

OPEN SECTION

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CITY OF DARWIN

OPEN MINUTES OF THE TOWN PLANNING COMMITTEE TO BE HELD IN COUNCIL CHAMBERS, CIVIC CENTRE, HARRY CHAN AVENUE, DARWIN ON TUESDAY, 2 APRIL 2013, COMMENCING AT 5.05P.M.

PRESENT: The Right Worshipful, Lord Mayor, Ms Katrina Fong Lim (Acting Chairman); Member R K Elix; Member G J Haslett; Member G A Lambert; Member G Lambrinidis; Member R Lesley; Member A R Mitchell; Member S J Niblock; Member K J Worden.

OFFICERS: General Manager Infrastructure, Mr L Cercarelli; Manager Design, Planning & Projects, Mr D Lelekis; Strategic Town Planner, Miss C Robson; Graduate Town Planner, Mr C Logan; Executive Officer, Miss A Smit.

APOLOGY: Member H I Galton, (Chairman); Member R M Knox; Member R Want de Rowe; Member J M Anictomatis.

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- 9.7 Lots 5197 & 5198 (17 & 25) Hidden Valley Roads Hundred of Bagot - Subdivision & Consolidation to create 2 lots - PA2013/0126
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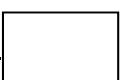
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- 9.9 Lot 5693 (11) Waratah Crescent Town of Darwin – Changes to the Development Layout Including Relocation of a Four Storey Building, Corresponding Reconfiguration of Nearby Multiple Dwellings, 14 Additional Multiple Dwellings, Removal of an Emergency Vehicle Link and Changes to the Staging of Development. EDP09/0014 – PA2009/0977
- 9.10 Lot 7732 (16) Duke Street Town of Darwin - 3 Storey Single Dwelling Exceeding 8.5m in Height - PA2013/0146

10. INFORMATION ITEMS

- 10.1 Minutes of the Development Consent Authority Meeting – Friday, 22 February 2013 & 8 March 2013
- 10.2 Various Letters sent to the Development Assessment Services under Delegated Authority
- 10.3 Various Letters sent to the Development Assessment Services under delegated Authority and Notice of Consent Received

11. GENERAL BUSINESS



Town Planning Committee Meeting – Tuesday, 2 April, 2013**1. MEETING DECLARED OPEN****1.1 Election of Acting Chairman for Town Planning Committee Meeting for Tuesday, 2 April 2013**

Common No.375173

The General Manager, Infrastructure declared the meeting open at 5.05 p.m. and called for nominations for an Acting Chairman.

(Haslett/Mitchell)

THAT The Right Worshipful, Lord Mayor, Ms Katrina Fong Lim be elected as Acting Chairman for the Town Planning Committee Meeting, on Tuesday, 2 April 2013 in the absence of Elected Chairman, Member H I Galton.

DECISION NO.21\933

(02/04/13)

Carried

2. APOLOGIES AND LEAVE OF ABSENCE

(Elix/Mitchell)

A. THAT the apology from Member H I Galton (Chairman), be received and a Leave of Absence be granted.

B. THAT the apology from Member J M Anictomatis, be received and a Leave of Absence be granted.

DECISION NO.21\934

(02/04/13)

Carried

2.2 Leave of Absence Granted

(Lambert/Niblock)

A. THAT it be noted that Member R M Knox is an apology due to a Leave of Absence being previously granted on 12 March 2013 for the period 31 March 2013 to 14 April 2013.

B. THAT it be noted that Member R Want de Rowe is an apology due to a Leave of Absence being previously granted on 12 March 2013 for the period 20 March 2013 to 19 April 2013.

DECISION NO.21\935

(02/04/13)

Carried



Town Planning Committee Meeting – Tuesday, 2 April, 2013

3. DECLARATION OF INTEREST OF MEMBERS AND STAFF

(Lambrinidis/Haslett)

THAT Council note that pursuant to Section 73 & 74 of the Local Government Act 2008, Member K J Worden declared a Conflict of Interest in Item 9.3.

