

Town Planning Committee Meeting – Wednesday, 1 December, 2010

DARWIN CITY COUNCIL

MINUTES OF THE TOWN PLANNING COMMITTEE HELD IN COUNCIL CHAMBERS, CIVIC CENTRE, HARRY CHAN AVENUE, DARWIN, ON WEDNESDAY 1 DECEMBER 2010, COMMENCING AT 12.10 P.M.

The members present at the informal Town Planning Committee meeting held on Wednesday, 1 December 2010, noted by consensus, the following motions to be endorsed at the Ordinary Council meeting on Tuesday, 14 December 2010.

PRESENT: Member H I Galton (Chairman); Member R K Elix; Member G A Lambert; Member A R Mitchell; Member K M Moir; 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; Strategic Town Planner, Miss C Robson; Graduate Planner, Rick Burgess; Executive Officer, Miss A Smit.

APOLOGY: The Right Worshipful, Lord Mayor, Mr G R Sawyer; Member F P Marrone; Member R M Knox; Member R Lesley; Member J D Bailey; Member R T Dee; 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

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

7 Business Arising

8 DEVELOPMENT APPLICATIONS

9 GENERAL TOWN PLANNING REPORTS

10 OFFICERS REPORTS

10.1 Development Application Lot 6470 (100) Esplanade, Town of Darwin for the Purpose of Changes to the Development Approved by DP09/1026 to add 3 Levels Including 5 X 2 and 6 X 4 Bedroom Multiple Dwellings to a 14 Storey Multiple Dwelling Development Including 2 Levels Of Basement Car Parking

10.2 Lot 6657 (28) Frances Bay Drive town of Darwin Proposed development: subdivision for a lease in excess of 12 years

10.3 Development Application Lot 10373 (5) Damirinda Street Town of Nightcliff Proposed Development Subdivision to Create Two Duplex Lots

10.4 Lot 2243 (4) Hinkler Crescent Town of Darwin Proposed Development: Unit Plan Subdivision

10.5 Lot 5947 & 5948 (9 & 11) Aristos Place Hundred of Bagot Proposed Development: Subdivision and Consolidation to Create 1 Lot and 29 Warehouse Units in 3 Buildings

10.6 Lot 5875 (81) Boulter Road Hundred of Bagot Rezone from zone CP (Community Purposes) to zone MD (Multiple Dwelling Residential) for the purpose of facilitating multiple dwelling residential development in accordance with the Berrimah North area plan and Lot 5694 & 5695 (41 & 47) Boulter Road Hundred of Bagot Rezone from zone CP (Community Purposes) to zone MD (Multiple Dwelling Residential) for the purpose of facilitating the development of multiple dwellings

10.7 Lot 6703 (7) Manila Place Town of Darwin Proposed Development: Unit Plan Subdivision to Create 27 Unit Titles

10.8 Lot 1972-1977 (44-46) Stuart Highway, Town of Darwin, Exceptional Development Permit for The Purpose of a Reduction to The Landscaping Depth Required which would otherwise be Prohibited in this Zone.

11 INFORMATION ITEMS

11.1 Various Letters sent to Development Assessment Services under Delegated Authority

12 GENERAL BUSINESS

12.1 Outstanding Items

Town Planning Committee Meeting – Wednesday, 1 December, 2010

1 MEETING DECLARED OPEN

The Chairman declared the meeting open at 12.10 p.m.

2 APOLOGIES AND LEAVE OF ABSENCE

2.1 Apologies

(Lambert/Elix)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT the apology from The Right Worshipful, The Lord Mayor, Mr G R Sawyer, be received and a Leave of Absence be granted.
- B. THAT the apology from Member R M Knox, 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 J D Bailey, be received and a Leave of Absence be granted.
- E. THAT the apology from Member R Lesley, be received and a Leave of Absence be granted.
- F. THAT the apology from Member R T Dee, be received and a Leave of Absence be granted.

Carried

2.2 Leave of Absence Granted

(Elix/Lambert)

THAT it be noted that Member F P Marrone is an apology due to a Leave of Absence being previously granted on 26 October 2010 for the period 1 November 2010 to 30 December 2010.

