



Business Papers

Town Planning Committee Meeting

**Tuesday, 7 October 2014
5:00 pm**



Notice of Meeting

To the Lord Mayor and Aldermen

You are invited to attend a Town Planning Committee Meeting to be held in Council Chambers, Level 1, Civic Centre, Harry Chan Avenue, Darwin, on Tuesday, 7 October 2014, commencing at 5.00 pm.



B P DOWD
CHIEF EXECUTIVE OFFICER

Office Use Only

Placed on Public Notice Board: _____

OPEN SECTION

PAGE

TP10\1

CITY OF DARWIN

TOWN PLANNING COMMITTEE

TUESDAY, 7 OCTOBER 2014

MEMBERS: Member G A Lambert, (Chairman); The Right Worshipful, Lord Mayor, Ms Katrina Fong Lim; Member J M Anictomatis; Member R K Elix; Member H I Galton; Member G J Haslett; Member R M Knox; Member G Lambrinidis; Member A R Mitchell; Member S J Niblock; Member R Want de Rowe; Member K J Worden.

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

Enquiries and/or Apologies: Arweena Smit
E-mail a.smit@darwin.nt.gov.au - PH: 89300 685

Committee's Responsibilities

THAT effective as of 16 April 2012, Council in pursuant to Section 32(2)(b) of the Local Government Act 2008 hereby delegates to the Town Planning Committee the power to make decisions within the approved budget relating to:

- * Development Applications referred from the Development Consent Authority
 - * Town Planning Strategy, Policies and Procedures
 - * Development and Planning Matters referred to Council from Developers, Community Groups and Individuals
 - * Signage Applications, Policies and Procedures
-

*** INDEX ***

PAGE

1.	MEETING DECLARED OPEN	5
2.	APOLOGIES AND LEAVE OF ABSENCE	5
3.	ELECTRONIC MEETING ATTENDANCE	5
4.	DECLARATION OF INTEREST OF MEMBERS AND STAFF	6

OPEN SECTION

PAGE

TP10\2

5.	CONFIDENTIAL ITEMS	6
6.	WITHDRAWAL OF ITEMS FOR DISCUSSION	6
7.	CONFIRMATION OF MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING	
	• Tuesday, 5 August 2014	7
8.	BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING	
8.1	Business Arising	7
9.	OFFICERS REPORTS	
9.1	Rezone Section 5249 (35) Henry Wrigley Drive and Section 4295 (216) McMillans Road Marrara To Zone CN (Conservation)	8
9.2	Subdivision to Create 68 Lots - Section 5875 (81) Boulter Road, Berrimah - PA2014/0698	23
9.3	Outdoor Dining (Non-Licensed) Application Laneway Specialty Coffee Lot 3197 (1) Vickers Street, Parap	61
10.	INFORMATION ITEMS	114
11.	GENERAL BUSINESS	114

OPEN SECTION

PAGE

TP10\3

Town Planning Committee Meeting – Tuesday, 7 October 2014

1. MEETING DECLARED OPEN

2. APOLOGIES AND LEAVE OF ABSENCE

2.1 Apologies

2.2 Leave of Absence Granted

- A. THAT it be noted The Right Worshipful, The Lord Mayor, Ms K Fong Lim is an apology due to a Leave of Absence previously granted on 8 April 2014, for the period 7 October 2014 to 10 October 2014.
- B. THAT it be noted Member R M Knox is an apology due to a Leave of Absence previously granted on 12 August 2014, for the period 9 September 2014 to 12 October 2014.
- C. THAT it be noted Member K J Worden is an apology due to a Leave of Absence previously granted on 16 September 2014, for the period 7 October 2014 to 11 October 2014.
- D. THAT it be noted Member H I Galton is an apology due to a Leave of Absence previously granted on 30 September 2014, for the period 1 October 2014 to 27 October 2014.
- E. THAT it be noted Member R Want de Rowe is an apology due to a Leave of Absence previously granted on 30 September 2014, for the period 7 October 2014 to 12 October 2014.

3. ELECTRONIC MEETING ATTENDANCE

Common No. 2221528

3.1 Electronic Meeting Attendance Granted

THAT Council note that pursuant to Section 61 (4) of the Local Government Act and Decision No. 21\0009 – 16/04/12, the following members were granted permission for Electronic Meeting Attendance at this the Town Planning Committee Meeting held on Tuesday, 7 October 2014:

- Member R M Knox
- Member H I Galton

OPEN SECTION

PAGE

TP10\4

Town Planning Committee Meeting – Tuesday, 7 October 2014

4. DECLARATION OF INTEREST OF MEMBERS AND STAFF

4.1 Declaration of Interest by Members

4.2 Declaration of Interest by Staff

5. CONFIDENTIAL ITEMS

5.1 Closure to the Public for Confidential Items

Common No. 1944604

THAT pursuant to Section 65(2) of the Local Government Act and Regulation 8 of the Local Government (Administration) Regulations the meeting be closed to the public to consider following Items:-

<u>Item</u>	<u>Regulation</u>	<u>Reason</u>
C15.1	8(e)	information provided to the council on condition that it be kept confidential
C16.1	8(e)	information provided to the council on condition that it be kept confidential

5.2 Moving Open Items Into Confidential

Common No. 1944604

5.3 Moving Confidential Items Into Open

Common No. 1944604

6. WITHDRAWAL OF ITEMS FOR DISCUSSION

6.1 Items Withdrawn by Staff

6.2 Items Withdrawn by Members

OPEN SECTION

PAGE

TP10\5

Town Planning Committee Meeting – Tuesday, 7 October 2014

7. CONFIRMATION OF MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING

THAT the Committee resolve that the minutes of the previous Town Planning Committee Meeting held on Tuesday, 5 August, 2014, tabled by the Chairman, be received and confirmed as a true and correct record of the proceedings of that meeting.

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

8.1 Business Arising

ENCL: TOWN PLANNING COMMITTEE/OPEN
YES

AGENDA ITEM: 9.1

REZONE SECTION 5249 (35) HENRY WRIGLEY DRIVE AND SECTION 4295 (216) MCMILLANS ROAD MARRARA TO ZONE CN (CONSERVATION)

REPORT No.: 14TS0229 NS:dj **COMMON No.:** 265213

DATE: 07/10/2014

Presenter: Manager Design, Planning & Projects, Drosso Lelekis

Approved: General Manager Infrastructure, Luccio Cercarelli

PURPOSE

The purpose of this report is to inform Council of the implications, costs and process involved with rezoning Section 5249 (35) Henry Wrigley Drive, Marrara and Section 4295 (216) McMillans Road, Marrara from Zone OR (Organised Recreation) and Zone PS (Public Open Space) to Zone CN (Conservation).

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies of the City of Darwin 2012 – 2016 as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

1. Collaborative, Inclusive and Connected Community

Outcome

- 1.4 Improved relations with all levels of government and significant stakeholders

Key Strategies

- 1.4.2 Play an active role in strategic and statutory planning processes

KEY ISSUES

- Council requested a report be prepared on the implications of rezoning:
 - Section 5249 (35) Henry Wrigley Drive, Marrara from Zone OR (Organised Recreation); and
 - Section 4295 (216) McMillans Road, Marrara from Zone PS (Public Open Space) and Zone OR (Organised Recreation).
to Zone CN (Conservation);
- This report provides Council with the purpose of the current zoning applicable to the subject sites and compares the purpose of the suggested rezoning;
- Council needs to consider its long term intention for the subject sections; and
- There are other sections within the Rapid Creek Catchment that are also zoned PS (Public Open Space) and OR (Organised Recreation).

PAGE: 2
 REPORT NUMBER: 14TS0229 NS:dj
 SUBJECT: REZONE SECTION 5249 (35) HENRY WRIGLEY DRIVE AND SECTION 4295 (216) MCMILLANS ROAD MARRARA TO ZONE CN (CONSERVATION)

RECOMMENDATIONS

THAT the Committee resolve under delegated authority:-

THAT Report Number 14TS0229 NS:dj entitled Rezone Section 5249 (35) Henry Wrigley Drive and Section 4295 (216) McMillans Road Marrara to Zone CN (Conservation), be received and noted.

BACKGROUND

Council resolved the following at the 1st Ordinary Council Meeting held on the 12 August 2014:

DECISION NO.21\2479

Rapid Creek Block Rezoning

Common No. 265213

THAT a report be prepared on the implications, if any, of Council applying for the rezoning of Lots 5249 and 4295 Marrara from Organised Recreation (OR) to Conservation (CN).

Site and Surrounds

Section 5249 (35) Henry Wrigley Drive, Marrara is 0.773ha in area and is covered in dense native vegetation. Section 5249 shares a common boundary with the Marrara Sporting Precinct. The netball courts are located within close proximity to the site. Vehicle access to the sites is limited, with majority of the boundaries barricaded by fences or low lying barrier. Access for bicycles and pedestrians is available via dirt tracks.

Section 4295 (216) McMillans Road, Marrara is 19.9ha in area. Rapid Creek flows through Section 4295 and the remainder is covered in dense native vegetation. The site is segregated by Henry Wrigley Drive, with a smaller triangular part of the section located to the east of the road (adjacent Section 5249) and the other larger section is located to the north-west of Henry Wrigley Drive. The north-west section has an informal unmaintained road which runs parallel to the creek, allowing the public to park vehicles within close proximity to the creek. Barriers guide and restrict vehicle access.

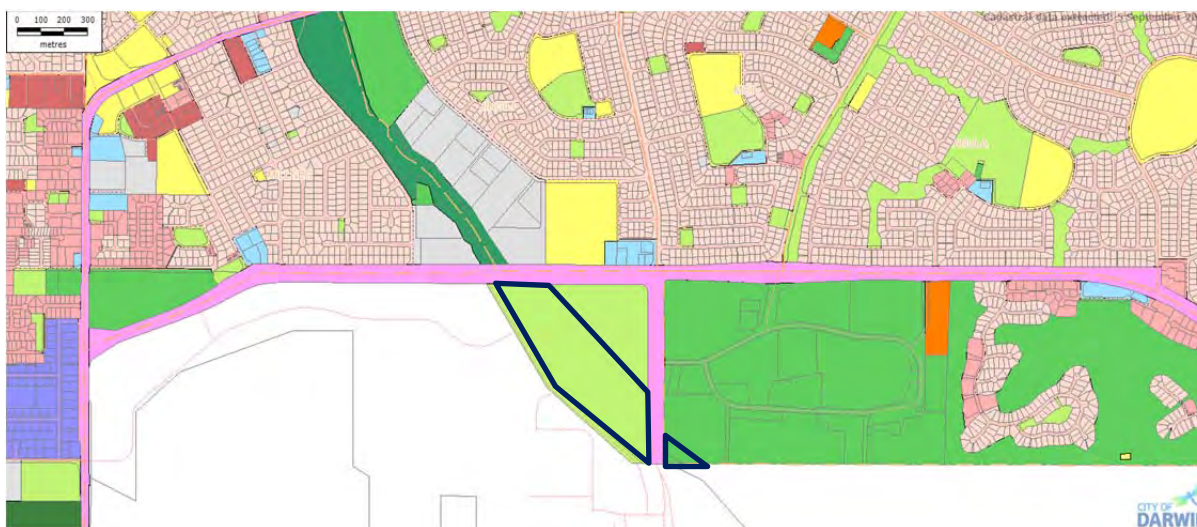
Both Section 5249 and 4295 are owned by of the City of Darwin.

PAGE: 3
 REPORT NUMBER: 14TS0229 NS:dj
 SUBJECT: REZONE SECTION 5249 (35) HENRY WRIGLEY DRIVE AND SECTION 4295 (216) MCMILLANS ROAD MARRARA TO ZONE CN (CONSERVATION)



Subject Sections

Section 5249 (35) Henry Wrigley Drive, Marrara is zoned OR (Organised Recreation) and Section 4295 (216) McMillans Road, Marrara is partially zoned PS (Public Open Space) and partially zoned OR (Organised Recreation), refer to the below zoning map:



Zoning map key




- CN (Conservation);
- OR (Organised Recreation); and
- PS (Public Open Space).

Land zoned in the upper portion of the Rapid Creek riparian area (Lot 9647 between McMillans Road and Trower Road) is zoned OR, PS and CN and is also owned by the City of Darwin.

PAGE: 4
 REPORT NUMBER: 14TS0229 NS:dj
 SUBJECT: REZONE SECTION 5249 (35) HENRY WRIGLEY DRIVE AND SECTION 4295 (216) MCMILLANS ROAD MARRARA TO ZONE CN (CONSERVATION)



Zoning map key

	CN (Conservation);
	OR (Organised Recreation); and
	PS (Public Open Space).

Land within the Rapid Creek corridor to the north of Trower Road also differs in zoning (as above) and is predominantly owned by the Northern Territory Government.

DISCUSSION

Zones:

Below provides the purpose and context for Zone OR, Zone PS and Zone CN as a comparison:

Purpose of Zone OR (Organised Recreation):

The purpose of Zone OR, as per the Northern Territory Planning Scheme is as follows:

1. *"The primary purpose of Zone OR is to provide areas for organised recreational activities".*
2. *"Development is to be limited to that which is consistent with the recreational opportunities of the land".*

Zone OR generally allows for more community type facilities with ancillary uses, such as, community centres, child care centres, leisure and recreation facilities, stables, car parking. Uses are either 'Permitted' or 'Discretionary' pursuant to the scheme. Refer to **Attachment A** for an extract of Zone OR.

PAGE: 5
 REPORT NUMBER: 14TS0229 NS:dj
 SUBJECT: REZONE SECTION 5249 (35) HENRY WRIGLEY DRIVE AND SECTION 4295 (216) MCMILLANS ROAD MARRARA TO ZONE CN (CONSERVATION)

Zone OR is generally intended for more formal sporting or leisure activities, for example, the East Point Equestrian Club is zoned OR to allow for the recreational facilities of the equestrian club.

Purpose of Zone PS (Public Open Space):

The purpose of Zone PS, as per the Northern Territory Planning Scheme is as follows:

1. *“provide public areas for recreational activity”.*
2. *“Development should be limited to that which is for public use and enjoyment consistent with the recreational opportunities of the land which has minimal adverse impact (if any) on adjoining or nearby property”.*

Zone PS generally allows for passive recreation and parkland with ancillary uses, such as; leisure and recreation facilities, restaurants etc. Zone PS is more restrictive than Zone OR in that there are a fewer number of uses that are either ‘Permitted’ or ‘Discretionary’ pursuant to the scheme. Refer to **Attachment B** for an extract of Zone PS.

Lake Alexander at East Point Reserve is an example of Zone PS and is intended to allow for informal and formal public use of the lake and surrounding area. Toilets, barbeques and play equipment are included for public amenity. Whilst other portions of East Point Reserve, also zoned Public Open Space, provide a dual role of passive recreation and conservation of existing flora and fauna.

Purpose of Zone CN (Conservation):

The purpose of Zone CN, as per the Northern Territory Planning Scheme is as follows:

1. *“The primary purpose of Zone CN is to conserve and protect the flora, fauna and character of natural areas”.*
2. *“Development is to be sensitive to the natural features and habitats of the zone and be so sited and operated as to have minimal impact on the environment”.*

Zone CN allows for uses such as a caretaker residence, home occupation, restaurant and shop. The intent of the zone is however, to conserve and protect the natural habitat for biological and ecological purposes and that development be sited so as to have minimal adverse impact on the environment. Refer to **Attachment C** for an extract of Zone CN.

PAGE: 6
 REPORT NUMBER: 14TS0229 NS:dj
 SUBJECT: REZONE SECTION 5249 (35) HENRY WRIGLEY DRIVE AND SECTION 4295 (216) MCMILLANS ROAD MARRARA TO ZONE CN (CONSERVATION)

For example, the northern coastal area of East Point is zoned CN, this continues through to Ludmilla and Coconut Grove coast line. Access may be limited to these areas and few if any public amenities are generally provided to discourage heavy use and focus more on protection and conservation.

Site Assessment:

Increasing development in the Rapid Creek catchment area will only necessitate closer management to ensure the protection of remnant vegetation, in particular the creek amenity and its water quality. Therefore development would be discouraged. Given that Council owns the land, approval for any use or development would require permission from Council.

Biodiversity corridors are essential to the ongoing survival and resilience of our native flora and fauna. Given the current zoning of the land, development is to be limited to recreational opportunities. In addition to this, the land is within the riparian area of Rapid Creek and the ability to develop the land for formal recreation (as per the intent of the current zoning) would be restricted given the land is prone to flooding and storm surge.

Additionally as the land is located within close proximity to the airport, intensified development is discouraged where it may prejudice the airport operations.

Furthermore, the administration and the purpose of the Northern Territory Planning Scheme are to support the conservation of the natural environment and sustainable uses and development.

Given that City of Darwin owns the land, Council needs to consider;

- Its future intent for the sections; and
- Form a decision on rezoning the land i.e. to restrict future development and/or rezone for conservation and preservation purposes?

Zone CN is one of the more restrictive zones within the Northern Territory Planning Scheme (in terms of development that it allows), given that its purpose is to conserve and protect. There is existing public support to rezone the land to Zone CN. It is therefore encouraged that prior to initiating a rezoning application, Council make a strategic decision on the sections' intended uses, as any future changes from Zone CN may be negatively received by the community.

The land is currently maintained by contractors, employed by the City of Darwin, who already maintain the land to a 'conservation' standard to protect the flora, and character of the area. Rezoning the land to Zone CN is unlikely to result in Council maintaining the land any differently than it already does. Rezoning would however formalise current Council practices. Any changes to the current maintenance of the land may be best supported by a Conservation Management Plan.

PAGE: 7
 REPORT NUMBER: 14TS0229 NS:dj
 SUBJECT: REZONE SECTION 5249 (35) HENRY WRIGLEY DRIVE AND SECTION 4295 (216) MCMILLANS ROAD MARRARA TO ZONE CN (CONSERVATION)

A Conservation Management Plan is not a legislative requirement, rather a more perceived expectation. If rezoned, community expectation would increase for Council to manage and conserve the biodiversity values of the land and the catchment.

Under the current zoning, Council has the choice to manage and maintain the land to a conservation standard and develop the land with any additional ancillary features it sees appropriate. If rezoned, the ability to develop the land would be further restricted by the Northern Territory Planning Scheme. Uses such as a community centre and leisure and recreation that are permitted in Zones PS and OR are otherwise prohibited in Zone CN even where Council deemed them appropriate.

Rezoning process:

Rezoning is a legislative action resulting in an amendment to Government policy i.e. changing the zoning maps.

An application to rezone the subject land requires an assessment by the Minister for Lands, Planning and the Environment. Prior to lodgement it is recommended that a pre-application meeting be undertaken with the Strategic Lands Planning staff. The Minister will decide whether to exhibit the proposal or not. If the application is exhibited, it will be done so for at least 28 days. Council would be in receipt of all public submissions and service authority comments. A subsequent Reporting Body Hearing would be conducted at the conclusion of the exhibition period, following this hearing the application would then be referred to the Minister for consideration where a determination would be issued accordingly.

It is considered that the City of Darwin has the internal resources to make the application to the Minister if it is considered appropriate to rezone the land. Council officers would be required to provide the following in support of the application:

- Site and concept plan;
- A statement on the nature and merits of the proposal;
- Information on the local services; and
- Supporting technical information.

On average, an application to rezone land takes approximately four (4) – six (6) months to complete. The cost of rezoning would include a combination of staff time and rezoning application fees.

Summary:

In summary, Council needs to decide on the long-term intended purpose for the subject sections and whether it considers rezoning Section 5249 (35) Henry Wrigley Drive, Marrara and Section 4295 (216) McMillans Road, Marrara from Zone OR (Organised Recreation) and PS (Public Open Space) to Zone CN (Conservation), the best long-term means of managing and controlling the land.

PAGE: 8
 REPORT NUMBER: 14TS0229 NS:dj
 SUBJECT: REZONE SECTION 5249 (35) HENRY WRIGLEY DRIVE AND SECTION 4295 (216) MCMILLANS ROAD MARRARA TO ZONE CN (CONSERVATION)

If Council wishes to undertake such a rezoning process, a decision on timeframes and budgetary commitments need to be determined in order for City of Darwin officers to act upon.

CONSULTATION PROCESS

In preparing this report, the following internal parties were consulted:

- Town Planner
- Strategic Town Planner
- Manager Climate Change & Environment
- Manager Infrastructure Maintenance
- Parks & Reserves Coordinator

In preparing this report, the following external parties were consulted:

- Northern Territory Parks and Wildlife Commission
- Department of Lands, Planning and the Environment

POLICY IMPLICATIONS

There are no policy implications for Council as a result of this application.

BUDGET AND RESOURCE IMPLICATIONS

If Council considers it appropriate to apply to rezone the land, the fees applicable are as below:

- | | |
|------------------|-----------------|
| • Lodgement fee | \$ 3,140 |
| • Exhibition fee | \$ 638 |
| TOTAL | \$ 3,778 |

This cost has not been incorporated into the 2014-15 budget process, but could be funded from the operational budget.

