

# OPEN SECTION

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## DARWIN CITY COUNCIL

### TOWN PLANNING COMMITTEE

#### WEDNESDAY 2 MARCH 2011

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

OFFICERS: Chief Executive Officer, Mr B Dowd; General Manager Infrastructure, Mr L Cercarelli; Manager Design Planning and Projects, Mr D Lelekis; Executive Manager, Mr M Blackburn; Strategic Town Planner, Miss C Robson; Executive Officer, Miss A Smit.

***Enquiries and/or Apologies: Arweena Smit***  
***E-mail: [a.smit@darwin.nt.gov.au](mailto:a.smit@darwin.nt.gov.au) - PH: 89300 685***

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### ***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, 2 March, 2011

## 1 MEETING DECLARED OPEN

## 2 APOLOGIES AND LEAVE OF ABSENCE

### 2.1 Apologies

THAT the apology from Member K M Moir, be received and a Leave of Absence be granted.

DECISION NO.20\() (02/03//11)

### 2.2 Leave of Absence Granted

THAT it be noted that Member H I Galton is an apology due to a Leave of Absence being previously granted on \_\_\_\_\_ 2011 for the period \_\_\_\_\_ 2011 to \_\_\_\_\_ 2011.

DECISION NO.20\() (02/03//11)

## 3 ELECTED MEMBERS CONFLICT OF INTEREST DECLARATION

## 4 CONFIDENTIAL ITEMS

Nil

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Town Planning Committee Meeting – Wednesday, 2 March, 2011

**5 WITHDRAWAL OF ITEMS FOR DISCUSSION**

**5.1 Items Withdrawn by Staff**

COMMITTEE’S DECISION

THAT the Committee resolve under delegated authority that the following items withdrawn by staff as Items of Significance, be considered: .....

DECISION NO.20\() (02/03//11)

**5.2 Items Withdrawn by Members**

COMMITTEE’S DECISION

THAT the Committee resolve under delegated authority that Information Items and Officers Reports to the Town Planning Committee Meeting held Wednesday, 2 March, 2011, be received and all recommendations contained therein be adopted by general consent with the exception of Item Numbers: .....

DECISION NO.20\() (02/03//11)

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

COMMITTEE’S DECISION

THAT the Committee resolve that the minutes of the previous Town Planning Committee Meeting held on Wednesday, 2 February 2011, tabled by the Chairman, be confirmed.

DECISION NO.20\() (02/03//11)

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Town Planning Committee Meeting – Wednesday, 2 March, 2011

**7 BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING**

**7.1 Business Arising**

**8 DEVELOPMENT APPLICATIONS**

Nil

**9 GENERAL TOWN PLANNING REPORTS**

Nil

ENCL: YES

**DARWIN CITY COUNCIL****DATE:** 17/01/2011**REPORT****TO:** TOWN PLANNING COMMITTEE  
MEETING/OPEN or CONF/A or B**APPROVED:** CR**FROM:** GENERAL MANAGER INFRASTRUCTURE**APPROVED:** DL**REPORT NO:** 11TS0024 CR:fh**APPROVED:** LC**COMMON NO:** 1919948**SUBJECT:** LOTS 4686, 4687 & 5291, (38), (39) & (42) GOTHENBURG CRESCENT STUART PARK, TOWN OF DARWIN. PROPOSED DEVELOPMENT: REZONE FROM ZONE MD (MULTIPLE DWELLING RESIDENTIAL) TO ZONE MR (MEDIUM DENSITY RESIDENTIAL).**ITEM NO:** 10.1**SYNOPSIS:**

A Planning Scheme Amendment application for Lots 4686, 4687 and 5291, (38), (39) and (42) Gothenburg Crescent, Stuart Park, Town of Darwin (**Attachment A**) has been referred to Council for comment pursuant to Section 19 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorse comments provided to the Development Consent Authority by staff.

**GENERAL:****Applicant:** Earl James and Associates**Zone:** MD (Multiple Dwelling Residential)**Area:** Lot 4686 – 917m<sup>2</sup>Lot 4687 – 716m<sup>2</sup>Lot 5291 – 1,600m<sup>2</sup>**Proposal:**

The applicant proposes to rezone the subject land – Lots 4686, 4687 and 5291 – located on the southern corner of the intersection of Gothenburg Crescent and Tiger Brennan Drive in Stuart Park, from MD (Multiple Dwelling Residential) to MR (Medium Density Residential).

The rezoning would facilitate medium density residential development up to a maximum height of four storeys.

## **History:**

A proposal to consolidate Lots 4686 and 5291, which have the same owners, was lodged with the Development Consent Authority and was subsequently approved on 20 January 2011. Lot 4687 is currently for sale. Notwithstanding the present status of Lot 4687, the applicant has included with the rezoning submission, concept drawings of a consolidated multiple dwelling development across the three allotments.

## **Site and Surrounds**

The current zoning of the subject land is MD (Multiple Dwelling Residential). The proposed rezoning seeks to apply the MR (Medium Density Residential) zoning.

All three subject allotments currently contain established single dwellings. Residential land in the vicinity of the subject land is a combination of HR (High Density Residential), MR and MD. The HR zoned land is located immediately south of Lot 5291, with MR zoned land to the south and south-west of the subject site and MD to the west. Immediately north of the subject land, on the northern side of Gothenburg Crescent, is Dinah Oval which is zoned PS (Public Open Space).

Land uses surrounding the subject land comprise a mixture of single dwellings and multi-storey unit developments. The dwelling on Lot 5291 has direct views across Tiger Brennan Drive to Frances Bay, whilst dwellings on Lots 4686 and 4687 are primarily oriented to achieve direct views across Dinah Oval.

Current vehicular access to all three allotments is via sealed driveways from Gothenburg Crescent. A pedestrian pathway runs along the frontage of all dwellings on the southern side of Gothenburg Crescent, with direct access to the dual use pathway located along the western side of Tiger Brennan Drive.

Lots 4686 and 4687 contain a sewerage easement within the front portion of the respective allotments. The depth of this easement varies between 3.8 and 6.1 metres from the front the two property boundaries. Lot 5291 is not shown to contain any service easements.

All allotments contain established vegetation, in particular to the rear boundaries and to the side boundary of Lot 5291 adjacent to Tiger Brennan Drive.

## **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 sites are designated to be used for urban

purposes. 'Urban' is not defined within the Northern Territory Planning Scheme, but is understood to include residential development.

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

### **Current and Proposed Zoning**

The current zoning of the subject land is MD (Multiple Dwelling Residential). The proposed rezoning seeks to apply the MR (Medium Density Residential) zoning. The zoning tables of the Northern Territory Planning Scheme allow uses within each zone as permitted, prohibited or discretionary. Given that both the current and proposed zones are residential, many of the same criteria apply when assessing land use development on the subject land. The key distinctions between the two zones are primarily found within clause 7.1 of the Northern Territory Planning Scheme – Residential Density and Height Limitations.

Under the current MD provisions, dwellings constructed on the subject land have the potential to be developed to a maximum of two storeys. With the respective land areas and a maximum dwelling density of one dwelling per 300 square metres, Lot 4686 could potentially accommodate a maximum of three dwellings; Lot 4687 could accommodate a maximum of two dwellings and Lot 5291 could accommodate a maximum of five dwellings equating to a maximum of ten dwellings across all allotments. All development would ordinarily be set back from the primary frontage by 6.0 metres (4.5 metres for open structures), with setbacks from side and rear boundaries by 1.5 metres.

Under the proposed MR provisions, the land has the potential to be developed to a maximum height of four storeys. With regard to dwelling density, Lot 4686 could potentially be developed to a maximum density of 10 one or two bedroom, 7 three bedroom or 6 four bedroom dwellings. Lot 4687 could be developed to a maximum density of 8 one or two bedroom or 5 three or four bedroom dwellings. Lot 5291 could potentially be developed to a maximum density of 18 one or two bedroom, 12 three bedroom or 11 four bedroom dwellings. Minimum setback provisions would apply comprising a setback to the primary frontage of 7.5 metres (4.5 metres for open structures), and side and rear boundaries by 1.5 metres (3.0 metres to habitable rooms or open structures). If consolidated and developed collectively, with a total area of 3,233 square metres, the subject land could accommodate up to 38 one and two bedroom dwellings, or 24 three-bedroom dwellings. In addition, Clause 7.3.1 may be applicable requiring greater boundary setbacks for buildings greater than 18 metres in length.

While the use of the land 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 along Gothenburg Crescent. Adjoining lots however, to the rear of the subject sites, comprise Zone MR and are similar in scale to the development potential of the subject land under the proposed zoning. Development up to four storeys

may affect sightlines of existing multi-storey residential buildings adjacent the southern boundary of the subject land. In this instance, the primary views are to the east towards Sadgroves Creek. Buildings are generally orientated accordingly. Additional height within the subject land may impact on views in a more north-north-easterly direction, rather than across the water. Any impact on views is minimised by the site topography, with the subject land being notably lower than the adjacent land to the south.

The increased density potential comprising an increase of up to 28 dwellings over the current potential under the existing zoning is likely to significantly increase traffic movement to and from the subject land. Given the location adjacent Tiger Brennan Drive, with the intersection of Tiger Brennan Drive and Gothenburg Crescent providing access from both the north and south, it is likely that the majority of traffic will utilise this intersection and in-turn Tiger Brennan Drive, thus minimising the impact on established residential areas to the west.

The land is directly opposite existing public open space, and is in close proximity to walking and cycling facilities, as well as smaller scale commercial facilities within Stuart Park (Tipperary Waters).

#### **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 concept design of an integrated four storey medium density residential development across the subject land, comprising 34 primarily two-bedroom dwellings. The increase in density infers that there will be more impervious surface area directing stormwater to Council's 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 accommodate additional stormwater.

Gothenburg Crescent is a collector road, providing one of several linkages from Tiger Brennan Drive through Stuart Park. Future redevelopment of the subject sites for higher density residential uses will require a traffic study to assess any impacts on the subject and surrounding land uses and road networks.

In addition, due to Gothenburg being a collector road, Council may request specific conditions in relation to additional visitor parking on site to avoid on-street parking issues that have previously arisen on surrounding roads such as Duke Street.

## Summary

The applicant seeks to rezone the subject sites from Zone MD to Zone MR. The character of Gothenburg Crescent is mixed. Notwithstanding this, dwellings along the eastern portion of Gothenburg Crescent maintain a consistent bulk and scale of development to two stories.

Many areas within Stuart Park are undergoing a 'transition' from established lower densities to higher density and a wider variation in dwelling typology. The Planning Scheme does not detail a strategic direction in this instance, however, in consideration of the specific nature of the rezoning as proposed, and its context within the immediate locality, a rezoning of the subject land from MD to MR is not considered inappropriate. In addition, it is likely that existing facilities and infrastructure are able to accommodate an increase in dwelling density within the subject land.

Issues relating to traffic will need to be addressed during the development assessment process.

## **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

### **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 or Nil

**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 11TS0024 CR:fh entitled Lots 4686, 4687 & 5291, (38), (39) & (42) Gothenburg Crescent Stuart Park, Town Of Darwin. Proposed Development: 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 11TS0024 CR:fh be endorsed.

**DROSSO LELEKIS**  
**MANAGER DESIGN, PLANNING & PROJECTS**

**LUCCIO CERCARELLI**  
**GENERAL MANAGER INFRASTRUCTURE**

Any queries on this report can be directed to Cindy Robson on 8930 0528 or email [c.robson@darwin.nt.gov.au](mailto:c.robson@darwin.nt.gov.au)



Artist's impression  
 For  
 Mr Colin Freeman

concept designs ( north )  
 industrial and commercial design  
 Designer - George Savvas  
 © copyright reserved  
 proposed Unit Development  
 No 38-42 Gothenburg Cres.  
 Town of Darwin

residential  
 dwg no 09001  
 date 20-09-10  
 scale  
 sheet 7 of 7

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 email  
 gsavvas@bigpond.net.au

5.2 ZONE MD – MULTIPLE DWELLING RESIDENTIAL

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

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

Demountable structures require consent.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to caravans.

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

Clause 13.5 refers to the erection of mobile telecommunication structures

## ZONING TABLE – ZONE MD

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

P = Permitted    D = Discretionary    x = Prohibited

### 5.3 ZONE MR – MEDIUM DENSITY RESIDENTIAL

1. The primary purpose of Zone MR is to provide for a range of housing options to a maximum height of four **storeys**.
2. The availability or future availability of services, size of lots and proximity to major roads, schools and other community facilities should be sufficient to support **multiple dwelling residential** development.
3. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development.

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

**Demountable structures** require consent.

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

Clause 6.14 refers to land subject to inundation.

Clause 7.1 limits the height of **residential buildings** in certain circumstances.

Clause 7.10.2 refers to **caravans**.

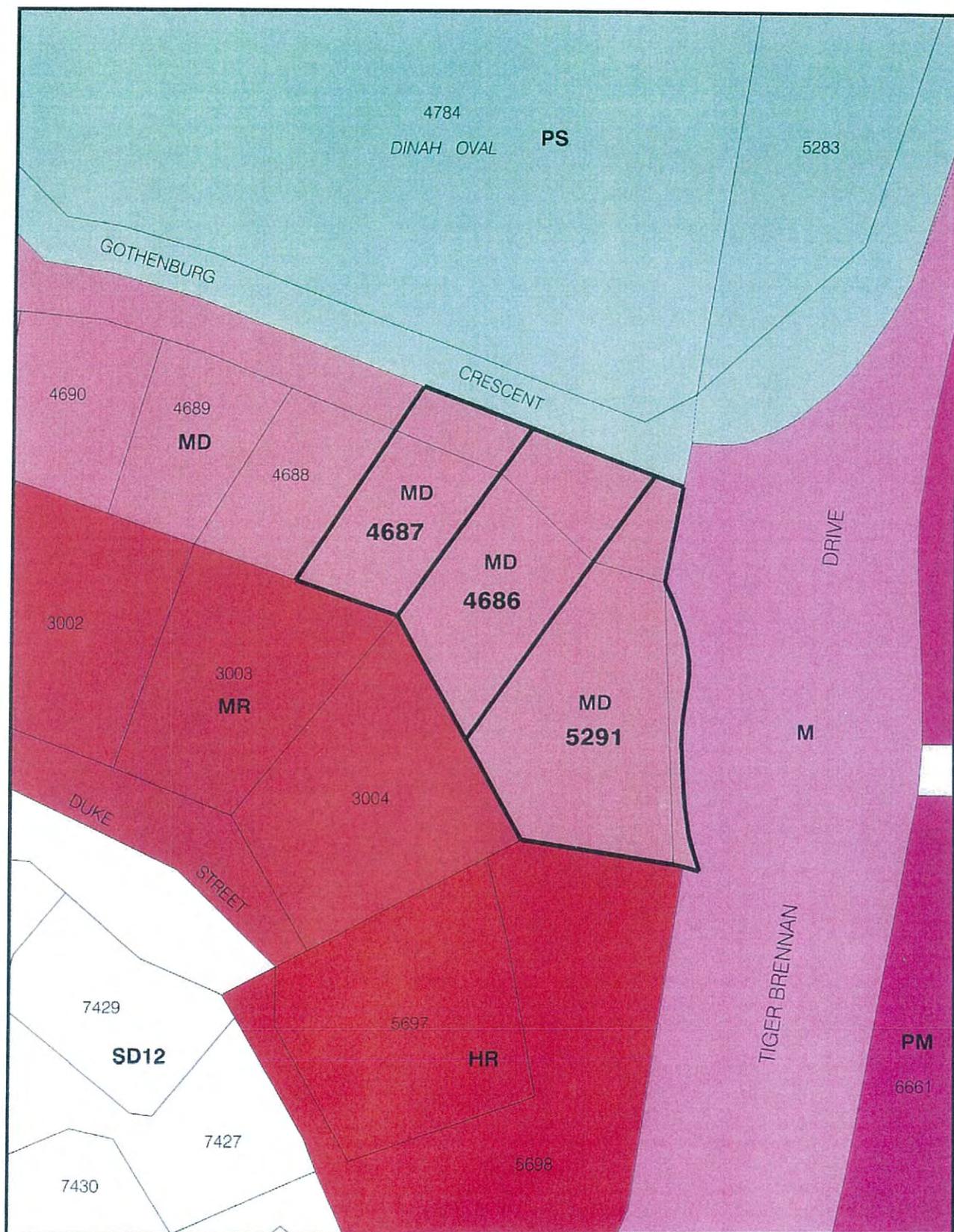
Clauses 11.1.1 and 11.1.2 refer to subdivision lot size and 11.2 to subdivision standards

Clause 13.5 refers to the erection of mobile telecommunication structures.

## ZONING TABLE – ZONE MR

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast accommodation	D	6.5.1, 7.10.1
business sign	P	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	D	6.1, 6.5.1
dependant unit	P	7.1, 7.3, 7.10.4
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	P	7.1, 7.10.5
home based child care centre	D	6.5.1, 7.10.6
home based contracting	P	7.10.8
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	D	6.1, 6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	D	6.5.1, 7.1, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	6.5.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	D	6.5.1, 7.1, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted    D = Discretionary    x = Prohibited



EXISTING NT PLANNING SCHEME  
AMENDMENT PA2010/1431  
LOTS 4686, 4687 & 5291  
TOWN OF DARWIN  
From Zone Multiple Dwelling (MD)  
to Zone Medium Density (MR)



Northern Territory Government

Department of Lands & Planning



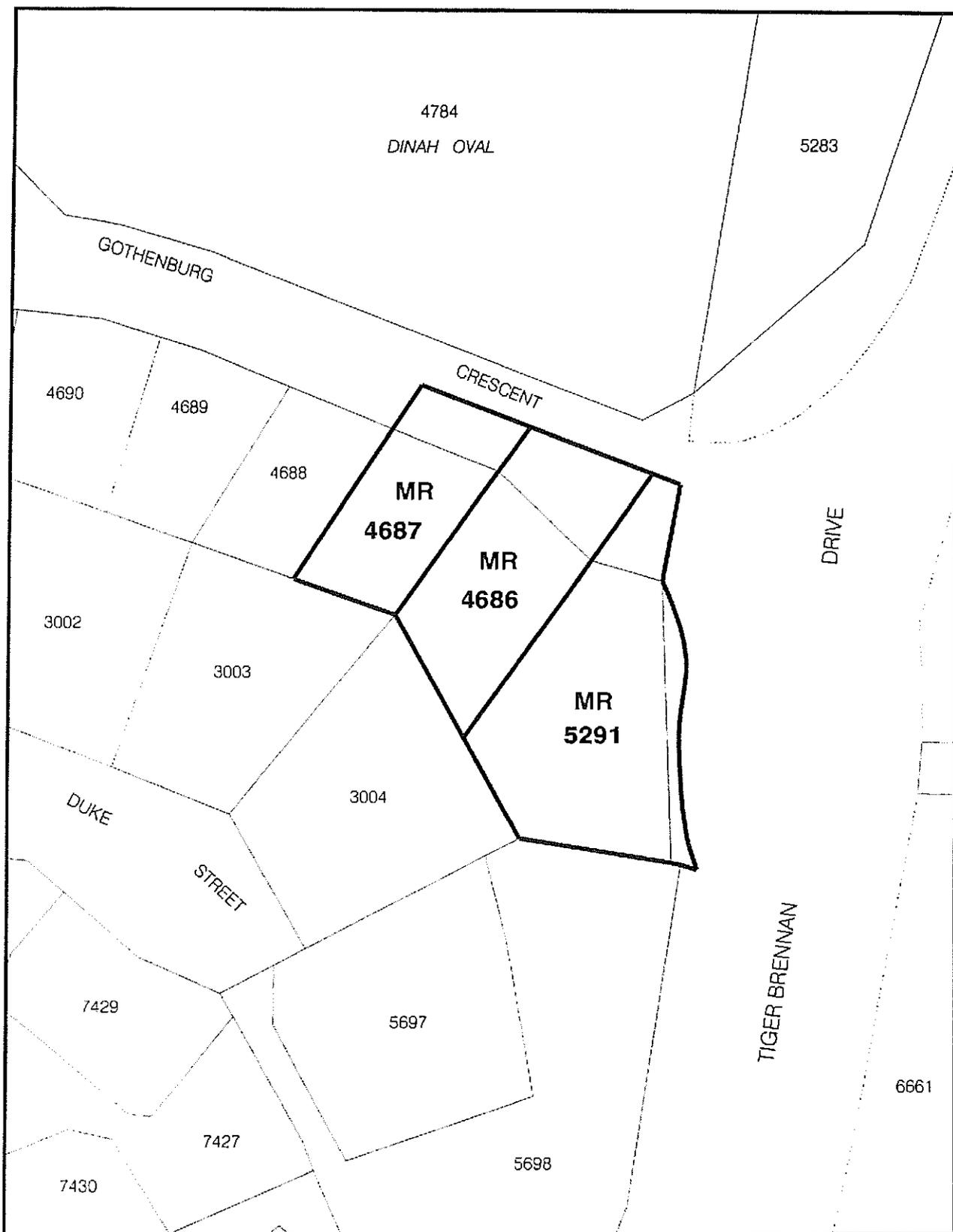
Scale 1: 1000 @ A4



File No.: PA2010/1431

Date: 7-Jan-11

Drawing Name: PSA\_Lots 4686 4687 5291\_Darwin.dgn



PROPOSED NT PLANNING SCHEME  
AMENDMENT PA2010/1431  
LOTS 4686, 4687 & 5291  
TOWN OF DARWIN  
From Zone Multiple Dwelling (MD)  
to Zone Medium Density (MR)



Northern Territory Government

Department of Lands & Planning



Scale 1:1000 @ A4



File No.: PA2010/1431  
Date: 7-Jan-11  
Drawing Name: PSA\_Lots 4686 4687 5291\_Darwin.dgn

11 February 2011

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

Dear Michael

**Lots 4686, 4687 & 5291, (38), (39) & (42) Gothenburg Crescent Stuart Park, Town of Darwin. Proposed Development: 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 17 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The character of Gothenburg Crescent is mixed, the subject land (comprising the above three allotments) directly adjoins HR (High Density Residential) and MR (Medium Density Residential) Zones along Duke Street to the south. Notwithstanding the mixed character of Gothenburg Crescent and immediate vicinity, dwellings along the eastern portion of Gothenburg Crescent maintain a consistent bulk and scale of development to two stories.

The Northern Territory Planning Scheme does not provide strategic direction with regard to managing the development of urban land and as such it may be difficult to gauge whether or not this proposal would result in an appropriate form of development.

However, it is acknowledged that areas within Stuart Park, in particular those areas in close proximity to major transport routes, community and commercial facilities, are undergoing a transformation from low density single residential dwellings, to multiple and higher density residential dwellings. Thus, a general shift in density in Stuart Park would suggest that a rezoning of the subject sites would not be considered an anomaly in the circumstances.

In this regard, the capability of the site(s) to support development in accordance with the proposed zoning, any potential amenity and streetscape impacts as a result of the realisation of the maximum development potential of the land and proximity of

.../2

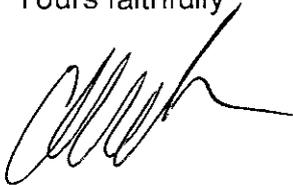
-2-

the land to major transport routes and public transport services, must all be taken into account. In this instance, it is considered that the siting of Dinah Oval, the location in close proximity to a major transport route (in addition to pedestrian and bicycle paths), proximity to commercial facilities and the topography of the land, would suggest that rezoning the subject land to accommodate higher residential densities may be appropriate.

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

ENCL: YES

**DARWIN CITY COUNCIL**

DATE: 17/11/2011

**REPORT**TO: TOWN PLANNING COMMITTEE  
MEETING/OPEN B

APPROVED: CR

FROM: GENERAL MANAGER INFRASTRUCTURE

APPROVED: DL

REPORT NO: 11TS0025 CR:fh

APPROVED: LC

COMMON NO: 1938414

**SUBJECT:** LOTS 1385 & 1386, (25) & (27) SERGISON CIRCUIT RAPID CREEK, TOWN OF NIGHTCLIFF. PROPOSED DEVELOPMENT: REZONE FROM ZONE MD (MULTIPLE DWELLING RESIDENTIAL) TO ZONE MR (MEDIUM DENSITY RESIDENTIAL)

ITEM NO: 10.2

**SYNOPSIS:**

A Development Application for Lots 1385 & 1386, (25) & (27) Sergison Circuit Rapid Creek, Town Of Nightcliff (**Attachment A**) has been referred to Council for comment pursuant to Section 48 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorse comments provided to the Development Consent Authority by staff.

**GENERAL:****Applicant:** Masterplan**Zone:** MD (Multiple Dwelling)**Area:** 915 m<sup>2</sup> & 983 m<sup>2</sup>**Proposal:**

The applicant proposes to rezone the subject land, Lots 1385 & 1386 Sergison Circuit in Rapid Creek, from MD (Multiple Dwelling Residential) to MR (Medium Density Residential).

The rezoning would facilitate medium density residential development up to a maximum height of four storeys.

**Site and Surrounds:**

The subject sites are comprised of Lot 1385 and Lot 1386 measuring 915m<sup>2</sup> and 983m<sup>2</sup> respectively. Both lots are rectangular in shape each with approximately 25m frontages to Sergison Circuit, with depths between 35m to 38m. The sites are relatively level with a slight incline towards the rear of the lot.

The lots both contain ground level single dwellings and existing vegetation. The lot immediately to the east of the site (23 Sergison Circuit) is zoned MR and contains a group of older multiple dwellings, currently subject to a unit strata application.

The lots to the west and south of the site are zoned MD and contain a mix of single and multiple dwellings. Directly opposite the subject lots in the centre Sergison Circuit is a consistent block of MR zoned lots.

The lots contain a sewerage easement running along the length of the rear boundaries at approximately 3m.

### **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 sites are designated to be used for urban purposes. 'Urban' is not defined within the Northern Territory Planning Scheme, but is understood to include residential development.

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

### **Current and Proposed Zoning**

The current zoning of the subject land is MD (Multiple Dwelling Residential). The proposed rezoning seeks to apply the MR (Medium Density Residential) zoning. The zoning tables of the Northern Territory Planning Scheme allow uses within each zone as permitted, prohibited or discretionary. Given that both the current and proposed zones are residential, many of the same criteria apply when assessing land use development on the subject land. The key distinctions between the two zones are primarily found within clause 7.1 of the Northern Territory Planning Scheme – Residential Density and Height Limitations.

Under the current MD provisions, dwellings constructed on the subject land have the potential to be developed to a maximum of two storeys. With the respective land areas and a maximum dwelling density of one dwelling per 300 square metres, both lots could potentially accommodate a maximum of three dwellings; equating to a maximum of 6 dwellings across all allotments. All development would ordinarily be set back from the primary frontage by 6.0 metres (4.5 metres for open structures), with setbacks from side and rear boundaries by 1.5 metres.

Under the proposed MR provisions, the land has the potential to be developed to a maximum height of four storeys. With regard to dwelling density, Lot 1385 could

potentially be developed to a maximum density of 10 one or two bedroom, 7 three bedroom or 6 four bedroom dwellings. Lot 1386 could be developed to a maximum density of 11 one or two bedroom or 7 three or four bedroom dwellings. If the lots were combined a maximum of 22 one or two bedroom, 14 three bedroom or 13 four bedroom dwellings could be developed.

While the use of the land 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 on the lots. Adjoining lots however, to the east of the subject sites, comprise Zone MR and are similar in scale to the development potential of the subject land under the proposed zoning.

### **Council Issues:**

The increase in density infers that there will be more impervious surface area directing stormwater to Council's 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 accommodate additional stormwater.

The increased density potential comprising an increase of up to 13 dwellings over the current potential under the existing zoning is likely to significantly increase traffic movement to and from the subject land. However, given the existing high ratio of existing MR zoning in this locality, it is unlikely that these particular rezonings will cause a detrimental impact on the surrounding road and traffic networks.

### **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.

### **Summary:**

The applicant seeks to rezone the subject sites from Zone MD to Zone MR. The character of Sergison Circuit is mixed.

The Planning Scheme does not detail a strategic direction in this instance, however in consideration of the specific nature of the rezoning as proposed, and its context within the immediate locality, a rezoning of the subject land from MD to MR is not considered inappropriate. In addition, it is likely that existing facilities and infrastructure are able to accommodate an increase in dwelling density within the subject land.

Issues relating to traffic will need to be addressed during the development assessment process.

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## **FINANCIAL IMPLICATIONS:**

Nil.

## **STRATEGIC PLAN IMPLICATIONS:**

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

### **Goal**

1. Achieve Effective Partnerships and Engage in Collaborative Relationships

#### **Outcome**

1.1 Improve relations with all levels of Government

#### **Key Strategies**

1.1.4 Play a strategic role in the planning and developmental processes that impact Darwin

1.1.5 Influence Government and developers to develop sustainable projects which reflect Darwin's lifestyle

1.2 Effectively engage with Community

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

### **Goal**

2. 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

3.2 Enhance transport

3.2.1 Review transport and parking needs systems

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

### **Goal**

4. 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 or Nil

**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 11TS0025 CR:fh entitled Lots 1385 & 1386, (25) & (27) Sergison Circuit Rapid Creek, Town Of Nightcliff. Proposed Development: 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 11TS0025 CR:fh be endorsed.

**DROSSO LELEKIS**  
**MANAGER DESIGN, PLANNING &**  
**PROJECTS**

**LUCCIO CERCARELLI**  
**GENERAL MANAGER**  
**INFRASTRUCTURE**

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

5.2 ZONE MD – MULTIPLE DWELLING RESIDENTIAL

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

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

Demountable structures require consent

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to caravans

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

Clause 13.5 refers to the erection of mobile telecommunication structures

## ZONING TABLE – ZONE MD

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

P = Permitted    D = Discretionary    x = Prohibited

### 5.3 ZONE MR – MEDIUM DENSITY RESIDENTIAL

1. The primary purpose of Zone MR is to provide for a range of housing options to a maximum height of four **storeys**.
2. The availability or future availability of services, size of lots and proximity to major roads, schools and other community facilities should be sufficient to support **multiple dwelling** residential development.
3. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development.

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

Demountable structures require consent.

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

Clause 6.14 refers to land subject to inundation.

Clause 7.1 limits the height of residential buildings in certain circumstances.

Clause 7.10.2 refers to caravans.

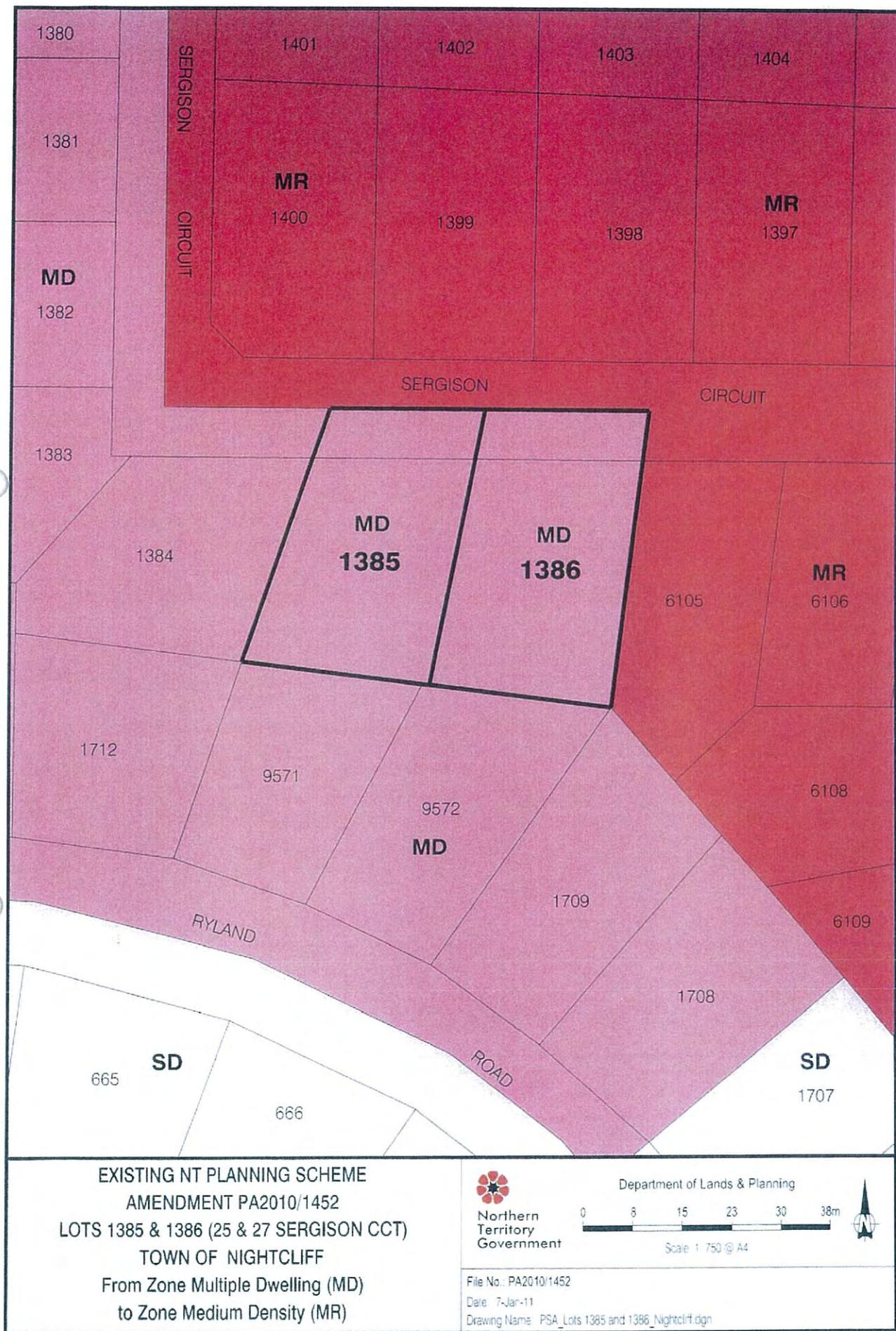
Clauses 11.1.1 and 11.1.2 refer to subdivision lot size and 11.2 to subdivision standards.

Clause 13.5 refers to the erection of mobile telecommunication structures.

## ZONING TABLE – ZONE MR

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast accommodation	D	6.5.1, 7.10.1
business sign	P	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	D	6.1, 6.5.1
dependant unit	P	7.1, 7.3, 7.10.4
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	P	7.1, 7.10.5
home based child care centre	D	6.5.1, 7.10.6
home based contracting	P	7.10.8
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	D	6.1, 6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	D	6.5.1, 7.1, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	6.5.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	D	6.5.1, 7.1, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

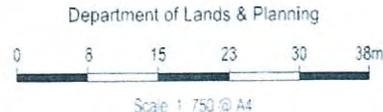
P = Permitted      D = Discretionary      x = Prohibited



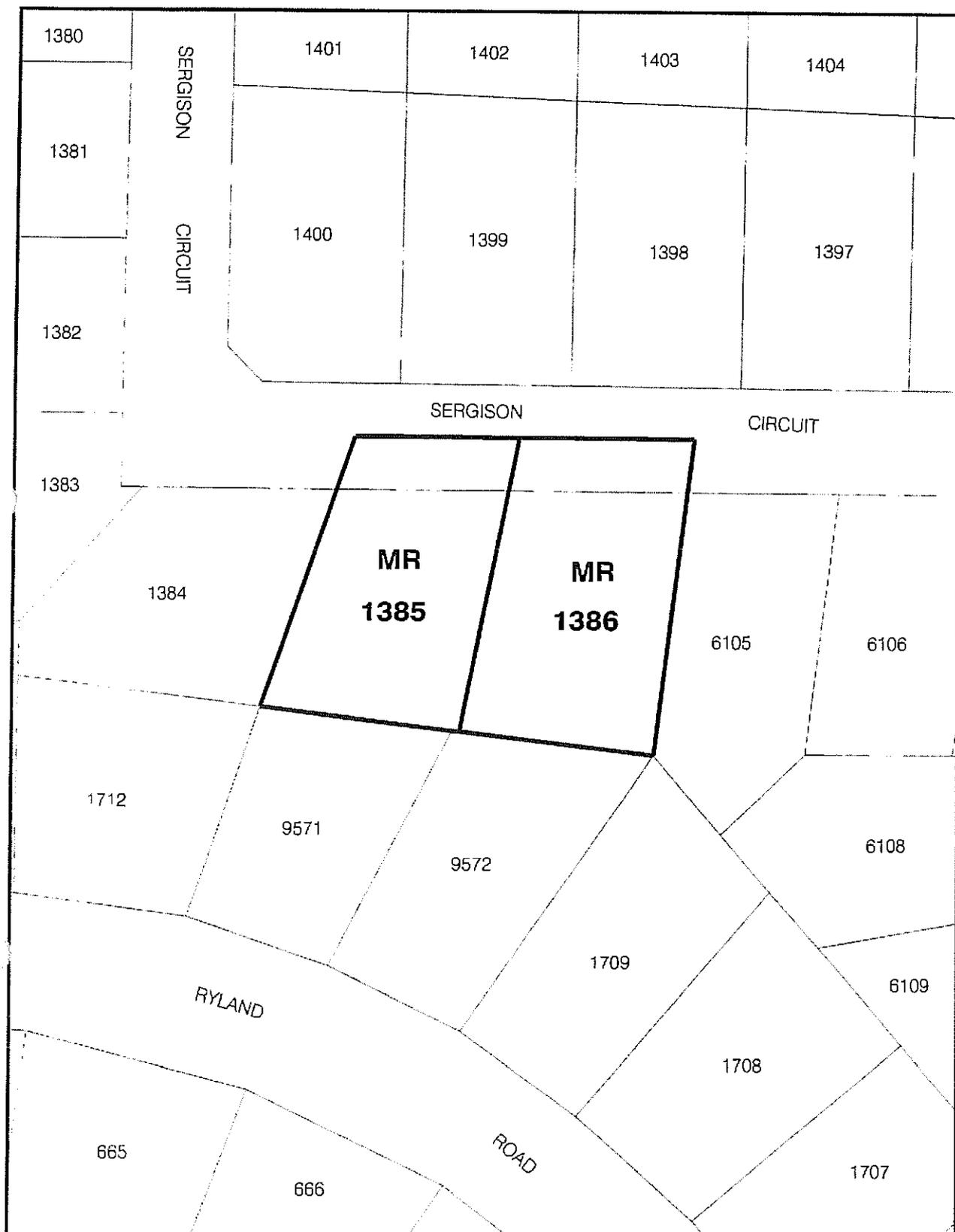
EXISTING NT PLANNING SCHEME  
AMENDMENT PA2010/1452  
LOTS 1385 & 1386 (25 & 27 SERGISON CCT)  
TOWN OF NIGHTCLIFF  
From Zone Multiple Dwelling (MD)  
to Zone Medium Density (MR)



Northern Territory Government



File No.: PA2010/1452  
Date: 7-Jan-11  
Drawing Name: PSA\_Lots 1385 and 1386\_Nightcliff.dgn



**PROPOSED NT PLANNING SCHEME**  
**AMENDMENT PA2010/1452**  
**LOTS 1385 & 1386 (25 & 27 SERGISON CCT)**  
**TOWN OF NIGHTCLIFF**  
**From Zone Multiple Dwelling (MD)**  
**to Zone Medium Density (MR)**



**Northern Territory Government**

Department of Lands & Planning



Scale 1:750 @ A4



File No.: PA2010/1452  
 Date: 7-Jan-11  
 Drawing Name: PSA\_Lots 1385 and 1386\_Nightcliff.dgn

Please quote: 1938414 CR:fh

11 February 2011

Sally Hetzel  
Senior Planning Officer  
Strategic Lands Planning  
Department of Planning and Infrastructure  
GPO Box 1680  
DARWIN NT 0801

Dear Sally

**Lots 1385 & 1386, (25) & (27) Sergison Circuit Rapid Creek, Town of Nightcliff.  
Proposed Development: 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 17 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The character of Sergison Circuit is mixed, with Lot 1386 directly adjoining a MR (Medium Density Residential) Zone to the east and further MR zoning on the opposite side of Sergison Circuit from the subjects lots.

The Northern Territory Planning Scheme does not provide strategic direction with regard to managing the development of urban land and as such it may be difficult to gauge whether or not this proposal would result in an appropriate form of development.

However, the capability of the site(s) to support development in accordance with the proposed zoning, any potential amenity and streetscape impacts as a result of the realisation of the maximum development potential of the land and proximity of the land to major transport routes and public transport services, must all be taken into account. In this instance, it is considered that the proximity to high amenity areas, commercial facilities, public transport and similar existing zoning in the near proximity would suggest that rezoning the subject land to accommodate higher residential densities may be appropriate.

.../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 me on 8930 0528.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Cindy Robson', written in a cursive style.

