

OPEN SECTION

PAGE

TP2/1

DARWIN CITY COUNCIL

TOWN PLANNING COMMITTEE

MEMBERS: Member J D Bailey (Chairman); The Right Worshipful, Lord Mayor, Mr G R Sawyer; Member R T Dee; Member R K Elix; Member H I Galton; Member G M Jarvis; Member G A Lambert; Member R Lesley; Member F P Marrone; Member A R Mitchell; Member K M Moir; Member J L Sangster; Member H D Sjoberg.

OFFICERS: Acting Chief Executive Officer, Mr F Crawley; General Manager Infrastructure, Mr L Cercarelli; Strategic Town Planner, Mr P Lindwall; Assistant Committee Administrator, Ms L Elmer.

Enquiries and/or Apologies: Linda Elmer
E-mail: l.elmer@darwin.nt.gov.au - PH: 89300 685

*** I N D E X ***

PAGE

1	MEETING DECLARED OPEN.....	3
2	APOLOGIES AND LEAVE OF ABSENCE.....	3
3	DECLARATION OF INTEREST OF ALDERMEN.....	3
4	CONFIDENTIAL ITEMS	3
5	WITHDRAWAL OF ITEMS FOR DISCUSSION	3
6	CONFIRMATION OF MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING	4
7	BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING	5



OPEN SECTION

PAGE

TP2/2

8	DEVELOPMENT APPLICATIONS	5
9	GENERAL TOWN PLANNING REPORTS	5
10	OFFICERS REPORTS	
10.1	Building Height and Volumetric Controls for the Darwin CBD	6
10.2	Planning Scheme Amendment 2007/0273 Changes to Building Setback Rules February 2009	14
10.3	Strategic Town Planning Policy Priorities	19
10.4	Minister's Reply on Berrimah Subdivision	25
10.5	Exceptional Development Permit – Section 38 Part Lot 4356 – Hundred of Bagot Corner Beaton & Collage Roads Berrimah to Allow for a Drug and Alcohol Rehabilitation Centre	30
10.6	Planning Scheme Amendment – PA2008/0901 Rezoning Lot 1822 (7) Stokes street, Parap – Town of Darwin from Zone SD (single dwelling residential) to Zone SD7 (Specific Use Darwin 7)	37
10.7	Lots 1067 & 1720 (31 & 29) Stuart Highway, Stuart Park – Town of Darwin - Takeaway Restaurant with Drive Through Access	45
11	INFORMATION ITEMS	
11.1	Various Letters sent to Development Assessment Services under Delegated Authority	57
12	GENERAL BUSINESS	
12.1	Outstanding Items	122



OPEN SECTION

PAGE

TP2/3

Town Planning Committee Meeting – Wednesday, 4 February, 2009**1 MEETING DECLARED OPEN****2 APOLOGIES AND LEAVE OF ABSENCE****2.1 Apologies****3 DECLARATION OF INTEREST OF ELECTED MEMBERS****4 CONFIDENTIAL ITEMS**

Nil

5 WITHDRAWAL OF ITEMS FOR DISCUSSION**5.1 Items Withdrawn by Staff****COMMITTEE'S DECISION**

THAT the Committee resolve under delegated authority that the following items withdrawn by staff as Items of Significance, be considered:

DECISION NO.20\() (04/02/09)



OPEN SECTION

PAGE

TP2/4

Town Planning Committee Meeting – Wednesday, 4 February, 2009**5 WITHDRAWAL OF ITEMS FOR DISCUSSION****5.2 Items Withdrawn by Members**

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that Information Items and Officers Reports to the Town Planning Committee Meeting held Wednesday, 4 February, 2009, be received and all recommendations contained therein be adopted by general consent with the exception of Item Numbers:

DECISION NO.20\() (04/02/09)

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

COMMITTEE'S DECISION

THAT the Committee resolve that the minutes of the previous Town Planning Committee Meeting held on Wednesday, 3 December, 2009, tabled by the Chairman, be confirmed.