Council staff would be in a position to prepare the application to the Minister for Lands, Planning and the Environment; therefore no other additional budget costs associated with lodging the application would be incurred.

Given that the land is already maintained to a conservation standard, there is unlikely to be further cost implications in terms of maintaining the land. It would however, be considered prudent to develop a Conservation Management Plan.

Annually, approximately \$20,000 of the municipal budget is allocated to the Rapid Creek Corridor Rehabilitation. If Council does consider it appropriate to rezone the land to Zone CN, Council may wish to redirect \$10,000 of these funds in the 2015-16 budget process for the development of a Conservation Management Plan for these sections.

PAGE: 9
 REPORT NUMBER: 14TS0229 NS:dj
 SUBJECT: REZONE SECTION 5249 (35) HENRY WRIGLEY DRIVE AND SECTION 4295 (216) MCMILLANS ROAD MARRARA TO ZONE CN (CONSERVATION)

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

As addressed in the body of this report.

ENVIRONMENTAL IMPLICATIONS

An assessment on Council's green spaces in accordance with the below actions from the Climate Change Action Plan is to be undertaken:

- *"Priority biodiversity conservation areas are identified, and then established".*
- *"High conservation value areas are increased within the municipality".*

Increasing development in the catchment will only necessitate closer management to ensure the protection of remnant vegetation and in particular the creek amenity and its water quality.

Rezoning the site to Zone CN will provide greater conservation and protection of the biological and ecological values of the site and ensure that any development be sighted so to as have minimal adverse impact on the environment.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

DROSSO LELEKIS
MANAGER DESIGN, PLANNING
& PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

For enquiries, please contact Cindy Robson on 8930 0528 or email:
c.robson@darwin.nt.gov.au.

Attachments:

- Attachment A:** Northern Territory Planning Scheme - Zone OR (Organised Recreation) extract
- Attachment B:** Northern Territory Planning Scheme - Zone PS (Public Open Space) extract
- Attachment C:** Northern Territory Planning Scheme - Zone CN (Conservation) extract

5.15 ZONE OR – ORGANISED RECREATION

1. The primary purpose of Zone OR is to provide areas for organised recreational activities.
2. Development is to be limited to that which is consistent with the recreational opportunities of the land.

Clause 6.8 refers to **Demountable Structures**.

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

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE OR

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	P	6.7
caravan park	x	
caretaker's residence	D	6.1, 6.5.1, 7.3, 7.10.3
car park	D	6.1, 6.5.3, 8.2
child care centre	D	6.1, 6.5.1, 8.1.5, 8.2
community centre	P	6.1, 6.5.1
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	D	6.5.1, 7.10.6
home based contracting	x	
home based visitor accommodation	x	
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
independent unit	x	
intensive animal husbandry	x	
leisure and recreation	D	6.1, 6.5.1, 8.2
licensed club	D	6.1, 6.5.1, 6.6, 8.2
light industry	x	
medical clinic	x	
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	P	6.7
recycling depot	x	
restaurant	D	6.1, 6.5.1, 6.6, 8.2
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	D	6.1, 6.5.1, 6.6, 8.1.1, 8.2
showroom sales	x	
single dwelling	x	
stables	D	6.1, 6.5.1, 10.1
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted S = Self Assessable D = Discretionary x = Prohibited

5.14 ZONE PS – PUBLIC OPEN SPACE

1. The primary purpose of Zone PS is to provide public areas for recreational activity.
2. Development should be limited to that which is for public use and enjoyment consistent with the recreational opportunities of the land and which has minimal adverse impact (if any) on adjoining or nearby property.

Clause 6.8 refers to **Demountable Structures**.

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

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE PS

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	P	6.7
caravan park	x	
caretaker's residence	D	6.1, 6.5.1, 7.3, 7.10.3
car park	x	
child care centre	x	
community centre	D	6.1, 6.5.1
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	x	
home based contracting	x	
home based visitor accommodation	x	
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
independent unit	x	
intensive animal husbandry	x	
leisure and recreation	D	6.1, 6.5.1
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	D	6.7
recycling depot	x	
restaurant	D	6.1, 6.5.1, 6.6
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	x	
stables	x	
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted S = Self Assessable D = Discretionary x = Prohibited

5.22 ZONE CN – CONSERVATION

1. The primary purpose of Zone CN is to conserve and protect the flora, fauna and character of natural areas.
2. Development is to be sensitive to the natural features and habitats of the zone and be so sited and operated as to have minimal impact on the environment.

Clause 1.3 refers to Sheds.

Clause 6.8 refers to **Demountable Structures**.

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

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE CN

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	P	6.7
caravan park	x	
caretaker's residence	D	6.1, 6.5.1, 7.3, 7.10.3
car park	x	
child care centre	x	
community centre	x	
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	x	
home based contracting	x	
home based visitor accommodation	x	
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
independent unit	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	D	6.1, 6.5.1, 6.6, 10.2
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	D	6.1, 6.5.1, 6.6, 8.1.1, 10.2
showroom sales	x	
single dwelling	x	
stables	x	
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted S = Self Assessable D = Discretionary x = Prohibited

**ENCL: TOWN PLANNING COMMITTEE/
YES OPEN**

AGENDA ITEM: 9.2

**SUBDIVISION TO CREATE 68 LOTS -
SECTION 5875 (81) BOULTER ROAD, BERRIMAH - PA2014/0698**

REPORT No.: 14TS0270 NS:dj COMMON No.: 2896135

DATE: 07/10/2014

Presenter: Manager Design, Planning & Projects, Drosso Lelekis

Approved: General Manager Infrastructure, Luccio Cercarelli

PURPOSE

The purpose of this report is to refer to Council for comment, pursuant to Section 48 of the Planning Act, the following Subdivision to Create 68 Lots - Section 5875 (81) Boulter Road, Berrimah - PA2014/0698, included as **Attachment A**.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies of the City of Darwin 2012 – 2016 as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

1. Collaborative, Inclusive and Connected Community

Outcome

- 1.4 Improved relations with all levels of government and significant stakeholders

Key Strategies

- 1.4.2 Play an active role in strategic and statutory planning processes

KEY ISSUES

- It is recommended that Council objects to the subdivision, and requests a deferral of the application subject to the outcomes of the following reports associated with the Berrimah North Planning Principles and Area Plan;
 - Road Infrastructure Report;
 - The Berrimah North Drainage Study;
 - Berrimah North Stormwater Quality Management Plan; and
 - Social and Community Infrastructure Plan (to be prepared).
- A letter of comment was submitted to the Development Assessment Services Division of the Department of Lands, Planning and the Environment on the 26 September 2014. A revised submission has been subsequently prepared for Council endorsement, including additional comments relating to Open Space, refer to **Attachment B**;
- The subdivision would be premature in the absence of the revised Berrimah North Planning Principles and Area Plan being finalised; and
- The proposal incorporates less than the required percentage of open space requirement prescribed by the Planning Scheme.

PAGE: 2
 REPORT NUMBER: 14TS0270 NS:dj
 SUBJECT: SUBDIVISION TO CREATE 68 LOTS –
 SECTION 5875 (81) BOULTER ROAD, BERRIMAH - PA2014/0698

RECOMMENDATIONS

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 14TS0270 NS:dj entitled Subdivision to Create 68 Lots - Section 5875 (81) Boulter Road, Berrimah – PA2014/0698, be received and noted.
- B. THAT Council endorse the submission dated, 26 September 2014 to the Development Consent Authority, **Attachment B** to Report Number 14TS0270 NS:dj entitled Subdivision to Create 68 Lots - Section 5875 (81) Boulter Road, Berrimah – PA2014/0698.

BACKGROUND

Site and Surrounds

The subject site is 4.05 hectares in area; located along the northern side of Boulter Road in Berrimah and is zoned MD (Multiple Dwelling Residential). The site is currently undeveloped. Surrounding land is generally zoned CP (Community Purpose), 69 Boulter Road, Berrimah (to the west of the subject site) is also zoned MD and was recently developed with 84 dwellings in 42 single storey buildings.

Directly to the north of the site is a parcel currently developed with a CSIRO research facility. The Milkwood Steiner School and two childcare centres sit to the east of the subject site and the Yilli Rreung Housing Aboriginal Corporation is immediately to the south of the site.



PAGE: 3
 REPORT NUMBER: 14TS0270 NS:dj
 SUBJECT: SUBDIVISION TO CREATE 68 LOTS –
 SECTION 5875 (81) BOULTER ROAD, BERRIMAH - PA2014/0698

Site Development History

In 2010 the then Department of Lands and Planning (DLP) amended the Northern Territory Planning Scheme to include *Clause 14.1.2, Berrimah North Planning Principles*. The primary purpose of the planning principles is to provide for a diversity of uses and attract urban infill to the area.

In 2011 the subject site was rezoned from Zone CP (Community Purpose) to Zone MD (Multiple Dwelling) for the purpose of facilitating multiple dwelling residential developments in accordance with the Berrimah North Area Plan. At that time, DLP was advised, that Council had engaged consultants to assess future infrastructure needs and prepare a contribution plan for Boulter Road upgrades and associated infrastructure, including road works, stormwater drainage and street lighting. DLP was further advised that all development occurring in the area covered by the contribution plans will be subject to making a contribution towards this infrastructure upgrade.

In 2012 an application to subdivide the property into 33 lots was granted approval. This application was not pursued beyond its planning approval.

The recently *Revised Berrimah North Planning Principles* and *Area Plan* were referred to Council for comment at its 1st Ordinary Meeting on the 16 September 2014. The revised and expanded Berrimah North Area Plan encompasses the land between Amy Johnston Avenue, McMillians Road, Vanderlin Drive and Stuart Highway, including the subject site. Exhibition of the Area Plan concluded on 19 September 2014.

DISCUSSION

A revised submission (**Attachment B**) has been included for endorsement by Council. The revised submission includes additional comments relating to open space.

Current Proposal

The current application is to subdivide the existing 4.05 hectare property and create 68 smaller lots. The proposed lots range from 328m² to 808m² in area.

The subdivision has been designed to have allotments abutting all four (4) external boundaries and with an informal ring road and central road that divide the lot into two (2) internal rectangular islands. Twelve (12) formal visitor car parks located within the road reserve have been included in the design.

The application proposes one (1) 16m wide road reserve as the entry point into the area. All internal road reserves are also proposed to be 16m wide.

PAGE: 4
 REPORT NUMBER: 14TS0270 NS:dj
 SUBJECT: SUBDIVISION TO CREATE 68 LOTS –
 SECTION 5875 (81) BOULTER ROAD, BERRIMAH - PA2014/0698

Application Assessment

Clause 11.1.1, Minimum Lot Sizes and Requirements of the Northern Territory Planning Scheme, requires lots within Zone MD to have a minimum lot size of 300m²; compliance with this clause is achieved given that the minimum lot size proposed is 328m².

Open Space

The proposal has included 9.4% of the site as Open Space through:

- One smaller area of 245m², to the rear north-western corner of the site. This lot includes a stormwater easement; and
- One larger area of 2,216m² (2,859m² which includes the road reserve surrounding the open space in the area calculations).

Excluding the road reserve, the total proposed Open Space would be less than 9.4% of the site. The exhibited *Revised Berrimah North Planning Principles and Area Plan*, indicated an open space area incorporating drainage features to the north-western rear of the site. It is assumed that the smaller open space area will provide some linkage to this proposed drainage area.

Clause 11.2.2, Infrastructure and Community Facilities in Residential Subdivisions, of the Northern Territory Planning Scheme requires “a minimum of 10% of the subdivision area as public open space”.

City of Darwin officers have provided comments objecting to the proposal and requested the deferral of the application until the revised *Berrimah North Planning Principles and Area Plan* have been finalised. Whilst the subject site has been identified as Urban Residential, the revised Area Plan proposes a number of larger open space areas. Should larger open space areas be identified through the revised Area Plan process, smaller sites such as this may be allowed to marginally reduce their open space requirements by way of a contribution towards open space elsewhere. A study of the social and community infrastructure may also determine that the proposed open space is not consistent with the needs of the Berrimah North area as a whole. In this regard deferral is paramount in determining such arrangements.

The 245m² open space area to the rear corner of the subject site (presumably for the purpose of providing a connection to a large open space area, identified in the Area Plan) is encouraged; given that this area allows for a cohesive connection and interaction with future subdivision to the north.

If approved, the design and specifications for the proposed landscaping and open space have been requested as per Council's revised submission included at **Attachment B**.

PAGE: 5
 REPORT NUMBER: 14TS0270 NS:dj
 SUBJECT: SUBDIVISION TO CREATE 68 LOTS –
 SECTION 5875 (81) BOULTER ROAD, BERRIMAH - PA2014/0698

Berrimah North Planning Principles and Area Plan

An assessment against *Clause 14.1.2, Berrimah North Planning Principles* of the Northern Territory Planning Scheme has been made; however given the intention to replace the existing Area Plan with the revised *Berrimah North Planning Principles and Area Plan*, it is considered appropriate to focus on the revised controls.

Council supported in principle the expanded Area Plan, however considered the inclusion of the Area Plan into the Planning Scheme at this stage premature given that significant infrastructure upgrades for stormwater and roads are required to facilitate co-ordinated development of land within the Area Plan. Additionally plans for social and community infrastructure are required to guide future development in the area. Council queried how the upgrading of works required are to be funded and suggested that this should be established prior to incorporation into the Northern Territory Planning Scheme. Until such issues are resolved, it is considered appropriate to request deferment of this application.

Road Network

If approved, a comprehensive Traffic Impact Assessment Report to be prepared by a suitably qualified traffic engineer was requested.

Stormwater Drainage

If approved, it was requested that all stormwater drainage measures conform to Council's Subdivision and Development Guidelines.

Summary

The City of Darwin has concerns with the proposal given that any development on the site will be subject to the draft revised Berrimah North Planning Principles and Area Plan, recently exhibited. In this regard, the subdivision should not hinder the implementation of the final Area Plan; the City of Darwin has therefore objected to the application and requested a deferment.

CONSULTATION PROCESS

In preparing this report, the following parties were consulted:

- Town Planner
- Strategic Town Planner

POLICY IMPLICATIONS

Council officers have recommended that the development comply with Council's Subdivision and Development Guidelines, as well as all other relevant Council policies, subject to the approval of the General Manager Infrastructure.

PAGE: 6
 REPORT NUMBER: 14TS0270 NS:dj
 SUBJECT: SUBDIVISION TO CREATE 68 LOTS –
 SECTION 5875 (81) BOULTER ROAD, BERRIMAH - PA2014/0698

BUDGET AND RESOURCE IMPLICATIONS

Contribution Plans or other funding mechanisms for required infrastructure upgrades should be implemented prior to any development applications being issued. Without these funding mechanisms in place, costs associated with infrastructure upgrades may fall back onto the City of Darwin rather than those benefiting from the development.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Not assessed.

ENVIRONMENTAL IMPLICATIONS

Drainage and infrastructure studies have been undertaken to mitigate foreseeable environmental impacts on downstream catchments and traffic networks.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

DROSSO LELEKIS
MANAGER DESIGN, PLANNING
& PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

For enquiries, please contact Cindy Robson on 8930 0528 or email:
c.robson@darwin.nt.gov.au.

Attachments:

Attachment A: Development Application, PA2014/0698
Attachment B: City of Darwin, Revised Letter of Response to Development
 Assessment Services, dated 10 October 2014

Section 5875 (81) Boulter Road, Hundred of Bagot, Berrimah

Application for Subdivision to Create 66
Lots and Public Open Space

Client:

Jim Keogh

Date:

5 September 2014

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Contents

1	INTRODUCTION	5
1.1	Overview	5
1.2	Site and Surrounds	5
1.3	Site Application History	7
1.4	Area Plans	7
2	PROPOSAL	9
2.1	Design Approach	9
2.2	Development Specifics	10
3	PLANNING CONSIDERATIONS	12
3.1	46(3)(a) - NT Planning Scheme	12
3.2	46(3)(b) - Interim Development Control Orders	16
3.3	46(3)(c) - Environmental Reports	16
3.4	46(3)(d) – Merits	16
3.5	46(3)(e) - Land Capability	17
3.6	46(3)(f) - Public Facilities and Public Open Space	17
3.7	46(3)(g) - Public Utilities and Infrastructure	17
3.7.1	Power	17
3.7.2	Water supply	17
3.7.3	Sewer	17
3.7.4	Stormwater	17
3.8	46(3)(h) – Amenity	18
3.9	46(3)(j) - Public Interest	18
3.10	46(3)(k) - Building Act Compliance	18
3.11	46(3)(l) – Scheme Land	18
3.12	Planning Scheme Amendments	18
3.13	Environmental Protection Objectives	18
3.14	Ministerial Directions	18
3.15	Natural, Social, Cultural and Heritage Values	19
3.16	Beneficial Uses, Quality Standards, Criteria and Objectives.	19
4	CONCLUSION	20
APPENDICES		
A	Owners Authorisation	22
B	Proposed Subdivision Plan	23
C	Preliminary Stormwater Drainage Plan	24

FIGURES

Figure 1	Location of the Subject Site	5
Figure 2	Current Zoning of Section 5875 and Surrounds	6
Figure 3	Berrimah North Area Plan January 2010	7
Figure 4	Proposed Berrimah North Area Plan 2014	8

TABLES

Table 1	Planning Application History	7
Table 2	Development and Design Specifics	10

1 Introduction

1.1 Overview

This application seeks a Development Permit to subdivide Section 5875 (81) Boulter Road, Hundred of Bagot, Berrimah, into 66 residential lots, 2 public open space lots, and public road. The proposed subdivision is located to the north of Boulter road, within the area defined by the Berrimah North Area Plan.

The purpose of the proposed subdivision is to facilitate the development of a residential estate comprising single dwellings within zone MD on lots smaller than 800m² in accordance with recently adopted Planning Scheme Amendment 320.

This report describes the subject site, outlines the proposed development and provides an overview of the planning regulatory framework.

1.2 Site and Surrounds

Figure 1, below identifies the location of Section 5875.

Figure 1 Location of the Subject Site

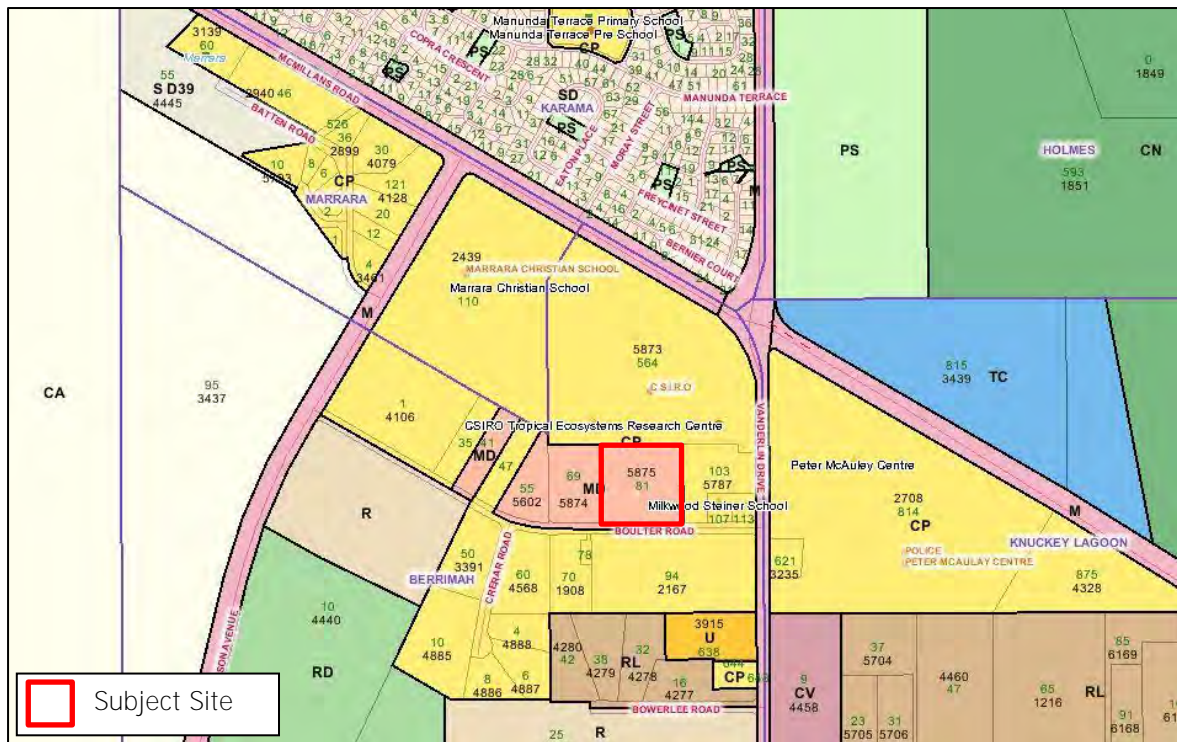


Source: Nearmap (downloaded 9 July 2014)

Section 5875 is a regularly shaped parcel of land, measuring 4.05ha in extent. The subject site is located within Zone MD (Multiple Dwelling), as identified below in Figure 2, and is currently undeveloped.

The site is generally flat, with no existing buildings situated on the lot.