DECISION NO.21\936

(02/04/13)

Carried

4. CONFIDENTIAL ITEMS

Nil

5. WITHDRAWAL OF ITEMS FOR DISCUSSION

5.1 Items Withdrawn by Staff

Nil

5.2 Items Withdrawn by Members

(Worden/Niblock)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that the Information Items and Officers Reports to the Town Planning Committee Meeting held Tuesday, 2 April, 2013, be received and considered individually 9.1; 9.2; 9.3; 9.4; 9.5; 9.6; 9.7; 9.8; 9.9; 9.10.

DECISION NO.21\937

(02/04/13)

Carried



Town Planning Committee Meeting – Tuesday, 2 April, 2013

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

(Lambert/Worden)

COMMITTEE'S DECISION

THAT the Committee resolve that the minutes of the previous Town Planning Committee Meeting held on Tuesday, 5 March, 2013, tabled by the Chairman, be received and confirmed as a true and correct record of the proceedings of that meeting.

DECISION NO.21\938

(02/04/13)

Carried

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

7.1 Business Arising

Nil

8. GENERAL TOWN PLANNING REPORTS

Nil



Town Planning Committee Meeting – Tuesday, 2 April, 2013

9. OFFICERS REPORTS

9.1 Lot 1336 (1) Marella Street Town of Darwin - To rezone Lot 1336 Town of Darwin (1 Marella Street Larrakeyah) from Zone SD (Single Dwelling Residential) to Zone MD (Multiple Dwelling Residential) - PA2012/0996

Report No. 123TS0059CL:fh (2/04/13) Common No. 2430373

(Elix/Worden)

COMMITTEE'S DECISION

- A. THAT Report Number 13TS0059CL:fh entitled, Amendment to the Northern Territory Planning Scheme for Lot 1336 (1) Marella Street, Town of Darwin to Rezone Lot 1336 Town of Darwin (1 Marella Street, Larrakeyah) from Zone SD (Single Dwelling Residential) to Zone MD (Multiple Dwelling Residential) - PA2012/0996, be received and noted.
- B. THAT Council endorse the submission dated, 1st March 2013 to the Development Consent Authority, **Attachment B** to 13TS0059CL:fh entitled, Amendment to the Northern Territory Planning Scheme for Lot 1336 (1) Marella Street, Town of Darwin to Rezone Lot 1336 Town of Darwin (1 Marella Street, Larrakeyah) from Zone SD (Single Dwelling Residential) to Zone MD (Multiple Dwelling Residential) - PA2012/0996.

DECISION NO.21\939

(02/04/13)

Carried



Town Planning Committee Meeting – Tuesday, 2 April, 2013

9. OFFICERS REPORTS

9.2 Darwin Entertainment Centre - Sign Permit Entertainment Centre Lot 5335 (93) Esplanade (Mitchell Street), Town of Darwin

Report No. 13TS0058BS:fh (2/04/13) Common No. 2434399

(Haslett/Mitchell)

COMMITTEE'S DECISION

- A. THAT Report Number 0058BS:fh entitled, Application for a moveable sign Permit for the Darwin Entertainment Centre, Situated at Lot 5335 (93) Mitchell Street, Town of Darwin, be received and noted.
- B. THAT Council refuse the application from the Darwin Entertainment Centre for an oversized moveable advertising sign in accordance with the requirements of the Outdoor Advertising Signs Code for the following reasons:
- i) In accordance with the Signs Code, identification of the business should be the prime objective for signage, rather than promotional advertising in commercial zones.
 - ii) The moveable sign size is 0.5 metres taller than permitted in the Outdoor Advertising Signs Code. The size of the sign creates a potential safety concern as it will be placed in a high pedestrian traffic area.

DECISION NO.21\940

(02/04/13)

Carried

Member K J Worden left Chambers at 5.15pm



Town Planning Committee Meeting – Tuesday, 2 April, 2013**9. OFFICERS REPORTS****9.3 Application for a Sign Permit for Wards Painting & Decorating – Lot 3778 (38) Rothdale Road Town of Nightcliff**

Report No. 13TS0060BS:fh (2/04/13) Common No. 2440366

(Mitchell/Haslett)

COMMITTEE'S DECISION

- A. THAT Report Number 13TS0060BS:fh entitled, Application for a Sign Permit for Wards Painting & Decorating, Situated at Lot 3778 (38) Rothdale Road, Town of Nightcliff, be received and noted.
- B. THAT Council refuse the application from Wards Painting & Decorating for a banner advertising sign in accordance with the requirements of the Outdoor Advertising Signs Code (Policy No. 042) for the following reasons:
- i) In accordance with the Signs Code, advertising signs in residential areas should be discrete and of a small scale, in order to be sympathetic to the residential character and values of the area. The proposed sign is not consistent with the character of the environment or the surrounding area.

