIONS:

Not Assessed.

COMMUNITY SAFETY IMPLICATIONS:

Not Assessed.

DELEGATION:

To the Chief Executive Officer.

CONSULTATION:

Through the Development Application statutory process.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

THAT it be a recommendation to Council:-

- A. THAT Report Number 10TS0127 RB:lm entitled Darwin International Airport Preliminary Draft 2010 Master Plan, be received and noted.
- B. THAT the letter to the Darwin International Airport in **Attachment A** to Report Number 10TS0127 RB:lm be endorsed.

DROSSO LELEKIS
MANAGER
DESIGN, PLANNING AND PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

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

Please quote: 436892 RB:lm

19 July 2010

Mr Ian Kew
Chief Executive Officer
Northern Territory Airports Pty Ltd
PO Box 40966
Casuarina NT 0811

Dear Mr Ian Kew

Darwin International Airport Preliminary Draft 2010 Master Plan

Thank you for the opportunity to review the Darwin International Airport Preliminary Draft 2010 Master Plan. The amendments have been reviewed and it is acknowledged that a number of Council's previous concerns have been incorporated into the revised Master Plan.

Notwithstanding the amendments, Council's view in relation to environmentally responsible management of the Airport, airport operations and surrounding area, still stand.

Similarly, the comments in relation to advertising signs still apply. Any advertising billboards will need to meet the requirements of Council's Outdoor Advertising Signs Code (2007).

A copy of the Outdoor Advertising Signs Code is available on Council's web site at www.darwin.nt.gov.au. For assistance with permits for advertising signs please contact Brian Sellers on 8930 0683.

Yours faithfully

CINDY ROBSON
STRATEGIC TOWN PLANNER

ENCL: YES

DARWIN CITY COUNCIL

DATE: 19/07/2010

REPORTTO: TOWN PLANNING COMMITTEE
MEETING/OPEN B

APPROVED: CR

FROM: GENERAL MANAGER INFRASTRUCTURE

APPROVED: DL

REPORT NO: 10TS0140 RB:sv

APPROVED: LC

COMMON NO: 1810699

SUBJECT: DEVELOPMENT APPLICATION: LOT 2696, 2697, 2702 (PROPOSED LOT 8032) (30) PARAP ROAD, PARAP, (48) GREGORY STREET, (7) DRYSDALE STREET PARAP. PROPOSED DEVELOPMENT: 32x1, 57x2 AND 11x3 BEDROOM MULTIPLE DWELLINGS IN 7x4 STOREY BUILDINGS PLUS BASEMENT CARPARKING.

ITEM NO: 10.5

SYNOPSIS:

A Development Application (**Attachment A**) for Lots 2696, 2697, 2702 (Proposed Lot 8032) (30) Parap Road, Parap, (48) Gregory Street, (7) Drysdale Street Parap 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:** Sitzler**Zone:** MR (Medium Density Residential) **Area:** 9030m²**Proposal:** 32x1, 57x2 and 11x3 Bedroom Multiple Dwellings in 7x4 Story Buildings Plus Basement Car Parking**History:** No previous applications have been lodged on the subject site.

PAGE: 2
REPORT NO: 10TS0140 RB:sv
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PARAP. PROPOSED DEVELOPMENT: 32x1, 57x2 AND 11x3 BEDROOM
MULTIPLE DWELLINGS IN 7x4 STOREY BUILDINGS PLUS BASEMENT
CARPARKING.

Site and Surrounds

The subject site is identified as allotments 2696, 2697 and 2702, Town of Darwin, commonly known as 30 Parap Road, 48 Gregory Street and 7 Drysdale Street, Parap. The site has three street frontages, approximately 65m on Parap Road, and approximately 120m on Drysdale Street and Gregory Street. The site is currently vacant of all structures and the majority of vegetation has been removed.

The site is located adjacent the Parap shopping village and commercial precinct on Parap Road. This area functions as a commercial centre that attracts patrons from the wider local area. Public transport services are provided to and from the locality through to the City and Nightcliff. In addition to the commercial activities, there are a number of medium density residential developments occurring within the locality. There are also a number of single dwellings within the area which are designed in the typical tropical design found throughout the established areas of Darwin.

Proposal

The proposed development is for seven, four story residential apartment buildings collectively containing 100 dwellings. The buildings are proposed to be constructed around the perimeter of the site, orientated towards the street. This will create an internal common courtyard area for passive recreation purposes. Surveillance to this space is maintained by providing vistas from the street through the buildings and passive overlooking from dwelling living spaces.

Under-croft car parking is provided for 205 vehicles with dual access from Gregory and Drysdale Streets. An additional ten visitor parking spaces are provided at ground level from the Gregory Street access.

Crime Prevention Through Environmental Design (CPTED) principles have been addressed by the applicant to demonstrate how the proposal complies and provides a safe environment for visitors and residents.

The proposal is being constructed as part of an affordable housing project where at least 45 dwellings will be retained by the Northern Territory Government for selected tenants, and the remaining dwellings will be sold on the open market.

The Northern Territory Government has provided funding for this project as part of an initiative to provide more affordable housing to the market. As part of the conditions of tender, it was required that the project be compliant with the Northern Territory Planning Scheme. An assessment by Council can confirm that the proposal complies with all measureable aspects of the Northern Territory Planning Scheme that are applicable to the development of this site. The proposal also commits to achieving a six-star green energy rating through ecological sustainable development principles integrated into the design of each dwelling.

PAGE: 3
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 CARPARKING.

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 collection is facilitated on site with access and area available for a waste collection vehicle to enter and exit the site in a forward direction. Five waste collection areas have been designated, plus a temporary collection point. An agreement between the body corporate and the chosen waste collection company will require that all bins be moved on the collection day from the storage area to the single collection point where the waste will be collected. It will be the responsibility of the body corporate to return the empty bins to the designated storage areas.

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: 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

Outcome

1.2 Effectively engage with Community

Key Strategies

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

Goal 4: Create and Maintain an Environmentally Sustainable City

Outcome

4.2 Improve water conservation

Key Strategies

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

PAGE: 4
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CARPARKING.

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
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MULTIPLE DWELLINGS IN 7x4 STOREY BUILDINGS PLUS BASEMENT
CARPARKING.

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 10TS0140 RB:sv entitled Development Application: Lot 2696, 2697, 2702 (Proposed Lot 8032) (30) Parap Road, Parap, (48) Gregory Street, (7) Drysdale Street Parap, Proposed Development: 32x1, 57x2 and 11x3 Bedroom Multiple Dwellings in 7x4 Story Building Plus Basement Car Parking, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 10TS0140 RB:sv be endorsed.

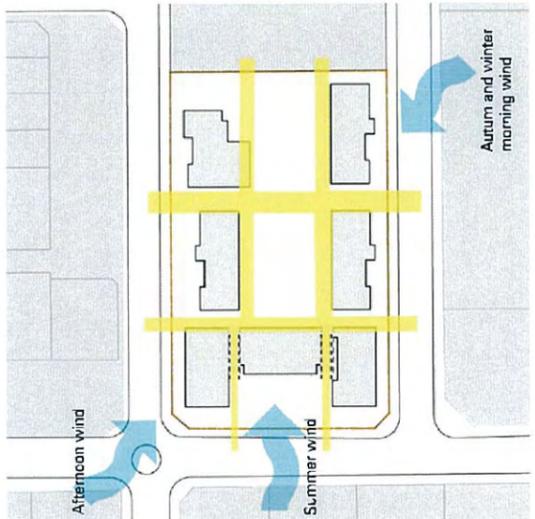
DROSSO LELEKIS
MANAGER
DESIGN, PLANNING AND PROJECTS

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

Building footprint

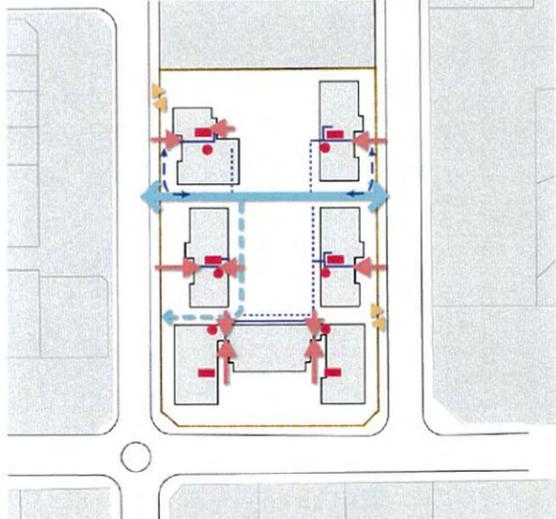
The site plan is designed to allow for the movement of air around the buildings by providing smaller, one-apartment deep buildings. These gaps between the buildings also allow for vegetation to surround the buildings in the traditional, tropical character which connects the indoors with the outdoors and deliberately blurs the threshold between the two.



Pedestrian and vehicle access

Pedestrian access into the site is provided from all three street frontages encouraging permeability across the site and to the commercial areas and public transport routes. A clear and direct pedestrian link is created mid-block to connect the residential areas with the commercial centre. This access way improves permeability within the neighbourhood.

Vehicle and pedestrian access is separated to create safe, attractive and usable open spaces on the ground level. Vehicular access to the semi-basement carpark is from Drysdale Street and Gregory Street. There is a limited number of on-grade visitor car parks accessed from the eastern boundary along Gregory Street. Provision of secured cycle racks is provided in the basement and there are several bicycle parking areas on the ground floor.



Site Plan
1:500

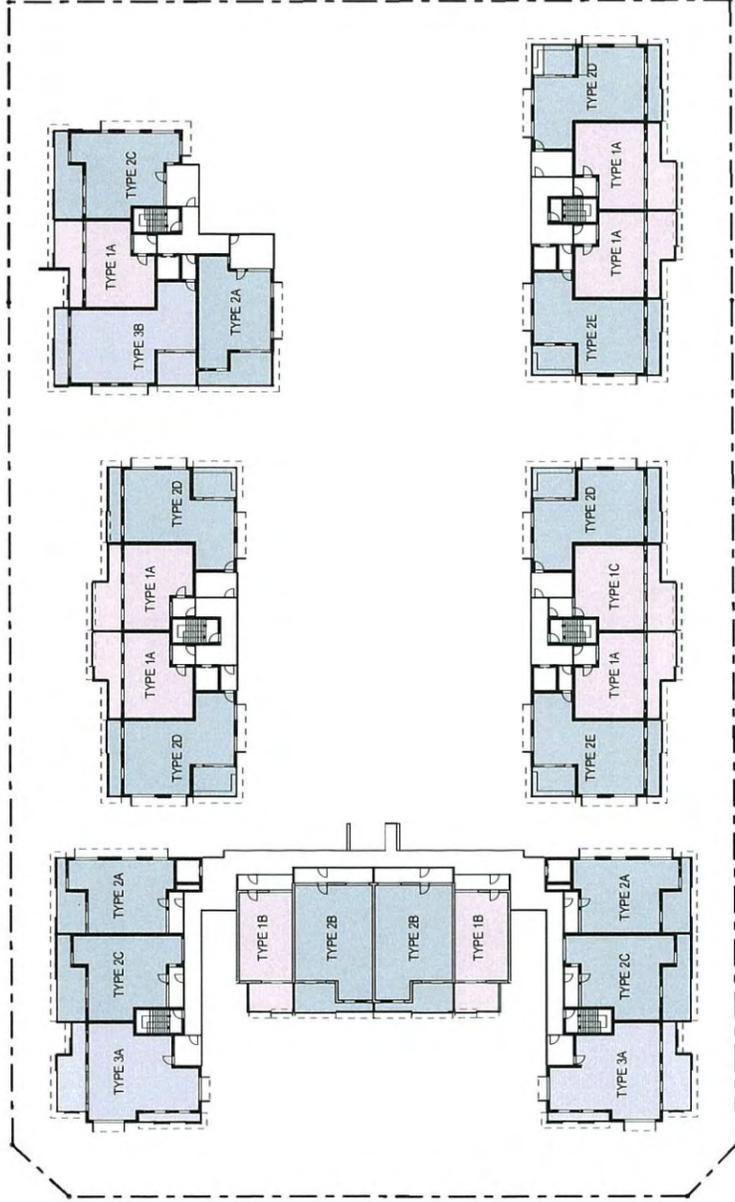
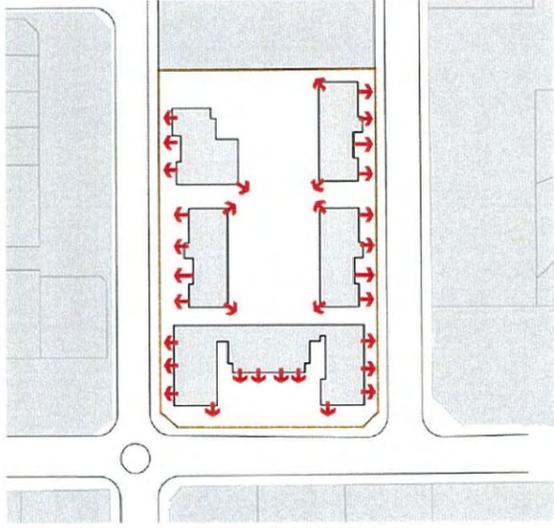
Legend

- | | |
|-------------------------|------------------------|
| 1 Pedestrian Link | 9 Sitting Area |
| 2 Shaded Seating Area | 10 Raised Sitting Area |
| 3 Kids Playground | 11 Comms and Data |
| 4 Boules Court | 12 M/SH |
| 5 Visitor Parking | 13 HWU |
| 6 Apartment Entry Lobby | 14 Manager Office |
| 7 Carpark Entry | 15 Bicycle Parking |
| 8 Cleaners Store | 16 Bins Store |

SITE PLANNING

Crime Prevention Through Environmental Design

Buildings are designed so that all open spaces and street frontages have living spaces overlooking them. A clear pedestrian hierarchy has been established across the site to ensure that people can find their way through the site. The change in level from the street enhances the private spaces of the apartments that face onto the street while maintaining contact and surveillance of the street. Each building has an entrance from the street, which allows residents and their visitors to enter directly into a secure lobby.