DECISION NO.20\() (04/02/09)



OPEN SECTION

Town Planning Committee Meeting – Wednesday, 4 February, 2009

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

8 DEVELOPMENT APPLICATIONS

Nil

9 GENERAL TOWN PLANNING REPORTS

Nil



ENCL: YES

DARWIN CITY COUNCIL

DATE: 04/02/09

REPORTTO: TOWN PLANNING COMMITTEE
MEETING/OPEN

APPROVED: MS

FROM: STRATEGIC TOWN PLANNER

APPROVED: PL

REPORT NO: 09TS0008 PL:cpd

APPROVED: MS

COMMON NO: 1481987

SUBJECT: BUILDING HEIGHT AND VOLUMETRIC CONTROLS FOR THE
DARWIN CBD**ITEM NO: 10.1****SYNOPSIS:**

The April 2007 Planning Forum held in Darwin identified the need for improved development control over buildings in the Darwin Central Business (CB) zone. The Urban Design Advisory Panel (UDAP) was formed shortly after with the task of coming up with recommendations on CB zone development. A Special Council meeting was held on 10 December 2008 to hear an overview of the concepts developed by UDAP. Council has been invited to comment on the concept to introduce building height and volumetric controls for the Darwin CB zone.

GENERAL:

Darwin presents an historic urban form comprising one and two storey development on relatively small allotments. Along side this is a changing environment characterised by emerging tower development on larger blocks.

The Northern Territory Planning Scheme (2007) introduced height controls based on requirements of the RAAF and the principle that taller buildings be located in the centre and harbour frontage of the CB zone. In May 2008, Interim Development Control Order (18) revised the height controls to 90 metres above ground level in the centre of the CB zone and 36 metres above ground level around the edge of the CB zone.

Building Heights and Volumetric Control

Council was invited to respond to the building control concepts prior to the Department of Planning and Infrastructure making a recommendation to the Planning Minister.

PAGE: 2
REPORT NUMBER: 09TS0008 PL:cpd
SUBJECT: BUILDING HEIGHT AND VOLUMETRIC CONTROLS FOR THE DARWIN CBD

The basic principles of the controls are as follows:

- 100% site coverage up to 13 metres above ground level;
- 46% site coverage between 13 and 24 metres above ground level with a 6 metre building setback from the property boundary;
- 50% site coverage between 24 and 36 metres above ground level with a building setback; and
- 25% site coverage between 36 and 90 metres above ground level with a building setback.

The height of the podium level can be varied to respond to the width of the road reserve. A 45 degree angle across the road reserve is used to determine the appropriate height of the podium.

Council was advised that there are a number of new controls under consideration to promote good streetscape and pedestrian access in new developments. These will be unveiled when the building and volume control issues has been resolved.

Comments from Aldermen on the Proposals

The following is a summary of comments made by Aldermen in response to the presentation:

- The controls could result in a potential lack of variation in the architecture of development;
- No setback for pedestrians at ground level could result in bulky podium development up to 13 metres in height;
- The controls may encourage box like development if developers only develop to 13 metres with a 100% site coverage;
- Do the controls encourage site amalgamation?;
- Is lot amalgamation a good thing for the Darwin CB zone, noting that the city has a many smaller allotments that create interest and variety in the streetscape?;
- Concern over the use of “merit” to allow buildings to vary the requirements of the Planning Scheme. “Merit” needs to be defined;
- If a development doesn’t comply with the Planning Scheme it should not be approved;
- Awnings should be provided at ground floor level in response to Darwin’s climatic conditions;
- There is a need to coordinate the development application process and create a “one stop shop” for developers so that Planning Scheme and Darwin City Council requirements are identified simultaneously;
- The volumetric controls involving building setbacks at nominated heights will mean that buildings will not produce the same amount of floor space under current height controls; and
- Are the current height controls an arbitrary consideration?.

PAGE: 3
 REPORT NUMBER: 09TS0008 PL:cpd
 SUBJECT: BUILDING HEIGHT AND VOLUMETRIC CONTROLS FOR THE DARWIN CBD

The Government representatives sort Council's view on the current height limit on development imposed by the RAAF. Council was asked would it support the Department of Planning and Infrastructure in an investigation into the need for this height control.