DECISION NO.21\941

(02/04/13)

Carried

Member K J Worden returned to Chambers at 5.25pm.



Town Planning Committee Meeting – Tuesday, 2 April, 2013

9. OFFICERS REPORTS

9.4 Section 4262 (74) Amy Johnson Avenue, Hundred of Bagot – Temporary display bridge – PA2013/0134

Report No. 13TS0066BS:fh (2/04/13) Common No. 2449767

(Lambert/Worden)

COMMITTEE'S DECISION

- A. THAT Report Number 13TS0066BS:fh entitled, Development Application for Section 4262 (74) Amy Johnson Avenue, Hundred of Bagot for the purpose of a Temporary Display Bridge - PA2013/0134, be received and noted.
- B. THAT Council endorse the submission dated, 22 March 2013 to the Development Consent Authority, **Attachment B** to 13TS0066BS:fh entitled, Development Application for Section 4262 (74) Amy Johnson Avenue, Hundred of Bagot for the purpose of a Temporary Display Bridge - PA2013/0134 as amended to include lack of application and any application should comply with the signs code.

DECISION NO.21\942

(02/04/13)

Carried

9.5 Section 5602 (55) Boulter Road Hundred of Bagot - 44x2 and 6x3 Bedroom Multiple Dwellings in 12x1 and 14x2 Storey Buildings – PA2012/0783

Report No. 13TS0057CR:fh (2/04/13) Common No. 2351087

(Elix/Niblock)

COMMITTEE'S DECISION

- A. THAT Report Number 13TS0057CR:fh entitled, Development Application for Section 5602 (55) Boulter Road, Hundred of Bagot for the Purpose of 44x2 and 6x3 Bedroom Multiple Dwellings in 12x1 and 14x2 Storey Buildings - PA2012/0783, be received and noted.

DECISION NO.21\943

(02/04/13)

Carried



Town Planning Committee Meeting – Tuesday, 2 April, 2013

9. OFFICERS REPORTS

9.6 Lot 2279 (20) Harvey Street Town of Darwin - 16 x 1 and 60 x 2 Bedroom Multiple Dwellings and a Shop/Office in a 13 Storey Building Plus 2 Levels of Basement Car Parking – PA2013/0128

Report No. 13TS0061CL:fh (2/04/13) Common No. 2442162

(Haslett/Lambrinidis)

COMMITTEE'S DECISION

- A. THAT Report Number 061CL:fh entitled, Development Application for Lot 2279 (20) Harvey Street, Town of Darwin for the Purpose of 16 X 1 and 60 X 2 Bedroom Multiple Dwellings and a Shop/Office in a 13 Storey Building plus 2 Levels of Basement Car Parking - PA2013/0128, be received and noted.
- B. THAT Council endorse the submission dated, 15 March 2013 to the Development Consent Authority, **Attachment B** to 061CL:fh entitled, Development Application for Lot 2279 (20) Harvey Street, Town of Darwin for the Purpose of 16 X 1 and 60 X 2 Bedroom Multiple Dwellings and a Shop/Office in a 13 Storey Building plus 2 Levels of Basement Car Parking - PA2013/0128.

DECISION NO.21\944

(02/04/13)

Carried

9.7 Lots 5197 & 5198 (17 & 25) Hidden Valley Roads Hundred of Bagot – Subdivision Subdivision & Consolidation to create 2 lots - PA2013/0126

Report No. 13TS0063WS:fh (2/04/13) Common No. 2441826

(Lesley/Worden)

COMMITTEE'S DECISION

- A. THAT Report Number 063WS:fh entitled, Subdivision Application for Sections 5197 and 5198 (17 and 25) Hidden Valley Road, Hundred of Bagot for the Purpose of a Subdivision and Consolidation to Create 2 Lots - PA2013/0126 be received and noted.
- B. THAT Council endorse the submission dated, 22 March 2013 to the Development Consent Authority, **Attachment B** to 13TS0063WS:fh entitled, Subdivision Application for Sections 5197 and 5198 (17 and 25) Hidden Valley Road, Hundred of Bagot for the Purpose of a Subdivision and Consolidation to Create 2 Lots - PA2013/0126.

