

OPEN SECTION

PAGE

TP5/1

DARWIN CITY COUNCIL

MINUTES OF THE TOWN PLANNING COMMITTEE MEETING HELD IN COUNCIL CHAMBERS, CIVIC CENTRE, HARRY CHAN AVENUE, DARWIN ON WEDNESDAY, 4 MAY 2011, COMMENCING AT 12.05 P.M.

PRESENT: Member H I Galton (Chairman); The Right Worshipful, Lord Mayor, Mr G R Sawyer; Member R K Elix; Member R M Knox; Member G A Lambert; Member F P Marrone; 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 & Projects, Mr D Lelekis; Strategic Town Planner, Miss C Robson; Graduate Town Planner, Joseph Sheridan; Executive Officer, Miss A Smit.

APOLOGY: Member J D Bailey; Member R T Dee; Member R Lesley; Member J L Sangster.

*** INDEX ***

- 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 April 2011
- 7 BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING
 - 7.1 Business Arising



OPEN SECTION

PAGE

TP5/2

8 DEVELOPMENT APPLICATIONS

9 GENERAL TOWN PLANNING REPORTS

10 OFFICERS REPORTS

- 10.1 Request to Submit a Prohibited Sign Application for Quest Apartments – Lot 8018 (49) Parap Road, Parap
- 10.2 Lot 1532 (39) Cavenagh Street Darwin City Town of Darwin 28x2 and 42x3 Bedroom Multiple Dwellings with Ground Level Commercial Space in an 8 Storey Building Plus 3 Levels of Basement Car Parking
- 10.3 Proposed Subdivision Application Lot 1852 (171) Dick Ward Drive Town of Nightcliff Unit Plan Subdivision To Create 15 Lots
- 10.4 Lot 4670 (19) Goyder Road Parap Town of Darwin. Rezone from Zone SC (Service Commercial) to Zone SD36 (Specific Use Zone) for the Purpose of Facilitating the use and Development of the Land for Predominantly Residential Purposes with a Minor Component of Commercial Activities
- 10.5 Discussion on The Greater Darwin Region Land Use Plan – Towards 2030 - Consultation Paper
- 10.6 Lot 7625 (157) Ryland Road & Lot 7626 (82) Nightcliff Road Town of Nightcliff mixed use Development Comprising Ground level Offices & Shops & 18x2 Bedroom Multiple Dwelling in a 3 Storey Building Plus Basement Car Parking

11 INFORMATION ITEMS

- 11.1 Minutes of the Development Consent Authority Meeting – Friday, 4 February, 2011
- 11.2 Various Letters sent to Development Assessment Services under Delegated Authority
- 11.3 **Addendum 1** - Various Letters sent to Development Assessment Services under Delegated Authority

12 GENERAL BUSINESS

- 12.1 Outdoor Advertising Signs Code
- 12.2 Awnings, Balconies and Verandah's Policy



Town Planning Committee Meeting – Wednesday, 4 May 2011

1 MEETING DECLARED OPEN

The Chairman declared the meeting open at 12.05p.m.

2 APOLOGIES AND LEAVE OF ABSENCE

2.1 Apologies

(Knox/Sjoberg)

- A. THAT the apology from Member J L Sangster, 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 R Lesley, be received and a Leave of Absence be granted.

DECISION NO.20\3907 (04/05/11) Carried

2.2 Leave of Absence Granted

(Lord Mayor/Lambert)

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

DECISION NO.20\3908 (04/05/11) Carried

3 ELECTED MEMBERS CONFLICT OF INTEREST DECLARATION

Nil

4 CONFIDENTIAL ITEMS

Nil



Town Planning Committee Meeting – Wednesday, 4 May 2011

5 WITHDRAWAL OF ITEMS FOR DISCUSSION

5.1 Items Withdrawn by Staff

(Marrone/Mitchell)

COMMITTEE'S DECISION

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

DECISION NO.20\3909 (04/05/11) Carried

5.2 Items Withdrawn by Members

(Knox/Moir)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that Information Items and Officers Reports to the Town Planning Committee Meeting held Wednesday, 4 May, 2011, be received.