Carried

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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

(Sjoberg/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, 1 December, 2010, be received and all recommendations contained therein be adopted by general consent with the exception of Item Numbers:

Carried

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

(Mitchell/Moir)

COMMITTEE'S DECISION

THAT the Committee resolve that the minutes of the previous Town Planning Committee Meeting held on Wednesday, 3 November 2010, tabled by the Chairman, be confirmed.

Carried

Town Planning Committee Meeting – Wednesday, 1 December, 2010

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

10 OFFICERS REPORTS

- 10.1 Development Application Lot 6470 (100) Esplanade, Town of Darwin for the Purpose of Changes to the Development Approved by DP09/1026 to add 3 Levels Including 5 X 2 and 6 X 4 Bedroom Multiple Dwellings to a 14 Storey Multiple Dwelling Development Including 2 Levels Of Basement Car Parking**
Report No. 10TS0161 RB:kd (12/10/10) Common No. 1874884

(Mitchell/Moir)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 10TS0161 RB:kd entitled Development Application Lot 6470 (100) Esplanade, Town Of Darwin For The Purpose Of Changes To The Development Approved By DP09/1026 To Add 3 Levels Including 5 X 2 And 6 X 4 Bedroom Multiple Dwellings To A 14 Storey Multiple Dwelling Development Including 2 Levels Of Basement Car Parking, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 10TS0161 RB:kd be endorsed.

Carried

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10 OFFICERS REPORTS

10.2 Lot 6657 (28) Frances Bay Drive Town of Darwin Proposed Development: Subdivision for a Lease in Excess of 12 years

Report No. 10TS0231 CR:fh (24/11/10) Common No. 1891944

(Lambert/Moir)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 10TS0231 CR:fh entitled Lot 6657 (28) Frances Bay Drive Town of Darwin Proposed Development: Subdivision for a Lease in Excess of 12 Years, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 10TS0231 CR:fh be endorsed.

Carried

10.3 Development Application Lot 10373 (5) Damirrinda Street Town of Nightcliff Proposed Development Subdivision to Create Two Duplex Lots

Report No. 10TS0222 CR:FH (12/10/10) Common No. 1896364

(Mitchell/Lambert)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 10TS0222 CR:FH entitled lot 10373 (5) Damirrinda Street Town of Nightcliff Proposed Development: Subdivision To Create Two Duplex Lots, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 10TS0222 CR:FH be endorsed.

Carried

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10 OFFICERS REPORTS

10.4 Lot 2243 (4) Hinkler Crescent Town of Darwin Proposed Development: Unit Plan Subdivision

Report No. 10TS0228 CR:fh (24/11/10) Common No. 1899537

(Lambert/Mitchell)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 10TS0228 CR:fh entitled Lot 2243 (4) Hinkler Crescent Town of Darwin Proposed Development: Unit Plan Subdivision, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 10TS0228 CR:fh be endorsed.

Carried

10.5 Lot 5947 & 5948 (9 &11) Aristos Place Hundred of Bagot Proposed Development: Subdivision and Consolidation to Create 1 Lot and 29 Warehouse Units in 3 Buildings

Report No. 10TS0229 RB:fh (24/11/10) Common No. 1899430

(Moir/Mitchell)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 10TS0229 RB:fh entitled Lot 5947 & 5948 (9 &11) Aristos Place Hundred of Bagot Proposed Development: Subdivision and Consolidation to Create 1 Lot and 29 Warehouse Units in 3 Buildings, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 10TS0229 RB:fh be endorsed.
- C. THAT the letter to the Development Consent Authority in **Attachment C** to Report Number 10TS0229 RB:fh be endorsed.