DECISION NO.21\945

(02/04/13)

Carried



Town Planning Committee Meeting – Tuesday, 2 April, 2013

9. OFFICERS REPORTS

9.8 Section 3243 (1) Tate Place Hundred of Bagot - Leisure and Recreation PA2013/0152

Report No. 13TS0065 (2/04/13) Common No. 2445315

(Elix/Lesley)

COMMITTEE'S DECISION

- A. THAT Report Number 13TS0065CL:fh entitled, Development Application for Section 3243 (1) Tate Place, Hundred of Bagot for the Purpose of Leisure and Recreation - PA2013/0152, be received and noted.
- B. THAT Council endorse the submission dated, 22 March 2013 to the Development Consent Authority, **Attachment B** to 13TS0065CL:fh entitled, Development Application for Section 3243 (1) Tate Place, Hundred of Bagot for the Purpose of Leisure and Recreation - PA2013/0152.

DECISION NO.21\946

(02/04/13)

Carried



Town Planning Committee Meeting – Tuesday, 2 April, 2013

9. OFFICERS REPORTS

9.9 Lot 5693 (11) Waratah Crescent Town of Darwin – Changes to the Development Layout Including Relocation of a Four Storey Building, Corresponding Reconfiguration of Nearby Multiple Dwellings, 14 Additional Multiple Dwellings, Removal of an Emergency Vehicle Link and Changes to the Staging of Development. EDP09/0014 – PA2009/0977

Report No. 13TS0062BS:fh (2/04/13) Common No.

(Elix/Lambert
)

COMMITTEE'S DECISION

- A. THAT Report Number 13TS0062BS:fh entitled, Variation of Exceptional Development Permit for Lot 5693 (11) Waratah Crescent, Town of Darwin for the Purpose of Changes to the Development Layout Including Relocation of a Four Storey Building, Corresponding Reconfiguration of Nearby Multiple Dwellings, 14 Additional Multiple Dwellings, Removal of an Emergency Vehicle Link and Changes to the Staging of Development - (EDP09/0014) - PA2009/0977, be received and noted.
- B. THAT Council endorse the submission dated, 22 March 2013 to the Development Consent Authority, **Attachment D** to 13TS0062BS:fh entitled, Variation of Exceptional Development Permit for Lot 5693 (11) Waratah Crescent, Town of Darwin for the Purpose of Changes to the Development Layout Including Relocation of a Four Storey Building, Corresponding Reconfiguration of Nearby Multiple Dwellings, 14 Additional Multiple Dwellings, Removal of an Emergency Vehicle Link and Changes to the Staging of Development - (EDP09/0014) - PA2009/0977.

Member R Lesley called for a division:

AFFIRMATIVE	NEGATIVE
Lord Mayor Member R K Elix Member G A Lambert Member G Lambrinidis Member S J Niblock Member G J Haslett Member A R Mitchell	Member R Lesley Member K A Worden

DECISION NO.21\947

(02/04/13)

Carried

Town Planning Committee Meeting – Tuesday, 2 April, 2013

9. OFFICERS REPORTS

- 9.10 Lot 7732 (16) Duke Street Town of Darwin - 3 Storey Single Dwelling Exceeding 8.5m in Height - PA2013/0146
Report No. 13TS0067 (2/04/13) Common No. 2445261

(Worden/Elix)

COMMITTEE'S DECISION

- A. THAT Report Number 067CL:fh entitled Development Application for Lot 7732 (16) Duke Street, Town of Darwin for the purpose of a 3 Storey Single Dwelling Exceeding 8.5m in Height - PA2013/0146, be received and noted.
- B. THAT Council endorse the submission dated 22 March 2013, to the Development Consent Authority, **Attachment B** to 13TS0067CL:fh entitled, Development Application for Lot 7732 (16) Duke Street, Town of Darwin for the purpose of a 3 Storey Single Dwelling Exceeding 8.5m in Height - PA2013/0146.