Figure 2 Current Zoning of Section 5875 and Surrounds



Source: NT Atlas and Spatial Directory (downloaded 9 July 2014)

Section 5875 is surrounded by the following development/ facilities:

- » The northern portion of the lot borders land zoned CP (Community Purposes), which is currently occupied by the CSIRO Tropical Ecosystems Research Centre
- » The eastern portion of the lot borders land zoned CP (Community Purposes) which is currently occupied by the Milkwood Steiner School located on land zoned CP (Community Purposes).
- » The western portion of the site is bounded by land zoned MD (Multiple Dwelling Residential), and which is currently being developed for the purposes of 84 multiple dwellings on a 2.74 hectares site.
- » Section 5602 to the further along Boulter road to the west is a MD (Multiple Dwelling) Zone, and has been approved for around 50 multiple dwellings, which are currently under construction.
- » Land along the south of Boulter Road comprises various community purpose uses, including public housing, the RSPCA Darwin Regional Branch, the Council for Aboriginal Alcohol Program Services, and the NT Timor Chinese Association. These areas are zoned CP (Community Purpose).
- » The Marrarra Christian School is located to the north east of the site, on land currently zoned CP (Community Purposes).
- » A CSIRO facility is located to the north-east at the intersection also zoned CP (Community Purpose).

1.3 Site Application History

The site has been the subject of three relevant past applications, as follows:

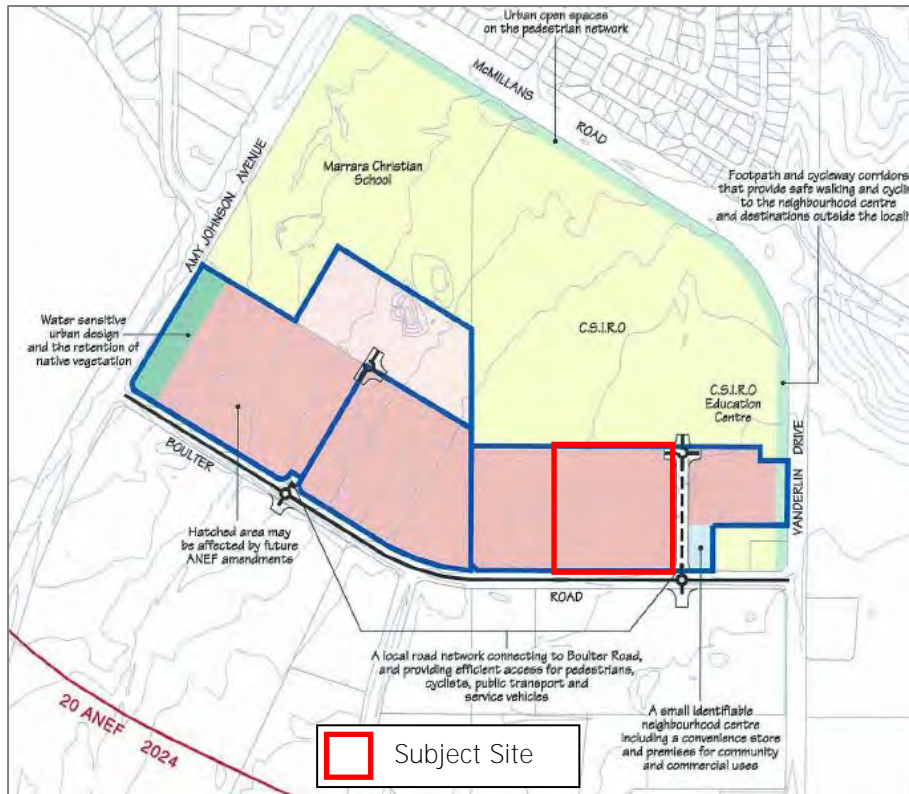
Table 1 Planning Application History

Planning Application No.	Details	Determination No./Date
PA2009/1407	Planning Scheme Amendment Introduce Clause 14.1.2, an Area Plan and Planning Principles for Berrimah North.	Amendment No. 125 07 July 2010
PA2010/1205	Planning Scheme Amendment Rezoning from zone CP (Community Purposes) to zone MD (Multiple Dwelling).	Amendment No. 174 26 January 2011
PA2012/0334	Application for subdivision to create 33 residential lots, public open space and public road.	DP12/0362 11 July 2012

1.4 Area Plans

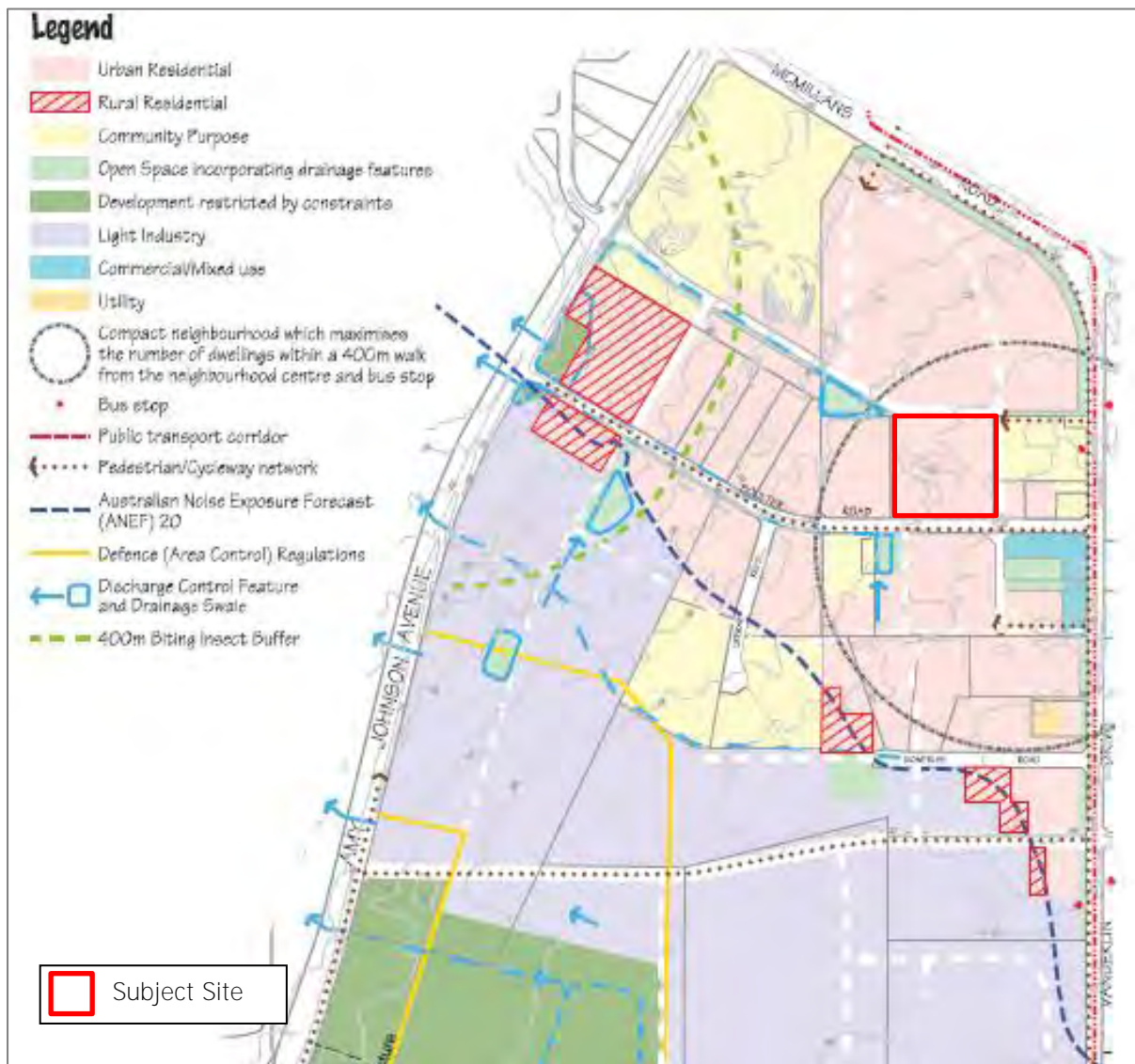
The site is within the 2010 adopted Berrimah North Area which identifies the site as Multiple Dwelling Residential, as identified below in Figure 3

Figure 3 Berrimah North Area Plan January 2010



On the 20 August 2014, a proposed Planning Scheme Amendment was advertised to revise the Berrimah North Area Plan and planning principles. The proposed area plan is shown in Figure 4, identifies the subject site as suitable for urban development, being within 400m walking distance to the future commercial precinct. This proposed area plan shows a potential future road to run adjacent the eastern and northern boundaries of the site. Timing for construction of these roads is yet to be determined. The plan also identifies future public open space areas within walking distance of the development.

Figure 4 Proposed Berrimah North Area Plan 2014

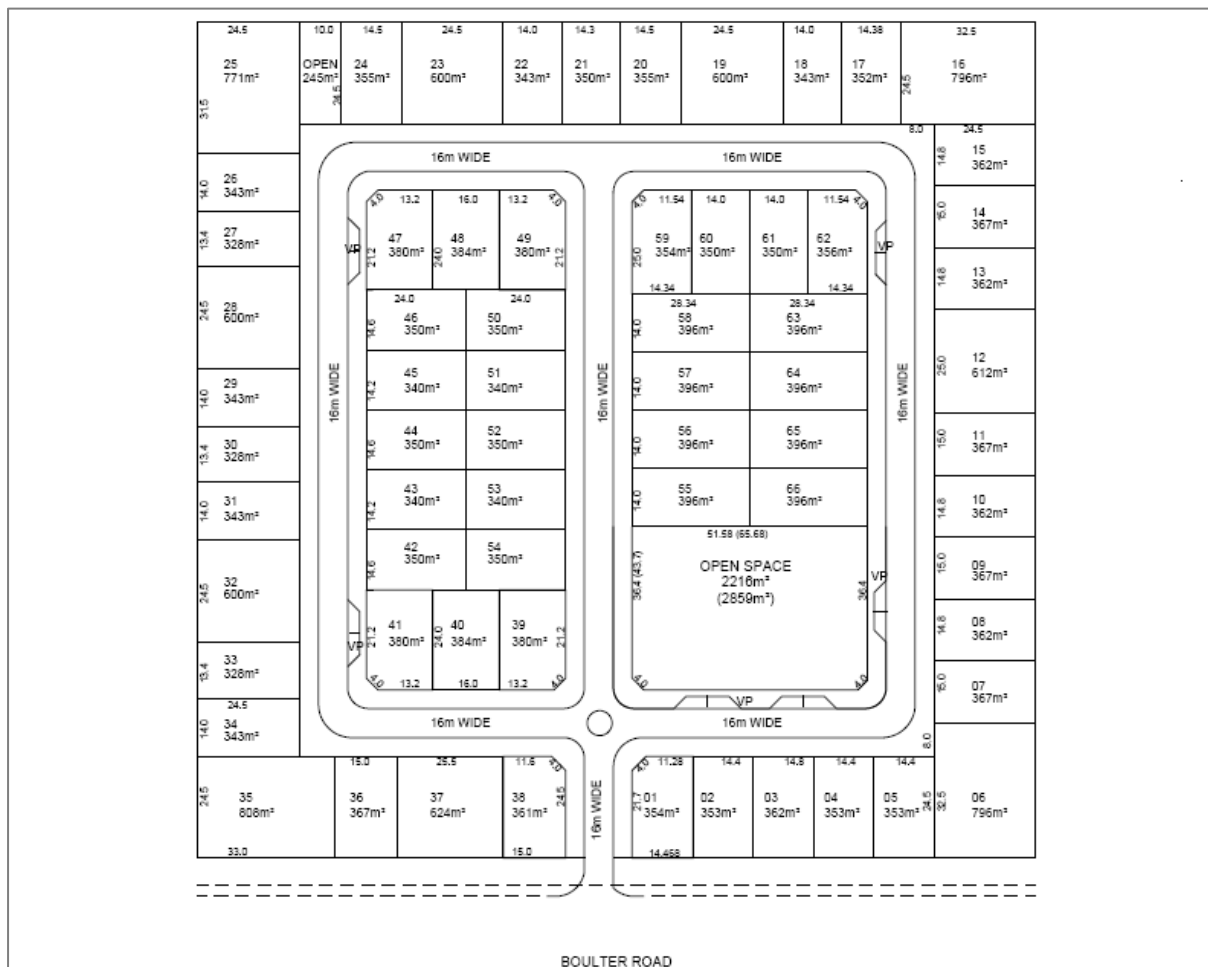


2 Proposal

The current application seeks to subdivide Section 5875, Hundred of Bagot into 66 residential lots, 2 public open space lots, and public road, as shown below in Figure and in Appendix B, Proposed Subdivision Plan

The purpose of the proposed subdivision is to facilitate the development of a residential estate comprising single dwellings within zone MD on lots smaller than 800m².

Figure 5 Proposed Subdivision plan



Source: Hames Sharley Architects

2.1 Design Approach

This proposed subdivision is lodged in accordance with the recent Planning Scheme Amendment, No. 320, which introduced clause 11.2.4, allowing subdivision to lots less than 800m² in Zone MD (Multiple Dwelling).

While compliance with the relevant sections of the NT Planning Scheme are addressed in Section 3.1, below, the following key points outline the design approach, and the intended creation of a high quality built environment that responds to the principles of the Berrimah North Area Plan.

2.2 Development Specifics

The development specifics are outlined in Table 2, below.

Table 2 Development and Design Specifics

Component	Details
Lot Layout and Dimensions	<p>The lots have been designed to provide an affordable housing opportunity for potential home owners, while allowing for variation in lot size, dimensions and building design. The lots vary between 328m² to 808m² with varying road frontages ranging between 13.4m and 25m. Lots greater than 600m² have been strategically located to break up the streetscape and avoid long identical building façades.</p> <p>The lots are of a size and shape that can comfortably accommodate private open space, vehicle parking on site and enough room to accommodate vehicle parking within the street.</p>
Resultant built design outcome	<p>A subdivision development permit is sought instead of a multiple dwelling permit, to allow greater alteration in building designs. The width of lots was devised in consultation with reputable Darwin based home building companies. It is felt that a wider lot frontage, coupled with individual landowners will create variation in building design, as potential homeowners will ultimately design their house to suit their individual needs.</p> <p>The developer is committed to creating estate covenant guidelines that will ensure the highest quality built outcome for the estate similar to the standard achieved at The Heights, Durack.</p> <p>Zero lot boundaries have not been nominated on the plans as it is felt that this will restrict potential purchasers to a particular side and result in a uniform built outcome. A note has been provided on the plans to inform potential homebuilders that a zero lot boundary can be utilised in accordance with the NT Planning Scheme.</p>
Access, proposed roads and parking	<p>Access is proposed from Boulter Road at a position roughly in the centre of Section 5875.</p> <p>The internal road network provides a regular, interconnected road layout in accordance with the City of Darwin's subdivision design guidelines.</p> <p>A 16m road reserve is proposed within the estate to create an attractive and functional streetscape.</p> <p>There are 12 formal visitors parking bays provided within the road reserve of the proposed public roads, located at:</p> <ul style="list-style-type: none"> » Adjacent to the public open space at Lots 1 to 4 , and 8 to 9 » Adjacent to lots 41, 47 and 62.

Component	Details
Pedestrian network	<p>Pedestrian footpaths will ultimately be provided on one side of the proposed public roads, aimed at providing pedestrian connectivity from Boulter Road and throughout the development with limited conflict with vehicle movements and visitors parking bays.</p> <p>A small public open space area has been provided in the north west portion of the site to allow for future pedestrian connection to a potential future road that is planned adjacent the northern boundary, as identified in the proposed Berrimah North Area Plan.</p>
Public open space	<p>Two open space lots are provided within the estate measuring 3,104m² which is 7.7% of the total site area.</p> <p>The main public open space lot measures 2,859m² in extent, and has dimensions suited to facilitate active recreational activities including a functional play area, casual-ball play as well as provide passive recreational amenities including picnic tables and shaded seating for quiet reflection.</p> <p>The main park is located in a central and prominent location which provides a focal point for the estate being easily accessed by the future dwellings and easily viewed from the entrance of the estate. Casual surveillance is maximised by the activation of space and interaction with adjoining land uses.</p> <p>As discussed above, a small public open space area has been provided in the north west portion of the site to allow for future pedestrian connection. This space will be landscaped to improve the amenity of the area and provide an appropriate and attractive stormwater attenuation function.</p>
Landscaping	<p>The public open space areas will be vegetated to a high standard utilising the existing vegetation where appropriate.</p> <p>Shade trees will be provided throughout the estate in key locations to maximise the residents comfort.</p> <p>The proposed subdivision has provided enough space in the verge to plant large street trees to create a boulevard along the central street.</p>
Refuse removal	<p>The internal road network has been designed to accommodate waste removal vehicles to the City of Darwin's specifications. A road reserve of 16m wide has been proposed in the subdivision to allow cars to park on the street and provide enough clearance for refuse vehicle access.</p>
Stormwater Management	<p>The majority of the site drains naturally towards the northern boundary of the site. A preliminary stormwater plan has been prepared by ADG Engineers and attached in Appendix C. This plan is generally in accordance with the overall stormwater plan for Berrimah North.</p>

3 Planning Considerations

The following is an assessment of the proposal against Section 46 of the NT Planning Act and other planning considerations.

3.1 46(3)(a) - NT Planning Scheme

Clause 2.6 Subdivision of Land

The subdivision of land requires approval from the consent authority.

Clause 11.0 Subdivision

Clause 11.1.1 Minimum Lot Sizes and Requirements

Complies

The proposed lots will range in size from 328m² to 808m².

Clause 11.2.1 Site Characteristics in Residential Subdivision

Complies

The site is considered capable of supporting the proposed subdivision, as there are no physical site characteristics, such as soils, slope or drainage, which could preclude the subdivision. The nature and impact of the proposed subdivision is consistent with the envisaged land use activities for the site.

Clause 11.2.2 Infrastructure & Community Facilities in Residential Subdivisions

Generally Complies

Two open space lots are proposed measuring 3,104 m² which is 7.7% of the total site area. This clause requires that 10% of the site be dedicated for public open space. The proposed amount of public open space 7.9% is appropriate for the following reasons:

- The main proposed public open space measures 2,859m² in extent, and has dimensions suited to facilitate active recreational activities including a functional play area, casual ball play, as well as provide passive recreational amenities including picnic tables and shaded seating for quiet reflection. The park will provide focal point at the entry of the development and can easily be seen and accessed by the future residents within the estate. The park will cater for the local recreational needs of the estate and will be landscaped to provide an attractive place for the community to enjoy.
- The proposed subdivision creates a better quality internal streetscape than a traditional multiple dwelling development. A 15m road reserve is required for subdivisions in accordance **with the City of Darwin's guidelines** that includes street trees and footpaths. A 6 meter wide driveway is all that is required for internal circulation in a multiple dwelling development. The developable land for subdivision is dramatically reduced because of the standard for road construction. It is felt that by the developer, that it is more important to forgo developable land to provide an attractive streetscape with a high level of amenity available to the public.
- The proposed subdivision provides a wider road reserve than that required by the City of Darwin's subdivision guidelines. The purpose of this alteration is to provide an attractive streetscape and permit vehicles to park on the street while allowing traffic to easily pass by including waste collection vehicles. The extra road width amounts to 713m² of land which

would hypothetically increase the amount of public open space to 9.4% as the street is essentially public domain.

- The proposed Berrimah North Area Plan identifies large parcels of public open space land in strategically located places. No formal public open space has been identified as required on this site. Once the Berrimah north area is fully developed, the residents of this estate will have access to high quality open space within easy walking distance. This will relieve the need for public open space within this development. Notwithstanding, the proposed open space areas are available for public use with easy access from the entrance of the estate. This is not the case with traditional multiple dwelling developments as the open space provided is exclusive to the community who live within the development.
- The proposed subdivision is a small subdivision of 66 lots (potentially 76 dwellings) and it is disproportionate to require a larger amount of open space for a development of this nature. The estate will ultimately provide housing for about 200 people. This estimation is based on the 2011 ABS data for the City of Darwin area that an average of 2.6 people live within a dwelling. **Best practice parks' planning indicates** that a local park of 5,000m² can easily accommodate the local recreational needs of between 1,000 and 2,000 people. Considering this development is providing land for 200 people, it is considered that a park of 3,000m² can comfortably meet the needs of the residents as it would be utilised at varying times of the day and week.
- The proposed development is within walking distance to Marrara Christian School which has a number of sporting ovals to be utilised for active recreation.
- Holmes Jungle Nature Park is located north-east of the intersection of Vanderlin and McMillians Roads. The Holmes Jungle Nature Park is a distance of approximately one kilometre from the site.
- Subdivision to lots smaller than 600m² in zone MD has a requirement for minimum private open space, ensuring that each dwelling has sufficient on-site open space, reducing the demand for public open space as a component of the development.
- Should a traditional MD development have been proposed, there would be no requirement for communal open space given that each unit has ground floor access. The proposal, while providing less than 10% open space, represents a substantial improvement on a traditional MD development.