**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Masterplan NT Pty Ltd

ENCL: YES

**DARWIN CITY COUNCIL**

DATE: 17/01/2011

**REPORT**

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

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

**REPORT NO:** 11TS0026 CR:fh **APPROVED:** LC

**COMMON NO:** 1374552

**SUBJECT:** LOT 8018 (49) PARAP ROAD TOWN OF DARWIN - PROPOSED EXCEPTIONAL DEVELOPMENT PERMIT - NOTIFICATION UNDER SECTION 19 OF THE PLANNING ACT

**ITEM NO** 10.3

**SYNOPSIS:**

A Development Application for Lot 8018 (49) Parap Road Town Of Darwin (**Attachment A**) has been referred to Council for comment pursuant to Section 48 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorse comments provided to the Development Consent Authority by staff.

**GENERAL:**

**Applicant:** Masterplan

**Zone:** MR (Medium Density Residential) **Area:** 4410 m<sup>2</sup>

**Proposal:** Change of use of part of Lot 8018 (49) Parap Road from café/restaurant to an office.

**History:** The site is currently being developed for the purpose of an ancillary café/restaurant in a 4 storey building, approved as part of Development Permit DP08/0265, which also gave consent for 48 x 2 and 72 x 3 bedroom multiple dwellings and 42 x 2 bedroom serviced apartments in a 5 x 4 storey buildings, over lots 8018 and 8023 (formerly lot 5602).

### Site and Surrounds:

The subject land is comprised of Lot 8018 Town Of Darwin, commonly referred to as 49 Parap Road, Parap. The site is currently a construction site with two incomplete buildings visible from Parap Road.

Uses in the general area are mixed, with medium density housing located along Parap Road to the south of the site, Parap Primary School located directly opposite and the Parap Shopping Village area located to the south of the subject site along Parap Road.

### Northern Territory Planning Scheme:

The site is zoned MR (Medium Density Residential). In February 2008 consent was issued under Development Permit DP08/0265 for 48 x 2 and 72 x 3 bedroom multiple dwellings and 42 x 2 bedroom serviced apartments with ancillary café/restaurant in a 5 x 4 storey buildings, over lots 8018 and 8023 (formerly lot 5602).

Construction of the approved development has now substantially commenced and the applicant has requested a change of use for the portion of the development currently approved to accommodate the café/restaurant area to an office.

The proposed office is in Zone MR and is a prohibited use in that zone, an exceptional development permit has been lodged to seek permission for the prohibited use. The existing approved café/restaurant is also a prohibited use in the MR zone, however, it was considered ancillary to the overall development and consent was issued.

The proposed development essentially comprises a variation to DP08/0265 to alter the use of the proposed café/restaurant to an office. The office is located in the same position as the café, as per the plans in **Attachment A**. The proposal is identical from the external view, except for the addition of a glass entry to the Parap Road frontage. A separate application to vary DP08/0265 has been lodged to accommodate the inclusion of the glass entry.

The proposed office, in place of the café is for the purpose of accommodating PTM homes, the developer of the subject site. However, the use of the area is intended to continue as an office for PTM homes after completion of work on the site, at which time the use will no longer be considered ancillary to the overall development.

The proposed use has been lodged as an exceptional development permit and therefore the appropriateness of the use needs to be considered in the context of the local area. The proposed use is a relatively minor component of the overall use and will not exclude or limit the primary use of the site as medium density residential housing.

The site is within close proximity of the Parap shopping precinct and other mixed uses in the area and would not be out of keeping with these uses.

Parking has been assessed in relation to the proposed use and it was found that the proposed change would not create any greater demand for parking on the site. The current approved use of café requires 6 parking bays per 100m<sup>2</sup> of floor area and the

proposed office use requires 2.5 parking bays per 100m<sup>2</sup> of floor area under the provisions of the NT Planning Scheme.

The proposed use is considered secondary to the overall development and in keeping with the general locality and therefore no objection to the proposed change of use has been raised.

### **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:**

It is not clearly indicated on the plans whether the inclusion of a glass entry from Parap Road will require ramping to meet disability access requirements. It has been requested that any ramping be provided wholly within the boundaries of the subject lot and not on Council's road reserve.

### **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

1.2 Effectively engage with Community

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

3.2 Enhance transport

3.2.1 Review transport and parking needs systems

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

**Goal**

4 Create and Maintain an Environmentally Sustainable City

**Outcome**

4.2 Improve water conservation

**Key Strategies**

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

**LEGAL IMPLICATIONS:**

This item is not considered "Confidential".

**PUBLIC RELATIONS IMPLICATIONS:**

Not Assessed.

**COMMUNITY SAFETY IMPLICATIONS:**

Not Assessed

**DELEGATION:**

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

**CONSULTATION:**

Through the Development Application statutory process.

**PROPOSED PUBLIC CONSULTATION PROCESS:**

Nil

**APPROPRIATE SIGNAGE:**

Not Applicable.

**RECOMMENDATIONS:**

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0026CR:fh entitled Lot 8018 (49) Parap Road Town Of Darwin - Proposed Exceptional Development Permit-Notification Under Section 19 Of The Planning Act, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 11TS0026CR:fh be endorsed.

**DROSSO LELEKIS**  
**MANAGER DESIGN,**  
**PLANNING & PROJECTS**

**LUCCIO CERCARELLI**  
**GENERAL MANAGER**  
**INFRASTRUCTURE**

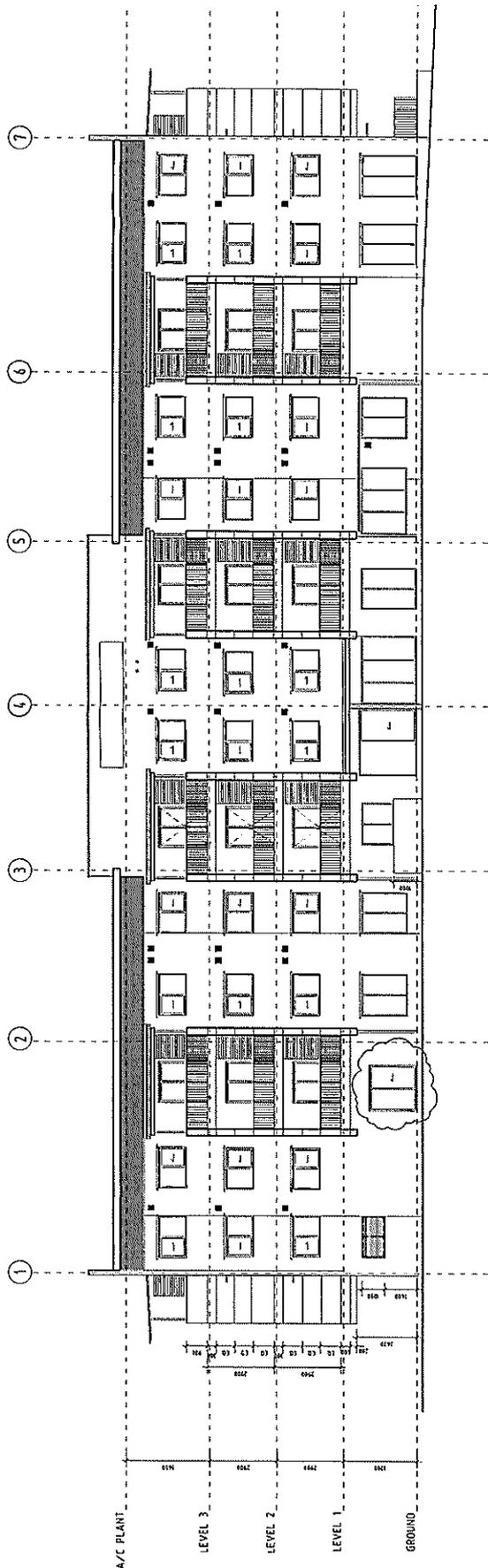
Any queries on this report can be directed to Cindy Robson on 8930 0528 or email [c.robson@darwin.nt.gov.au](mailto:c.robson@darwin.nt.gov.au)

**NOTES**

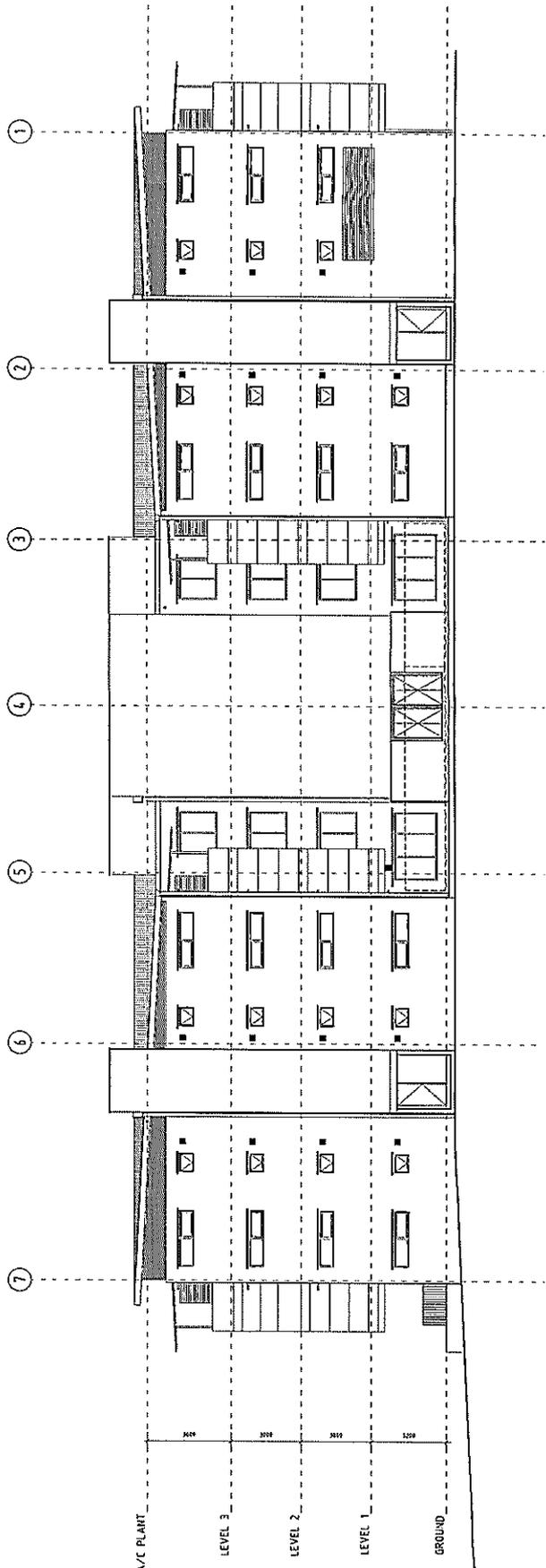
1. All drawings are subject to the approval of the relevant authorities.  
 2. All dimensions are to be unless otherwise stated.  
 3. All materials are to be as specified unless otherwise stated.  
 4. All work is to be in accordance with the relevant standards.  
 5. All work is to be in accordance with the relevant standards.

**MATERIALS LEGEND**

- CG COLOURED BRICKS OTHER  
COLOR AS SPEC.
- CON  
CONCRETE BLOCKWORK  
TEXTURE SYSTEM FINISH  
AS SPEC.
- CP CONCRETE PAINTED
- CF IN SITU CONCRETE CLASS 2  
OFF-FORM FINISH
- DP ZINCALUME DOWNPIPE
- FB FACE BLOCKWORK
- FEL FORM FINISH CONCRETE SHEET  
PAINT FINISH AS SPEC.
- BS WILD STEEL VERTICAL BAR  
PAINT FINISH AS SPEC.
- LV LOUVER VENTS AS SPEC.
- HC HORIZONTAL CLADDING GTD  
METAL CLADDING -  
ZINCALUME FINISH
- HR METAL ROOF SHEETING  
AS SPEC.
- GF NOMIN DA ZINCALUME CORNFLECK
- WHI MAIL POYMENT JAMB



**EAST ELEVATION**  
scale 1:100



**WEST ELEVATION**  
scale 1:100

<b>FOR TENDER ONLY</b>		Proj. No.	08/10/2018
		Date	08/10/2018
Drawn by	Rev.	Drawn by	Rev.
Checked by	Rev.	Checked by	Rev.
Appr. by	Rev.	Appr. by	Rev.
Scale	1:100	Scale	1:100
Project Name		Project Name	
Client		Client	
Site		Site	
Drawing No.		Drawing No.	
Drawing Date		Drawing Date	
Drawing Scale		Drawing Scale	
Drawing Status		Drawing Status	
Drawing Author		Drawing Author	
Drawing Checker		Drawing Checker	
Drawing Approver		Drawing Approver	

**Vin Kenneally Architects**  
 1/111 St. George's Street  
 Sydney NSW 2000  
 Phone: +61 2 9231 1111  
 Email: info@vinkenneally.com.au

**PROJECT SERVICES APARTMENTS**  
 15 PARRAMATTA ROAD, SYDNEY  
 EAST AND WEST ELEVATIONS

Sheet No. **41**  
 Drawing No. **2296 US W11**  
 Revision **A**



Please quote: 1938414 CR:fh

11 February 2011

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

Dear Doug

**Lot 8018 (49) Parap Road Town of Darwin Proposed Exceptional Development Permit - Notification under Section 19 of the Planning Act**

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

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**
  - a) It is requested that all disability access needs are accommodated wholly within the boundaries of the subject property and not within Council's road reserve, to the requirements of the relevant Australian Standard.

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

- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.
- Further subject to conditions of subdivision to the satisfaction of service authorities.

-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 me on 8930 0528.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Cindy Robson', with a stylized flourish at the end.

**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

ENCL: YES

**DARWIN CITY COUNCIL**

DATE: 19/01/2011

**REPORT**

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

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

**REPORT NO:** 11TS0029 CR:fh **APPROVED:** LC

**COMMON NO:** 1936412

**SUBJECT:** LOT 1407 (3) MANTON STREET TOWN OF DARWIN. PROPOSED DEVELOPMENT: SUPPORTING ACCOMMODATION DEVELOPMENT COMPRISING 92 X 1 BEDROOM SUITES WITHIN A 9 STOREY BUILDING (INCLUSIVE OF A SINGLE LEVEL OF BASEMENT CAR PARKING)

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**ITEM NO:** 10.4

**SYNOPSIS:**

A Development Application for Lot 1407 (3) Manton Street Town of Darwin (**Attachment A**) has been referred to Council for comment pursuant to Section 48 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorse comments provided to the Development Consent Authority by staff.

**GENERAL:**

**Applicant:** Ethan Affordable Housing

**Zone:** CB (Central Business) **Area:** 844m<sup>2</sup>

**Proposal:** Supporting accommodation development comprising 92 x 1 Bedroom suits within a 9 storey building (inclusive of a single level of basement car parking).

**History:****Development Application PA2010/1151**

Lodged September 2010 and withdrawn by the applicant prior to determination. Proposed Supporting Accommodation Development Comprising 88 X 1 Bedroom Suites Within A 10 Storey Building (Inclusive Of A Single Level Basement).

### **Site and Surrounds:**

The subject site is identified as allotment 1407, Town of Darwin, commonly referred to as 3 Manton Street, Darwin. The allotment is 844m<sup>2</sup>, with a frontage to Manton Street of approximately 25m. The depth of the allotment is approximately 29m along the southern boundary, and approximately 39m along the northern boundary. The rear boundary is approximately 27m. The site is relatively flat, and slopes downwards towards the northern boundary.

There is currently a single crossover to access the site, and two time limited on-street car parking spaces in front of the site. There currently exists a two storey detached dwelling which is occupied. No other significant structures exist on site.

The site is within the CB (Central Business) Zone, as are all sites within the locality. Manton Street consists of a variety of uses, but most predominantly residential dwellings in the form of single dwellings and low density apartments. Commercial properties are located at either ends of Manton Street and front the higher order streets (McMinn and Woods Street).

### **Northern Territory Planning Scheme:**

The proposed development is in the CB zone, and requires consent.

### **Proposal:**

The proposal is to develop the site for aged care support accommodation. The development will contain 92 apartments, internal communal areas, an internal covered courtyard with swimming pool, a communal kitchen and dining area, and four offices over nine floors. In addition, a single level underground car park is proposed comprising spaces for 25 cars, including one bay for disabled access. The suites are predominantly 36m<sup>2</sup> to 42m<sup>2</sup> and will be furnished to contain an ensuite and a kitchenette.

The Northern Territory Planning Scheme specifies that car parking shall be supplied at the rate of one space per four units, plus four spaces per 100m<sup>2</sup> of area used for administrative purposes. The proposed development achieves this by supplying 23 spaces for residents, plus an additional two spaces for staff parking. However, it should be noted that up to 3 of the supplied bays are not functional.

The proposed building is for eight levels above ground, extending to a maximum height of 25m above ground level, which complies with the height limits set out in the NT Planning Scheme.

The site has been identified to have an easement of 3m, set back 20m from the front boundary and running parallel to Manton Street. The easement for the purposes of sewer is in favour of the Power and Water Authority. The applicant is in communications with Power and Water to have the easement removed prior to construction of the subject proposal.

### **Active Street Frontage**

The proposal fails to provide the 75% active street frontage required under the NT Planning Scheme. The lot width is insufficient to accommodate the required servicing infrastructure for the intended use, a porte cochere and to still allow adequate frontage for active uses.

To assist in improving the appearance of the proposed building to the street, the foyer and reception areas view directly to the street, an awning has been placed over the porte-cochere for protection from the weather.

### **Breeze Penetration and Circulation**

The proposal does not address clause 7.8(j) of the NT planning Scheme – breeze penetration and circulation. The sides and rear of the proposed building contain minimal openings and the central courtyard is enclosed by a roof, which excludes any natural cross-ventilation or circulation of breezes through the building.

### **Private Open Space**

The application indicates that only 28 of the 92 proposed dwellings meet the minimum private open space requirements of clause 7.5 of the NT Planning Scheme. Additional consideration should be given for the increased likelihood of residents requiring greater manoeuvring space for wheelchairs and walking frames within private open space areas.

### **Council Issues:**

The subject site is not considered an appropriate location for the proposed development. The site is some distance from the nearest public transport, there are limited medical services available to low income residents and the general size and shape of the lot restricts development suitable for low income aged support accommodation.

The nearest public bus routes exit the CBD along Cavenagh Street in one direction and return to the CBD along Mitchell Street, meaning a lengthy walk from the nearest return bus stop.

The nearest medical centre is located on the corner of Woods and Manton Street, however, this is not a bulk-bill surgery and unlikely to cater for the intended residents. There are no other bulk-bill medical centres in the general locality catering for the proposed residents who are likely to have high medical needs.

The size and shape of the site restricts the type of development that can feasibly be constructed on the site. The lot width significantly restricts the ability to construct a porte cochere capable of accommodating suitable transport vehicles such as mini buses and ambulances without diminishing the active street frontage requirements of the Planning Scheme.

The multi-storey nature of the building may also cause internal access and circulation issues. Older residents with pre-existing support needs are more likely to require evacuation by ambulance stretcher, which does not appear to be possible based on the proposed lift dimensions.

In general, assurances that the building can comfortably accommodate the intended residents have not been clearly outlined in the application. As a result, it is questionable whether this is a suitable proposal for low-income aged tenants.

### **Parking**

The proposal provides car parking at a rate of 1 bay per 4 dwellings, as per the generation rate for supporting accommodation outlined in clause 6.5.1 of the Planning Scheme. This is a significantly lower rate than the 2 bays per dwelling required for multiple dwellings and may result in significant on-street parking issues if occupied by tenants with car ownership in excess of the parking provided.

Parking bays 1, 2 and 25 are poorly located and require multiple movements and lengthy reversing across the access ramp to enable a vehicle to exit the basement. Removal of Bays 1, 2 and 25 will leave the development with a parking shortfall.

Sectional details of the proposed building clearly showing arrangements for the car parking bays located below the pool area have been requested. In accordance with AS2890.1: 2004, a minimum height of 2.2m must be maintained, with low clearance signage above any affected car parking spaces.

### **Waste**

The proposal is for waste trucks to reverse into the site, collect the waste and exit in a forward gear. All waste vehicles must enter and exit the site in a forward gear, in accordance with Council's Waste Management Policy Number 54.

The waste chutes described in the development application are not clearly indicated on the plans. A waste management plan has been requested in accordance with Council's Waste Management Policy Number 54.

### **Traffic Study**

A Traffic and Pedestrian Movement Report has been requested, detailing the impact traffic generated by the proposal will have on the surrounding road and pedestrian network, for the approval of the General Manager Infrastructure should the application be approved.

### **Porte Cochere**

The proposal suggests that a majority of residents will not own vehicles. This infers that other means of transport will be utilised to transport residents, such as taxis, patient transport vehicles and small buses. It is therefore, appropriate that the porte cochere be designed and built to accommodate a minimum of a mini-bus. Revised plans demonstrating the vehicle swept paths for a service vehicle (8.8m design vehicle) passing through the porte cochere have been requested for the approval of the General Manager Infrastructure.

### **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

1.2 Effectively engage with Community

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

3.2 Enhance transport

3.2.1 Review transport and parking needs systems

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

### **Goal**

4. 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 or Nil

**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.

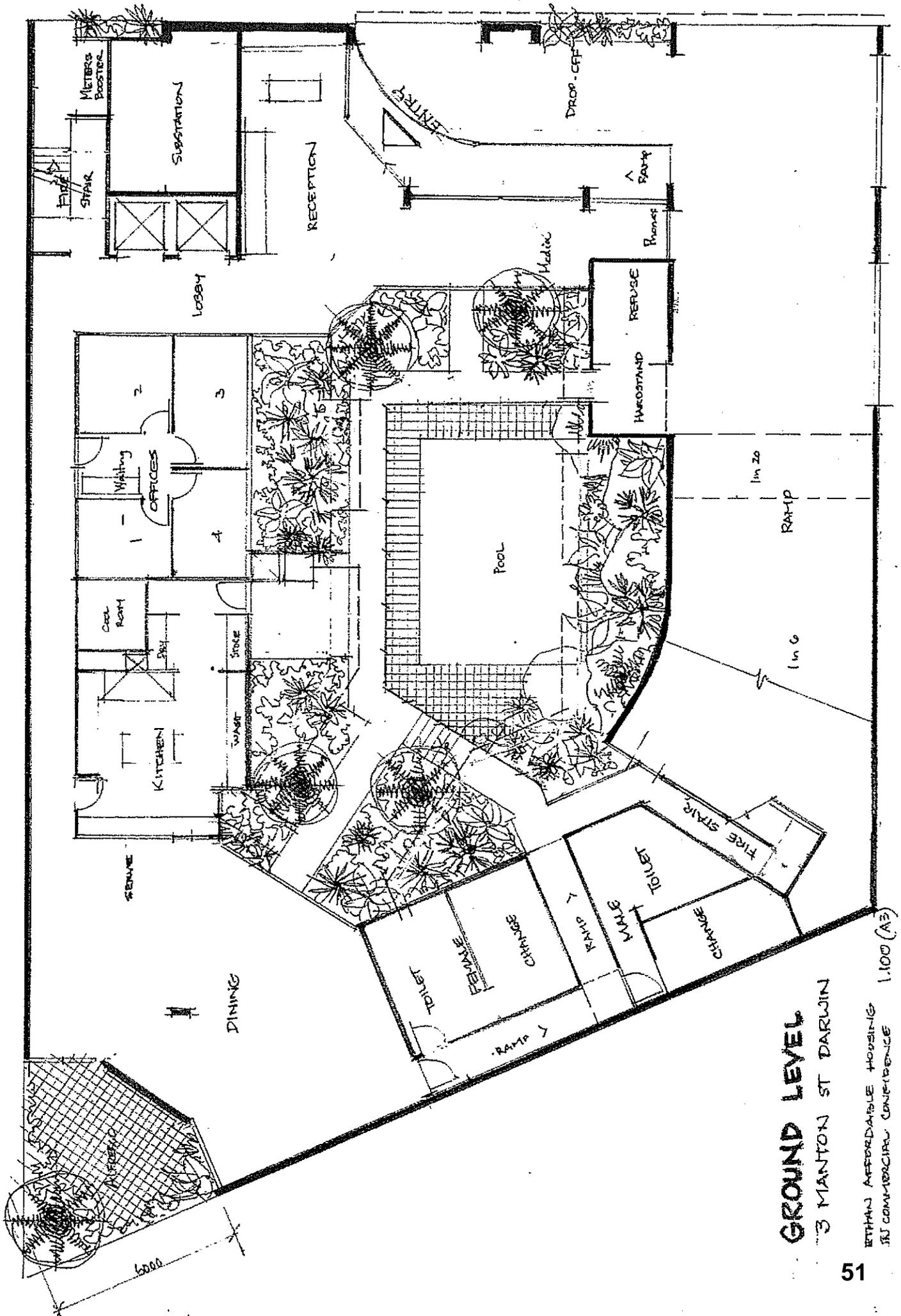
**RECOMMENDATIONS:**

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0029 CR:fh entitled Lot 1407 (3) Manton Street Town Of Darwin. Proposed Development: Supporting Accommodation Development Comprising 92 X 1 Bedroom Suites Within A 9 Storey Building (Inclusive Of A Single Level Of Basement Car Parking), be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 11TS0029 CR:fh be endorsed.

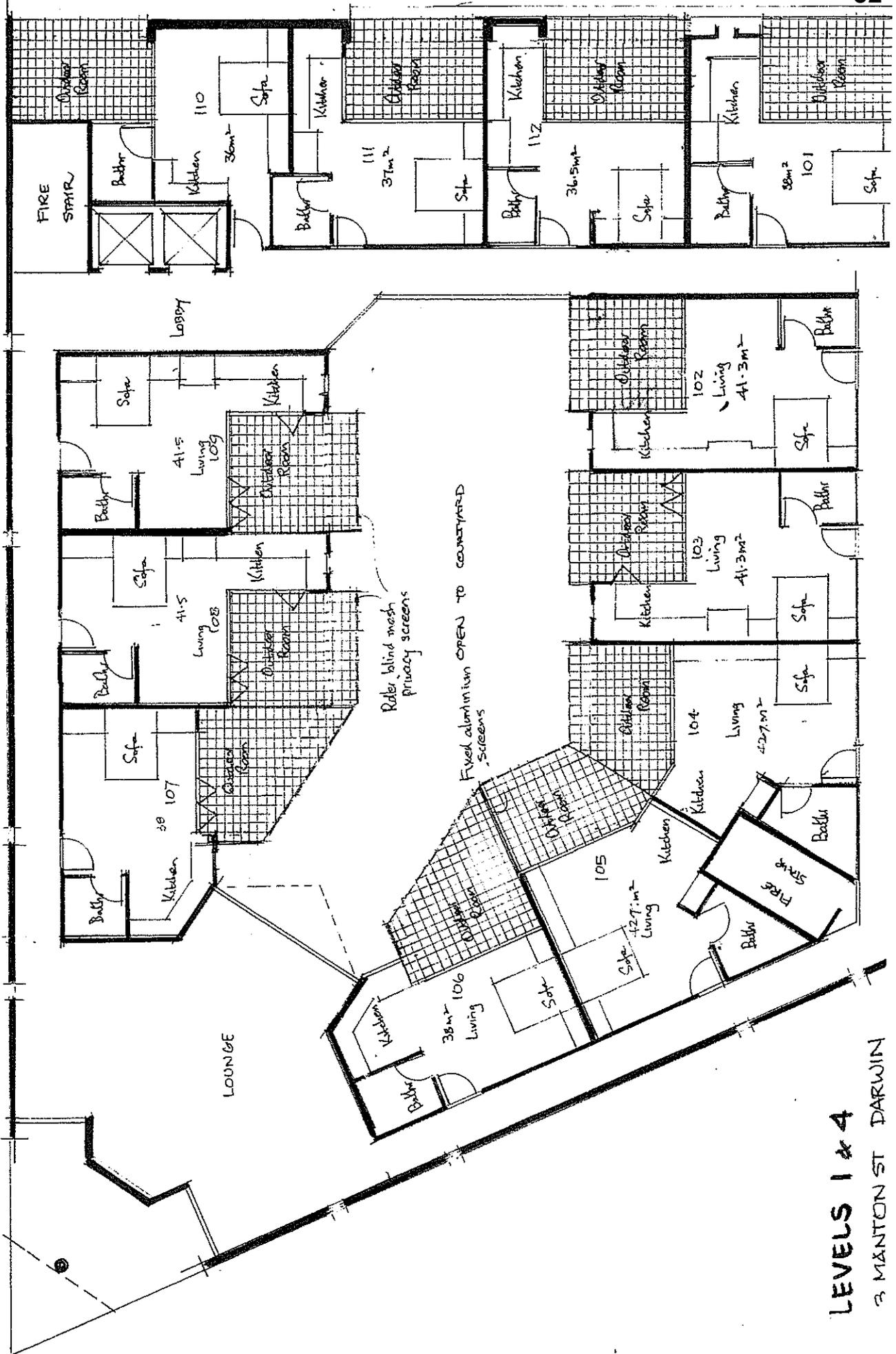
**DROSSO LELEKIS**  
**MANAGER DESIGN,**  
**PLANNING & PROJECTS**

**LUCCIO CERCARELLI**  
**GENERAL MANAGER**  
**INFRASTRUCTURE**

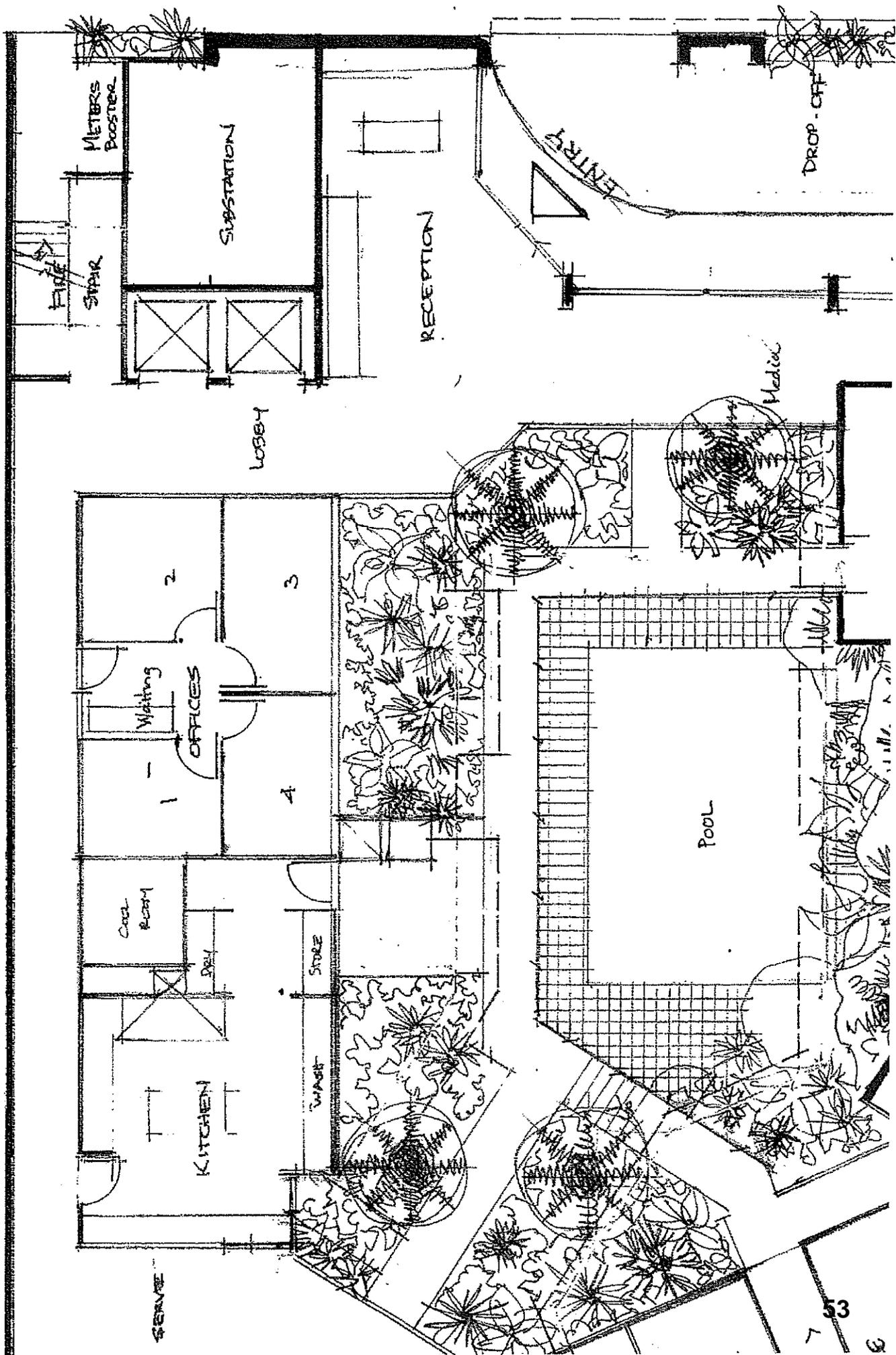


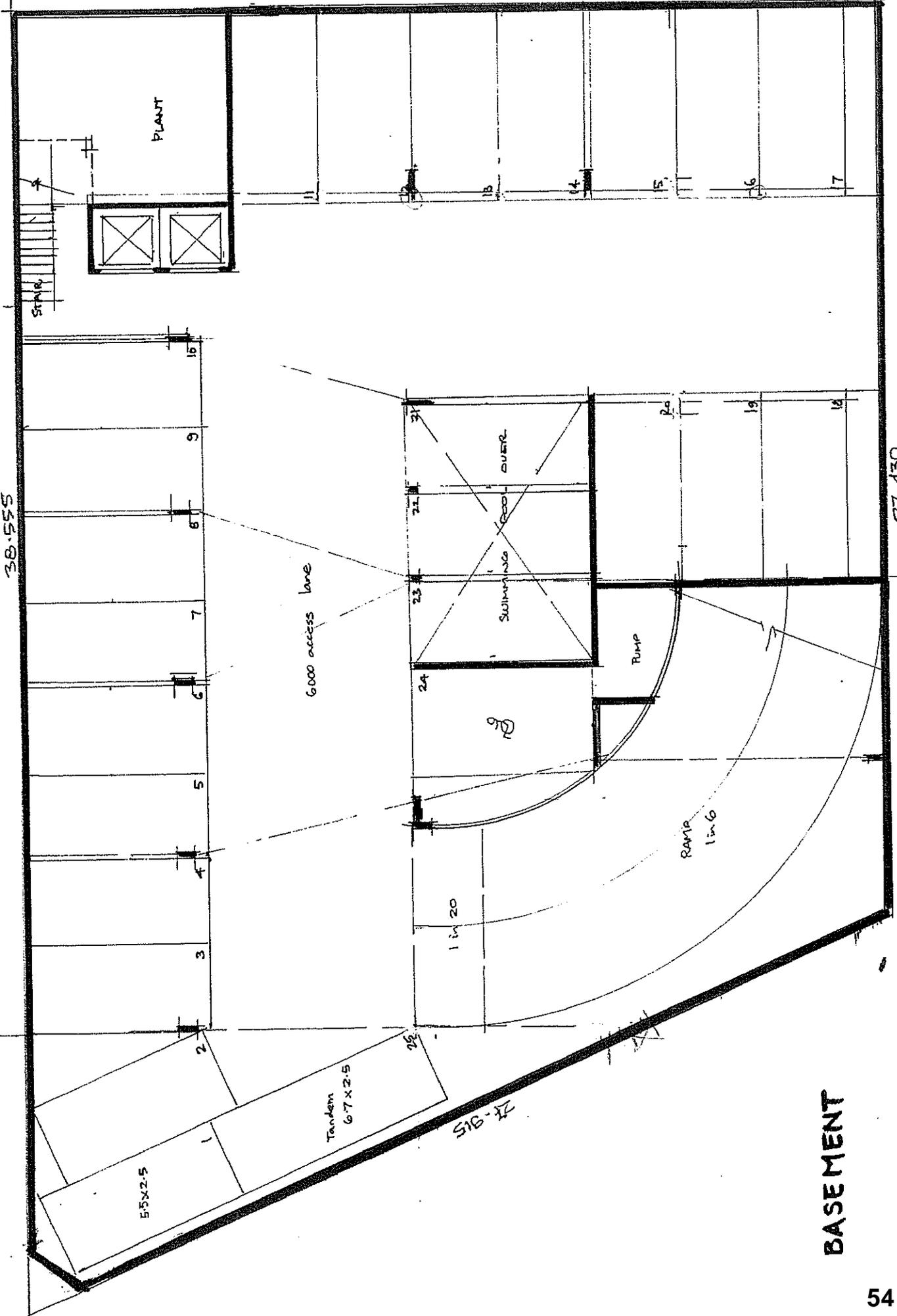
**GROUND LEVEL**  
 3 MANTON ST DARWIN

ETHAN AFFORDABLE HOUSING  
 33 COMMERICAL CONFERENCE 1,100 (A3)



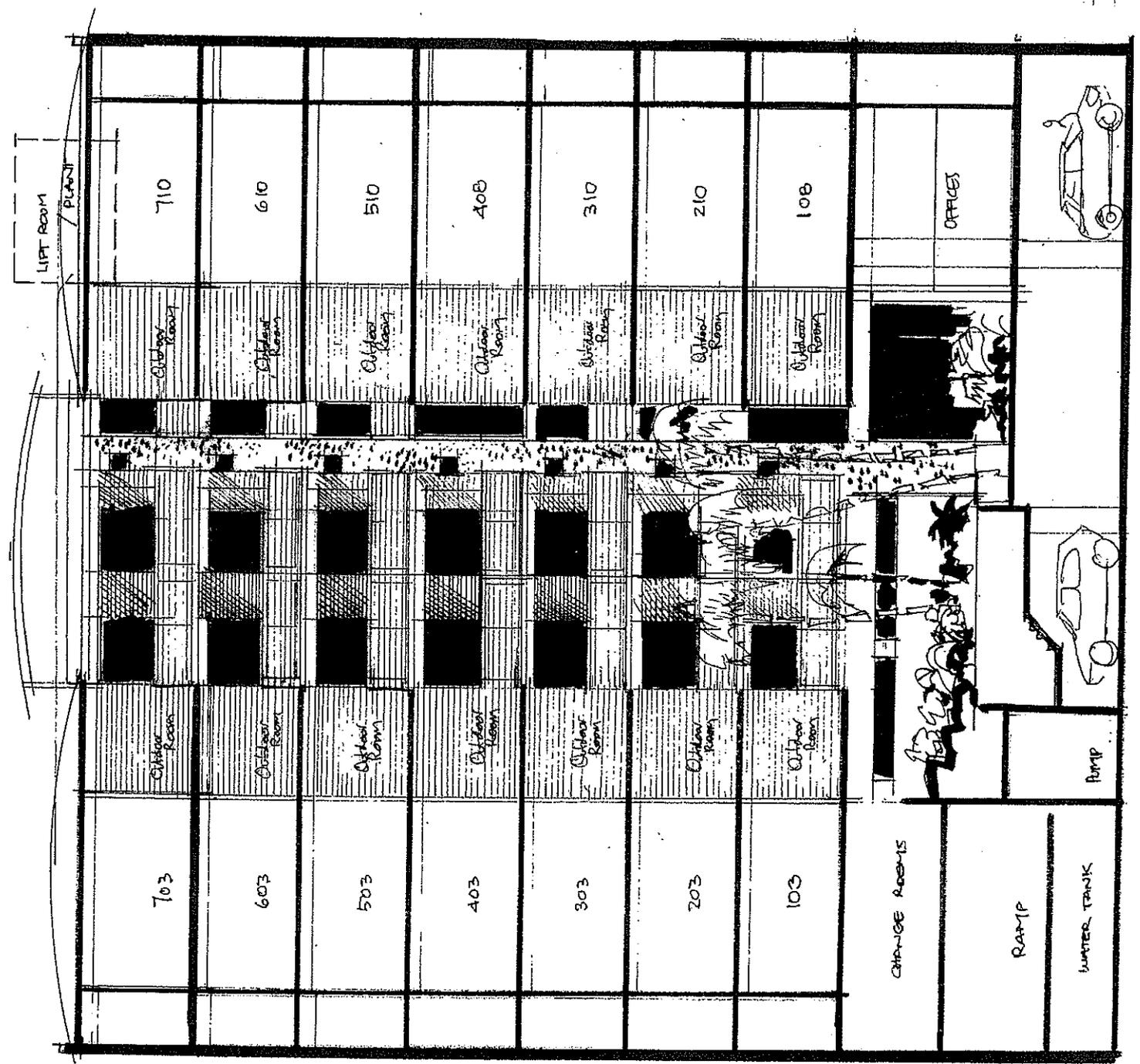
**LEVELS 1 & 4**  
 3 MANTON ST DARWIN





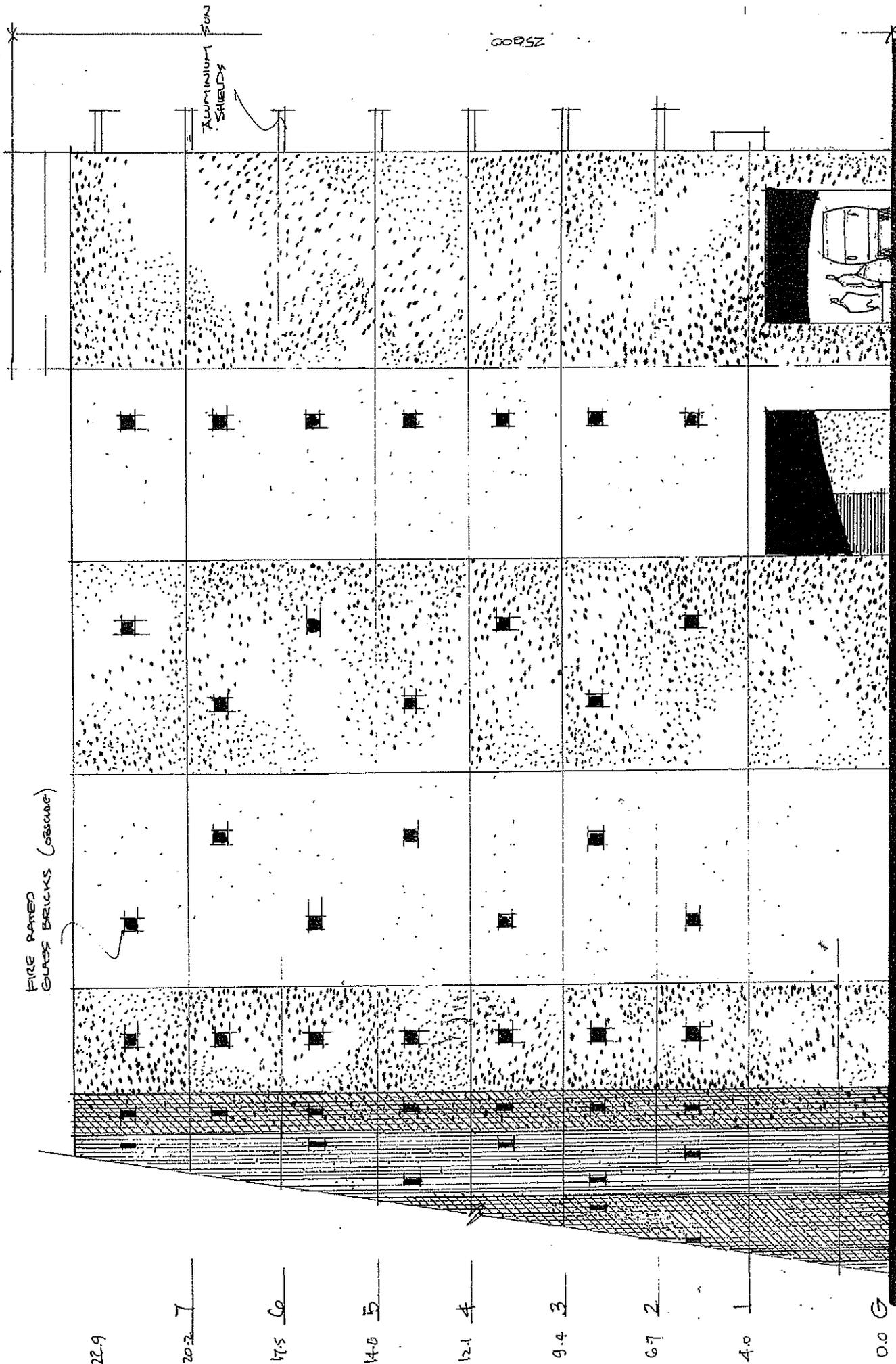
**BASEMENT**

**CROSS SECTION**  
 3 MANTON ST DARWIN  
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 LETHAN AFFORDABLE HOUSING  
 IN COMMERCIAL CONFIDENCE