Further to consideration of the presentation on the building controls concept, the following town planning method of measuring land capability and development potential is offered to assist in your Department's recommendations to the Planning Minister:

- An alternative to "building height and volumetric controls" is the opportunity of considering Floor Space Ratio (FSR) provisions to determine the development potential of land in the CB zone. FSR provisions have been used in other Australian capital cities.
- These controls provide a range of development outcomes for land by establishing the maximum floor space that can be achieved. Usually a basic FSR is establish for a CBD area and a developer can obtain bonus FSR by providing facilities that are required as part of the city's master plan. Bonuses can be achieved by providing a range of planning outcomes including the provision of:
 - Below ground parking;
 - A pedestrian arcade or through site link;
 - A plaza or open space;
 - A public transport interchange facility;
 - 10% of residential apartments for affordable housing;
 - A child care facility;
 - A sport or recreation facility;
 - Landscaping in accordance with an approved landscape master plan. etc

A draft letter at **Attachment A** provides feedback to the Department of Planning and Infrastructure on Alderman's responses to the proposed controls. The letter also includes comments from staff about the potential to include floor space ratio provisions to determining the development potential of land in the Darwin CD zone. In conclusion the letter suggests that the Planning Minister carry out community consultation for the proposed "building height and volumetric controls" prior to making a final decision on the matter.

FINANCIAL IMPLICATIONS:

Not assessed.

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

PAGE: 4
 REPORT NUMBER: 09TS0008 PL:cpd
 SUBJECT: BUILDING HEIGHT AND VOLUMETRIC CONTROLS FOR THE DARWIN CBD

Goal 1: Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

1.1 Improve relations with all levels of Government

Key Strategies

- 1.1.4 Play a strategic role in the planning and developmental processes that impact Darwin
- 1.1.5 Influence Government and developers to develop sustainable projects which reflect Darwin's lifestyle
- 1.2 Effectively engage with Community
- 1.2.1 Increase involvement of the Business Community for developing solutions to local issues

Goal 2: Enhance Darwin's Active, Positive and Flexible Lifestyle

Outcome

2.1 Improve urban enhancement around Darwin

Key Strategies

- 2.1.1 Manage and maintain the municipal landscaping and infrastructure to a standard that meets community needs
- 2.1.4 Provide a clean and liveable municipality

Goal 3: Assist Individuals and the Community Stay Connected with the Darwin Region

Outcome

3.1 Promote the use of public spaces

Key Strategies

- 3.1.1 Enhance public spaces and encourage greater use by the community
- 3.2 Enhance transport
- 3.2.1 Review transport and parking needs systems
- 3.2.4 Provide parking facilities and management systems which meet the needs of the community.

LEGAL IMPLICATIONS:

This issue is not considered confidential.

PAGE: 5
REPORT NUMBER: 09TS0008 PL:cpd
SUBJECT: BUILDING HEIGHT AND VOLUMETRIC CONTROLS FOR THE DARWIN CBD

PUBLIC RELATIONS IMPLICATIONS:

Developers seeking to maximise the floor areas of their properties may not support the controls recommended.

COMMUNITY SAFETY IMPLICATIONS:

Not assessed.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil.

APPROPRIATE SIGNAGE

Not Applicable.

PAGE: 6
REPORT NUMBER: 09TS0008 PL:cpd
SUBJECT: BUILDING HEIGHT AND VOLUMETRIC CONTROLS FOR THE DARWIN CBD

RECOMMENDATIONS:

THAT it be a recommendation of Council:-

- A. THAT Report Number 09TS0008 entitled Building Height and Volumetric Controls for the Darwin CBD, be received and noted; and
- B, THAT the draft letter to the Department of Planning and Infrastructure at **Attachment A**, be endorsed by Council.

PETER LINDWALL
STRATEGIC TOWN PLANNER

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

Any queries on this report may be directed to Peter Lindwall on 5528.

DRAFT

Please quote: 1481987 PI :cpd

Date

Mr Mark Meldrum
 Manager Urban Planning
 Director Strategic Planning
 Department of Planning and Infrastructure
 GPO Box 1680
 DARWIN NT 0801

Dear Mark

Council Feedback on Proposed Building Height and Volumetric Controls for the Darwin CB Zone

I refer to the presentation to Darwin City Council by representatives of the Department of Planning and Infrastructure in December 2008, on the concept of "Building Height and Volumetric Controls" for the Darwin Central Business (CB) zone. Please find below comments on the "controls" from Council Alderman in relation to the presentation.