The proposed subdivision provides a high level of internal accessibility and external connections for pedestrians, cycle and vehicle movements. The public open space in the north-west portion of the site is proposed to allow for future pedestrian connection to the future road adjacent the northern boundary, identified in the draft Berrimah North Area Plan. This space will also be landscaped to improve the amenity of the area and provide an appropriate stormwater attenuation function.

There are several community organisations that operate in the area, including land zoned CP (Community Purpose) on the opposite side of Boulter Road.

Clause 11.2.3 Minimum Building Envelope Requirements

Complies

Each proposed lot complies with the minimum building envelope requirement, by providing at least a 10m x 15m building envelope for lots less than 450m². Any lots greater than 600m² have a minimum building envelope of at least 17 x 17 m.

Clause 11.2.4 Lots less than 600m² for Single Dwellings in Zone MD

Complies

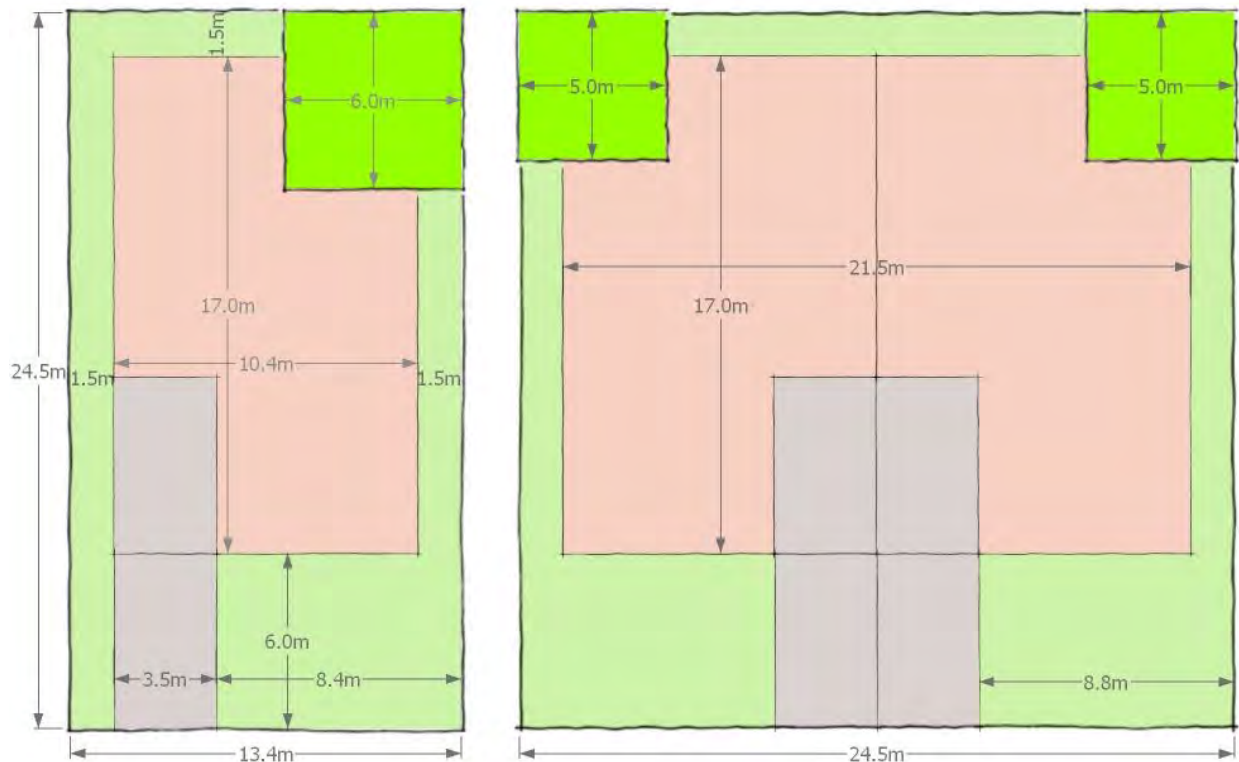
All proposed lots less than 600m² have a road boundary of 13.4m or greater. There are no proposed battle axe lots and each lot provides sufficient space for a single driveway unrestricted by street furniture.

6.0 & 7.0 Residential development performance criteria

Although the proposed development is for a subdivision and these sections of the scheme are not applicable to this development, it is important to show how the lot layout can easily achieve the built outcomes required by this criterion.

Figure 6, is an example of the smallest lot proposed within the subdivision and also shows a lot greater than 600m². The lots greater than 600m² can potentially be utilised as a duplex lot in accordance with the requirements of the NT Planning Scheme. The below sketch shows how the proposed lots can easily achieve the built outcomes prescribed in scheme.

Figure 6 Example of a 328m² and 600m² lot that complies with NT Planning Scheme Amendment No. 320



Clause 6.5.4 Vehicle Access and Onsite - Parking for Single Dwellings on Lots Less than 600m² in Zone MD

Complies

The proposed lots can easily provide 6.5m street frontage without a vehicle access crossing. No lots are proposed requiring tandem parking.

Clause 7.3.3 Side Setbacks for Single Dwelling on lots less than 600m² in Zone MD

Complies

A note has been included on the subdivision plans to allow lots to have a zero building setback to no more than one side boundary in accordance with this clause.

Clause 7.5 Private Open Space

Complies

Each lot can comfortably accommodate the private open space as required by this clause as shown in figure 6.

Clause 14.1.2 Planning Principles in the North Berrimah Area Plan

Clause 14.1.2.1

Complies

A site within the Berrimah North Area Plan provides for one or more of the listed uses, as predetermined by the relevant zoning. In terms of the Berrimah North Area Plan, this site is designated for zone MD (Multiple Dwelling), and the application use is residential.

Clause 14.1.2.2

Complies

The site lies outside of the ANEF20 noise contour, and is unlikely to be adversely impacted by airport or defence operations. The maximum proposed building height is 8m, which satisfies airport requirements. Normal operation of the site as a residential development will not create light intrusion to the detriment of aircraft operation. Noise attenuation within individual dwellings will be to the satisfaction of the building certifier.

Clause 14.1.2.3

Complies

Footpath construction is proposed along Boulter Road, as well as a fully integrated pedestrian and cycle path network within the subject site, in either the road reserve or traversing the open space.

The site will be accessed directly from Boulter Road.

It is noted that the requirement to provide an integrated road network to the surrounding properties was removed through a decision of the Department of Lands, Planning and the Environment Development Assessment Services in August 2013, and rendered impossible through the approval of the adjacent multiple dwelling development. This also removed the necessity of providing road access along the eastern boundary, the intent of which was to provide an efficient road network for a much larger development area.

The proposed subdivision is further in keeping with the proposed Berrimah Area Plan, currently on public exhibition.

Clause 14.1.2.4

Complies

The development provides a climate responsive design through an integrated design of the residential lots, including the nomination of specific setbacks that will facilitate functional private open space and outdoor living areas.

Landscaping design will be water sensitive, while a stormwater plan has been prepared to ensure management in accordance with City of Darwin criteria.

Pedestrian movement has been designed to limit conflict with motor vehicles, and provide a safe walkable environment.

Clause 14.1.2.5

Complies

The development comprised the first site in Berrimah North zoned MD that will be subdivided in accordance with the recent Planning Scheme Amendment permitting single dwellings in land zoned MD on lots smaller than 600m². The developer believes that the urban design proposal is responsive to the surrounding area, particularly the development of the adjacent multiple dwelling development. It should be noted that the development proposal is fully compliant with the provisions of the NT Planning Scheme, with the exception of the required 10% public open space. As discussed earlier it is felt that the provided amount of open space is adequate to accommodate the needs of the estate.

3.2 46(3)(b) - Interim Development Control Orders

There are no known interim development control orders applicable to the site or development.

3.3 46(3)(c) - Environmental Reports

The development does not require the preparation of any environmental reports or impact statements under the Environmental Assessment Act.

3.4 46(3)(d) – Merits

The following merits of the proposal are noted:

- » The development proposal is fully compliant with the provisions of the NT Planning Scheme, with the exception of the required 10% public open space. The provided amount of open space is adequate to accommodate the needs of the estate. The main public open space area has dimensions suited to facilitate recreational activities including a functional play area, casual ball play as well as provide passive recreational facilities including picnic tables and shaded seating for quiet reflection. The park will provide a focal point for the estate being easily accessed by the future dwellings and easily viewed from the entrance of the estate.
- » The lots have been designed to provide affordable housing for potential home owners while allow for variation in lot size, dimensions and building design. The lots are of a size and shape that can comfortably accommodate the required private open space area, vehicle parking on site and vehicle parking within the street. Twelve visitor parks have been provided with the road reserve to alleviate the strong car dependence Darwin experiences.
- » The internal road network provides a regular, interconnected road layout in accordance with the **City of Darwin's subdivision design guidelines**.
- » The site is considered capable of supporting the proposed subdivision as there are no physical site characteristics, such as soils, slope or drainage, which could preclude the subdivision. The nature and impact of the proposed subdivision is consistent with the envisaged land use activities for the site.
- » The proposed subdivision creates a high quality built environment that responds to the principles of the Berrimah North Area Plan.

3.5 46(3)(e) - Land Capability

Land capability refers to the ability of land to accept a type or intensity of use permanently without significant long-term damage.

The site is considered capable of supporting the proposed development for the following reasons:

- » The site is considered capable of supporting the proposed subdivision.
- » There are no physical site characteristics, such as soils, slope or drainage, which could preclude the subdivision.
- » The nature and impact of the proposed subdivision is consistent with the envisaged land use activities for the site.

3.6 46(3)(f) - Public Facilities and Public Open Space

There is no identified open space in close vicinity to the subject sites. The development occurring on the MD zoned land to the west provides nominal communal open space for the enjoyment of residents of that site. This development provides sufficient public open space to cater for the residents of the subdivision as discussed earlier.

There are several community organisations that operate in the area, including land zoned CP (Community Purpose) on the opposite side of Boulter Road. To the north west is the Marrarra Christian College, which contains sports ovals.

3.7 46(3)(g) - Public Utilities and Infrastructure

3.7.1 Power

The site has access to reticulated power. Any required upgrade of the system will be to the satisfaction of Power and Water Corporation.

3.7.2 Water supply

The site has access to reticulated water. Any upgrade of the system will be to the satisfaction of Power and Water Corporation.

3.7.3 Sewer

The site has access to the sewer system. Any upgrade of the system will be to the satisfaction of Council.

3.7.4 Stormwater

The majority of the site drains naturally towards the northern boundary of the site. A preliminary stormwater plan has been prepared by ADG Engineers and attached in Appendix C. This plan is generally in accordance with the overall stormwater study for Berrimah North.

The study finds that pre and post development can adequately achieve a non-worsening of peak discharge into receive environments through the solution proposed in the area plan. It is proposed that the stormwater collected on this site will ultimately be discharge into this control feature adjoining the site.

The same engineering company devised the stormwater solutions for the 84 multiple dwelling development to the west of the subject site which is currently under construction.

3.8 46(3)(h) – Amenity

The proposed development improves the amenity in the area for the following reasons:

- » It facilitates a high quality built environment being a residential estate that is attractive and facilitates variation to the street facade.
- » The internal road network provides a regular, interconnected road layout to create an attractive and functional streetscape.
- » Provides a public open space area that has dimensions suited to facilitate recreational activities including a functional play area, casual ball play as well as provide passive recreational facilities including picnic tables and shaded seating for quiet reflection. The park will provide a focal point for the estate being easily accessed by the future dwellings and easily viewed from the entrance of the estate. Shade trees will be provided throughout the estate in key locations to maximise user comfort.

3.9 46(3)(j) - Public Interest

The proposed subdivision is considered consistent with the public's expectation of land use in the area, given the existing regulatory planning framework and existing development in the area.

The proposed development will place housing stock into the market within an affordable price bracket, for which there is proven demand.

3.10 46(3)(k) - Building Act Compliance

There are currently no buildings on the subject lot.

3.11 46(3)(l) – Scheme Land

As this application does not involve scheme land, this section is not applicable.

3.12 Planning Scheme Amendments

There is currently a Draft Area Plan for the Berrimah out for public consultation. The proposed development complies with the Planning Principles of this area plan also in that

3.13 Environmental Protection Objectives

To our understanding, there are no environmental protection objectives declared under the Waste Management and Pollution Control Act applicable to the site or development.

3.14 Ministerial Directions

The Minister has not directed the Development Consent Authority to consider any specific matters relating to the application.

3.15 Natural, Social, Cultural and Heritage Values

The site does not have any identified natural, social, cultural or heritage values. This is confirmed by the previously approved subdivision proposal.

3.16 Beneficial Uses, Quality Standards, Criteria and Objectives.

There are no beneficial uses that specifically apply to the proposed development

4 Conclusion

This application seeks a Development Permit to subdivide Section 5875 (81) Boulter Road, Hundred of Bagot, Berrimah, into 66 residential lots, 2 public open space lots, and public road. The proposed subdivision is located to the north of Boulter road, within the area defined by the Berrimah North Area Plan.

The proposed subdivision is appropriate for the following reasons:

- » The development proposal is fully compliant with the provisions of the NT Planning Scheme, with the exception of the required 10% public open space. The provided amount of open space is adequate to accommodate the needs of the future residents of the estate. The main public open space area has dimensions suited to facilitate recreational activities including a functional play area, casual ball play as well as provide passive recreational opportunities including providing picnic tables and shaded seating for quiet reflection. The park will provide a focal point for the estate being easily accessed by the future dwellings and easily viewed from the entrance of the estate.
- » The lots have been designed to provide an affordable housing opportunity for potential home owners while allow for variation in lot size, dimensions and building design. The lots are of a size and shape that can comfortable accommodate private open space area, vehicle parking on site and enough room to accommodate vehicle parking within the street.
- » The internal road network provides a regular, interconnected road layout in accordance with the **City of Darwin's subdivision design guidelines**.
- » The site is considered capable of supporting the proposed subdivision as there are no physical site characteristics, such as soils, slope or drainage, which could preclude the subdivision. The nature and impact of the proposed subdivision is consistent with the envisaged land use activities for the site.
- » The proposed subdivision creates a high quality built environment that responds to the principles of the Berrimah North Area Plan.

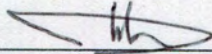
A Owners Authorisation

OWNERS' AUTHORISATION

I/We, the owners of Section 5875 (81) Boulter Road, Berrimah, authorise Elton Consulting and their agents to make all necessary applications and enquiries to the Department of Lands, Planning and the Environment under the Northern Territory Planning Act and in relation to the Northern Territory Planning Scheme for development on this lot.

Yours sincerely,

Signed:



Name:

JAMES ANDREW KEOGH

Signed:



Name:

JAMES THOMAS KEOGH

Signed:



Name:

DAVID KEOGH

B Proposed Subdivision Plan



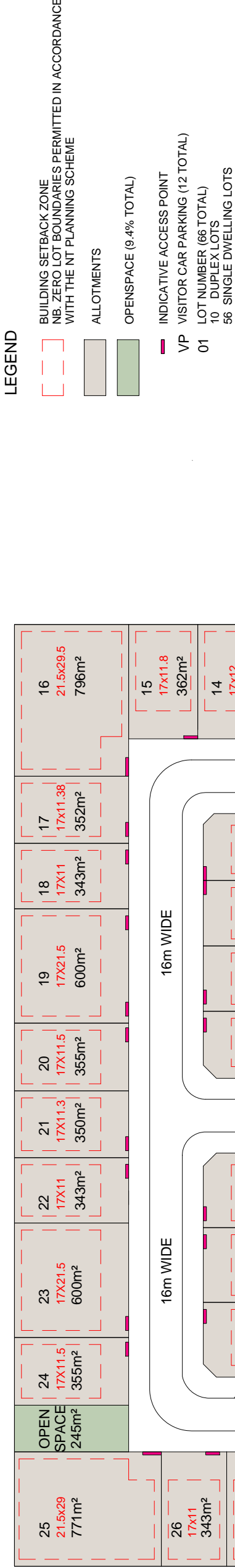
52
<PLACE CLIENT LOGO HERE>

SITEWORKS & SITE DETAILS - SUBDIVISION SURVEY

Status: SUBDIVISION APPLICATION
Path: \\lancer\SynProj\70160 81 Boulter Road, Berrimah\03
Production\01 Design\BIM and Links\Central File

Scale: 1:1000 @ A3

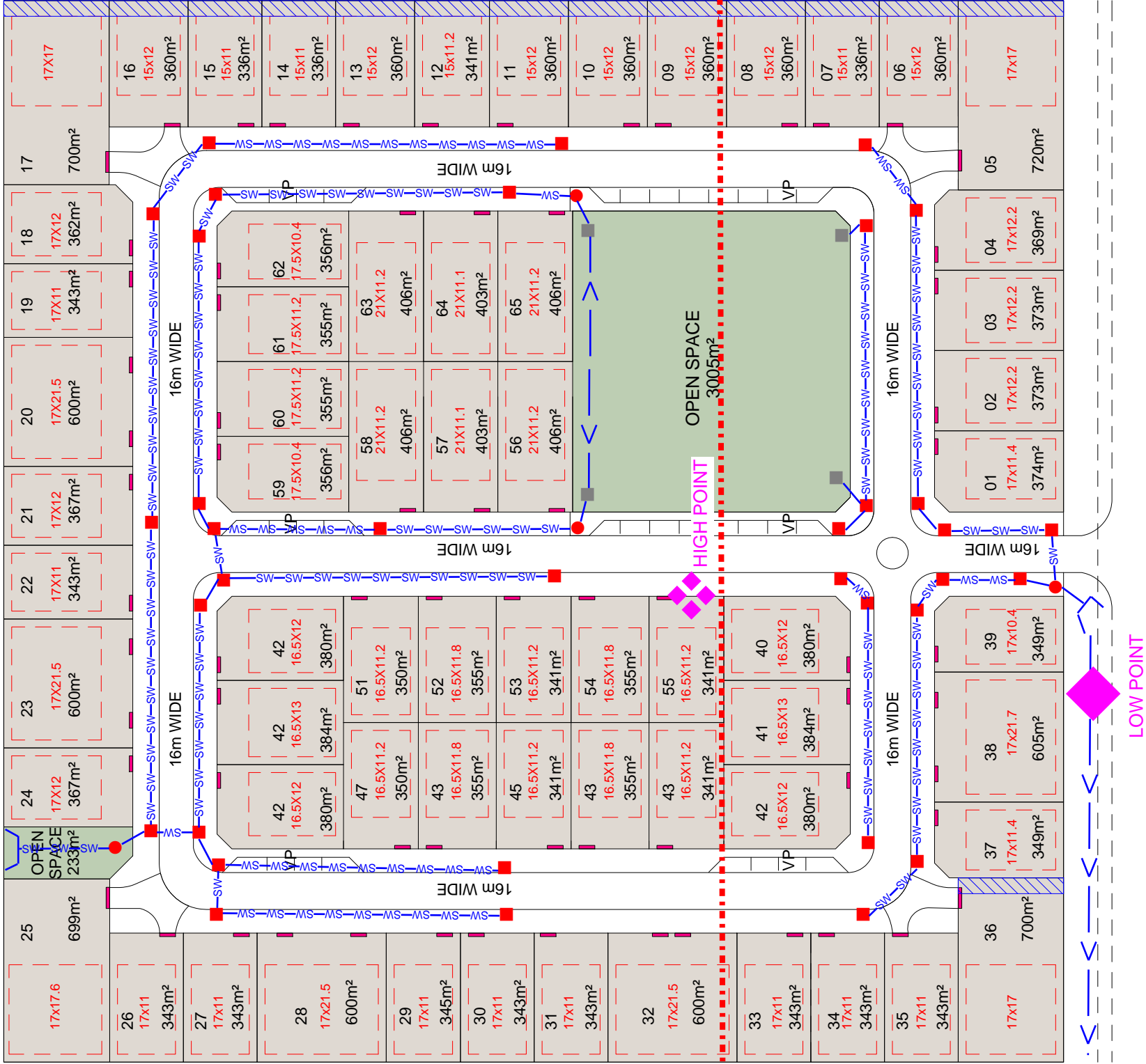
Project Number: 70160
Drawing Number: A102
Revision: 6
Date: 27/08/14



BOULTER ROAD

C Preliminary Stormwater Drainage Plan

LOW POINT



This section of development to drain to rear of property

This section of development to drain to Boulter Road

LEGEND

- BUILDING SETBACK ZONE
NB. ZERO LOT BOUNDARIES PERMITTED IN ACCORDANCE WITH THE NT PLANNING SCHEME
- ALLOTMENTS
- GREENSPACE (7.4% TOTAL)
- 3m EASEMENT
- INDICATIVE ACCESS POINT
- VP VISITOR CAR PARKING (32 TOTAL)
- 01 LOT NUMBER (65 TOTAL)
- 8 DUPLEX LOTS
- 57 SINGLE DWELLING LOTS

FIELD INLETS

STORMWATER LINES

GULLY PITS

MANHOLE

SWALE

BOULTER ROAD

LOW POINT

Preliminary

4/09/2014 2:56:42 PM

8 October 2014

Please quote: 2896135 NS:dj
Your reference: PA2014/0698

Sally Cunningham – Acting Manager Urban Planning
Department of Lands, Planning and the Environment
GPO Box 1680
DARWIN NT 0801

Dear Ms Cunningham

REVISED

Parcel Description: **Section 5875 – Hundred of Bagot
81 Boulter Road, Berrimah**

Proposed Development: **Subdivision to create 68 lots**

Thank you for the Development Application referred to this office 12 September 2014, concerning the above. This letter was placed before the City of Darwin's Town Planning Committee Meeting held 7 October 2014.

i). **The City of Darwin objects to the application and requests that the consideration of the application be deferred until the following issues are resolved:**

a). The City of Darwin has concerns with the proposal given that any development on the site will be subject to the draft revised Berrimah North Planning Principles and Area Plan, which are currently on exhibition. In this regard, the subdivision should not hinder the implementation of the final Area Plan. The following studies have been undertaken to inform the draft revised Area Plan; the subdivision should consider the outcomes of these studies:

- i. *Road Infrastructure Report;*
- ii. *The Berrimah North Drainage Study; and*
- iii. *Berrimah North Quality Management Plan.*

In addition to these studies, the Area Plan should be further developed in conjunction with a Social and Community Infrastructure study to establish; the value of and cost of such infrastructure required to service the land use within the area. Furthermore, how these works will be funded and maintained must also be established.