DECISION NO.20\3910 (04/05/11) Carried

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

(Mitchell/Marrone)

COMMITTEE'S DECISION

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

DECISION NO.20\3911 (04/05/11) Carried

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

7.1 Business Arising

Nil

8 DEVELOPMENT APPLICATIONS

Nil



Town Planning Committee Meeting – Wednesday, 4 May 2011

9 GENERAL TOWN PLANNING REPORTS

Nil

10 OFFICERS REPORTS

10.1 Request to Submit a Prohibited Sign Application for Quest Apartments – Lot 8018 (49) Parap Road, Parap

Report No. 11TS0063 BS:fh (11/04/11) Common No. 1980994

(Lambert/Moir)

COMMITTEE’S DECISION

THAT the Committee resolve under delegated authority:-

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

DECISION NO.20\3912

(04/05/11)

Carried

ACTION: SR TOWN PLANNER
 ACTION: PLANNING OFFICER
 NOTE: GM INFRAST
 NOTE: GRAD TOWN PLANNER



Town Planning Committee Meeting – Wednesday, 4 May 2011

10 OFFICERS REPORTS

10.2 Lot 1532 (39) Cavenagh Street Darwin City Town of Darwin. Proposed Development: 28x2 and 42x3 Bedroom Multiple Dwelling with Ground Level Commercial Space in an 8 Storey Building Plus 3 Levels of Basement Car Parking

Report No. 11TS0060 JS:fh (30/03/11) Common No. 1974685

(Knox/Moir)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

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

DECISION NO.20\3913

(04/05/11)

Carried

ACTION: SR TOWN PLANNER
NOTE: GM INFRAS
NOTE: GRAD. TOWN PLANNER

10.3 Proposed Subdivision Application Lot 1852 (171) Dick Ward Drive Town of Nightcliff Unit Plan Subdivision To Create 15 Lots

Report No. 11TS0069 CR:fh (08/04/11) Common No. 1985353

(Mitchell/Marrone)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

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

DECISION NO.20\3914

(04/05/11)

Carried

ACTION: SR TOWN PLANNER
NOTE: GM INFRAS
NOTE: GRAD. TOWN PLANNER



Town Planning Committee Meeting – Wednesday, 4 May 2011

10 OFFICERS REPORTS

10.4 Lot 4670 (19) Goyder Road Parap Town of Darwin. Rezone from Zone SC (Service Commercial) to Zone SD36 (Specific Use Zone) for the Purpose of Facilitating the use and Development of the Land for Predominantly Residential Purposes with a Minor Component of Commercial Activities

Report No. 11TS0068 CR:fh (11/03/11) Common No. 1969726

(Mitchell/Lambert)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

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

DECISION NO.20\3915

(04/05/11)

Carried

ACTION: SR TOWN PLANNER
NOTE: GM INFRAS
NOTE: GRAD. TOWN PLANNER

10.5 Discussion on The Greater Darwin Region Land Use Plan - Towards 2030 - Consultation Paper

Report No. 11TS0062 CR:FH (08/04/11) Common No. 1530835

(Moir/Marrone)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0062 CR:fh entitled, Discussion On The Greater Darwin Region Land Use Plan - Towards 2030 - Consultation Paper, be received and noted.
- B. THAT further consideration of Council's response be made at the Council Meeting on Tuesday, 17 May 2011.

DECISION NO.20\3916

(04/05/11)

Carried

ACTION: SR TOWN PLANNER
NOTE: GM INFRAS
NOTE: GRAD. TOWN PLANNER



Town Planning Committee Meeting – Wednesday, 4 May 2011

10 OFFICERS REPORTS

10.6 Lot 7625 (157) Ryland Road & Lot 7626 (82) Nightcliff Road Town of Nightcliff mixed use Development Comprising Ground level Offices & Shops & 18x2 Bedroom Multiple Dwelling in a 3 Storey Building Plus Basement Car Parking
Report No. 11TS0070 CR:fh (08/04/11) Common No. 1982018

(Mitchell/Marrone)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 11TS0070 CR:fh entitled, Proposed Development Application, Lot 7625 (157) Ryland Road & Lot 7626 (82) Nightcliff Road Town of Nightcliff, mixed use development comprising ground level offices & shops & 18 x 2 bedroom multiple dwellings in a 3 storey building plus basement carparking, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 11TS0070 CR:fh be endorsed with an amendment requesting that a traffic study be undertaken relating to the on-street carparking bays.

