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DARWIN CITY COUNCIL

MINUTES OF THE TOWN PLANNING COMMITTEE TO BE HELD IN CHAMBERS, CIVIC CENTRE, HARRY CHAN AVENUE, DARWIN ON TUESDAY 2 AUGUST 2011 COMMENCING AT 4.08P.M.

PRESENT: 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 F P Marrone; Member A R Mitchell; Member H D Sjoberg.

OFFICERS: Chief Executive Officer, Mr B Dowd; General Manager Infrastructure, Mr L Cercarelli; Acting Manager Design, Planning & Projects, Mr P Copley; Strategic Town Planner, Miss C Robson; Graduate Town Planner, Joseph Sheridan; Executive Officer, Miss A Smit.

APOLOGY: Member H I Galton; Member R Lesley; Member K M Moir; Member J L Sangster.

*** I N D E X ***

- 1 MEETING DECLARED OPEN
- 2 APOLOGIES AND LEAVE OF ABSENCE
- 3 ELECTED MEMBERS CONFLICT OF INTEREST DECLARATION
- 4 CONFIDENTIAL ITEMS
- 5 WITHDRAWAL OF ITEMS FOR DISCUSSION
- 6 CONFIRMATION OF MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING
 - Wednesday, 6 July 2011
- 7 BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING
 - 7.1 Business Arising



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8 DEVELOPMENT APPLICATIONS

9 GENERAL TOWN PLANNING REPORTS

10 OFFICERS REPORTS

- 10.1 Twenty-Six (26) Individual Applications From Defence Housing Australia For Unit Plan Subdivisions – Proposal – Twenty-Six (26) Individual Unit Plan Subdivisions To Create 2 Units.
- 10.2 Development Application - parcel: - lot 1229 (137) Smith Street Larrakeyah Town of Darwin – Proposal: - 4x1, 8x2, 4x3 & 1x4 bedroom multiple dwellings in an eight (8) storey building plus one (1) level of basement carparking
- 10.3 Development Application - Parcel: - Lots 2193, 2194, 2197 and 2203, (79) and (81) Smith Street, (6) Briggs Street and (3) Mott Court Town of Darwin - Proposal: - 134 Motel Suites and a Caretaker's Residence in an 11 Storey Building
- 10.4 subdivision Application – Parcel: lot 8020 (5) Mitaros Place Town of Darwin – proposal: unit title subdivision (in accordance with the provisions of the unit titles act) to create 30 units and common property.
- 10.5 Subdivision Application - Parcel: Lot 4969 (10) Somerville Gardens Town of Darwin - Proposal: Unit Plan Subdivision to Create Six (6) Units
- 10.6 Subdivision Application - Parcel: - Lot 6083 (75) Sabine Road Town of Nightcliff - Proposal: - Unit Plan Subdivision To Create 9 Units
- 10.7 Subdivision Application – Parcel: Lot 8021 (4) Mitaros Place Town of Darwin – Proposal: - Subdivision (In Accordance with the Provisions of the Unit Titles ACT) Create 30 units and Common Property - **Addendum 1**

11 INFORMATION ITEMS

- 11.1 Minutes of the Development Consent Authority Meeting – 3 June 2011 & 17 June, 2011
- 11.2 Various Letters sent to Development Assessment Services under Delegated Authority

12 GENERAL BUSINESS

- 12.1 Energy Efficiency Ratings Policy



Town Planning Committee Meeting – Tuesday, 2 August, 2011

1 MEETING DECLARED OPEN

1.1 Election of Acting Chairman for the Town Planning Committee Meeting for Tuesday, 2 August 2011 Common No.375173

The Chief Executive Officer, Mr B Dowd declared the meeting open at 4.08 p.m. and called for nominations for an Acting Chairman.

(Lambert/Bailey)

THAT Member R M Knox be elected as Acting Chairman for the Town Planning Committee Meeting, on Tuesday, 2 August, 2011 in the absence of Elected Chairman, Member H I Galton.

DECISION NO.20\4252

(02/08/11)

Carried

2 APOLOGIES AND LEAVE OF ABSENCE

2.1 Apologies

(Marrone/Elix)

THAT it be a recommendation to Council:-

- A. THAT the apology from Member R Lesley, be received and a Leave of Absence be granted.
- B. THAT the apology from Member R T Dee, be received and a Leave of Absence be granted.
- C. THAT the apology from Member J L Sangster, be received and a Leave of Absence be granted.
- D. THAT the apology from Member K M Moir, be received and a Leave of Absence be granted.

DECISION NO.20\4266

(02/08/11)

Carried



Town Planning Committee Meeting – Tuesday, 2 August, 2011

2 APOLOGIES AND LEAVE OF ABSENCE

2.2 Leave of Absence Granted

(Sjoberg/Marrone)

THAT a Leave of Absence be granted for Member H I Galton for the period 23 July 2011 to 5 August 2011.