This is particularly relevant to this application given that the application proposes 9.4% of the site as Open Space, through:

- One smaller area of 245m², to the rear north-western corner of the site; and
- One larger area of 2,216m² (2,859m² which includes the road reserve surrounding the open space in the area calculations).

Excluding the road reserve, the total proposed Open Space would be less than 9.4% of the site. *Clause 11.2.2, Infrastructure and Community Facilities in Residential Subdivisions*, of the Northern Territory Planning Scheme requires that “a minimum of 10% of the subdivision area as public open space”.

Whilst the subject site has been identified as Urban Residential, the revised Area Plan proposes a number of larger open space areas. Should larger open space areas be identified through the revised Area Plan process, it may be appropriate for smaller sites such as this to marginally reduce their open space requirements by way of a contribution towards open space elsewhere.

A Social and Community Infrastructure plan for the Berrimah North Area may also identify the type of open space best suited for this location and this may alter the design of the subdivision.

The City of Darwin is concerned that if the application is approved prior to the completion of the Berrimah North Planning Principles and Revised Area Plan then this may result in subdivision and development that is:

- i. Premature in the absence of adequate infrastructure and developer contribution plans/funding arrangements for necessary infrastructure upgrades; and
- ii. Not cohesive and cognitive nor consistent with the findings of the studies that may impact upon the final design of the Berrimah North area.

Accordingly, for these reasons the City of Darwin considers it appropriate to defer the application subject to these issues being resolved given the potential to have a significant impact on the final Area Plan.

- ii). **The City of Darwin requests that should a development permit be issued, that the following be provided as a condition precedent:**

Subdivision should be in accordance with the City of Darwin's Subdivision and Development Guidelines. Further detail specifically addressing, but not limited to the following, is subject to the satisfaction of the General Manager Infrastructure:

a). **Road Network**

The design and specifications for the proposed intersection and road network shall be provided in accordance with Councils guidelines and technical requirements, to the approval of the General Manager Infrastructure, City of Darwin.

b). **Stormwater Drainage**

The design and specifications for the proposed stormwater drainage network shall be provided in accordance with Councils guidelines and technical requirements, to the approval of the General Manager Infrastructure, City of Darwin.

The Developer will be required to investigate the adequacy of all stormwater networks outside the site to receive stormwater discharge from the development site. Any network that is required to be upgraded as a result of investigation will be at the expense of the applicant, to Council's standard specifications and to the approval of the General Manager Infrastructure, City of Darwin.

c). **Site Construction**

The City of Darwin requests that an Environmental and Construction Management Plan (ECMP) be required.

The ECMP should specifically address the following:

- waste management,
- traffic control,
- haulage routes,
- storm water drainage,
- use of City of Darwin land, and
- how this land will be managed during the construction phase;

to the satisfaction of the General Manager Infrastructure, City of Darwin.

Note: Sediment control measures are to be established and maintained, to prevent silt and sediment escaping the site or producing erosion.

d). **Traffic**

The City of Darwin requires a comprehensive **Traffic Impact Assessment Report** to be prepared by a suitably qualified traffic engineer in accordance with the *Austroads Document Guide to Traffic Management Part 12: Traffic Impacts of Developments*, in the report structure provided as Appendix C of that document, with particular attention to vehicular, pedestrian, cyclist and public transport issues and opportunities.

The Traffic Impact Assessment report is to also include swept paths for waste collection vehicles entering and exiting the site.

The report should identify any necessary upgrades to the surrounding street network as a result of the implications of the development. The developer will be required to institute all required upgrade measures resulting from the traffic assessment at no cost to the City of Darwin.

e). **Landscaping and Open Space**

The design and specifications for the proposed landscaping and open space shall be provided in accordance with Councils guidelines and technical requirements, to the approval of the General Manager Infrastructure, City of Darwin.

iii). **Should the above issues be adequately addressed, the City of Darwin offers the following comments:**

The City of Darwin comments in relation to the Planning Act, the NT Planning Scheme and Land Use Objectives:-

a). **The City of Darwin requests that the Authority require a monetary contribution is paid to the City of Darwin in accordance with any relevant Contribution Plan in place.**

Should this application be approved, the following conditions pursuant to the Planning Act and the City of Darwin'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:
 - street lighting,
 - stormwater drainage,
 - vehicular access,
 - pedestrian/cycle corridors,
 - street-scaping and landscaping of nature strips;

shall be submitted for approval by the General Manager Infrastructure; with all approved works constructed at the applicant's expense to the requirements of the City of Darwin.

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

In considering this application, the Development Consent 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

ENCL: TOWN PLANNING COMMITTEE/OPEN
YES

AGENDA ITEM: 9.3

**OUTDOOR DINING (NON-LICENSED) APPLICATION
LANEWAY SPECIALTY COFFEE
LOT 3197 (1) VICKERS STREET, PARAP**

REPORT No.: 14TS0256 NS:dj **COMMON No:** 2711925

DATE: 07/10/2014

Presenter: Manager Design, Planning & Projects, Drosso Lelekis

Approved: General Manager Infrastructure, Luccio Cercarelli

PURPOSE

The purpose of this report is for Council to consider an outdoor dining (non-licensed) application for Laneway Specialty Coffee, located at Lot 3197, (1) Vickers Street, Parap.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies of the City of Darwin 2012 – 2016 as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

1. Collaborative, Inclusive and Connected Community

Outcome

1.4 Improved relations with all levels of government and significant stakeholders

Key Strategies

1.4.2 Play an active role in strategic and statutory planning processes

KEY ISSUES

- City of Darwin officers are seeking Council's decision on an outdoor dining application; in its current form, officers do not support the application, given the below:
 - The existing footpath width is 2.25 metres and a 2.0 metre wide clear pedestrian thoroughfare access is required. The introduction of tables and chairs will reduce the thoroughfare width to less than the recommended clearance;
 - Access for people with disabilities must be in accordance with the *Commonwealth Disability Discrimination Act of 1992*. Visually impaired persons require the use of shopfronts as a guide; therefore the building line must be kept clear. In addition, at least a 2.0 metre wide pathway is to be kept clear for wheelchairs to pass;
 - A complaint has been received and actioned regarding tables and chairs placed on the footpath adjacent this business; and
 - Sections 183 and 185 of the Local Government Act provide the City of Darwin with the power and control to manage reserves and roads within its area.

PAGE: 2
 REPORT NUMBER: 14TS0256 NS:dj
 SUBJECT: OUTDOOR DINING (NON-LICENSED) APPLICATION
 LANEWAY SPECIALTY COFFEE
 LOT 3197 (1) VICKERS STREET, PARAP

- The applicant has requested to place the dining area against the building line with the use of Tactile Ground Surface Indicators (TGSIs) to divert visually impaired persons around the outdoor dining area;
- The applicant has provided community support for the proposal and a petition supporting outdoor dining at this location; and
- The application was referred to the Disability Advisory Committee on 2 October 2014 seeking their advice and direction.

RECOMMENDATIONS

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 14TS0256 NS:dj entitled Outdoor Dining (Non-Licensed) Application, Laneway Specialty Coffee, Lot 3197 (1) Vickers Street, Parap, be received and noted.
- B. THAT Council not approve the outdoor dining (non-licensed) application associated with Report Number 14TS0256 NS:dj entitled Outdoor Dining (Non-Licensed) Application, Laneway Specialty Coffee, Lot 3197 (1) Vickers Street, Parap,

DISCUSSION

Laneway Specialty Coffee is located in Vickers Street, Parap Village on the corner of Gregory Street service lane, (diagonally opposite Bogarts Bar and Grill). Laneway Specialty Coffee has requested that Council consider approving a non-licensed outdoor dining application (refer **Attachment A**), which does not comply with *City of Darwin Policy No. 011 - Outdoor Dining* and the relevant standards. The width of the footpath adjacent Gregory Street Service Lane is 2.25 metres wide and the Vickers Street footpath is 1.8 metres wide. Assessment against the *City of Darwin Policy No. 011 – Outdoor Dining* and *Australian Standards*, indicates that the width of the footpath is not wide enough to allow the operation of outdoor dining adjacent this business.

The *City of Darwin Policy No. 011 - Outdoor Dining* encourages “outdoor dining in areas that are suited to purpose” and to “ensure equitable access for all, including people with disabilities and that pedestrian dignity is maintained”. In addition to assessing the policy criteria, City of Darwin officers make an assessment against the relevant standards, including, but not limited to:

- *Austrroads Standards 2009*;
- *Austrroads Guide to Road Design*; and
- *Commonwealth Disability Discrimination Act of 1992*.

PAGE: 3
 REPORT NUMBER: 14TS0256 NS:dj
 SUBJECT: OUTDOOR DINING (NON-LICENSED) APPLICATION
 LANEWAY SPECIALTY COFFEE
 LOT 3197 (1) VICKERS STREET, PARAP

The applicant has raised concerns that their outdoor dining application was made during the Outdoor Dining Policy review and that information received was confusing. The original policy stated that a 1.8 metre wide pedestrian access is required. In assessing the current policy criteria, an assessment against *Austroads Standards 2009* was undertaken.

The *Austroads Guide to Road Design* recommends that shopping centres with high pedestrian volumes require 2.4 metres (or higher based on demand). City of Darwin officers, when assessing this application, considered that a 2.0 metre pedestrian access was appropriate, given the level of pedestrian access through this area of the Village.

The application was assessed at the time of receipt and did not comply under the original Outdoor Dining Policy, nor does it comply with the revised Outdoor Dining Policy.

City of Darwin officers refused this application on the grounds that the thoroughfare width does not provide for sufficient clearance as required by relevant standards. The Applicant has however requested that Council consider this application. The Applicant has provided a list of signatures and other support for the dining area, included at **Attachment A**.

Location of business premises



Laneway Specialty Coffee has applied to the City of Darwin for the placement of five (5) tables and ten (10) chairs positioned on the footpath adjacent to the building line of the business. Refer to **Attachment A** for the plan of the proposed dining area.

PAGE: 4
 REPORT NUMBER: 14TS0256 NS:dj
 SUBJECT: OUTDOOR DINING (NON-LICENSED) APPLICATION
 LANEWAY SPECIALTY COFFEE
 LOT 3197 (1) VICKERS STREET, PARAP

The *City of Darwin Policy No. 011 - Outdoor Dining*, encourages outdoor dining in appropriate locations that allow for sufficient and equitable pedestrian access for all. For this to occur, a 2.0 metre pedestrian clearance from the building line and a minimum of 0.6 metres from the back of the kerb to the edge of the table is required. The total distance for outdoor dining in this location requires 2.6 metres plus the width of the table. In this instance, with the footpath adjacent Laneway Specialty Coffee being 2.25 metres wide, the placement of tables in accordance with Council Policy will result in a pedestrian thoroughfare of only 1.25 metres wide.

Given the above, the applicant has requested that:

- Council consider the placement of chairs and tables located adjacent the building line; and
- For equitable access, the applicant proposes to provide and certify TGSIs, which would be placed on the ground directing visually impaired persons away from the building line and around the dining area.

The application (refer to **Attachment A**), demonstrates a 2.0 metre wide pedestrian path to the edge of the table. The table width, as described in the application, is 0.4 metres wide; the applicant has therefore made an assessment against a footpath width being a total of 2.4 metres. City of Darwin officers however note that:

- The footpath was measured as being 2.25 metres wide; and
- There is a 'No Entry' sign adjacent to the Gregory Street service lane (refer to the photos contained in **Attachment B**) adjacent to the locality of the proposed tables, chairs and TGSIs. The location of this sign would reduce the clear 2.0 metre pedestrian access as required by the relevant standards.

In considering this application, Council needs to consider the following:

- That the applicant will be liable for the costs associated to the installation, design and maintenance of the TGSIs, which are to be certified by a suitably qualified person and would be subject to the final approval of the General Manager Infrastructure. Such conditions would be included in the Outdoor Dining Permit, if Council provides approval;
- Approval of the TGSIs may be perceived by the community as being a Council asset and therefore perceived as being subject to the City of Darwin maintenance etc.;
- If the operations of the Laneway Speciality Coffee were to cease, the footpath would be required to be reinstated to the satisfaction of the General Manager Infrastructure;
- This may set a precedence resulting in other applications being made to Council for the use of outdoor dining against the building line and the use of TGSIs;

PAGE: 5
 REPORT NUMBER: 14TS0256 NS:dj
 SUBJECT: OUTDOOR DINING (NON-LICENSED) APPLICATION
 LANEWAY SPECIALTY COFFEE
 LOT 3197 (1) VICKERS STREET, PARAP

- The applicant has indicated they intend to use the truncated cone (round) TGSIs, refer to **Attachment A**. The truncated cone TGSIs are a warning signal for the visually impaired to follow, whilst the bar (linear) TGSIs are a directional signal for the visually impaired. The use of the TGSIs would need to comply with Standard AS/NZS 1428.4.1; and
- How the TGSIs will interact with the road reserve, out of Laneway Speciality Coffee's business hours, given that the table and chairs will not be permanent structures.

The City of Darwin has received a complaint regarding the placement of tables and chairs on the footpath adjacent this business. The City of Darwin has received further complaints regarding two (2) other businesses in Parap Village that have placed tables and chairs against the building line for an outdoor dining area.

Notwithstanding this, the applicant has demonstrated community support for the proposal and Council may decide to override the relevant policy and standards; subject to advice and direction from the Disability Advisory Committee. A verbal update on the Disability Advisory Committees commentary will be provided at the Town Planning Committee Meeting.

Sections 183 and 185 of the Local Government Act provide the City of Darwin with the power and control to manage reserves and roads within its area. Council is to determine the level of ongoing risks associated with approving activities within the road reserve which do not comply with Council policies or current standards. Notwithstanding this, each application is assessed on its merits.

Summary

The application is not compliant with the relevant policies and standards; subsequently City of Darwin officers do not support the application in its current form.

To better inform Council of the potential implications that this application may have on the disabled or visually impaired; it has been referred to the Disability Advisory Committee for advice and direction. For Council to make an informed decision it is that requested that Council defer making a decision on this application pending subsequent commentary from the Disability Advisory Committee.

The Town Planning Committee will be provided with a verbal update of the Disability Advisory Committee's commentary at the time of the meeting.

PAGE: 6
 REPORT NUMBER: 14TS0256 NS:dj
 SUBJECT: OUTDOOR DINING (NON-LICENSED) APPLICATION
 LANEWAY SPECIALTY COFFEE
 LOT 3197 (1) VICKERS STREET, PARAP

CONSULTATION PROCESS

If approval is granted, Council may wish to engage with the Parap Village Traders Association Inc. and the Parap Village Market regarding the outdoor dining area and the use of the TGSIs.

In preparing this report, the following parties were consulted:

- Manger Technical Services
- Team Leader Development
- Strategic Town Planner
- Planning Officer
- General Manager Corporate Services
- Town Planner
- Team Leader Capital Works
- Community Services Officer
- Manager Business Services

POLICY IMPLICATIONS

City of Darwin Policy No. 011 - Outdoor Dining, can be viewed at www.darwin.nt.gov.au

The Outdoor Dining application before Council does not comply with the above policy.

The use of the TGSIs would need to comply with Standard AS/NZS 1428.4.1.

BUDGET AND RESOURCE IMPLICATIONS

The applicant will be liable for the costs associated to the installation, design and maintenance of the TGSIs, which are to be certified by a suitably qualified person and would be subject to the final approval of the General Manager Infrastructure. Such conditions would be included in the Outdoor Dining Permit, if Council provides approval.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

The applicant has raised with Council that there are examples of other Outdoor Dining areas that do not comply with the relevant standards and policies. Outdoor dining permits for non-licenced premises carry on from year to year with only the fees and charges being updated annually on 1 July and no assessment of compliance with current policy occurs.

PAGE: 7
 REPORT NUMBER: 14TS0256 NS:dj
 SUBJECT: OUTDOOR DINING (NON-LICENSED) APPLICATION
 LANEWAY SPECIALTY COFFEE
 LOT 3197 (1) VICKERS STREET, PARAP

City of Darwin officers acknowledge that there are a number of Outdoor Dining Permits issued which are not compliant with the current *City of Darwin Policy No. 011 - Outdoor Dining* and relevant standards and a review of the conditions and time frames will be undertaken in line with Council's recently adopted outdoor dining policy.

There are always risks when approving activities on Council land, even when approving activities which comply with relevant Standards. However, these risks can be managed.

Approving applications that do not comply with existing Standards, increases risks which may be harder to manage or may cause inconvenience to others.

Approval of installation of TGSIs for outdoor dining areas may result in applications being received to adjust existing outdoor dining permits, to allow trading against the building line throughout the municipality. Additionally approval of the TGSIs may be perceived by the community as being a Council asset and therefore perceived as being subject to the City of Darwin maintenance etc.

Regardless of whether the application is compliant, the use of City of Darwin's land and the issuing of a permit is at the sole discretion of Council.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are expected for Council as a result of this application.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

DROSSO LELEKIS
MANAGER DESIGN, PLANNING
& PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

For enquiries, please contact Cindy Robson on 8930 0528 or email:
c.robson@darwin.nt.gov.au.

Attachments:

Attachment A: Application for outdoor dining

Attachment B: Locality photos

From: eat@lanewaycoffee.com.au [<mailto:eat@lanewaycoffee.com.au>]
Sent: Wednesday, 24 September 2014 11:51 AM
To: City of Darwin
Cc: Brian Sellers; Alderman Simon Niblock
Subject: Laneway Specialty Coffee - Application for Footpath Dining

ATTACHMENT A

Please acknowledge receipt of this email and attachments by return email.

Dear Lord Mayor and Council Aldermen,

Please find **attached** our application for outdoor dining to be submitted to the Town Planning Committee meeting on 7 October 2014. Our request is to be granted permission to install tactile markings to safely divert pedestrians on the footpath in front of our café at 4/1 Vickers Street, Parap.

Following on from our discussions with council officers regarding our application submitted on 28 July, we are resubmitting our application with the proposal of tactile markings together with a clearance of 2 metres from the table to the kerb in an effort to find a solution to benefit the community.

Since our opening in July this year, the community has embraced our new business and it has quickly become a place where the community comes together. According to business owners in the area, in the short time that we have been operating we have boosted the area and had a positive effect on the surrounding businesses. A letter of support from our neighbour at Vanity Hair, Parap is **attached**. The community have also continued to provide positive feedback and have mentioned that our business was exactly what the Parap area needed.

We receive numerous requests daily for patrons to sit outside and it is said that outdoor dining brings a stronger sense of unity to an area. Other outlets in the area such as Saffron and Happy Garden have taken this approach and the community response has been positive. Parap Village markets welcomes thousands of visitors each Saturday to the area, of which stalls, chairs and tables are spread throughout the village creating a vibrant and buzzing scene in which we would like to be a part of and share with our customers.

Please also find **attached** 35 pages of signatures from our patrons who wish to support our application.

Also **attached** are some comments via our Facebook page written by customers in support of our application. A few excerpts are below:

Lynn Finlay "Since Laneway has opened it's help bring Parap alive and I'm certain that will be supporting other businesses in the area."

Michelle Mckinnon-Walker “Outdoor dining is a part of the NT lifestyle and should be encouraged”

Chris Kanochkin As a business owner is Vickers Street I fully support the guys at Laneway. Definitely created a busy vibe in the street and compliments the I the surrounding business's.

Chris Langworthy Because it's Darwin! Outdoor living is huge part of Top End life, and enjoying an excellent coffee in our beautiful weather reminds us why we live here!

Our café is located on Vickers Street, on a quiet back corner of the Parap Shopping Village, a lengthy distance from the busy frontage of Parap Road. The area in general is geared towards pedestrian traffic with the Parap markets held each Saturday. The area is surrounded by roads with low speed limits and there is a one way street which passes directly in front of our café.