DECISION NO.21\948

(02/04/13)

Carried



Town Planning Committee Meeting – Tuesday, 2 April, 2013

10. INFORMATION ITEMS

- 10.1 **Minutes of the Development Consent Authority Meeting – Friday, 22 February, 2013 and Friday, 8 March 2013**
Document No. 2443378 (02/04//13) Common No. 1863114

The Minutes of the Development Consent Authority Meeting held on Friday, 22 February 2013 and Friday, 8 March 2013, are distributed as a separate attachment.

(Lambert/Lesley)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that the Minutes of the Development Consent Authority Meeting held on Friday, 22 February 2013 and Friday, 8 March 2013, be received and noted with concerns to car parking in items 1; 3; 4 in relations to meeting 205 and items 4 in relation to meeting 206.

DECISION NO.21\949

(02/04/13)

Carried



Town Planning Committee Meeting – Tuesday, 2 April, 2013**10. INFORMATION ITEMS****10.2 Various Letters sent to the Development Assessment Services under Delegated Authority**

Common No. 1962248

(Elix/Lambrinidis)

COMMITTEE'S DECISION

THAT the Committee under delegated authority endorse the following letters sent to Development Assessment Services.

- i) Lot 1214 (6) Merkur Court, Town of Darwin – Unit title subdivision to create 10 units and common property – PA2013/0157 - Common Number 2445118 dated 22 March 2013.
- ii) Lot 1967 (12) Winston Avenue Town of Darwin – Verandah Additions to an Existing Multiple Dwelling with a Reduced Front Setback (Unit 5) – PA2013/0096 - Common Number 2437346 dated 8 March 2013.
- iii) Lot 1967 (12) Winston Avenue Town of Darwin – Verandah Additions to an Existing Multiple Dwelling with a Reduced Front Setback (Unit 6) – PA2013/0095 - Common Number 2437298 dated 8 March 2013.
- iv) Portion 2235 (651) Stuart Highway Hundred of Bagot – Warehouse with Ancillary Office – PA2013/0151 - Common Number 2445306 dated 22 March 2013.
- v) Portion 2368 (107) Winnellie Road Hundred of Bagot – Additions to Existing Warehouse – PA2013/0080 – Common Number 243722 dated 15 March 2013.
- vi) Lot 2444 (108) Mitchell street, Town of Darwin – Changes to the development approved by DP10/0289 for converting communal oem space to office and reassessment of car parking PA2013/0099 – Common Number 2441902 dated 15 March 2013.
- vii) Lot 2532 (10) Duke Street Town of Darwin – Amended – 20 x 2 and 2 x 4 Bedroom Multiple Dwellings in a 4 Storey Building including Ground Level Car Parking – PA2013/0045 dated 15 March 2013.

(Elix/Lambert)

- viii) Application for the Direct Sale of Section 4051 for the purpose of Consolidation with Portion 2600 Carnoustie Circuit, Hundred of Bagot – 055-405 – Common Number 2432224 dated 1 March 2013.

Carried

- ix) Lot 2926 (18) Knowles Street Town of Nightcliff – Shed Addition to an Existing Single Dwelling with a Reduced Front Setback – Common Number 2437330 dated 8 March 2013.
- x) Section 3077 (126) Winnellie Road Hundred of Bagot – Change of use of Part of a Building from General Industry to General Industry and Showroom Sales – PA2013/0136 – Common Number 2449962 dated 22 March 2013.
- xi) Lot 3912 (18) Carstens Crescent Town of Nightcliff – Shed Addition to an Existing Single Dwelling with a Reduced Front Setback – PA2013/0102.

(Continued on next page...)

Town Planning Committee Meeting – Tuesday, 2 April, 2013

10. INFORMATION ITEMS

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

(Continued on next page...)