23500  
 25000





FIRE RATED GLASS BRICKS (ASSUME)

Aluminium Sun Shields

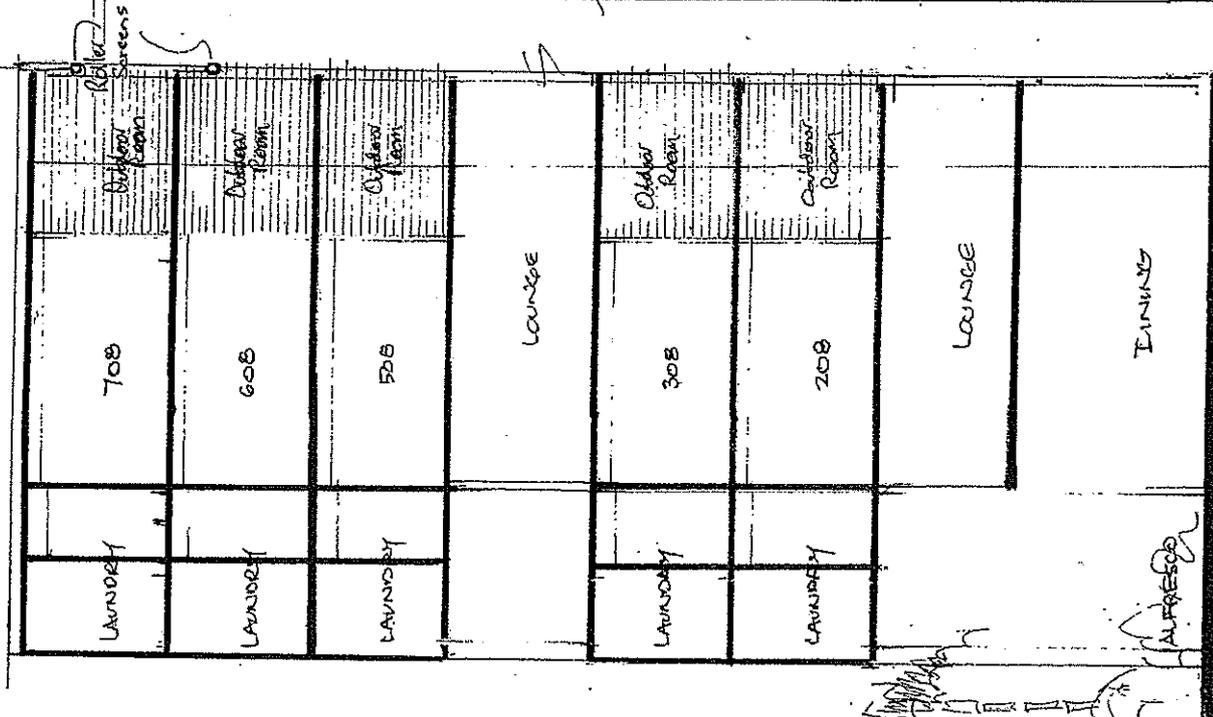
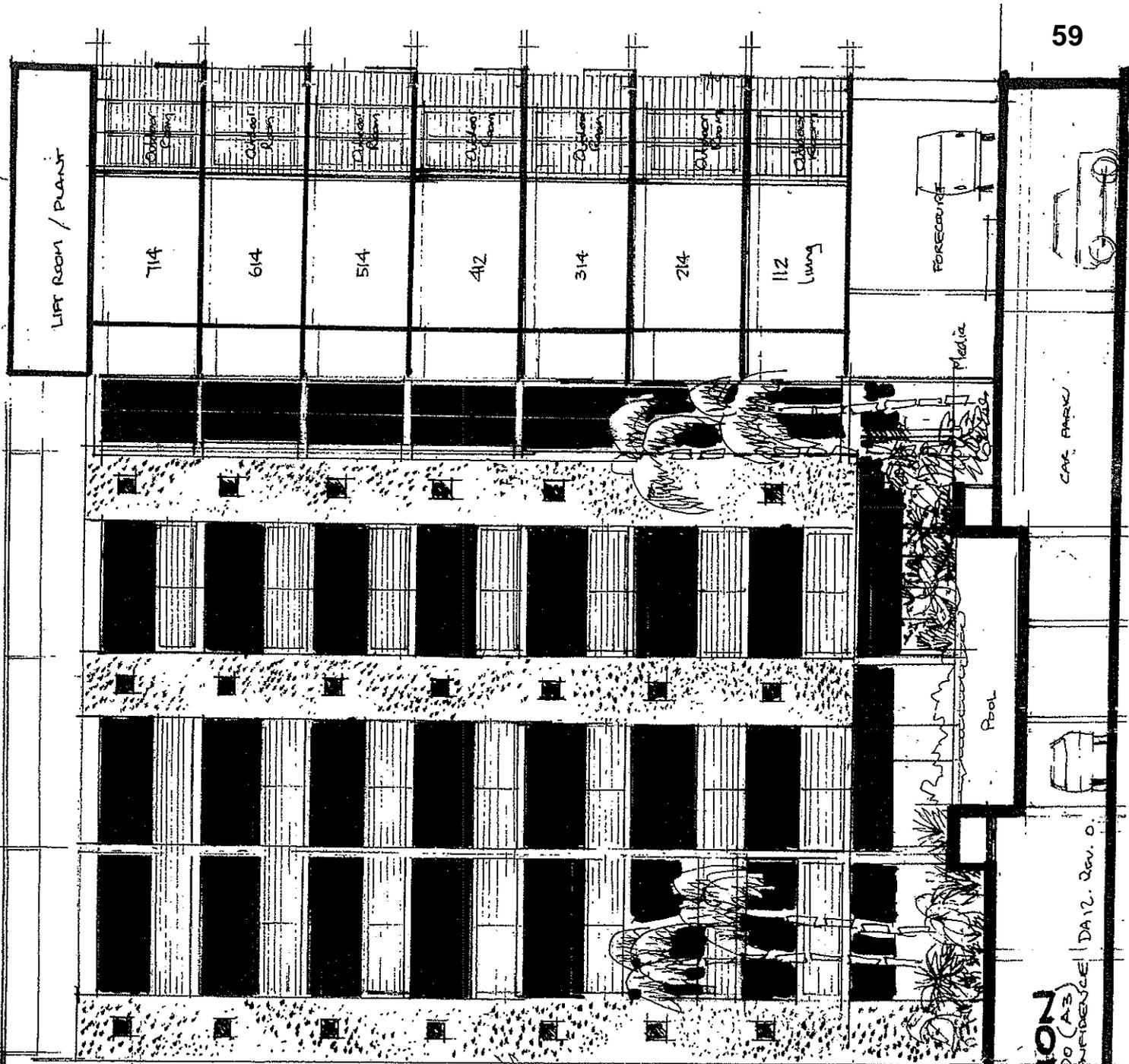
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3 MANTON ST DARWIN DA 9 Rev 0

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ETHAN AFFORDABLE HOUSING  
IN COMMERCIAL CONFIDENCE





**LONGITUDINAL SECTION**  
 5 MASTON ST DARWIN  
 SCALE 1:100 (A3)  
 -CITY AFFORDABLE HOUSING - IN COMMERCIAL CONDUIT

DA12. Rev. 0

Please quote: 1936412 CR:fh

11 February 2011

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

Dear Doug

**Lot 1407 (3) Manton Street Town of Darwin.**

**Proposed Development: Supporting accommodation development comprising 92 x 1 bedroom suites within a 9 storey building (inclusive of a single level of basement car parking).**

Thank you for the Development Application referred to this office 28 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

i). **Council does not support the granting of a Development Permit for the following reasons:**

a). **Proposed Use**

Council does not consider the subject site an appropriate location for the proposed development. The site is some distance from the nearest public transport, there are limited medical services available to low income residents and the general size and shape of the lot restricts development suitable for low income aged support accommodation.

The nearest public bus routes exit the CBD along Cavenagh Street in one direction and return to the CBD along Mitchell Street, meaning a lengthy walk from the nearest return bus stop.

The nearest medical centre is located on the corner of Woods and Manton Street, however, this is not a bulk-bill surgery and unlikely to cater for the intended residents. There are no other bulk-bill medical centres in the general locality catering for the proposed residents who are likely to have high medical needs.

.../2

-2-

The size and shape of the site restricts the type of development that can feasibly be constructed on the site. The lot width significantly restricts the ability to construct a porte cochere capable of accommodating suitable transport vehicles such as mini buses and ambulances without diminishing the active street frontage requirements of the Planning Scheme.

The multi-storey nature of the building may also cause internal access and circulation issues. Older residents with pre-existing support needs are more likely to require evacuation by ambulance stretcher, which does not appear to be possible based on the proposed lift dimensions.

In general, assurances that the building can comfortably accommodate the intended residents have not been clearly outlined in the application. As a result, Council is not satisfied that this is a suitable proposal for low-income aged tenants.

b). **Parking**

The proposal provides car parking at a rate of 1 bay per 4 dwellings, as per the generation rate for supporting accommodation outlined in clause 6.5.1 of the Planning Scheme. This is a significantly lower rate than the 2 bays per dwelling required for multiple dwellings and may result in significant on-street parking issues if occupied by tenants with car ownership in excess of the parking provided.

Parking bays 1, 2 and 25 are poorly located and require multiple movements and lengthy reversing across the access ramp to enable a vehicle to exit the basement. Council requests that these bays be redesigned.

Removal of Bays 1, 2 and 25 will leave the development with a parking shortfall. Council does not support a parking shortfall for the proposed development.

Council requests sectional details of the proposed building clearly showing arrangements for the car parking bays located below the pool area. In accordance with AS2890.1: 2004, a minimum height of 2.2m must be maintained, with low clearance signage above any affected car parking spaces.

c). **Waste**

Council does not support the proposal for waste trucks to reverse into the site. All waste vehicles must enter and exit the site in a forward gear, in accordance with Council's Waste Management Policy Number 54.

.../3

The waste chutes described in the development application are not clearly indicated on the plans. Council requests a waste management plan be prepared in accordance with Council's Waste Management Policy Number 54.

d). **Traffic Study**

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

e). **Porte Cochere**

The proposal suggests that a majority of residents will not own vehicles. This infers that other means of transport will be utilised to transport residents, such as taxis, patient transport vehicles and small buses. Council therefore, considers it appropriate that the porte cochere be designed and built to accommodate a minimum of a mini-bus. Revised plans demonstrating the vehicle swept paths for a service vehicle (8.8m design vehicle) passing through the porte cochere are requested for the approval of the General Manager Infrastructure.

f). **Active Street Frontage**

The proposal fails to provide the 75% active street frontage required under the NT Planning Scheme. The lot width is insufficient to accommodate the required servicing infrastructure for the intended use, a porte cochere and to still allow adequate frontage for active uses.

g). **Breeze Penetration and Circulation**

The proposal does not address clause 7.8(j) of the NT planning Scheme – breeze penetration and circulation. The sides and rear of the proposed building contain no openings and the central courtyard is enclosed by a roof, which excludes any natural cross-ventilation or circulation of breezes through the building.

h). **Private Open Space**

The application indicates that only 28 of the 92 proposed dwellings meet the minimum private open space requirements of clause 7.5 of the NT Planning Scheme. Additional consideration should be given for the increased likelihood of residents requiring greater manoeuvring space for wheelchairs and walking frames within private open space areas.

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

- a) Council requests that should a Development Permit be issued, arrangements be put in place that ensure that the building

.../4

accommodates its intended use only, being lower income tenants over 55 years of age, who require some level of support and are therefore are less likely to own a vehicle.

Furthermore, to ensure that the development is used for its nominated use, it is suggested that a formal agreement for the management of the building be established with a suitably registered organisation specialising in the provision of low income aged care accommodation.

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

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

Council comments in relation to the Planning Act, the Darwin Town Plan and Land Use Objectives:-

- c). **Council requests the Authority require a monetary contribution is paid to Council in accordance with its Car parking Contribution Plan in lieu of the on-site car parking shortfall as a result of this development.**
- d). **Council requests the Authority require a monetary contribution is paid to Council in accordance with its Car Parking Contribution Plan in lieu of any on-street car parking removed as a result of this development.** Based on preliminary investigations, the proposal appears to involve the removal of 3 on-street car parking bays.
- e). **Council requests the Authority require a monetary contribution is paid to Council in accordance with its Developer Contributions Plan for Stormwater Drainage Works – Darwin Zone H.**

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

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager Infrastructure, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the General Manager Infrastructure, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager Infrastructure, Darwin City Council. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70(5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.
- Further subject to conditions of subdivision to the satisfaction of service authorities.

-6-

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

A handwritten signature in black ink, appearing to read 'Cindy Robson', with a stylized, cursive script.

**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mr Ashley Fenn

**OPEN SECTION**

PAGE

TP3/\*

Town Planning Committee Meeting – Wednesday, 2 March, 2011**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 267 (4) Camphor Street Town of Nightcliff. Proposed Development: Carport addition to an existing single dwelling with a reduced side setback - Common Number 1932055 RB:fh dated 28 January 2011.
- ii) Lots 1419 & 1420 (3) Gardiner Street Town of Darwin. Proposed Development: Consolidation to create one lot - Common Number 1734696 RB:fh dated 28 January 2011
- iii) Portions 1894, 1895 & 1896 (96), (100) & (98) Pruen Road Hundred of Bagot. Proposed Development: Subdivision and consolidation to create one lot - Common Number 1953069 dated 23 February 2011
- iv) Lot 1913 (44) Coronation Drive Town of Darwin. Proposed Development: Verandah addition to an existing multiple dwelling (Unit 3) - Common Number 1932410 RB:fh dated 228 January 2011.
- v) Lot 2032 (18) Stuart Highway Town of Darwin. Proposed Development: Change of use from showroom and warehouse to office – Common Number 1940544 CR:fh dated 4 February 2011.
- vi) Portion 2234 (109) Reichardt Road Hundred of Bagot. Proposed Development: Changes to DP 10/0714 to reduce the size of the building and create a new unit on an approved floor plan - Common Number. 1871904 CR:fh dated 4 February 2011.
- vii) Portion 2471 (16) St Andrews Court Hundred of Bagot. Proposed Development: Verandah and carport addition to an existing multiple dwelling (Unit 1) with a reduced front and side setback – Common Number 1954358 CR:fh dated 25 February 2011.
- viii) Lot 2602 (05) Lantana Court Town of Nightcliff. Proposed Development: Deck addition to an existing single dwelling with a reduced front and side setback – Common Number 1940937 CR:fh dated 4 February 2011.
- ix) Lots 0383, 0388 & 4239 Hundred of Bagot, Lot 0389 (180) Berrimah Road, Lot 2788 (171) Hidden Valley Road & Lot 4356 (67) Hidden Valley Road Hundred of Bagot. Proposed Development: Subdivision and consolidation to create one lot – Common Number 1937543 CR:fh dated 11 February 2011..
- x) Lot 3121 (8) Clancy Street Town of Darwin. Proposed Development: Garage addition to an existing single dwelling with a reduced side setback – Common Number 1932626 RB:fh dated 28 January 2011.

*(Continued on next page...)*

**OPEN SECTION**

PAGE

TP3/\*

Town Planning Committee Meeting – Wednesday, 2 March, 2011**11 INFORMATION ITEMS****11.1 Various Letters sent to Development Assessment Services under Delegated Authority***(...Continued from previous page)*

- xi) Section 4234 (90) Tivendale Road Hundred of Bagot. Proposed Development: Addition of 2 x demountables to the existing correctional centre for use as offices/training rooms – Common Number 1944895 CR:fh dated 11 February 2011.
- xii) Lot 4309 (16) Arnhem Street Town of Nightcliff. Proposed Development: Verandah addition to an existing single dwelling with a reduced side setback – Common Number 1932195 CR:fh dated 28 January 2011.
- xiii) Lot 5521 (14) Koolama Court Town of Sanderson. Proposed Development: Carport addition to an existing single dwelling with a reduced side setback – Common Number 1953780 CR:fh dated 24 February 2011.
- xiv) Lot 5605 (39) Parap Town of Darwin. Proposed Development: Storage shed addition to an existing serviced apartment development – Common Number 1954152 CR:fh dated 25 February 2011.
- xv) Lots 5686 & 5704 (26) & (28) Doctors Gully road Town of Darwin. Proposed Development: Subdivision and consolidation to create two lots – Common Number 1292292 RB:fh dated 28 January 2011.
- xvi) Section 5826 (23) Abala Road Hundred of Bagot. Proposed Development: Leisure and recreation facility (squash courts) comprising 12 courts, ancillary offices and caretaker's residence in a single storey building – Common Number 1940698 CR:fh dated 4 February 2011.
- xvii) Lot 5957 (42) Stuart Highway Town of Darwin. Proposed Development: Storage addition and refurbishment to an existing Showroom Sales development – Common Number 1932566 RB:fh dated 28 January 2011.
- xviii) Lot 6105 (23) Sergison Circuit Town of Nightcliff. Proposed Development: Unit Plan subdivision to create 6 units – Common Number 1932123 dated 28 January 2011.
- xix) Lot 3417 (16) Wanguri Terrace Town of Nightcliff. Proposed Development: Carport addition to an existing single dwelling with a reduced side setback – Common Number 1936670 dated 28 January 2011.
- xx) Lot 6664 (29) Kailis Street Town of Nightcliff. Proposed Development: Dependant unit exceeding 50sqm – Common Number 1946046 CR:fh dated 18 February 2011.
- xxi) Lot 3737 (7) Villaflor Crescent Woolner Town of Darwin. Proposed Development: 22 x 2 Bedroom Multiple Dwellings in a 3 and 4 Storey Building with Ground Level Carparking – Common Number 1908859 dated 18 February 2011.
- xxii) Lot 3858 (10) Hands Court Town of Sanderson. Proposed Development: Carport and verandah addition to an existing multiple dwelling – Common Number 1936435 dated 28 January 2011.

*(Continued on next page...)*

**OPEN SECTION**

PAGE

TP3/\*

Town Planning Committee Meeting – Wednesday, 2 March, 2011**11 INFORMATION ITEMS****11.1 Various Letters sent to Development Assessment Services under Delegated Authority***(...Continued from previous page)*

- xxiii) Lot 7162 (42) Marrakai Street Town of Nightcliff. Proposed Development: 2 x 2 Multiple Dwellings in 2 Single Storey Buildings – Common Number 1944868 CR:fh dated 11 February 2011.
- xxiv) Lot 7668,8038 and 7291 (3) Printers Place, (0) and (7) Tiger Brennan Drive Town of Darwin. Proposed Development: Consolidation of Three Lots to Create One Lot – Common Number 1944491 CR:fh dated 8 February 2011.
- xxv) Lot 8623 (11) Vanderlin Drive Town of Nightcliff. Proposed Development: Changes to DP 10/0426 for a change of use of part of a shop to a medical clinic – Common Number 1932169 RB:fh dated 28 January 2011.
- xxvi) Kit 9010 (15) Reynolds Court town of Nightcliff. Proposed Development: Verandah addition to an existing multiple dwelling with a reduced rear setback (Unit 3) – Common Number 1944511 CR:fh dared 11 February 2011.
- xxvii) Lot 9198 (7) Ellengowan Drive Town of Nightcliff. Proposed Development: Education Establishment – Australian Centre for Indigenous Knowledge and Education – Common Numner 1944806 CR:fh dated 11 February 2011.
- xxviii) Lot 9391 (21) Makryllos Circuit Town of Nightcliff. Proposed Development: Single Dwelling with a reduced side setback – Common Number 1936443 CR:fh dated 28 January 2011.
- xxix) Lot 9672 (14) Carota Court Town of Nightcliff. Proposed Development: 2 warehouses with a reduced rear setback – Common Number 1940559 CR:fh dated 4 February 2011.

DECISION NO.20\()

(02/03//11)

Please quote: 1932055 RB:fh

28 January 2011

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

Dear Doug

**Lot 267 (4) Camphor Street Town of Nightcliff.**  
**Proposed Development: Carport addition to an existing single dwelling with a reduced side setback.**

Thank you for the Development Application referred to this office 05 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

In considering this application, the 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. Mike Leslie Wright





Please quote: 1734696 RB:fh

28 January 2011

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

Dear Doug

**Lots 1419 & 1420 (3) & (5) Gardiner Street Town of Darwin.  
Proposed Development: Consolidation to create one lot.**

Thank you for the Development Application referred to this office 28 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council raises no objection to the granting of a Development Permit for the proposed subdivision.**

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.

- Engineering design and specifications for the proposed and affected roads, including streetlighting, stormwater drainage, vehicular access, pedestrian/cycle corridors, streetscaping and landscaping of nature strips shall be submitted for approval by the General Manager Infrastructure, Darwin City Council and all approved works constructed to Council requirements at the applicant's expense.
- Any easements or reserves required for the purposes stormwater drainage, roads, access or for any other purpose shall be made available free of cost to the Darwin City Council or neighbouring property owners.

.../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.

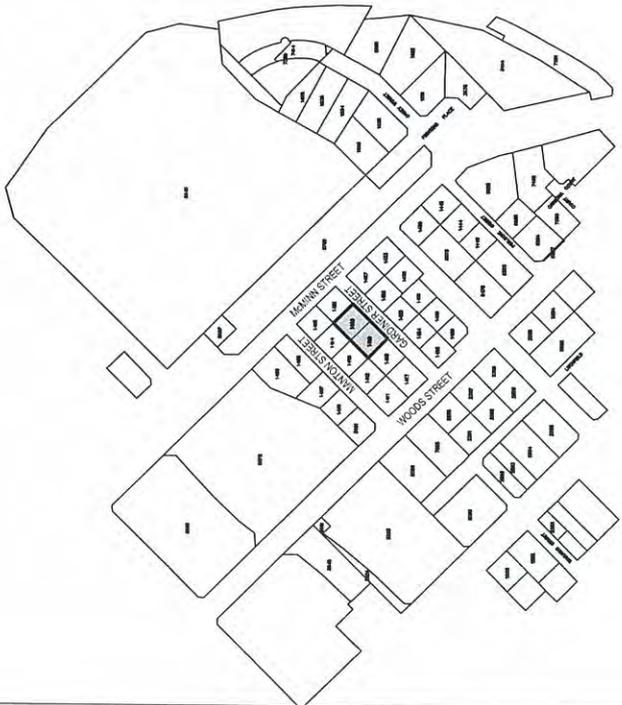
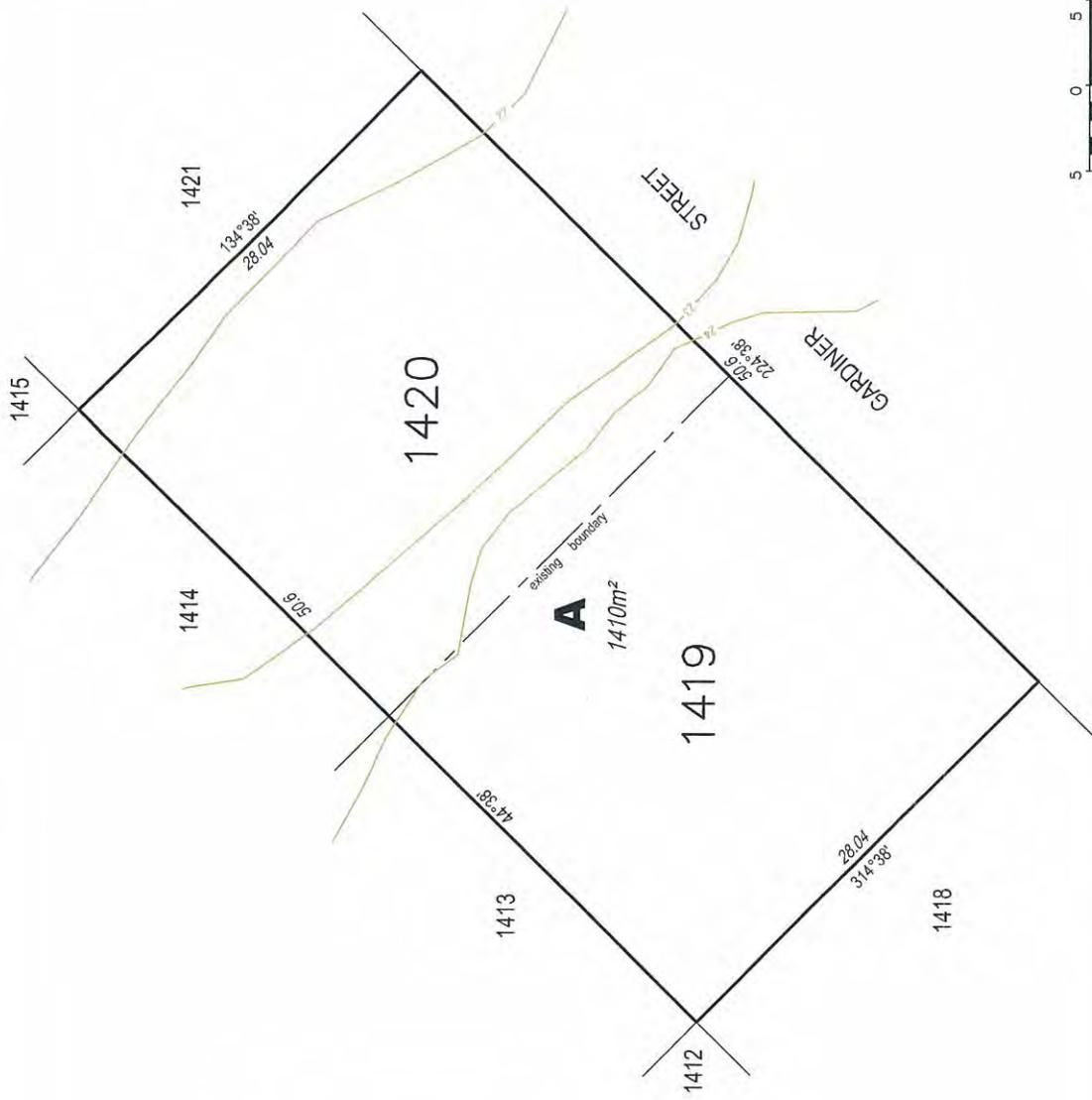
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully

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

**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mr Kevin Dodd



Licensed Surveyor:	Scale:	1:300	(A3)
Date:	Datum:		
Drawn by:	RM		
Date:	24.11.10		
Client:	7670-5.DWG		
Drawing No:		107670/5	

**LOTS 1419 AND 1420  
TOWN OF DARWIN**

**DEVELOPMENT APPLICATION**

Client: **MATHEW ANTHONY**

**Note**  
All areas and dimensions are subject to survey  
Contours obtained from DLP

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



earl james & associates

Please quote: 1953069 CR:fh

23 February 2011

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

Dear Doug

**Portions 1894, 1895 & 1896 , (96), (100) & (98) Pruett Road Hundred of Bagot.  
Proposed Development: Subdivision and consolidation to create one lot.**

Thank you for the Development Application referred to this office 9 February 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council raises no objection to the granting of a Development Permit.**

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

- Engineering design and specifications for the proposed and affected roads, including streetlighting, stormwater drainage, vehicular access, pedestrian/cycle corridors, streetscaping and landscaping of nature strips shall be submitted for approval by the General Manager Infrastructure, Darwin City Council and all approved works constructed to Council requirements at the applicant's expense.
- Any easements or reserves required for the purposes stormwater drainage, roads, access or for any other purpose shall be made available free of cost to the Darwin City Council or neighbouring property owners.

.../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 me on 8930 0528.

Yours faithfully

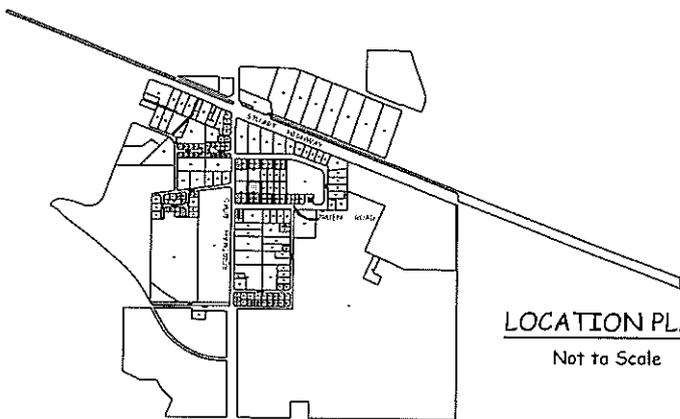
A handwritten signature in black ink, appearing to read 'Cindy Robson', with a long horizontal flourish extending to the right.

**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mr Kevin Dodd

**Note**

All areas and dimensions are subject to survey  
 Aerial photo obtained from Google  
 Contours by EJA



**LOCATION PLAN**

Not to Scale



**eja**  
 carl james & associates

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

**PORTIONS 1894 TO 1896  
 HUNDRED OF BAGOT**

**DEVELOPMENT APPLICATION**

Client: **SITZLER PTY LTD**

Licensed Surveyor:  
 Date:  
 Drawn by: RM  
 Date: 20/01/11  
 Cad File:  
 7948-2.DWG

Scale: 1:750 (A3)  
 Datum: A.H.D.  
 Drawing No:  
**11/7948/2**  
**77**

Please quote: 1932410 RB:fh

28 January 2011

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

Dear Doug

**Lot 1913 (44) Coronation Drive Town of Darwin**  
**Proposed Development: - Verandah addition to an existing multiple dwelling (Unit 3)**

Thank you for the Development Application referred to this office 05 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

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

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

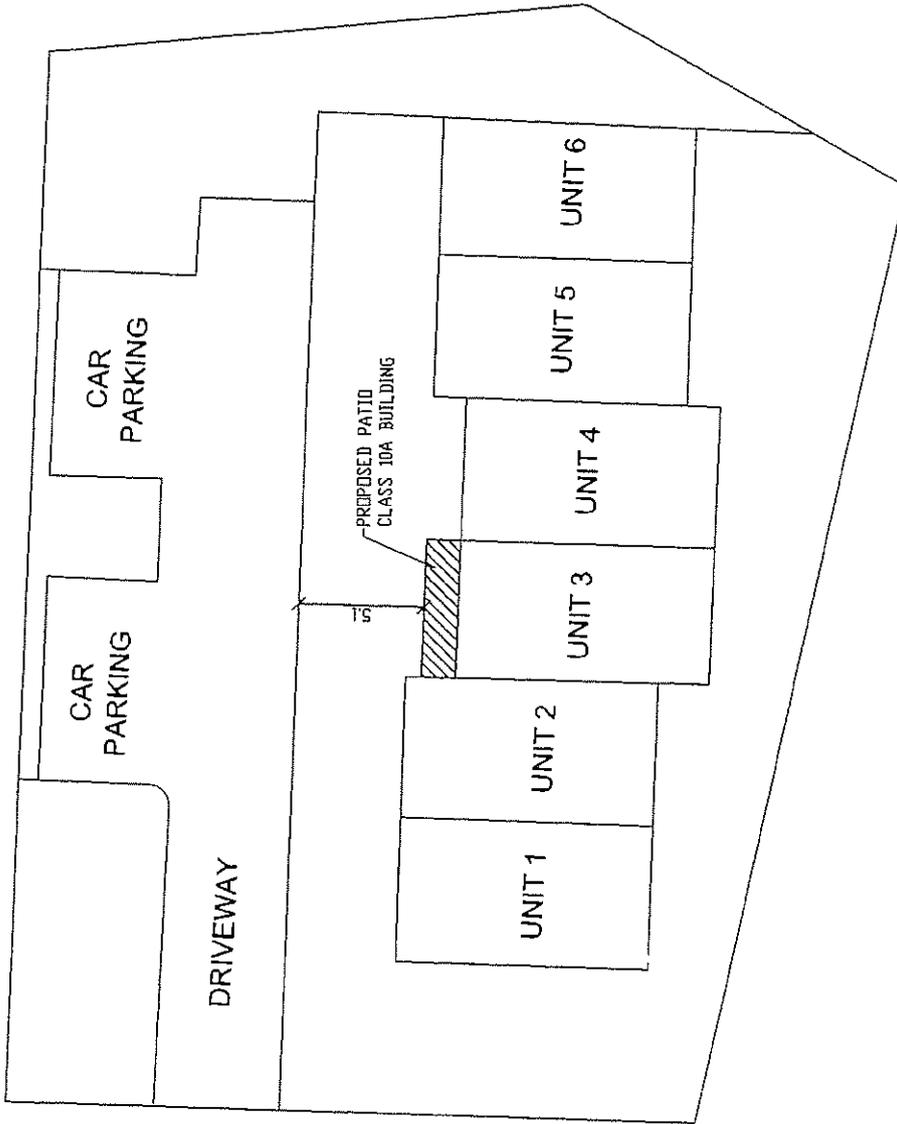
Yours faithfully



**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mrs Kylie Cordingley

4215 0D

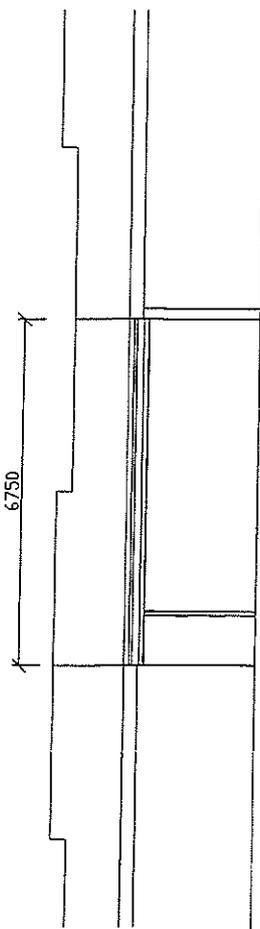


CORONATION DRIVE

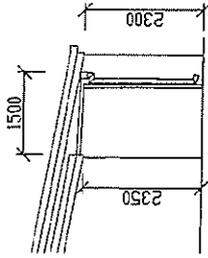
**SITE PLAN**  
1:250

*Alex Milanovic*  
 Alex Milanovic  
 Reg. No 26896ES 26/11/10

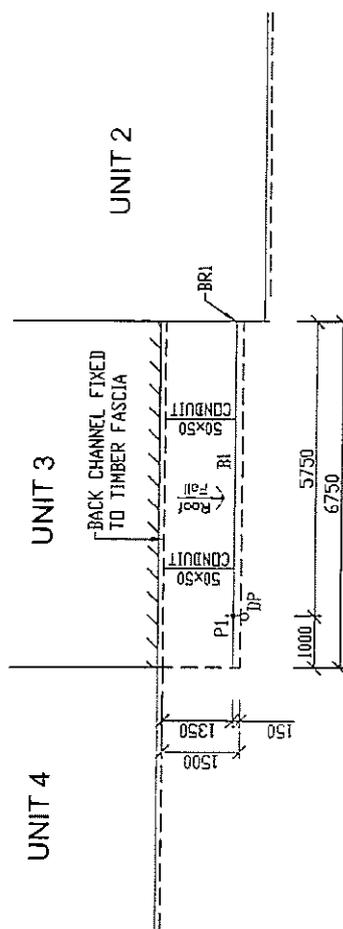
 REG. NO. 46360CR © COPYRIGHT 2010 Patio World		Patio World Head Office: 39 Cannon St. Cairns, Qld 4870 Ph: (07) 40321166 SCALE @ A3: 1:100 (unless otherwise shown)		<b>PROPOSED PATIO FOR</b> <b>ADAM &amp; JUSTINE BERRY</b> <b>3/44 CORONATION DRIVE</b> <b>STUART PARK NT 0820</b>		79			
CONSULTANT:	DC	DESIGN WIND SPEED:	70 m/s Vr - V500 to AS1170.2	LOT No.	200	DATE:	24-11-2010	JOB NO.:	D360
DRAWN BY:	CR	LOC:	1913	REV. DATE:					
SHEET:	1 OF 3								



**FRONT ELEVATION**  
1:100



**SIDE ELEVATION**  
1:100



**ROOF PLAN**  
1:100

APOLLO ROOF - 1013 SQ.M. COVER  
15 SHEETS @ 1500 MM

BU: 170x75 APOLLO BEAM  
REFER APOLLO MANUAL PG.16

PI: 90x75x2.0 AL. POST  
POST LOAD: 7.13KN  
CONCRETE FOOTING: 450x600 MM

BRU: A723 BEAM SUPPORT BRACKET  
FIXED TO BLOCK WALL

ELECTRICAL:  
TWO 50x50 CONDUITS

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

ALL SUPPORT BEAMS WITH SPANS OF 6 METRES OR  
GREATER SHALL BE PROPPED UP IN THE CENTRE OF  
BEAM SPAN TO CREATE A MINIMUM OF A 10MM CAMBER  
SHEETING, BEAMS AND FIXINGS IN ACCORDANCE  
WITH AS4040.2 & LOW-HIGH-LOW (LHL) REGIME  
TESTED MARCH 2008 - REPORT TS689.