We acknowledge that Council has referenced the Austroads Standard (2009) Guide to Road Design Part 6A and we understand that this is considered “best practice” and used to guide local councils to ensure equal access for all community members including those with a physical or visual disability. At Laneway, we are committed to ensuring all members of the community are able to access our café and we can attest to the fact that we have had two wheelchairs safely pass each other in front of our café while the outdoor tables and chairs were set. We believe that by approving our outdoor dining permit Council will in fact increase access to the café and our services to all community members.

Approval of our outdoor dining application, will align us with Council’s outdoor dining policy key objectives including: outdoor dining being in areas that are suited to purpose and in appropriate areas of the city, contributing to the amenity of adjoining and nearby properties, improving the quality of the environment and promoting accessible and liveable places that encourage a feeling of safety and community participation. The Parap Shopping Village is perfect for outdoor dining as it already has a great community feel with local schools, offices and retail spaces in the area and we are looking to enhance this feel by providing outdoor dining and a place that the community can come together.

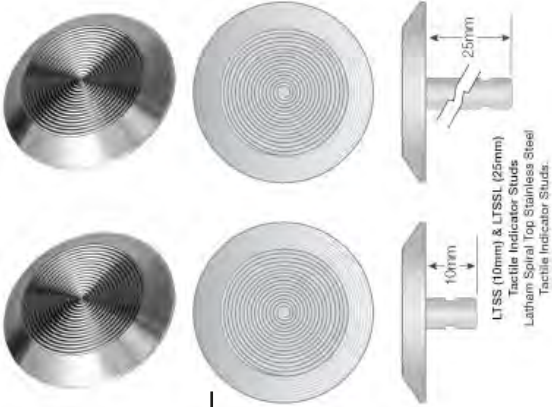
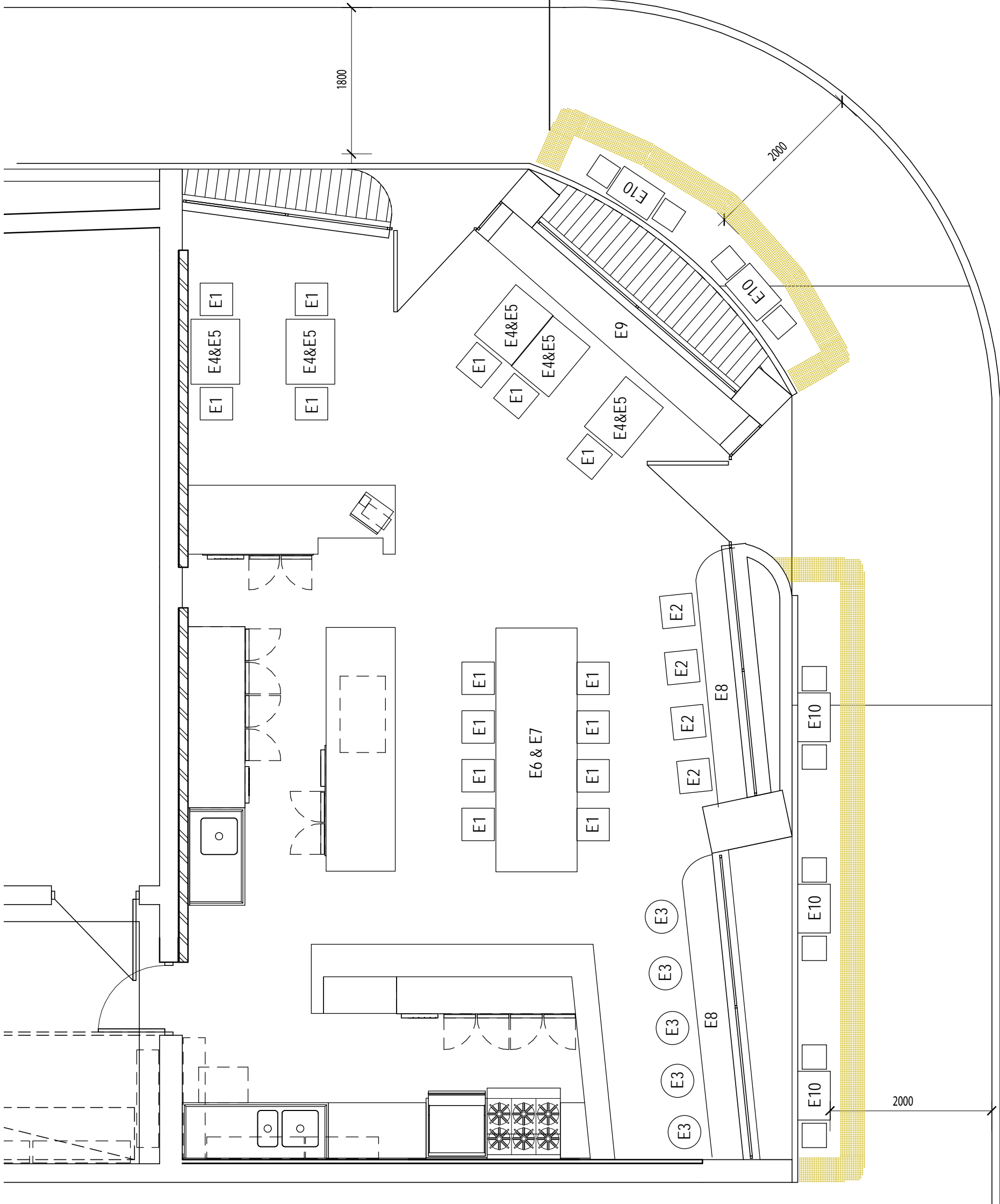
We are three local, young, dynamic business owners who are working hard to establish ourselves in the Darwin café scene and embed ourselves in the local Parap community. We are committed to the area and our community and would love to be able to offer our customers the chance to dine outdoors in the vibrant area of Parap.

We look forward to receiving your response and reaching a resolution that will be of benefit to the community.

Regards,

Lisa Heames, Adam Mann, Dannielle Mann
Owners, Laneway Specialty Coffee

ISSUE	AMENDMENT	DATE
A	PRELIMINARY ISSUE	21.02.14



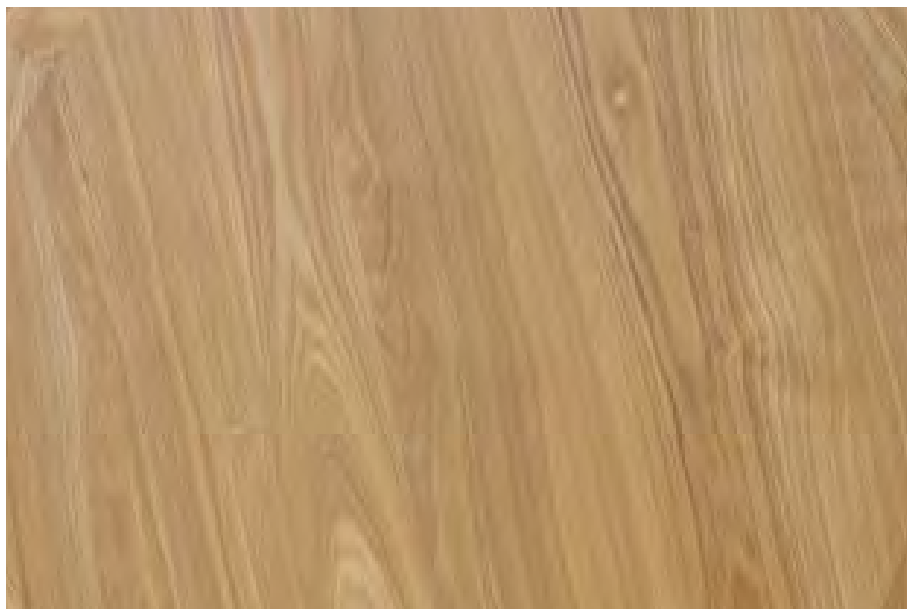
TACTILE INDICATORS
SURROUNDING
OUTDOOR DINING

SEATING PLAN

1 : 50

TITLE: SEATING PLAN PROJECT: PARAP CORNER CAFE ADDRESS: LOT 3197 VICKERS ST, PARAP N.T.	NOTE: ALL DIMENSIONS MUST BE VARIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION	INTERIORS & STYLING CTHOMAS.CO crystalcthommas@gmail.com 0413904061	c thomas	DRAWING NO.	PAGE NO.	DATE	DRAWN
				A09	9	21.02.14	
				STATUS	SCALE		REVISION
				DOCUMENTATION	1 : 50		A

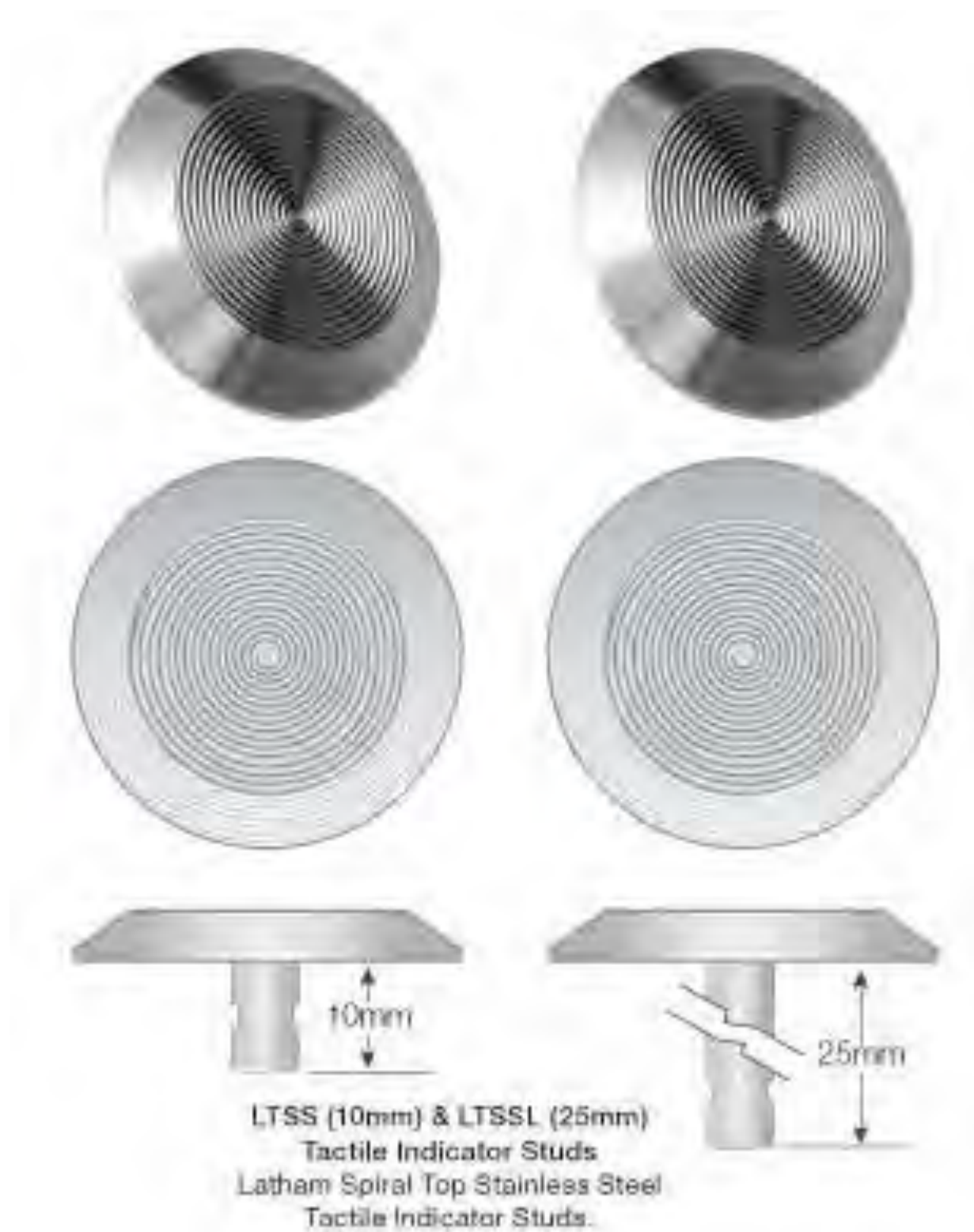
OUTDOOR DINING TABLE
600mm x 400mm RECTANGLE



600MM X 400MM RECTANGLE TOP



aluminium table base 3-4 leg



VANITY HAIR

SHOP 2/1 VICKERS STREET, PARAP, 0820

8981 3436

4th September 2014

To whom it may concern

We are situated in the same row of shops as the Laneway Café in Parap Shopping Village. We have noticed a large increase in our business and an increased amount of customers to this end of the shopping centre since the Laneway Café opened.

We have no objections whatsoever to the Laneway Café putting chairs and tables outside their shop on both Gregory Street and Vickers Street.

I am available for further discussion if required on the below numbers.

Salon 8981 3436

Mobile 0409 693 446

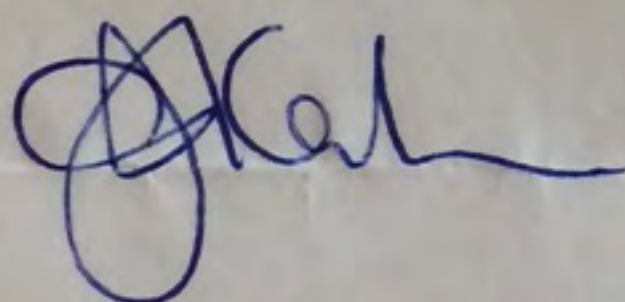
Email chris@vanityhair.net.au

Sincerely

Chris Kanochkin

Salon Owner and Manager

Vanity Hair



Lynn Finlay It brings a sense of vibe to what used to be a lacking little street. Since Laneway has opened it's help bring Parap alive and I'm certain that will be supporting other businesses in the area. Any chance to expand the amazing venue you have created should be given the thumbs up. All the more room for us to enjoy C'mon council!!

Like Reply 👍 10 · September 16 at 9:21pm

Gee Gee The council encourages an active and outdoor lifestyle as well as investment and opportunities in suburban areas. Your cafe embraces these elements from the local residents and office workers to the cyclists, walkers and 'yogies' - it's a no brainer!

Like Reply 👍 7 · September 16 at 9:17pm

Elle Ezzy Because Darwin is beautiful and we are too often cooped up in aircon

Like Reply · September 16 at 11:10pm

Sonya Unwincos the ground is uncomfortable 😞

Like Reply · September 16 at 10:44pm

Warwick Brown I always prefer to dine outside.

Like Reply · September 16 at 9:31pm

Michelle Mckinnon-Walker Outdoor dining is a part of the NT lifestyle and should be encouraged. Your cafe is a credit to Darwin, raising the standards for coffee and food enthusiast. Best of luck!

Like Reply 👍 18 · September 16 at 8:58pm

Chris Kanochkin As a business owner is Vickers Street I fully support the guys at Laneway. Definitely created a busy vibe in the street and compliments the the surrounding business's. Good luck guys 😊

Like Reply 👍 4 · September 16 at 9:50pm

Melissa Cabot More room for prams outside.

Like Reply 👍 4 · September 16 at 9:39pm

Lauren Murphy Emily Murphy 🤔🤔🤔

Unlike Reply 👍 2 · September 16 at 10:05pm

Gemma Boyle Work right next door to this amazing and vibrant cafe and fully support dining outside !!! Bring on more seating I say !

Like Reply 👍 2 · September 16 at 10:46pm

Gemma Corles It's nice to sit there and wait while my takeaway coffee is made inside 😞

Like Reply 👍 2 · September 16 at 9:10pm

Constanze De Greenlaw Finger s crossed. It s so hard to get a table every time i come around.

Like Reply 👍 2 · September 16 at 9:08pm

Chris Langworthy Because it's Darwin! Outdoor living is huge part of Top End life, and enjoying an excellent coffee in our beautiful weather reminds us why we live here!

Rosemary Fielder Must just be the most sensible thing to do ... sun, coffee, excellent food - what more could you want more chairs & tables!

Like · Reply · September 17 at 11:03pm

Michelle Teather It is difficult to get a seat inside at the best of times and is so noisy, outside seating would be fantastic!

Like · Reply · September 17 at 9:05pm

Kaylene Hinchliffe Too noisy inside and hard to hear conversations...outside dining is a great idea.

Like · Reply · September 17 at 1:23pm

Tobi Dale The coffee shoppe is so popular and busy that extra seating is required for the patrons - it just makes sense!

Like · Reply · September 17 at 1:11pm


Emily Murphy Lauren Murphy 

Like · Reply · September 17 at 12:57pm

Eury-Jane Butler Living in Darwin we have some awesome weather and we should make the most of it by being able to eat outside. Food tastes heaps better out in the fresh air as well.

Like · Reply · September 17 at 11:24am

Michelle Loughhead I used to have a business at Parap Village and all local businesses will benefit from the attraction and ambience of having an outdoor cafe, people will visit and linger, and make it pet friendly like the cafés overseas.

Sherylyn Hunter Coz it's 'Laneway' and we all want to support our local! You've brought a fresh 'aroma' into Parap and it's a perfect opportunity to make the most of your idyllic spot! 

Like · Reply · September 17 at 7:17am

Christie Peterson Just in time to enjoy the wet season storms with a ripping coffee

Like · Reply · September 17 at 6:34am

Amanda Pernechele Such an amazing place for coffee / breaky. Anything you guys can do to expand I back 100%!

Like · Reply · September 16 at 9:31pm

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darwin@
darwin.nt.gov.
au.


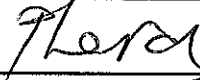
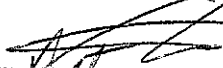
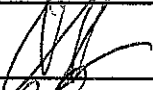
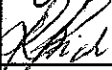



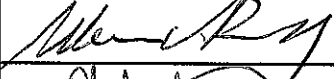

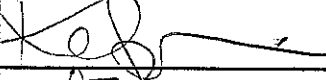
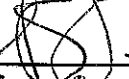
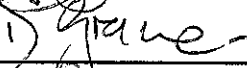





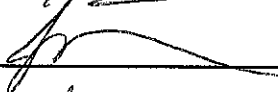



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4/9/14

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap





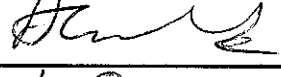


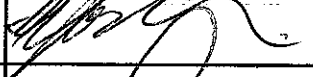





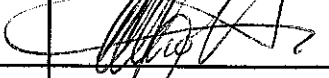



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Name	Suburb	Signature
MICHAEL BURGMAYER	PARAP	
Penny Lord	Bayview	
GLYNIS THOMAS	PARAP	
KAMILAH KHAMAN	PARAP	
Richard Price	Hamman Isano	
KALYAN UPPACARATI	NRHECLIFF	
Tiffany Vindan	Darwin City	
CARLY BROWN	WOMILLA	
WERNER VONDERBURG	DARWIN/CITY	
Ashlee Doodol	Parap	
Karen Sheldon	Parap	
ANNA SMITH	DARWIN	
DANIEL GRACIE	STUART PARK	
TENNIFER MITCHISON	DURACK	
JULIE PATTERSON	DURACK	
Emma Acciarito	Brinkin	
Teresa Crowe	Melbourn	
GABRIELLE WATT	MILNERN.	
JOHN COLEMAN	Gardens	
KATE MILLER	DARWIN	
JAIME LEVERDINGEN	DARWIN	
Michael Dielenberg	DARWIN	

22

76

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Catherine Gargan	Tiwi	
Samantha Mills	BRINKIN	
MARK WARNER	PARAP	M. Warner
Robin Simon	LEAMING	
Ken Kay	STUART PARK	
ANDY LAWRENCE	DARWIN	
KATE SEBERT	DARWIN	
CARLY WAITE	BAKEWELL	
Hollie Stuart Ford	PARAP	
MITCHELL TRUESDALE	NAKARA	
EVO KOULAKIS	NAKARA	
Thomas Perrett	Parap	
MICHAEL NEAT	BAYVIEW	
Charles McIngr- Shaw	Katherine	CS.
Scott Graham	Katherine	
Gus Rixon	KATHERINE	
Sto DAWES.	KATHERINE	
Phil Johnson	Benimah	
Mike Johnson	Benimah	

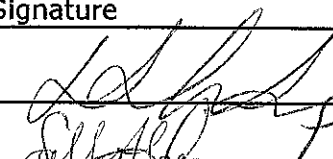
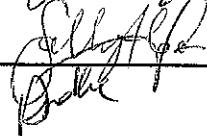

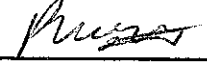
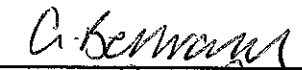

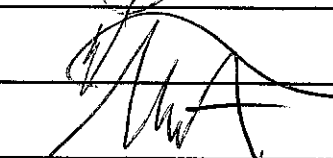




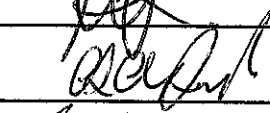
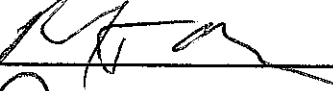