Typical Floor
1:500



Fourth Floor
1:500

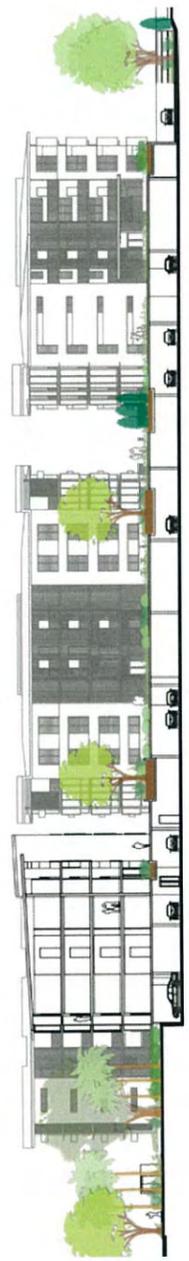
Legend

- 1 Bed
- 2 Bed
- 3 Bed

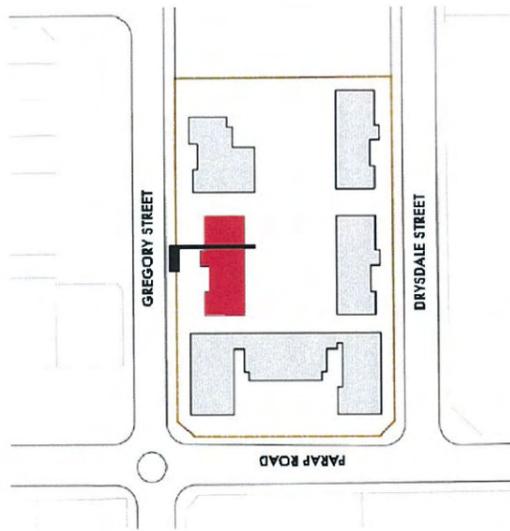
Short Section
1:500



Long Section
1:500



BUILDING 4



Building Key Plan

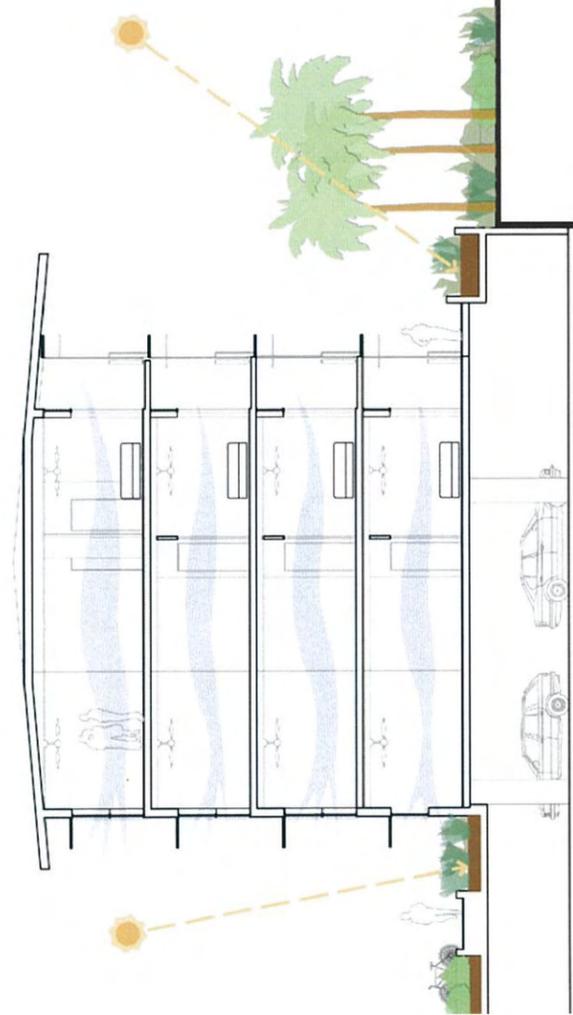


First Floor
1:200



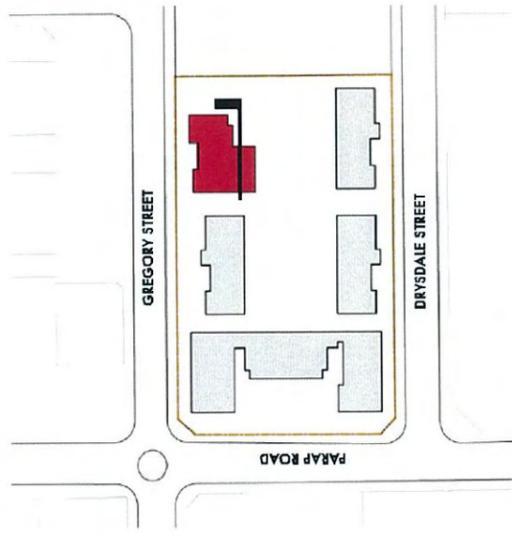
Typical Floor
1:200

- Legend
- 1 Bed
 - 2 Bed
 - 3 Bed
 - Manager



Section
1:200

BUILDING 5



Building Key Plan



- Legend
- 1 Bed
 - 2 Bed
 - 3 Bed

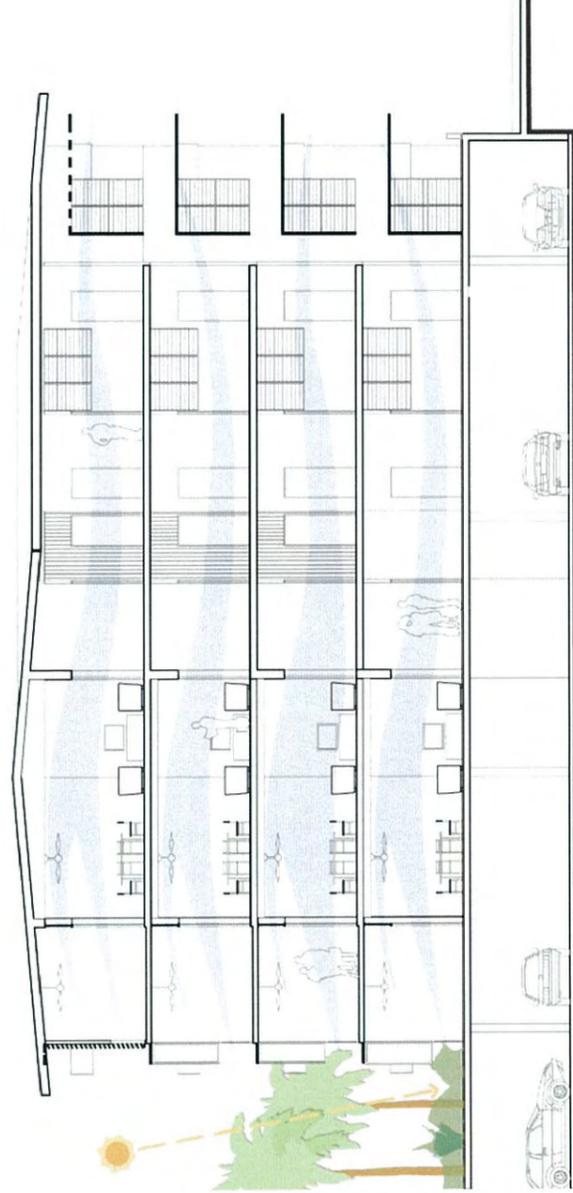
Typical Floor

1:200



First Floor

1:200

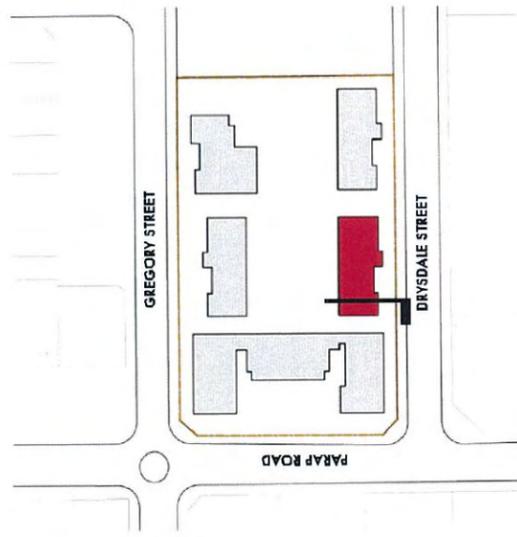


Section

1:200



BUILDING 6



Building Key Plan

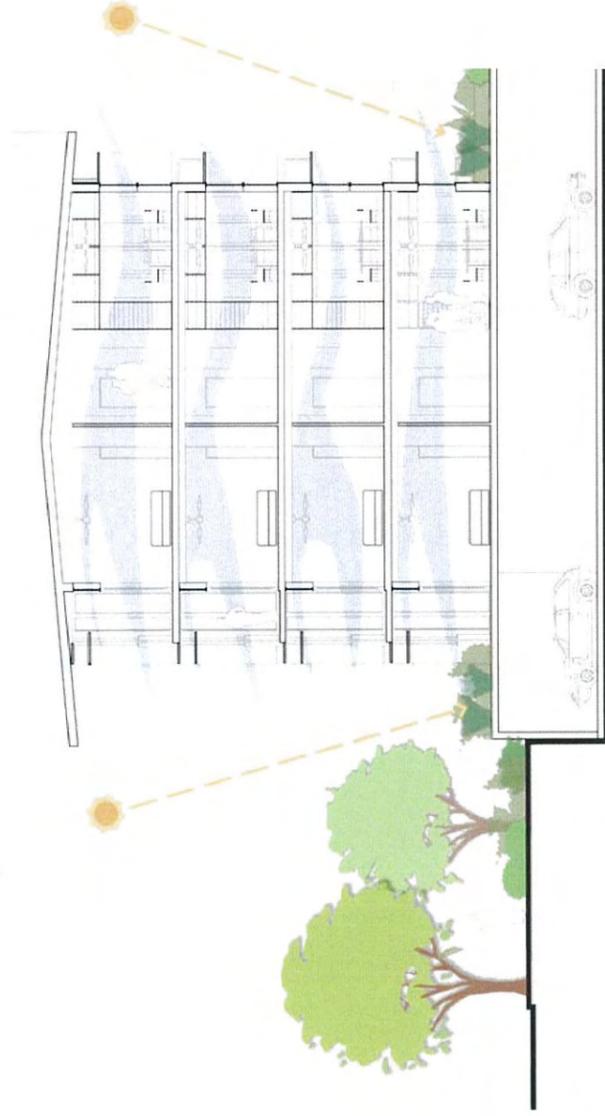


First Floor
1:200



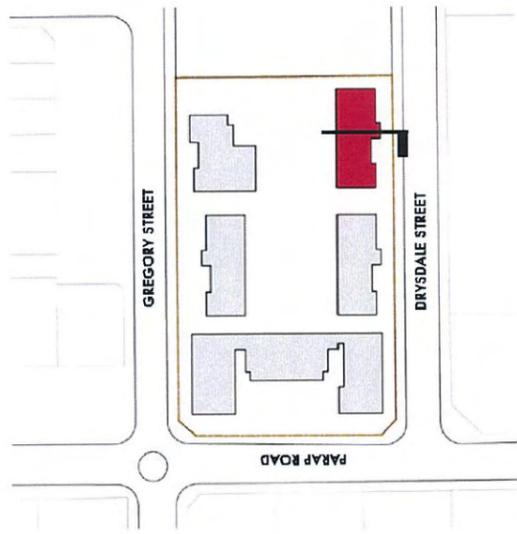
Typical Floor
1:200

- Legend
- 1 Bed
 - 2 Bed
 - 3 Bed

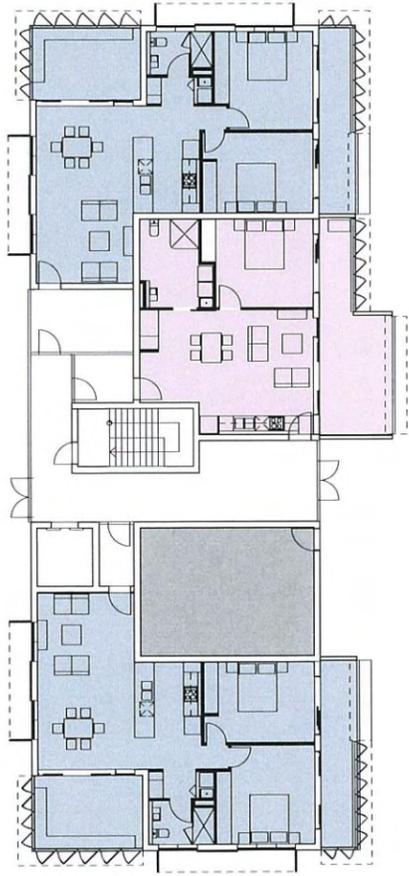


Section
1:200

BUILDING 7



Building Key Plan

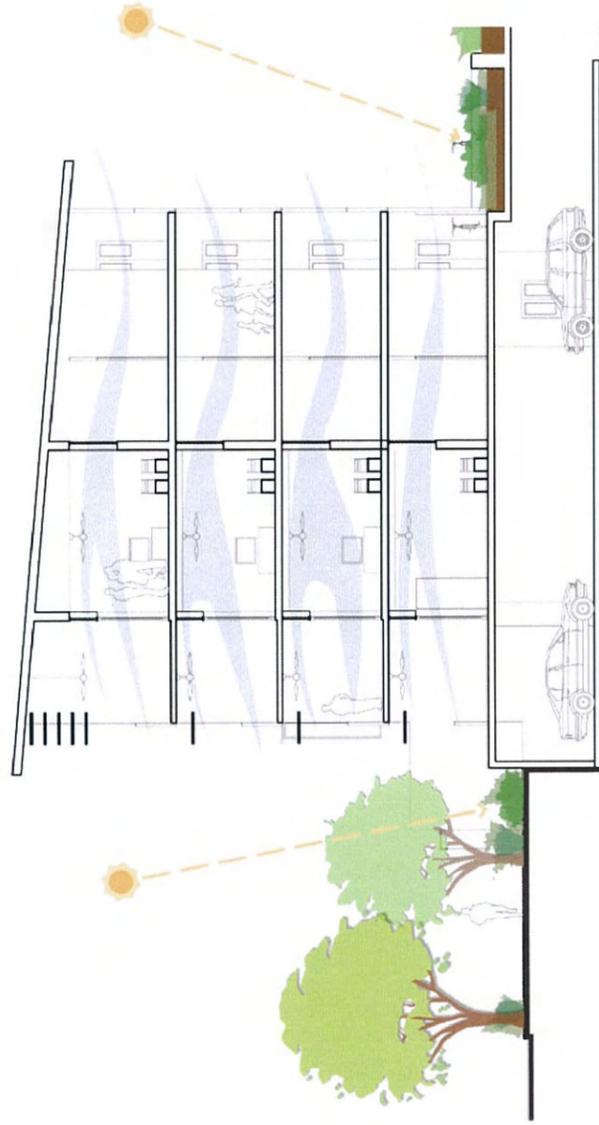


First Floor
1:200



Typical Floor
1:200

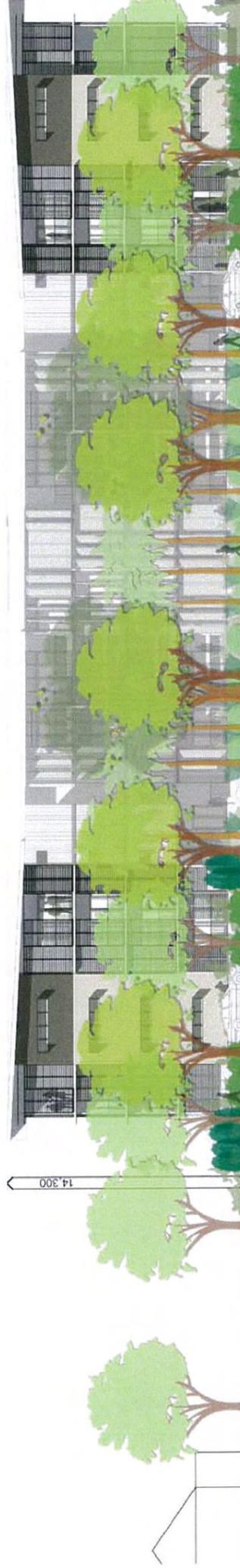
- Legend
- 1 Bed
 - 2 Bed
 - 3 Bed



Section
1:200



Gregory Street Elevation
1:200



Parap Road Elevation
1:200

ELEVATIONS

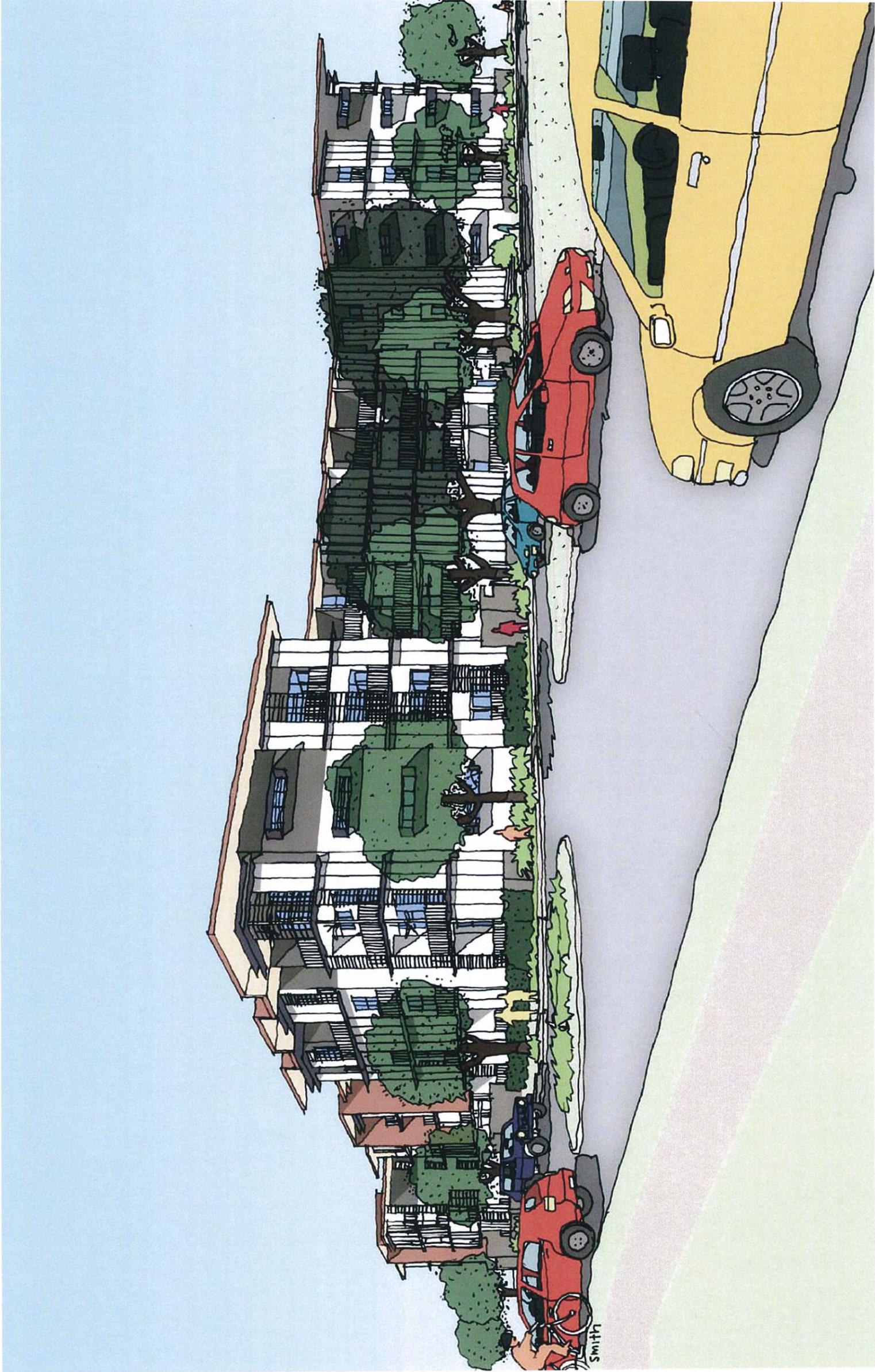


East Elevation
1:200



Drysdale Street Elevation
1:200

PERSPECTIVE



Perspective View (from Parap Rd & Gregory Street)

PERSPECTIVE



Perspective View [\(through the pedestrian link\)](#)

PERSPECTIVE



Perspective View (along Drysdale Street)

PERSPECTIVE



Perspective View (from Parap Road and Drysdale Street)

PERSPECTIVE

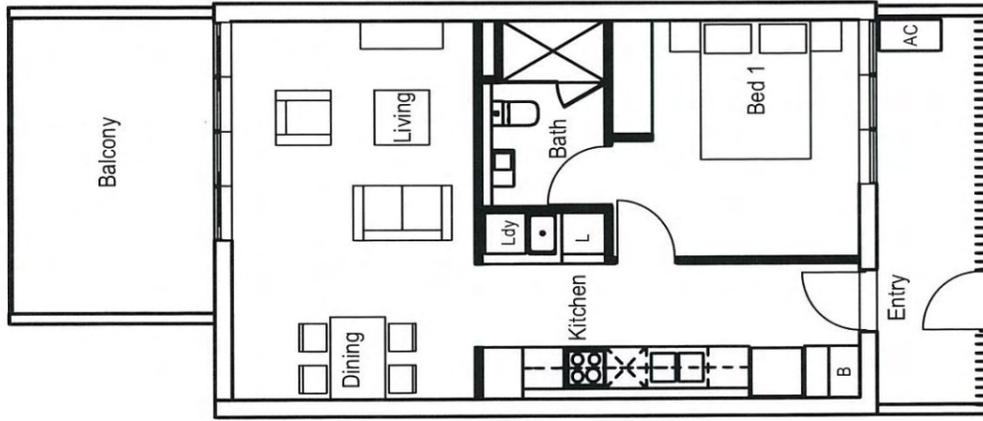


Perspective View (along Parap Road)

PERSPECTIVE

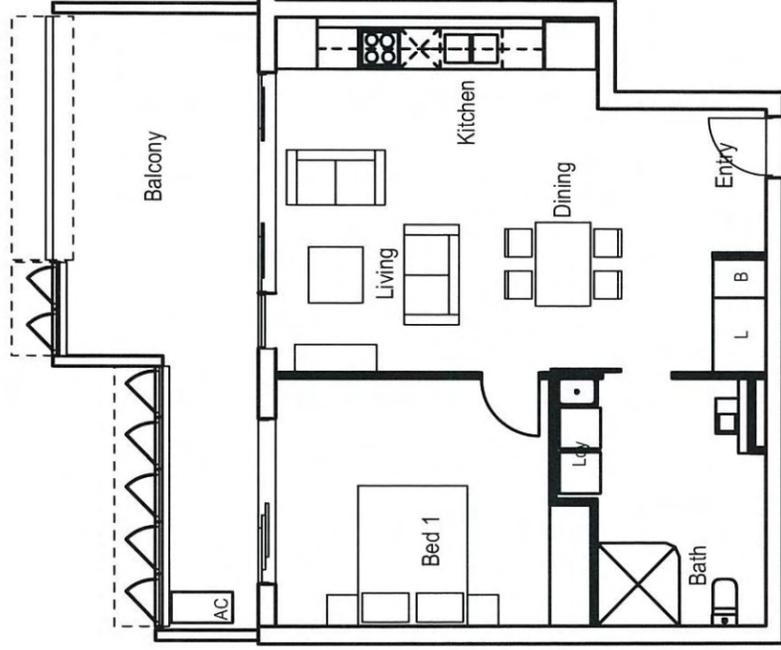


Perspective View (from Parap Rd & Gregory Street)



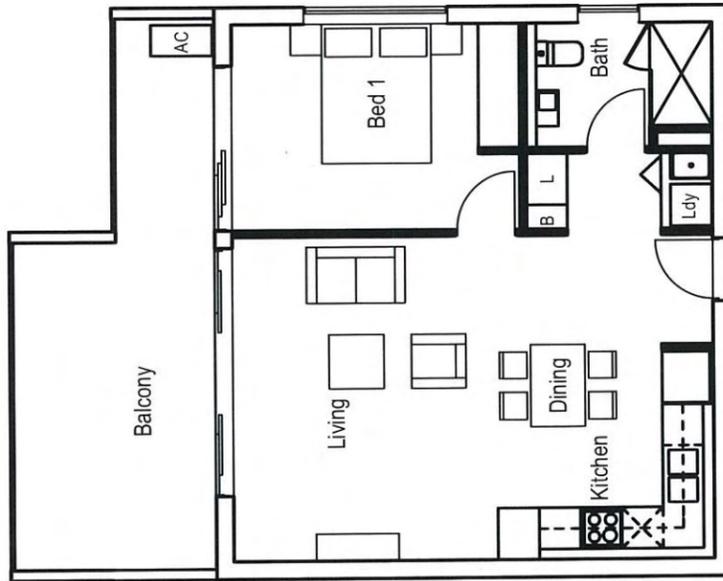
FLOOR PLAN TYPE 1B
1:100

BUILDING AREA	
INTERNAL	= 50.30 sqm
EXTERNAL	= 21.70 sqm
TOTAL	= 70.20 sqm
NOTE: INTERNAL AREA - MEASURED TO THE INSIDE FACE OF EXTERNAL WALL	



FLOOR PLAN TYPE 1C
1:100
ADAPTABLE

BUILDING AREA	
INTERNAL	= 59.85 sqm
EXTERNAL	= 19.95 sqm
TOTAL	= 79.80 sqm
NOTE: INTERNAL AREA - MEASURED TO THE INSIDE FACE OF EXTERNAL WALL	



FLOOR PLAN TYPE 1A
1:100

BUILDING AREA	
INTERNAL	= 54.60 sqm
EXTERNAL	= 18.70 sqm
TOTAL	= 73.30 sqm
NOTE: INTERNAL AREA - MEASURED TO THE INSIDE FACE OF EXTERNAL WALL	



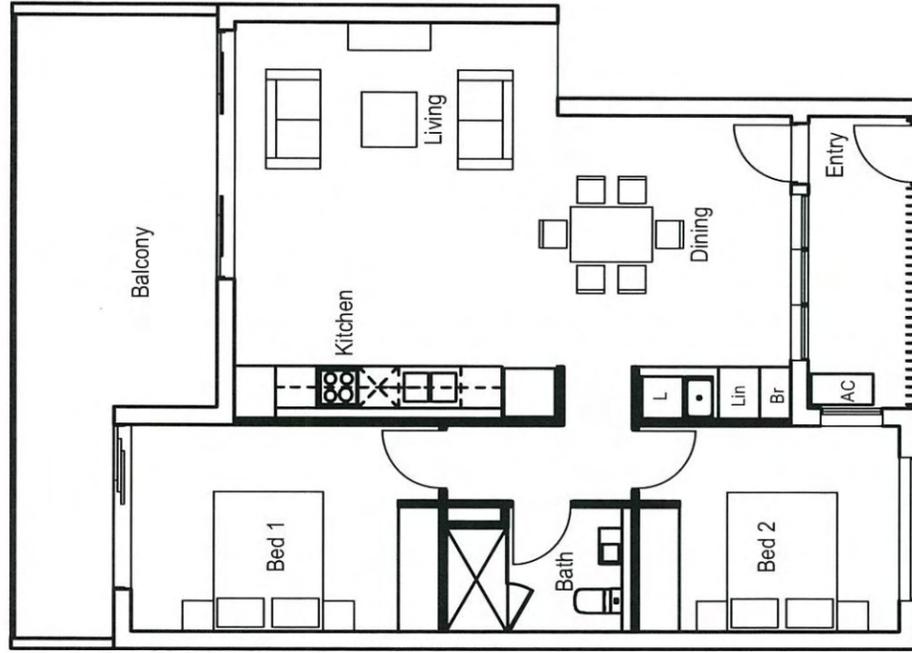
091205

DD 401 B

TYPICAL UNIT TYPES

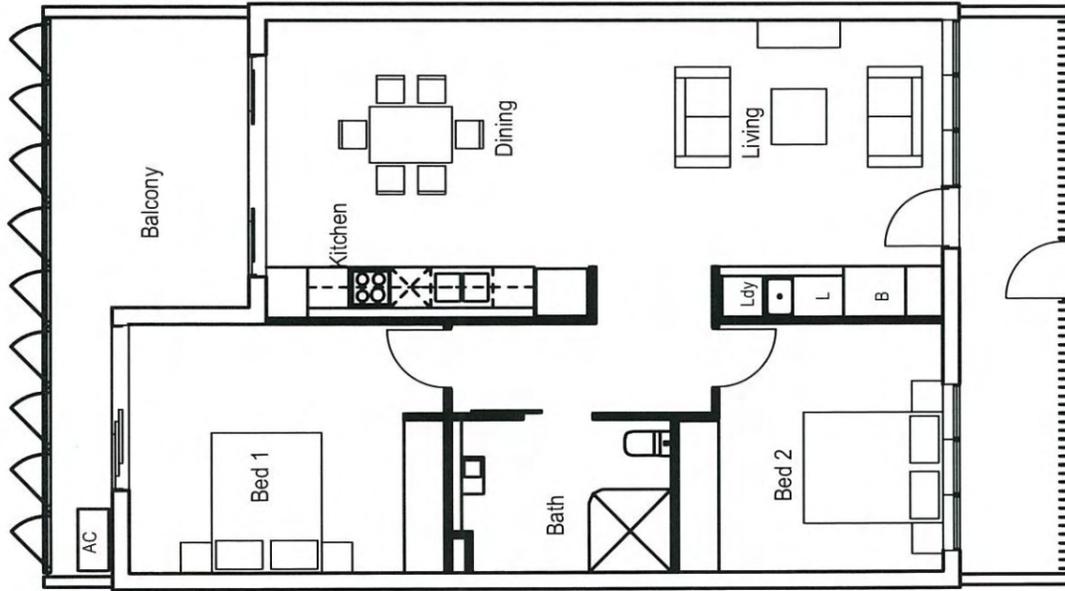
UNIT 1 TYPES





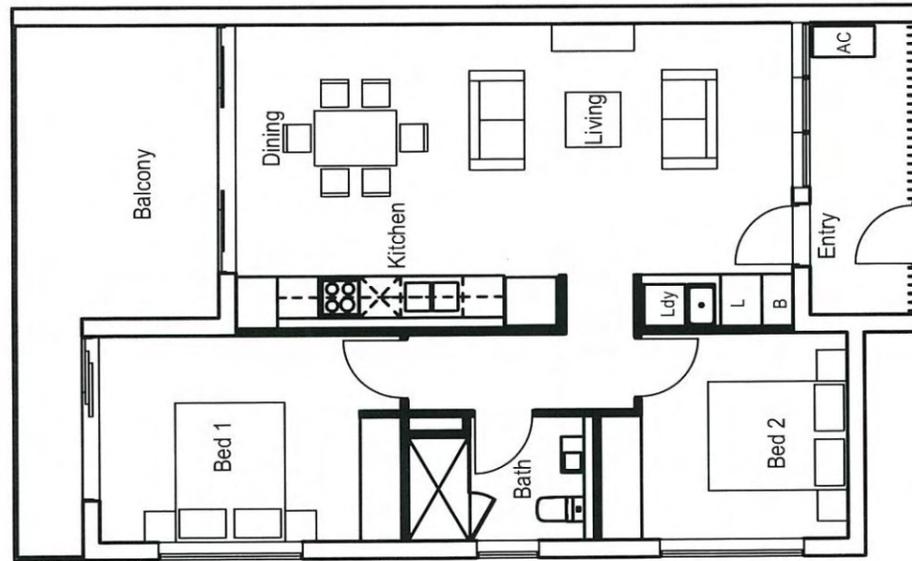
FLOOR PLAN TYPE 2C
1:100

BUILDING AREA	
INTERNAL =	76.35 sqm
EXTERNAL =	27.94 sqm
TOTAL	= 104.20 sqm
<small>NOTE: INTERNAL AREA - MEASURED TO THE INSIDE FACE OF EXTERNAL WALL</small>	



FLOOR PLAN TYPE 2B
1:100
ADAPTABLE

BUILDING AREA	
INTERNAL =	86.0 sqm
EXTERNAL =	15.70 sqm
TOTAL	= 101.70 sqm
<small>NOTE: INTERNAL AREA - MEASURED TO THE INSIDE FACE OF EXTERNAL WALL</small>	



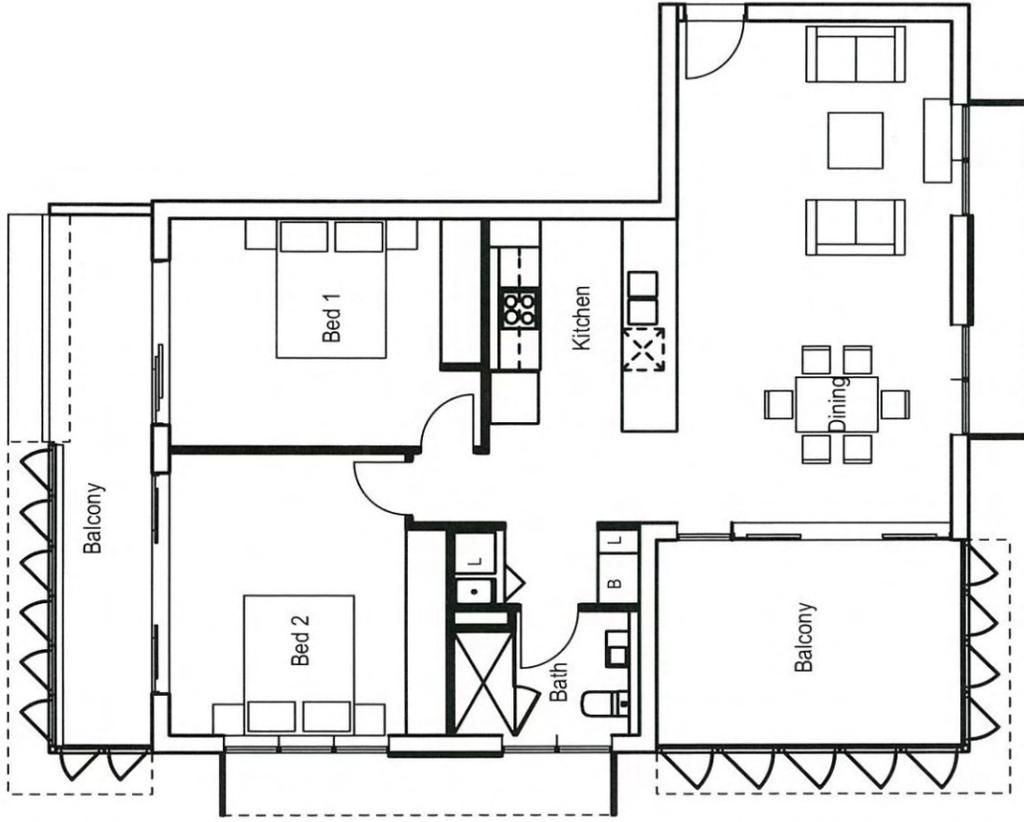
FLOOR PLAN TYPE 2A
1:100

BUILDING AREA	
INTERNAL =	70.00 sqm
EXTERNAL =	21.70 sqm
TOTAL	= 98.10 sqm
<small>NOTE: INTERNAL AREA - MEASURED TO THE INSIDE FACE OF EXTERNAL WALL</small>	



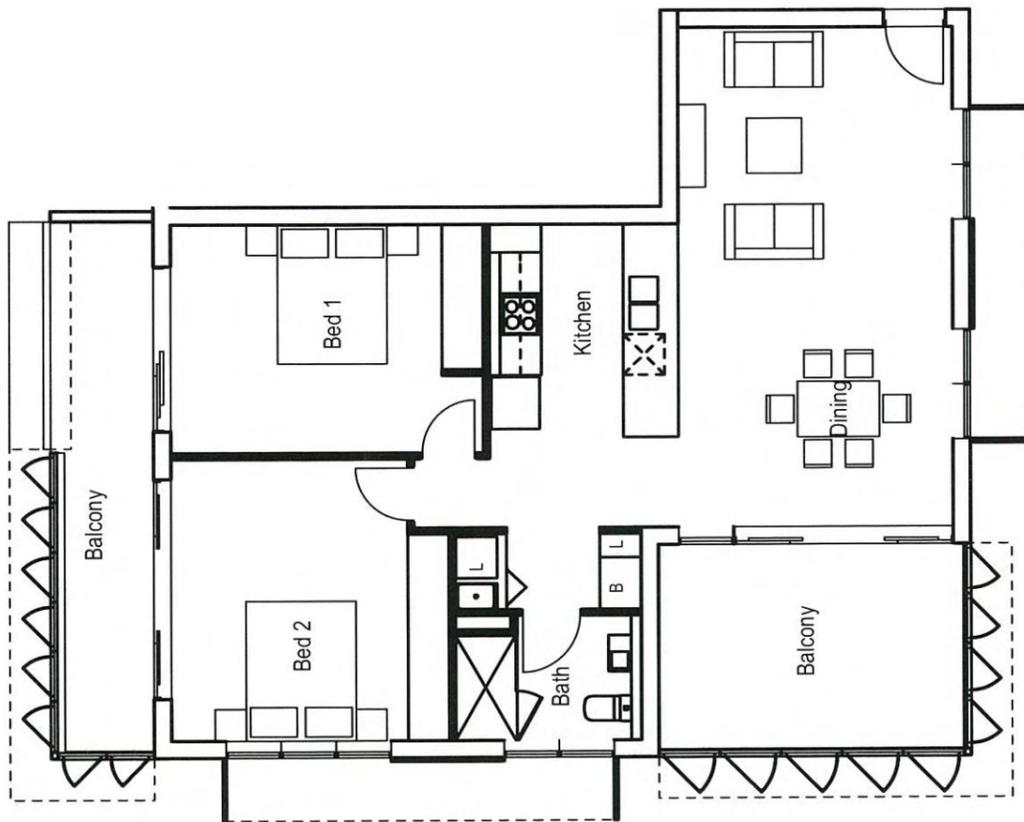
091205
DD 402 B

TYPICAL UNIT TYPES
UNIT 2 TYPES



FLOOR PLAN TYPE 2E
1:100

BUILDING AREA	
INTERNAL	= 82.84 sqm
EXTERNAL	= 23.65 sqm
TOTAL	= 106.49 sqm
NOTE: INTERNAL AREA - MEASURED TO THE INSIDE FACE OF EXTERNAL WALL	