DECISION NO.20\4253

(02/08/11)

Carried

3 ELECTED MEMBERS CONFLICT OF INTEREST DECLARATION

Nil

4 CONFIDENTIAL ITEMS

Nil

5 WITHDRAWAL OF ITEMS FOR DISCUSSION

5.1 Items Withdrawn by Staff

Nil

5.2 Items Withdrawn by Members

(Marrone/Elix)

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 August, 2011, be received be received and considered individually.

DECISION NO.20\4254

(02/08/11)

Carried



Town Planning Committee Meeting – Tuesday, 2 August, 2011

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

(Lambert/Sjoerg)

COMMITTEE'S DECISION

THAT the Committee resolve that the minutes of the previous Town Planning Committee Meeting held on Wednesday, 6 August 2011, tabled by the Chairman, be confirmed.

DECISION NO.20\4255

(02/08/11)

Carried

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

7.1 Business Arising

Nil

8 DEVELOPMENT APPLICATIONS

Nil

9 GENERAL TOWN PLANNING REPORTS

Nil



Town Planning Committee Meeting – Tuesday, 2 August, 2011

10 OFFICERS REPORTS

10.1 Twenty-Six (26) Individual Applications from Defence Housing Australia for Unit Plan Subdivisions – Proposal – Twenty-Six (26) Individual Unit Plan Subdivisions to Create 2 Units.

Report Number 11TS0119 CR:fh (01/07/11) Common Number 2037720

(Lambert/Mitchell)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0119 CR:fh entitled, Twenty-Six (26) Individual Applications From Defence Housing Australia for Unit Plan Subdivisions, be received and noted.
- B. THAT the letters to the Development Consent Authority in **Attachment B** to Report Number 11TS0119 CR:fh be endorsed.

DECISION NO.20\4256

(02/08/11)

Carried

ACTION: S T PLANNER
NOTE: GM INFRAST
NOTE: GRAD T PLANNER



Town Planning Committee Meeting – Tuesday, 2 August, 2011

10 OFFICERS REPORTS

- 10.2 **Development Application - Parcel: - Lot 1229 (137) Smith Street Larrakeyah Town of Darwin – Proposal: - 4x1, 8x2, 4x3 & 1x4 Bedroom Multiple Dwellings in an Eight (8) Storey Building Plus One (1) Level of Basement Carparking**
Report Number 11TS0120 CR:fh (16/06/11) Common Number 2025983

(Lambert/Marrone)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0120 CR:fh entitled, Development Application for Lot 1229 (137) Smith Street Larrakeyah, Town of Darwin, for 4x1, 8x2, 4x3 & 1x4 Bedroom Multiple Dwellings in an eight (8) Storey Building Plus one (1) Level of Basement Carparking, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 11TS0120 CR:fh be endorsed.

DECISION NO.20\4257

(02/08/11)

Carried

ACTION: S T PLANNER
NOTE: GM INFRAST
NOTE: GRAD T PLANNER



Town Planning Committee Meeting – Tuesday, 2 August, 2011

10 OFFICERS REPORTS

- 10.3 **Development Application - Parcel: - Lots 2193, 2194, 2197 and 2203, (79)and(81) Smith Street, (6) Briggs Street and (3) Mott Court Town of Darwin - Proposal: - 134 Motel Suites and a Caretaker's Residence in an 11 Storey Building**
Report Number 11TS0124 CR:fh (09/06/11) Common Number 1729524

(Mitchell/Bailey)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0124 CR:fh entitled, Development Application for Lots 2193, 2194, 2197 and 2203, (79) and (81) Smith Street, (6) Briggs Street and (3) Mott Court Town of Darwin for 134 motel suites and a caretaker's residence in an 11 storey building, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 11TS0124 CR:fh, be noted.

DECISION NO.20\4258

(02/08/11)

Carried

ACTION: S T PLANNER
NOTE: GM INFRAS
NOTE: GRAD T PLANNER



Town Planning Committee Meeting – Tuesday, 2 August, 2011

10 OFFICERS REPORTS

10.4 Subdivision Application – Parcel: Lot 8020 (5) Mitaros Place Town of Darwin – Proposal: Unit Title Subdivision (in Accordance with the Provisions of the Unit Titles Act) to Create 30 Units and Common Property.

Report Number 11TS0121 CR:fh (24/06/11) Common Number 2033554

(Lambert/Marrone)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0121 CR:fh entitled, Subdivision Application, Lot 8020 (5) Mitaros Place Town of Darwin for Unit Title Subdivision (in Accordance with the Provisions of the Unit Titles Act) to Create 30 Units and Common Property., be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 11TS0121 CR:fh, be endorsed.