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

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

*Alex Milanovic*  
Alex Milanovic 36/11/10  
Reg. No 26896ES

**IMPORTANT:**  
THESE PLANS SHOW INTENDED DESIGN ONLY AND ARE BY NO MEANS AN INSTRUCTION MANUAL. CONSTRUCTION  
MUST BE CARRIED OUT BY PERSONS WITH KNOWLEDGE OF CURRENT BUILDING REGULATIONS/ PRACTICES AND  
RELEVANT ENGINEERING MANUALS REFERRED TO ON THESE PLANS.  
ALL MEASUREMENTS AND SPECIFICATIONS MUST BE CHECKED PRIOR TO COMMENCEMENT OF CONSTRUCTION.  
ANY EXISTING STRUCTURES PROVIDING SUPPORT ARE TO BE ASSESSED AS ADEQUATE OR  
SUPPLEMENTED AS REQUIRED FOR ADDITIONAL LOADS APPLIED. STABILITY OF BUILDING  
DURING CONSTRUCTION INCLUDING ADDITIONAL PROPPING, BRACING AND EXCAVATION  
IS THE RESPONSIBILITY OF THE PERSON(S) CARRYING OUT CONSTRUCTION.

**PATIO WORLD NT**  
REG. NO. 46360CR  
© COPYRIGHT 2010 Patio World

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

PROPOSED PATIO FOR  
ADAM & JUSTINE BERRY  
3/44 CORONATION DRIVE  
STUART PARK NT 0820

CONSULTANT: DC  
DRAWN BY: CR  
SHEET: 2 OF 3

DESIGN WIND SPEED: 70 m/s Vr - V50 to AS1170.2  
LOT No. 200  
DATE: 24-11-2010  
JOB NO.: D360

Please quote: 1940544 CR:fh

04 February 2011

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

Dear Doug

**Lot 2032 (18) Stuart Highway Town of Darwin**

**Proposed Development: Change of use from showroom and warehouse to office.**

Thank you for the Development Application referred to this office 20 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

a). **Parking**

A recent site visit revealed that there are no onsite car parking bays. The car parking area detailed on the plans is currently being used as a workshop. There is no existing line marking within the workshop delineating any car parks.

There is a 'For Lease' sign adjacent the existing showroom and warehouse which appears to be advertising the area shown on the plans for car parking, as a warehouse area for separate lease.

The proposed office use appears to already be in operation. The site visit revealed seven (7) vehicles belonging to the business parked within the Stuart Highway road reserve 2P parking area. It is reasonable to assume that private vehicles belonging to other employees working within the premises, are also parking on the Stuart Highway and surrounding roads.

.../2

Council does not support the proposed significant shortfall in car parking.

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

- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70 (5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- 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.

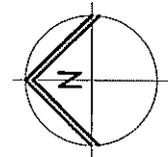
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully

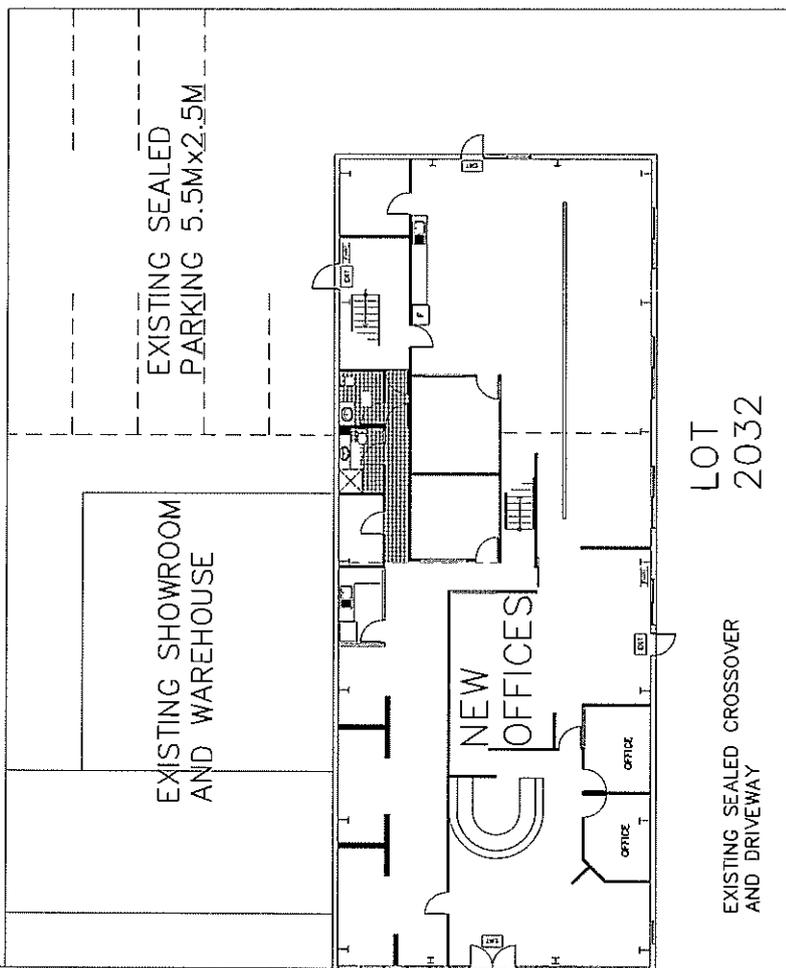


**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mr Michael Alakiotis



STUART HIGHWAY



NOTES

1. EXISTING STRUCTURES ARE AS PER EXISTING PLANNING PERMIT. ONLY THE USE AND INTERNAL LAYOUT HAVE BEEN CHANGED FROM SHOWROOM WAREHOUSE TO OFFICES
2. CAR PARKING AS PER EXISTING
3. CROSSOVERS AND DRIVEWAYS ARE AS PER EXISTING PERMIT
4. INTERNAL LAYOUT IS AS PER FLOOR PLAN SHEET A2
5. ALL ELEVATIONS ARE AS PER EXISTING PERMITS

AREA m2  
 GROUND FLOOR 390m2  
 MEZZANINE 160m2

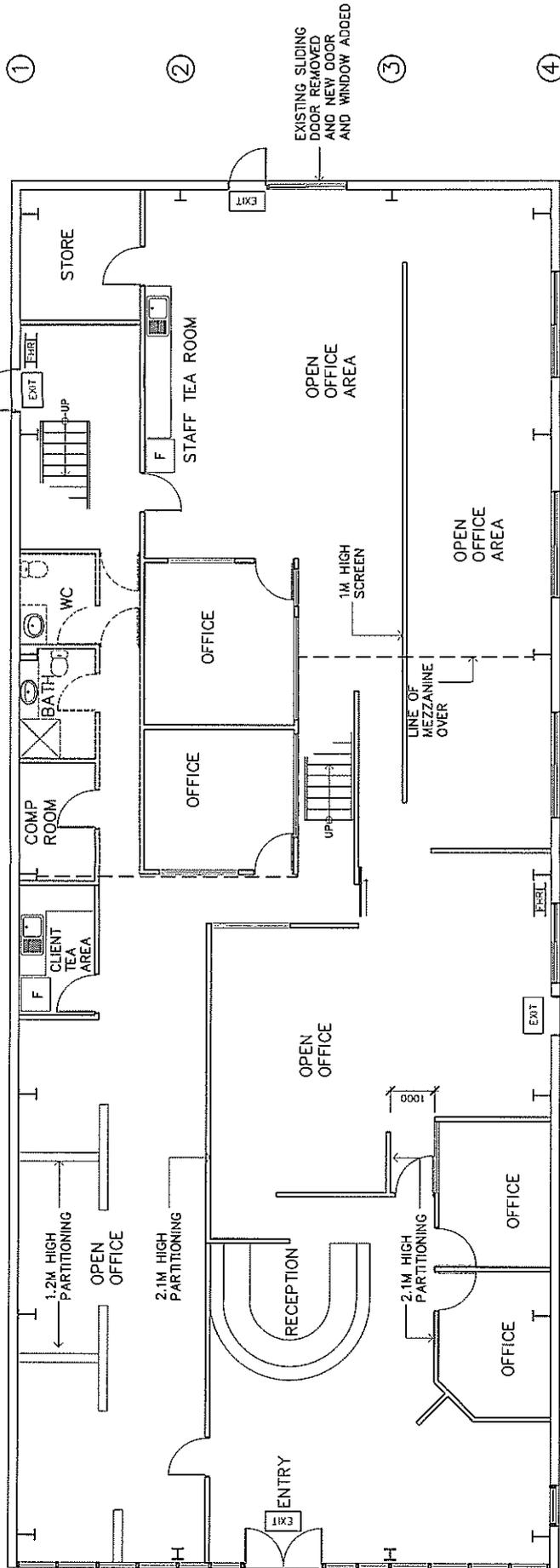


MICHAEL ALAKIOTIS  
 ARCHITECTURAL DRAFTER  
 mob 0403 502 427  
 53 PATTERSON STREET WILAGI

SITE PLAN  
 ALTERATIONS TO EXISTING SHOWROOM/WAREHOUSE  
 LOT 2032 STUART HIGHWAY DARWIN

Date: JAN'11 Job No: MAD814-A1  
 Scale: 1:200  
 83  
 Please to verify all dimensions on site prior to construction

Ⓐ      Ⓑ      Ⓒ      Ⓓ      Ⓔ      Ⓛ      Ⓜ      Ⓝ



STUART HIGHWAY

GROUND FLOOR PLAN

EXISTING SLIDING DOOR REMOVED AND NEW DOOR AND WINDOW ADDED

EXISTING SLIDING DOOR REMOVED AND NEW DOOR AND WINDOW ADDED

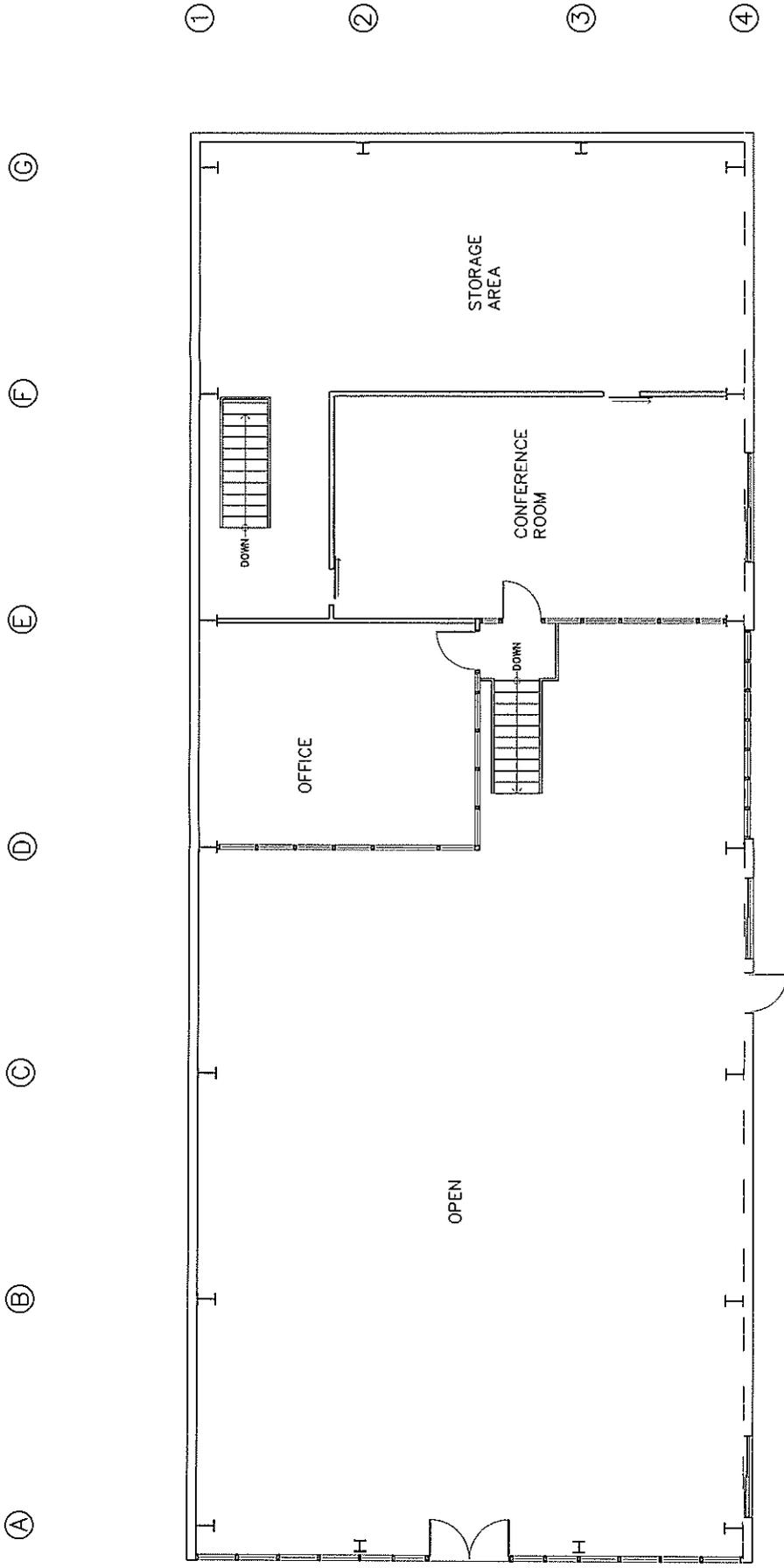

**MICHAEL ALAKIOTIS**  
 ARCHITECTURAL DRAFTER  
 mob 0405 602 427  
 51 PATTERSON STREET WILKAI

---

**FLOOR PLAN**  
 ALTERATIONS TO EXISTING SHOWROOM/WAREHOUSE  
 LOT 2032 STUART HIGHWAY  
 DARWIN

---

Date: JAN 11      Job No: **84**  
 Scale: 1:100      MAD814-A2  
Builder to verify all dimensions on site prior to construction.



MEZZANINE  
FLOOR PLAN



MICHAEL ALAKIOTIS  
ARCHITECTURAL DRAFTER  
mob: 0405 602 427  
33 PATTERSON STREET WULAGI

ALTERATIONS TO EXISTING  
MEZZANINE  
FLOOR  
PLAN  
SHOWROOM/WAREHOUSE  
LOT 2032 STUART HIGHWAY  
DARWIN

Date: JAN 11 Job No: 85  
Scale: 1:100 MAD814-A3  
Builder to verify all dimensions on site prior to construction

STUART HIGHWAY

Please quote: 1871904 CR:fh

4 February 2011

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

Dear Doug

**Portion 2234 (109) Reichardt Road Hundred of Bagot.  
Proposed Development: Changes to DP 10/0714 to reduce the size of the building and create a new unit on an approved floor plan.**

Thank you for the Development Application referred to this office 24 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

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

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

.../2

also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

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

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager Infrastructure, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the General Manager Infrastructure, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager Infrastructure, Darwin City Council. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70(5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

.../3

- Further subject to conditions of subdivision to the satisfaction of service authorities.

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.

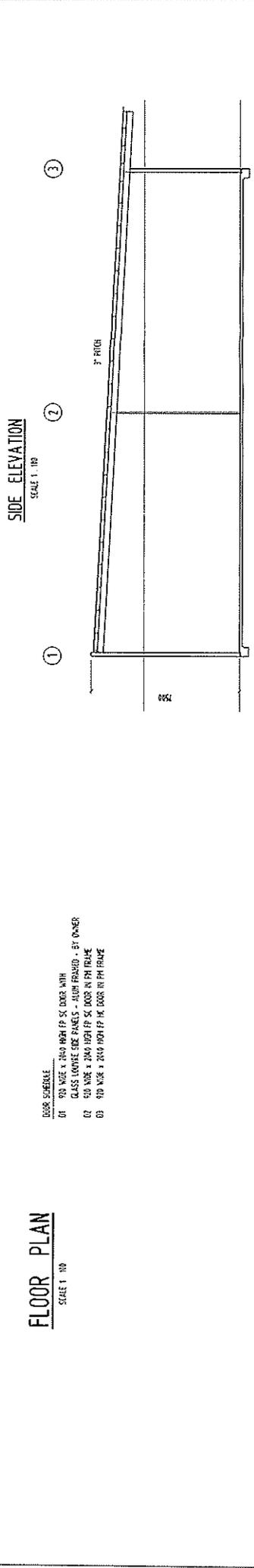
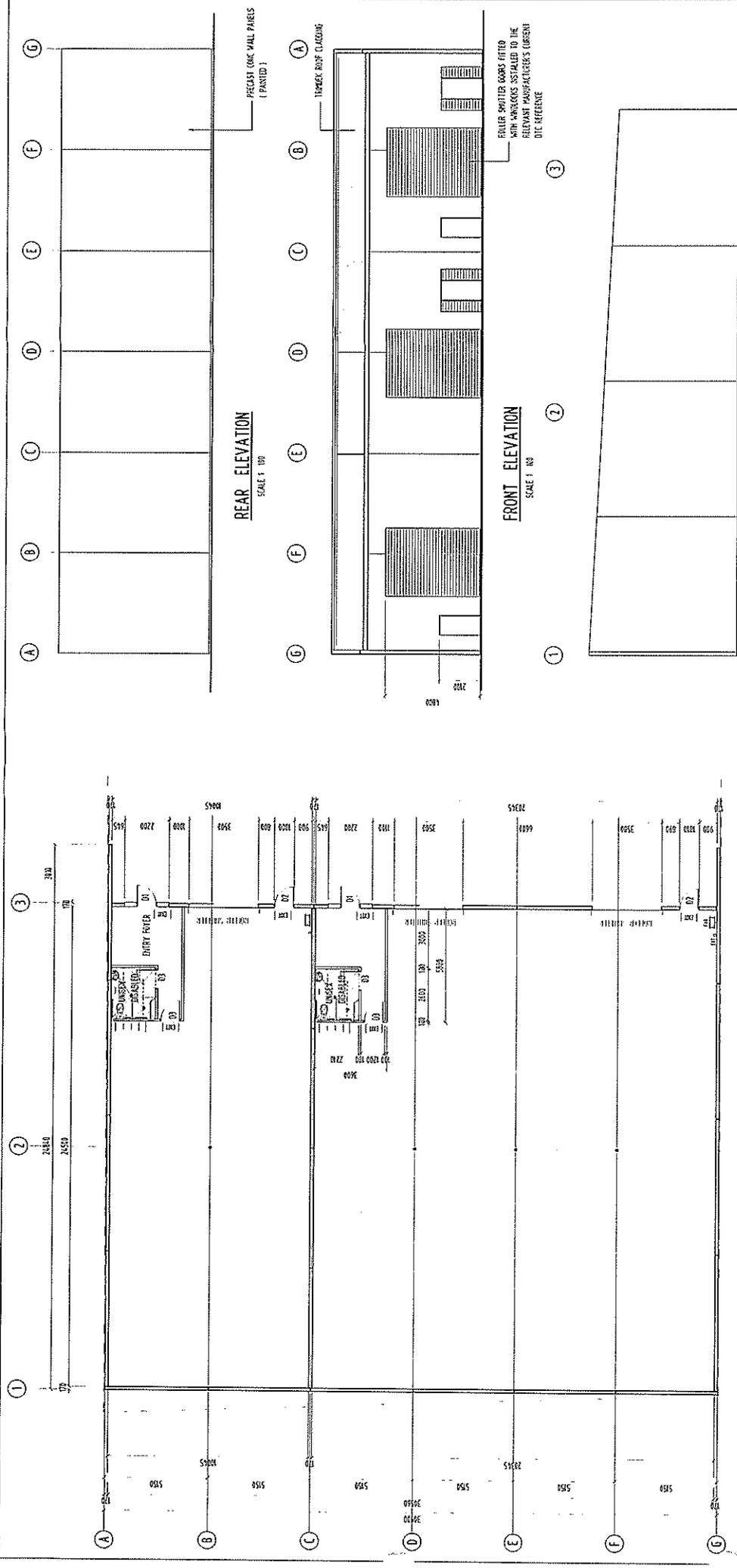
Yours faithfully

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

**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mr Chris Lovewell





**FLOOR PLAN**  
SCALE 1:100

DOOR SCHEDULE  
 01 600 WIDE x 2040 HIGH FP SC DOOR WITH  
 GLASS LOUNGE SIDE PANELS - ALUM FRAMED - BY OWNER  
 02 600 WIDE x 2040 HIGH FP SC DOOR IN PM FRAME  
 03 600 WIDE x 2040 HIGH FP HE DOOR IN PM FRAME

Client		Project Description		Drawing Number	
Client Name	Client Address	Project Name	Project Location	Sheet Number	Total Sheets
		NEW WAREHOUSE DEVELOPMENT	PARTION 2234 REICHARDT ROAD, WINNELLIE, DARWIN	B02	8
Scale	Scale	Scale	Scale	Scale	Scale
1:100	1:100	1:100	1:100	1:100	1:100
Author	Checker	Designer	Project Manager	Client Representative	Client Representative

Please quote: 1954358 CR:fh

25 February 2011

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

Dear Doug

**Portion 2471 (16) St Andrews Court Hundred of Bagot.  
Proposed Development: Verandah and carport addition to an existing multiple dwelling (Unit 1) with a reduced front and side setbacks.**

Thank you for the Development Application referred to this office 11 February 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

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

- a). **The crossover and driveway is required to meet Council Policy.** The applicants plans currently show the proposed driveway at 3.5 metres wide. Council's Policy, Roads General number 049, will only allow a driveway in a residential area to a maximum width of 3 metres. The driveway is to be installed to Council Standards and the installation and future maintenance is to be at no cost to Council.
- b). **Council requests the Authority requires a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system.** The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to Council's drainage network.

.../2

-2-

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

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

#### **Development**

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

-3-

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.

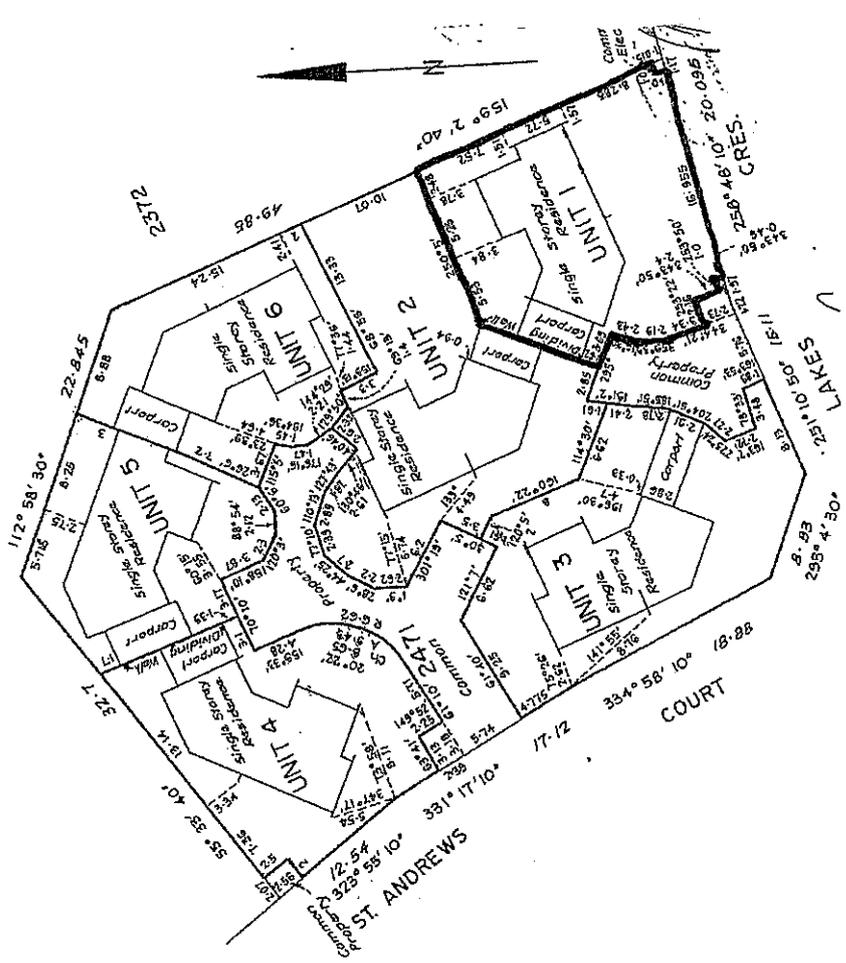
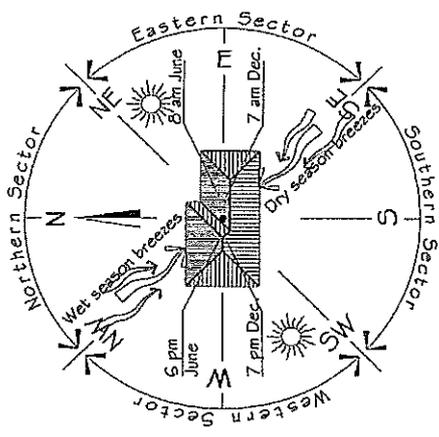
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully

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

**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mr Rodney Warren Jessup



**JB DRAFTING**  
 BUILDING DESIGN AND DRAFTING  
 RESIDENTIAL, COMMERCIAL, INDUSTRIAL  
 Phone: 8988 3071 / 0407634229  
 Fax: 8988 3072  
 PO BOX 1037 PALMERSTON NT 0831  
 EMAIL: jb.drafting@bigpond.com

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Client: LIFESTYLE ENTERPRISES  
 Drawing Title: SITING PLAN

Address: Lot 2471 (1/6) St Andrews crt, Northcote  
 Drawing No: JED-627-001

Rev	Description	Date	By
94			

**CONSTRUCTION NOTES**

1. Builder is to ensure that all setback requirements are adhered to during the course of construction and is to consult with the Building Certifier if any changes arise.
2. All dimensions are in millimetres unless noted otherwise.

**SITING PLAN - LOT 2471**  
 SCALE 1:200

**JB DRAFTING**

BUILDING DESIGN AND DRAFTING  
 RESIDENTIAL, COMMERCIAL, INDUSTRIAL  
 Phone: 8988 3071 / 0407834229  
 Fax: 8988 3072  
 PO BOX 1037 PALMERSTON NT 9831  
 EMAIL: jb.drafting@bigpond.com

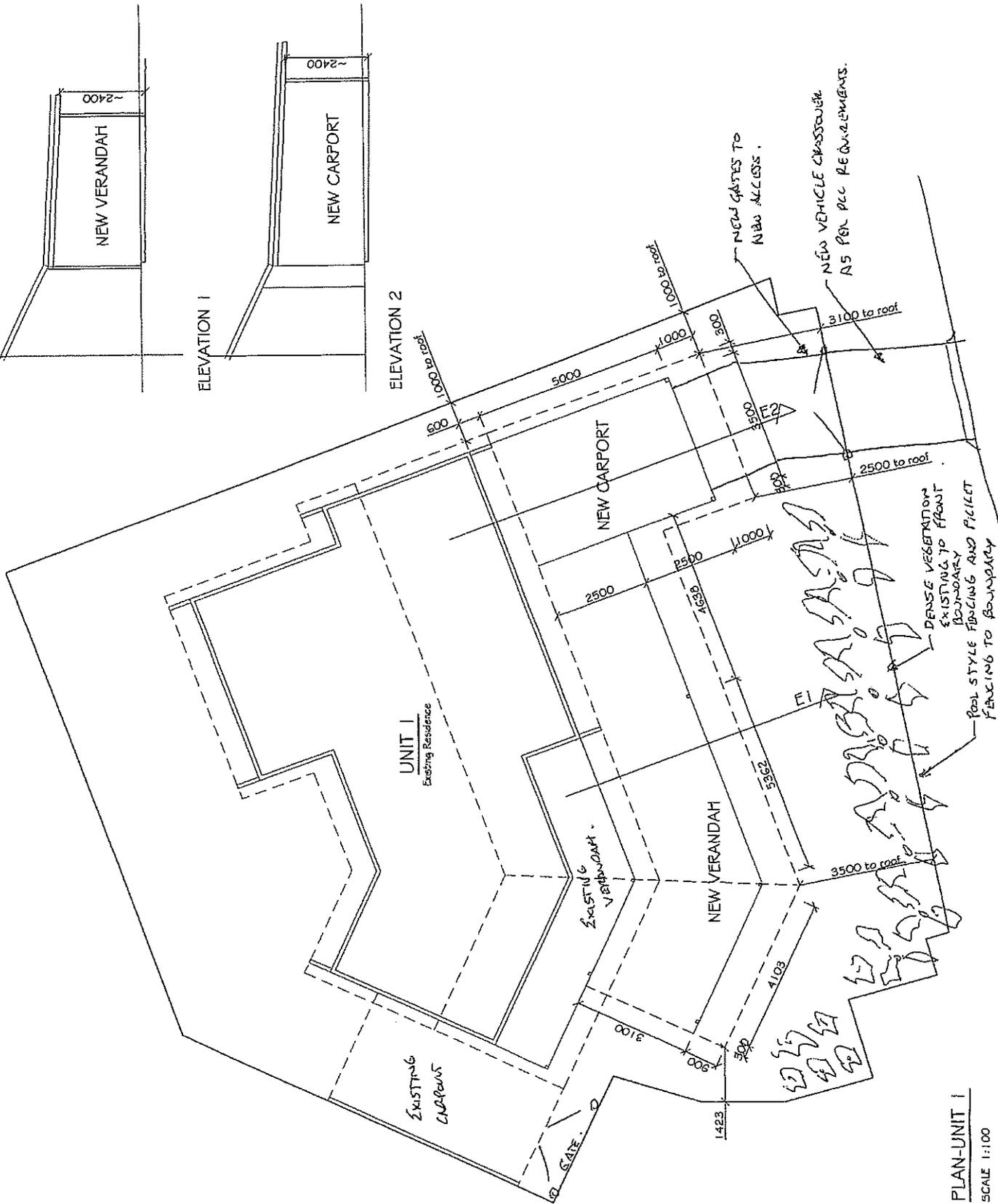
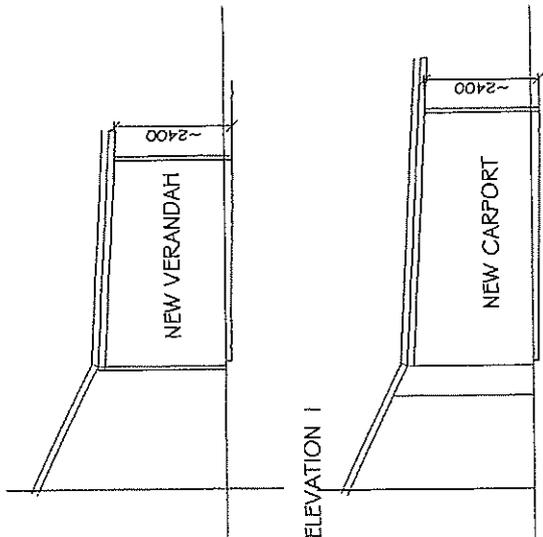
This drawing remains the property of JB Drafting (NT) Pty Ltd and cannot be copied in part or in whole without their permission by any person or company.

Client: LIFESTYLE ENTERPRISES  
 Drawing Title: UNIT PLAN

Address: Lot 247 1 (16) St Andrews Cr., Northlake

Drawing No: JBD-627-002

Rev	Description	Date	Int
95			



Please quote: 1940937 CR:fh

04 February 2011

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

Dear Doug

**Lot 2602 (5) Lantana Court Town of Nightcliff.**

**Proposed Development: Deck addition to an existing single dwelling with a reduced front and side setback.**

Thank you for the Development Application referred to this office 20 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

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

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

.../2

into Council's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

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

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Cindy Robson', written in a cursive style.

**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

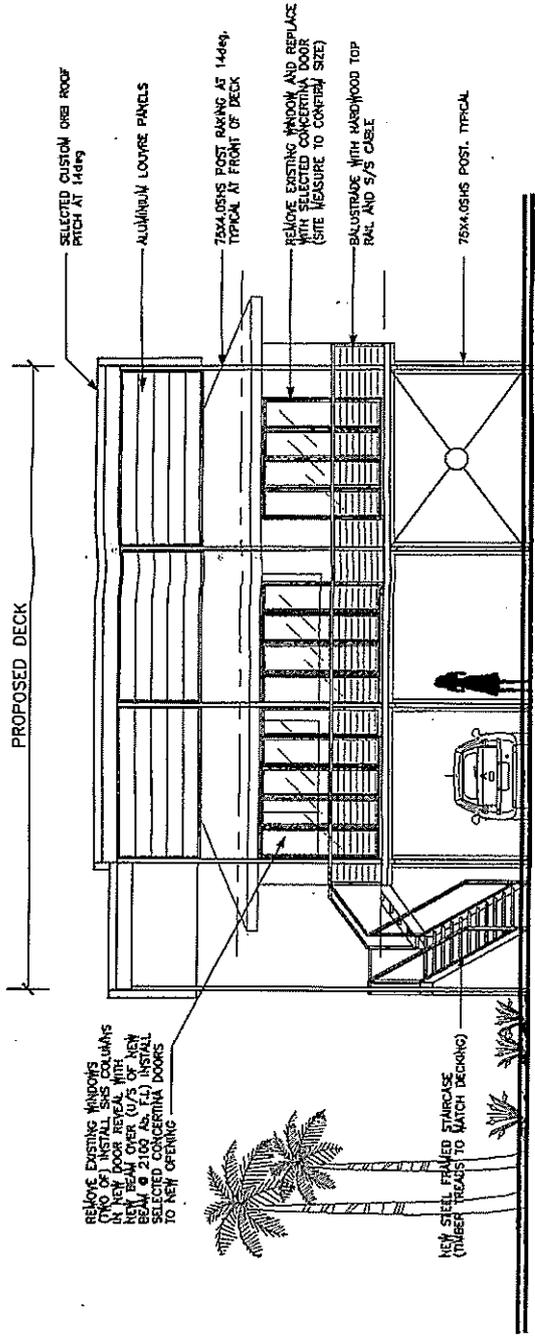
cc: Mrs Jane Lewis



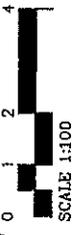
REVISIONS:

STANDARD NOTES:

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

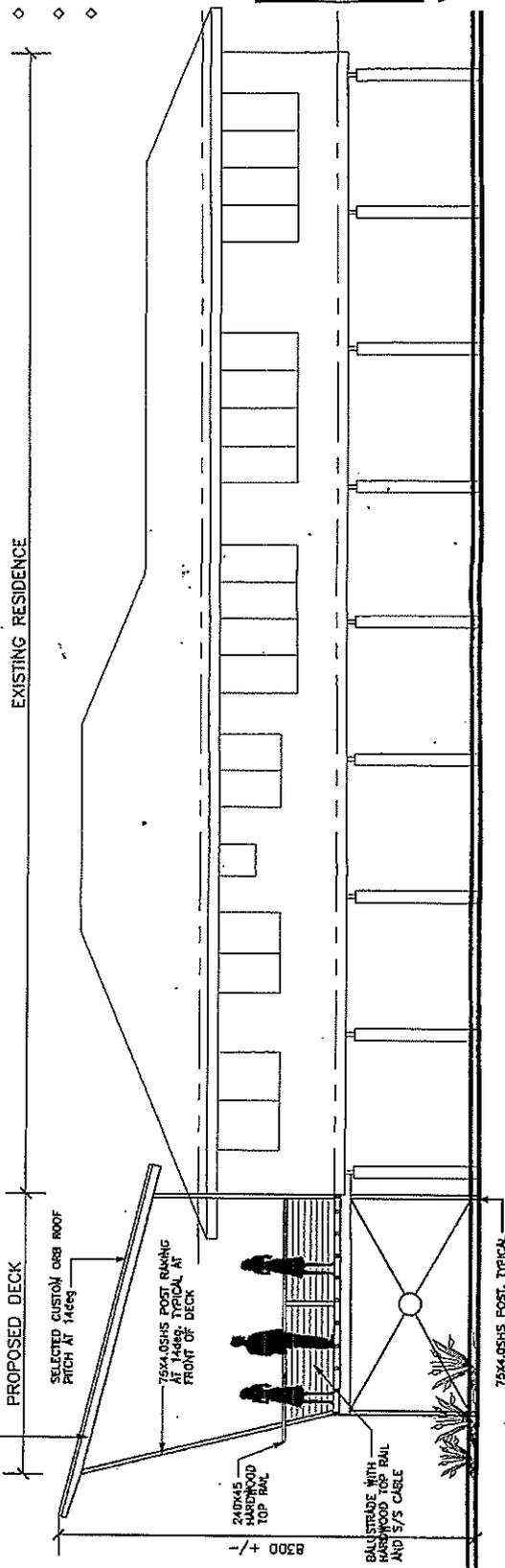


1 NORTH ELEVATION

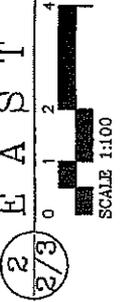


EXISTING RESIDENCE

FRC SOFFIT LIVING TO UNDERSIDE OF PURLINS (ON FURRING CHANNEL AS REQUIRED) - EXPOSED BEAMS



2 EAST ELEVATION



Viking West

PROJECT: PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING RESIDENTS AT LOT 2602 LANTANA COURT, NIGHTCLIFF NORTHERN TERRITORY  
 CLIENT: BRETT AND JANE  
 DRAWING: SKETCH DESIGN  
 SHEET 4/4

SCALE: AS SHOWN	DRAWN: J. McBride	DATE: NOVEMBER 2010
55 LESLIE AVENUE, LEANER	TELEPHONE: 08 8977 1892	FACSIMILE: 08 8977 1891
EMAIL: info@vikingwest.com.au	MOBILE: 0498 940016	

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

A3

11 February 2011

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

Dear Doug

**Lots 0383, 0388 & 4239 Hundred of Bagot, Lot 0389 (180) Berrimah Road, Lot 2788, (171) Hidden Valley Road, & Lot 4356 (67) Hidden Valley Road Hundred of Bagot. Proposed Development: Subdivision and consolidation to create one lot.**

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

The following issues are raised for consideration by the Authority:

i). **Council supports in principle the granting of a Development Permit:**

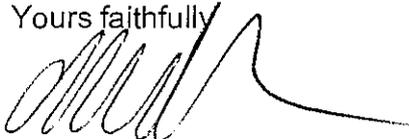
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

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

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

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

Yours faithfully



**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Land Administration Department of Lands and Planning





**Proposed Boundary**

Northern  
Government

0 70 140 210 280 350m

Scale 1: 7000 @ A3

16-Nov-10 Drawing Name: Hicklen Valley Proposed Boundary - Oct 2010.dgn

Please quote: 1932626 RB:fh

28 January 2011

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

Dear Doug

**Lot 3121 (8) Clancy Street Town of Darwin.**  
**Proposed Development: Garage addition to an existing single dwelling with a reduced side setback.**

Thank you for the Development Application referred to this office 05 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

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

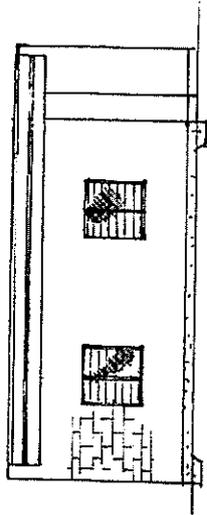
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully

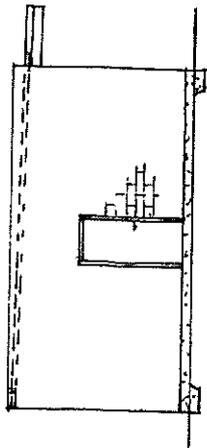


**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

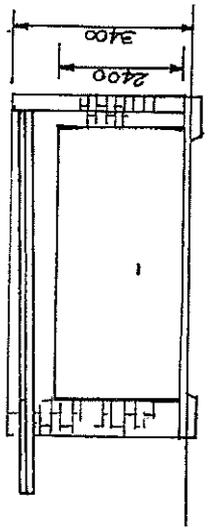
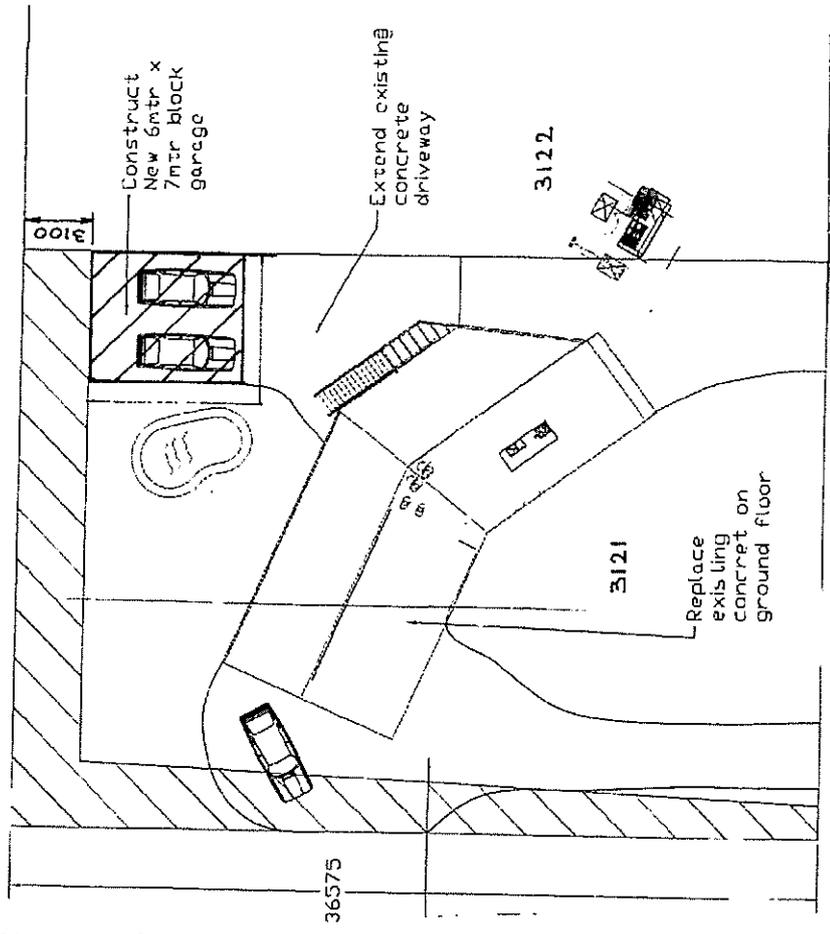
cc: Mrs. Anna Rusman



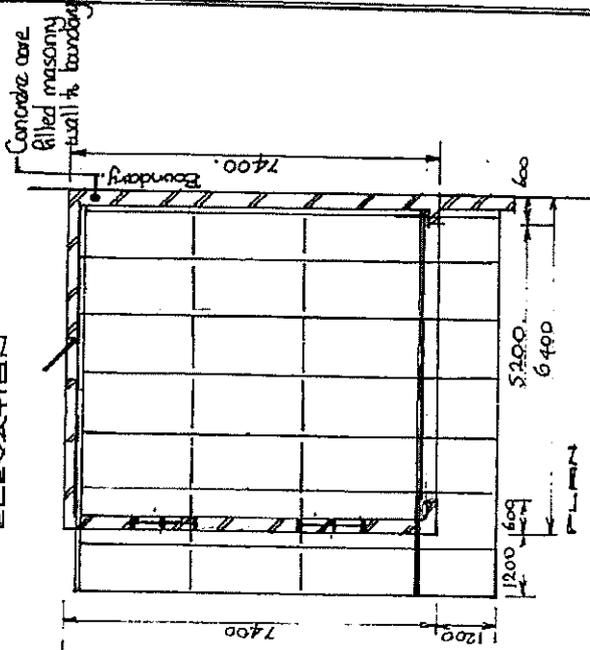
ELEVATION



ELEVATION



ELEVATION



CLEARY STREET

TOWNES CHAPPELL MUDGWAY PTY LTD  
 CONSULTING ENGINEERS  
 17 Lindsay Street Darwin NT 0800  
 GPO Box 2980 Darwin NT 0801  
 Phone: 08 8923 4400  
 Fax: 08 8923 4444  
 Email: townes@townes.com.au



MAC Pty Ltd. A.C.N. 0149 595 386. 7 Travers Street Casuarina NT 0814 Ph: 8948 1680 Fax: 8948 1662



TRADING, CONCRETE, VERANDA'S, GARAGES

Please quote: 1944895 CR:fh

11 February 2011

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

Dear Doug

**Section 4234 (90) Tivendale Road Hundred of Bagot.  
Proposed Development: Addition of 2 x demountables to the existing  
correctional centre for use as offices/training rooms.**

Thank you for the Development Application referred to this office 27 January 2011,  
concerning the above.