FLOOR PLAN TYPE 2D
1:100

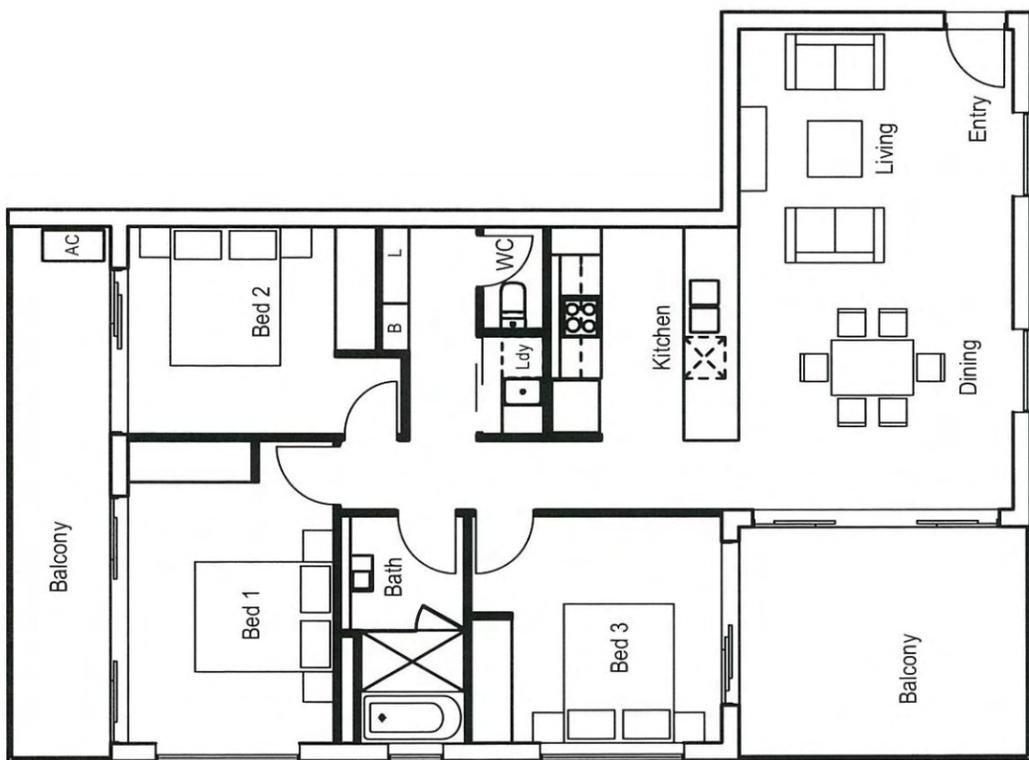
BUILDING AREA	
INTERNAL	= 82.84 sqm
EXTERNAL	= 23.65 sqm
TOTAL	= 106.49 sqm
NOTE: INTERNAL AREA - MEASURED TO THE INSIDE FACE OF EXTERNAL WALL	



091205
DD 403 B

TYPICAL UNIT TYPES
UNIT 2 TYPES



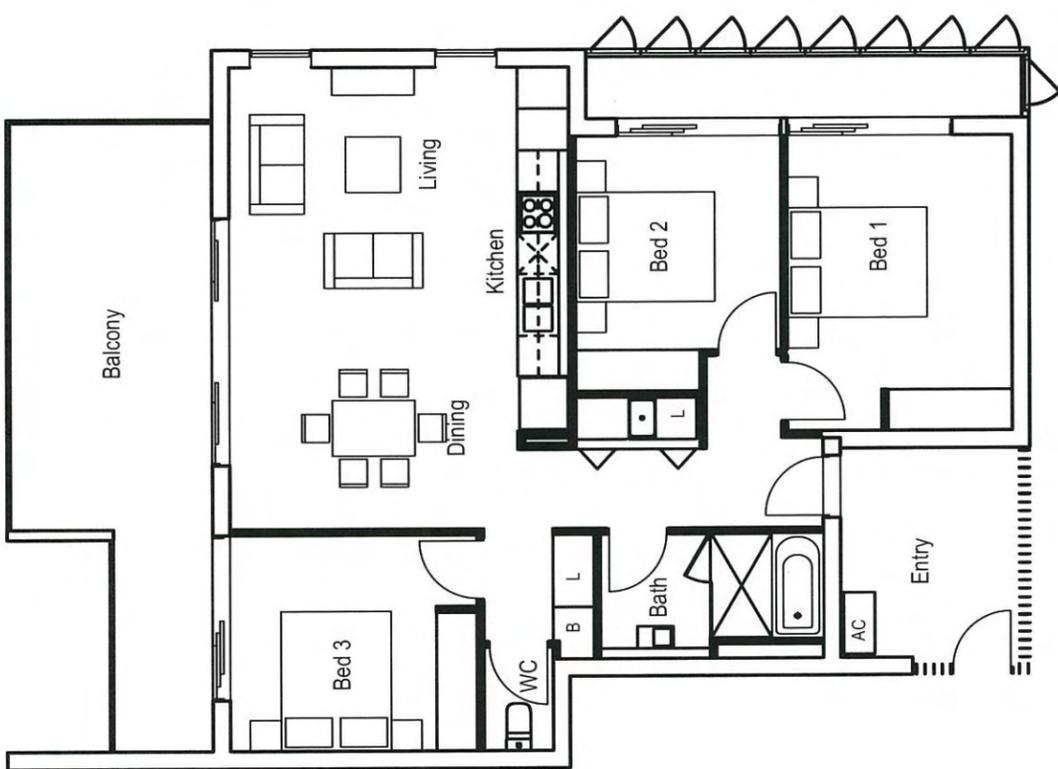


FLOOR PLAN TYPE 3B
1:100

BUILDING AREA	
INTERNAL	= 93.70 sqm
EXTERNAL	= 25.20 sqm
TOTAL	= 118.90 sqm
NOTE: INTERNAL AREA - MEASURED TO THE INSIDE FACE OF EXTERNAL WALL	

091205
DD 404 B

TYPICAL UNIT TYPES
UNIT 3 TYPES



FLOOR PLAN TYPE 3A
1:100

BUILDING AREA	
INTERNAL	= 88.74 sqm
EXTERNAL	= 36.91 sqm
TOTAL	= 125.65 sqm
NOTE: INTERNAL AREA - MEASURED TO THE INSIDE FACE OF EXTERNAL WALL	



Please quote: 1810699 RB:sv

16 July 2010

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

Dear Doug

RE-ADVERTISED

**Lot 2696 2697 2702 (Proposed lot 8032) (30) Parap Road, (48) Gregory Street, (7) Drysdale Street Parap, Town of Darwin
Proposed Development 32x1, 57x2 and 11x3 Bedroom Multiple Dwellings in 7x4 Storey Buildings Plus Basement Carparking**

Thank you for the Development Application referred to this office 25 June 2010, 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). A waste management plan is required to ensure that waste is able to be collected efficiently on site in accordance with Darwin City Council Policy Number 54 – Waste Management. Further details of this policy are available from www.darwin.nt.gov.au.
- ii). **Should the above issues be adequately addressed, Council offers the following comments:**

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

- a). **The crossover and driveway appear to meet Council requirements.**

...2/

- 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.
- 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 of 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.

...3/

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

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

If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

Yours faithfully

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: - Sitzler

OPEN SECTION

PAGE

TP8/7

Town Planning Committee Meeting – Wednesday, 4 August, 2010**11 INFORMATION ITEMS****11.1 Various Letters sent to Development Assessment Services under Delegated Authority****COMMITTEE'S DECISION**

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

- i) Lot 0968 (4) Finch Court Wulagi, Town of Sanderson, Proposed Development: Carport Addition to Existing Single Dwelling with Reduced Side Setbacks - Common Number 1825123 dated 16 July 2010
- ii) Lot 1904 (11) Bald Circuit Alawa, Town of Nightcliff, Proposed Development: Carport Addition to an Existing Single Dwelling with a Reduced Front Setback - Common Number 1830827 dated 23 July 2010
- iii) Lot 2168 (15) Parap Road Parap, Town of Darwin, Proposed Development Alterations and Additions including Outdoor Smoking Areas to an Existing Hotel and Restaurant - Common Number 1823010 dated 9 July 2010
- iv) Lot 2858 (13) Allen Street Fannie Bay, Town of Darwin Proposed Development: Addition of a Shed to an Existing Single Dwelling with Reduced Side and Rear Setbacks **NOT EXHIBITED** - Common Number 1825411 dated 16 July 2010
- v) Lot 3391 (50) Boulter Road, Berrimah, Hundred of Bagot Proposed Development: Extensions to an Existing Clubhouse - Common Number 1829800 dated 23 July 2010
- vi) Lot 4285 (43) Ridgheaven Circuit Leanyer, Town of Sanderson Proposed Development: Carport Addition to an Existing Single Dwelling with a Reduced Front and Side Setback - Common Number 1829223 dated 21 July 2010
- vii) Lot 4474 (5) Sedge Court Karama, Town of Sanderson Proposed Development: Carport Addition to an Existing Single Dwelling with a Reduced Side Setback **NOT EXHIBITED** - Common Number 1832297 dated 26 July 2010
- viii) Lot 4571 (90) Dick Ward Drive Coconut Grove, Town of Nightcliff Proposed Development: 30 Meter High Telecommunications Tower, Antennas and Equipment Shed - Common Number 1825104 dated 16 July 2010
- ix) Lot 4759 (11) Jacksonia Circuit Nightcliff Town of Nightcliff Proposed Development: Carport, Garage and Storage Room Addition to an Existing Single Dwelling with a Reduced Side Setback. **NOT EXHIBITED** - Common Number 1832278 dated 26 July 2010
- x) Lot 4935 (16) Seale Street Fannie Bay, Town of Darwin Proposed Development: Extensions to an Existing Single Dwelling Resulting in a 3 Storey Building Exceeding the 8.5m Height Limitations - Common Number CR:sv dated 9 July 2010

(Continued on next page...)



OPEN SECTION

PAGE

TP8/8

Town Planning Committee Meeting – Wednesday, 4 August, 2010**11 INFORMATION ITEMS****11.1 Various Letters sent to Development Assessment Services under Delegated Authority***(...Continued from previous page)*

- xi) Lot 5224 (43) Applegum Drive, Karama, Town of Sanderson Proposed Development: Construction of Shed 6x4x3.0 High Shed on the East Side of the Existing Single Dwelling with Reduced Side Setbacks - Common Number 189482 dated 9 July 2010
- xii) Lot 5244 (1) Casino Drive The Gardens Town of Darwin Proposed Development: Bulk Earthworks (Including the Placement of Fill) for Future Extension of Visitor Accommodation and Beach Resort - Common Number 1821998 dated 9 July 2010
- xiii) **RE-ADVERTISED** Lot 5738 (20) Conacher Street Fannie Bay, Town of Darwin Proposed Development: Ablutions and Kitchen Additions to an Existing Licensed Club and Relocation of Demountable for Use as an Office - Common Number 1667846 dated 9 July 2010
- xiv) Lot 6522 (3) Cashew Court Karama, Town of Sanderson Proposed Development: Shed Addition to an Existing Single Dwelling with a Reduced Front Setback - Common Number 1834081 dated 28 July 2010
- xv) Lot 6594 (62) Kalymnos Drive Karama, Town of Sanderson Proposed Development: Verandah and Storage Shed Addition to an Existing Multiple Dwelling (Unit 2) - Common Number 1829261 dated 21 July 2010
- xvi) Lot 6787 (2) Villaflor Crescent Woolner, Town of Darwin Proposed Development: Shade Sail Addition to Existing Single Dwelling with a Reduced Front Setback - Common Number 1826898 dated 23 July 2010
- xvii) Lot 6821 (2) Boucaut Crescent Malak, Town of Sanderson, Proposed Development: Verandah Addition to an Existing Multiple Dwelling (Unit 5) - Common Number 1834067 dated 28 July 2010
- xviii) **RE-ADVERTISED** Lot 6894 (28) Tipperary Waters, Stuart Park, Town of Darwin Proposed Development: Additions to an Existing Single Dwelling (Including a Second Storey Addition Containing a Dependant Unit Exceeding 50m in Floor Area) - Common Number 1913874 dated 16 July 2010
- xix) **RE-ADVERTISED** Lot 7406 and 7407 (14 & 17) Dinah Court Stuart Park, Town of Darwin Proposed Development Balcony Extension on Level 1 of Building A and B and Relocation of Windows of 2 x Unit Type C - Common Number 1825085 dated 16 July 2010
- xx) Lot 7672 (43) Knuckey Street Darwin, Town of Darwin Proposed Development: Change of Use from Office to Medical Clinic, Office and Shop - Common Number 1830798 dated 23 July 2010

(Continued on next page...)

OPEN SECTION

PAGE

TP8/9

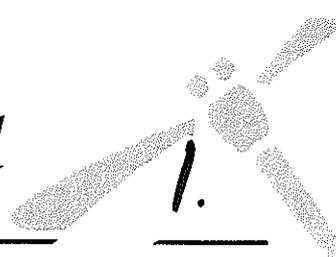
Town Planning Committee Meeting – Wednesday, 4 August, 2010**11 INFORMATION ITEMS****11.1 Various Letters sent to Development Assessment Services under Delegated Authority***(...Continued from previous page)*

- xxi) Lot 7845 (1) Dashwood Place Darwin City Town of Darwin Proposed Development: Change of Use from Restaurant to Leisure & Recreation - Common Number 1834802 dated 28 July 2010
- xxii) Lot 8978 (41) Brinkin Terrace Brinkin, Town of Nightcliff Proposed Development: Conversion of Carport to Garage to an Existing Multiple Dwelling (Unit 1) - Common Number 1821785 dated 9 July 2010
- xxiii) Lot 9662 (16) Scaturchio Street, Casuarina Town of Nightcliff Proposed Development Shade Structure Addition - Common Number 1823307 dated 9 July 2010
- xxiv) **REVISED:** Lot 9662 (16) Scaturchio Street, Casuarina Town of Nightcliff Proposed Development: Shade Structure Addition - Common Number 1823307 dated 14 July 2010
- xxv) Lot 10380 (23)_ Damirrinda Street Lyons, Town of Nightcliff Proposed Development: 2x3 Bedroom Multiple Dwellings in a Single Storey Building - Common Number 1822005 dated 9 July 2010
- xxvi) Lot 10381 (2) Bililima Street Lyons Town of Nightcliff Proposed Development: 2x3 Bedroom Multiple Dwellings in a Single Storey Building - Common Number 1823819 dated 9 July 2010
- xxvii) Lot 10405 (15) Gumungwa Street Lyons Town of Nightcliff Proposed Development: 2x3 Bedroom Multiple Dwellings in a Single Storey Building - Common Number 1821317 dated 9 July 2010
- xxviii) Lot 10413 (28) Gumungwa Street Lyons Town of Nightcliff Proposed Development: 2x3 Bedroom Multiple Dwellings in a Single Storey Building - Common Number 1821255 dated 9 July 2010
- xxix) Lot 10423 (35) Gumungwa Street, Lyons Town of Nightcliff Proposed Development: 2x3 Bedroom Multiple Dwellings in a Single Storey Building - Common Number 1821286 dated 9 July 2010
- xxx) Lot 10433 (1) Maligirra Street Lyons Town of Nightcliff Proposed Development 2x3 Bedroom Multiple Dwellings in a Single Storey Building - Common Number 1821299 dated 9 July 2010

DECISION NO.20\()

(04/08/10)





Please quote: 1825123 CR:sv

16 July 2010

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

Dear Doug

Lot 0968 (4) Finch Court Wulagi, Town of Sanderson
Proposed Development: Carport Addition to Existing Single Dwelling With Reduced Side Setbacks

Thank you for the Development Application referred to this office on the 1 July 2010, 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 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.

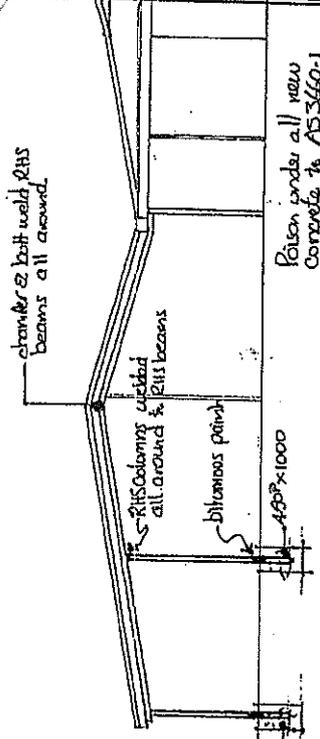
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



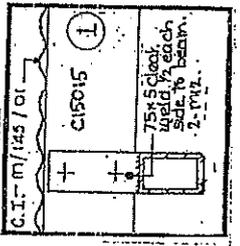
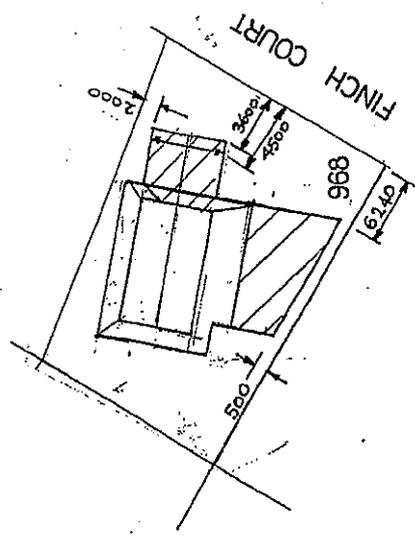
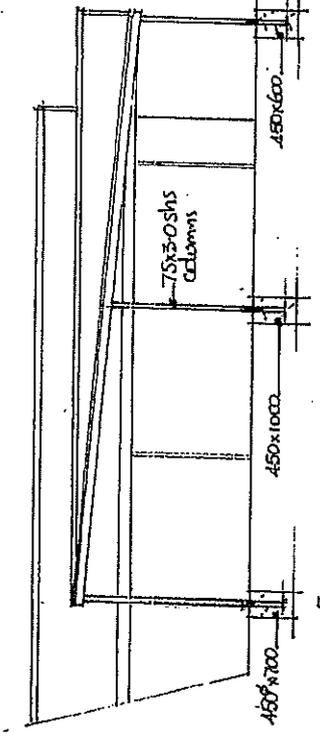
CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: NAC Pty Ltd



ELEVATION

ELEVATION



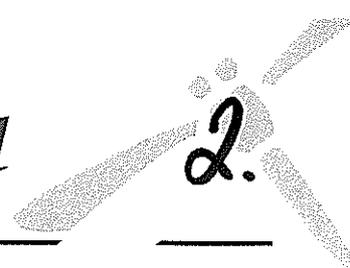
P L A N

VERANDAH LOT 968 FINCH COURT WULAGI TOR BEN WRIGHT



21.6.06

2.43



Please quote: 1830827 CR:sv

23 July 2010

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

Dear Doug

Lot 1904, (11) Bald Circuit Alawa, Town of Nightcliff
Proposed Development: Carport Addition to an Existing Single Dwelling With a Reduced Front Setback

Thank you for the Development Application referred to this office on the 1 July 2010, 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 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.

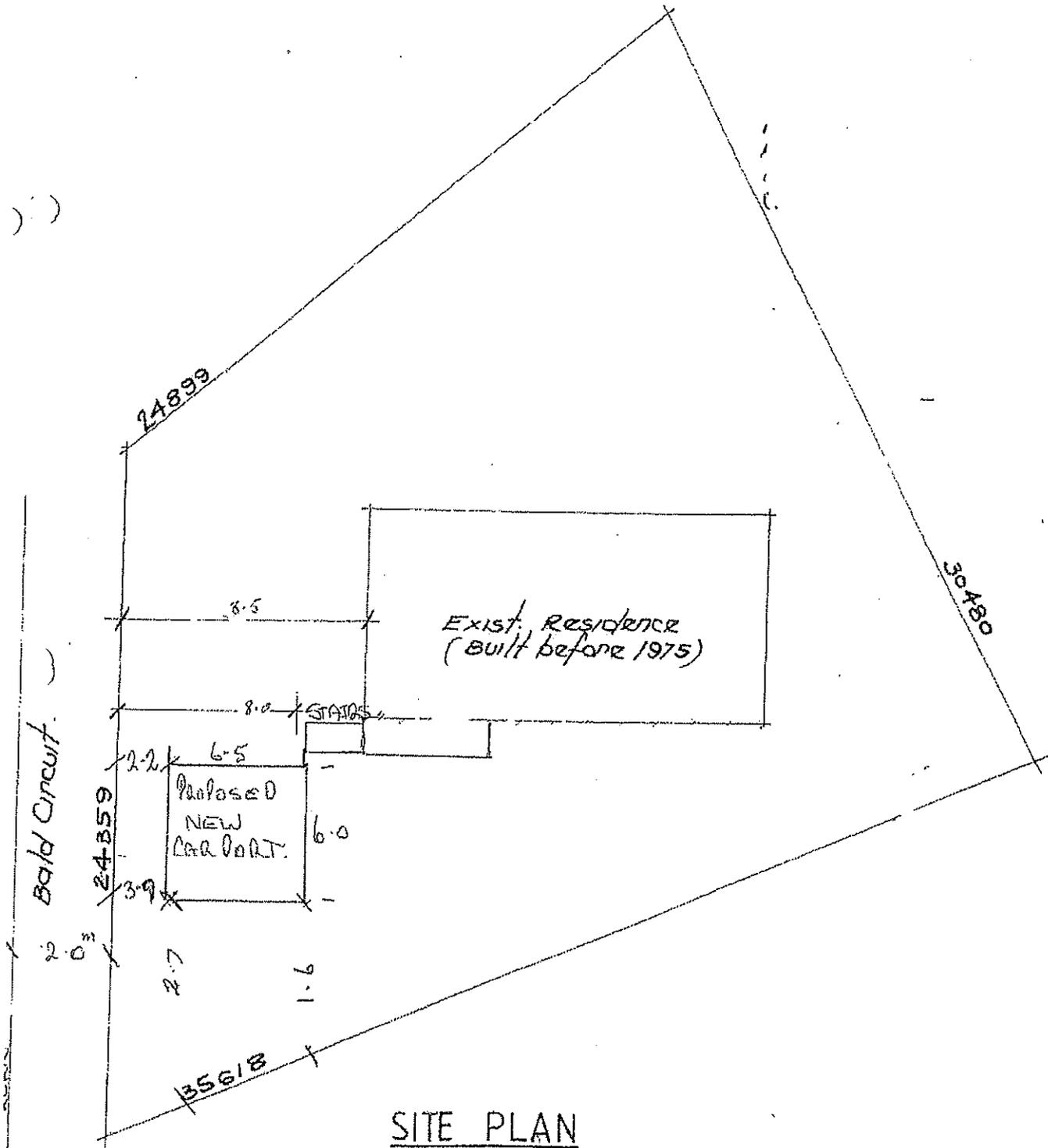
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Peter Thomas



Please quote: 1823010 RB:sv

9 July 2010

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

Dear Doug

**Lot 2168 (15) Parap Road Parap, Town of Darwin
Proposed Development Alterations and Additions Including Outdoor Smoking
Areas to an Existing Hotel And Restaurant**

Thank you for the Development Application referred to this office 25 June 2010, 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 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 Rick Burgess on 8930 0412.