DECISION NO.20\4259

(02/08/11)

Carried

ACTION: S T PLANNER
NOTE: GM INFRAST
NOTE: GRAD T PLANNER



Town Planning Committee Meeting – Tuesday, 2 August, 2011

10 OFFICERS REPORTS

10.5 Subdivision Application - Parcel: Lot 4969 (10) Somerville Gardens Town of Darwin - Proposal: Unit Plan Subdivision to Create Six (6) Units Report Number 11TS0122 CR:fh (13/07/11) Common Number 2036354

(Marrone/Bailey)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0122 CR:fh entitled, Subdivision Application for Lot 4969 (10) Somerville Gardens Town of Darwin for Unit Plan Subdivision to Create Six (6) Units, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 11TS0122 CR:fh be endorsed.

DECISION NO.20\4260

(02/08/11)

Carried

ACTION: S T PLANNER
NOTE: GM INFRAST
NOTE: GRAD T PLANNER



Town Planning Committee Meeting – Tuesday, 2 August, 2011

10 OFFICERS REPORTS

10.6 Subdivision Application - Parcel: - Lot 6083 (75) Sabine Road Town of Nightcliff - Proposal: - Unit Plan Subdivision To Create 9 Units

Report Number 11TS0123 CR:fh (17/06/11) Common Number 2028335

(Lambert/Marrone)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

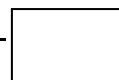
- A. THAT Report Number 11TS0123 CR:fh entitled, Subdivision Application for Lot 6083 (75) Sabine Road Town of Nightcliff for Unit Plan Subdivision to Create 9 Units, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 11TS0123 CR:fh, be endorsed.

DECISION NO.20\4261

(02/08/11)

Carried

ACTION: S T PLANNER
NOTE: GM INFRAST
NOTE: GRAD T PLANNER



Town Planning Committee Meeting – Tuesday, 2 August, 2011

10 OFFICERS REPORTS

10.7 Subdivision Application – Parcel: Lot 8021 (4) Mitaros Place Town of Darwin – Proposal: - Subdivision (In Accordance with the Provisions of the Unit Titles ACT) Create 30 units and Common Property

Report No. 11TS0127 CF:fh (28/07/11) Common No. 2035529

Addendum 1

(Marrone/Lambert)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0127 CF:fh entitled, Subdivision Application for Lot 8021 (4) Mitaros Place Town of Darwin for Subdivision (In Accordance with the Provisions of The Unit Titles Act) To Create 30 Units And Common Property, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 11TS0127 CF:fh, be endorsed.

DECISION NO.20\4262

(02/08/11)

Carried

ACTION: S T PLANNER
NOTE: GM INFRAS
NOTE: GRAD T PLANNER

11 INFORMATION ITEMS

11.1 Minutes of the Development Consent Authority Meeting – 3 June, 2011 & 17 June 2011

Document No. 2049235 (03/06/11) Common No. 1863114

Document No. 2050003 (17/06/11) Common No. 1863114

(Lambert/Lord Mayor)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that the Minutes of the Development Consent Authority Meeting held on 3 June, 2011 and 17 June 2011, be received and noted.

DECISION NO.20\4263

(02/08/11)

Carried

ACTION: S T PLANNER
NOTE: GM INFRAS
NOTE: A O INFRAS



Town Planning Committee Meeting – Tuesday, 2 August, 2011

11 INFORMATION ITEMS

11.2 Various Letters sent to Development Assessment Services under Delegated Authority

Common No. 1962248

(Lambert/Bailey)