Aldermen's response to the presentation:

- The controls could result in a potential lack of variation in the architecture of development;
- No setback for pedestrians at ground level could result in bulky podium development up to 13 metres in height.
- The controls may encourage box like development if developers only develop to 13 metres with a 100% site coverage.
- Concern over the use of "merit" to allow buildings to vary the requirements of the Planning Scheme. "Merit" needs to be defined.
- If a development doesn't comply with the Planning Scheme it should not be approved.
- Awnings should be provided at ground floor level in response to Darwin's climatic conditions.
- There is a need to coordinate the development application process and create a "one stop shop" for developers so that N T Planning Scheme and Darwin City Council requirements are identified simultaneously.

Questions raised by Alderman in response to the presentation:

- Do the controls encourage site amalgamation?;
- Is lot amalgamation a good thing for the Darwin CBD, noting that the city has a many smaller allotments that create interest and variety in the streetscape?;
- Are the current height controls an arbitrary consideration?.

Issues Raised in Relation to the Height of Buildings:

- The volumetric controls involving building setbacks at nominated heights will mean that buildings will not produce the same amount of floor space under current height controls; and
- Council supports the Department of Planning and Infrastructure in an investigation into the need for height control in the Darwin CB zone.

Further to consideration of the presentation on the building controls concept, the following town planning method of measuring land capability and development potential is offered to assist in your Department's recommendations to the Planning Minister:

- An alternative to "building height and volumetric controls" is the opportunity of considering Floor Space Ratio (FSR) provisions to determine the development potential of land in the CB zone. FSR provisions have been used in other Australian capital cities. These controls provide a range of development outcomes for land by establishing the maximum floor space that can be achieved. Usually a basic FSR is established for a CBD area and a developer can obtain bonus FSR by providing facilities that are required as part of the city's master plan. Bonuses can be achieved by providing a range of planning outcomes including the provision of:
 - o Below ground parking;
 - o A pedestrian arcade or through site link;
 - o A plaza or open space;
 - o A public transport interchange facility;
 - o 10% of residential apartments for affordable housing;
 - o A child care facility;
 - o A sport or recreation facility;
 - o Landscaping in accordance with an approved landscape master plan, etc

Council would appreciate the above comments being taken into account by the Planning Minister on future planning controls for the Darwin CBD. Council would be pleased to be involved in further discussion on these planning concepts. In addition it is suggested that the Planning Minister carry out a community consultation program on this issue prior to making a decision on the matter.

Please contact me on 8930 0528 if you wish to discuss the matter.

Yours faithfully

PETER LINDWALL
STRATEGIC TOWN PLANNER

ENCL: YES

DARWIN CITY COUNCIL

DATE: 04/02/09

REPORT

TO:	TOWN PLANNING COMMITTEE MEETING/OPEN	APPROVED:	MS
FROM:	STRATEGIC TOWN PLANNER	APPROVED:	PL
REPORT NO:	09TS0004 PL:cpd	APPROVED:	MS
COMMON NO:	1491735		
SUBJECT:	PLANNING SCHEME AMENDMENT 2007/0273 CHANGES TO BUILDING SETBACK RULES FEBRUARY 2009		

ITEM NO: 10.2**SYNOPSIS:**

In November 2008 the Department of Planning and Infrastructure advertised the Planning Scheme Amendment to change building setback rules in the Northern Territory planning Scheme and invited submissions to be received by 13th February 2009.

GENERAL:

The proposed amendment to the NT Planning Scheme intends to clarify the requirements relating to setback provisions for residential buildings, garages and sheds.

The building setback changes involve:

- Details of measuring the setback;
- Consistent setback rules for all urban areas.
- 6 metre front setback for one and two storey residential buildings;
- Taller buildings will be setback further from the street boundary;
- Residential buildings of similar height are treated in the same way;
- Where land in the SD (Single Dwelling Residential) borders land in Zone MD (Multiple Dwelling Residential), development of the Zone MD land to include a solid screen fence and a 3 metre landscaped buffer at the boundary between zones;
- A carport, pergolas or a shade cloth structure over existing car parking in a multiple dwelling development is permitted if the siting requirements are met;
- Small sheds are permitted if the siting requirements are met;
- A reduction in the setback rules for sheds on rural lots with a site area less than one hectare;
- Setback requirements for garages and sheds that have been administered under the Building Regulations;

PAGE: 2
REPORT NUMBER: 09TS0004 PL:cpd
SUBJECT: PLANNING SCHEME AMENDMENT 2007/0273 – CHANGES TO THE SETBACK RULES

- A simplified development application form for setback variations for single dwellings and verandahs, balconies and open structures (carports, pergolas, porticos, shade structures) associated with single dwellings.