Yours faithfully

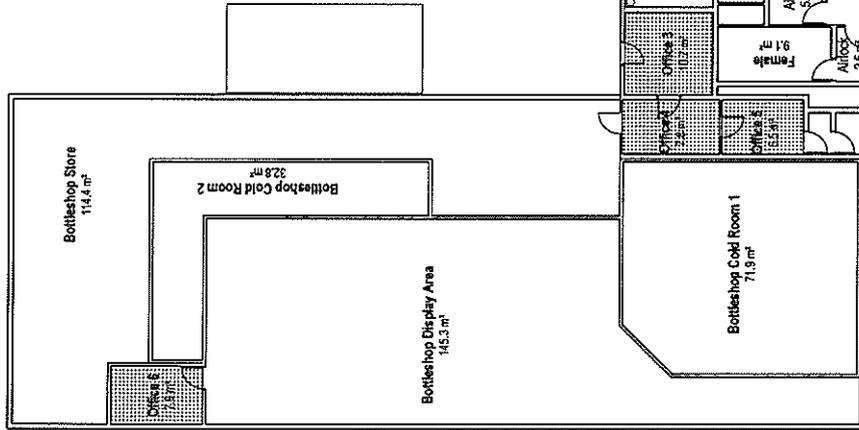


CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Andrew Swenson

NT Planning Scheme Usage Legend

-  Hotel: Lounge
-  Hotel: Bar
-  Hotel: Bar/Beer Garden
-  Hotel: Dining
-  Office



Car parking Calculations

Area Type	Net Floor Area	Planning Use	Ratio	Required
Public Areas				
Bottleshop		Hotel: Drive-in bottleshop		
	sub-total		10	10.00
Dance Floor	15.3	Hotel: Bar		
Lounge 2 - Standing	19.9	Hotel: Bar		
Punters Bistro - Standing	17.8	Hotel: Bar		
Sports Bar - Standing	15.0	Hotel: Bar		
	sub-total		50/100	34.00
Gaming Lounge	31.9	Hotel: Lounge Bar/Beer Garden		
Outdoor smoking area 01	49.4	Hotel: Lounge Bar/Beer Garden		
Outdoor smoking area 02	36.1	Hotel: Lounge Bar/Beer Garden		
Outdoor smoking area 03	4.7	Hotel: Lounge Bar/Beer Garden		
Outdoor smoking area 04	25.5	Hotel: Lounge Bar/Beer Garden		
Stage	7.2	Hotel: Lounge Bar/Beer Garden		
	sub-total		16/100	24.77
Function Room	79.8	Hotel: Dining		
Lounge 2 - Seating	88.7	Hotel: Dining		
Punters Bistro - Seating	88.8	Hotel: Dining		
Restaurant	108.7	Hotel: Dining		
Sports Bar - Seating	72.6	Hotel: Dining		
Outdoor non-smoking area 01a	67.7	Hotel: Dining		
Outdoor non-smoking area 01b	13.0	Hotel: Dining		
Outdoor non-smoking area 02	37.6	Hotel: Dining		
	sub-total		37/100	16.41

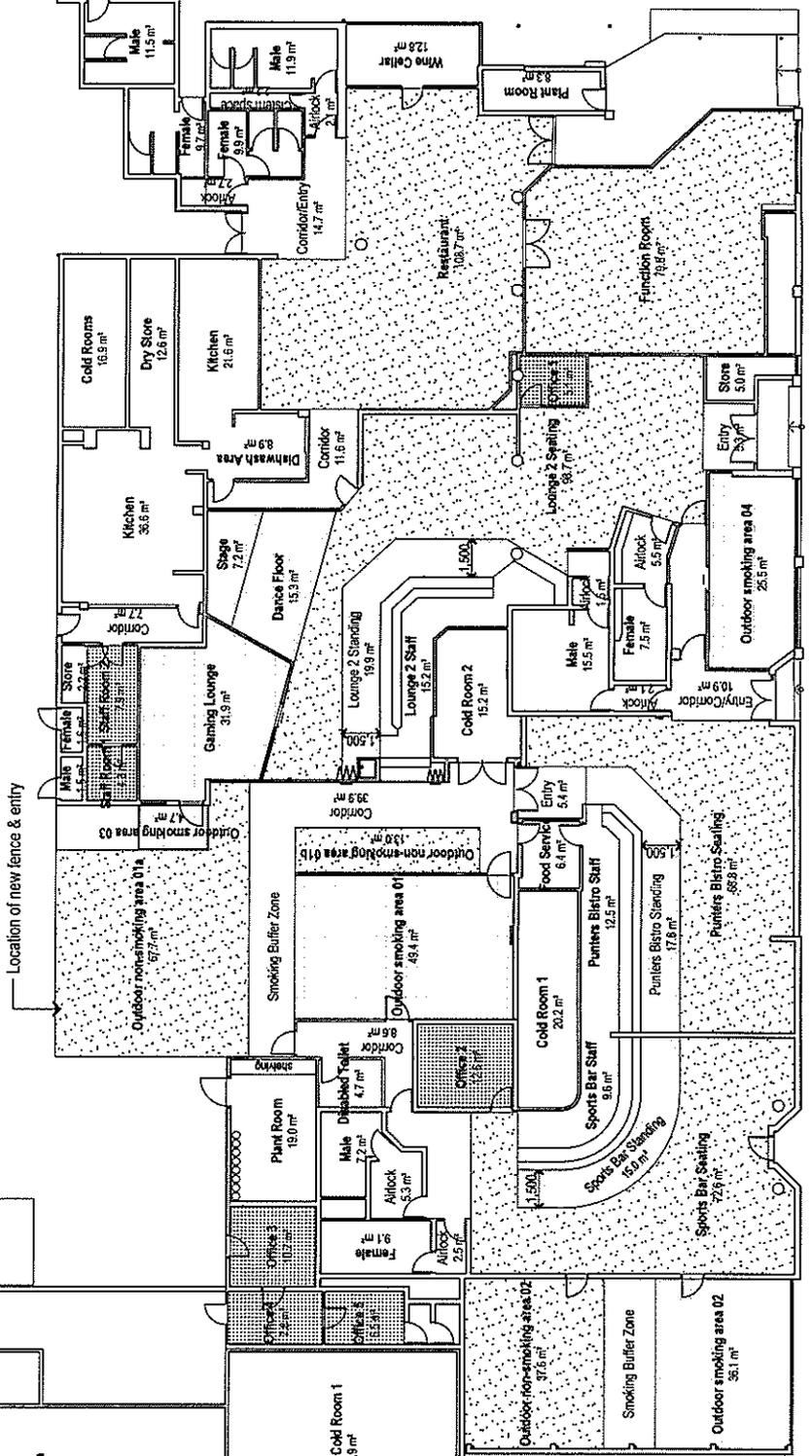
Car parking Calculations (continued)

Area Type	Net Floor Area	Planning Use	Ratio	Required
Back of House/Service Areas				
Office 1	5.1	Office		
Office 2	12.1	Office		
Office 3	10.7	Office		
Office 4	7.8	Office		
Office 5	6.5	Office		
Office 6	7.9	Office		
Staff Room 1	4.3	Office		
Staff Room 2	7.9	Office		
	sub-total		62.3	2.5/100
Total Required				86.73
Total Provided				87
Difference				0

Total Required (Rounded Up to nearest whole number)

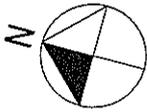
Total Provided

Difference



Location of new fence & entry

Reference Key

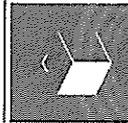


Notes

1. Elected dimensions are to be taken in preference to scaled drawings.
2. All dimensions are to be taken to the centre of the wall unless otherwise stated.
3. All dimensions are to be taken on the floor unless otherwise stated.
4. The drawing is to be used in conjunction with all relevant contracts, specifications, reports and drawings.
5. The copyright of this drawing is vested in NT PD.

This drawing is to be used for the purpose of the project only. It is not to be used for any other purpose.

Author: Development/Preparation	21/09/2010
Checked by: Information	21/09/2010
Drawn by: Description	Date
Amendments:	



IN 4D
 PO Box 42395
 Casuarina NT 0811
 ph: 0415 030 722
 office@in4d.com.au

80

Design: Documentation - Modelling - Animation

Client: NT Pubco Pty Ltd

Project: Parap Hotel
 Lot 2168 Parap Rd
 Parap NT
 Overall Building: Proposed

Date: 21/09/2010
 Scale: A3
 Sheet: 09/06
 1/200

Drawn: Schematic Design

Drawn Number: **DA04**

Scale: A3
 Sheet: 1/200



Please quote: 1825411 CR:sv

16 July 2010

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

Dear Doug

**Lot 2858 (13) Allen Street Fannie Bay, Town of Darwin
Proposed Development: Addition of a Shed to an Existing Single Dwelling With
Reduced Side and rear Setbacks NOT EXHIBITED**

Thank you for the Development Application referred to this office on the 1 July 2010, 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.

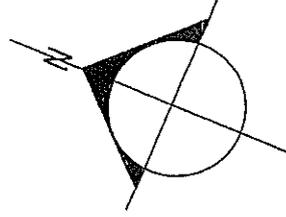
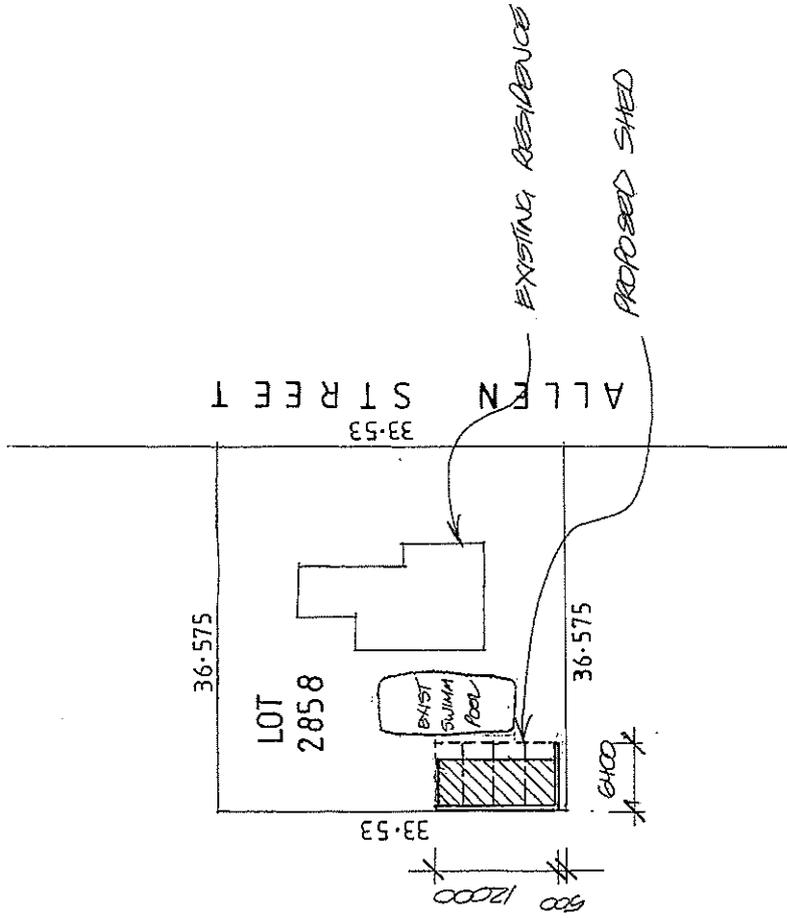
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

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: Moonbeam Design

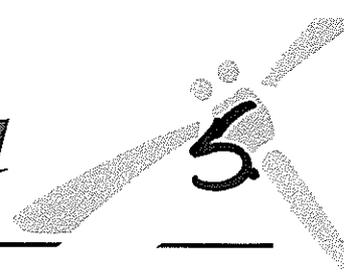


SITE PLAN 1:100 A3

PROPOSED HOBBY SHED
 AT LOT 2858 ALLEN STREET FANNIE BAY
 FOR KLAUS AND URSULA GRAESSLIN

A PO BOX 37445 WINNELLIE NT 0821
 P 08 8947 5411 | M 0409 893 873 | F 08 8947 5422
 E CHRIS@MOONBEAMDESIGN.COM.AU
 W MOONBEAMDESIGN.COM.AU | ABN 91 102 682 55





Please quote:1829800 RB:sv

23 July 2010

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

Dear Doug

**Lot 3391 (50) Boulter Road Berrimah, Hundred of Bagot
Proposed Development: Extensions to an Existing Clubhouse**

Thank you for the Development Application referred to this office 9 July 2010, 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). **The crossover and driveway appear to meet Council requirements.**
- 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.

- 1). The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also

...2/

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

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

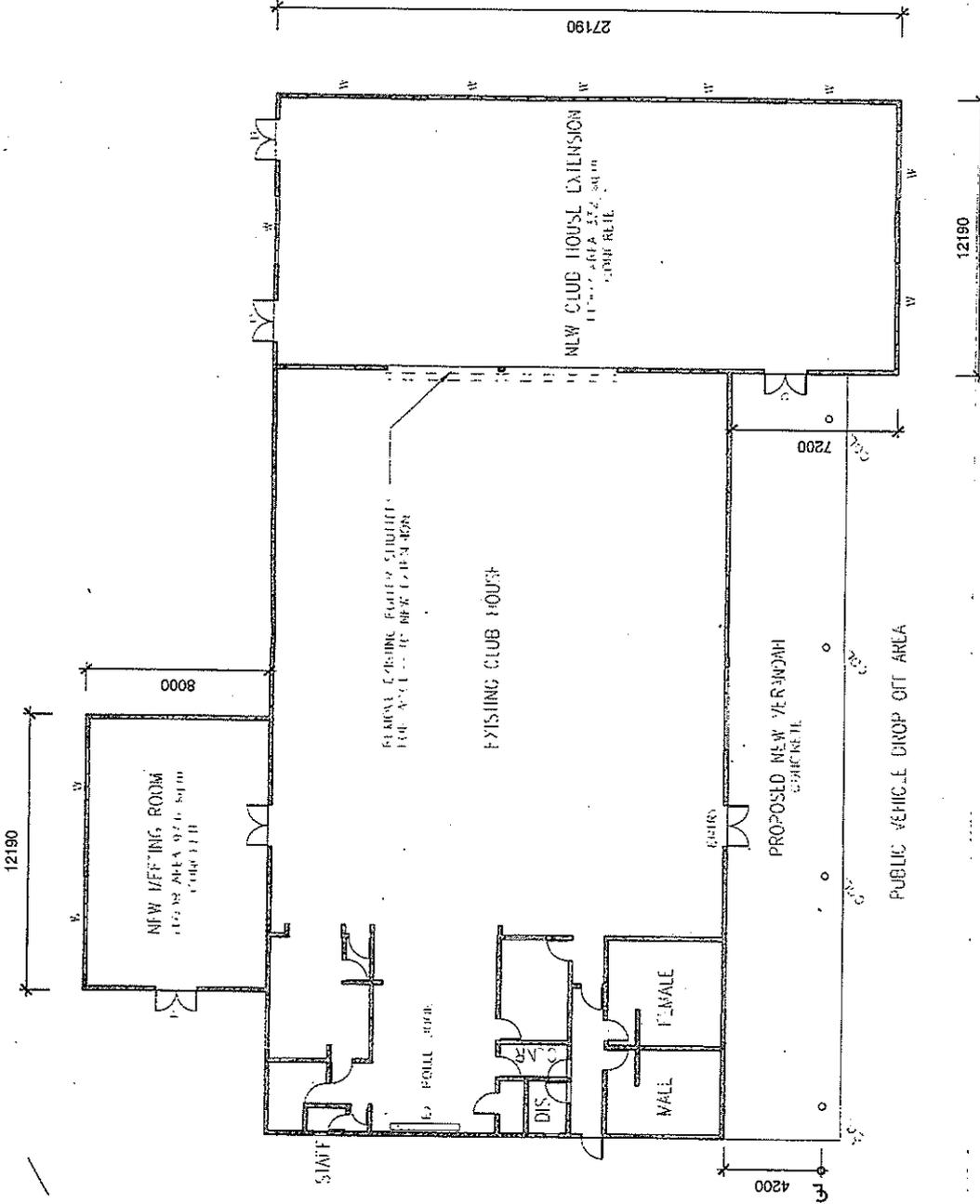
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager Infrastructure, Darwin City Council and at no cost to Council.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from 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.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

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

Yours faithfully

CINDY ROBSON
STRATEGIC TOWN PLANNER

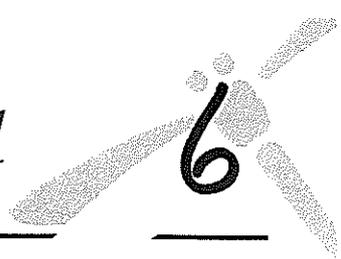
cc: Paula Chung



FLOOR PLAN
SCALE 1:200 AT A3

BlueLine Drafting
 Architectural and Structural
 Drafting Services
 Suite 10, 100, The Esplanade
 Perth, Western Australia 6000
 Tel: (08) 9442 1111
 Fax: (08) 9442 1112
 Email: info@bluelinedrafting.com.au

**PROPOSED CLUBHOUSE EXTENSIONS AND
 ALTERATIONS FOR CHINESE-TIMORESE ASSOCIATION**



Please quote: 1829223 CR:sv

21 July 2010

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

Dear Doug

Lot 4285 (43) Ridgehaven Circuit Leanyer, Town of Sanderson
Proposed Development: Carport Addition to an Existing Single Dwelling With a Reduced Front and Side Setback

Thank you for the Development Application referred to this office on the 1 July 2010, 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 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.

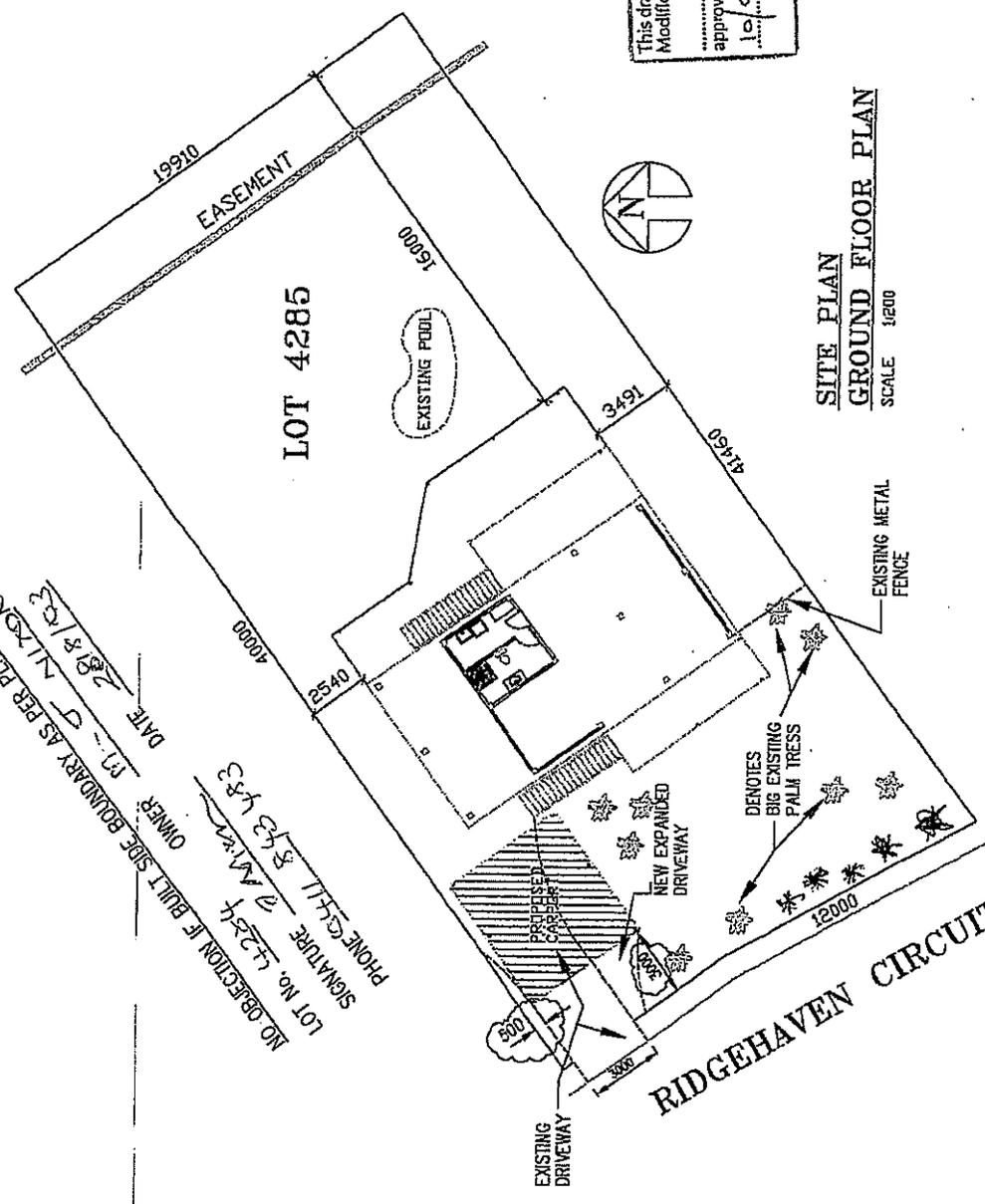
Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Richard Martin

NO OBJECTION IF BUILT SIDE BOUNDARY AS PER PLAN
 OWNER: M. J. ALIXON
 DATE: 28/9/03
 SIGNATURE: [Signature]
 LOT No. 4285
 PHONE: 0411 343 483
 NO OBJECTION IF BUILT SIDE BOUNDARY AS PER PLAN



SITE PLAN
GROUND FLOOR PLAN
 SCALE: 1:600

This drawing is approved in accordance with Modification No. 103 in respect of Clause 33 approved by the Building Appeals Board on 10/9/03
 [Signature]
 CHAIRMAN

RECEIVED
 1 SEP 2003

Drawing No: 103/09

JOB No.	RF
DATE	AUG 03
REVISOR	
SHEET No.	1

PROPOSED CARPORT, EXTENSIONS AND ALTERATION TO EXISTING RESIDENCE TO LOT 4285
 RIDGEHAVEN CIRCUIT,
 LEANYER, N.T.



LIGHT DASHED LINES DENOTES EXISTING STRUCTURES
 HEAVY LINES DENOTES NEW STRUCTURES



Please quote: 1832297 CR:sv

26 July 2010

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

Dear Doug

Lot 4474 (5) Sedge Court Karama, Town of Sanderson
Proposed Development: Carport Addition to an Existing Single Dwelling With a
Reduced Side Setback NOT EXHIBITED

Thank you for the Development Application referred to this office on the 1 July 2010, 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 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.

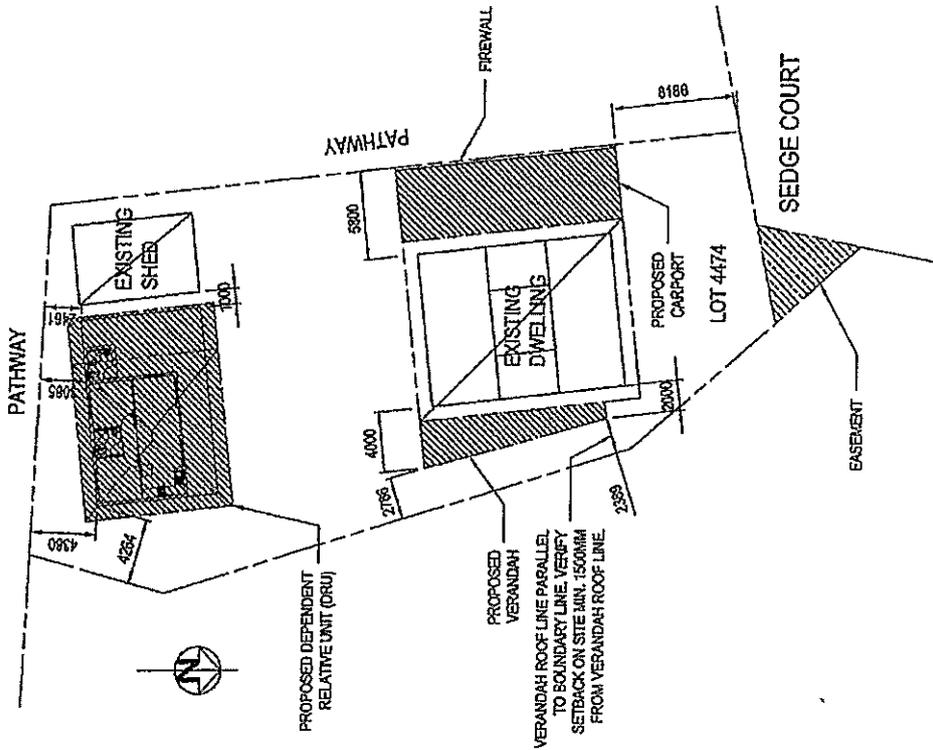
Yours faithfully

CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Calixto Salas

BUILDING NOTES

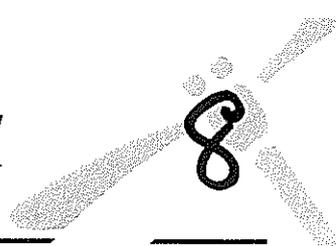
1. ALL NEW BUILDING WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) 2010 VOLUME TWO.
2. THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST OPEN OUTWARDS OR SLIDE OR BE READILY REMOVABLE FROM OUTSIDE THE COMPARTMENT.
3. GLASS IN WINDOWS AND DOORS INCLUDING THE FRAMES, GLAZING AND FRINGS MUST COMPLY WITH AS1288, AS2047 & JTC4122. CERTIFICATION MUST BE PROVIDED BY MANUFACTURER AND INSTALLER WITHIN THE CYCLONIC REGION.
4. WINDOWS LESS THAN 500MM FROM THE FLOOR LEVEL OR LESS THAN 500MM FROM AN OPENING REQUIRE SAFETY GLASS IN ACCORDANCE WITH AS1288.
5. ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE INCLUDING SHOWER DOORS, SHOWER SCREENS BATH ENCLOSURES AND ASSOCIATED WINDOWS TO COMPLY WITH BCA 2010 3.8.4.5 (SHALL BE GRADE A SAFETY GLASS)
6. PROVIDE MECHANICAL VENTILATION TO ENCLOSED TOILET IN ACCORDANCE WITH AS1688.1.
7. SMOKE ALARMS TO BE INSTALLED AS PER AS3786 HARDWIRED TO MAINS CONSUMER POWER WITH BATTERY BACKUP. LONGSATION TYPE ALARMS MAY BE MORE SUITABLE NEAR BATHROOMS AND PHOTOELECTRIC ALARMS MAY BE USED NEAR COOKING APPLIANCES.
8. R1 INSULATION TO BE PROVIDED TO ALL EXTERNAL WALLS INCLUDING GABLE END WALLS IF SHADE PROJECTION IS LESS THAN THE EQUIVALENT OF 1/4 WALL HEIGHT. INSULATION TO BE INSTALLED AS PER BCA 3.12.1
9. WET AREA WATERPROOFING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH AS3740 AND MANUFACTURERS SPECIFICATIONS. CERTIFICATE OF INSTALLATION TO BE PROVIDED TO THE CERTIFIER.
10. ALL PLUMBING AND DRAINAGE TO BE IN ACCORDANCE WITH THE NATIONAL PLUMBING AND DRAINAGE CODE AS5500 AND WORKS SHALL BE CARRIED OUT BY A LICENSED PLUMBER.
11. ANY ROOF ATTACHMENTS SUCH AS SOLAR HOT WATER SYSTEMS AND ROOF VENTILATORS MUST BE INSTALLED IN ACCORDANCE WITH THE RELEVANT DTC. IF THE PRODUCT DOES NOT HAVE A SPECIFIC DTC A STRUCTURAL ENGINEER SECTION 40 CERTIFICATE AND DESIGN DETAILS ARE TO BE SUBMITTED PRIOR TO INSTALLATION.