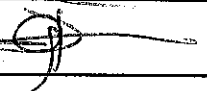
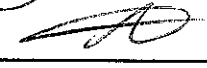



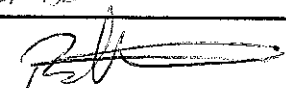
Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
NICOLAS MORGAN	PARAP	Nicola Morgan
Elizabeth Flynn	PARAP	Elizabeth Flynn
Ursula Carolyn	Parap.	Ursula Carolyn
RJ	LUDMILA	RJ
Clare Calbert	Marrawille	Clare Calbert
Bel Linnage	BAYVIEW	Bel Linnage
Charlotte Watson	RAPID CREEK	Charlotte Watson
Samantha Barnett	NAMICULT	Samantha Barnett
Jan Robinson	THE GARDENS	Jan Robinson
Luis Wagt	Wagaman	Luis Wagt
CHRISTINE FRANKS	THE GARDENS	Christine Franks
KIRSTEN GRAF	ALANA	Kirsten Graf
ADRIAN GRIFF	ALANA	Adrian Griff
Sharyn Vaughan	Darwin	Sharyn Vaughan
Ashley Stott	Darwin	Ashley Stott
Michael Braby	Wangari	Michael Braby
Awen Cusack	PARAP	Awen Cusack
MAYA TRIGGS	PARAP	Maya Triggs
ROSE CAMERON	PARAP	Rose Cameron
Libby Larsen	Jingili	Libby Larsen
Tony Hauko	BAYVIEW	Tony Hauko
Steven Koukouras	Lyons	Steven Koukouras

5/9/14

22

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Kylie Giltray	Parap	
Sally Hood	Nightcliff	
Daniel Djekic	" "	
Robyn Appleby	Woolner	
Gillian BERGMAN	BARNES	
Michael Barker	Larrakeyah	
Debi Bodden	Alawa	
Scott Norton	Alawa	
Kylie Hays	Bellamack	
NAWE GIBBONS	Muirhead	
Hannah Ordens	Woolner	
KATRINA DUCK	H/DOO	
RODNEY DUCK	H/DOO	
ANDREW KARKIAN	Parap	
Pauleen Hays	Nightcliff	
Helen Dwyer	Stuart Park	
Greta DRISCOLL	"	
STEPHANIE CARTSHORE	Muirhead	
Katie Martin	Woolner	
Angela Madden	Darwin	
Rachel O'Keeffe	Darwin	
Paul Cartshore	Muirhead	

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

6/9/14

Name	Suburb	Signature
TAGALA, DAWNIE	RAPID CREEK	Tagala
ANJU GURUNG	NIGHTCLIFF	anj
JULIE LAYSON	BRINKIN	Jayson
RUTH MONREAL	TIWI	Ruth
Romell Dorso	Fannie Bay	Ru
Lisa Beasant	TIWI	LB
Alex Hogan	TIWI	AH
Tanet Farnell	Fannie Bay	Tanet
Linda Lukitsch	TIWI	Linda
Bert Lukitsch	TIWI	Bert
MICHAEL MAHER	PARAP	Michael
Marijma Tadic	MILLNER	Marijma
KAREN SCHNEIDER	Larrakeyah	Karen
Ed Mellis	PARAP	Ed
Tom Cain	LARRAKEYAN	Tom
Jodie Mills	PARAP	Jodie
James King	RAPID CREEK	James
Penny Lord	PARAP	Penny
JACOB BRADY-WALKER	ALAWA	Jacob
BRENDAN JAYNER	WOODNER	Brendan
Beryl Munnick	Lindfield	Beryl
TIM MCDONALD	PARAP	Tim

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Mat Johnson	The Gardens	<i>Mat Johnson</i>
MARK CORBETT	PARAP	<i>Mark Corbett</i>
Emil TASTULA	LUOMILLA	<i>Emil Tastula</i>
Rita Rogers	Parap	<i>Rita Rogers</i>
Kerry Grace	Fannie Bay	<i>Kerry Grace</i>
RAHAEL SHARP	PARAP	<i>Rahael Sharp</i>
Mark Button	FREMANLE/PARAP	<i>Mark Button</i>
Amy Cash	Parap	<i>Amy Cash</i>
Maurice Wanganer	Leanger	<i>Maurice Wanganer</i>
ED ALEXANDER	FANNIE BAY	<i>Ed Alexander</i>
D. T Row	HOWARD SPR	<i>D. T Row</i>
ROSS ANILTONATIS	PARAP	<i>Ross Aniltonatis</i>
Justine Mye	Fannie Bay	<i>Justine Mye</i>
Justine Mye Joel Albertson	Parap	<i>Joel Albertson</i>
Margot Cameron	Parap	<i>Margot Cameron</i>
Mark Jensen	Howard Springs	<i>Mark Jensen</i>
Kerry McPhree	Parap.	<i>Kerry McPhree</i>
Molly O'Shaughnessy	Darwin	<i>MOS</i>
Shelley Rodwell	Fannie Bay	<i>SR</i>
Catherine Tonder	Fannie Bay	<i>Catherine Tonder</i>
Lorna Murphy	Parap	<i>Lorna Murphy</i>
Glenn Richards	Parap	<i>Glenn Richards</i>

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Cheryl Winstanley	Parap	
Mandy Peacock	Parap	
Sandra Lay	Knuckey Logan	
Owen Mili	Rapid Creek	
Patricia Hume	Coconut Grove	
Vicki Woodrow	The Gardens	
Sally Fillingworth	Parap	
Joy Nye	A Tourist who loves sitting outside Victoria.	J.C.A. Nye
Valaska Korolija	Sydney	
Joshua Cini	Sydney	
Pauline Remfrey	Humpty Do	Pauline Remfrey
Anber-Jean Zischke	Parap	
Adriana Arango	F. Bay	
Irene Donaldson	Parap	
Gareth Tutton	Queensland	
	Darwin	Eliso Derwin
NAT BRICE	PARAP	
Kent Crawford	Burwood	
LINA MAKRYLOS	BRINKIN	
Emma Winterford	Parap	
Bridget Norton	Darwin	
Alex Hood	Darwin	

8/9/14

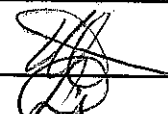
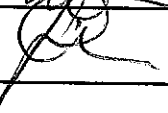




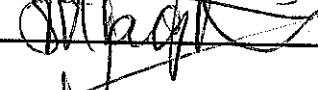
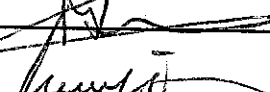
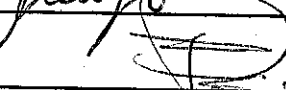
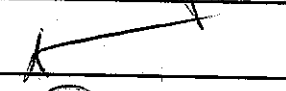


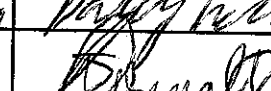
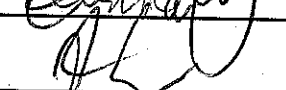
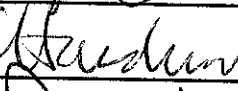
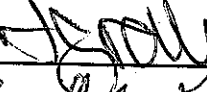
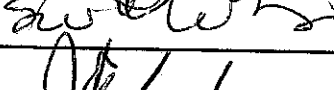
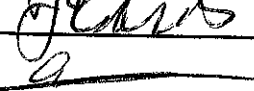



22

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Leandra Brady-Walker	Alameda	
JASON Pawley	MUNSTER	
Louise Johnston	Durack	
Lexie Gregory	Nakara	
JEN CUNNINGHAM	LUDMILA	
NB: I have a pram which I walk with to the cafe each day - sitting outside is much more suitable with this pram. I suggest it may also be for wheelchair users		
James	Coolalinga	
Rick B	The Garden	
L. PONTIFEX	Karama	
A Centofanti	Karama	
Jenna Smeere	NIGHTCLIFF	
Emma Mansfield	Fannie Bay	
Sascha Smithett	Darwin City	
Gail Brown	STUART PARK	
L. HARDY	GIRRAWAH	
P. Smith	STUART PARK	
J. Setchell	Fannie Bay	
THE CARTER	Fannie Bay	
Barry Wells	" "	
Paul Lehmann	Muirhead	
F. Gaurle	Casuarina	

come into the 21st century.

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
MANK FIZ SIMONS	ANULUA	
PAZ TASSONE	NIGHTCLIFF	
TAUIS PERRY	FANNIE BAY	Tom Perry
KELLY GIBLIN	FANNIE BAY	
Kelly RAY	" "	
Megan Grant	Larrakeyah	
Lee Benson	F' Bay	
Sandi McLaughlin	Fannie Bay	
Matt Ward	Jingili	
Stephen Kenyi	Karama	
PAULA FERREIRO	The Narrows	
DALE BARSITO	S/parap	
STEVEN FLYNN	PARAP	
JOSH TOSWELL	PARAP	
Daley Welch	Fannie Bay	
Sarah Connolly	Ludmilla	
Darrell Clune	Ludmilla	
Carle Handrud	FANNIEBAY	
Angela Graham	Fannie Bay	
Sue Walker	Fannie Bay	
JACKIE EDWARDS	JINGILI	
Averil Ivey	Nightcliff	

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Katy Moir	Coconut Grove	Katy Moir
Kylie Beard.	Fannie Bay	Kylie Beard
ANNE KNIGHT.	Fannie Bay	Anne Knight
Jessica Albertson	Jingili	Jessica Albertson
FRITH McLEWAN.	RAPID CREEK.	Frith McLewan
ADAM	COCONUT GROVE	Adam
M. Canaris	Fannie Bay	M. Canaris
LAUREN PERENSON.	Larrakeyah.	Lauren Perenson
Sue	Coconut Gro	Sue
Craig Paulsen	woolner	Craig Paulsen
Bronwyn Warmingto	Parap	Bronwyn Warmingto
Jodi Warmingto	Parap	Jodi Warmingto
Anna Davis	Rapid CK	Anna Davis
Danielle Thatcher	Parap	D. Thatcher
Elizabeth Forrest	Parap	ERA Forrest
Bridget Capron	Rapid Creek	Bridget Capron
Kathryn Gant	Woolner	Kathryn Gant
Chelsey Dunne.	Darwin.	Chelsey Dunne
Heather Vanfuldt	Virginia	Heather Vanfuldt
M. LANGER	NEW Farm	M. Langer
B. DAVID	Fannie Bay	B. David
Claire Conign	PARAP	Claire Conign

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
MICHELLE PADGET	ANULA	<i>[Signature]</i>
Jen Clarke	Anula	<i>[Signature]</i>
Rachael Snedden	Stuart Pk	<i>[Signature]</i>
Susi Towers	Rapid Creek	<i>[Signature]</i>
Kirin Poulter	Darwin	<i>[Signature]</i>
Michael Daysh	Darwin	<i>[Signature]</i>
Fred Stageroff	Parap	<i>[Signature]</i>
Michael Harvey	Parap	<i>[Signature]</i>
JANE DENNY	DARWIN	<i>[Signature]</i>
Bea Staley	Darwin	<i>[Signature]</i>
John Callanan	Darwin	<i>[Signature]</i>
SOUTH BAILEY-PRESON	MUDGEE also	<i>[Signature]</i>
Anja Behlmer	coconut Grove	<i>[Signature]</i>
Michelle Jones	Coconut Grove	<i>[Signature]</i>
MARY DURACK.	LARRAKEE YAT	<i>[Signature]</i>
LOUISE GILLET	NIGHTCLIFF	<i>[Signature]</i>
R/L Jones	NIGHTCLIFF	<i>[Signature]</i>
Vinka Ritchie	St Kilda East	<i>[Signature]</i>
Melanie Lloyd	Melbourne	<i>[Signature]</i>
VESPA MRAH	MEL	<i>[Signature]</i>
Claire Johnson	MEL	<i>[Signature]</i>








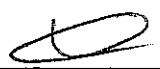

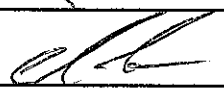



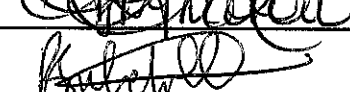
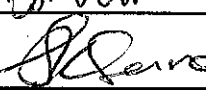
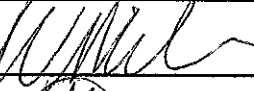



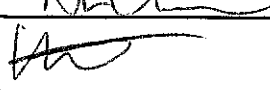
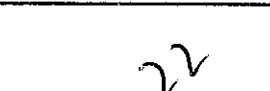

10/9/14

concord

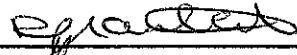


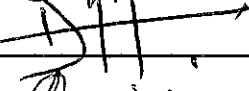
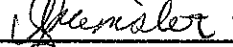

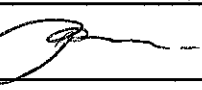

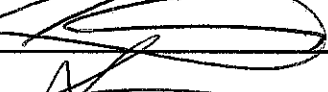

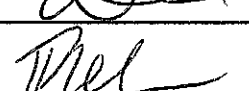
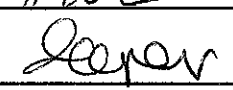

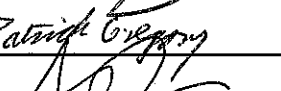
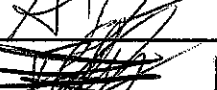
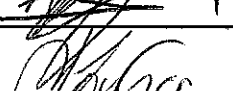
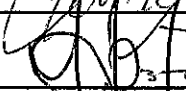
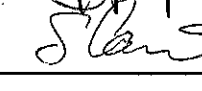
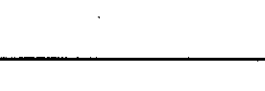

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Bree Bishop	Darwin CBD	B Bishop
Alex Fisher	Coconut Grove	Alex Fisher
Lyne Fisher	Coconut Grove	Lyne Fisher
Laura Tucker	Shoort Park	Laura Tucker
Emma McBride	Naranda	Emma McBride
Tia O'Neil-Gibbs	Malak.	Tia O'Neil-Gibbs
GABRIELLE MATDA	EAST MELBOURNE	Gabrielle Matda
SOTIRI PRINEAS	PARAP	Sotiri Prineas
Andrew O'Donnell	PARAP	Andrew O'Donnell
Natacie Behm	PARAP	Natacie Behm
Amanda Crisafulli	Darwin	Amanda Crisafulli
Jacob Crisafulli	Darwin	Jacob Crisafulli
Roger Cowley	Ludmilla	Roger Cowley
Liz Jackson	Ludmilla	Liz Jackson
Greg Clarence	Ludmilla	Greg Clarence
Kaye Cowley	Ludmilla	Kaye Cowley
Dan Vickers	Nightcliff	Dan Vickers
Clare Whitehead	Nightcliff	Clare Whitehead
carly philips	zuccoli	carly philips
Phillip Waters	PARAP	Phillip Waters
LEONIE MORLEY	PARAP	Leonie Morley
Brooke Cilliers	Naranda	Brooke Cilliers


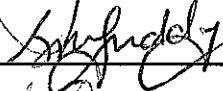
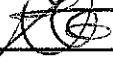
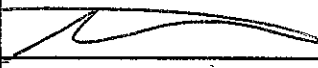

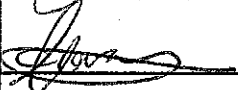


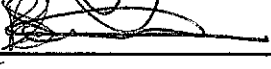
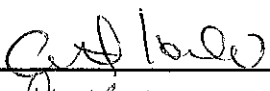
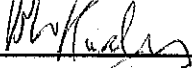
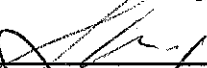



Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Christina Reynolds	Parap	
BRIETT NAKKER	NAKARA	
Jenelle. S.	Alawa	
Miranda Tetlow	Rapid Creek	
Nili Ansell	Nightie	
Carina Schmitt	Rapid Creek	
John Morley	Woolner/Glebe	
Vanessa Giddins	Orange	
Maria Bernardi	Dubbo	
Michelle Hatzivalas	Darwin	
Mia Hatzivalas	Darwin	
Alex Hatzivalas	Darwin	
William Barry	Darwin	
Anna-Jack KIRIAKOU	Parap	
Brianna Sutcliffe	Gurraveen	
Sheryl Sharma	NAKARA	
Wendy Miller	CBD	
Tim Cummins	Darwin	
Crystal Fernandez	Parap	
Ross Beaman	Bayview	
Nathan Edwards	Bayview	
Kaneesha King	Palmerston	

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap


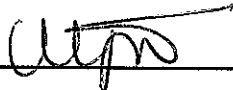
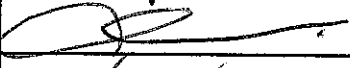
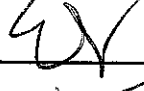
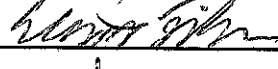
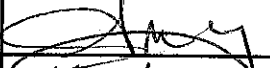


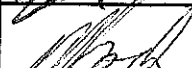
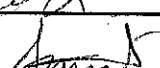

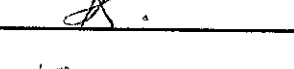
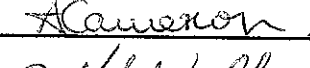
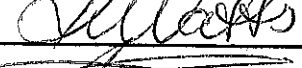

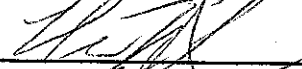

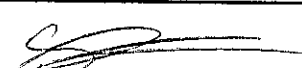
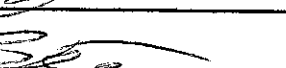


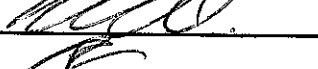
Name	Suburb	Signature
Rebecca Lambert	Brinkley	
Andrew Lewis	Nightcliff	
DUNCAN MIDCOMBS	PARAP	
12/9/14 DAVID HANCOCK	Winnellie	
Anna Grimster	Marrara	
Siobhan Horne	Parap	
Joan Idun	Fannie Bay	
Tanen Hoshie	Durack	
Luke W. Twa	Parap	
Tessa Smith	Humpty Doo	
EMMA TRANTER	STUART PARK	
Simon Pheasant	Parap	
Joanna Cooper	Leanyer	
Crystl Williams	Millner	
PATRICK GREGORY	MILLNER	
Amy Culpitt	WULAGI	
Elly Cornack	BATHURST	 I cannot believe the CC min is \$20.
Jally Young	Darwin City	
Megan Hotfield	Anula	
Sue Camilleri	STUART PARK	

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Rhonda Peek	Fornise Bay	
Stephen McGruddy	Woolner	
Miam Turner	Woolner	
Francene Anderson	Jingli	
Matt Tatter	Parap	
Clara Marais	Parap	
STEVEN XIPOLATO	Leura	
Samantha Wigg	Nightcliff	
Brooke Summers	Woolner	
LIQA HOLMES	N / Cliff	Altolmes
CINDY HARLOW	PALMY	
Bruce Harding	Malak	
June Coyer	Miller	
DAMIAN ENDACOTT	TW	
Chris Marrow	Casuarina	
ANITA DAVAN	JWCM	

(66)

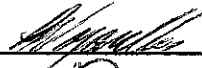
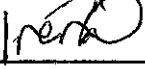
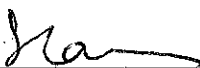
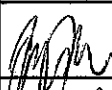
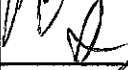

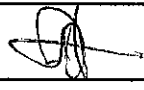
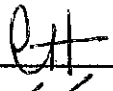

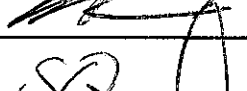
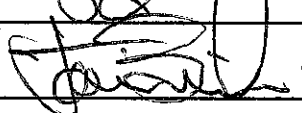
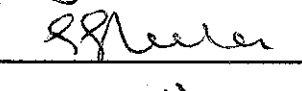
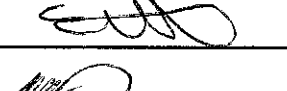
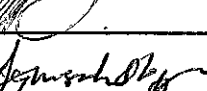

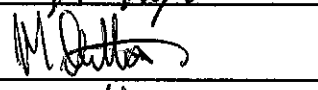

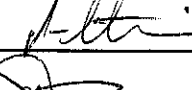

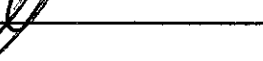


Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Xavier Clarke	Sevent Park	
Megan White	Bayview	
A. Freeman	Nightcliff	
E. Cheng	Nightcliff	
Elliot Fisher	DARWIN, AZ	
Scott Murrell	Parap	
Siana Cork	Tilw	
Toni Cork	Tilw	
Marion Cork	Woodroffe	
Janet Yong	Gunn, NT	
Kate Smith	Bayview NT	
Alice Cameron	Bayview NT	
Kate Waters	Humpty Doo	
Amanda Pernechele	Darwin City	
KEVIN TANDOGAR	DARWIN CITY	
Kyle Hynes	" "	
Shannon Feldtman	Fannie Bay	
Brad Feldtman	Fannie Bay	
Beth Fittock	Fannie Bay	
Melanie Wardrope	Cocount Grove	
Shean Quinn Chan	Fannie Bay	
Sally Mehro	Darwin City	