Attachment A includes extracts from the NT Planning Scheme with proposed changes shown in red.

Effect of the Amendment

Generally this Building Setback amendment will apply to the residential suburbs of Darwin. The changes to building setbacks will not apply to the Central Business zone (CB zone) at this zone is mostly excluded from the relevant tables in the planning scheme amendment.

- The Planning Scheme Amendment (PSA) does not appear to address the requirement for reduced building setbacks (street setbacks) within new residential estates. The PSA is reducing the minimum street setback from 7.5 metres to 6 metres for single dwellings, but does not make provision for a smaller front setback for new residential estates which typically have smaller lots.
- For example, the Planning Scheme currently requires a 7.5 metre front setback for single dwellings within the Lyons subdivision, as the development provisions of the Specific Use Zone for the suburb do not address the requirement for reduced building setbacks. As a result of this there have been development applications for variations to street setbacks for single dwellings in each stage of the Lyons development. The street setbacks requested are for reduced 3 metre or 4.5 metre front setbacks, which are significantly less than the minimum 7.5 metre front setback required by the Planning Scheme and less than the proposed minimum setback of 6 metres.
- The recent PSA for the Specific Use Zone for suburb of Muirhead proposes small lot sizes, but again does not address the issue of reduced front setbacks, which may be required by the developers of the suburb.
- In summary, the PSA for building setbacks should specifically address the issue of reduced setbacks for single dwellings within new small lot residential estates and/or Specific Use Zones. As you are aware, Council has not supported reduced front setbacks within the Lyons suburb.
- The proposed Clause 3.0 definitions for "primary street" and "secondary street" do not work for residential lots within the Lyons and Muirhead suburbs that back on to Lee Point Road. The proposed definitions would mean that houses which back onto Lee Point Road should have the wider primary street setback to Lee Point Road and narrower secondary street setback to the local suburban residential road. Lee Point Road is not a Zone M (Main Road) within the Planning Scheme.

PAGE: 3
 REPORT NUMBER: 09TS0004 PL:cpd
 SUBJECT: PLANNING SCHEME AMENDMENT 2007/0273 – CHANGES TO THE SETBACK RULES

- The rear and side setback for 2-storey multiple dwellings has been reduced from 3.0 metres (for elevations with a window or door to a habitable room) to 1.5 metres. This means that there is an option for a minimum 3.0 metre setback for multiple dwellings on adjacent lots, which is a very narrow buffer between main living areas of dwellings. However, the revised setback for residential buildings on the same lot where there are habitable rooms, verandahs etc, is a more generous minimum 4.5 metres.

FINANCIAL IMPLICATIONS:

Not assessed.

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

Goal 1: Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

1.1 Improve relations with all levels of Government

Key Strategies

1.1.4 Play a strategic role in the planning and developmental processes that impact Darwin

1.1.5 Influence Government and developers to develop sustainable projects which reflect Darwin's lifestyle

1.2 Effectively engage with Community

1.2.1 Increase involvement of the Business Community for developing solutions to local issues

Goal 2: Enhance Darwin's Active, Positive and Flexible Lifestyle

Outcome

2.1 Improve urban enhancement around Darwin

Key Strategies

2.1.1 Manage and maintain the municipal landscaping and infrastructure to a standard that meets community needs

2.1.4 Provide a clean and liveable municipality

PAGE: 4
REPORT NUMBER: 09TS0004 PL:cpd
SUBJECT: PLANNING SCHEME AMENDMENT 2007/0273 – CHANGES TO THE SETBACK RULES

Goal 3: Assist Individuals and the Community Stay Connected with the Darwin Region

Outcome

3.1 Promote the use of public spaces

Key Strategies

3.1.1 Enhance public spaces and encourage greater use by the community

3.2 Enhance transport

3.2.1 Review transport and parking needs systems

3.2.4 Provide parking facilities and management systems which meet the needs of the community.

LEGAL IMPLICATIONS:

This issue is not considered confidential.

PUBLIC RELATIONS IMPLICATIONS:

Not assessed.

COMMUNITY SAFETY IMPLICATIONS:

Not assessed.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil.

APPROPRIATE SIGNAGE

Not Applicable.