1 SITE PLAN
Scale: 1:500

PRELIMINARY

PROJECT TITLE Dependent Relative Unit, Verandah & Carports	OWNER Alex Salas	SHEET CONTENTS Site Plan		SCALE As shown	SHEET NO 1	REVISION	
	LOCATION Lot 4474 Sedge Ct, Karama	DESIGNED BY MBP	DRAWN BY MBP	DRAWING NO 09-4474-S01	REV 12	SIZE A3	
	CHECKED BY -	DATE DRAWN 01/12/2009					



Please quote: 1825104 RB:sv

16 July 2010

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

Dear Doug

Lot 4571 (90) Dick Ward Drive Coconut Grove, Town of Nightcliff
Proposed Development: 30 Meter High Telecommunications Tower, Antennas
and Equipment Shed NOT EXHIBITED

Thank you for the Development Application referred to this office 30 June 2010, 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 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 Rick Burgess on 8930 0412.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Ms Kate Large

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

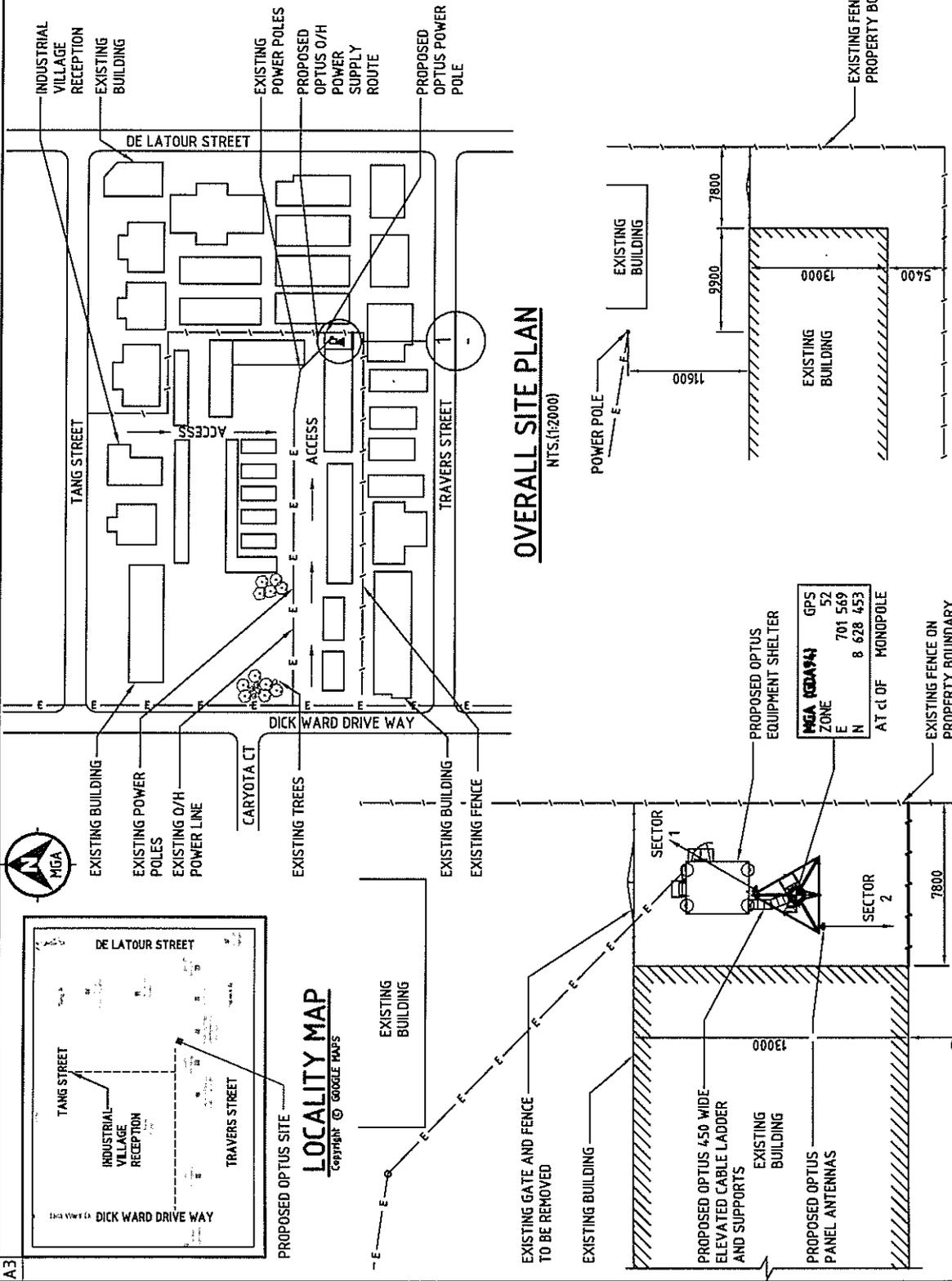
SITE ADDRESS
90 DICK WARD DRIVE
COCONUT GROVE NT 810

NOTES:

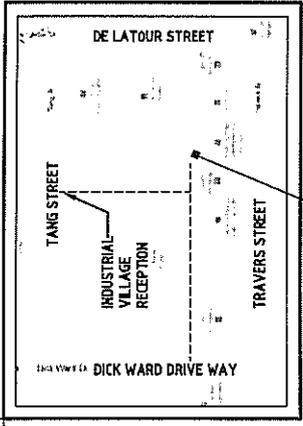
1. **BASES OF DESIGN**
SITE DESIGN VISIT 13/11/2009
2. **PANEL ANTENNAS**
> 2-OFF PANEL ANTENNAS (2.63m LONG)
> SECTOR 1 - 30°, SECTOR 2 - 180°
> MOUNTED ON TRIANGULAR HEADFRAME
3. **NETWORK LINK**
> FIBER
4. **STRUCTURE**
> NEW 30.0m HIGH STEEL MONOPOLE
5. **EQUIPMENT SHELTER**
PHASE 8 (3m x 2.5m) PAPERBARK
> SUPPORTED ON BORED PIERS
6. **CABLE LADDER**
> 450mm WIDE HORIZONTAL CABLE LADDER
> TO HAVE GALVANISED STEEL COVERS
> FEEDER TO BE RUN VERTICALLY INSIDE MONOPOLE
7. **PAINTING/AIRCRAFT WARNING LIGHTS**
> REQUIREMENTS TO BE CONFIRMED
8. **SITE ACCESS**
> ACCESS VIA TANG STREET OR DICK WARD DRIVE WAY
9. **ANTENNA ACCESS**
> ANTENNAS TO BE ACCESSED BY STEP-PEGS AND LAD-SAF
10. **ELECTRICAL POWER SUPPLY**
> 30A 3 PHASE POWER SUPPLY TO BE PROVIDED
> SUPPLY MAY BE AVAILABLE FROM EXISTING POLE IN INDUSTRIAL VILLAGE
> DETAILS TO BE ADVISED BY POWER WATER

FOR APPROVAL

Designed	Drawn	Date
DTK	JND	FAB 10
Verified	Scale	
SCE	AS SHOWN	
Approved	Project No.	
SCE	2044.73	
Drawing No.	Revision	
D8020C-P1	02	



1



Drafting Title:
DRAFT SITE LAYOUT

Project:
MOBILE NETWORK AUSTRALIA
SITE No:- D8020C
COCONUT GROVE INDUSTRIAL VILLAGE



Client:
MOBILE NETWORK AUSTRALIA
SITE No:- D8020C
COCONUT GROVE INDUSTRIAL VILLAGE

aurecon
Aurecon Australia Pty Ltd
55 Greenfield Street Adelaide
South Australia 5000 Australia
Telephone: +61 8 8237 8777
Facsimile: +61 8 8237 8778
Email: au@adelaide.aurecongroup.com

Rev	Date	By	Var	App
01		AA	PP	SE
02		AA	PP	SE
03		AA	PP	SE
04		AA	PP	SE
05		AA	PP	SE
06		AA	PP	SE
07		AA	PP	SE
08		AA	PP	SE
09		AA	PP	SE
10		AA	PP	SE

01. ILLUSTRATION SIZE CORRECTION
02. ILLUSTRATION SIZE CORRECTION
03. ILLUSTRATION SIZE CORRECTION
04. ILLUSTRATION SIZE CORRECTION
05. ILLUSTRATION SIZE CORRECTION
06. ILLUSTRATION SIZE CORRECTION
07. ILLUSTRATION SIZE CORRECTION
08. ILLUSTRATION SIZE CORRECTION
09. ILLUSTRATION SIZE CORRECTION
10. ILLUSTRATION SIZE CORRECTION



Please quote: 1832278 CR:sv

26 July 2010

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

Dear Doug

**Lot 4759 (11) Jacksonia Circuit Nightcliff Town of Nightcliff
Proposed Development: Carport, Garage and Storage Room Addition to an
Existing Single Dwelling With a Reduced Side Setback. NOT EXHIBITED**

Thank you for the Development Application referred to this office on the 1 July 2010, 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 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 Jim Leach

Please quote: CR:sv

9 July 2010

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

Dear Doug

**Lot 4935 (16) Seale Street Fannie Bay, Town of Darwin
Proposed Development: Extensions to an Existing Single Dwelling Resulting
in a 3 Storey Building Exceeding the 8.5m Height Limitations**

Thank you for the Development Application referred to this office 25 June 2010, 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 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: ABP Permits Pty Ltd

9 July 2010

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

Dear Doug

**Lot 5224 (43) Applegum Drive Karama, Town of Sanderson
Proposed Development Construction of Shed 6x4x3.0 High Shed on the East
Side of the Existing Single Dwelling With Reduced Side Setbacks**

Thank you for the Development Application referred to this office 25 June 2010, 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 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.

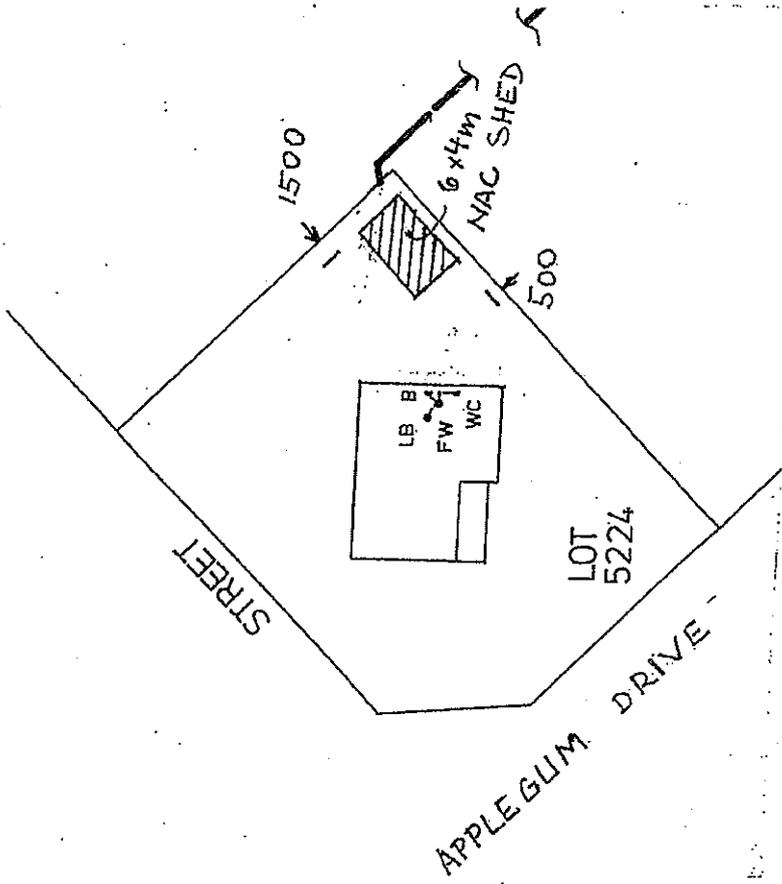
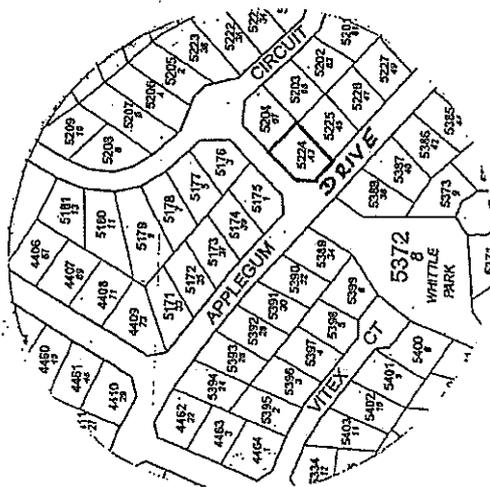
If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: NAC Pty Ltd



Signed: *[Signature]*
 Name: GAI GARDNER
 Date: 10/6/2010

6.0 x 4.0 x 3.0 m high shed, Lot 5224, 43 Applegum Drive, Karama, for Matthew ROBERTS



TOWNES CHAPPELL WISGWAY PTY LTD
 Consulting Engineers
 1718 Lincoln Street, Darwin NT 0800
 GPO Box 200, Darwin NT 0801
 Phone: 08 4223 4400
 Fax: 08 4223 4404
 Email: tom@tcm.com.au

4/6/2010

NAC Pty Ltd ABN 66 009 595 386. 7 Travers Street, Coconut Grove. P.O. Box 7, Nightcliff NT 0814 P: 8948 1600 F: 8948 1662 admin@nacnt.com

Please quote: 1821998 RB:sv

9 July 2010

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

Dear Doug

**Lot 5244 (1) Casino Drive The Gardens Town of Darwin
Proposed Development Bulk Earthworks (Including the Placement of Fill) For
Future Extension of Visitor Accommodation and Beach Resort**

Thank you for the Development Application referred to this office 25 June 2010, 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 does not support development within Primary and Secondary Storm Surge Zones given the potentially devastating outcome.

Council is not in a position to be able to assess or propose a method to remedy the effects of storm surge.
- ii). **Should the above issues be adequately addressed, Council offers the following comments:**
 - a). Council requests that a Traffic Management Plan be submitted outlining the movement of vehicles used in association with the proposed use.

...2/

- 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.
- 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.

- Roads shall be swept twice a week to coincide with Mindil Beach Market days, or more often as required to the satisfaction of the General Manager Infrastructure, Darwin City Council.

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

If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

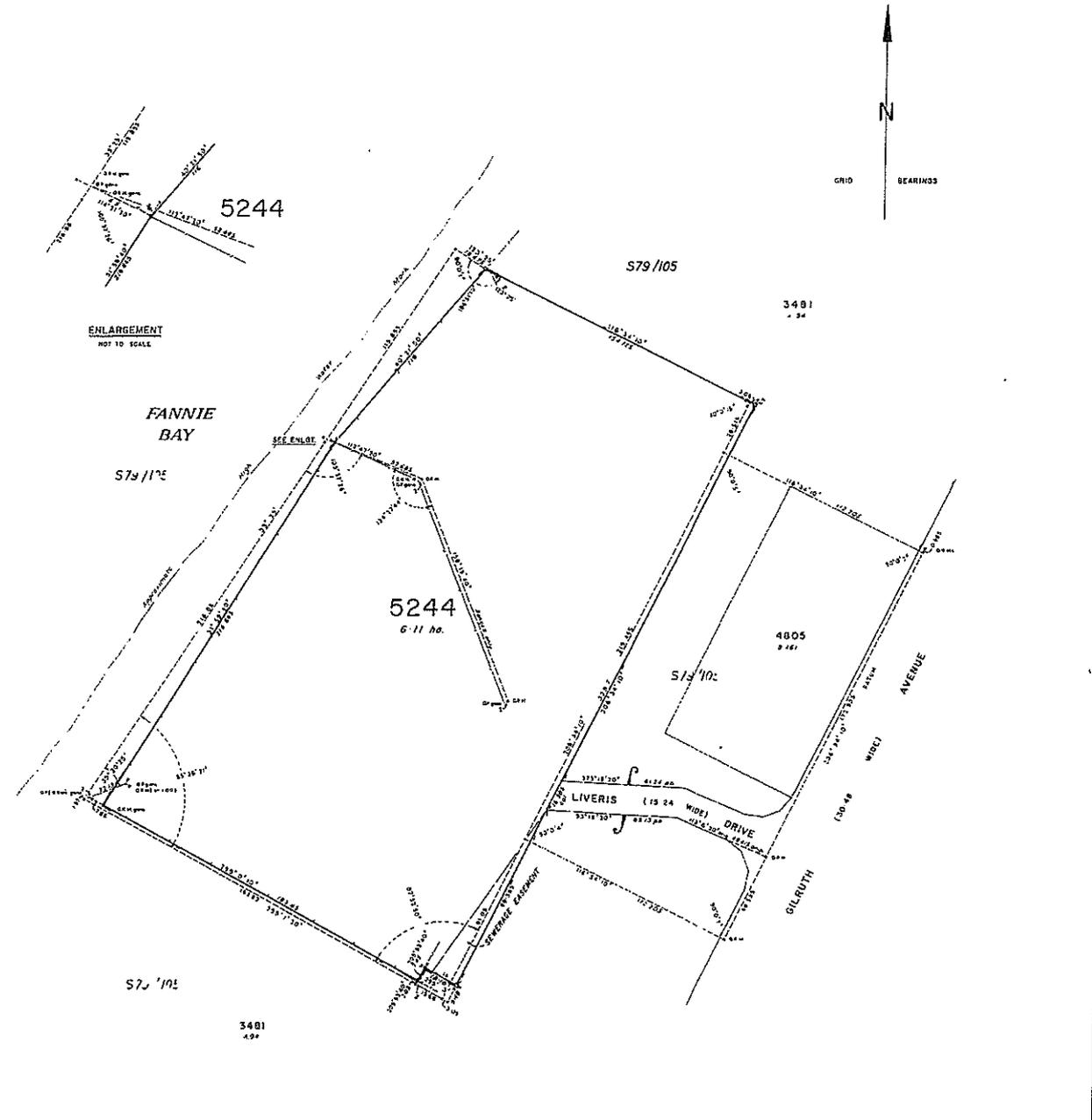
Yours faithfully



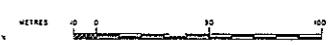
CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: June D'Rozario and Associates Pty Ltd

Supersedes S.76/48 and part O.P.1538



NOTE Reference marks are of one metre unless shown otherwise



SURVEYOR'S CERTIFICATE I, L. H. ATKINSON hereby certify that the Survey represented on this plan was carried out by me or a Licensed Surveyor in accordance with the provisions of the Survey Act 1973 and that the Survey has been carried out in accordance with the License Surveyors Ordinance (113-1973) and the Regulations thereunder. Date: 28/06/79 L. H. Atkinson Licensed Surveyor		File No. S79/12 Field Book No. S79/12 Initial Plan Number 34003, Survey of 15 Drawn AT 2000/11/21/1979 Estimated at 22.75 Detailation Book No. S79/12	<table border="1"> <thead> <tr> <th>NO</th> <th>REFERENCE</th> <th>DETAILS</th> <th>APPROVED DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO	REFERENCE	DETAILS	APPROVED DATE				
NO	REFERENCE	DETAILS	APPROVED DATE								
SURVEY APPROVED Date: 2-3-79 R. Smith Surveyor-General		Signed: R. Smith Assistant Chief Draftsman Date: 2-3-79	LOT 5244 TOWN OF DARWIN HUNDRED OF BAGOT COUNTY OF PALMERSTON LEGEND Concrete Block Concrete Pipe Asphalt Pavement Bitumen Limestone Sandstone AZIMUTH 1. Surveyed from S76/48 2. Surveyed from LIVERIS DRIVE SCALE 1:1000 S79/12 14 3-79								

COPY TO L.T.C. 25-9-79.

MARKET PLAN
ARCHITECTURE & INTERIOR DESIGN
OKA
ARCHITECTS
CONSULTANTS

SKY CITY
DARWIN
Civil Engineer
Greenhill Engineers Pty Ltd
Unit 115 Cayana Court
Casuarina Grove
Casuarina NT 1308
P.O. Box 8248 1222
Tel: 08 8248 1222
Fax: 08 8248 0018
www.greeshill.com.au

LANDSCAPE ARCHITECT
CLOUTIER ASSOCIATES
Quantity Surveyor
RL Bricker
Levelt
Buchmail
Structural, Mechanical &
Electrical Engineer
TOMES CHAMBERLAIN PARTNERS PTY. LTD.
250, RIVERSIDE DRIVE
SYDNEY, NSW 2000
T: 61 2 9233 3333
F: 61 2 9233 3334
www.tcm.com.au

POOL CONSULTANT
T.M. CONSULTANTS
10/100, RIVERSIDE DRIVE
SYDNEY, NSW 2000
T: 61 2 9233 3333
F: 61 2 9233 3334
www.tcm.com.au

TRAFFIC PLANNING & TRANSPORT
mty
10/100, RIVERSIDE DRIVE
SYDNEY, NSW 2000
T: 61 2 9233 3333
F: 61 2 9233 3334
www.mty.com.au

PRELIMINARY CONSULTANT
AECOM
AECOM Australia Pty Ltd
Level 11, 111 St Georges Road
Melbourne, VIC 3000
T: 61 3 9592 9000
F: 61 3 9592 9001
www.aecom.com.au

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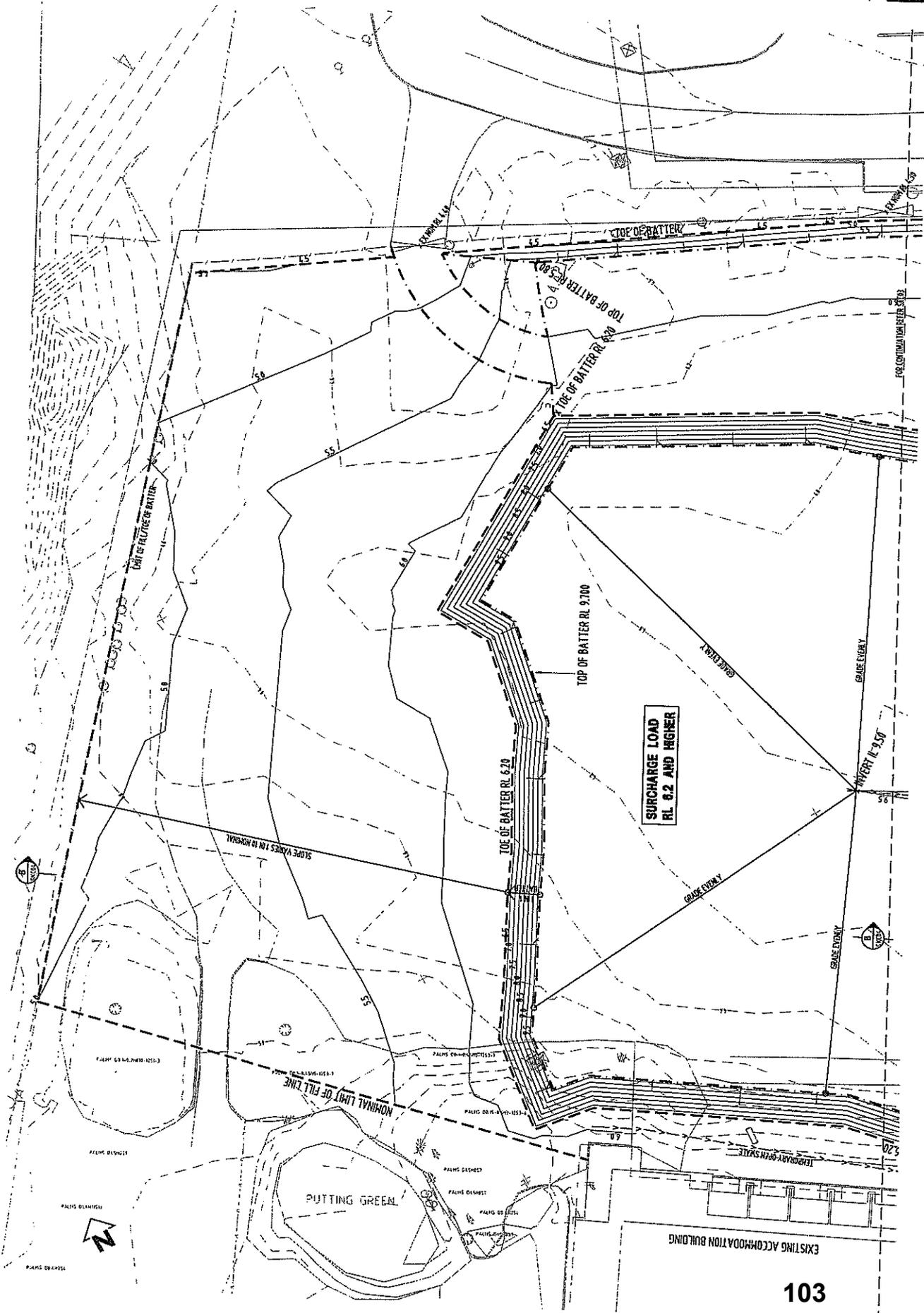
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DRAWING
FILE AND SURCHARGE DETAILS
SHEET 1 OF 2

DATE JUN 10 2010
DRAWN JUM
SCALE AS NOTED
CHECKED
PROJECT CASUARINA DEVELOPMENT

Greenhill Engineers Pty Ltd
Unit 115 Cayana Court
Casuarina Grove
Casuarina NT 1308
P.O. Box 8248 1222
Tel: 08 8248 1222
Fax: 08 8248 0018
www.greeshill.com.au

Please quote: 1667846 CR:sv

9 July 2010

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

Dear Doug

RE-ADVERTISED

**Lot 5738 (20) Conacher Street Fannie Bay, Town of Darwin
Proposed Development: Ablution and Kitchen Additions to an Existing
Licensed Club and Relocation of Demountable for Use as an Office -**

Thank you for the Development Application referred to this office on the 25 June 2010, 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 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: Neville Jones Services

Please quote: 1834081 CR:sv

28 July 2010

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

Dear Doug

Lot 6522 (3) Cashew Court Karama, Town of Sanderson
Proposed Development: Shed Addition to an Existing Single Dwelling With a Reduced Front Setback

Thank you for the Development Application referred to this office on the 1 July 2010, 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 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.

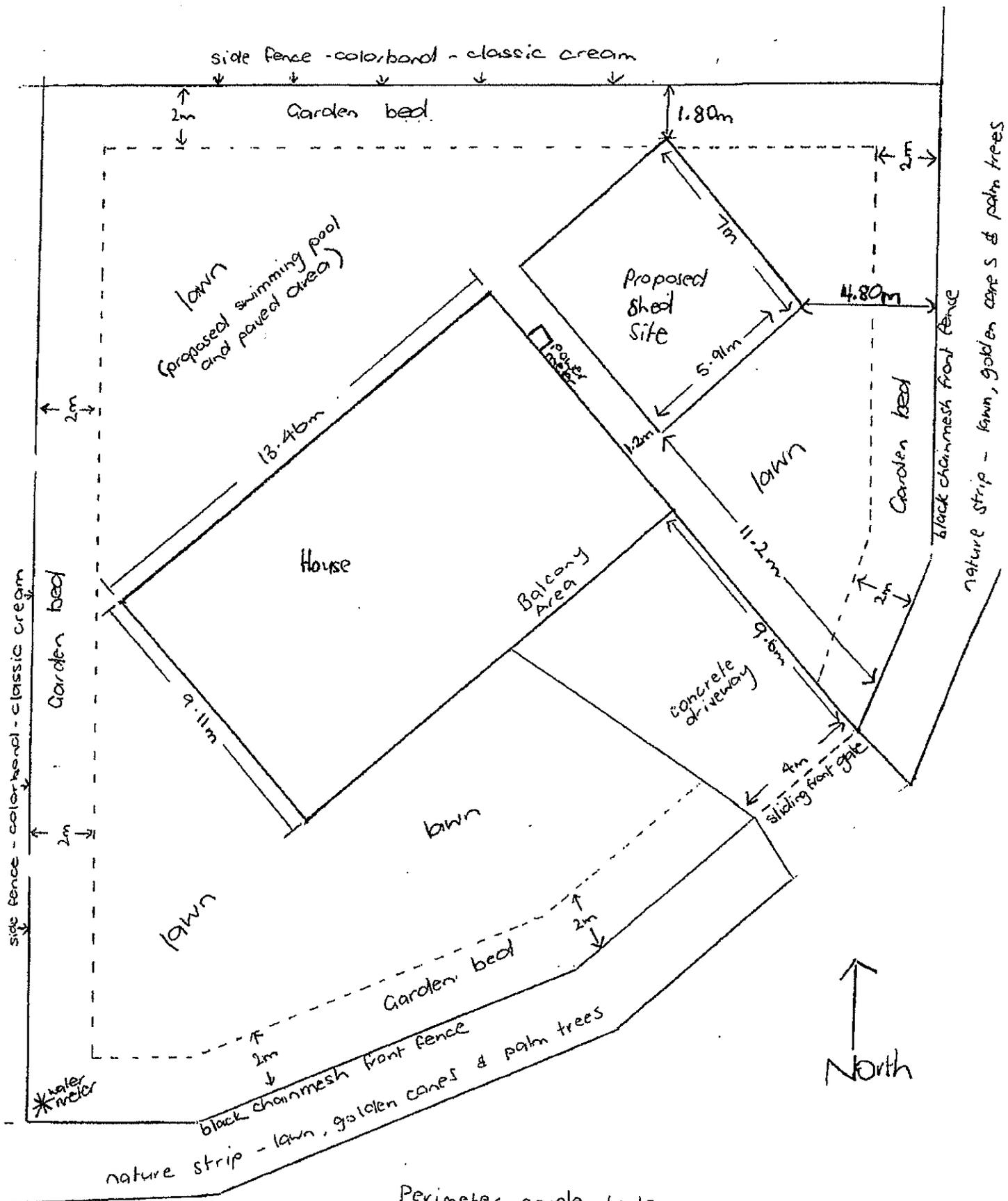
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully

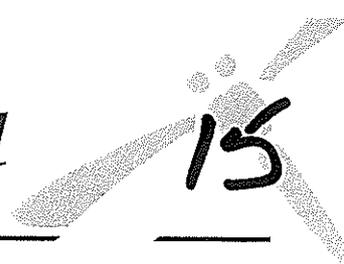


CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Hamish Jacob



Perimeter garden beds contain cuban royal & fox tail palm trees, lipstick palms, crotons, spider lilies & cordlyne varieties.