DECISION NO.20\3917

(04/05/11)

Carried

ACTION: SR TOWN PLANNER
NOTE: GM INFRAS
NOTE: GRAD. TOWN PLANNER

11 INFORMATION ITEMS

11.1 Minutes of the Development Consent Authority Meeting – Meeting No. 161 – Friday, 4 February, 2011. Meeting No. 162 – Friday, 18 February 2011. Meeting No. 163 – Friday, 4 March 2011 and Meeting No.164 – Friday, 18 March 2011
Document No. 1992953 (04/02/11) Common No. 1863114
Document No. 1992952 (18/02/11) Common No. 1863114
Document No. 1992951 (04/03/11) Common No. 1863114
Document No. 1992954 (18/03/11) Common No. 1863114

(Moir/Marrone)

COMMITTEE'S DECISION

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

DECISION NO.20\3918

(04/05/11)

Carried

ACTION: SR TOWN PLANNER
NOTE: GM INFRAS
NOTE: GRAD. TOWN PLANNER



Town Planning Committee Meeting – Wednesday, 4 May 2011

11 INFORMATION ITEMS**11.2 Various Letters sent to Development Assessment Services under Delegated Authority**

Common No. 1962248

(Moir/Marrone)

COMMITTEE'S DECISION

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

- i) Proposed Development Application: PA2011/0161. Parcel Description: Lot 344 (4) Elsinore Court Town of Sanderson. Proposed Development: Carport addition to an existing single dwelling with a reduced side setback - Common Number 1980944 CR:fh dated 1 April 2011
- ii) Proposed Development Application: PA2011/0170. Parcel Description: Lot 913 (4) Falcon Court Town of Sanderson. Proposed Development: Dependant unit addition to an existing single dwelling - Common Number 1978709 CR:fh dated 8 April 2011
- iii) Proposed Subdivision Application: PA2011/0156. Parcel Description: Portion 1200 (23) Hook Road & Section 3463 (29) Hook Road Hundred of Bagot. Proposed Development: Consolidation to create 1 lot - Common Number 1977804 CR:fh dated 6 April 2011
- iv) Lot 1214 (6) Merkur Court Larrakeyah Town of Darwin. Proposed Development: 10x2 and 1x3 bedroom multiple dwellings in a 7 storey building with ground level car parking - Common Number 1917966 CR:fh dated 25 March 2011
- v) Proposed Development: Lot 1369 (92) Cavenagh Street town of Darwin. Upgrade of existing community centre, including cultural display area - Common Number 1971628 CR:fh dated 1 April 2011
- vi) Development Application: PA2011/0184 Lot 2528 (5) Margaret Street Town of Darwin. Extensions to an existing multiple dwelling (unit 3) - Common Number 1977932 CR:fh dated 8 April 2011
- vii) Proposed Development Application: Lot 2787 (5) Harriett Place Town of Darwin. Change of use from 9x1 bedroom multiple dwellings with associated offices and 1x stand alone office, to 9x3 and 1x1 bedroom multiple dwellings - Common Number 1991081 CR:fh dated 29 April 2011
- viii) Lot 4197 (1) Wagaman Terrace Town of Nightcliff. Proposed Development: Carport and verandah addition to an existing single dwelling with a reduced front and side setback – Common Number 1982138 CR:fh dated 15 April 2011
- ix) Proposed Development: Lot 4579 (18) Rapid Creek Road Town of Nightcliff. Subdivision for lease in excess of 12 years - Common Number 1979294 CR:fh dated 8 April 2011
- x) Proposed Development Application: Lot 4665 (13) Bougainvillea Street Town of Nightcliff. Proposed Development: Verandah addition to an existing multiple dwelling with a reduced side setback - Common Number 1977318 CR:fh dated 6 April 2011
- xi) Proposed Development Application: PA2011/0087, Section 4701 (792) Stuart Highway Hundred of Bagot. Proposed Development: Warehouse and showroom sales with ancillary office - Common Number 1988711 CR:fh dated 23 April 2011
- xii) Section 5121 (5) Witte Street Hundred of Bagot. Proposed Development: 4 warehouse units, 18 storage units and ancillary mezzanine offices in 2 single storey buildings - Common Number 1971595 CR:fh dated 25 March 2011

(Continued on next page...)



Town Planning Committee Meeting – Wednesday, 4 May 2011

11 INFORMATION ITEMS

11.2 Various Letters sent to Development Assessment Services under Delegated Authority

Common No. 1962248

(...Continued from previous page)