PAGE: 5
REPORT NUMBER: 09TS0004 PL:cpd
SUBJECT: PLANNING SCHEME AMENDMENT 2007/0273 – CHANGES TO THE SETBACK RULES

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 08TS0004 entitled Changes to Building Setback Rules, be received and noted.
- B. THAT the letter at **Attachment B** to the Development Consent Authority be endorsed.

PETER LINDWALL
STRATEGIC TOWN PLANNER

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

Any queries on this report may be directed to Peter Lindwall on 8930 0528.

ENCL: NO

DARWIN CITY COUNCIL

DATE: 04/02/09

REPORTTO: TOWN PLANNING COMMITTEE
MEETING/OPEN

APPROVED: MS

FROM: STRATEGIC TOWN PLANNER

APPROVED: PL

REPORT NO: 09TS0007 PL:cpd

APPROVED: MS

COMMON NO: 1267297

SUBJECT: STRATEGIC TOWN PLANNING POLICY PRIORITIES

ITEM NO: 10.3**SYNOPSIS:**

A priority list of strategic town planning policies is presented in draft form for Council's consideration.

GENERAL:

A report to Council in November 2008, identified that a more strategic approach to the development of Darwin and the assessment of Development Applications would require further policy development in the following areas:

Urban Design

An Urban Design policy could address such matters as building bulk, density and height. It could make reference to floor space ratios for different uses, building setbacks, pedestrian connections and open space. In addition comment could be made on the relationship between buildings on the same block and adjacent blocks and include comment on the impact on any heritage buildings.

Land Use

A land use policy could aim to encourage the retention of retail uses in the Central Business District, and comment on residential, tourist and commercial uses in the City.

Other issues covered could include urban consolidation of residential uses, the density of residential development both in the city and suburbs and design issues for a tropical climate.

Mall Policy

A policy to provide a framework for design elements of Smith Street Mall to include: landscape, street furniture, signage, colour scheme and paving design.

Community Needs

A policy that addresses community issues in the CBD could comment on the need for affordable housing; recreation uses; open space; and the impact of population growth on the use of community facilities.

Traffic Management

A traffic management policy could include comments on vehicular traffic, pedestrian connections, and car parking.

Coastal Development

A coastal policy could address the impact of rising sea levels, erosion, cyclones and storm surges on development within a coastal buffer zone.

POLICY DEVELOPMENT

At its meeting of 25 November 2008, Council resolved that a priority list of strategic planning policy be development based on specific areas of policy development suggested by the Lord Mayor and Aldermen.

The following suggestions have been received from Aldermen:

Summary of Issues Raised in relation to Building Height and Volumetric Controls:

- Building height and volumetric controls for the CBD - the controls could result in a potential lack of variation in the architecture of development;
- The controls may encourage box like development if developers only develop to 13 metres with a 100% site coverage.
- The volumetric controls involving building setbacks at nominated heights will mean that buildings will not produce the same amount of floor space under current height controls.
- Concern over the use of "merit" to allow buildings to vary the requirements of the Planning Scheme. "Merit" needs to be defined.

Other Town Planning Issues:

- A review of car parking generation rates for the CBD, suburban shopping centres, Winnellie industrial area and suburbs with high rise buildings;
- Consolidation of the approval process and defined areas of responsibility between Darwin City Council and the Northern Territory Government in the

PAGE: 3
 REPORT NUMBER: TS0007 PL:cpd
 SUBJECT: STRATEGIC TOWN PLANNING POLICY PRIORITIES

areas of development applications, road management and coastal management;

- A one stop shop for development application lodgement;
- Planning for roads to support infill on the peninsula;
- Reduce car usage to the Central Business (CB) zone; and
- The development of guidelines for environmentally friendly design.

Recent media reports in the NT News have highlighted differences in the decisions made by the DCA and the views expressed by Darwin City Council in its submissions on Development Applications.

A summary of areas of disagreement is presented below and may assist Council in deciding which areas to concentrate on in relation to policy development for the Development Assessment process.