Please quote: 1829261 CR:sv

21 July 2010

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

Dear Doug

Lot 6594 (62) Kalymnos Drive Karama, Town of Sanderson
Proposed Development: Verandah and Storage Shed Addition to an Existing Multiple Dwelling (Unit 2)

Thank you for the Development Application referred to this office on the 1 July 2010, 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 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.

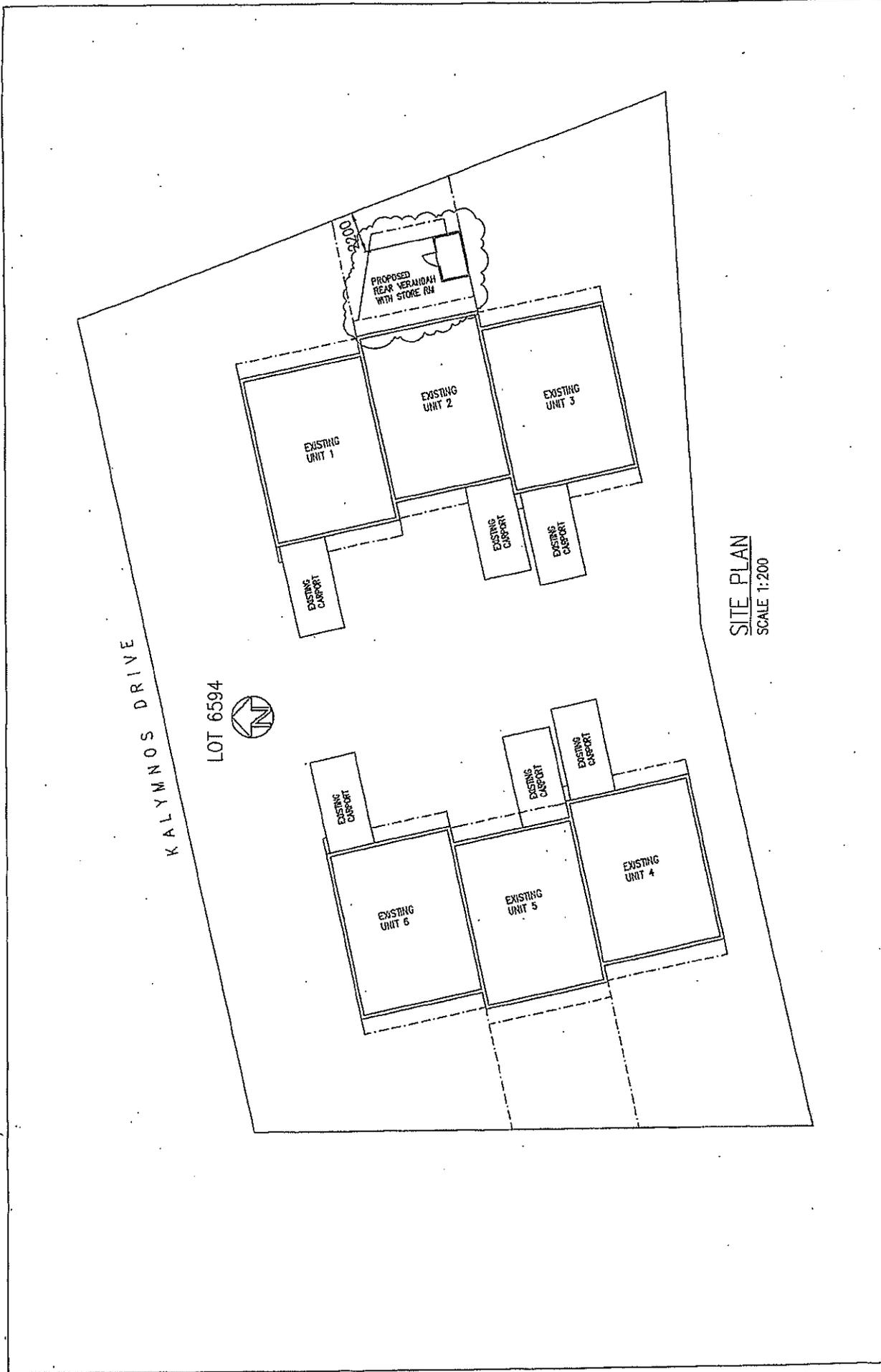
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Grahame Head



ISSUE NO.	RF
DATE	12/05/10
ISSUE NO.	1/8

PROPOSED REAR VERANDAH
TO EXISTING UNIT 2
LOT 6594 KALYMNOS DRIVE
KARAMA N.T.

145 FARRAR BLVD.
FARRAR, PALMERSTON NT, 0830
PH: 08 83113082/FAX: 08 8328645
MOB: 0412 627 560

SITE PLAN
SCALE 1:200



Please quote: 1826898 CR:sv

23 July 2010

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

Dear Doug

Lot 6787 (2) Villaflor Crescent Woolner, Town of Darwin
Proposed Development: Shade Sail Addition to Existing Single Dwelling With a Reduced Front Setback

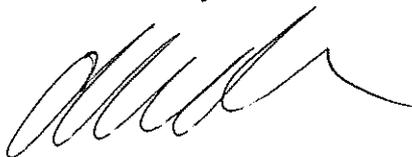
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No issues are raised for this Development Application in relation to matters that fall within the responsibility of Darwin City Council.

In considering this application, the 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

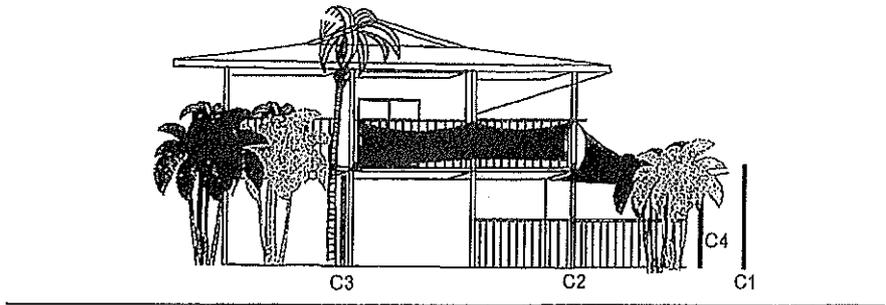
cc: Leah I Williams



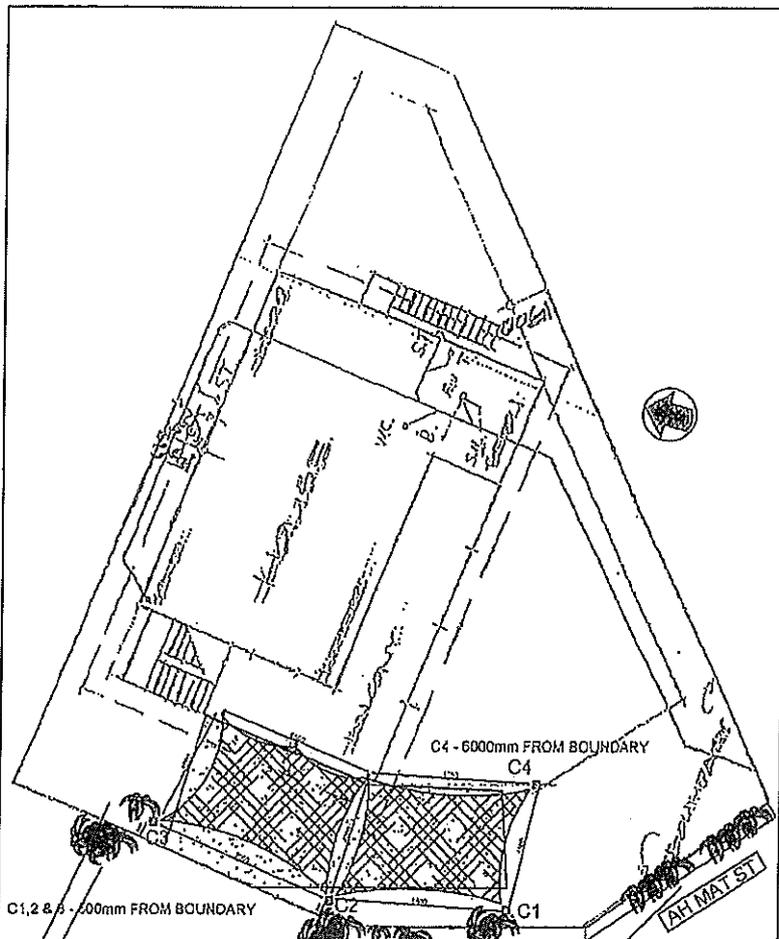
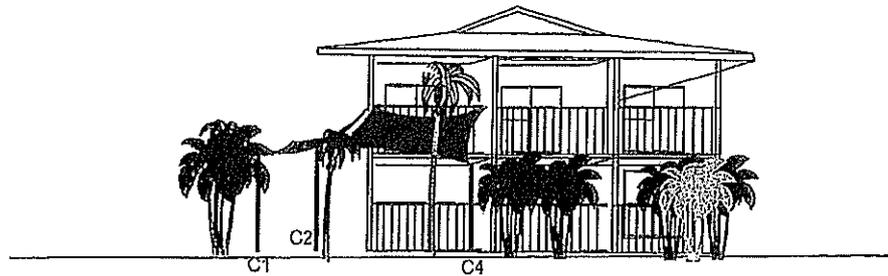
SHADE

PO BOX 37815 WINNELLIE NT 0021
 PH: 08 6994 4940 FAX: 08 6994 3183

FRONT ELEVATION



SIDE ELEVATION



- a) *Carpentaria acuminata*
- b) *Ptychosperma macarthuri*
- c) *Chrysalidocarpus lutescens*
- c) *Chrysalidocarpus lutescens*

Driveway

VILLAFLORES CRESCENT

200 / 6787 / 003
 10570SC

POST SCHEDULE

- C1 - 100 x 4 SHS 2800 AGL
- C2 - 100 x 4 SHS 2800 AGL
- C3 - 100 x 4 SHS 2100 AGL
- C4 - 100 x 4 SHS 2100 AGL

SHADETECH
 PROPOSED
 SHADE STRUCTURE

LOT 6787

2 VILLAFLORES CRESCENT
 WOOLNER

1:25
 H061014
 2010

Please quote: 1834067 CR:sv

28 July 2010

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

Dear Doug

Lot 6821 (2) Boucaut Crescent Malak, Town of Sanderson
Proposed Development: Verandah Addition to an Existing Multiple Dwelling
(Unit 5)

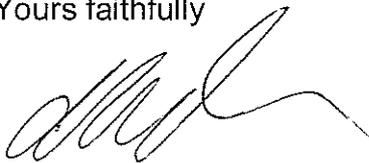
Thank you for the Development Application referred to this office on the 1 July 2010, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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 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.

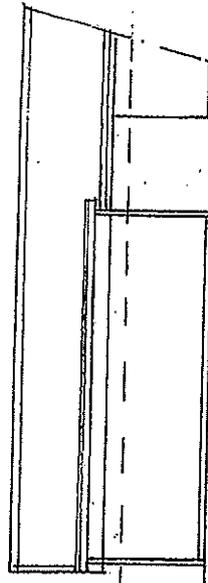
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



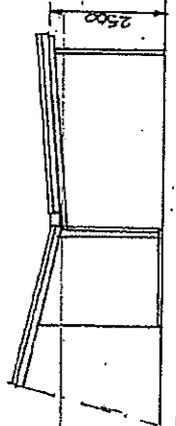
CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Mr Michael Kuhn



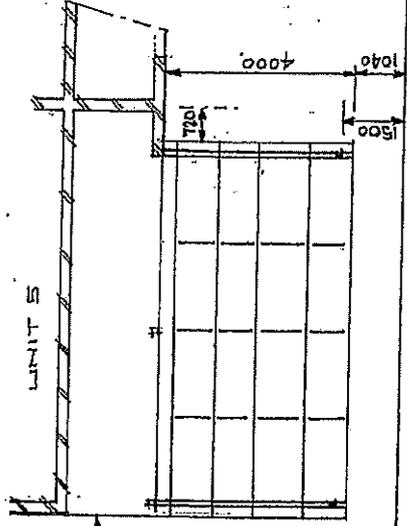
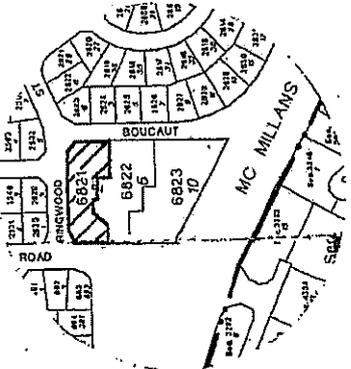
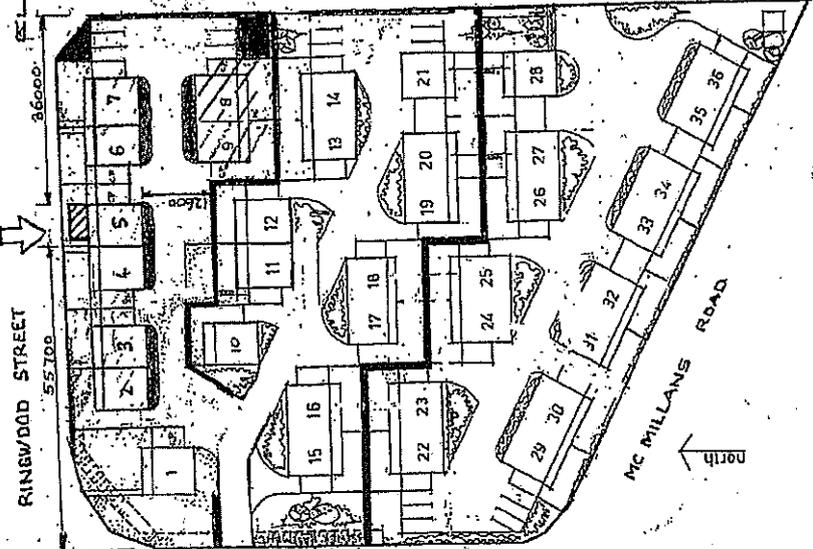
FRONT FENCE
1800

ELEVATION



FRONT FENCE
1800

ELEVATION



UNIT 5

7800

RINGWOOD STREET

PLAN

2503010

7,800 x 4,000 VERANDAH UNIT 5, LOT 6821 RINGWOOD STREET MALAK FOR JANET KIRBY.



ROBINES CHAPPELL MUDGWAY PTY LTD
Consulting Engineers
13-15 Lundy Street Darwin NT 0800
0812 Box 239 Darwin NT 0801
Phone: 08 8923 4450
Fax: 08 8923 4444
Email: robines@robines.com.au
www.robines.com.au



NAC Pty Ltd A.C.N. 009 595 386, 7 Travers Street, Coconut Grove, B.O. Box 7, Nethercliff T. 0814. Ph: 8948 1500 Fax: 8948 1662

Please quote:1913874 CR:sv

16 July 2010

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

Dear Doug

RE-ADVERTISED

**Lot 6894 (28) Tipperary Waters, Stuart Park Town of Darwin
Proposed Development Additions to an Existing Single Dwelling (Including a
Second Storey Addition Containing a Dependant Unit Exceeding 50m² in Floor
Area)**

Thank you for the Development Application referred to this office on the 11 June 2010, 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. However, it should be noted that the proposal does not appear to meet the criteria for a dependant unit. The proposed development plans indicate a fully self contained, three bedroom dwelling with separate access from the existing single dwelling, which it is believed would be more accurately described as a multiple dwelling.

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

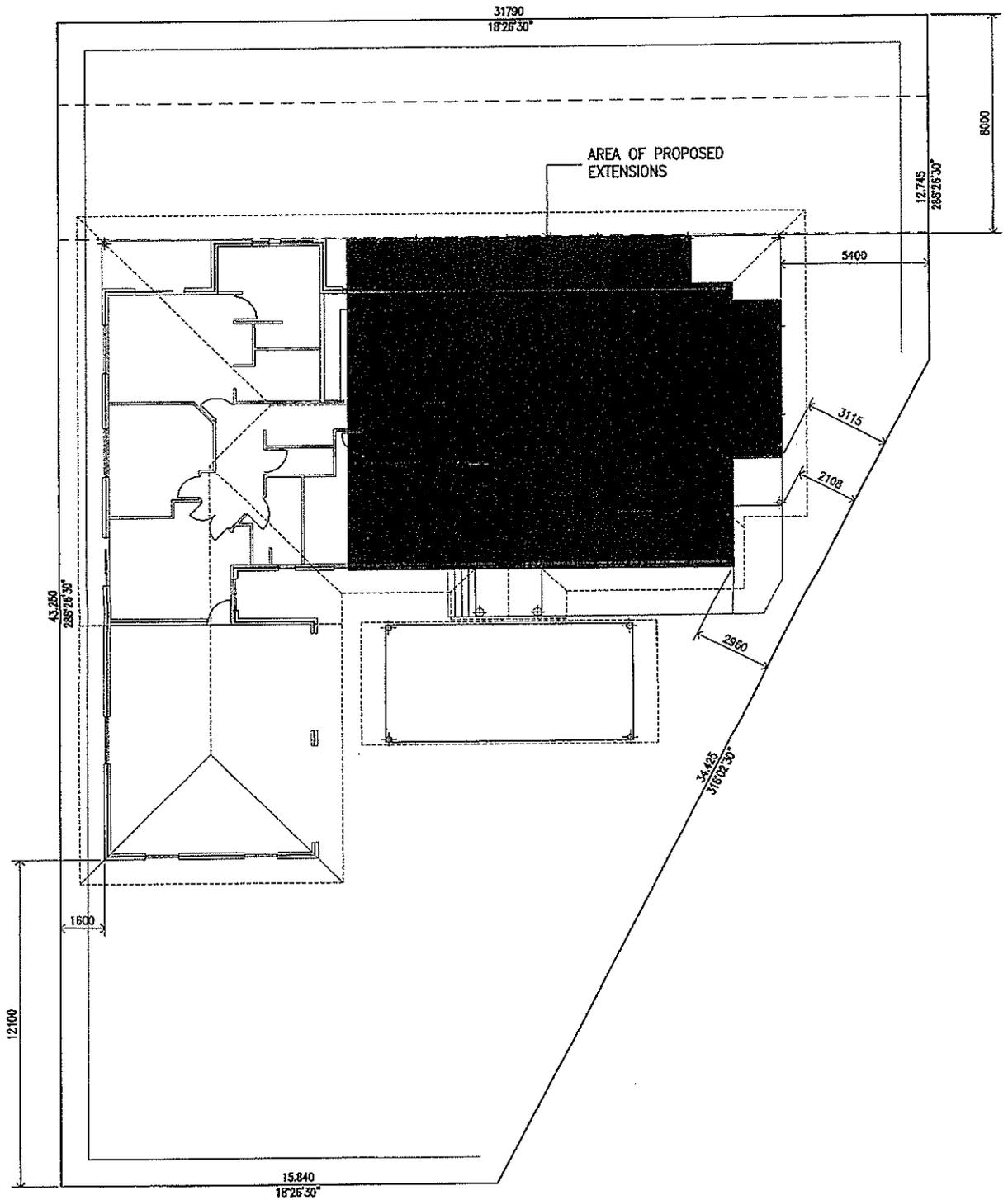
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Thomas McCullough



	PROJECT DESCRIPTION PROPOSED EXTENSIONS LOT 6894 TIPPERARY COURT TIPPERARY WATERS for G & J VOLKLOS	STRUCTURAL ENGINEER / /2010 MAURICE KELLY & ASSOCIATES 19 HIBERNIA CRESCENT BRINKIN Ph: 83 276818 B.P.R. No: KE ES 3039		SHEET No 1	DRAWING No AMD 2010/6894	SHEET SIZE A3
	DRAWING TITLE SITE PLAN	DESIGNED BY ANDY	SCALE 1:125	ISSUE DATE 6/04/10	THIS DRAWING IS COPYRIGHT AND CANNOT BE COPIED IN PART OR IN WHOLE WITHOUT THE PRIOR PERMISSION FROM VANTAGE HOMES P/L PO BOX 3947 PALMERSTON NT 0851 COPYRIGHT PHONE 0401 172111 FAX 89 414884	
	JOB REFERENCE No:					

STRUCTURAL ENGINEER

/ 2010

HAURICE KELLY & ASSOCIATES
19 HERBERTA CRESCENT
BRISBANE, QLD 4000
B.P. NO. 347 PALMERSTON



Vantage
HOMES

PO BOX 3847 PALMERSTON
QLD 4068

PROPOSED EXTENSIONS
LOT 6894 TIPPERARY COURT
TIPPERARY WATERS
for G & J VOLKHOLOS

PROJECT TITLE

PROPOSED FIRST FLOOR PLAN

DRAWING NO.

AMD 2010/6894

SHEET NO.

3

ISSUE DATE

9/04/10

SCALE

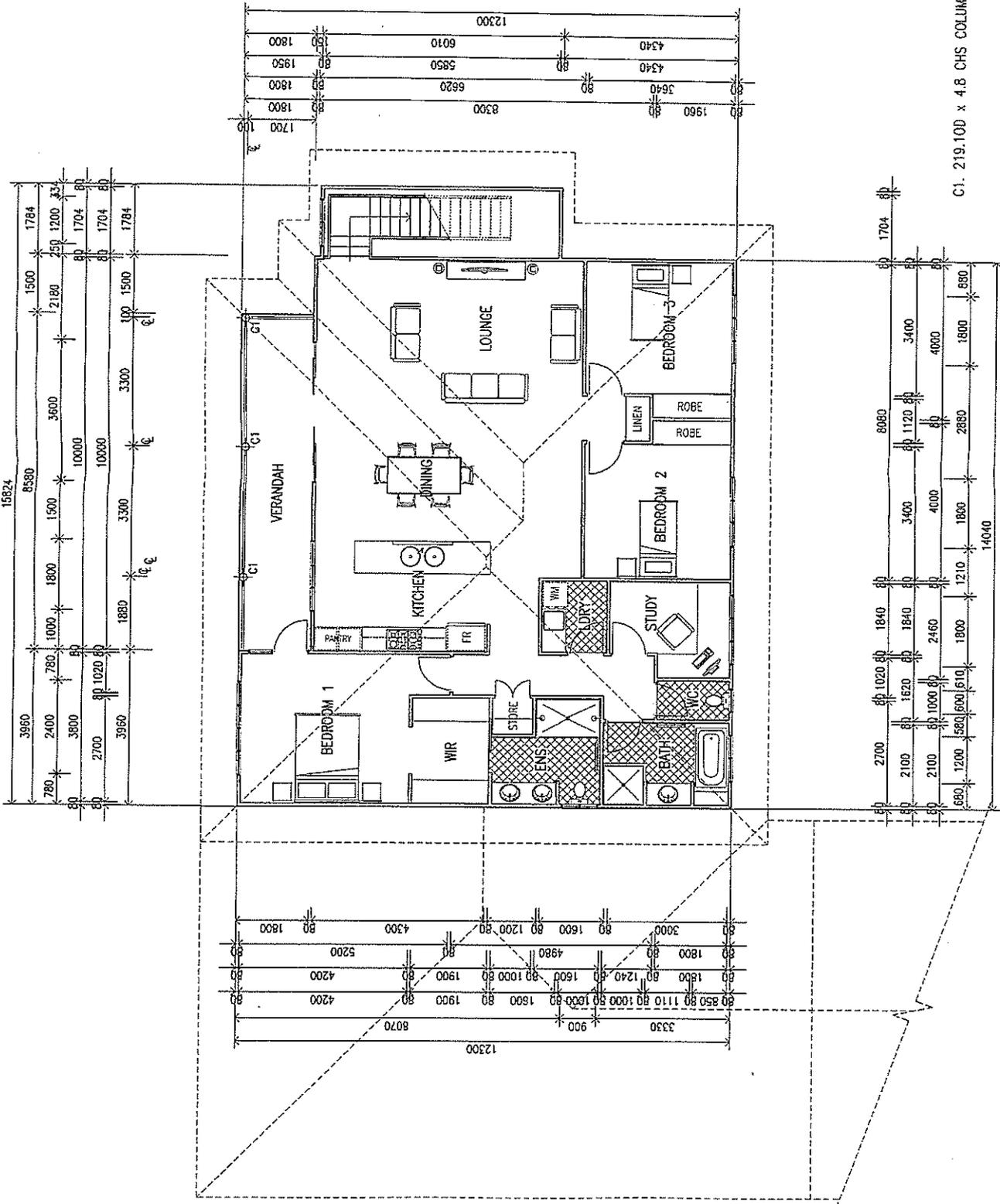
1:100

DESCRIPTION

ANDY

©

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PERMISSION FROM
VANTAGE HOMES Pty Ltd
4068 QLD 4068 PALMERSTON
PHONE: 0401 172111
FAX: 0401 172111



C1. 219.10D x 4.8 CHS COLUMNS

Please quote:1825085 CR:sv

16 July 2010

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

Dear Doug

RE-ADVERTISED

**Lot 7406 and 7407 (14 and 17) Dinah Court Stuart Park, Town of Darwin
Proposed Development Balcony Extension on Level 1 of Building A and B and
Relocation of Windows of 2 x Unit type C**

Thank you for the Development Application referred to this office on the 11 June 2010, 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 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: GWELO DEVELOPMENTS

1:1 Scale
 The sheets to be prepared for approval shall be prepared on A3 paper and shall be submitted in triplicate. The sheets shall be submitted to the Council on the day of the meeting. The sheets shall be submitted to the Council on the day of the meeting. The sheets shall be submitted to the Council on the day of the meeting.