Carried

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10 OFFICERS REPORTS

10.6 Lot 5875 (81) Boulter Road Hundred of Bagot Rezone from Zone CP (Community Purposes) to Zone MD (Multiple Dwelling Residential) for the Purpose of facilitating multiple dwelling residential development in accordance with the Berrimah North area plan and Lot 5694 & 5695 (41 & 47) Boulter Road Hundred of Bagot Rezone from zone CP (Community Purposes) to zone MD (Multiple Dwelling Residential) for the purpose of facilitating the development of multiple dwellings

Report No. 10TS0215 RB:kd (19/11/10) Common No. 1892763

(Lambert/Mitchell)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 10TS0215 RB:kd entitled lot 5875 (81) Boulter Road Hundred of Bagot rezone from Zone CP (Community Purposes) to Zone MD (Multiple Dwelling Residential) for the purpose of facilitating multiple dwelling residential development in accordance with the Berrimah North area plan AND lot 5694 & 5695 (41 & 47) Boulter Road Hundred of Bagot rezone from Zone CP (Community Purposes) to Zone MD (Multiple Dwelling Residential) for the purpose of facilitating the development of multiple dwellings, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 10TS0215 RB:kd be endorsed.
- C. THAT the letter to the Development Consent Authority in **Attachment C** to Report Number 10TS0215 RB:kd be endorsed.

Carried

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10 OFFICERS REPORTS

10.7 Lot 6703 (7) Manila Place Town of Darwin Proposed Development: Unit Plan Subdivision to Create 27 Unit Titles

Report No. 10TS0227 CR:fh (24/11/10) Common No. 1901171

(Mitchell/Moir)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 10TS0227 CR:fh entitled Lot 6703 (7) Manila Place Town of Darwin Proposed Development: Unit Plan Subdivision to Create 27 Unit Titles, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 10TS0227 CR:fh be endorsed.

Carried

10.8 Lot 1972-1977 (44-46) Stuart Highway, Town of Darwin, Exceptional Development Permit for The Purpose of a Reduction to The Landscaping Depth Required which would otherwise be Prohibited in this Zone.

Report No. 10TS0230 RB:fh (24/11/10) Common No. 1900397

(Lambert/Mitchell)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 10TS0230 RB:fh entitled, Lot 1972-1977 (44-46) Stuart Highway Town of Darwin for the purpose a reduction of the landscaping depth required which would otherwise be prohibited in this zone due to its non-compliance with sub-clause 8.3 (3) (setbacks for commercial uses adjacent to land in zones SD, MD, MR, or HR) of the Northern Territory Planning Scheme, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 10TS0230 RB:fh be endorsed.

Carried

11 INFORMATION ITEMS

Nil

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11 INFORMATION ITEMS

11.1 Various Letters sent to Development Assessment Services under Delegated Authority

(Moir/Lambert)

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 0429 (19) Frangipanni Street Town of Nightcliff, Proposed Development: Shade structure addition to an existing single dwelling with a reduced front setback - Common Number 1896405 CR:kd dated 12 November 2010
- ii) Lot 0537 (38) Progress Drive Town of Nightcliff, Proposed Development: Chang of use of part of a medical clinic to a shop - Common Number 1892672 CR:kd dated 5 November 2010
- iii) Lot 10306 (11) Gumimba Crescent Town of Nightcliff, Proposed Development: - Common Number 1904515 CR:kd dated 26 November 2010
- iv) Lot 1264 (65) Union Terrace Town of Sanderson - Common Number 1899252 CR:kd dated 19 November 2010
- v) Lot 1302 (2) Manoora Street Town of Darwin, Proposed Development: Alterations and additions to an existing multiple dwelling with reduced front and side setbacks Common Number 1892640 CR:kd dated 5 November 2010
- vi) Lot 1337 (49) Chapman Road Town of Nightcliff, Proposed Development: Verandah addition to and existing multiple dwelling (Unit 1) Common Number 1892550 CR:kd dated 5 November 2010
- vii) Lot 1349 (119) Reichardt Road Hundred of Bagot Proposed Development: Change of use from showroom sales to office (Unit 19) Common Number 1892659 RB:kd dated 5 November 2010
- viii) Lot 1400 (14) Sweet Street Hundred of Bagot proposed Development: Warehouse extension with reduced front and side setbacks and exceeding the height limitation Common Number 1885985 CR:kd dated 29 October 2010
- ix) Lot 2255 (19) Hinkler Crescent Town of Darwin Proposed Development: 4x3 bedroom multiple dwellings in a 2 storey building Common Number 1892712 RB:fh dated 5 November 2010
- x) Lot 2463 (5) Houston Street Town of Darwin, Proposed Development: Minor changes to the development approved by DP 10/0625 including decreasing the balcony sizes Common Number 1743450 RB:kd dated 5 November 2010