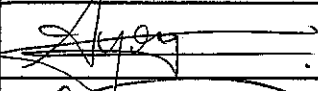
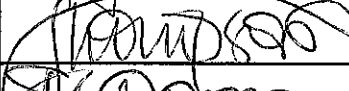

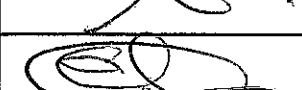

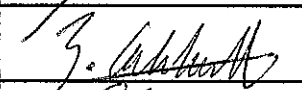

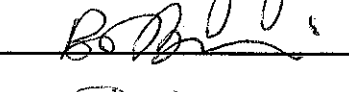
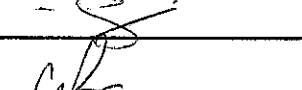
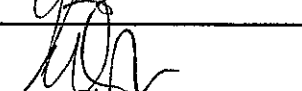
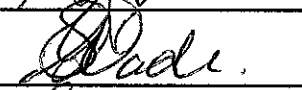

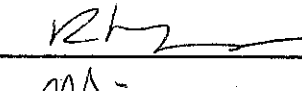

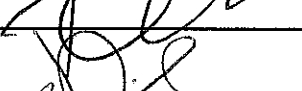
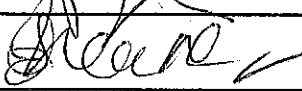
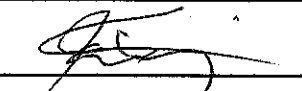
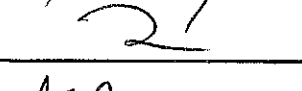




Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Marcia Harold	ANULA	Marcia Harold
Bree Neesham	Rapid Creek	Bree Neesham
Adam Spive	Rapid Creek	Adam Spive
Rohyn Thorpe	Driver	Rohyn Thorpe
Daniel Hall	Stuart Park	Daniel Hall
Kate Edell	Sydney	Kate Edell
Chelsea Collins	Stuart Park	Chelsea Collins
Jade Phillips	Fannie Bay	Jade Phillips
Kate Boyd	Parap	Kate Boyd
Katherine Bradley	Rapid Creek	Katherine Bradley
Amy Hinde	PARAP	Amy Hinde
15/9/14 NATHAN SCOTTON	PARAP	Nathan Scott
Lynsey Sutton	Bay View	Lynsey Sutton
Russell Mead	Rapid Creek	Russell Mead
CAROL NOLA	CITY	Carol Nola
ARTHUR O'BRYEN	Parap	Arthur O'Brien
LISA ROBERTS	WULAGI	Lisa Roberts
STEVE ROBERTS	WULAGI	Steve Roberts
Michelle Cullen	Larrakeyah	Michelle Cullen
Brian Hickey	Larrakeyah	Brian Hickey
JOAN KOURISH	Nhulunbuy	Joan Kourish
LEE PORTELLI	DARWIN	Lee Portelli

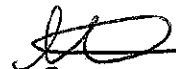
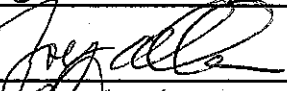
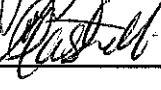

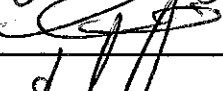
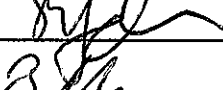

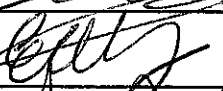
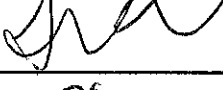

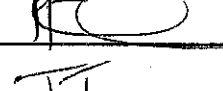
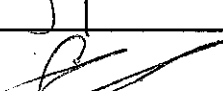
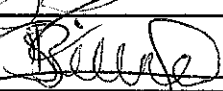
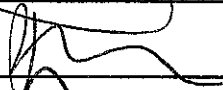


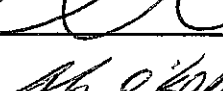
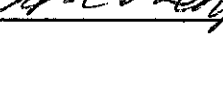

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
ASIMINA VAZANELIS	NIGHTCLIFF	
IRENA VAZANELIS	NIGHTCLIFF	
Anna Szwarc	Tier	
Michelle Mitchell	Wulagi	
Angela Kidaras	Marraira	
Josef Mulean	Marraira	
DREW HARPER	FANNIE BAY	
Clare Harper	Fannie Bay	
Lawst Corry	JOHNSTON	
WARWICK BROWN	NIGHTCLIFF	
SUE QUARTERMAN	Surrey Hills.	
JASON BIRCH	PAUMERSTON	
C. Sheehan	Fannie Bay	
E. Skarrott	The Gardens	
Nicole Dunham	Fannie Bay	
Agnieszka Stopyna	Fannie Bay	
DOMINIK STOPYNA	FANNIE BAY	
Mark Oliveira	Wooler	
PAUL GREEN	WOOLNER	
PETE MITCHELL	TINDAL	
Deb Coleman	Parap	
TOM Stoddard	Parap	


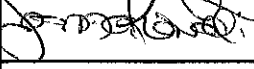
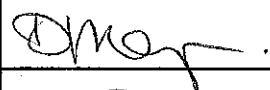


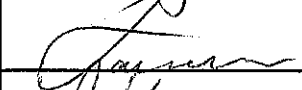

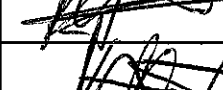

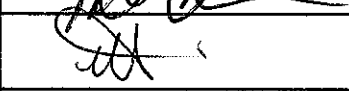

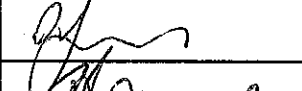
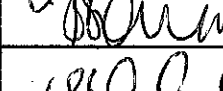
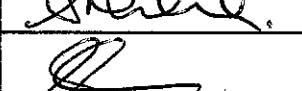
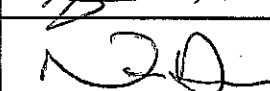


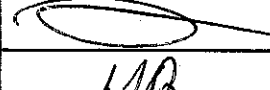

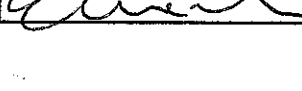


Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Amber Young	Fannie Bay	
Shae Thompson	Bayview	
Kate Francis	Fannie Bay	
Benny Poon	Parap	
Sophie Fontarelle	Rapid Creek	
Talea Hawkins	City	
Zac Caldwell	Jingili	
Adele	Fannie Bay	
Bridget O'Brien	Ludmilla	
Val Tambo	PARAP	
Chloris	Bayview	
Michelle Szabados	Parap	
Adrienne Wade	Virginia	
Low Bury	Ludmilla	
Becky Hargrove	The Gardens	
N Slavin	Alawa	
Tahnee Robinson	Bayview	
Vanessa Bird	Bayview	
Gene Shearer	Benny Springs	
KARLA KAMPALA	PARAWIN	
Lisa O'Donoghue	Parap	
Sophie Duggan	Muirhead	

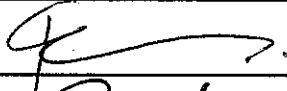


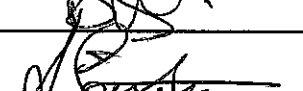
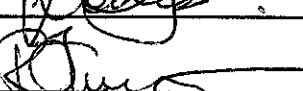


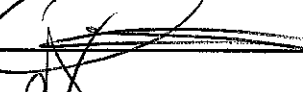
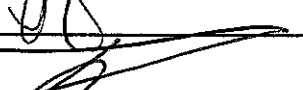
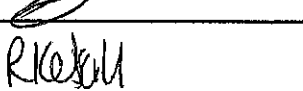
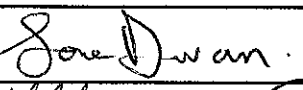

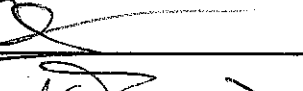

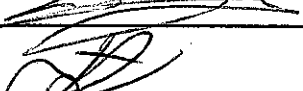





Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Maddie Nielson	Nightcliff	
Zoey Allen	Coombsgrove	
Delyla Marshall	The Gardens	
Rachel McDonald	Fawa	RTS McDonald
Adele Brazener	Parap	AB
Jane Slattery	The Gardens	
Peter Goodwin	Middle Park	
Steve Gordon	Darwin	
Brett Macdonald	Darack	
Jon Cooper	Leanger	
Emily Murphy	Rosebery	
Lauren Murphy	Woolner	
Samatha Shippen	Woolner	
Heather Tomlinson	Mackbourne	
Jane Tomlinson	Nightcliff	JT
SOPHIE HARVEY	BERRIMAH	
BENITA BITTNER	LYONS	
Pippa Lunningham	Nightcliff	
DAREN GILKINNE	FB	
CHRIS COSE	MOIL	
AMY BUTTON	TIWI	
Alison O'Keefe	Nightcliff	

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Rachel	Wanguri	
Jo Kuswadi	milner	
Debby Manger	Tilwi	
MARY O'BRIEN	Fannie Bay	
SOPHIE HILL	WOMILLA	
haera-V	Bellmore	
N King	Leanyer	
R. TASSER	Fannie Bay	
J. Aleto	BAYVIEW	
IRENE BARITAKIS	BAYVIEW	
MARLENE O'BRIEN	BAYVIEW	
Gareth J May	Parap	
DOM JAMES	DARWIN	
BLAID BOURLIE	FANNIE BAY	
Sarah HUTCHINSON	Alawa	
Kellie Longman	Alawa	
Nerelle Demos	Stuart Park	
Gabby Chesher	The Gardens	
Dan Hennessey	Parap	
Nathan Harris	Parap City	
Mikhaila Bromwich	Fannie Bay	
Elena Leslie	Dirack	

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap


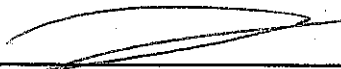
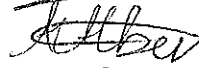

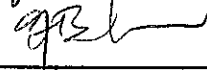
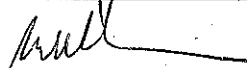
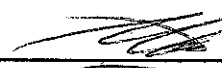


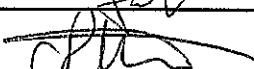
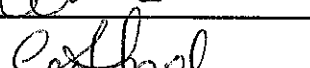









Name	Suburb	Signature
Fran Dilcos	Fanning Bay	
Doug Suter	Parap	
Brennan Ploughman	Palmerston	
Barbara Green	Woolner	
Louise Corrigan	Anula	
Rogina Thompson	Anula	
Belinda Hault	Parap	
Gill Kenny	Parap	
Alex Lemork	Parap	
Lama Shepherd	Parap	
Ryan Pettit	Bayview	
RYAN KESALL	PALMERSTON	RKESALL
JANE DWAN	Coconut Grove	Jane Dwan
Maddie Holder	Stuart Park	
Oscar Bolderson	Stuart Park	
Alanna Barr	Nightcliff	
Ben Angus	Nightcliff	
Vono Deacon	Anula	
Stephanie Urlicher	CBD	
EMILY CULL	MIDDLE PARK	
Helen Turner	Stuart Park	
Jane Phillips	Stuart Park	

19/9/14

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Callan McLaughlin	Lorrakeyah	McLaughlin
Carol Renfrey	Leanyer	Renfrey
Bill Treacy	Leanyer	Treacy
Kristian Hampson	Fannie Bay	Hampson
Marie Hagek	Nightcliff	Hagek
Aaron Kling	Coconut Grove	Kling
Conor McBride	"	McBride
Hanna Goern	Stuart Park	Goern
J. PMEST	PARAP	PMEST
S. NETLETON	PARAP	Netleton
Jason Sleigh	Nakara	Sleigh
C. Armstrong	Virginia	Armstrong
Stephen Billias	Ludmilla	Billias
ALEX CROSSMAN	PARAP	Crossman
Ang Sloan	Stuart Park	Sloan
Carol Williams	Alawa	Williams
JACINTA NORTON	PARAP	Norton
Mara Faulkner	Fannie Bay	Faulkner


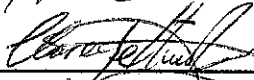
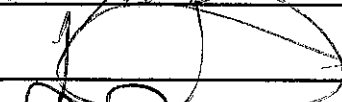

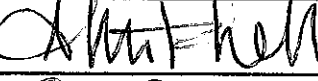
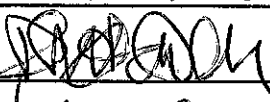


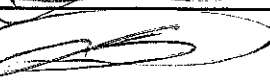



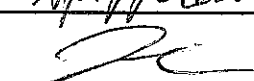

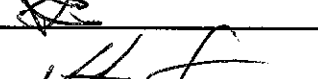
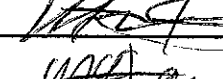
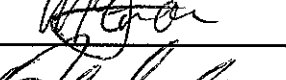
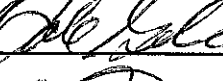
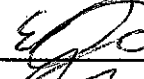

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
LIZA BOWERS	TIPPERY WATERS	
Kathryn Dell	PARAP	
Alison Alber	Parap	
Dink Alber	Parap	
Geoff Barber	NIGHTCLIFF	
SUSAN WILLIAMS	NIGHTCLIFF	
MATTHEW SCOTT	CULLEN BAY	
Samantha Adam	Cullen Bay	
James King	Reid Creek	
Christie Peterson	Nightcliff	
Genevieve Jackson	Stuart Park	
Rose Carter	TINDALI	
Talitha Kennedy	Balmuir	
J. Ennis	Howard Springs	
Emily Heames	MOIL	
JOEIE MURDOCH	FANNIE BAY	
Natane Owen	Nightcliff	
Natasha Burgess	Nightcliff	
Jack Lunn James	Stuart Park	
SARAH LUNN	Stuart Park	

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
TERRI EROAZ	PARAP	TE ESK
Sugita Wah/	Cavvakeyah	U.S. Wah/
DAVID GREGORY	DARWIN	DAVID GREGORY
JUSTIN SCOTT	LEANYER	JUSTIN SCOTT
JAN ANDERSON	PANNIE BAY	J Anderson
Alex Anderson	Wagmanu	Alex Anderson
AARON STONE	ST KILDA VC	Aaron Stone
Emily Scott	Leanyer	Emily Scott
Thomas Ruer	GRAY	T. Ruer
miho	Darwin	miho
Cockerell	Darwin	TCockerell
Marta	PARAP	Miki
Susan Ayson	Nightcliff	Susan Ayson
20/9/14 Felix Finin	Jingili	Felix Finin
Bec Jarrott	Tiwi	Bec Jarrott
Ashleigh Smith	Tiwi	ASH
Romee Dickman	Jingili	Romee Dickman
Maxine Charmichale	Padmanabam	Maxine Charmichale
Tom Frawley	Nightcliff	Tom Frawley
Ashley Murray	Lyons	Ashley Murray
Jess Brady	Lyons	Jess Brady
Elise Brady	Lyons	Elise Brady

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Jordan Hodson	Fannie Bay	
Claire Melhuish	Rosebery	
Daniel Fraser	F. BAY	
James Dubini	Milner	
Anna Mitchel	Bayview	
Daniel Mitchell	Bayview	
Lisa McTiernan	Artala	
Eddie Mouton	Alawa	
Chad Pickert	Darwin	
Mitchell McVair	Stuart Park	M.W.M
James Smallwood	Palmerston	
Maree Sheppard	Parap	M Sheppard
JODIE LOWRATT	Fannie Bay	
Sarah Fazzolari	The Narrows	
Sana Lai	Virginia	
Philip Locke	Peetn	
Mortimer Harkin	F Bay	
Harvey McEnam	Marrara	
Rob Lippman	Parap	
E-Analysts	Ludmilla	
Jon Aze	Milner	
JUSTINE MURRAY	Ludmilla	

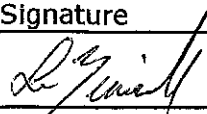

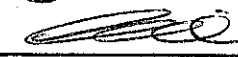
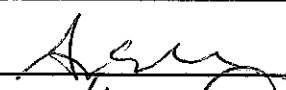


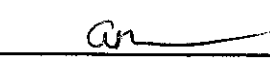

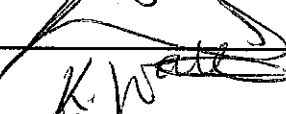

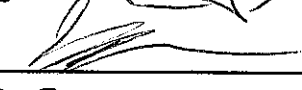
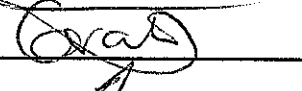
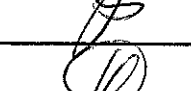


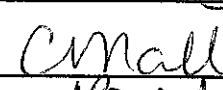
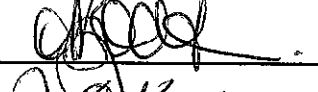
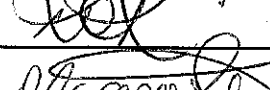

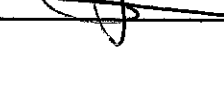


Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Lorena Maglis	Parap	Lorena
Josh marris	Fannie Bay	Josh
Jessal Rose	fannie Bay	Jessal
Ruby Gully	Parap	Ruby
Vanessa Munro	LAKKAWAH	Vanessa
Leah O'Doherty	Shant Park.	Leah
LOUISE FORSTER	PARAP	L. Forster
GEORGE MADOLAS	PARAP	George
Rylie Kirwan	WIRWAN	Rylie Kirwan
Saranne Broadrick	Aullen Bay	Saranne
JOSEPH HERBISON	NIGHTCLIFFE	Joseph
Susan Kirkman	Parap	Susan
Johanna Bell	Millner	Johanna
Connie Marcroft	Parap	Connie
Shari Tucker	Fannie Bay	Shari
Claire Darben	Karama	Claire
Eleni Roussos	Darwin	Eleni
Miriam Poyner	" "	Miriam
ELISSA SHARAM	Parap	Elissa
Vanessa Sharam	Fannie Bay	Vanessa
Jane Wheeler	Rosebery	Jane
Anna Axell	Bellamack	Anna

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Bianca Fiddoe	Nightcliff	B Fiddoe
Hannah BRODIE HALL	Throdefall	Coconut Grove
Clare Ellis	Parap	Clare E.
Hully Liveris	Lavrakeyah	Hully Liveris
Gemma Cortes	Parap	Gemma Cortes
Hannah Birston	Parap	Hannah Birston
Katie Schneider	Cullen Bay	Katie Schneider
Sherylyn Hunter	Parap	Sherylyn Hunter
Tara Schmiedt	Nalvera	Tara Schmiedt
Minnie Zammit	Parap	Minnie Zammit
Christie Peterson	Nightcliff	Christie Peterson
Natalie Arthur	Parap	Natalie Arthur
Angela Lockwood	Tiwi	Angela Lockwood
Kiri Wagh	Bayview	Kiri Wagh
DAY SWANN	ALANIA	DAY SWANN
Rita Rogers	Parap	Rita Rogers
Paula Bounias	Parap	Paula Bounias
Imead Ouellet	Woodro	Imead Ouellet
Asen Corden	Stuart Park	Asen Corden
Samara Baldwin	Anula	Samara Baldwin
Melissa Merrington	n/c hyl	Melissa Merrington
ELLEN BRUNSKILL	PARAP	ELLEN BRUNSKILL

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
LESLEE BRUNSKILL	CHAPEL HILL	
ROBERT SCHMUCKER	NIGHTCLIFF	
LISA EADIE	NIGHTCLIFF	
Annie Grathig	FANNESDALE	
Melinda Wine	HUMPTY DOO	
Novelle JOSE	WAGGAMAN	
Annett Omond	Bayview	
BJ Wilson	Adelaide	
JASON HANNA	PARAP	
Kelli Wolter	Livingstone	
Rhea Ten Haghwis	HOMER SPRINGS	
Jack Lynch	Kathleen	
Tarah Daniels	Wulagi	
Julie Bamford	Ludmilla	
SADIE CALLAHAN	Rapid Creek.	
Sarah McEwan	Forrester Bay	
Rachael McBride	Darwin CBD	
Cathy Malla	Wagaman	
Alano Booth.	Leanyer.	
Kathleen O'Keeffe	Humpty Do	
Pipina Papazoglou	Cullen Bay	
She Phoo	Mou	

Petition for Outdoor Dining at Laneway Specialty Coffee in Parap

Name	Suburb	Signature
Ann-Maire Dodey	Wodner	Ann M Dodey
Alexandra Maraganis	Bayview	Alexandra Maraganis
Alla Filkovskaya	Moil	Alla Filkovskaya
L Muns	Cashmere	L Muns
Wendy Pengelly	Humphry Do	Wendy Pengelly
Brendon Watts	ANURTA	Brendon Watts
Chantal Binding	ALANA.	Chantal Binding
Rebecca Fuller	Howard Springs	Rebecca Fuller
Helen Slee	LUOMILLA	Helen Slee
Tomoko Okazaki	Brinkin	Tomoko Okazaki

ATTACHMENT B







OPEN SECTION

PAGE

TP10\6

Town Planning Committee Meeting – Tuesday, 7 October 2014

10. INFORMATION ITEMS

11. GENERAL BUSINESS