The subject lot is located outside Darwin City Council's municipal boundary and as a  
result Council has no comments in relation to the above mentioned application.

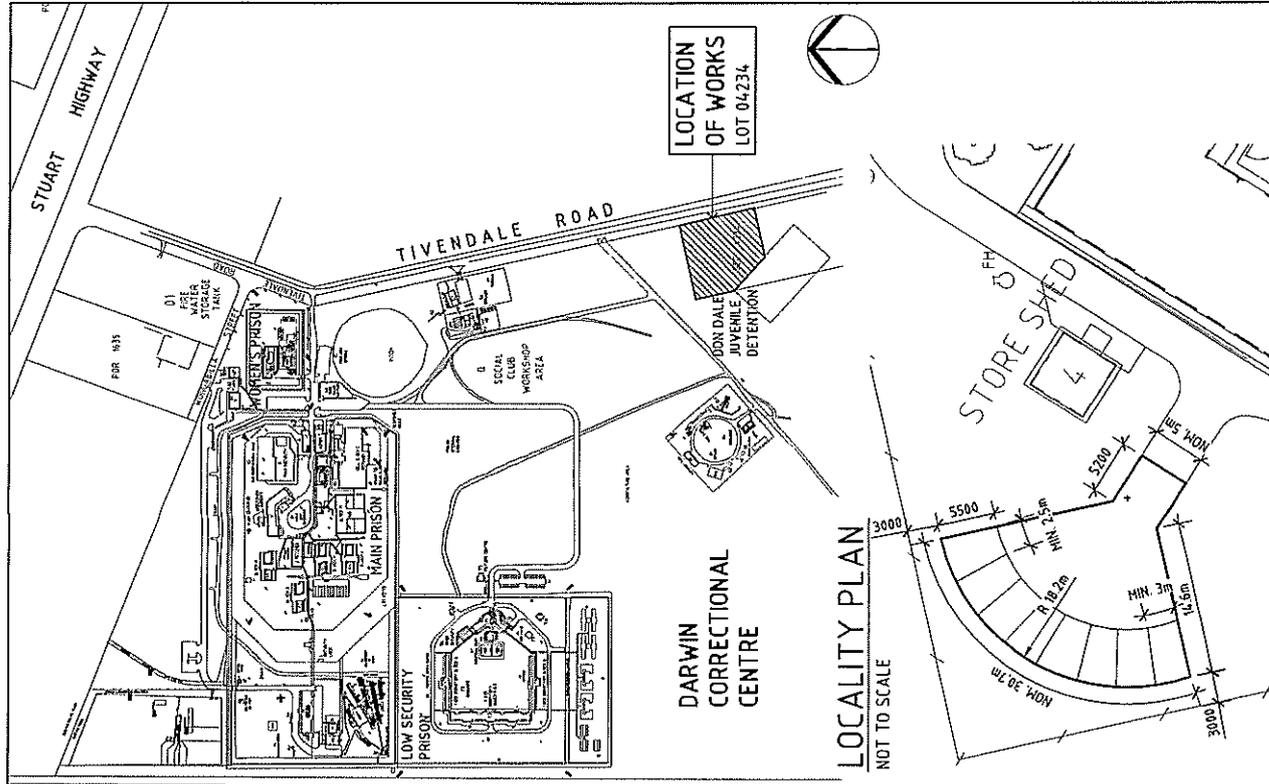
If you require any further discussion in relation to this application please feel free to  
contact me on 8930 0528.

Yours faithfully

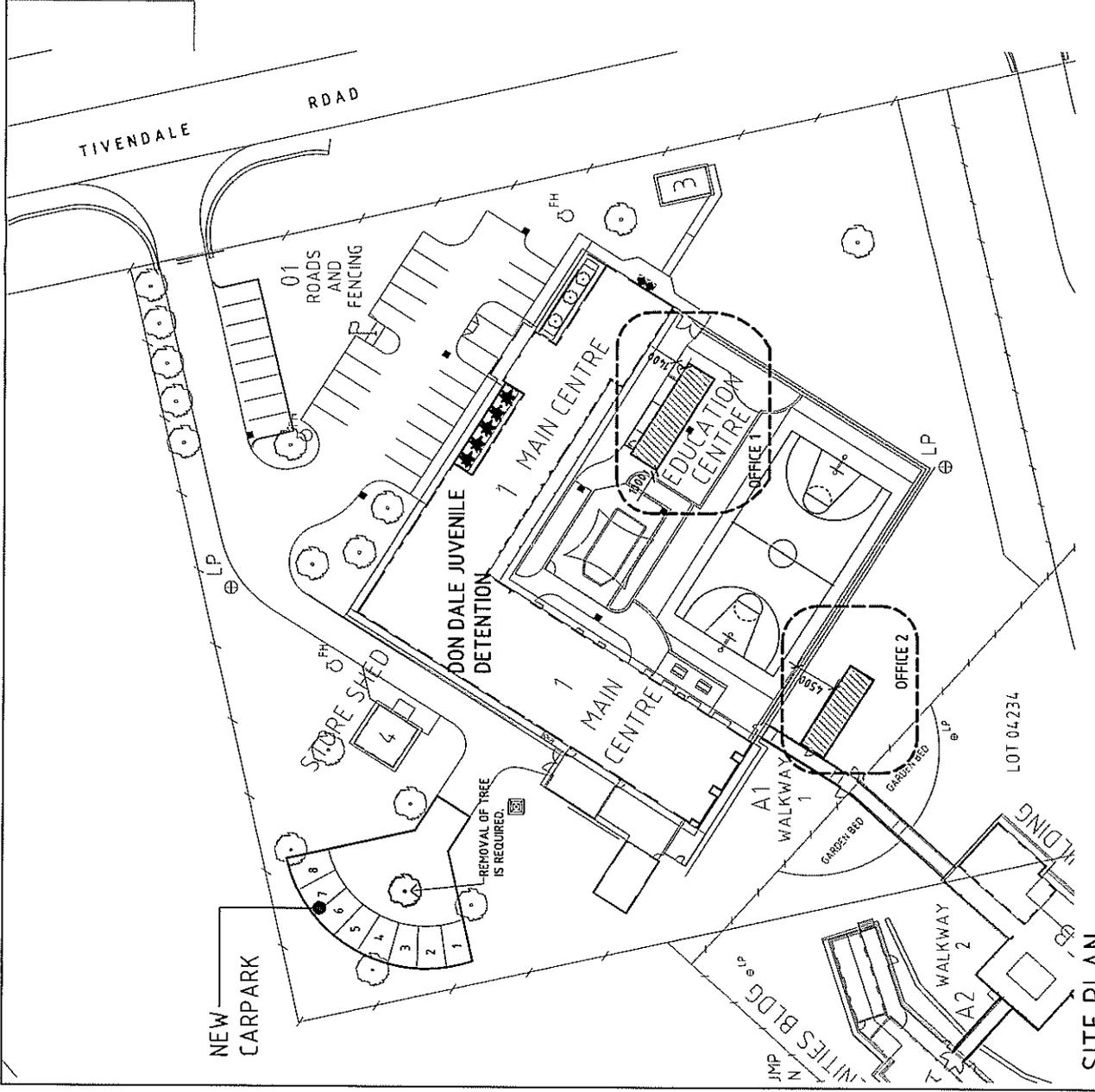


**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mr Helge Morgensen



**CARPARK PLAN**  
SCALE 1:500 @A3



**SITE PLAN**  
NOT TO SCALE

<p><b>Northern Territory Government</b> Department of Construction and Infrastructure</p>		<p>DARWIN LOT 04234 - BERRIMAH - DON DALE CENTRE INSTALL DEHOUNTABLES CARPARKING OPTION 3 LOCALITY PLAN, SITE PLAN</p>		<p>PROJECT No. 01853</p>	<p>SHEET No. A1 of A2</p>	<p>DRAWING No. B11-</p>	<p>SCALE 1:500 @A3</p>
<p><b>PRELIMINARY</b> NOT FOR CONSTRUCTION</p>		<p>DATE - DESIGNED</p>	<p>DATE - CHECKED</p>	<p>DATE - DESIGNED</p>	<p>DATE - CHECKED</p>	<p>DATE - DESIGNED</p>	<p>DATE - CHECKED</p>
<p>NO.</p>	<p>DESCRIPTION</p>	<p>DATE</p>	<p>INT.</p>	<p>DEPT./COMPANY</p>	<p>PROJECT OFFICER</p>	<p>DATE</p>	<p>DATE</p>
					<p>DATE 30/01/2011</p>	<p>DATE 06/02/2010</p>	

Please quote: 1932195 CR:fh

28 January 2011

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

Dear Doug

**Lot 4309 (16) Arnhem Street Town of Nightcliff.  
Proposed Development: Verandah addition to an existing single dwelling with a reduced side setback.**

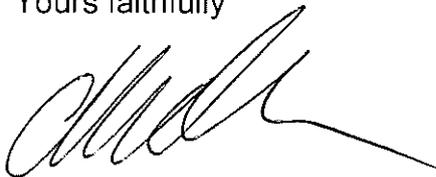
Thank you for the Development Application referred to this office 05 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

In considering this application, the 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.

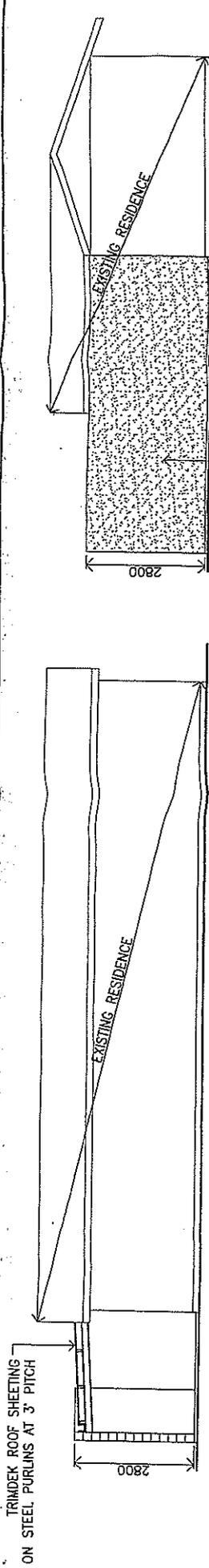
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully

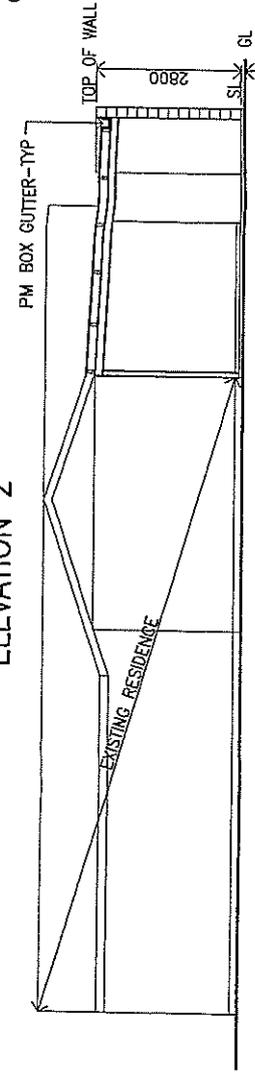


**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mr Peter Tukavkin



ELEVATION 2



ELEVATION 1

200 SERIES REINFORCED BLOCKWORK FIREWALL ON BOUNDARY, ALL CORES FILLED-2800 HIGH

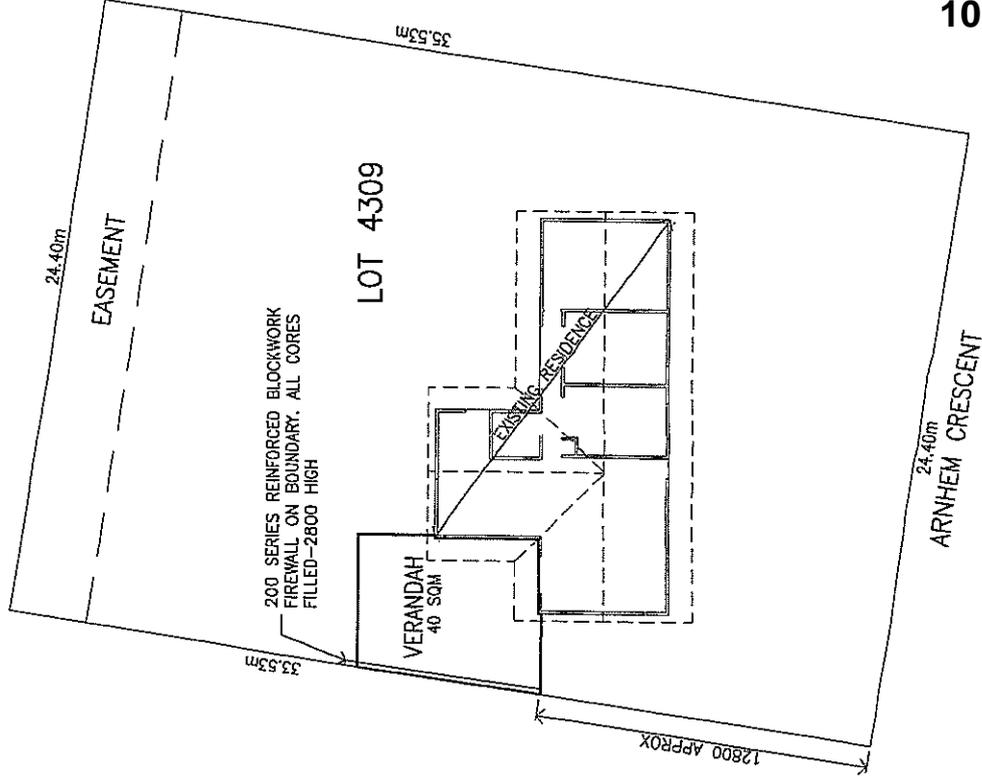
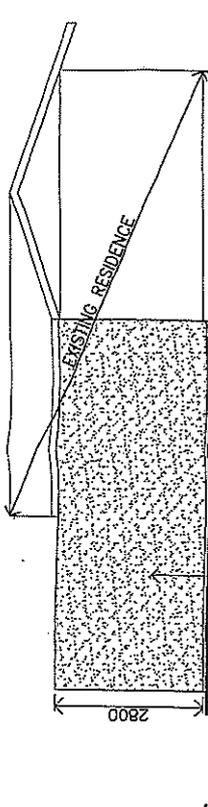
5200 APPROX \*

I, LILKE OWEN MARGIN OF (ADDRESS) 18 ARNHEN ST WAGAMAN

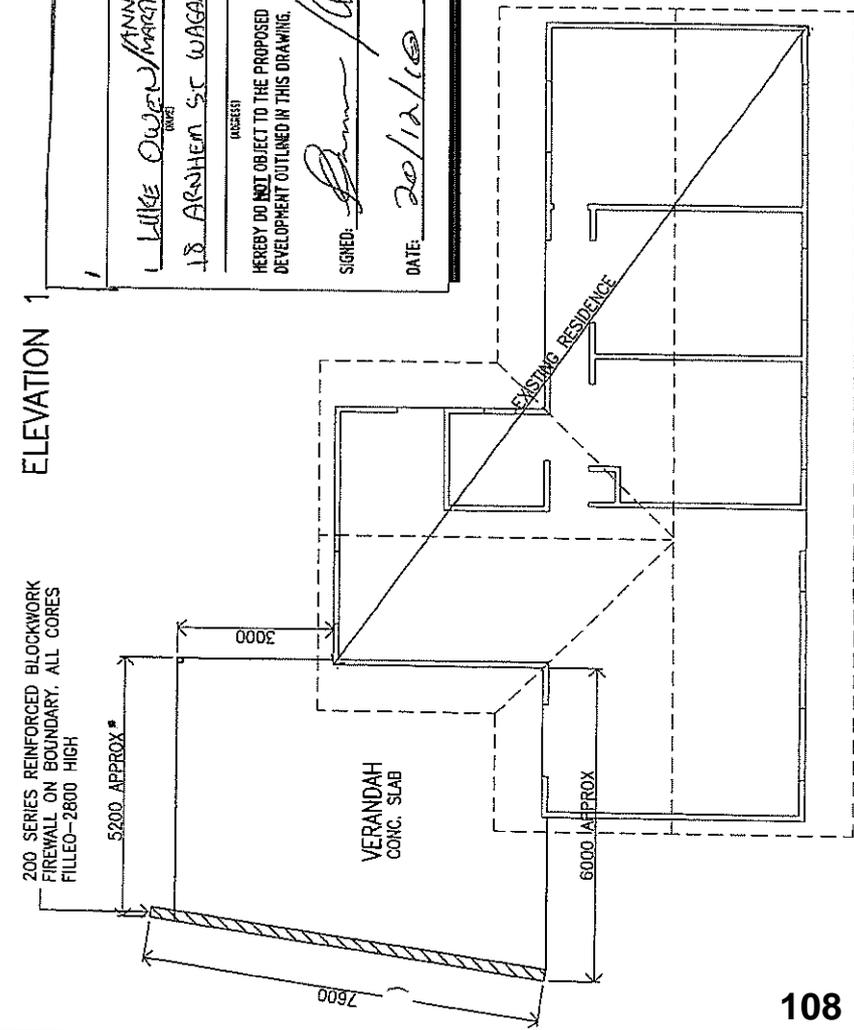
HEREBY DO NOT OBJECT TO THE PROPOSED DEVELOPMENT OUTLINED IN THIS DRAWING.

SIGNED: [Signature] DATE: 20/12/10

ELEVATION 4



SITE PLAN 1:200



FLOOR PLAN

Please quote: 1953780 CR:fh

24 February 2011

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

Dear Doug

**Lot 5521 (14) Koolama Court Town of Sanderson.**  
**Proposed Development: Carport addition to an existing single dwelling with a reduced side setback.**

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

The following issues are raised for consideration by the Authority:

i). **Council raises no objects to the granting of a Development Permit:**

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

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

.../2

also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

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

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

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

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

Yours faithfully



**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mrs Judith Matthias

KOOLAMA COURT

26000

NORTH

PROPOSED CARPORT

EXISTING RESIDENCE

500 TO BOUNDARY

40175

1500 TO BOUNDARY

PROPOSED VERANDAH

PROPOSED PATIO

LOT 5521

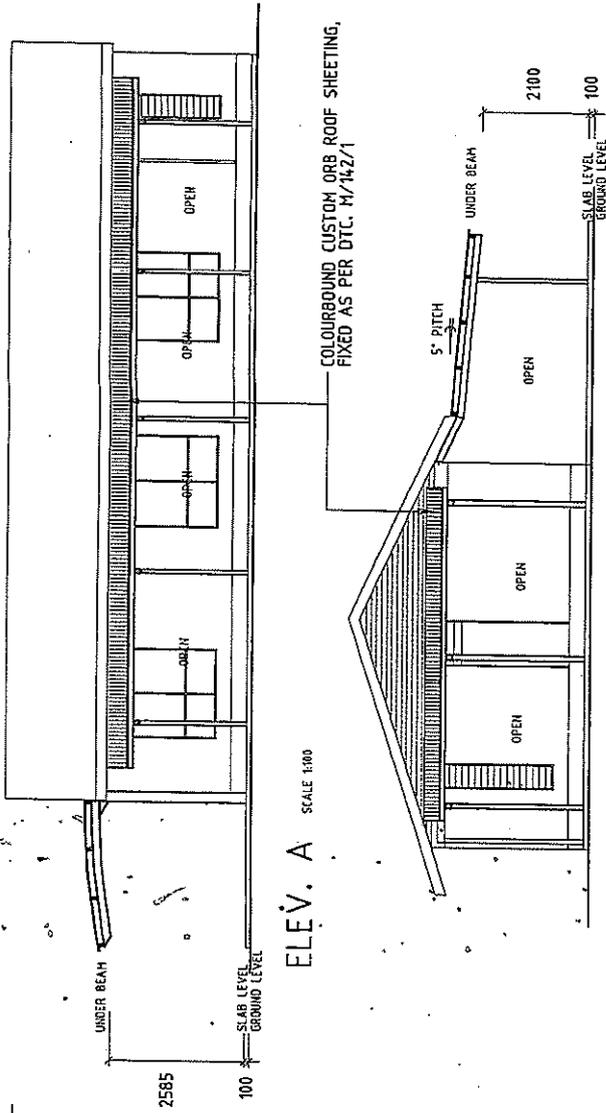
EASEMENT

20000

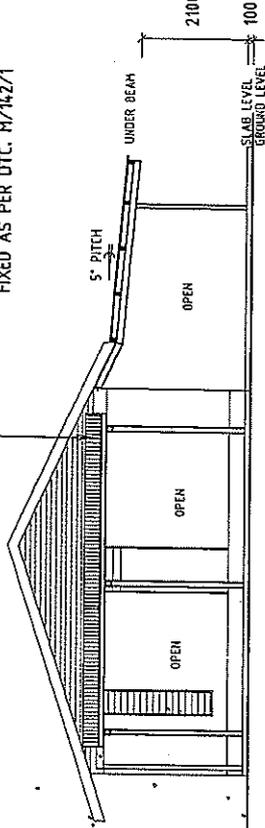
40180

STRUCTURALLY CONCURRED  
Ref: No 2493E5

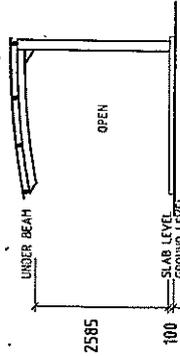
*Michael Cooper*



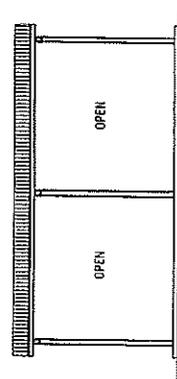
ELEV. A SCALE 1:100



ELEV. B SCALE 1:100



ELEV. C SCALE 1:100



ELEV. D SCALE 1:100

PROJECT :

PROPOSED VERANDAH, CARPORT AND PATIO  
@ LOT 5521 KOOLAMA COURT KARAMA  
FOR JUDY AND STEVE MATHEWS  
THIAS

DATE: NOVEMBER, 2009

DRAWN BY: PO

SHEET AS: 1 OF 7

DWGING No: JS - 121 - 1

MO'D DESIGN

MOB. 0447287196

Please quote: 1954152 CR:fh

25 February 2011

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

Dear Doug

**Lot 5605 (39) Parap Road Town of Darwin.**  
**Proposed Development: Storage shed addition to an existing serviced apartment development.**

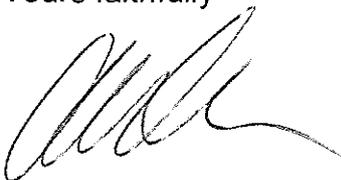
Thank you for the Development Application referred to this office 11 February 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

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

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

Yours faithfully



**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mr. Mark Jagla



28 January 2011

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

Dear Doug

**Lots 5686 & 5704 (26) & (28) Doctors Gully Road Town of Darwin.  
Proposed Development: Subdivision and consolidation to create two lots.**

Thank you for the Development Application referred to this office 28 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**
  - a). Any easements or reserves required for the purposes stormwater drainage, roads, access or for any other purpose shall be made available free of cost to the Darwin City Council or neighbouring property owners.

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

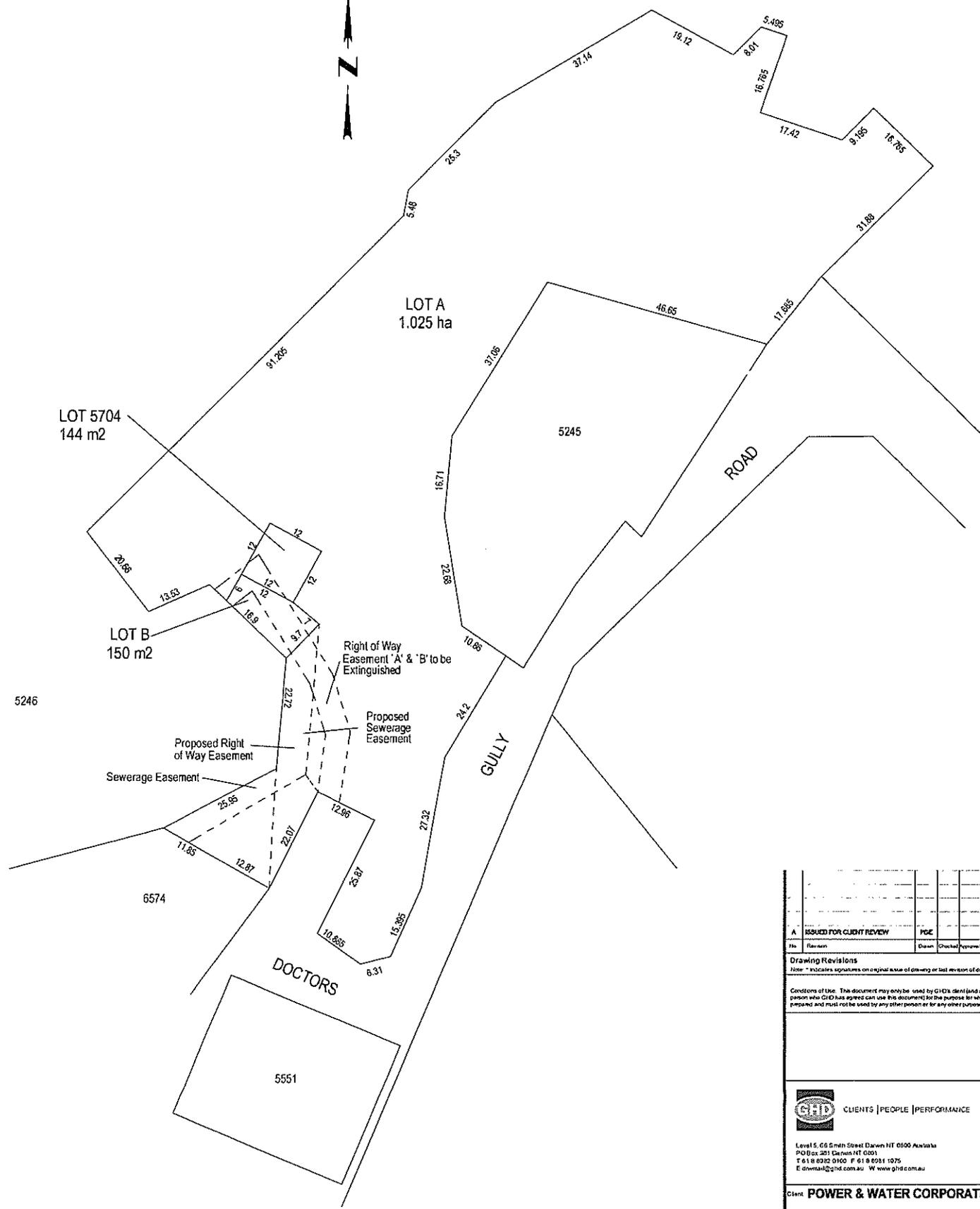
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mr John William Smith



SCALE 1:750 (A3)

NOTES:

1. Dimensions and areas are subject to survey and registration of the plan of subdivision/consolidation are not shown
2. Easements not affected by Development Application

A	ISSUED FOR CLIENT REVIEW	PGE			
No	Reason	Drawn	Checked	Approved	Date
<b>Drawing Revisions</b>					
<small>Note: * Indicates signatures on original issue of drawing or last revision of drawing</small>					
<small>Conditions of Use: This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose</small>					
<b>CLIENTS   PEOPLE   PERFORMANCE</b>					
<small>Level 5, 66 Smith Street Darwin NT 0800 Australia PO Box 201 Darwin NT 0801 T 61 8 9332 0100 F 61 8 9331 1075 E darwin@ghd.com.au W www.ghd.com.au</small>					
<b>Client: POWER &amp; WATER CORPORATION</b>					
<b>Project: LOT 5686 SUBDIVISION</b>					
<b>Title: PROPOSED SUBDIVISION LAYOUT FIGURE 3</b>					
<b>DO NOT SCALE</b>					
Drawn	PEUPENE	Scale	AS SHOWN		
Checked		Surveyor	J SMITH		
Datum		Field Book			
Gtd		Level Book			
Approved		<small>This Drawing shall not be used for Construction unless approved</small>			
Date	16 11 2010				
Drawing No	43-21767-V002	Original Size	A3		
Rev	C				

04 February 2011

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

Dear Doug

**Section 5826 (23) Abala Road Hundred of Bagot.**

**Proposed Development: Leisure and recreation facility (squash courts) comprising 12 courts, ancillary offices and caretaker's residence in a single storey building.**

Thank you for the Development Application referred to this office 20 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**
  - a). Council requests the Authority requires an erosion and sediment control plan relevant to the works being proposed prior to the commencement of construction. The discharge of any stormwater into Council's drainage system is to be to a standard such that it will not have detrimental impacts upon the environment. Council will not allow any polluted stormwater run-off into its drainage systems.
  - b). The development application indicates existing parking currently assigned to the childcare facility and toy library is to be used for the proposed use. Council recommends the Authority require a formal agreement be established with the adjoining land uses for the proposed share parking arrangement. Alternatively, Council suggests that adequate parking specific to the proposed use and at a rate in accordance with the NT Planning Scheme be provided.
- 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:-

.../2

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

- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70(5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, Darwin City Council.
- Further subject to conditions of subdivision to the satisfaction of service authorities.

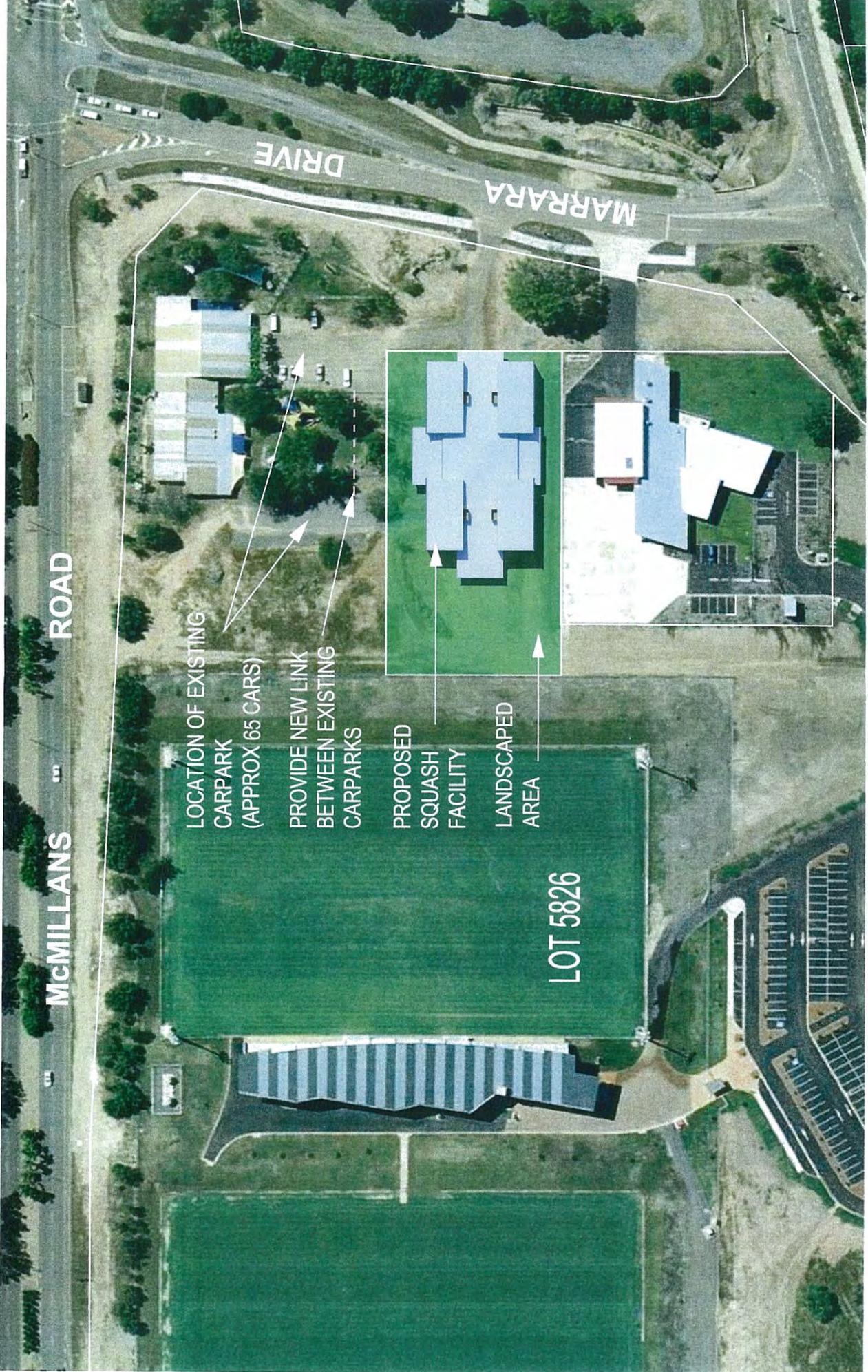
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

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**



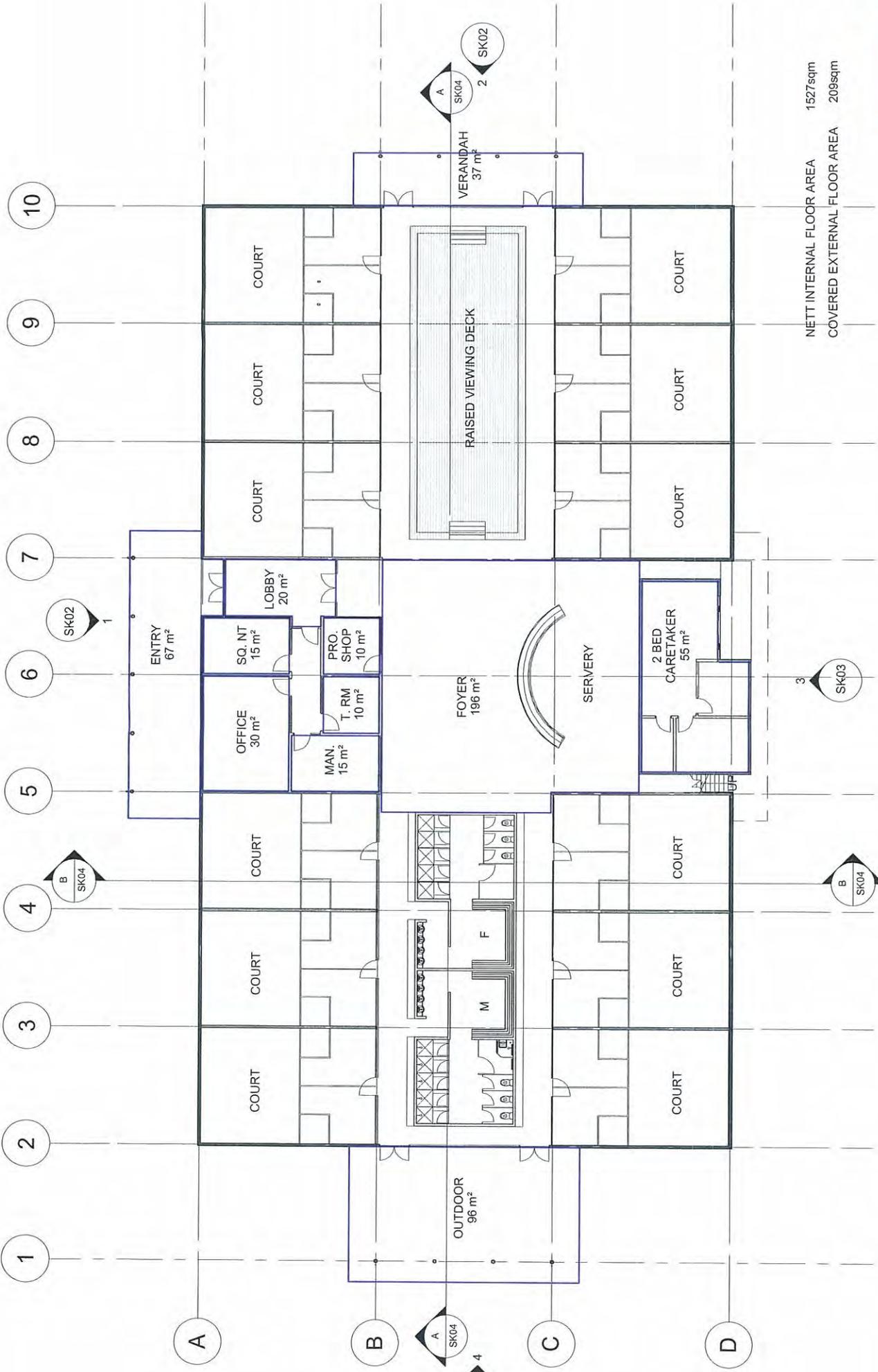
118 PROPOSED DARWIN SQUASH FACILITY - LOT 05826 MARRARA