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11 INFORMATION ITEMS

11.1 Various Letters sent to Development Assessment Services under Delegated Authority

(...Continued from previous page)

- xi) Lot 3115 (102) Reichardt Road Hundred of Bagot, Proposed Development: 'Changes to the development approved by DP10/0201 to allow relocation of the drivers rest facility Common Number 189944 RB:fh dated 5 November 2010
- xii) Lot 4208 (50) Mueller Road Town of Sanderson Proposed Development: Carport Addition to an existing Single Dwelling with a Reduced Side Setback Common Number 1899548 CR:kd dated 19 November 2010
- xiii) Lot 4346 (5) Shady Court Town of Sanderson Proposed Development: Carport Addition to an Existing Single Dwelling with a Reduced Front Setback Common Number 1904505 CR:fh dated 26 November 2010
- xiv) Lot 04347 (4) Shady Court Town of Sanderson Proposed Development: Carport Addition to an Existing Single Dwelling with a Reduced Front Setback Common Number 1904505 CR:fh dated 26 November 2010
- xv) Lot 4348 (220) Abala Road Hundred of Bagot Proposed Development: Caretakers comprising 2 caravans Common Number 1896414 RB:fh dated 12 November 2010
- xvi) Lot 3243 (1) Tate Place Hundred of Bagot Proposed Development: 30m high telecommunications facility, antennas and equipment shelter Common Number 1893215 CR:kd dated 5 November 2010
- xvii) Lot 4843 (23) Kurrajong Crescent Town of Nightcliff Proposed Development: Carport and verandah addition to an existing single dwelling with reduced front and side setback Common Number 189643 CR: kd dated 12 November 2010
- xviii) Lot 5890 (7) Cullen Bay Crescent Town of Darwin Proposed Development: Garage Addition to an Existing Single Dwelling with a Reduced Front Setback Common Number 1900266 CR:kd dated 19 November 2010
- xix) Lot 6080 (4) Pope Court Town of Darwin Proposed Development: Shade sail addition to an existing multiple dwelling with a reduced side setback (Unit 6) Common Number 1891560 CR:kd dated 5 November 2010
- xx) Lot 6675 (6) Margaritis Street Town of Nightcliff Proposed Development: Carport Addition to an Existing Single Dwelling with a Reduced Side Setback Common Number 189946 CR:kd dated 19 November 2010
- xxi) Lot 6903 (13) Cullen Street Town of Sanderson Proposed Development: Carport addition to an existing single dwelling with a reduced front setback Common Number 1892536 CR:kd dated 5 November 2010

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11 INFORMATION ITEMS

11.1 Various Letters sent to Development Assessment Services under Delegated Authority

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- xxii) Lot 7720 (44) Ruddick Circuit Town of Darwin Proposed Development: Single dwelling with a reduced rear setback – Non Exhibited Common Number 1884666 CR:kd dated 5 November 2010
- xxiii) Lot 7808 (6) Notey Place Town of Darwin Proposed Development: Single dwelling with reduced front and side setbacks Common Number 1892696 CR:kd dated 5 November 2010
- xxiv) Lot 9066 (125) Old McMillans Road Town of Nightcliff Proposed Development: Shade structure additions to an existing multiple dwelling Common Number 1896374 CR:kd dated 12 November 2010
- xxv) Lot 9114 (5) Cartwright Court Town of Nightcliff Proposed Development: Verandah addition to an existing multiple dwelling (Unit 8) Common Number 1891756 CR:kd dated 5 November 2010
- xxvi) Lot 9293 (234) Trower Road Town of Nightcliff Proposed Development: Redevelopment of the site to construct 12x2 bedroom multiple dwellings in a 3 storey building and retain 2x3 bedroom multiple dwellings in a 2 storey building Common Number 1892589 RB:kd dated 5 November 2010

Carried

12 GENERAL BUSINESS

Nil

OPEN SECTION

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The meeting closed at 12.58 p.m.

MEMBER H I GALTON
(CHAIRMAN) - TOWN PLANNING
COMMITTEE MEETING -
WEDNESDAY, 1 DECEMBER
2010

Confirmed on: **Wednesday, 2 February 2011**

Chairman: _____