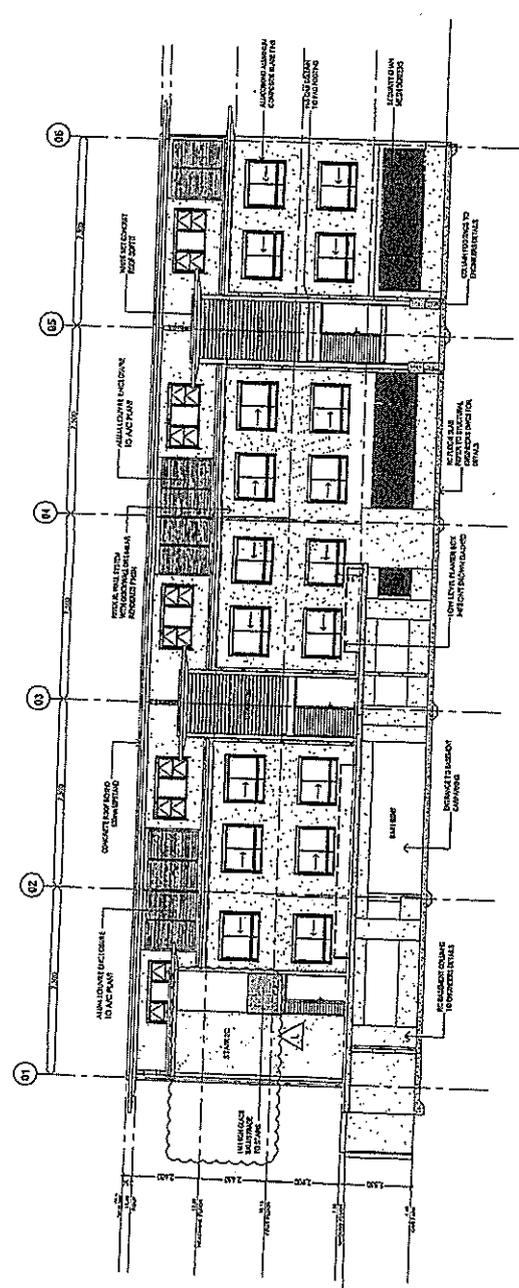
DATE	DESCRIPTION
17/11/09	REVISED DRAWING
09/12/09	REVISED DRAWING
24/02/10	REVISED DRAWING
17/11/09	REVISED DRAWING

MANUFACTURERS' BRANDS
 BALCONY RAILINGS: ALUMINIUM
 STAIRS: ALUMINIUM
 STAIRS: ALUMINIUM

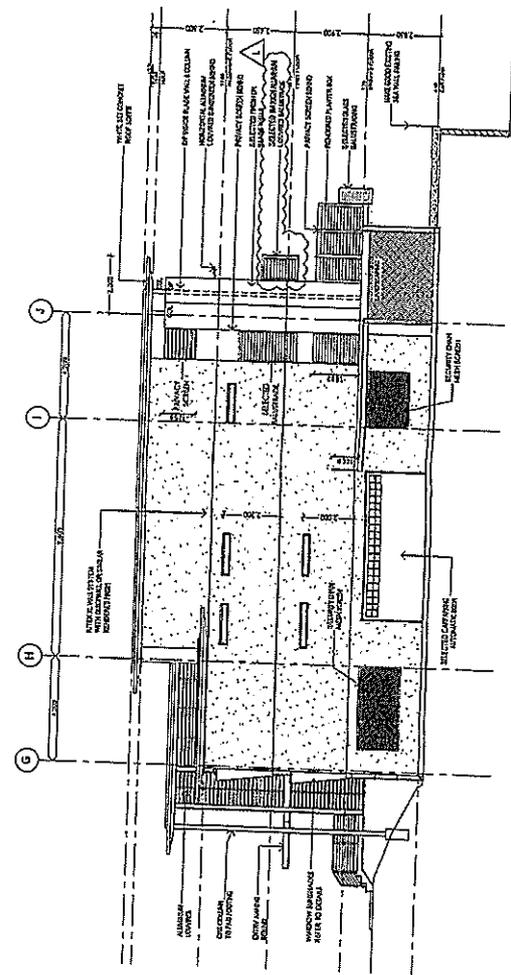
GENERAL NOTES
 1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2006.
 2. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2006.
 3. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2006.

WOODHEAD
 4 Shepherd Street
 Dunedin 9100
 P.O. Box 2816, Dunedin, 9100
 Ph: 03 478 8317
 Fax: 03 478 8318
 Email: info@woodhead.co.nz
 www.woodhead.co.nz

119
 ELEVATIONS
 1:100 @ A1
 L



3 ELEVATION
 FRONT COURT ELEVATION



4 ELEVATION
 REAR COURT ELEVATION

FOR INFORMATION

Please quote:1830798 RB:sv

23 July 2010

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

Dear Doug

**Lot 7672, (43) Knuckey Street Darwin, Town of Darwin
Proposed Development Change of Use From Office to Medical Clinic, Office
And Shop**

Thank you for the Development Application referred to this office 9 July 2010, 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). All signage shall be in compliance with the Darwin City Council Policy Number 42 - Outdoor Advertising Signs Code. For information on this policy please visit www.darwin.nt.gov.au or contact Brian Sellers on 89 300 683.

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

- The 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/

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

If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

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: SRF (NT) Pty Ltd

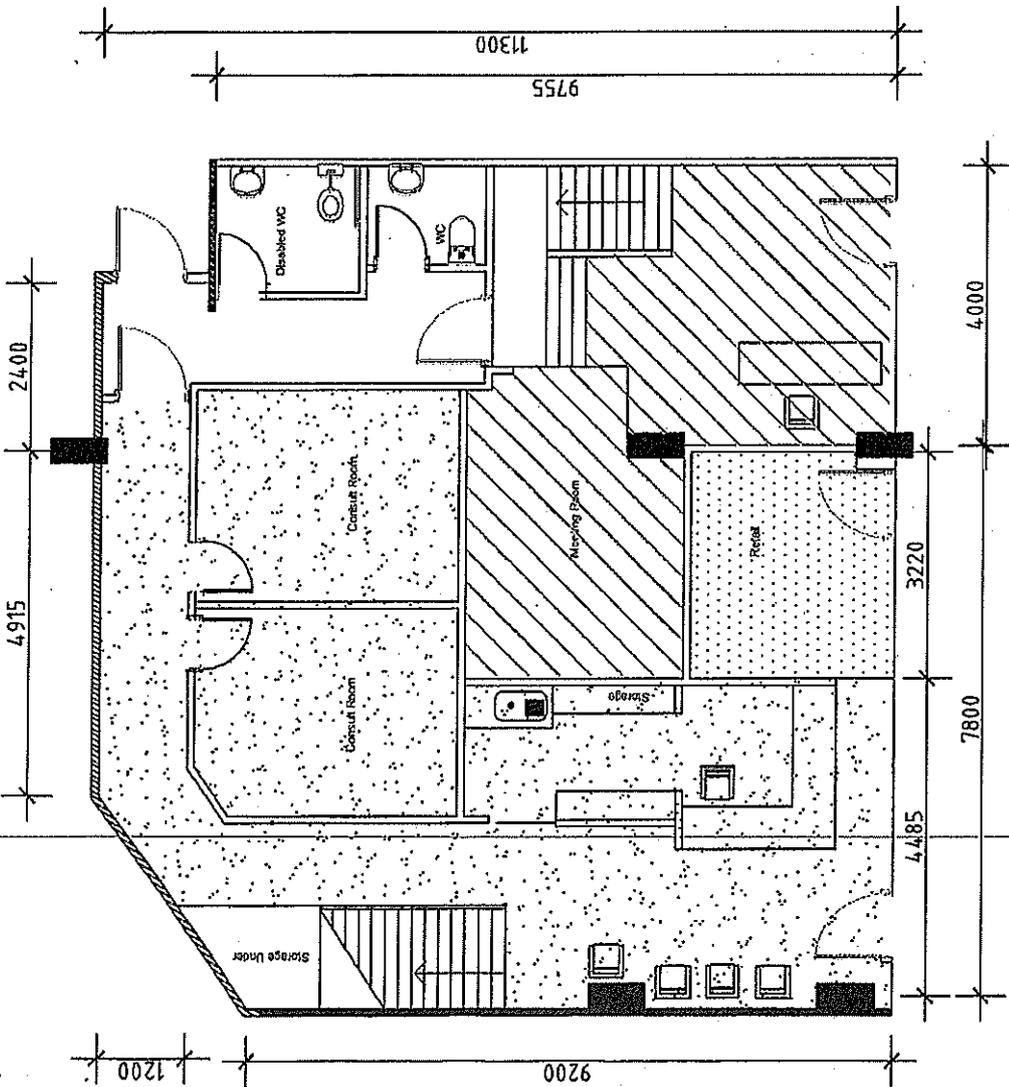
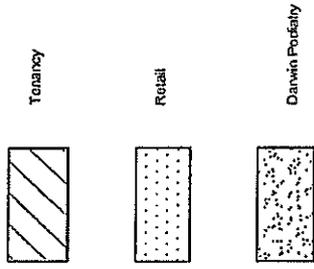
A. SHEED FOR PLANNED APPROVAL	
NO.	DATE
1.	
2.	
3.	
4.	
5.	

Marionne Dyason
 B.Arch, Dip. Arch., M.B.A.
 Interior Designer
 CRIS 913731

PROJECT NAME
 LOT 2201
 Uthmaniyah St
 Commandal Tenancy

CLIENT
 City Streets
 DRAWING NO.
 DRAFT Unit Floor Plan Labeled S1
 DRAWING NUMBER
 DATE
 3 July 10

NOTE: ALL DIMENSIONS OF SIZE TO PROCEEDING WITH ANY WORK SHALL BE AS SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE AND ADJUSTING THE DRAWING AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.



Grd FLOOR PLAN

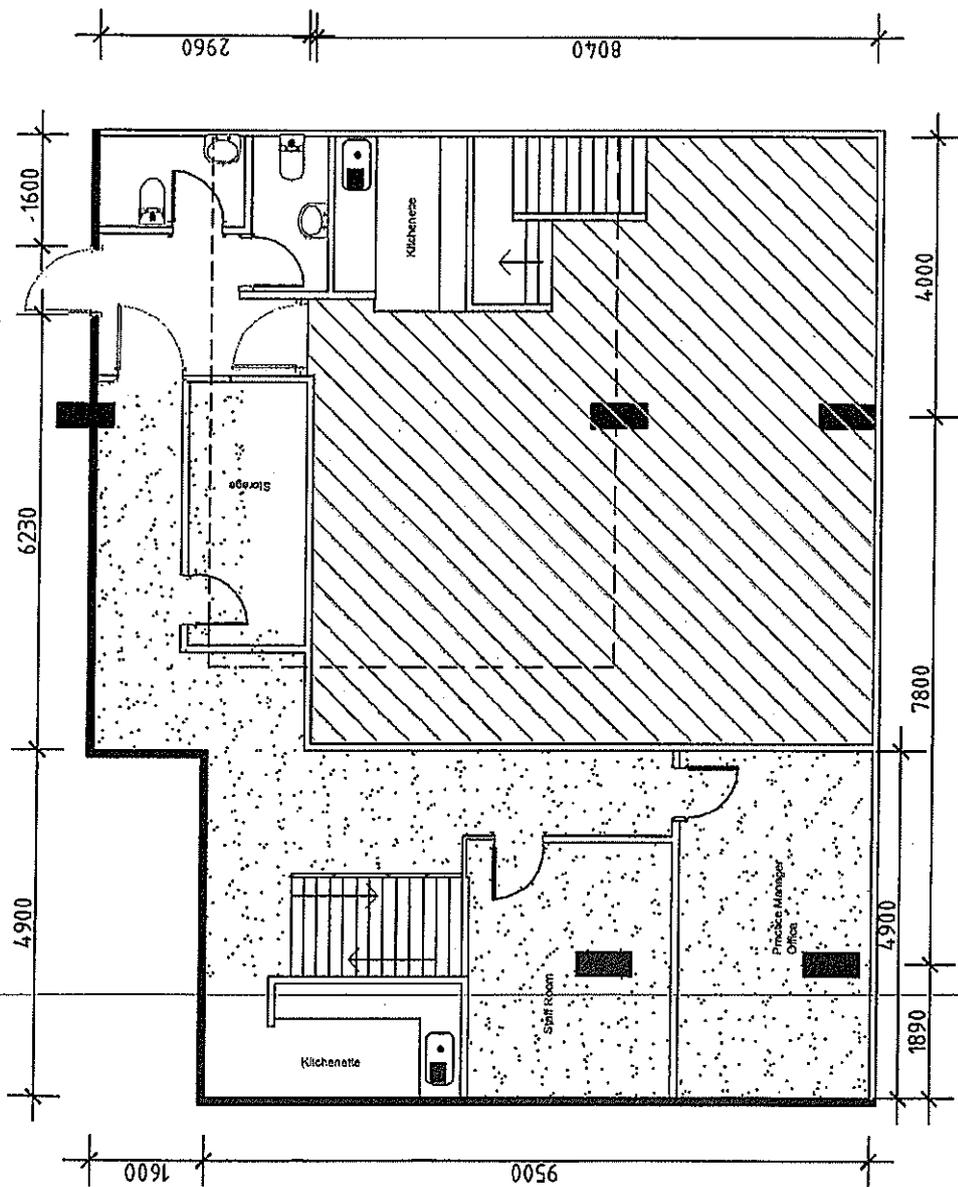
NO.	REVISIONS	DATE
1	ISSUED FOR TENDER APPROVAL	
2		
3		
4		
5		

Mairianne Dyson
 R.A.P.P.S. Pty Ltd / MSDA
 Interior Designer
 0037 913241

PROJECT NAME
 LOT 2331
 Litchfield St
 Commercial Tenancy

CLIENT
 Spily Sprints
 10/11/10
 DRAFT 1st Floor Plan Litchfield St
 DRAWING NUMBER 2331
 SCALE 1:100 @ A4
 DATE July 10
 FILE

VERIFY ALL DIMENSIONS ON SITE
 THESE DIMENSIONS ARE NOT TO BE
 USED FOR CONSTRUCTION
 WITHOUT THE APPROVAL OF THE
 ARCHITECT AND THE LOCAL COUNCIL
 BY AUTHORITY OF THE ARCHITECT
 AND ENGINEER. THESE DIMENSIONS
 ARE FOR INFORMATION ONLY AND
 NOT TO BE USED FOR CONSTRUCTION
 WITHOUT THE APPROVAL OF THE
 ARCHITECT AND ENGINEER.



1st FLOOR PLAN

Please quote: 1834802 CR:sv

28 July 2010

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

Dear Doug

Lot 7845 (1) Dashwood Place Darwin City Town of Darwin
Proposed Development: Change of Use from Restaurant To Leisure & Recreation

Thank you for the Development Application referred to this office on the 1 July 2010, 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 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 Katherine Tauschke

Please quote: 1821785 CR:sv

9 July 2010

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

Dear Doug

**Lot 8978 (41) Brinkin Terrace Brinkin, Town of Nightcliff
Proposed Development Conversion of Carport to Garage to an Existing
Multiple Dwelling (Unit 1)**

Thank you for the Development Application referred to this office on the 25 June 2010, 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 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.

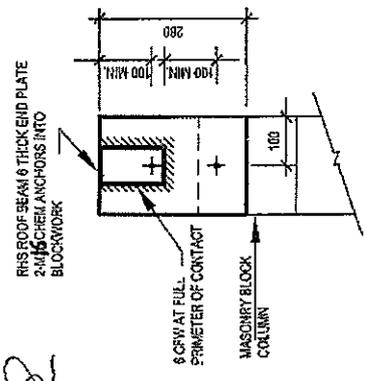
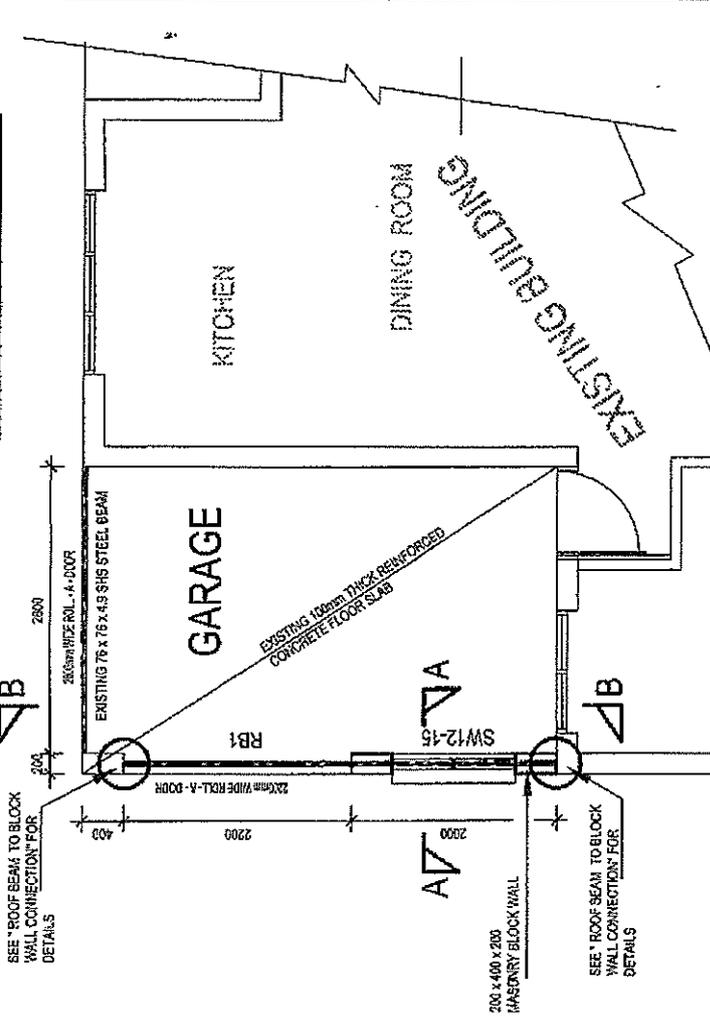
Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Neville Jones Services

MEMBER SCHEDULE
 RB1 = 125 x 75 x 6.0 RHS STEEL BEAM



ROOF BEAM TO BLOCKWALL CONNECTION

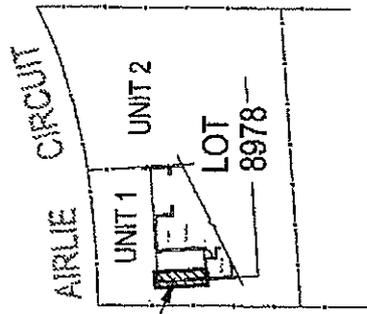
SCALE 1:10

CHARLES CHEW & ASSOCIATES
 26/3, 19/532 342 33/4
 Consulting Structural Engineers
 35 Spalding Drive, Bayview, 4/1, 0820
 Tel/Fax: (08) 2641 6256, Hobbs/0411 206 286
 charles.chew@intermode.on.net

DISCLAIMER
 This Certification refers only to Structural Certification in accordance with the requirements of the NZ Building Act. There is no other responsibility accepted.

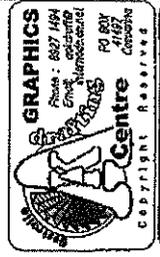
12/05/10

CHARLES CHEW - M.Eng., C.Eng., C.STR.
 STRUCTURAL ENGINEER
 Building Practitioner's Register No. 12607E5



SITE PLAN

SCALE 1:500



PROJ.001

PROPOSED ALTERATION ON LOT 8978, UNIT 1/2 AIRLIE CIRC, BRINKIN, TOWN OF NIGHTCLIFF

DRAWN: a.kotranz
 DATE: May 2010

SCALE: 1:100 - as shown

AK10-291
 2 sheets of 3

DETAILS OF EXISTING BUILDING SEE APPROVED DRAWING No: 86 2548/2 DATED: APRIL 1987 AND APPROVED: 15/05/1987.

NOTE:
 THESE DRAWINGS HAVE BEEN PREPARED WITH RESPECT TO AVAILABLE INFORMATION ON EXISTING APPROVED PLANS. GENERALLY DURING CONSTRUCTION, SOME ASPECTS OF THE EXISTING BUILDING IN PARTS MAY PROVE TO BE INCORRECT, OR MATERIALS USED VARY FROM THOSE SPECIFIED. THIS MAY REQUIRE AMENDMENT BY BUILDING CERTIFIER AND WILL INCUR ADDITIONAL COSTS ON DRAWINGS AND RECERTIFICATION BY THE ENGINEER. THE BUILDING CERTIFIER MAY ALSO CHARGE FOR RELODGE OF THE AMENDED DOCUMENTS TO THE BUILDING ADVISORY SECTION.

Please quote: 1823307 RB:sv

9 July 2010

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

Dear Doug

**Lot 9662 (16) Scaturchio Street, Casuarina Town of Nightcliff
Proposed Development Shade Structure Addition**

Thank you for the Development Application referred to this office 25 June 2010, 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:

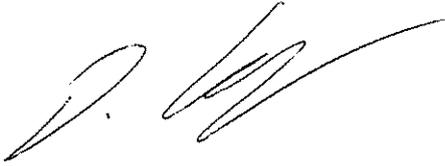
- i). **Council objects to the granting of a Development Permit for the following reasons:**
 - a). Council has not provided consent for the applicant to apply for the proposed development over Council land. Council requires that the application be withdrawn and the applicant approach the Darwin City Council directly in relation to any proposed development located over Council Land.

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

...2

If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

Yours faithfully

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

DROSSO LELEKIS
MANAGER DESIGN, PLANNING AND PROJECTS

cc: T&C Investments Pty Ltd

Please quote: 1823307 RB:sv

14 July 2010

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

Dear Doug

**REVISED: Lot 9662 (16) Scaturchio Street, Casuarina Town of Nightcliff
Proposed Development Shade Structure Addition**

Thank you for the Development Application referred to this office 25 June 2010, 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:

- a). **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."

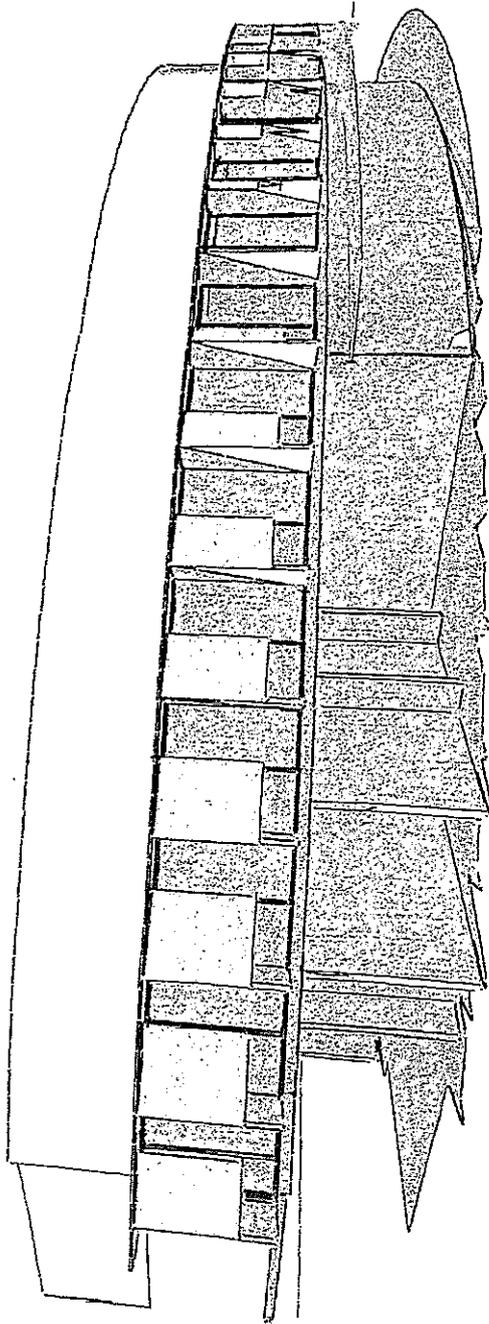
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

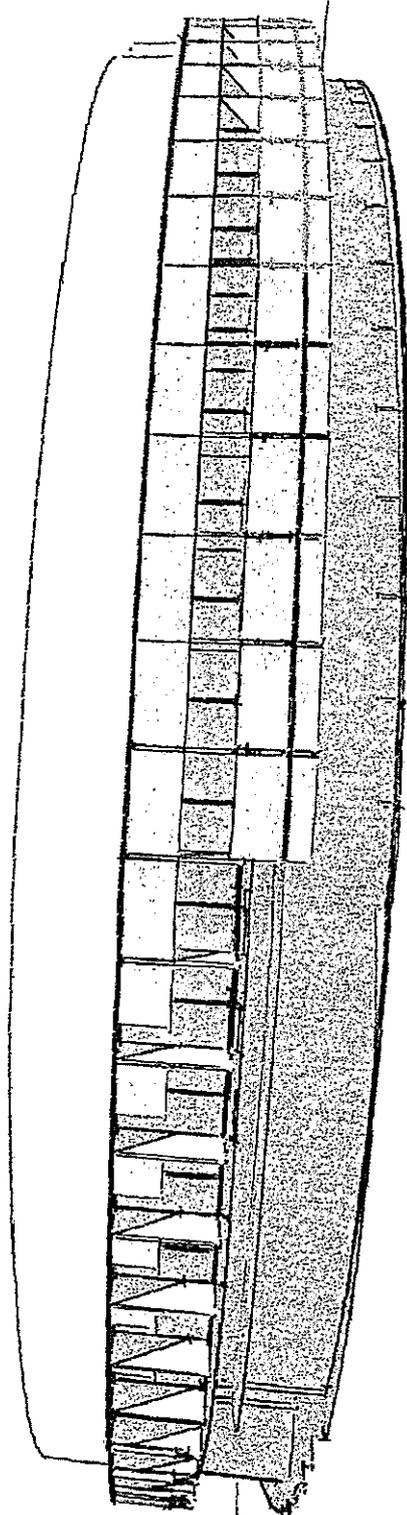
Yours faithfully

DROSSO LELEKIS
MANAGER DESIGN, PLANNING AND PROJECTS

cc: T&C Investments Pty Ltd



View from South



View from East

Job number: TC107 date: 18/06/10 Issue: A
 16 SCATURCHIO STREET, CASURINA,



Please quote: 1822005 RB:sv

9 July 2010

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

Dear Doug

Lot 10380 (23) Damirrinda Street Lyons, Town of Nightcliff
Proposed Development: 2x3 Bedroom Multiple Dwellings in a Single Storey Building

Thank you for the Development Application referred to this office on the 1 July 2010, 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 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.