- xiii) Lot 6495 (38) Haritos Street Town of Nightcliff. Proposed Development: Extensions to an existing dwelling with a reduced front and side setback – Common Number 1982111 CR:fh dated 15 April 2011
- xiv) Lot 6610 (8) Swan Crescent Winnellie Town of Darwin - Common Number 1970038 CR:fh dated 25 March 2011
- xv) Lot 6682 (37) Kalymnos Drive Town of Sanderson. Proposed Development: 35m high telecommunications tower with antennas and associated equipment shelter - Common Number 1990529 CR:fh dated 29 April 2011
- xvi) Lot 6836 (54) Salonika Street Town of Darwin. Proposed Development: 16x1 bedroom supporting accommodation units and 4 supervisor accommodation suites in 2 storey buildings - Common Number 1969699 CR:fh dated 25 March 2011
- xvii) Lot 6867 (18) Annear Court Stuart Park Town of Darwin. Proposed Development: Verandah addition to an existing dwelling (unit 9) with a reduced front setback - Common Number 1974153 CR:fh dated 1 April 2011
- xviii) Lot 9099 (269) Trower Road Casuarina Town of Nightcliff. Proposed Development: "Alterations and additions to an existing licenced club - Common Number 1970276 CR:fh dated 25 March 2011
- xix) Lot 9153 (36) Brayshaw Crescent Town of Nightcliff. Proposed Development: Dependant unit addition to an existing single dwelling - Common Number 1971650 dated 1 April 2011
- xx) REVISED: Lot 9717 (227) McMillan's Road Town of Nightcliff. Proposed Development: Addition of 56 motel suites to an existing motel and commercial premises in a 3 storey building - Common Number 1917948 CR:fh dated 31 March 2011

DECISION NO.20\3919

(04/05/11)

Carried



Town Planning Committee Meeting – Wednesday, 4 May 2011

11 INFORMATION ITEMS

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

Addendum 1

(Moir/Marrone)

COMMITTEE'S DECISION

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

- xxi) Portion 2720 (410) Stuart Highway Hundred of Bagot, Proposed Development: Change of use of Unit 1 from showroom to café/takeaway food premises – Common Number 1979402 CR:fh dated 8 April 2011
- xxii) Lot 5287 (20) Ross Smith Avenue Parap Town of Darwin. Proposed Development: 7 x 3 bedroom dwellings in 5 x 2 storey buildings. – Common Number 1982076 CR:fh dated 15 April. 2011
- xxiii) Lot 7785 (81) Ruddick Circuit town of Darwin. Proposed Development: 2 Storey single dwelling exceeding the height limitation on the plan endorsed for Zone SD20 (Specific use Darwin No. 20) – Common Number 1982144 CR:fh dated 15 April 2011
- xxiv) Lot 9327 (125) Dick Ward Drive Coconut Grove Town of Nightcliff. Proposed Development: 16 x 3 bedroom single story multiple dwellings – Common Number 1982205 CR:fh dated 15 April 2011
- xxv) Lot 6041 (4) Bathurst Street Town of Sanderson . Proposed Development: Shed addition to an existing single dwelling with a reduced front setback. – Common Number 1985341 dated 20 April 2011
- xxvi) Lot 7441 (81) Henbury Avenue Town of Nightcliff. Proposed Development: Extensions to an existing single dwelling with reduced front and side setbacks – Common Number 1985276 CR:fh dated 20 April 2011
- xxvii) Lot 6610 (8) Swan Crescent Town of Darwin. Proposed Development: Change of use from a warehouse to office and the addition of a mezzanine (unit 1) – Common Number 1986105 CR:fh dated 20 April 2011

DECISION NO.20\3920

(04/05/11)

Carried

ACTION: SR TOWN PLANNER

NOTE: GM INFRAST

NOTE: GRAD. TOWN PLANNER



Town Planning Committee Meeting – Wednesday, 4 May 2011

12 GENERAL BUSINESS

12.1 Outdoor Advertising Signs Code

(Lord Mayor/Moir)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

THAT a review of the provisions of the Outdoor Advertising Signs Code relating to illuminated signage – Residential ones (SD,MD,MR & CL) be undertaken.

DECISION NO.20\3921

(04/05/11)

Carried

ACTION: PLANNING OFFICER
ACTION: SR TOWN PLANNER
NOTE: GM INFRAS
NOTE: GRAD. TOWN PLANNER

12.2 Awnings, Balconies and Verandah's Policy

(Lord Mayor/Moir)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

THAT a review of the provisions of Council's Awnings, Balconies and Verandah's Policy be undertaken to ensure maximization of sustainability of energy efficiency.

DECISION NO.20\3922

(04/05/11)

Carried

ACTION: GM INFRAS
NOTE: SR TOWN PLANNER
NOTE: GRAD. TOWN PLANNER



Town Planning Committee Meeting – Wednesday, 4 May 2011

The meeting closed at 1.28 p.m.

MEMBER H I GALTON
(CHAIRMAN) - TOWN PLANNING
COMMITTEE MEETING -
WEDNESDAY, 4 MAY 2011

Confirmed on: *Wednesday, 1 June 2011*

Chairman: _____