Major differences of opinion are:

- Waivers of building setback requirement in the Lyons subdivisions;
- The potential requirement of waivers of building setbacks in the proposed Muirhead subdivision;
- Waivers of the requirement to provide car parking spaces on site in the CB zone;
- The use of the Specific Use zone to allow development which would otherwise contravene the NT Planning Scheme;
- The potential for small lot subdivision to be approved in the Muirhead development;
- Over development of land within the CB zone;
- The lack of enforcement of Council's waste management policy through the planning approval process;
- The lack of requirement in the planning process to ensure adequate service vehicular access into development, particularly those in the CB zone;
- The lack of provision of Porte cochere access – bus / coach access to hotel development in the CB zone.

DIRECTION OF POLICY DEVELOPMENT

The first task is for Council to identify the policy areas it is interested in developing. Once a list of priority areas is established staff will work through the list seeking direction from elected representatives as required. Community feedback will be sought in accordance with Council's Consultation strategy.

The outcomes of this work will be varied and may range from amendments to Council's standard DA responses to a proactive role in the amendment of Planning legislation.

The ultimate outcome will be to develop a list of policies to allow clear statutory responses to be made to Development Assessment Services on Development Applications without the need for reporting back to Council.

PAGE: 4
 REPORT NUMBER: TS0007 PL:cpd
 SUBJECT: STRATEGIC TOWN PLANNING POLICY PRIORITIES

It is anticipated that the policies will provide consistent direction of Council's views on the following issues:

- Setbacks of development in residential areas;
- Setbacks of development in the Darwin Central Business (CB) zone;
- Small lot subdivisions in new neighbourhoods;
- Car parking requirements;
- The height, bulk and over development of land in the Darwin CB zone.
- Public and private vehicular access into new City developments;
- Service and waste vehicular access into new developments;

The development of policy on these issues will be reported back to Council in a timely manner .

FINANCIAL IMPLICATIONS:

Nil at this stage. It is expected that all work will be funded from the operational budget.

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

Goal 1: Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

1.1 Improve relations with all levels of Government

Key Strategies

1.1.4 Play a strategic role in the planning and developmental processes that impact Darwin

1.1.5 Influence Government and developers to develop sustainable projects which reflect Darwin's lifestyle

1.2 Effectively engage with Community

1.2.1 Increase involvement of the Business Community for developing solutions to local issues

Goal 2: Enhance Darwin's Active, Positive and Flexible Lifestyle

Outcome

2.1 Improve urban enhancement around Darwin

Key Strategies

- 2.1.1 Manage and maintain the municipal landscaping and infrastructure to a standard that meets community needs
- 2.1.4 Provide a clean and liveable municipality

Goal 3: Assist Individuals and the Community Stay Connected with the Darwin Region

Outcome

- 3.1 Promote the use of public spaces

Key Strategies

- 3.1.1 Enhance public spaces and encourage greater use by the community
- 3.2 Enhance transport
 - 3.2.1 Review transport and parking needs systems
 - 3.2.4 Provide parking facilities and management systems which meet the needs of the community.

LEGAL IMPLICATIONS:

This issue is not considered confidential.

PUBLIC RELATIONS IMPLICATIONS:

A strategic approach to town planning is generally seen as a positive initiative by the public. It provides for clear transparent planning.

COMMUNITY SAFETY IMPLICATIONS:

Nil.

PROPOSED PUBLIC CONSULTATION PROCESS:

A community consultation process will be a key element in finalising strategic town planning policy for Darwin. The process will be in accordance with the consultation strategy.

APPROPRIATE SIGNAGE

Not Applicable.

PAGE: 6
REPORT NUMBER: TS0007 PL:cpd
SUBJECT: STRATEGIC TOWN PLANNING POLICY PRIORITIES

RECOMMENDATIONS:

THAT it be a recommendation of Council:-

- A. THAT Report Number 09TS0007 entitled Strategic Town Planning Policy Priorities, be received and noted;
- B. THAT a priority list for the development of policies regarding town planning matters be established as follows:
- Setbacks of development in residential areas;
 - Setbacks of development in the Darwin Central Business (CB) zone;
 - Small lot subdivisions in new neighbourhoods;
 - Car parking requirements;
 - The height, bulk and over development of land in the Darwin CB zone.
 - Public and private vehicular access into new City developments; and
 - Service and waste vehicular access into new developments.

PETER LINDWALL
STRATEGIC TOWN PLANNER

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

Any queries on this report may be directed to Peter Lindwall on 5528.