2935 - SK00

LOCALITY - SITE PLAN

1 : 1000

OCTOBER 2010



ENTRY  
67 m<sup>2</sup>

SQ. NT  
15 m<sup>2</sup>

LOBBY  
20 m<sup>2</sup>

OFFICE  
30 m<sup>2</sup>

MAN.  
15 m<sup>2</sup>

T. RM.  
10 m<sup>2</sup>

PRO. SHOP.  
10 m<sup>2</sup>

FOYER  
196 m<sup>2</sup>

SERVERY

2 BED  
CARETAKER  
55 m<sup>2</sup>

OUTDOOR  
96 m<sup>2</sup>

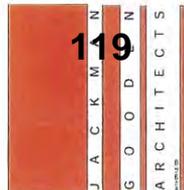
VERANDAH  
37 m<sup>2</sup>

RAISED VIEWING DECK

COURT

NETT INTERNAL FLOOR AREA 1527sqm  
COVERED EXTERNAL FLOOR AREA 2099sqm

PROPOSED DARWIN SQUASH FACILITY - LOT 05826 MARRARA

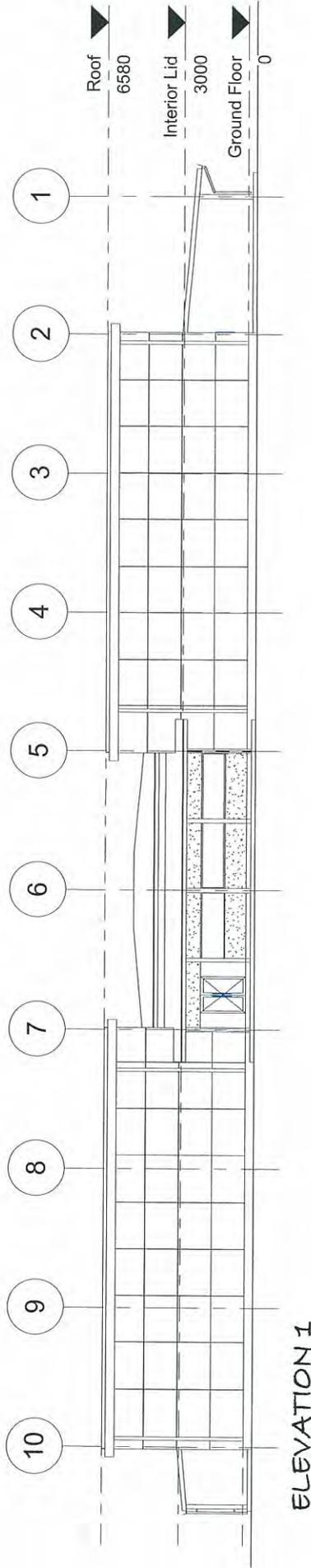


1 : 200

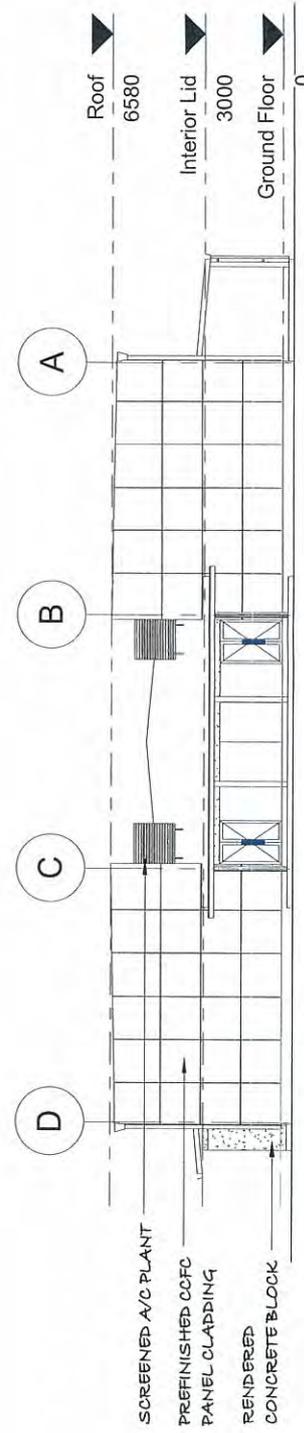
GROUND FLOOR

OCTOBER 2010

2935 - SK01



ELEVATION 1



ELEVATION 2

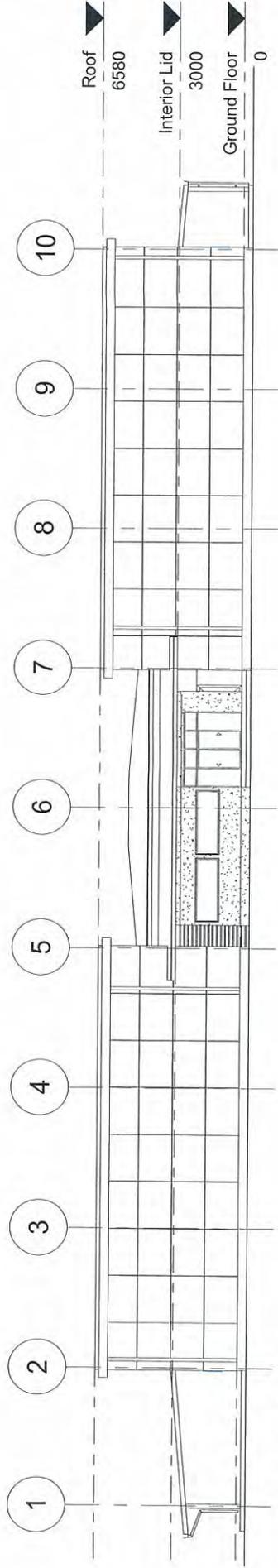
PROPOSED DARWIN SQUASH FACILITY - LOT 05826 MARRARA

2935 - SK02

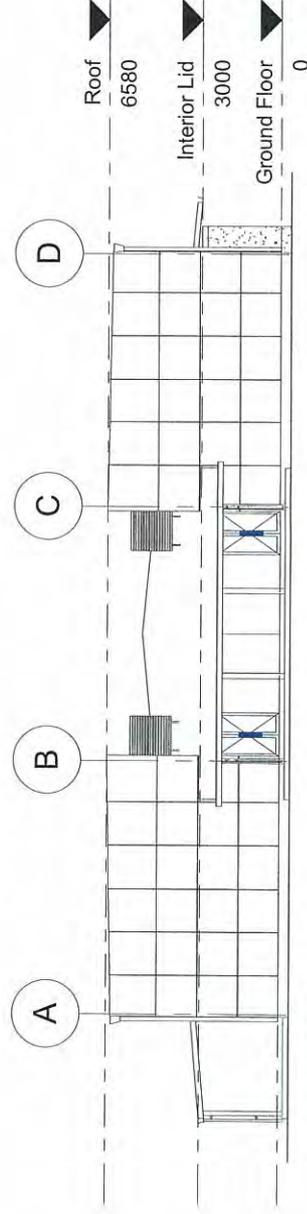
OCTOBER 2010

ELEVATIONS

1 : 200



ELEVATION 3



ELEVATION 4

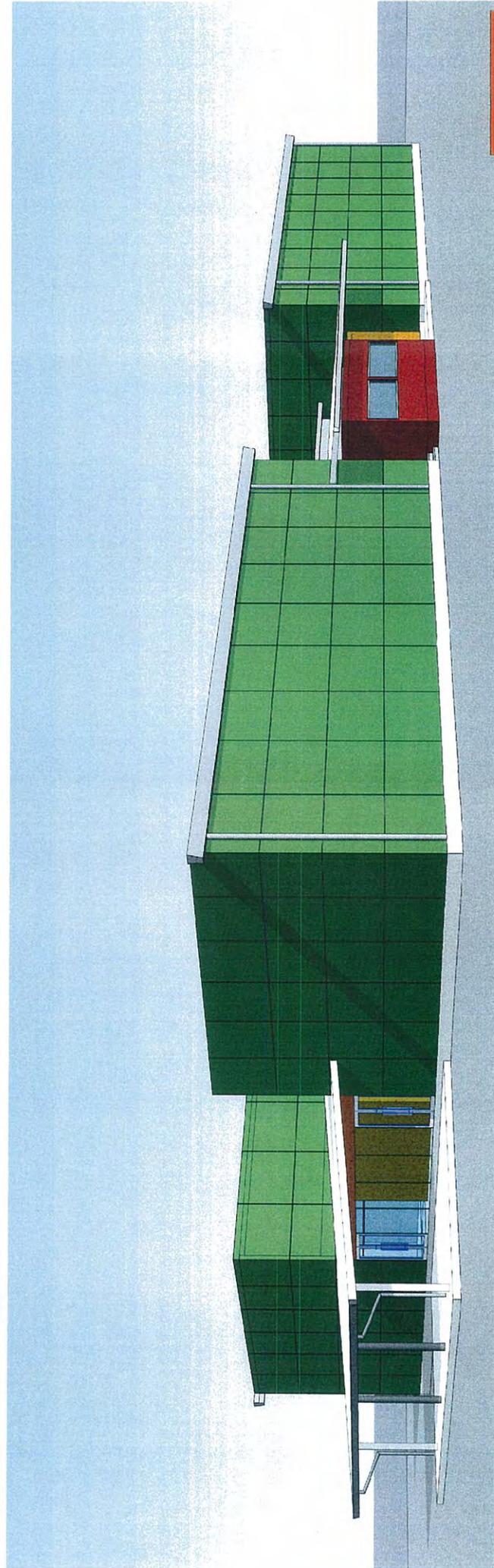
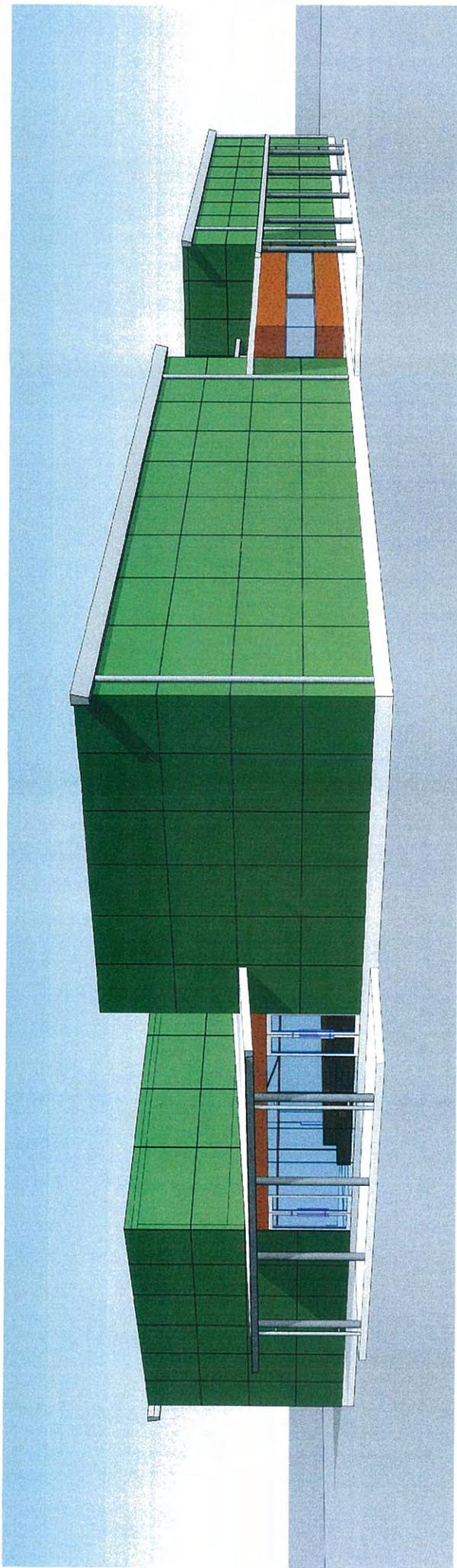
PROPOSED DARWIN SQUASH FACILITY - LOT 05826 MARRARA

2935 - SK03

OCTOBER 2010

ELEVATIONS

1 : 200



122 PROPOSED DARWIN SQUASH FACILITY - LOT 05826 MARRARA

2935 - SK06

OCTOBER 2010

PERSPECTIVES

28 January 2011

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

Dear Doug

**Lot 5957 (42) Stuart Highway Town of Darwin.  
Proposed Development: Storage addition and refurbishment to an existing  
Showroom Sales development.**

Thank you for the Development Application referred to this office 05 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

- a). The swept path plan included in the application indicates that a 8.8m service vehicle can only manoeuvre into the loading bay if the disabled access parking bay is vacant. This is not an ideal arrangement and given that there is a significant onsite parking shortfall, Council does not support the removal of any existing parking.

Council therefore requests that an alternative swept path plan, demonstrating how a service vehicle will enter and exit the site in a forward gear, be provided to the satisfaction of the General Manager Infrastructure.

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

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

.../2

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

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

- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70 (5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- 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 me on 8930 0528.

Yours faithfully



**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mr Jake Storey









Please quote: 1932123 RB:fh

28 January 2011

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

Dear Doug

**Lot 6105 (23) Sergison Circuit Town of Nightcliff.  
Proposed Development: Unit Plan subdivision to create 6 units.**

Thank you for the Development Application referred to this office 05 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**
  - a). It appears from the plans that Unit six is only accessible through the area nominated for Unit three's car parking bay. It is requested that this bay be reallocated, or revised plans indicating sufficient width for a common access beside the car parking bay be provided.
- ii). **Should the above issues be adequately addressed, Council offers the following comments:**

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

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

how stormwater will be collected on the site and connected underground to Council's system.

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

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

- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager Infrastructure, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager Infrastructure, Darwin City Council. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be line marked and sealed with an impervious material.
- Any easements or reserves required for the purposes stormwater drainage, roads, access or for any other purpose shall be made available free of cost to the Darwin City Council or neighbouring property owners.
- Bin compounds shall be designed in accordance with Council Policy Number 54 – Waste Management. Bin compounds shall include a tap and drainage point to sewer. The compound shall be easily accessible with no steps or loose surface between the compound and the street.

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

Yours faithfully

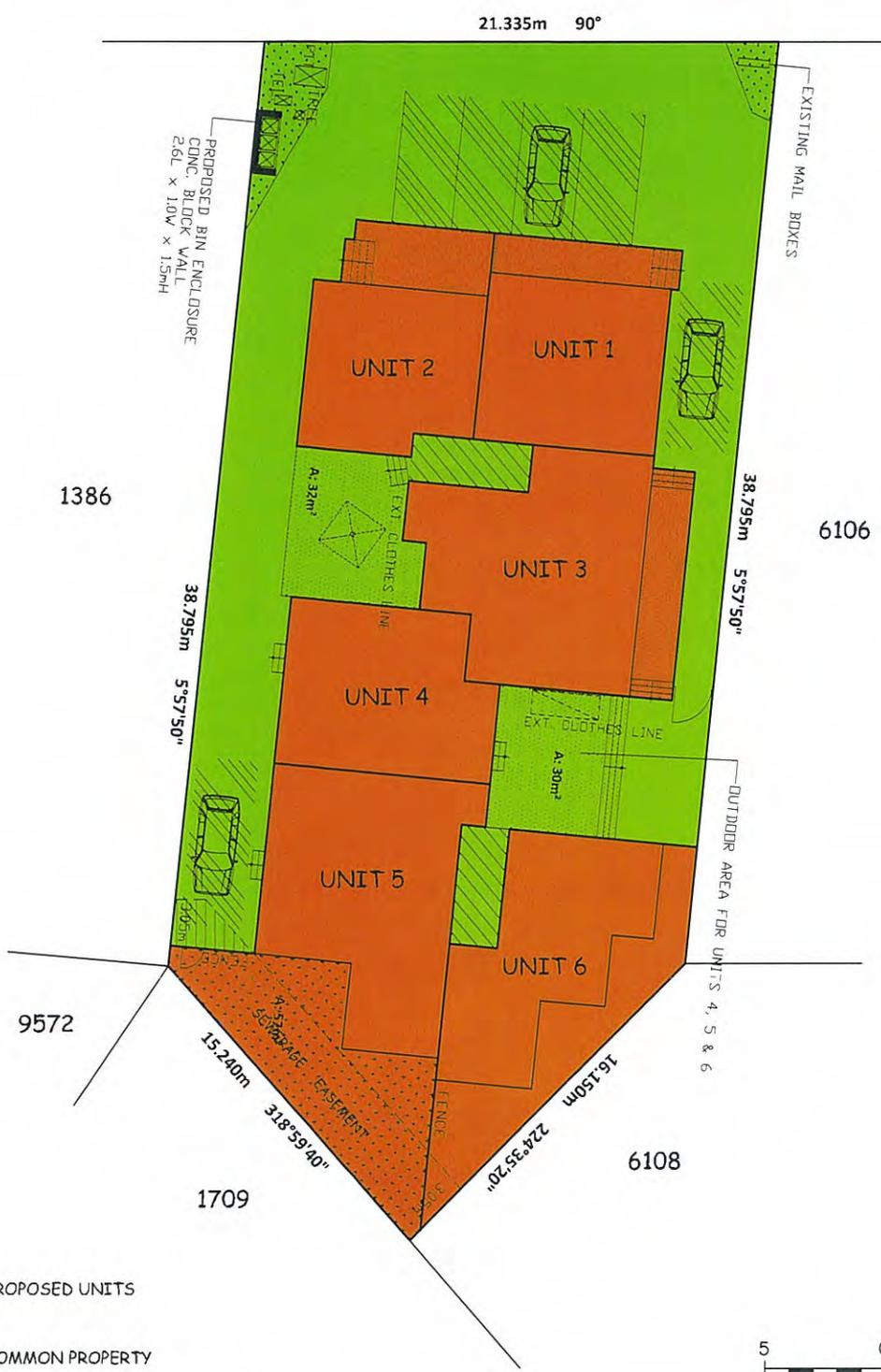


**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mr Kevin Dodd



SERGISON CIRCUIT



- PROPOSED UNITS
- COMMON PROPERTY

**eja**  
earl james & associates

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

**LOT 6105**  
**TOWN OF NIGHTCLIFF**

**PROPOSED UNIT BOUNDARIES**

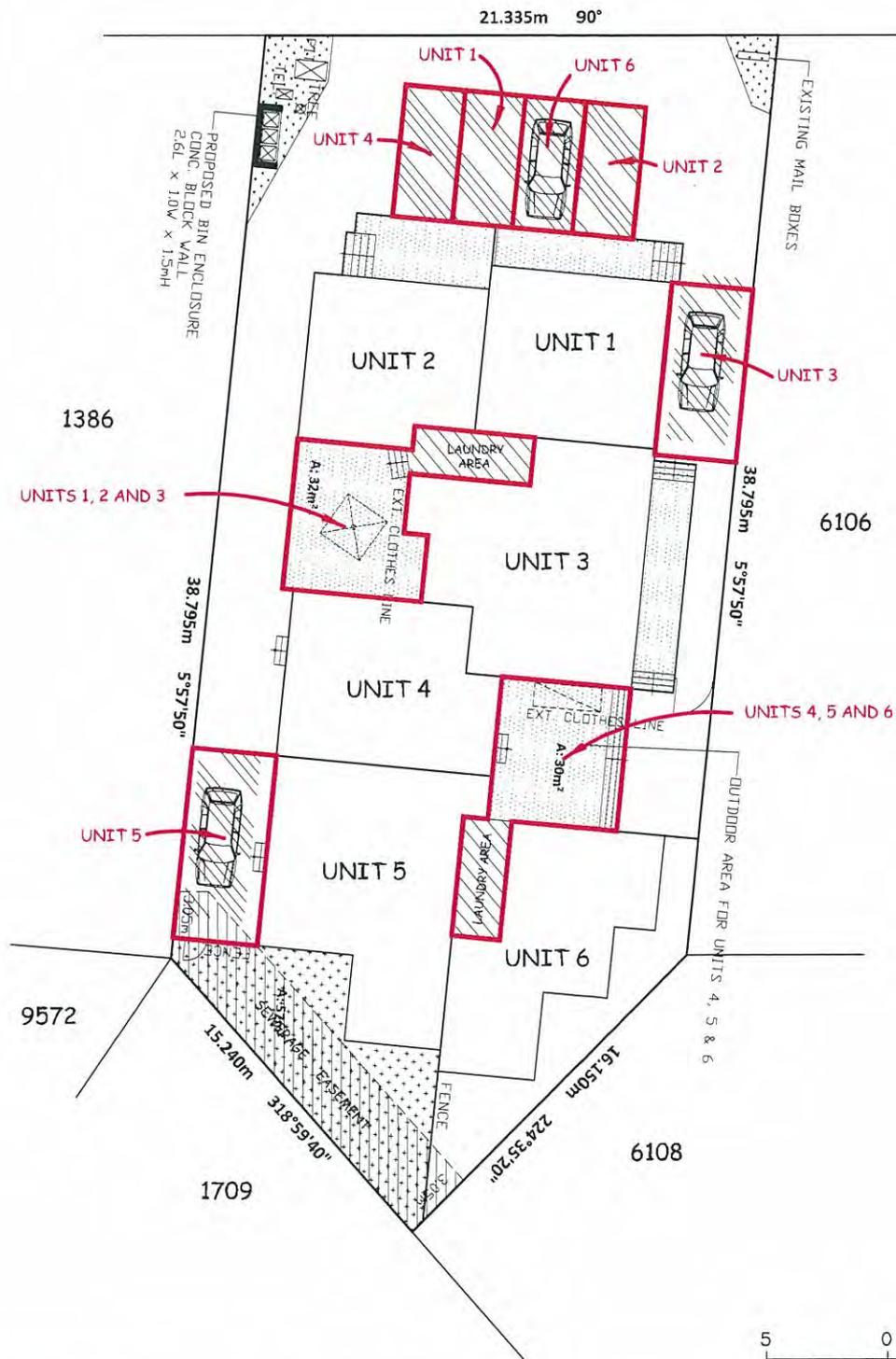
Client: **JASON LEE**

Licensed Surveyor:	
Date:	
Drawn by:	RM
Date:	22.11.10
Cad File:	7777-1.DWG

Scale:	1:200 (A3)
Detum:	
Drawing No:	<b>10/7777/1</b>



SERGISON CIRCUIT



**eja**  
earl james & associates

SURVEY & PLANNING CONSULTANTS  
10 HARVEY STREET  
DARWIN NT 0801  
PH. (08) 89812494  
FAX. (08) 89815206  
darwin@eja.com.au

**LOT 6105**  
**TOWN OF NIGHTCLIFF**  
**COMMON PROPERTY EXCLUSIVE USE**

Client: **JASON LEE**

Licensed Surveyor:  
Date:  
Drawn by: RM  
Date: 22.11.10  
Cad File: 7777-2.DWG

Scale: 1:200 (A3)  
Datum:  
Drawing No:  
**10/7777/2**

Please quote: 1936670 CR:fh

28 January 2011

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

Dear Doug

**Lot 6417 (16) Wanguri Terrace Town of Nightcliff.**

**Proposed Development: Carport addition to an existing single dwelling with a reduced side setback.**

Thank you for the Development Application referred to this office 28 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

**i). Council raises no objects to the granting of a Development Permit:**

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

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

.../2

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

- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the 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.

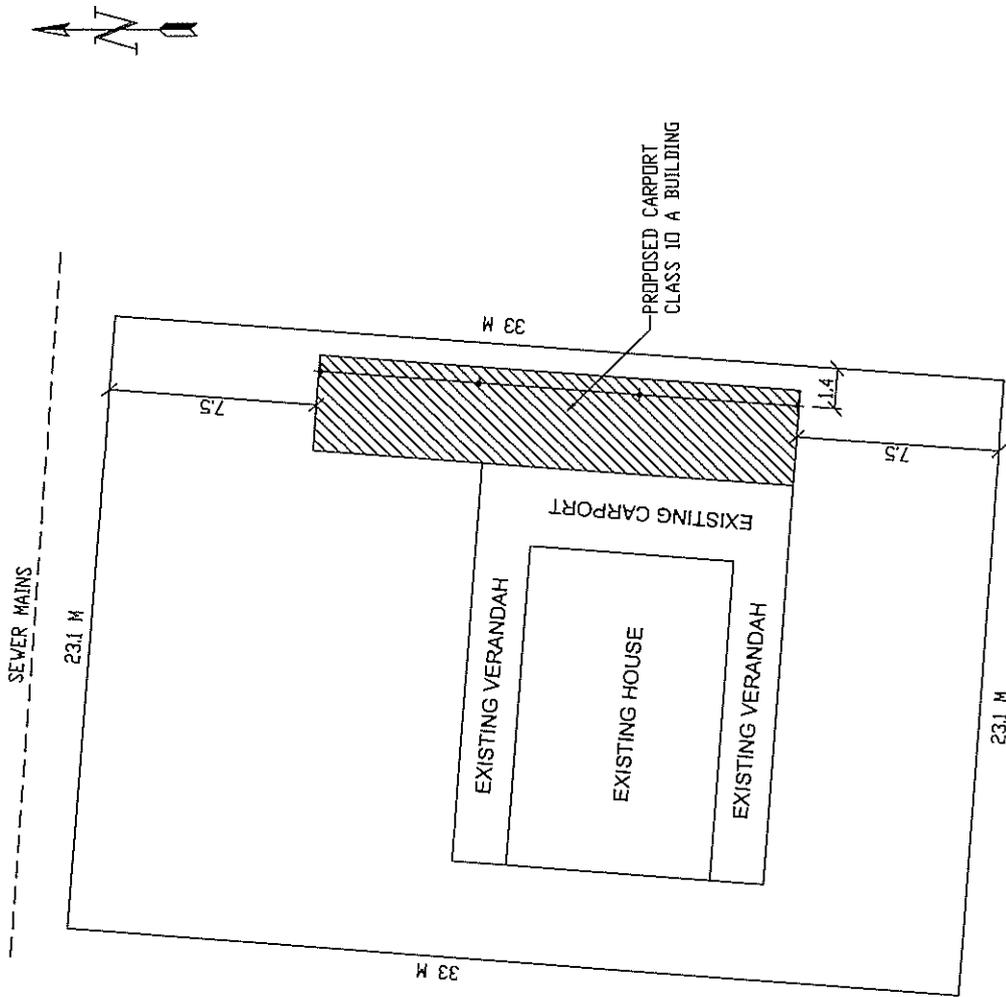
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mrs Kylie Cordingly



**SITE PLAN**  
1:200



REG. NO. 46360CR  
© COPYRIGHT 2010 Patio World

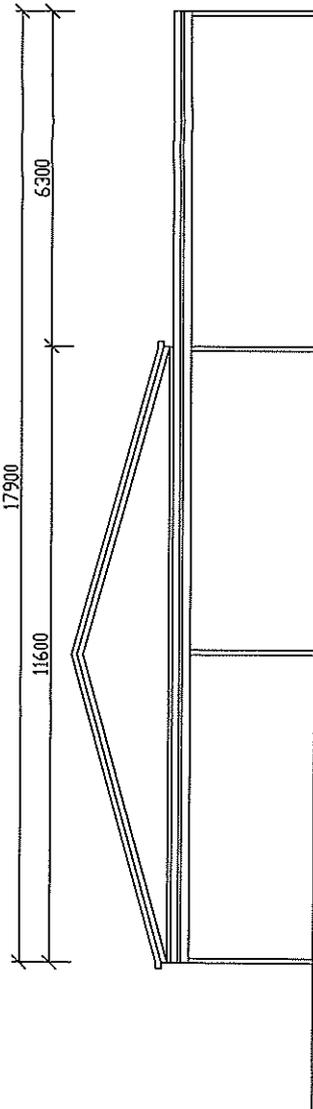
PROPOSED CARPORT FOR  
AMANDA ALGER  
16 WANGURI TERRACE  
WANGURI NT 0810

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

CONSULTANT: RF  
DRAWN BY: CR  
SHEET: 1 OF 3

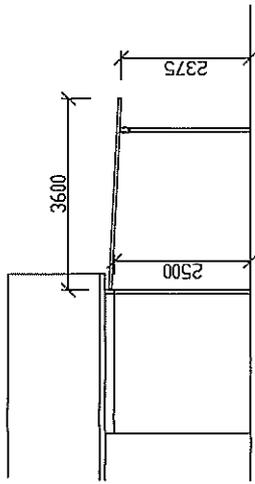
DESIGN WIND SPEED: 70 m/s Vr - V500 to AS1170.2  
LOT No. 6417  
DATE: 02-06-2010  
JOB NO.: D307

REV. DATE: 26-11-2010  
REV. 135  
A



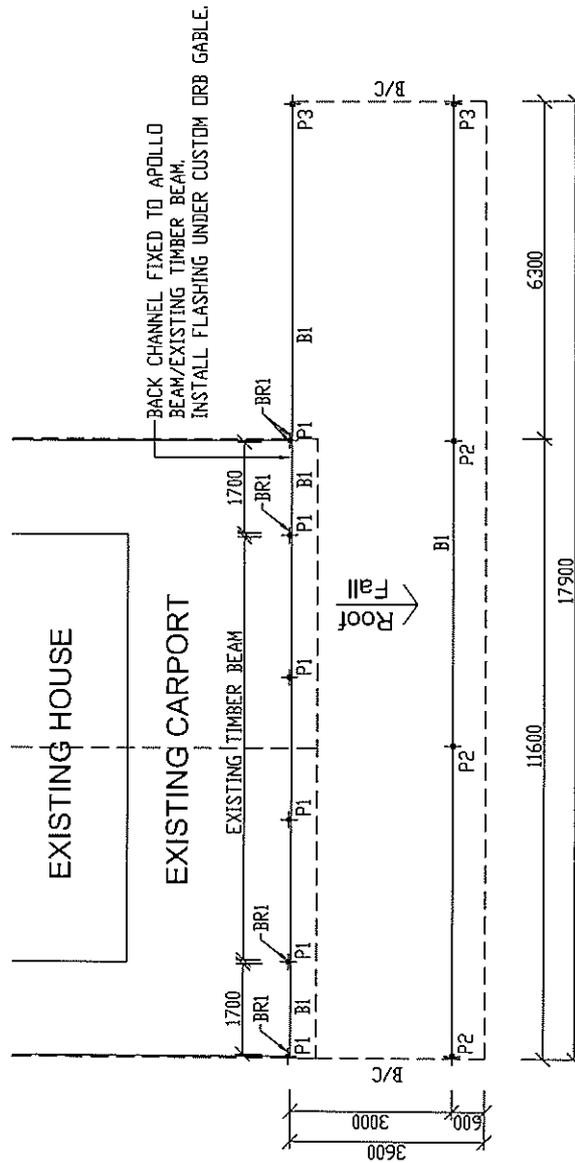
**FRONT ELEVATION**

1:100



**SIDE ELEVATION**

1:100



**ROOF PLAN**

1:100

APOLLO ROOF - 6444 SQ.M. COVER  
40 SHEETS @ 3600 MM

B1: 170x75 APOLLO BEAM  
REFER APOLLO MANUAL PG.16

P1: EXISTING 75x75x4 SHS POST

P2: 90x75x2.01 AL. POST  
HIGHEST POST LOAD: 12.68KN  
CONCRETE FOOTING: #450x800 MM  
LEVEL WITH CONCRETE SLAB  
SURFACE.

P3: 90x75x2.01 AL. POST  
HIGHEST POST LOAD: 10.32KN  
CONCRETE FOOTING: #450x800 MM  
100 MM BELOW GROUND LEVEL  
TO ALLOW FOR PAVERS.

BRI: #759 BEAM SUPPORT BRACKET

BACK CHANNEL FIXED TO APOLLO  
BEAM/EXISTING TIMBER BEAM.  
INSTALL FLASHING UNDER CUSTOM DRB GABLE.

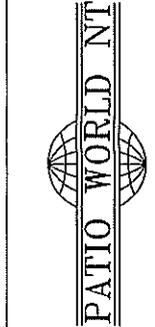
GENERAL NOTE:  
SILICONE/SIKAFLEX OR OTHER SEALANTS,  
WHERE APPLICABLE SURFACES SHOULD BE  
PREPARED TO MANUFACTURER'S SPEC.  
  
ALL SUPPORT BEAMS WITH SPANS OF 6 METRES OR  
GREATER SHALL BE PROPPED UP IN THE CENTRE OF  
BEAM SPAN TO CREATE A MINIMUM OF A 10MM CAMBER  
  
SHEETING, BEAMS AND FIXINGS IN ACCORDANCE  
WITH AS40402 & LOW-HIGH-LOW (LHL) REGIME  
TESTED MARCH 2008 - REPORT TS689.

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

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

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

**PROPOSED CARPORT FOR  
AMANDA ALGER  
16 WANGURITERRACE  
WANGURI NT 0810**



REG. NO. 46360CR  
© COPYRIGHT 2010 Patio World

CONSULTANT:	RF	DESIGN WIND SPEED:	70 m/s Vr - V500 to AS1170.2
DRAWN BY:	CR	LOT No.	6417
SHEET:	2 OF 3	LOC:	550
DATE:	02-06-2010	JOB NO.:	D307

Please quote: 1946046CR:fh

18 February 2011

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

Dear Doug

**Lot 6664 (29) Kailis Street Town of Nightcliff.  
Proposed Development: Dependant unit exceeding 50sqm.**

Thank you for the Development Application referred to this office 28 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

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

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

.../2

also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

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

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

In considering this application, the 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.

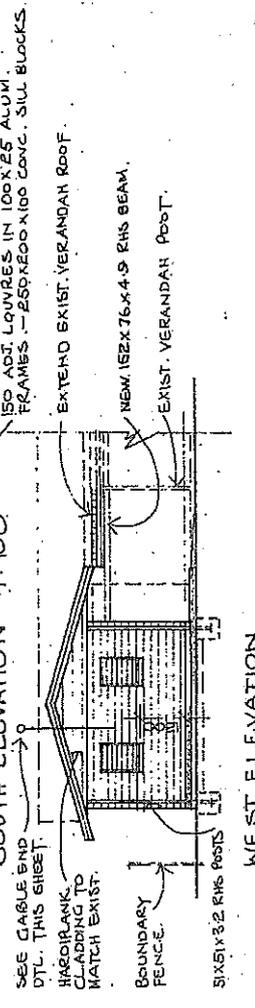
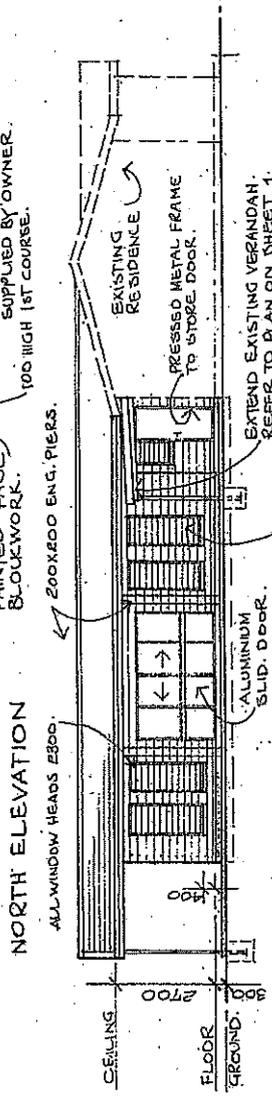
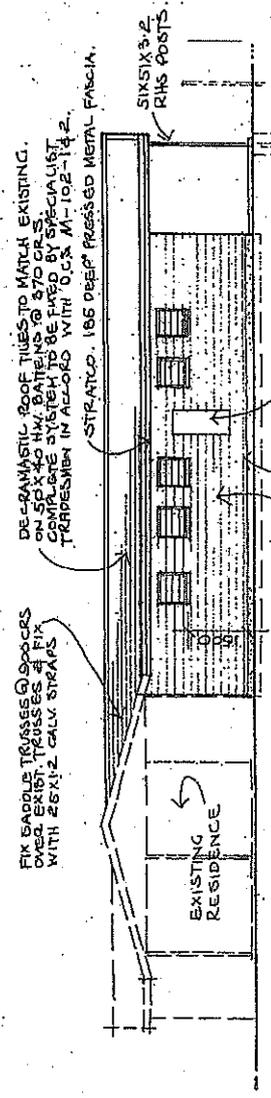
Yours faithfully



**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Dr Mantho Kgosiemang

ELEVATIONS & CROSS-SECTIONS  
 PRO POSA - CONVERT EXISTING  
 FAMILY ROOM TO DEPENDANT UNIT  
 LOT 6664 (25) RAIL ST. WANGURI



SECTION 'A-A' 1:50 \* CHANG-NAIL TRUSSES INCLUDING TIMBER BRACING TO BE DESIGNED BY TRUSS MANUFACTURER & DRAWINGS SUBMITTED FOR APPROVAL.



18 February 2011

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

Dear Doug

**Lot 6737 (7) Villaflor Crescent Woolner Town Of Darwin  
Proposed Development: 22 X 2 Bedroom Multiple Dwellings in a 3 and 4  
Storey Building with Ground Level Carparking.**

Thank you for the Development Application referred to this office 18 November 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). **Council requests the Authority requires a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system.** The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to Council's drainage network.
  - 1). The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.
  - 2). Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system. It is

.../2

also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

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

- 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 Director of Technical Services, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the Director of Technical Services, Darwin City Council. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of The Director of Technical Services, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Management Policy.
- Further subject to conditions of subdivision to the satisfaction of service authorities.

.../3

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

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: Raw Designs

**general notes**

ALL STORMWATER FROM DOWNPIPES TO BE COLLECTED IN STORMWATER SYSTEM AND DISCHARGED TO DCC APPROVAL. DO NOT ALLOW STORMWATER TO DISCHARGE INTO NEIGHBOURING PROPERTIES.

BOUNDARY WALL HEIGHTS TO BE MEASURED ABOVE NATURAL GROUND LEVEL WALLS TO BE PAINTED RENDURED BLOCKWORK TO MATCH TYP CONSTRUCTION. BOUNDARY WALL HEIGHTS TO INCLUDE 1.0M MAX RETAINING WALL.

CONTINUE DRIVEWAY TO EDGE OF KERB DRIVEWAYS WITHIN THE ROAD RESERVE ARE CONSTRUCTED BY THE OWNER AT THEIR EXPENSE IN ACCORDANCE WITH DCC SPECIFICATIONS. EXISTING REINFORCED CONCRETE FOOTPATHS ARE MAINTAINED ONLY PLAIN BRUSHED CONCRETE IS PERMITTED.

**landscape schedule**

- 11 ROYSTONIA
- 12 NERUJA OLEANDER
- 13 HIBISCUS MUTABILIS
- 14 CLUMPING PALMS
- 15 IXORA CHINENSIS

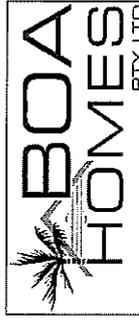
EXACT LOCATION OF PLANTING TO BE AGREED WITH SPECIALIST SUB CONSULTANT

APPROPRIATE LANDSCAPING IN MULCHED GARDEN BEDS TO PROVIDE SHADE AND SCREENING OF OPEN PRIVATE SPACES AND BETWEEN DWELLINGS. TREES TO FRONT OF DWELLING TO BE SUITABLE OF ACHIEVING 5M HEIGHT WITHIN 2 YEARS.