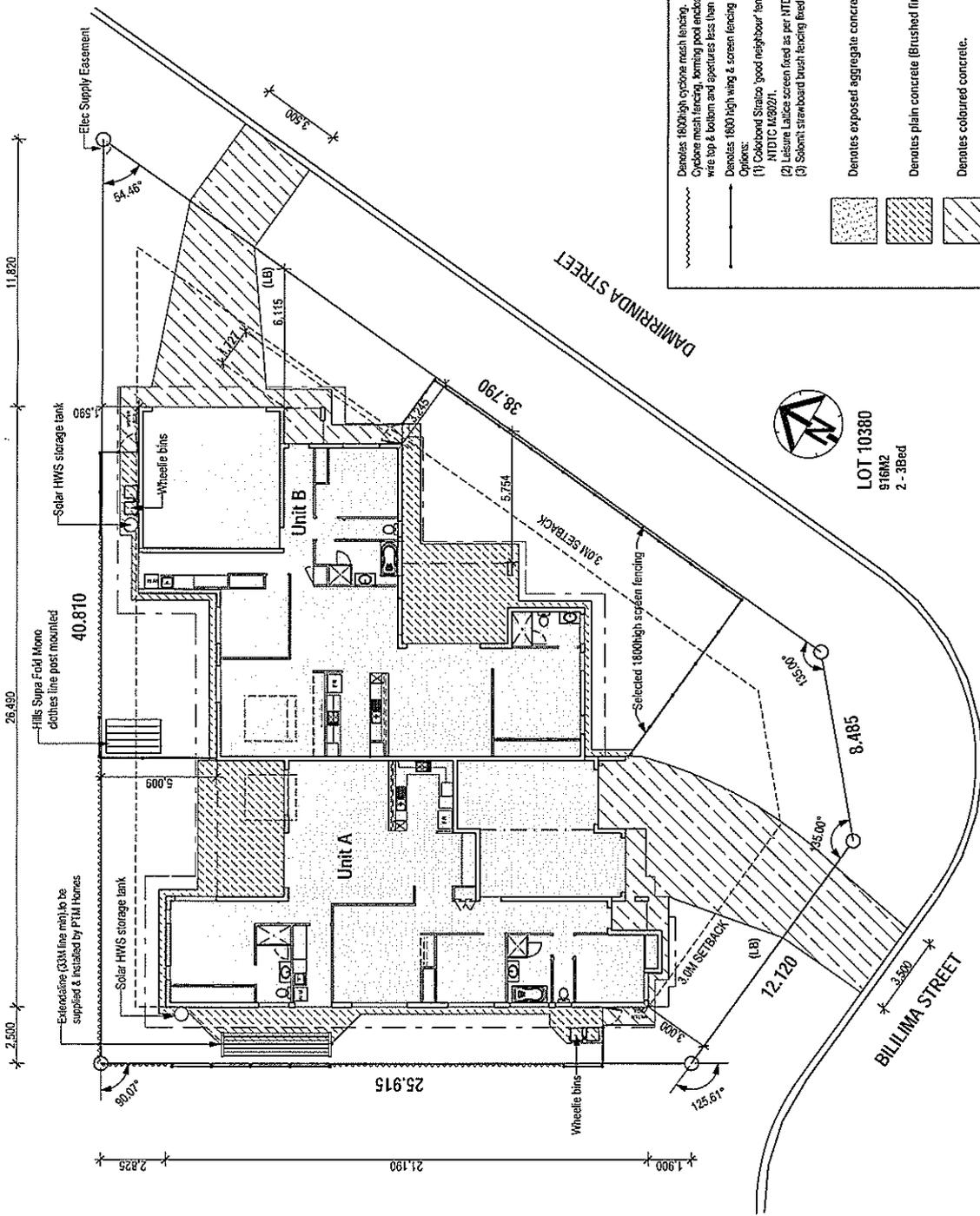
If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc:



NOTES:
 Refer to Geotechnical report for site classification.
 All air conditioning condensers mounted at ground level.
 Diakin or similar split systems to be used.
 Screening where required to be provided by landscaping & solid fencing location as shown.
 Provide letterbox (LB) adjacent to driveway (Refer DHA schedule of finishes for type).

ALL SITE DRAINAGE TO BE DIRECTED TO ROAD VIA TYPICAL & 80MM HIGH CONCRETE LAYBACK KERBING. PROVIDE MINIMUM 1% FALL FROM HOUSE PAD TO KERBING & 1% MINIMUM FALL ALONG KERBING. E/EARLY DISTRIBUTE WATER FLOW FROM KERB OUTLET TO ROAD. (STORMWATER NOT TO ENTER NEIGHBORING SITES).

Denotes 1800high cyclone mesh fencing.
 Cyclone mesh fencing, forming pool enclosures to have straining wire top & bottom and apertures less than 100mm.
 Denotes 1800high wing & screen fencing & gates as shown.
 Curbs:
 (1) Cobolord Straco 'good neighbour' fencing feed as per NTDTC M802/1.
 (2) Laksana Laksana screen feed as per NTDTC M801/1,2.
 (3) Sobom: strawboard bush fencing feed as per NTDTC M803/1

Denotes exposed aggregate concrete.
 Denotes plain concrete (Brushed finish)
 Denotes coloured concrete.

133

Drawings to be read in conjunction with DHA schedule of finishes.
BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION

HO-10-77

Defence Housing Authority
 12(D) Duplex House Tender.
 Lyons, N.T.

© Copyright

ptmhomes

GPO Box 4310, Darwin, NT 0811
 139 McKinnon Rd, Pinefields, NT
 Office: (08) 8932 8590
 Fax: (08) 8932 8591

PROPOSED DUPLEX RESIDENCE AT LOT 10380 Cnr Billima St & Damirinda St, Lyons.
 For Defence Housing Authority

SITE PLAN

SCALE 1:200

DRAWN KSC
 DATE June 2010
 JOB NO KSC386

DWG NO. 0610380-1
 SHEET 1 OF 5

Please quote: 1823819 RB:sv

9 July 2010

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

Dear Doug

Lot 10381 (2) Bililima Street Lyons, Town of Nightcliff
Proposed Development: 2x3 Bedroom Multiple Dwellings in a Single Storey Building

Thank you for the Development Application referred to this office 25 June 2010, 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 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 Rick Burgess on 8930 0412.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Elton Consulting Pty Ltd

9 July 2010

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

Dear Doug

**Lot 10405 (15) Gumungwa Street Lyons, Town of Nightcliff
Proposed Development: 2x3 Bedroom Multiple Dwellings in a Single Storey
Building**

Thank you for the Development Application referred to this office 25 June 2010, 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 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.

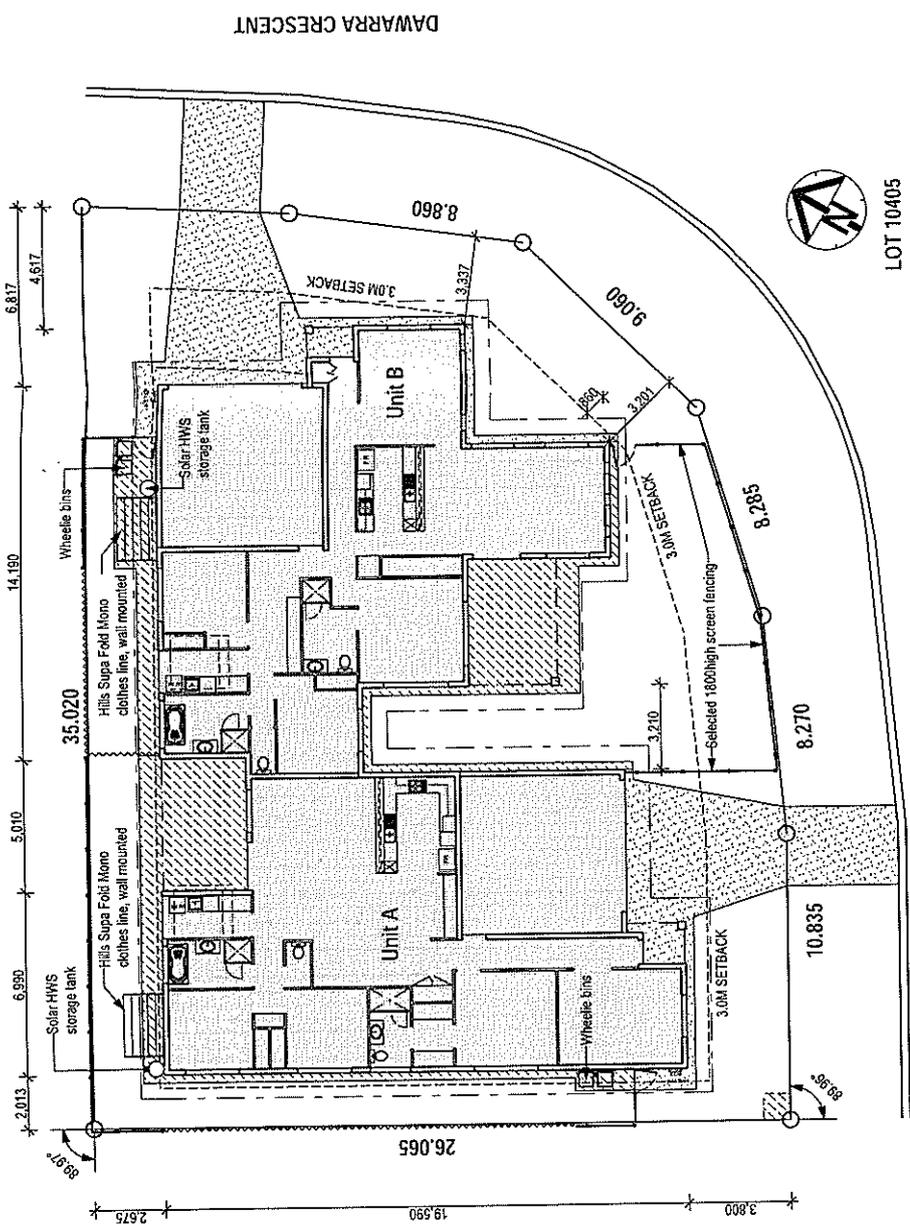
If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Elton Consulting



LOT 10405
828M2
2 - 3Bed + Study alcove

GUMUNGGA STREET

NOTES:
Refer to Geotechnical report for site classification.
All air conditioning condensers mounted at ground level.
Dish or similar split systems to be used.
Screening where required to be provided by landscaping & solid fencing location as shown.
Provide letterbox (LB) adjacent to driveway (Refer DHA schedule of finishes for type).

ALL SITE DRAINAGE TO BE DIRECTED TO ROAD VIA 150MM x 80MM HIGH CONCRETE LAYBACK KERBING. PROVIDE MINIMUM 1% FALL FROM HOUSE PAD TO KERBING & 1% MINIMUM FALL ALONG KERBING. EVENLY DISTRIBUTE WATER FLOW FROM KERB OUTLET TO ROAD. (STORMWATER NOT TO ENTER NEIGHBORING SITES).

Denotes 1800 high cyclone mesh fencing.
Cyclone mesh fencing, forming pool enclosure; to have straining wire top & bottom and apertures less than 100mm.
Denotes 1800 high wing & screen fencing & gates as shown.
Cylinders:
(1) Coloured Slats, 'good neighbour' fencing fixed as per NT/DTC M802/1.
(2) Leisure Lattice screen fixed as per NT/DTC M801/1-3.
(3) Solid strandboard bush fencing fixed as per NT/DTC M802/1

Denotes exposed aggregate concrete.
Denotes plain concrete (brushed finish)
Denotes coloured concrete.

DRAWN KSC	DATE June 2019	JOB NO KSC386	DWG NO. 0210405-1
PROPOSED DUPLEX RESIDENCE AT LOT 10405, Chr Gumungga St & Dawarra Cres, Lyons.			SITE PLAN
For Defence Housing Authority			SCALE 1:200
GPO Box 4310, Darwin, NT 0801 135 McIndoe Rd, Pirla Downs, NT Office: (08) 8532 8590 Fac: (08) 8532 8591			
Defence Housing Authority 12(D) Duplex House Tender. Lyons, N.T.		© Copyright HO-10-77 ptmhomes	
Drawings to be read in conjunction with DHA schedule of finishes. BUILDER TO VERIFY ALL DIMENSIONS			

Please quote: 1821255 RB:sv

9 July 2010

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

Dear Doug

Lot 10413 (28) Gumungwa Street Lyons, Town of Nightcliff
Proposed Development: 2x3 Bedroom Multiple Dwellings in a Single Storey Building

Thank you for the Development Application referred to this office 25 June 2010, 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.

There do not appear to be any Council related issues in regard to this application.

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

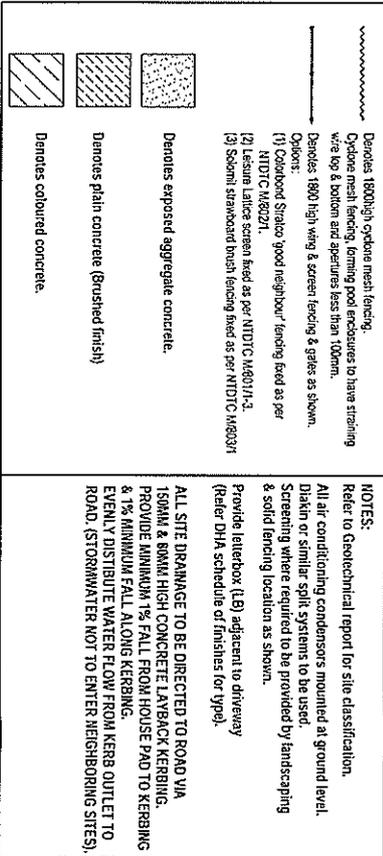
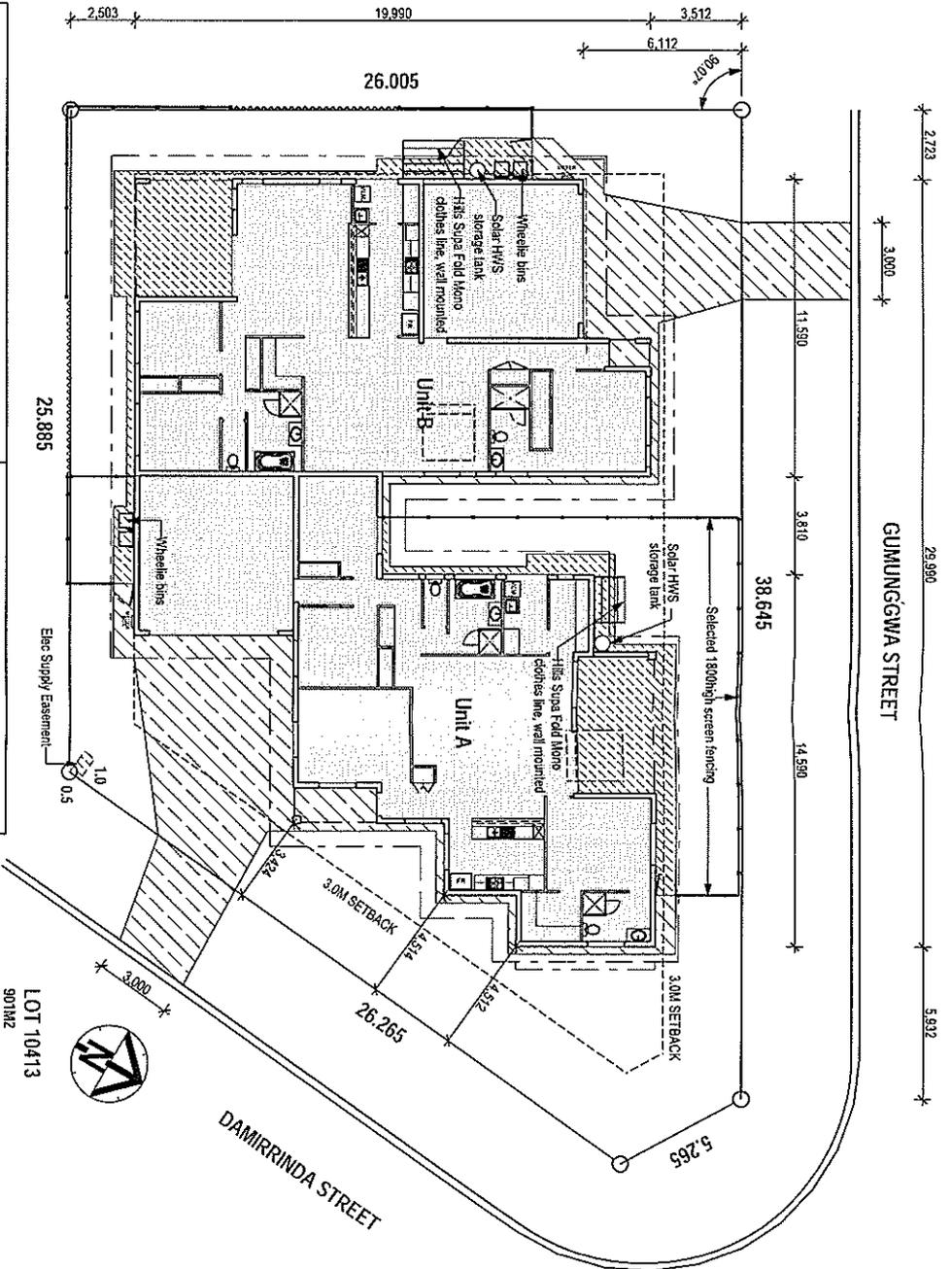
If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Elton Consulting Pty Ltd



Drawings to be read in conjunction with DHA schedule of finishes.
 BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION

Defence Housing Authority
 12(D) Duplex House Tender,
 Lyons, N.T.

HO-10-77

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GPO Box 4310, Darwin, NT 0801
 138 Macdonell Rd, Pirlands, NT
 Office (08) 8932 8550
 Fax (08) 8932 8591

PROPOSED DUPLEX RESIDENCE AT LOT
 10413 Cnr Gummungwa & Damirinda St,
 Lyons.
 For Defence Housing Authority

SITE PLAN
 SCALE 1:200

DRAWN: KSC
 DATE: June 2018
 JOB NO: KSC386

DWG NO.
 01/10413-1
 SHEET
 1 OF 5

Please quote: 1821286 RB:sv

9 July 2010

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

Dear Doug

**Lot 10423 (35) Gumungwa Street, Lyons Town of Nightcliff
Proposed Development 2x3 Bedroom Multiple Dwellings in a Single Storey
Building**

Thank you for the Development Application referred to this office 25 June 2010, 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 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 Rick Burgess on 8930 0412.

Yours faithfully

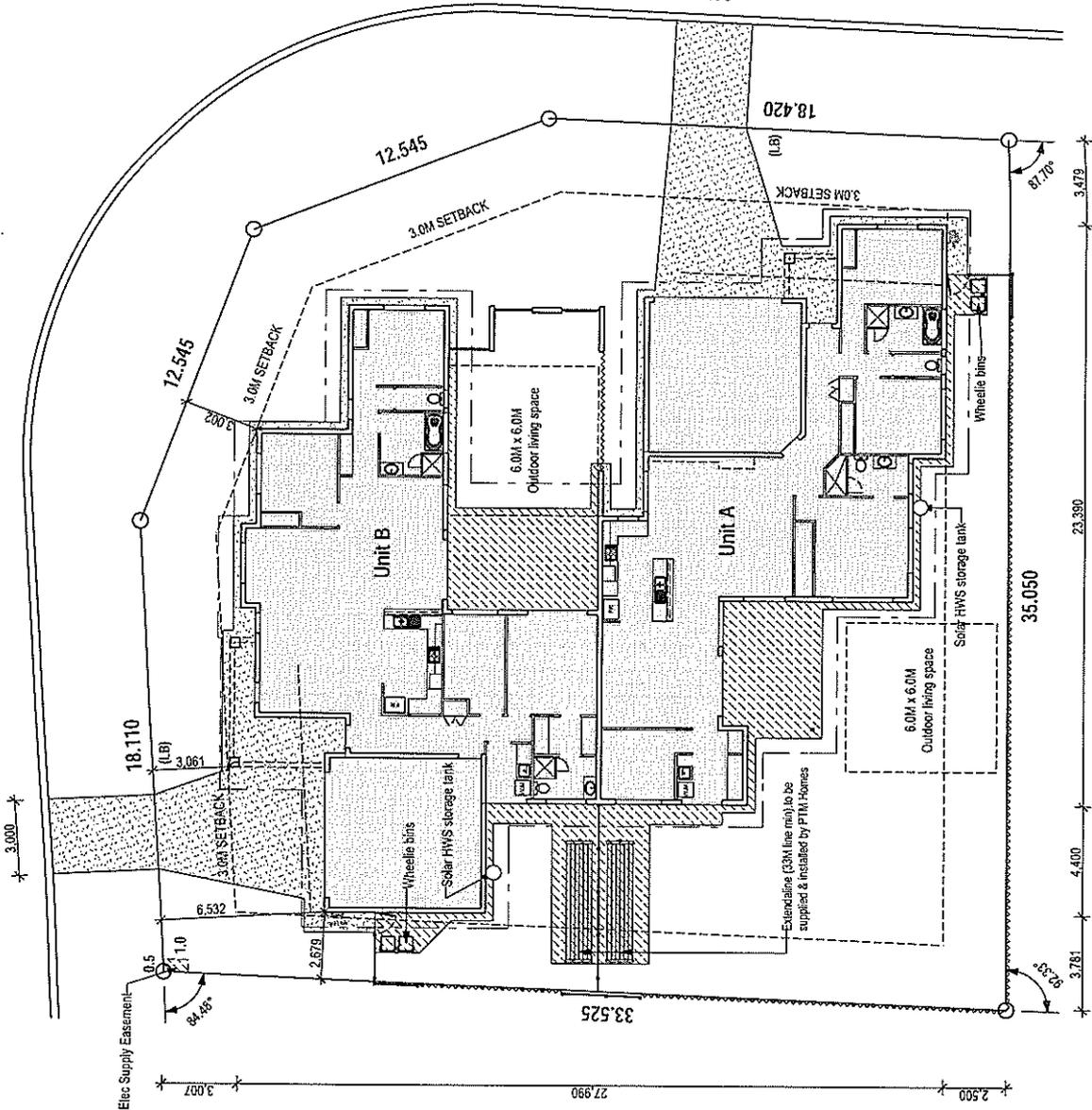


CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Elton Consulting

GUMUNGWA STREET

GUMUNGWA STREET



141

141

NOTES:

Refer to Geotechnical report for site classification.

All air conditioning condensers mounted at ground level.

Diakin or similar split systems to be used.

Screening where required to be provided by landscaping & solid fencing location as shown.

Provide letterbox (LB) adjacent to driveway (Refer: DHA schedule of finishes for type).

ALL SITE DRAINAGE TO BE DIRECTED TO ROAD VIA 150MM & 80MM HIGH CONCRETE LAYBACK KERBING. PROVIDE MINIMUM 1% FALL FROM HOUSE PAD TO KERBING & 1% MINIMUM FALL ALONG KERBING. EVENLY DISTRIBUTE WATER FLOW FROM KERB OUTLET TO ROAD. (STORMWATER NOT TO ENTER NEIGHBORING SITES).

Denotes 1800high cyclone mesh fencing.

Cyclone mesh fencing, forming pool enclosures to have straining wire top at bottom and apron rises than 100mm.

Denotes 1800 high wing & screen fencing & gates as shown.

Options:

- (1) Corbond Straco good neighbour fencing fixed as per NTDTIC M6021.
- (2) Leisure Lattice screen fixed as per NTDTIC M8011-3.
- (3) Solomi strawboard brush fencing fixed as per NTDTIC M6031

Denotes exposed aggregate concrete.

Denotes plain concrete (Brushed finish)

Denotes coloured concrete.

DEFENCE HOUSING AUTHORITY
12(D) Duplex House Tender.
 Lyons, N.T.

HO-10-77

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ptmhomes

GPO Box 4310, Darwin, NT 0801
 133 Nicholson Rd, Philpotts, NT
 Office: (08) 8932 8590
 Fax: (08) 8932 8591

PROPOSED DUPLEX RESIDENCE AT LOT
 10423 Gumungwa Street,
 Lyons,
 For Defence Housing Authority

SITE PLAN

SCALE 1:200

DRAWN: KSC
 DATE: June 2010
 JOB NO: KSC386
 DWG NO: 03710423-1
 SHEET

LOT 10423
 1120M²
 2 - 3Bed + Study

Drawings to be read in conjunction with DHA schedule of finishes.
BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION

Please quote: 1821299 RB:sv

9 July 2010

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

Dear Doug

Lot 10433 (1) Maligirra Street Lyons, Town of Nightcliff
Proposed Development: 2x3 Bedroom Multiple Dwellings in a Single Storey Building

Thank you for the Development Application referred to this office 25 June 2010, 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 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 Rick Burgess on 8930 0412.

Yours faithfully



CINDY ROBSON
STRATEGIC TOWN PLANNER

cc: Elton Consulting

OPEN SECTION

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TP8/10

Town Planning Committee Meeting – Wednesday, 4 August, 2010

12 GENERAL BUSINESS