- xii) Section 3914 (1) Dornoch Court, Hundred of Bagot – Verandah and Carport Additions to an Existing Multiple Dwelling (Unit 6) – PA2013/0048 dated 1 March 2013.
- xiii) Lot 4064 (7) Goshawk Court Town of Sanderson – Carport and Garage Additions to an Existing Single Dwelling with Reduced Front and Side Setbacks – PA2013/0140 dated 22 March 2013.
- xiv) Part Section 4235 Hook Road, Hundred of Bagot – Occupation Licence or Permissive Occupancy for the Purpose of Additional Car Parking during the Annual Darwin Show – Common Number 2441220 dated 15 March 2013.
- xv) Lot 5443 (9) Cavenagh Street, Town of Darwin – Notification of Proposed Telecommunications Facility at an Existing Site without Development Application – Common Number 2442337 dated 18 March 2013.
- xvi) Lots 5626(A), 5624(A), 5625(A), 6579(A), 6581(A), 6924(A), Town of Darwin - Occupation Licence No 3510 and 3511 - KAP Motors Pty Ltd t/a Kerry's and AP Motors (No3) Pty Ltd/Bridge Toyota – Common Number 2450484 dated 28 March 2013.
- xvii) Lot 6206 (32) Ostermann Street, Town of Nightcliff – Addition to an Existing Single Dwelling with a Reduced Front Setback PA2013/0150 – Common Number 2445289 dated 22 March 2013.
- xviii) Lot 6671 (24) Karama Crescent, Town of Sanderson – Verandah Addition to an Existing Multiple Dwelling (Unit 2) PA2013/0127 – Common Number 2445232 dated 22 March 2013.
- xix) Lot 7002 (40) Hodgson Drive, Town of Sanderson – Notification of Proposed Telecommunications Facility at an Existing Site without Development Application – Common Number 2442658 dated 18 March 2013.

(Lambrinidis/Lesley)

- xx) Lot 8434 (40) Richardson Drive, Town of Darwin – Notification of a Proposed Telecommunications Facility at an Existing Site without Development Application – Common Number 2429998 dated 27 February 2013.

Carried

- xxi) Lot 8723 (76) Dick Ward Drive, Town of Nightcliff – Community Centre & Warehouse/Light Industry & Ancillary Office in 1 x 2 & 1 x 1 Storey Buildings PA2013/0103 – Common Number 1697319 dated 8 March 2013.
- xxii) Lot 11028 (1) Dreier Street, Town of Nightcliff – 2 x 3 Bedroom Multiple Dwellings in a Single Storey Building PA2013/0093 dated 8 March 2013.

DECISION NO.21\950

(02/04/13)

Carried



Town Planning Committee Meeting – Tuesday, 2 April, 2013**10. INFORMATION ITEMS**

- 10.3 Various Letters sent to the Development Assessment Services under Delegated Authority and Notice of Consent Received**
Common No. 1962248

(Elix/Lambert)

COMMITTEE'S DECISION

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

- i) Lot 2240 (3) Philip Street, Town of Darwin – Unit Titles Scheme Subdivision to Create 4 Units and Common Property PA2013/0078 - Common Number 2437192 dated 11 March 2013
- ii) Lot 5352 (20) Stokes Street, Town of Darwin – Verandah Addition to an Existing Multiple Dwelling (Unit 4) PA2013/0755 - Common Number 2346248 dated 1 March 2013.
- iii) Lot 10604 (11) Warton Street, Town of Nightcliff – Unit Plan Subdivision to Create Three Units and Common Property PA2013/0097 dated 5 March 2013.

DECISION NO.21\951

(02/04/13)

Carried



Town Planning Committee Meeting – Tuesday, 2 April, 2013

11. GENERAL BUSINESS

11.1 Car Parking

(Lambert/Lambrinidis)

THAT Council hold a workshop to discuss the future of the Town Planning Committee and the strategic approach.

DECISION NO.21\952 (02/04/13)



Town Planning Committee Meeting – Tuesday, 2 April, 2013

The meeting closed at 6.55 pm

THE RIGHT WORSHIPFUL,
LORD MAYOR, MS KATRINA
FONG LIM (ACTING
CHAIRMAN) - TOWN
PLANNING COMMITTEE
MEETING - TUESDAY, 2 APRIL
2013

Confirmed on: Tuesday, 2 April 2013

Chairman: _____