**carparking schedule**

- 22 units @ 2 parks per unit = 44
- 44 carparking spaces provided
- 3 off street visitor spaces provided

REV 1 COMPLIANCE ISSUES ADDRESSED 11.01.11



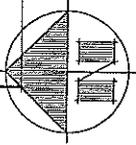
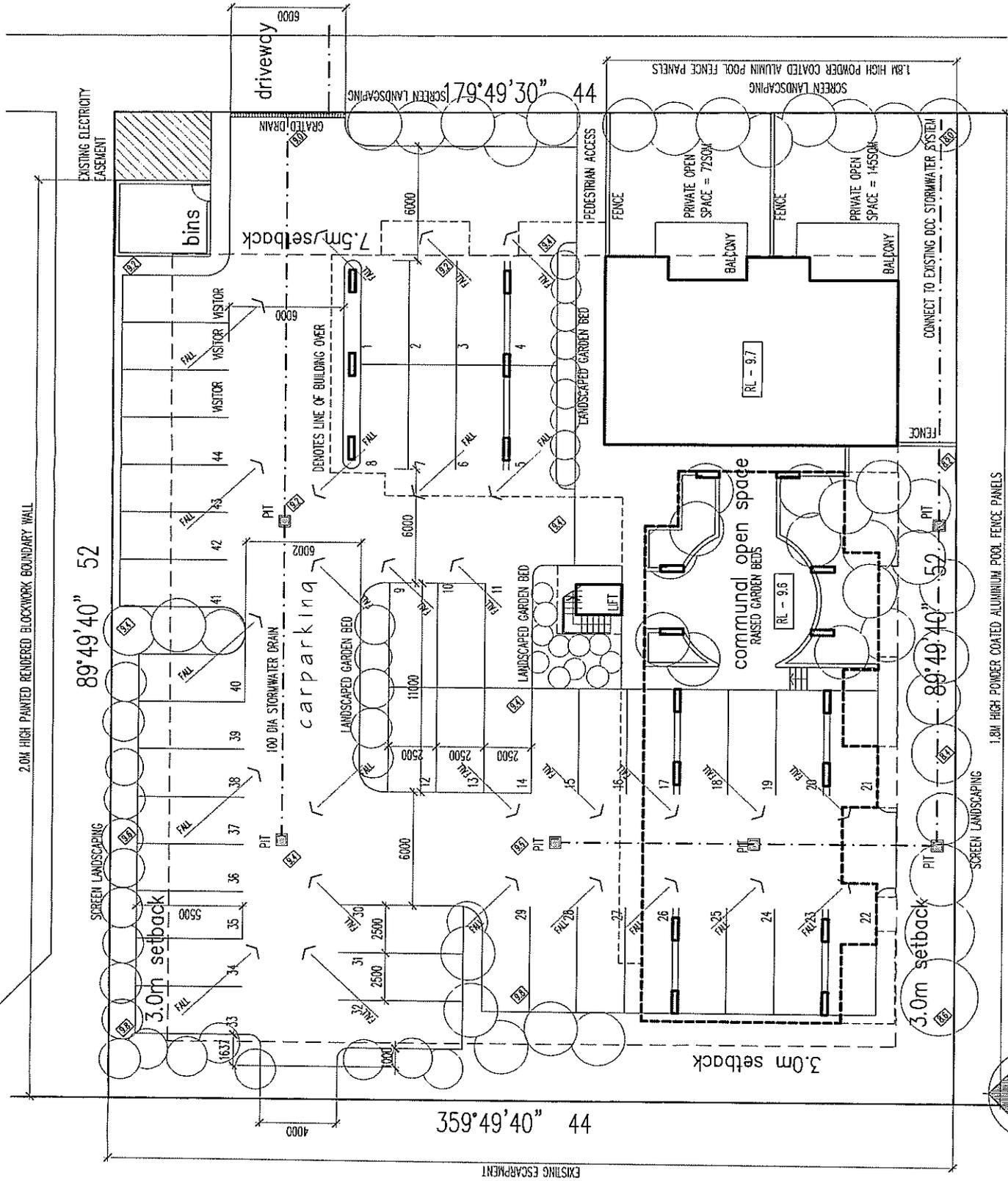
northern territory

31 Juddes road, Darwin NT 0810 • phone 0894 42000 • fax 0894 42001  
 14 208 Sturt Street Darwin NT 0810 • phone 0894 42001 • fax 0894 42001

LOT 6737 VILLAFLOR CRESENT CITY VALLEY

DATE: 11/01/11  
 DRAWN BY: J.S.  
 CHECKED BY: J.S.  
 144 0973-SK20

builder to verify all dimensions on site prior to construction

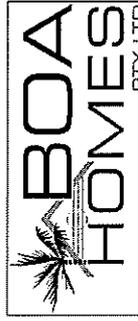


site plan  
 SCALE 1 : 200

areas

- unit type 1 – living 81.5sqm
- unit type 1 – balcony 14.5sqm
- total 96sqm
- unit type 2 – living 80sqm
- unit type 2 – balcony 12sqm
- total 92sqm
- unit type 3 – living 78sqm
- unit type 3 – balcony 13sqm
- total 91sqm

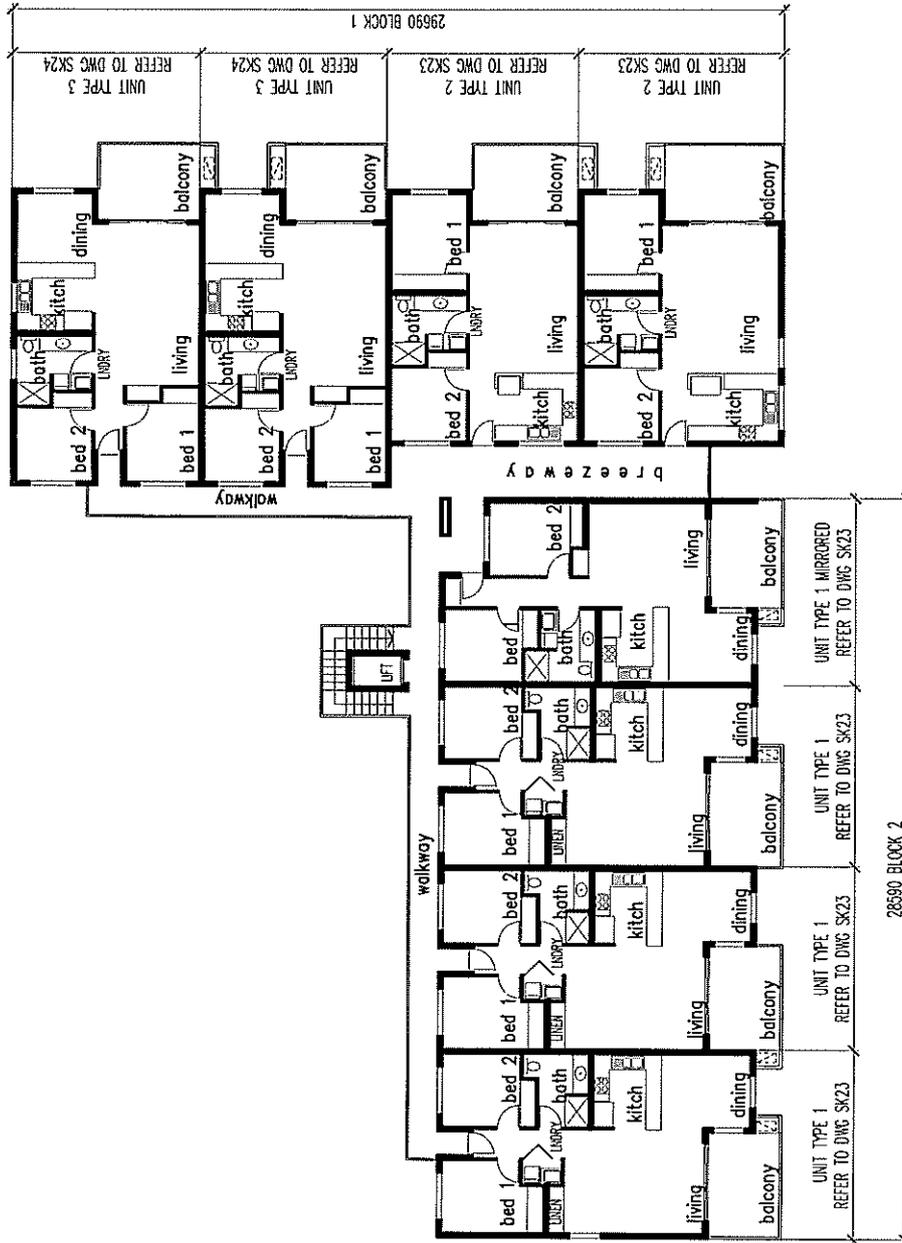
REV 1 COMPLIANCE ISSUES ADDRESSED 11.01.11



northern territory  
 21 Adelaide Road, Adelaide SA 5000 • phone 08 8357 4000 • fax 08 8357 4001  
 5/400 Adelaide Road, Adelaide SA 5000 • phone 08 8357 4000 • fax 08 8357 4001

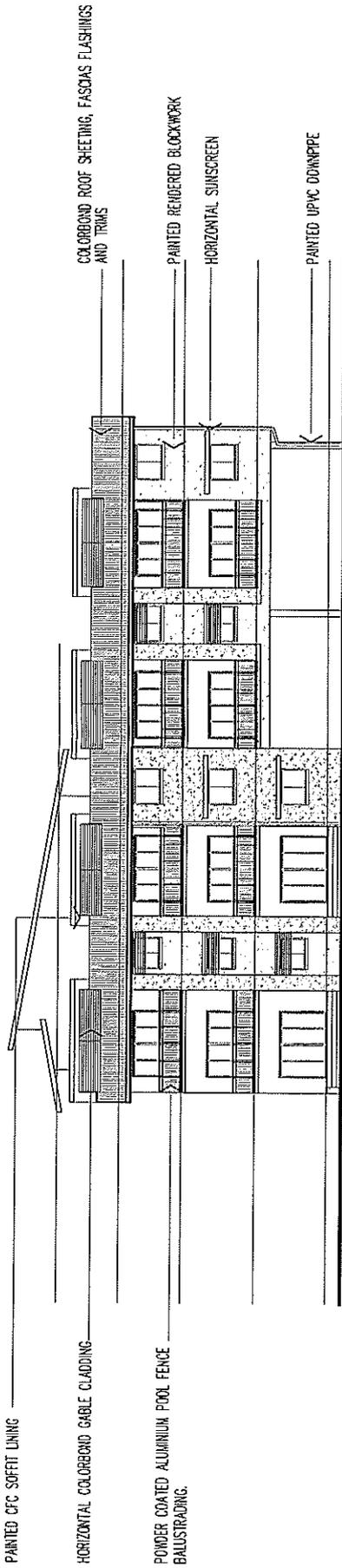
LOT 6737 VILLAFLORES PRESENT  
 CITY VALLEY  
 PCN: 15475

DATE: 11/01/11  
 DRAWN: 0973-SK22  
 145  
 builder to verify all dimensions on site prior to construction



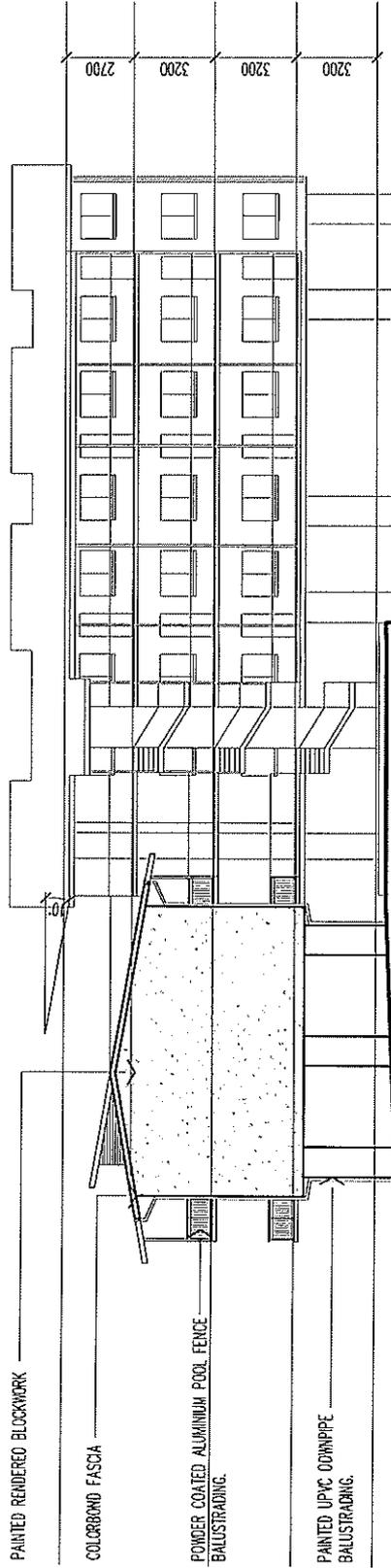
typical floor plan level 2-3

SCALE 1 : 200



elevation 1

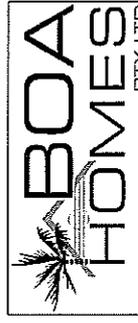
SCALE 1 : 200



elevation 2

SCALE 1 : 200

REV 1 COMPLIANCE ISSUES ADDRESSED 11.01.11



northern territory  
 21 kyleah rd, casuarina nt 1309 • phone 5345 6666 • fax 5345 6667  
 14/05/2010 09:11 • ms 24507001 • info@boahomes.com.au

LOT 6737 VILLAFLORES PRESENT  
 CITY VALLEY  
 PO BOX 9175

Date: 11/01/11  
 Job No: 24507001  
 File: 24507001\_0973-SK25

146

builder to verify all dimensions on site prior to construction

Please quote: 1936435 CR:fh

28 January 2011

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

Dear Doug

**Lot 6858 (10) Hands Court Town of Sanderson.  
Proposed Development: Carport and verandah addition to an existing multiple dwelling.**

Thank you for the Development Application referred to this office 28 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

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

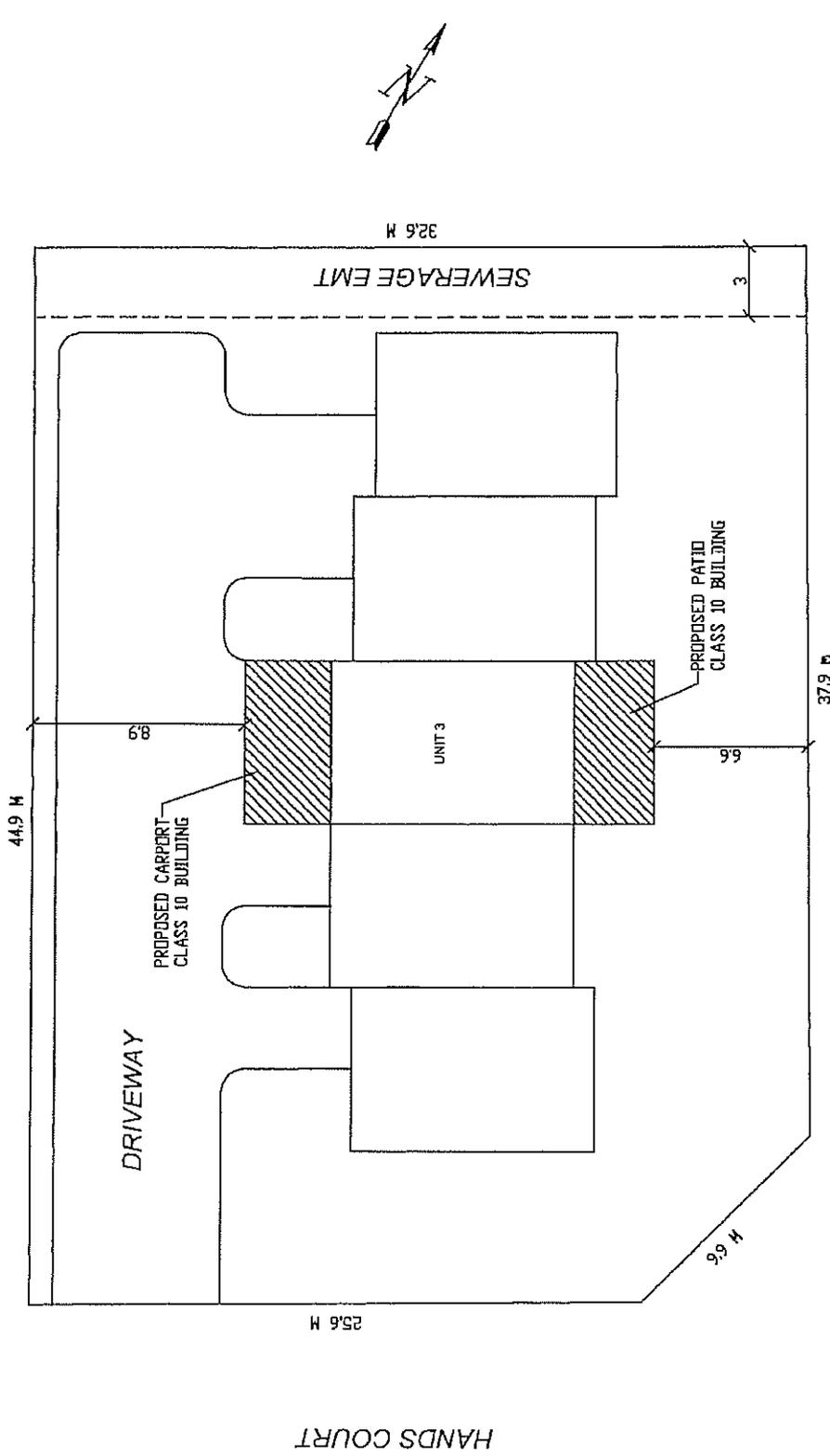
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mrs Kylie Cordingley

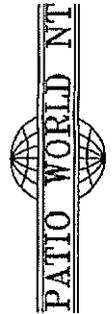


**SITE PLAN**  
1:200

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

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

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



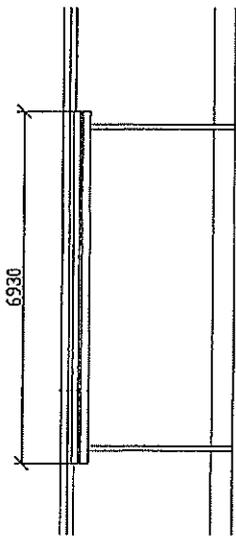
Patio World Head Office:  
39 Cannon St.  
Cairns, Qld 4870  
Ph (07) 40321166  
SCALE @ A3: 1:100  
(unless otherwise shown)

CONSULTANT: DC  
DRAWN BY: CR  
SHEET: 1 OF 5

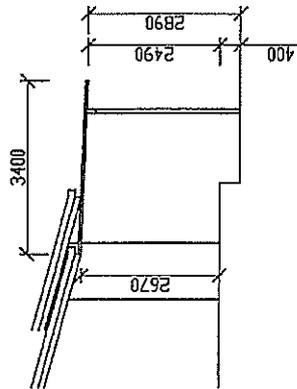
**PROPOSED PATIO FOR  
LUKE NORRIS & TYRA HALL  
3/10 HANDS COURT  
MALAK NT 0812**

DESIGN WIND SPEED: 70 m/s Vr - V500 to AS1170.2  
LOT No. 6858  
DATE: 07-10-2010  
JOB NO.: D351

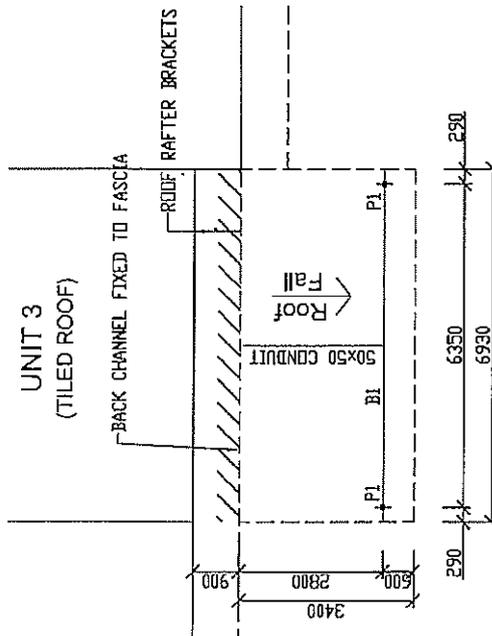
REV 148



**FRONT ELEVATION - PATIO**  
1:100



**SIDE ELEVATION - PATIO**  
1:100



**ROOF PLAN - PATIO**  
1:100

APOLLO ROOF - 23.56 SQ.M. COVER  
16 SHEETS @ 3400 MH

BI: 170x75 APOLLO BEAM  
REFER APOLLO MANUAL PG.16

PI: 90x75x2.01 AL. POST  
POST LOAD: 10.84KN  
CONCRETE FOOTING: #450x800 MH  
ELECTRICAL:  
50x50 CONDUIT

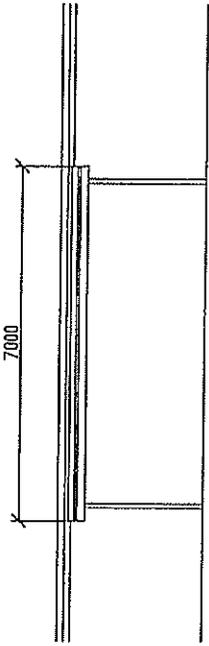
GENERAL NOTE:  
SILICONE/SIKAFLEX OR OTHER SEALANTS  
WHERE APPLICABLE SURFACES SHOULD BE  
PREPARED TO MANUFACTURER'S SPEC.

ALL SUPPORT BEAMS WITH SPANS OF 6 METRES OR  
GREATER SHALL BE PROPPED UP IN THE CENTRE OF  
BEAM SPAN TO CREATE A MINIMUM OF A 10MM CAMBER  
SHEETING, BEAMS AND FIXINGS IN ACCORDANCE  
WITH AS4040.2 & LOW-HIGH-LOW (LHL) REGIME  
TESTED MARCH 2008 - REPORT TS689.

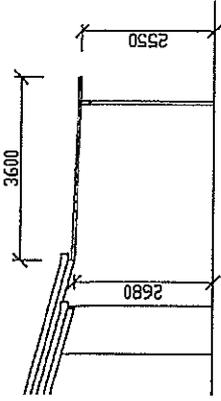
TERMITE RISK MANAGEMENT:  
WHERE TERMITE SUSCEPTIBLE BUILDING ELEMENTS ARE  
BEING USED OR WHERE EXISTING TERMITE BARRIERS  
ARE BREACHED NEW TERMITE BARRIER SYSTEM MUST BE  
INSTALLED IN ACCORDANCE WITH AS3660.

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

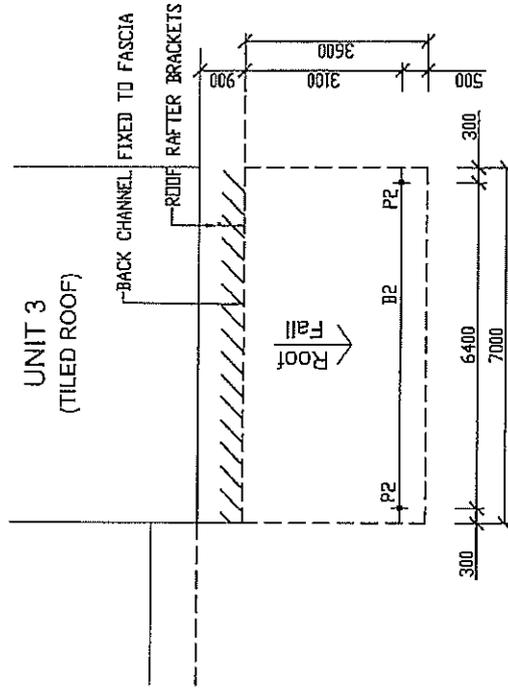
 <p>REG.NO. 46360CR © COPYRIGHT 2010 Patio World</p>	Patio World Head Office: 39 Cannon St Cairns, Qld 4870 Ph (07) 40321166 SCALE @ A3: 1:100 (Unless otherwise shown)		<b>PROPOSED PATIO FOR</b> <b>LUKE NORRIS &amp; TYRA HALL</b> <b>3/10 HANDS COURT</b> <b>MALAK NT 0812</b>	
	CONSULTANT: DC	DESIGN WIND SPEED: 70 m/s Vr - V500 to AS1170.2	LOT NO.: 6858	DATE: 07-10-2010
DRAWN BY: CR	SHEET: 2 OF 5	LOC:	REV. DATE: 685	149



**FRONT ELEVATION - CARPORT**  
1:100



**SIDE ELEVATION - CARPORT**  
1:100



**ROOF PLAN - CARPORT**  
1:100

- APOLLO ROOF - 25.2 SQ.M. COVER  
16 SHEETS @ 3600 MM
- B2: 170x75 APOLLO BEAM  
REFER APOLLO MANUAL PG.16
- P2: 90x75x2.01 AL. POST  
POST LOAD: 11.19KN  
CONCRETE FOOTING: ø450x800 MM
- ELECTRICAL  
50x50 CONDUIT

**PATIO WORLD NT**

REG. NO. 46360CR  
© COPYRIGHT 2010 Patio World

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

CONSULTANT: DC  
DRAWN BY: CR  
SHEET: 4 OF 5

**PROPOSED PATIO FOR  
LUKE NORRIS & TYRA HALL  
3/10 HANDS COURT  
MALAK NT 0812**

DESIGN WIND SPEED: 70 m/s Vr - V500 to AS1170.2  
DATE: 07-10-2010  
JOB NO.: D351

Please quote: 1944868 CR:fh

11 February 2011

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

Dear Doug

**Lot 7162 (42) Marrakai Street Town of Nightcliff.  
Proposed Development: 2 x 2 Multiple Dwellings in 2 Single Storey Buildings.**

Thank you for the Development Application referred to this office 27 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit for the following reasons:**
  - a). The development meets the provisions of the Darwin Specific Use Zone No.35 (SD35) in relation to providing **multiple dwellings** for seniors and/or people with physical ailments or mobility impairments.
  - b). Clause 6.5.1 of the Northern Territory Planning Scheme requires 4 carparking spaces and only 3 are provided on-site. Given that the development meets the provisions of Specific Use Zone No.35 (SD35) pursuant to the NT Planning Scheme in relation to the establishment of multiple dwellings for seniors or persons with a physical ailment or mobility impairment, it is considered that the 1.5 bays per dwelling provided is likely to be appropriate to accommodate residents and their visitors.

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

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

.../2

-2-

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

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

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

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

.../3

-3-

- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of The Director of Technical Services, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

In considering this application, the 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.

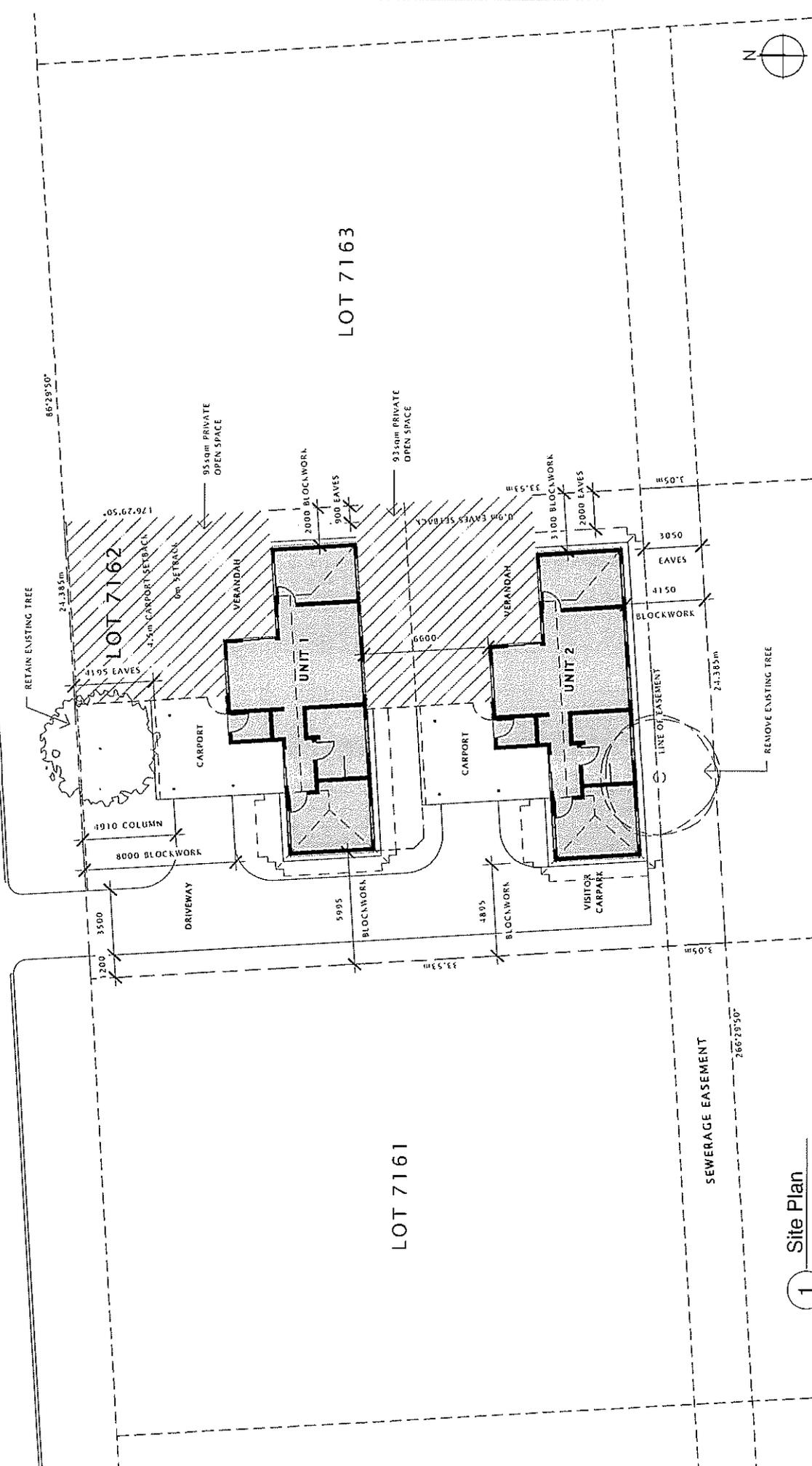
Yours faithfully



**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mr Simon Scally

MARRAKAI STREET



1 Site Plan  
1:200

154

42 MARRAKAI STREET, TMI NT 0820  
NEW ADAPTABLE DUPLEXES  
PLANNING APPLICATION  
SITE PLAN



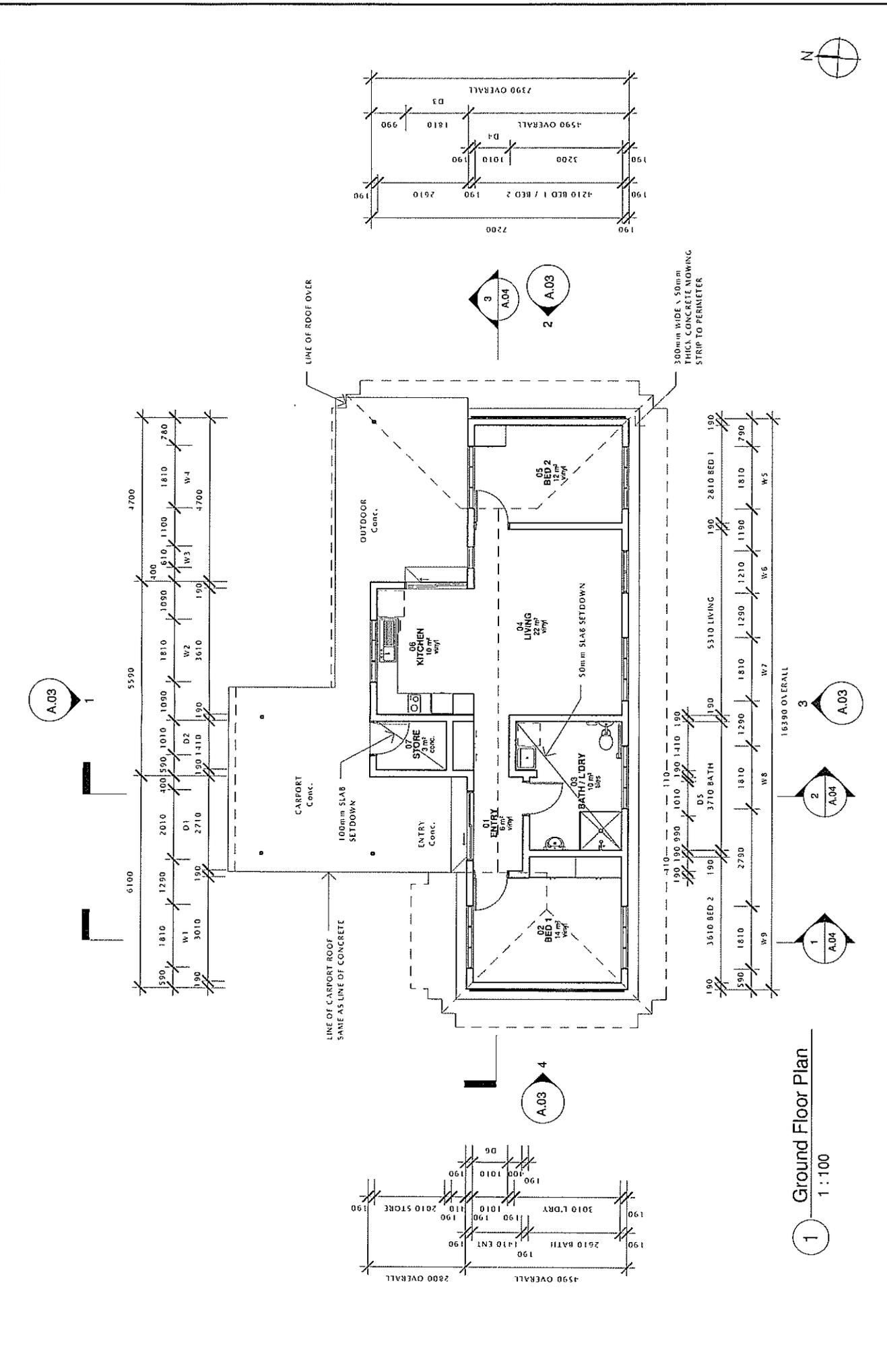
OWNER	IM	PERIOD	DATE	DATE
		ES		
		DESIGN		
		END		
		DATE		
		DESIGN PROJECT LEADER		
		PROJECT OFFICER		
		DATE		

BUILD UP DESIGN  
ARCHITECTS  
BUD JOB No 007

NO.	DESCRIPTION	DATE	NAME	COMPANY

154

ASSET No: 66153  
SITE No: A.01 of A.06  
DRAWING No: B10-  
A  
A3



1 Ground Floor Plan  
1 : 100

<p>155</p>		<p>42 HARRAKAI STREET, TIWI HT 0820 NEW ADAPTABLE DUPLEXES PLANNING APPLICATION GROUND FLOOR PLAN</p>	
<p>FILE NO HQC 31790</p>	<p>ASSET NO 06153</p>	<p>SHEET NO A.02 of</p>	<p>BOARD NO B10-</p>
<p>Northern Territory Government</p>		<p>Department of Construction and Infrastructure</p>	
<p>DESIGNER BUILD UP DESIGN ARCHITECTS</p>	<p>PROJECT NO BUD 03 No. 1017</p>	<p>ISSUED DATE</p>	<p>DATE</p>
<p>DESIGN PROJECT LEADER DATE</p>	<p>PROJECT OFFICER DATE</p>	<p>DATE</p>	<p>DATE</p>



Please quote: 1944491 CR:fh

08 February 2011

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

Dear Doug

**Lots 7668, 8038 and 7291 (3) Printers Place, (0) and (7) Tiger Brennan Drive  
Town of Darwin.**

**Proposed Development: Consolidation of Three Lots to Create One Lot**

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

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

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

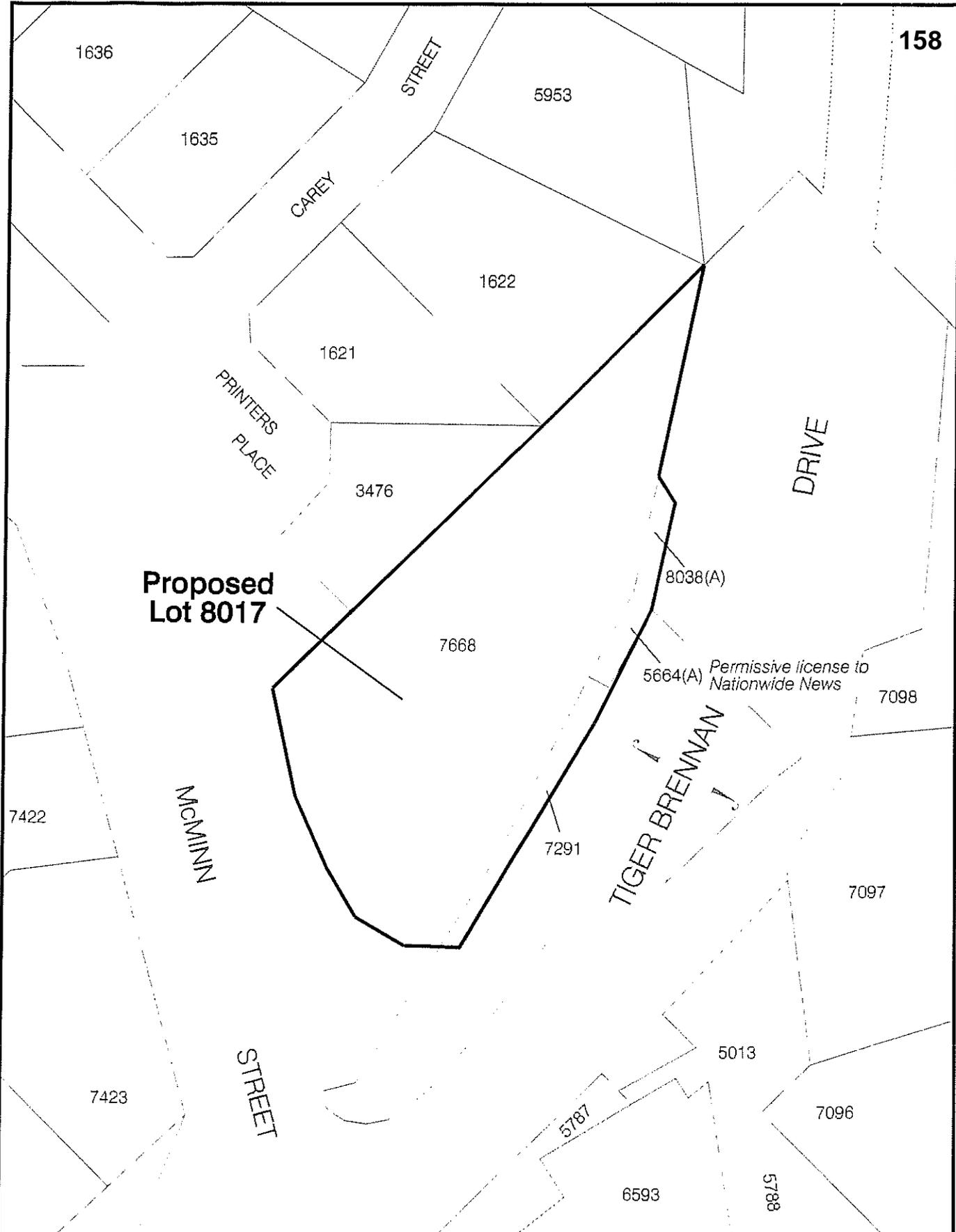
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Land Administration- Department of Lands and Planning



**Proposed Lot 8017**

**Proposed Consolidation of  
 Lot 7668, Lot 7291 and Lot 8038(A)  
 Town of Darwin  
 to create one parcel (Proposed Lot 8017)**



**Northern Territory Government**

Department of Lands & Planning



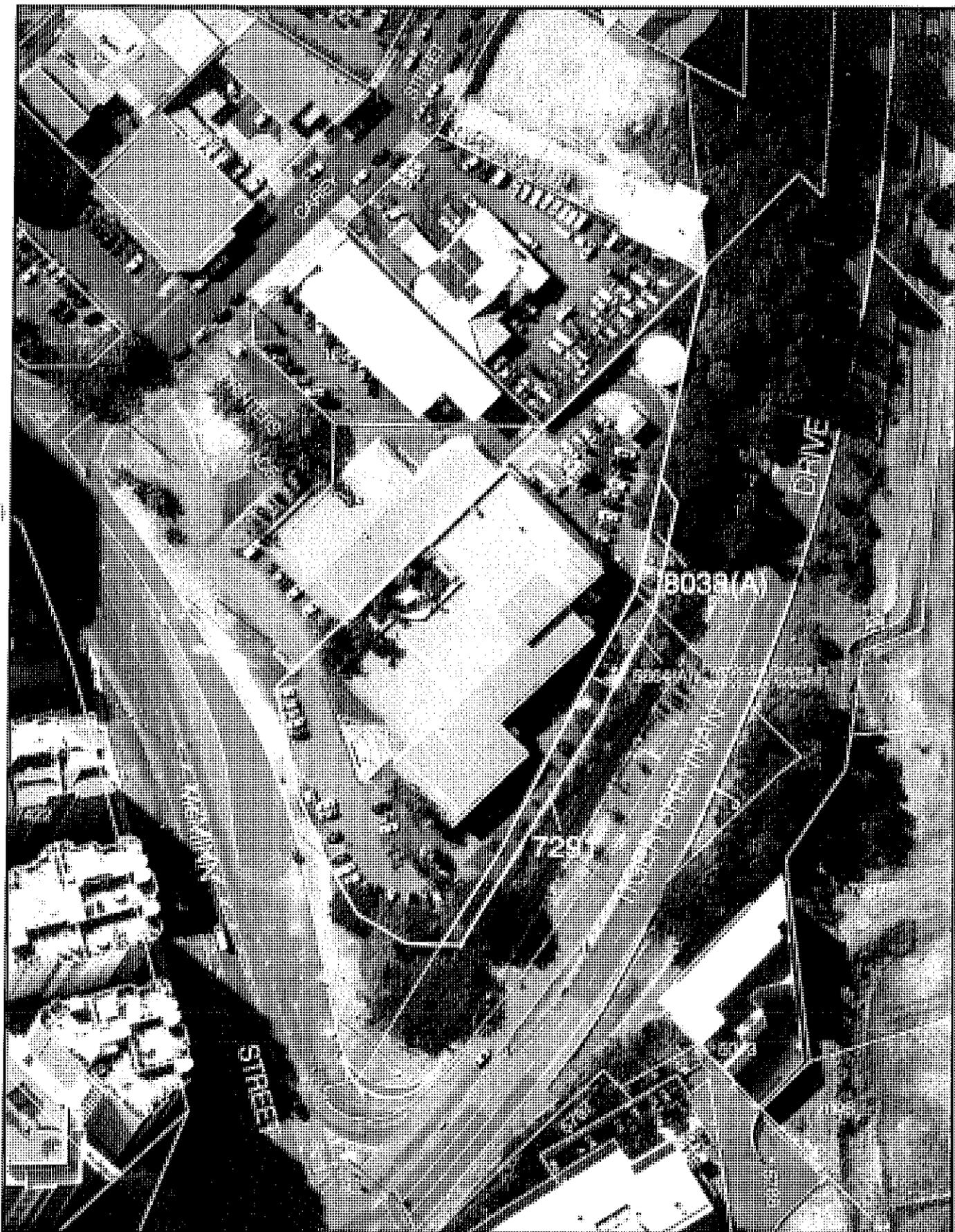
Scale 1: 1200 @ A4



Includes material © 2008 Sinclair Knight Merz. ALL RIGHTS RESERVED

Date: 29 October 2010

Drawing Name: Lot 7291 Darwin.dgn



Aerial - Lot 7968, Lot 7291 and Lot 8038(A)  
Town of Darwin



Northern  
Territory  
Government

Department of Lands & Planning



Scale 1: 1250 @ A4



Inclusive material © 2008 Geospatial Knowledge. ALL RIGHTS RESERVED  
Date: 20 October 2010  
Drawing Name: Lot 7291 Darwin.jpg

28 January 2011

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

Dear Doug

**Lot 8623 (11) Vanderlin Drive Town of Nightcliff.**

**Proposed Development: Changes to DP 10/0426 for a change of use of part of a shop to a medical clinic.**

Thank you for the Development Application referred to this office 05 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council raises no objection to the granting of a Development Permit.**

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

- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70(5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

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: Mrs Kate Large

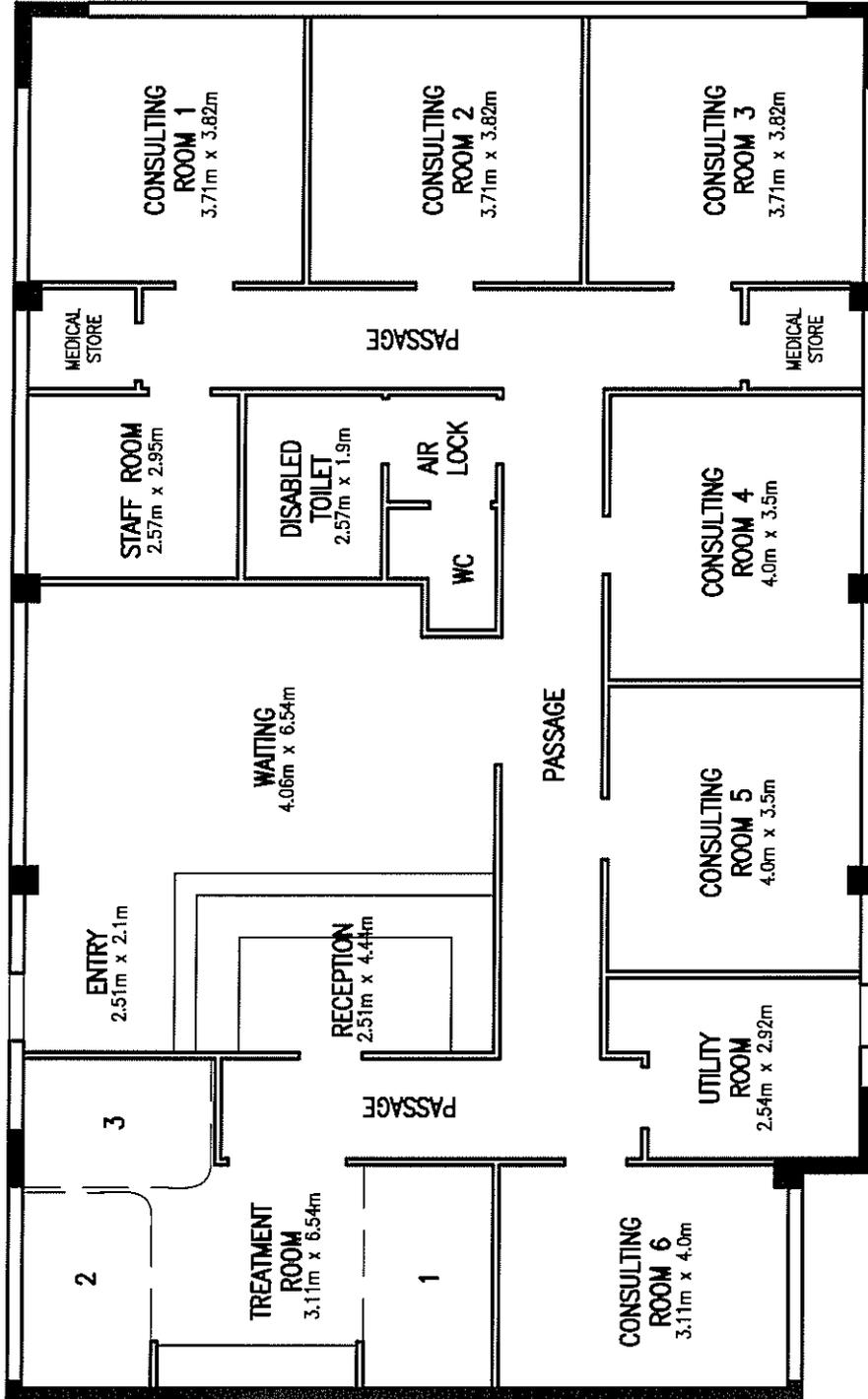
## 4. Proposed works

11 Vanderlin Drive Surgery is proposing to establish a 220 m<sup>2</sup> 6-room Medical Clinic.

The proposed Medical Clinic will be located on the ground floor and will front Vanderlin Drive. Figure 2 below is a plan of new development to be constructed showing the location of the proposed Medical Clinic in blue.