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 0619 (4) Isabel Court Anula Town of Sanderson. Proposed Development – Verandah addition to an existing single dwelling with a reduced front setback. Common Number 2025926CR:fh dated 1 July 2011.
- ii) Lot 1064 (5) kestrel Circuit Town of Sanderson. Proposed Development – Changes to DP11/0332 to reduce side setback of carport to 2m. Common Number 2048099CR:fh dated 5 August 2011
- iii) Lot 1320 (1) Bambra Crescent Town of Darwin. Proposed Development – Verandah addition to an existing multiple dwelling (Unit 1). Common Number 2033016CR:fh dated 8 July 2011.
- iv) Lot 1708 (140) Ryland Road Town of Nightcliff. Proposed Development – Verandah and shed addition to existing multiple dwelling with reduced side and rear setbacks (Unit 3). Common Number 2031427CR:fh dated 8 July 2011.
- v) Lot 1760 (6) Rankin Street Town of Nightcliff. Proposed development – Extensions to an existing single dwelling with reduced front and side setbacks. Common Number 2045020CR:fh dated 27 July 2011.
- vi) Lot 1763 (8) McLachlan Street town of Darwin. Proposed Development – Change of use from office to medical clinic with ancillary shop (Pharmacy). Common Number 2041939CR:fh dated 22 July 2011.
- vii) Lot 2514 (16) Henry Ellis Street Town of Darwin. Proposed Development – Shed addition to an existing single dwelling with a reduced side setback. Common Number 2036351CR:fh dated 13 July 2011.
- viii) Lot 3227 (2) Wickham Street Town of Darwin. Proposed Development – Carport and garage additions to an existing single dwelling with reduced primary and secondary front setbacks. Common Number 2045041CR:fh dated 20 July 2011.
- ix) Lots 3498,3737,5621, (57,59) Stuart Highway, 5981&5982 (4-6) Geranium Street Town of Darwin. Proposed Development – Variation of Development Permit DP10/0317 for 'removal of conditions 1 and 5, and variation of condition 2 to delete smokers' lounge and inclusion of an awning over existing beer garden'. Common Number 1759905CR:fh dated 18 July 2011.
- x) Lot 4302 (12) Saddle Court town of Sanderson. Proposed Development – Two sheds with reduced side setbacks. Common Number 2047146CR:fh dated 29 July 2011.
- xi) Lot 4438 (16) Lippia Court Town of Sanderson. Proposed Development – Carport addition to an existing single dwelling with a reduced front setback. Common Number 2047126CR:fh dated 29 July 2011.
- xii) Lot 4847 (27) Swan Crescent Town of Darwin. Proposed Development – Warehouse, showroom sales and offices in a two storey building. Common Number 2042029CR:fh dated 22 July 2011.

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Town Planning Committee Meeting – Tuesday, 2 August, 2011

11.2 Various Letters sent to Development Assessment Services under Delegated Authority
Common No. 1962248

(...Continued from previous page)

- xiii) Lot 5390 (27) Lambell Terrace Town of Darwin. Proposed Development – Dependant unit addition (exceeding 50m² in area) to an existing single dwelling with a reduced front setback. Common Number 1919194CR:fh dated 10 June 2011.
- xiv) Section 5435 (32) Raphael Road Hundred of Bagot. Proposed Development – Changes to the development approved by DP11/0219 to allow relocation of the driver's rest facility. Common Number 1892705CR:fh dated 1 June 2011.
- xv) Section 5793 (10) Earhart Court Marrara Hundred of Bagot. Proposed Development – Single dwelling ancillary to a place of worship & community centre. Common Number 2027067CR:fh dated 1 July 2011.
- xvi) Lot 6115 (31) Clarke Crescent town of Nightcliff. Proposed Development – 6 x 3 bedroom multiple dwellings in a four storey building including ground level carparking. Common Number 1918974 dated 27 May 2011.
- xvii) Lot 6517 (21) Knuckey Street Town of Darwin. Proposed Development – Roof top plant room addition to an existing building. Common Number 2042016CR:fh dated 22 July 2011.
- xviii) Lot 7652 (47) Nation Crescent Town of Nightcliff. Proposed Development – Carport, verandah and awning additions to an existing multiple dwelling (Unit 1). Common Number 2036367CR:fh dated 15 July 2011.
- xix) Lot 9260 (77) Lakeside Drive Town of Nightcliff. Proposed Development – Proposed upgrades to existing telecommunications facilities in Darwin and Palmerston. Common Number 2039130 dated 13 July 2011.
- xx) Lot 9576 (247) Trower Road Town of Nightcliff. Proposed Development – Refurbish a portion of the exiting building for use as a motor repair station. Common Number 2031452CR:fh dated 8 July 2011.

DECISION NO.20\4264

(02/08/11)

Carried

ACTION: S T PLANNER
NOTE: GM INFRAST
NOTE: GRAD T PLANNER



Town Planning Committee Meeting – Tuesday, 2 August, 2011

12 GENERAL BUSINESS

12.1 Energy Efficiency Ratings Policy

(Sjoberg/Lambert)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT a draft policy be developed for Council's consideration in relation to energy efficiency ratings and mandatory disclosure for buildings.
- B. THAT a letter be written to Ms Sarah Bradford, Senior Consultant, Reputation Pty Ltd, advising that Council is in the process of developing a policy position in relation to energy efficiency ratings and mandatory disclosure for buildings and that leave be requested to ensure that this is incorporated within the responses.

DECISION NO.20\4265

(02/08/11)

Carried

ACTION: GM INFRAST
NOTE: S T PLANNER
NOTE: GRAD T PLANNER



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Town Planning Committee Meeting – Tuesday, 2 August, 2011

The meeting closed at 4.43 p.m.

MEMBER R M KNOX (ACTING
CHAIRMAN) - TOWN PLANNING
COMMITTEE MEETING -
TUESDAY, 2 AUGUST 2011

Confirmed on: Tuesday, 6 September 2011

Chairman: _____