Figure 2: Location of the proposed medical clinic



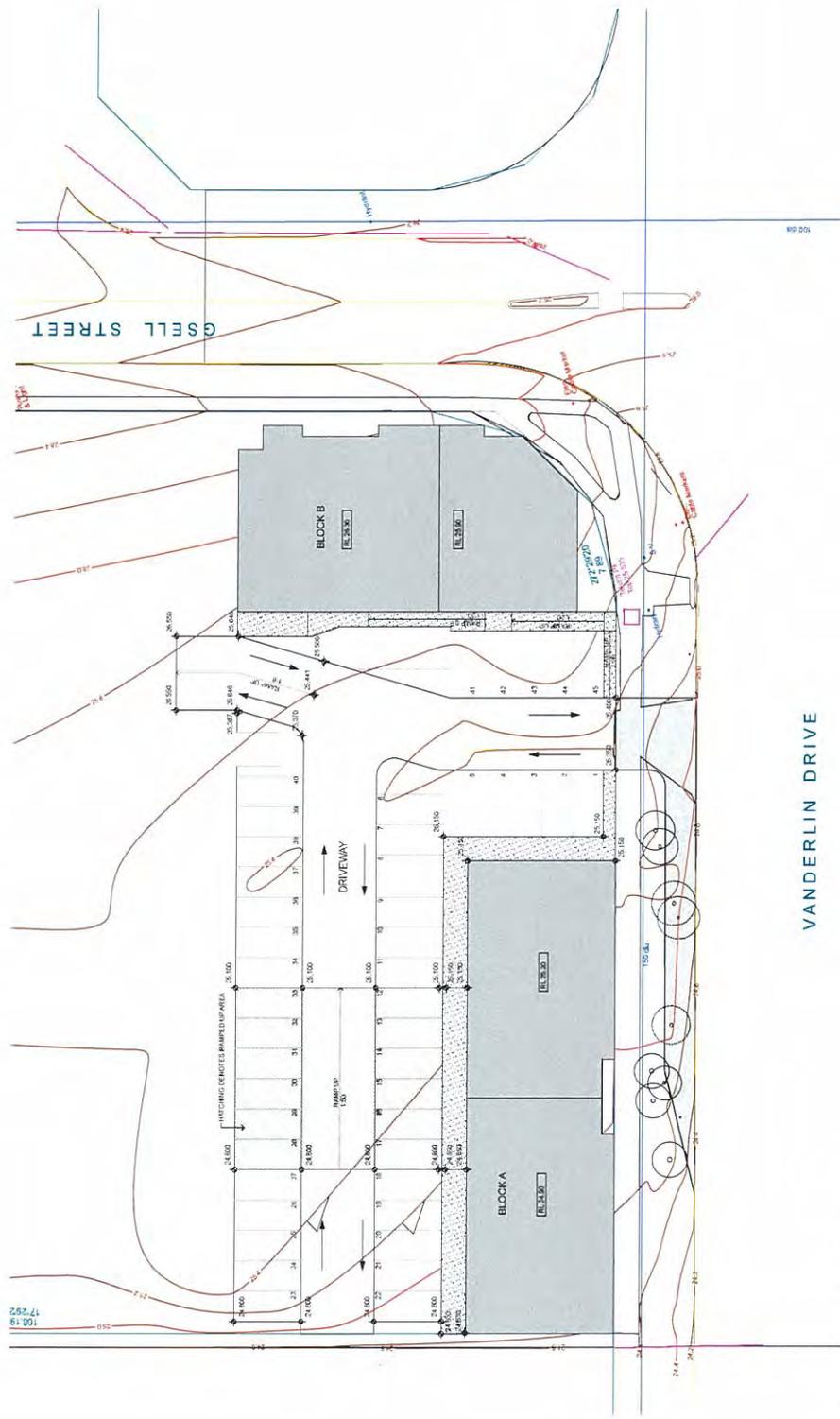
# PROPOSED FLOOR PLAN

SCALE 1:100

The builder and client are to verify all dimensions and levels of the site prior to construction. The Architect is not liable for any errors or omissions in the drawings. Drawings used by the Architect for construction.

Client: ELIAS INVESTMENTS PTY LTD  
 Project Name: COMMERCIAL DEVELOPMENT  
 Vanderlin Drive Darwin  
 08300

Drawn by:	OVERALL
Scale:	as titled
Status:	PRELIMINARY
Project No:	1014
Drawn by:	WD02
Sheet:	A
Page:	163
Page Date:	4/11/2014



Please quote: 1944511 CR:fh

11 February 2011

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

Dear Doug

**Lot 9010 (15) Reynolds Court Town of Nightcliff.  
Proposed Development: Verandah addition to an existing multiple dwelling  
with a reduced rear setback (Unit 3)**

Thank you for the Development Application referred to this office 27 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

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

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

.../2

also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

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

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

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

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

Yours faithfully

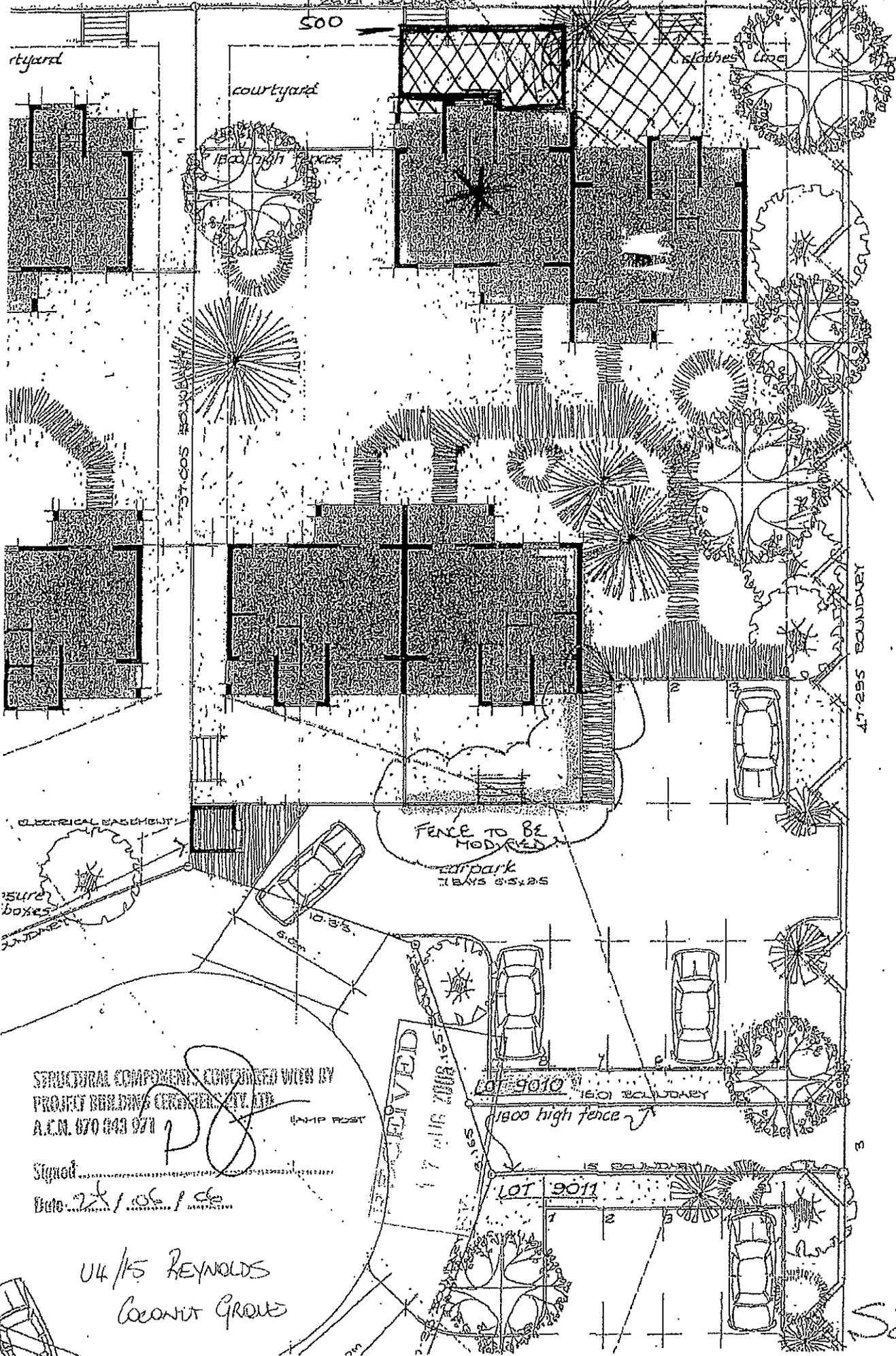


**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mr Sam Hedger

500 FROM  
Rear Boundary

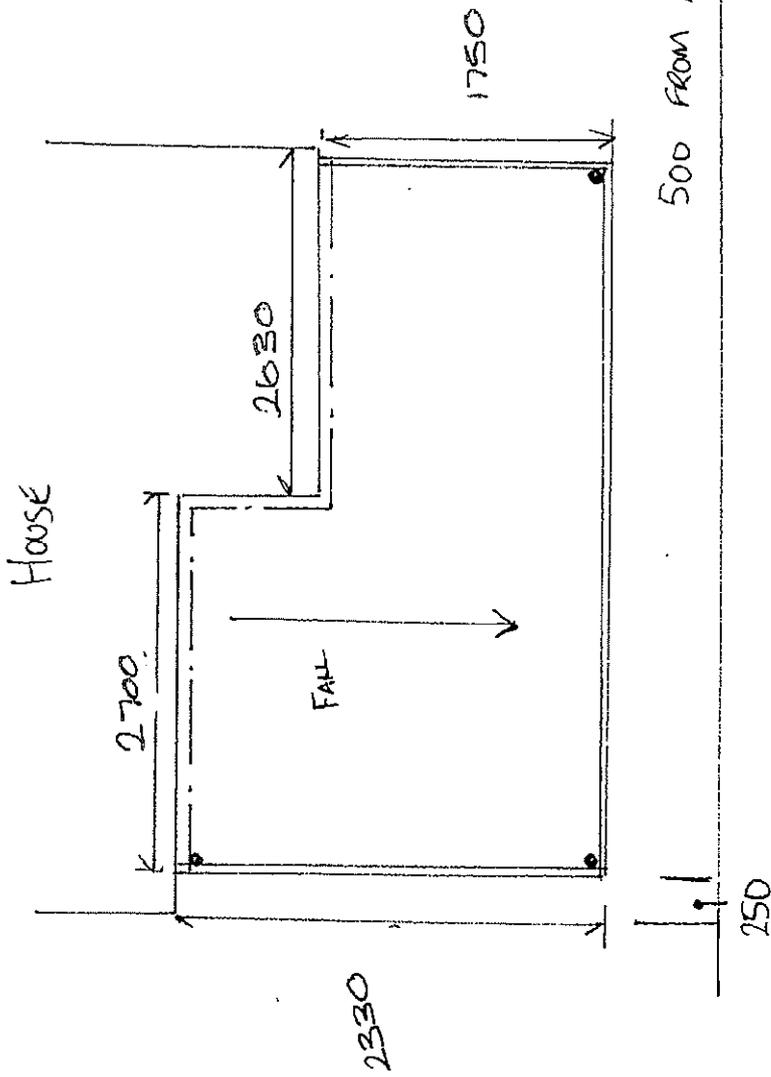
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Boundary



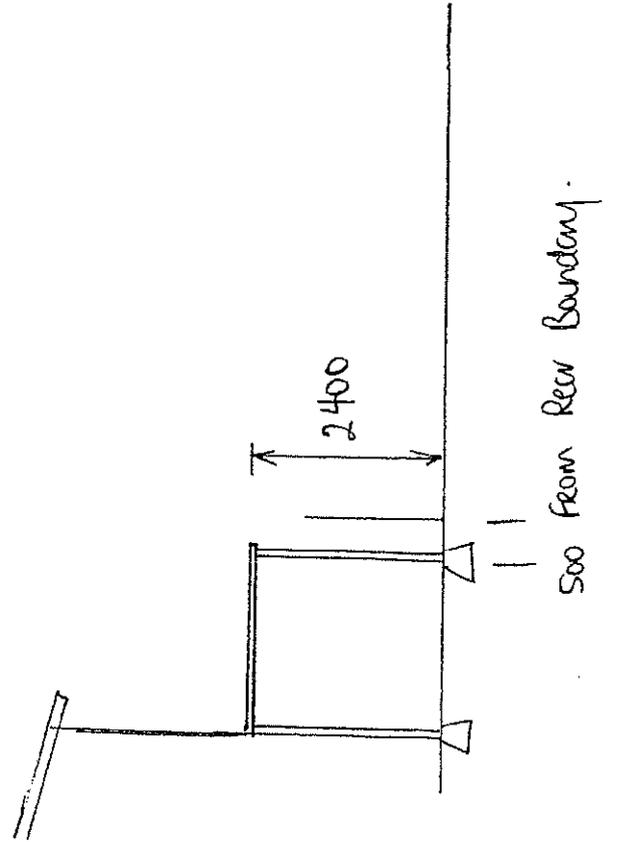
STRUCTURAL COMPONENTS CONCURRED WITH BY  
PROJECT BUILDING CERTIFIERS BY A.P.  
A.E.N. 070 043 071

Signed: [Signature]  
Date: 22/06/06

U4/15 REYNOLDS  
COCONUT GROVE



Michelle Roberts.



Please quote: 1944806 CR:fh

11 February 2011

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

Dear Doug

**Lot 9198 (7) Ellengowan Drive Town of Nightcliff.  
Proposed Development: Education Establishment - Australian Centre for  
Indigenous Knowledge and Education**

Thank you for the Development Application referred to this office 27 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**
  - a). Further details are requested to ensure that the proposed road surface changes along University Drive East, indicated as sawcut concrete strips, do not conflict with the Aust. Road Design Guidelines.
  - b). The proposed car parking bays along University Drive East located directly adjacent the raised pedestrian crossings are not considered ideal. Car parking spaces and internal driveways shall meet the requirements of the Aust. Road Design Guidelines and relevant Australian Standard.
- 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:-

.../2

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

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

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- 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.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70(5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, Darwin City Council.

.../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 me on 8930 0528.

Yours faithfully



**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mr Adam Walker

NOTES

1. All proposed works are subject to approval by the relevant authorities. The client is responsible for obtaining all necessary approvals and for ensuring that the works are carried out in accordance with all applicable laws and regulations.

2. The client is responsible for ensuring that the works are carried out in accordance with all applicable laws and regulations.

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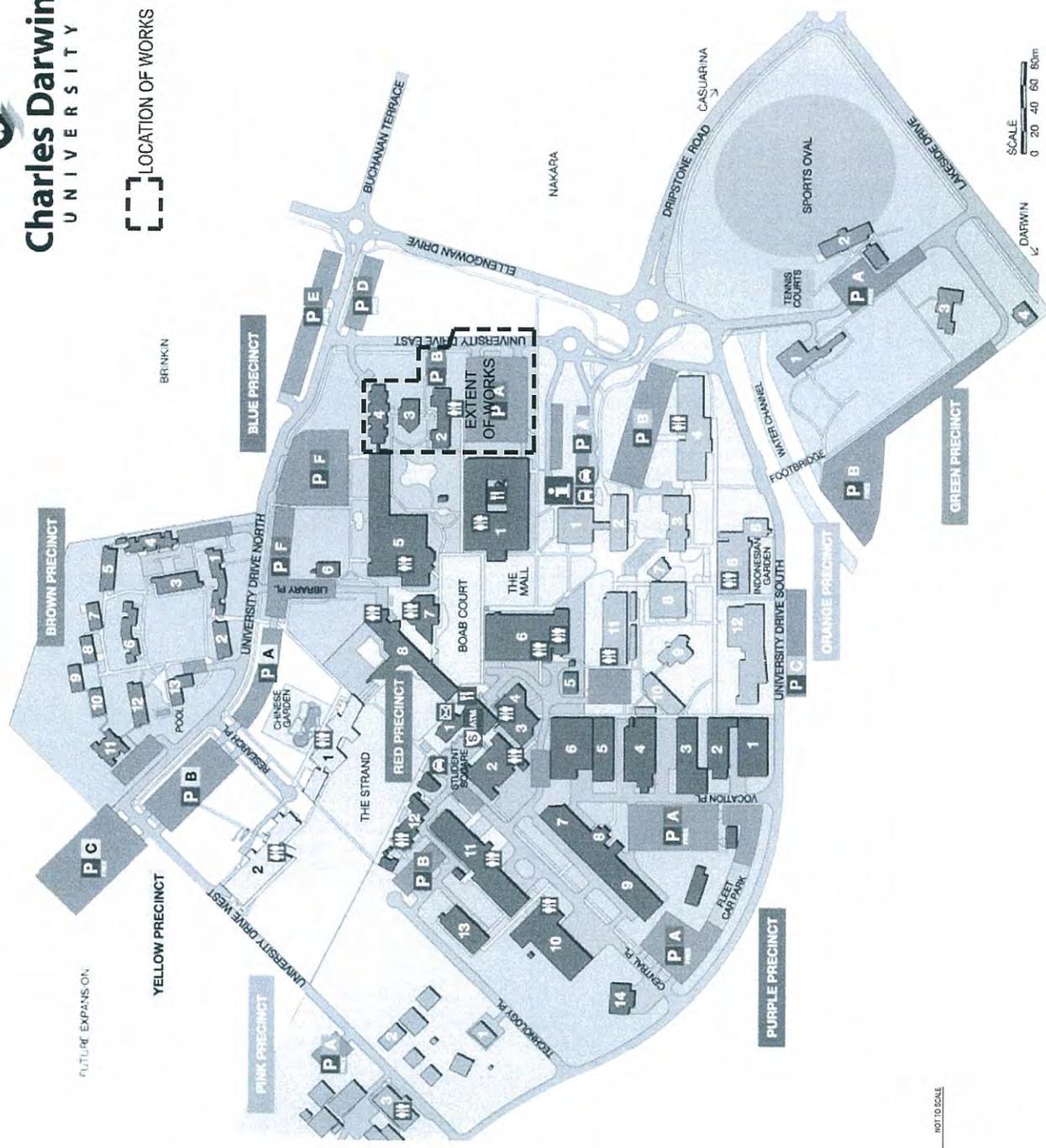
38. The client is responsible for ensuring that the works are carried out in accordance with all applicable laws and regulations.

39. The client is responsible for ensuring that the works are carried out in accordance with all applicable laws and regulations.

40. The client is responsible for ensuring that the works are carried out in accordance with all applicable laws and regulations.

# Charles Darwin UNIVERSITY

LOCATION OF WORKS



FUTURE EXPANSION

BRINKIN

BLUE PRECINCT

BROWN PRECINCT

YELLOW PRECINCT

PINK PRECINCT

RED PRECINCT

PURPLE PRECINCT

ORANGE PRECINCT

GREEN PRECINCT

EXTENT OF WORKS



SCALE

0 20 40 60 80m

LOCALITY PLAN NOT TO SCALE



**woodhead.**

4 Shepherd Street  
Darwin NT 0820  
T +61 8 8941 9177  
F +61 8 8941 9279  
www.woodhead.com.au

Drawn	M.A.	Checked	
Design/Revision		Project Director/Approval	
Quantity/Coordination		Date/Coordination	
Project/Division			

171

LOCALITY PLAN NOT TO SCALE

W00350 B1

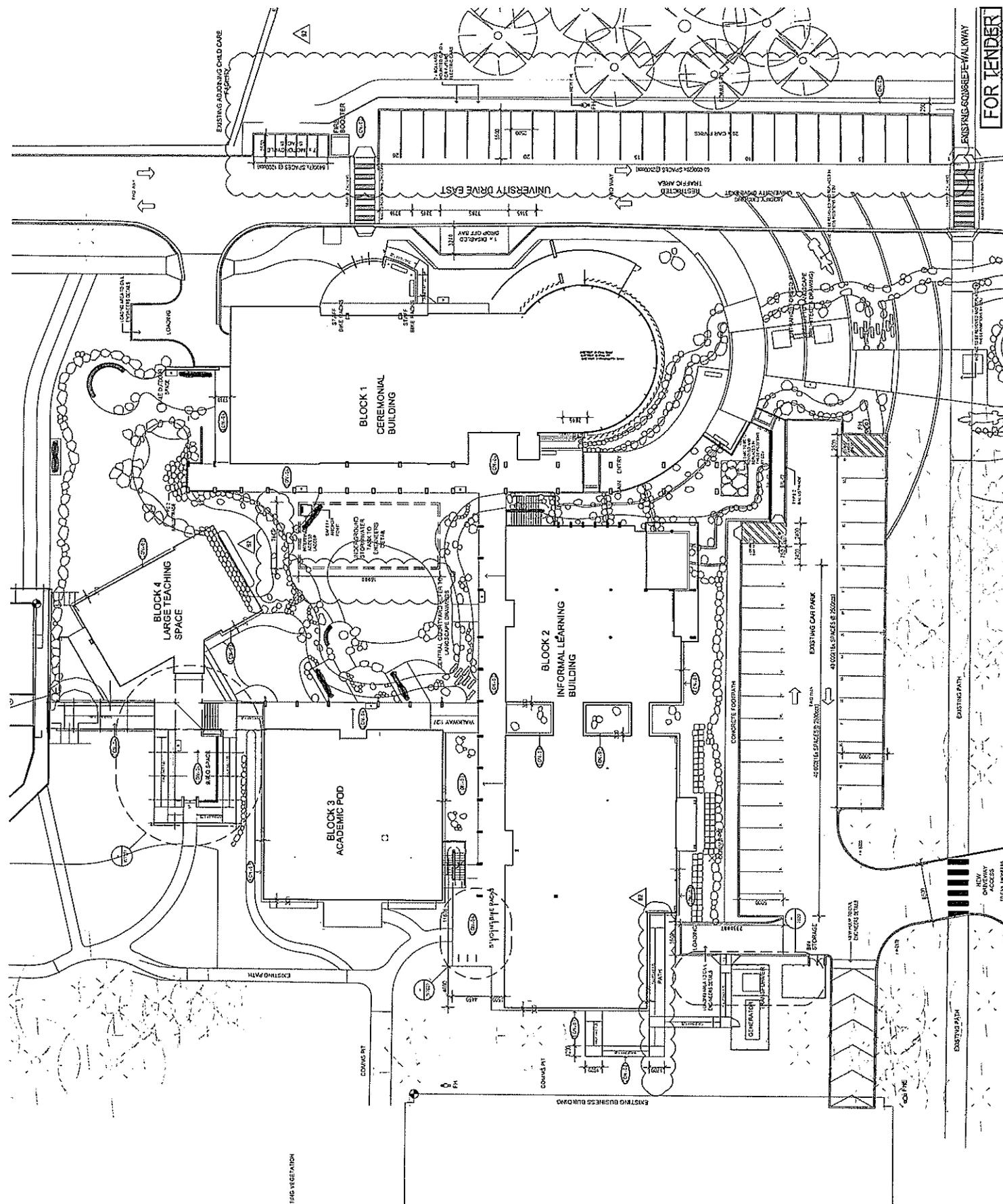
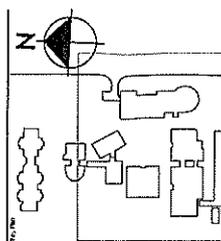
FOR TENDER





**NOTES**

The plan is subject to the approval of the Council of the University of Darwin. It is not to be used for any other purpose without the written consent of the architect. It is not to be used for any other purpose without the written consent of the architect.



174

BLUE 1 NG

EXISTING ADDRESSING CHILD CARE

UNIVERSITY DRIVE EAST

EXISTING COURSE WALKWAY

FOR TENDER

EXISTING CAR PARK

EXISTING PATH

EXISTING BUSINESS BUILDING

EXISTING VEGETATION

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28 January 2011

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

Dear Doug

**Lot 9391 (21) Makryllos Circuit Town of Nightcliff.  
Proposed Development: Single Dwelling with a reduced side setback.**

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

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**
  - a). 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.
- ii). **Should the above issues be adequately addressed, Council offers the following comments:**

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

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

.../2

indicate how stormwater will be collected on the site and connected underground to Council's system.

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

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

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, Darwin City Council.

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

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

Yours faithfully



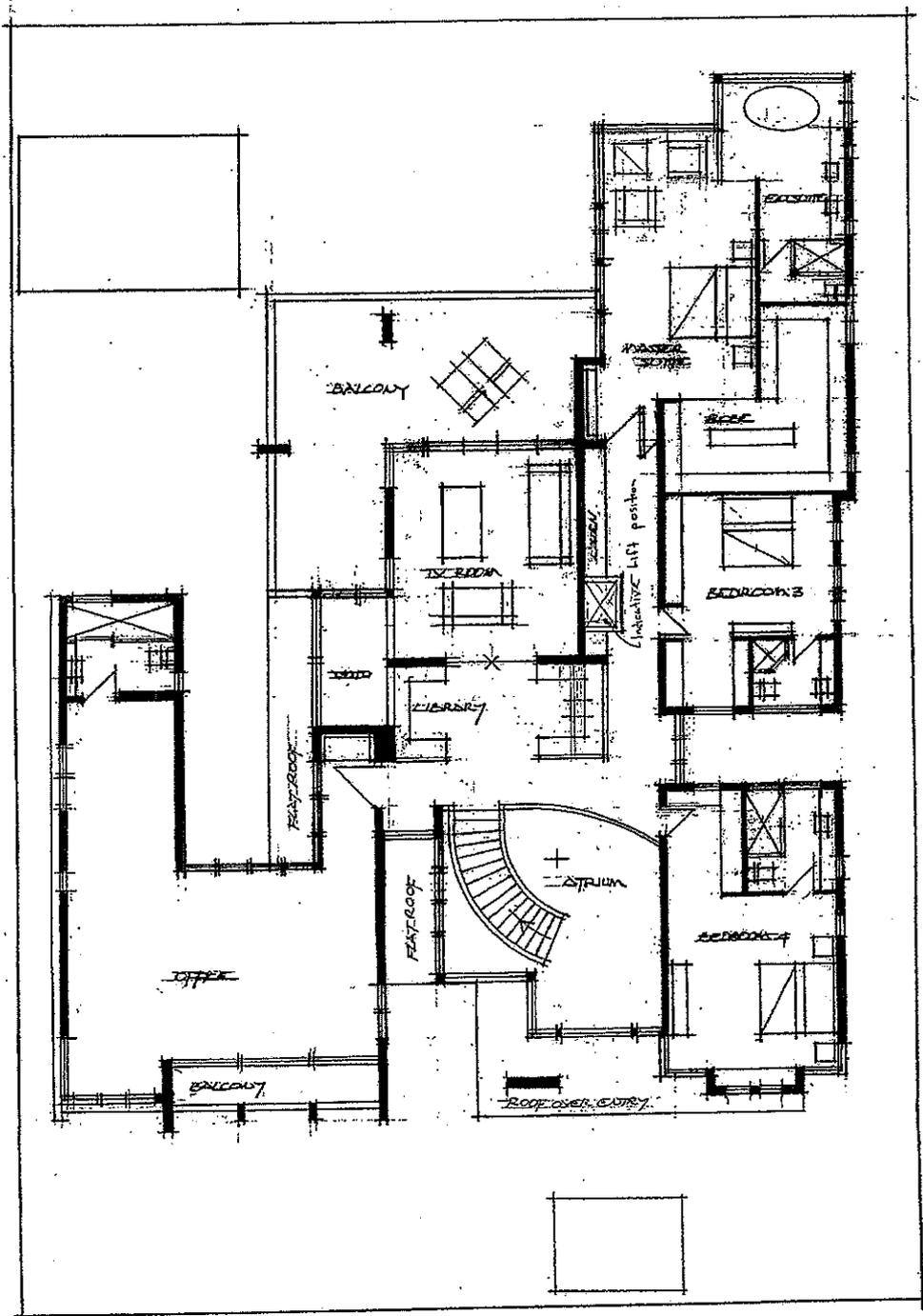
**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mrs Gina Gina Makrylos Panagopoulos



# FIRST FLOOR

CONCEPT D



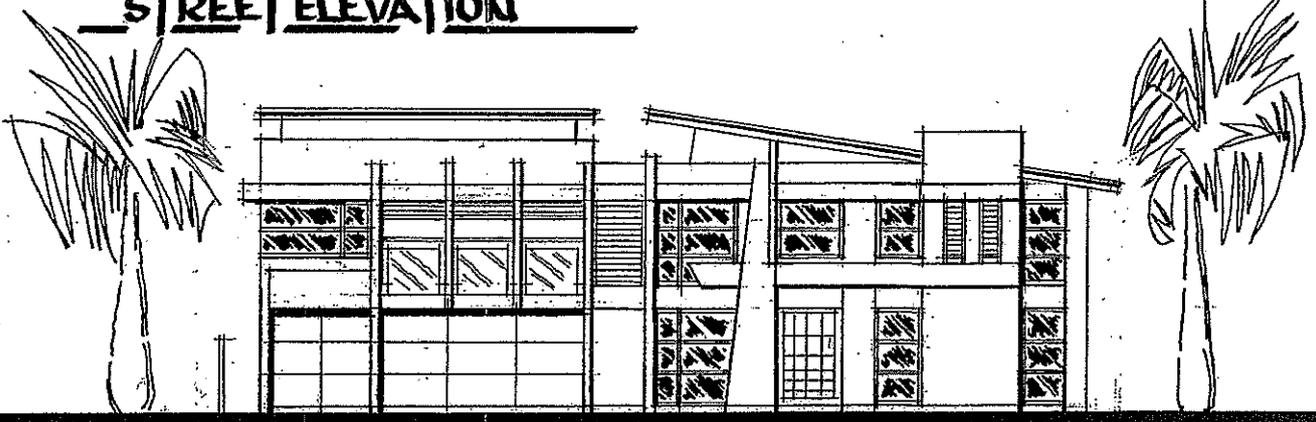
We, the owners of Lot 9390, Town of Nightcliff, hereby, consent to the development of the proposed building located on Lot 9391

John Liew *[Signature]* Cathy Liew *[Signature]*  
19.12.2010

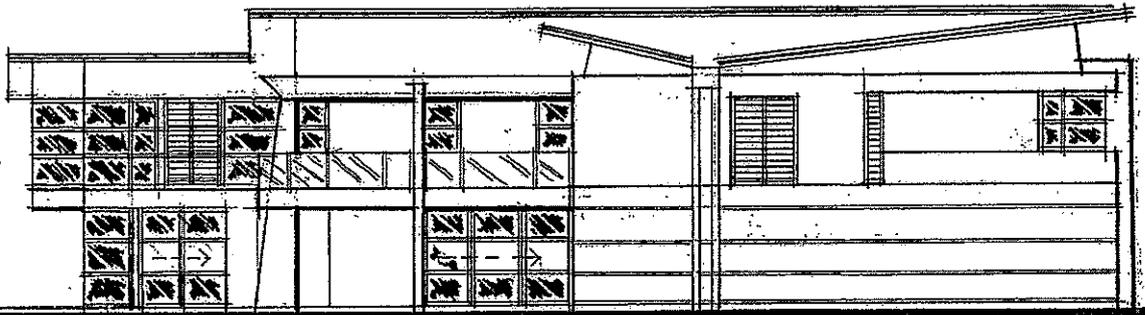
 <p>Copyright PQ Architects PO Box 1235 Nicosia Hamlet 4567 Telephone: 07 5473 0188 Facsimile: 07 5473 0199 Email: pqarchitects@compuserve.com</p>	CLIENT	JOB NO.
	MURKIN	104
	STUNDRY LIES DESIGN	ENCL. NO.
	SCALE	DATE
	1:100	AUGUST 2010
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# STREET ELEVATION

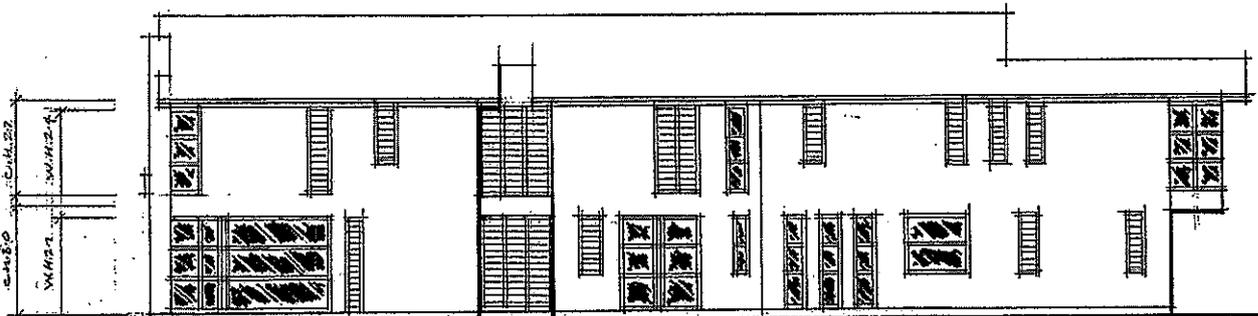
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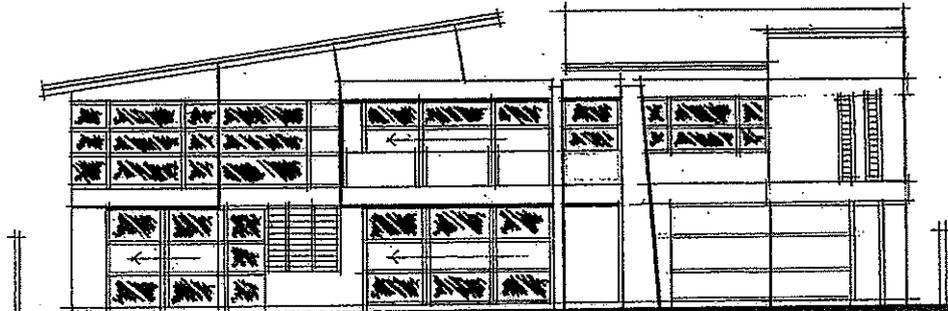
# SIDE ELEVATION



# SIDE ELEVATION



# REAR ELEVATION



Copyright PQ Architects

PO Box 1235  
Norcross Florida 3007

Telephone: 07 5473 0188  
Facsimile: 07 5473 0199  
Email: pqarchitects@optonline.net

CLIENT

GIANNI MICHELE

SITE

21 MARIBYLOS DRIVE WILM

SCALE

1:100

DATE

NOV 2010

SHEET NO.

104

DWG. NO.

4

We, the owners of Lot 9390, Town of Nidacliff, hereby consent to the development of the proposed building located on lot 9391.

Bernice [Signature] Cathy Lee 179 [Signature]  
19.12.2010

Please quote: 1940559 CR:fh

04 February 2011

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

Dear Doug

**Lot 9672 (14) Caryota Court Town of Nightcliff.  
Proposed Development: 2 warehouses with a reduced rear setback .**

Thank you for the Development Application referred to this office 20 January 2011, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**
  - a) Details demonstrating the swept path for a waste collection vehicle are requested to ensure that a waste vehicle can enter and exit the site in a forward gear in accordance with Council's Waste Management Policy No. 54.
- ii). **Should the above issues be adequately addressed, Council offers the following comments:**

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

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

.../2

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

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

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the 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.
- 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.
- Further subject to conditions of subdivision to the satisfaction of service authorities.

.../3

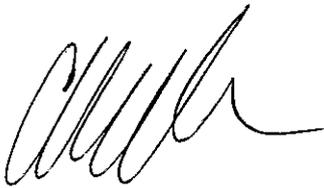
-3-

- Any signage proposed for the site shall be subject to Darwin City Council Policy Number 42 –Outdoor Advertising Signs Code.

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

A handwritten signature in black ink, appearing to read 'Cindy Robson', written in a cursive style.

**CINDY ROBSON**  
**STRATEGIC TOWN PLANNER**

cc: Mr Ross Kourounis





**OPEN SECTION**

PAGE

TP3/\*

Town Planning Committee Meeting – Wednesday, 2 March, 2011

**12 GENERAL BUSINESS**