ENCL: YES

DARWIN CITY COUNCIL

DATE: 04/02/09

REPORTTO: TOWN PLANNING COMMITTEE
MEETING/OPEN

APPROVED: MS

FROM: STRATEGIC TOWN PLANNER

APPROVED: PL

REPORT NO: 09TS0010 PL:cpd

APPROVED: MS

COMMON NO: 1418860

SUBJECT: MINISTER'S REPLY ON BERRIMAH SUBDIVISION

ITEM NO: 10.4**SYNOPSIS:**

In a letter dated 3 December 2008, the Planning Minister has replied to the Lord Mayor's letter of 10 October 2008 regarding the proposed residential development of land at Berrimah between Berrimah Road and Tivendale Road and known as Berrimah Farm. Minister's letter at **Attachment A**.

GENERAL:

At the October 2008 Town Planning Committee meeting a presentation was made on the proposed residential land release at Berrimah by representatives of the Department of Planning and Infrastructure Rod Applegate and Mark Meldrum. The Lord Mayor's letter responded to the presentation and raised a number of issues of concern to Council regarding the proposed land release of some 220 hectares of land at Berrimah for a residential subdivision.

These issues can be summarised as follows:

- The close location of residential uses to industrial areas and high voltage power lines;
- The need to preserve significant environmental wildlife and open space corridors;
- Draft subdivision plans that indicate access from Council owned roads;
- Uncertainty regarding the local government area in which the subject land will be placed; and
- The lack of master planning to determine the future of the prison, youth detention centre and Berrimah Farm.

PAGE: 2
 REPORT NUMBER: 09TS0010 PL:cpd
 SUBJECT: MINISTER'S REPLY ON BERRIMAH SUBDIVISION

The Minister has advised that the Northern Territory Government is committed to proceed with the release of Berrimah Farm for residential and light industrial development.

The Minister has confirmed that there will be consultation with Council when there is greater clarity about the future of the site.

FINANCIAL IMPLICATIONS:

Nil at this stage.

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

Goal 1: Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

1.1 Improve relations with all levels of Government

Key Strategies

- 1.1.4 Play a strategic role in the planning and developmental processes that impact Darwin
- 1.1.5 Influence Government and developers to develop sustainable projects which reflect Darwin's lifestyle
- 1.2 Effectively engage with Community
 - 1.2.1 Increase involvement of the Business Community for developing solutions to local issues

Goal 2: Enhance Darwin's Active, Positive and Flexible Lifestyle

Outcome

2.1 Improve urban enhancement around Darwin

Key Strategies

- 2.1.1 Manage and maintain the municipal landscaping and infrastructure to a standard that meets community needs
- 2.1.4 Provide a clean and liveable municipality

PAGE: 3
REPORT NUMBER: 09TS0010 PL:cpd
SUBJECT: MINISTER'S REPLY ON BERRIMAH SUBDIVISION

Goal 3: Assist Individuals and the Community Stay Connected with the Darwin Region

Outcome

3.1 Promote the use of public spaces

Key Strategies

3.1.1 Enhance public spaces and encourage greater use by the community

3.2 Enhance transport

3.2.1 Review transport and parking needs systems

3.2.4 Provide parking facilities and management systems which meet the needs of the community.

LEGAL IMPLICATIONS:

This issue is not considered confidential.

COMMUNITY SAFETY IMPLICATIONS:

Nil.

APPROPRIATE SIGNAGE

Not Applicable.

PAGE: 4
REPORT NUMBER: 09TS0010 PL:cpd
SUBJECT: MINISTER'S REPLY ON BERRIMAH SUBDIVISION

RECOMMENDATIONS:

THAT it be a recommendation of Council:-

THAT Report Number, 09TS0010 be entitled Minister's Reply on Berrimah Subdivision, be received and noted.

PETER LINDWALL
STRATEGIC TOWN PLANNER

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

Any queries on this report may be directed to Peter Lindwall on 5528.

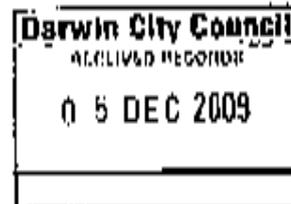


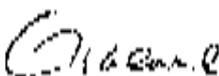
MINISTER FOR PLANNING AND LANDS

PARLIAMENT HOUSE
SEATH SQUARE
DARWIN NT 0800

GPO BOX 3140
DARWIN NT 0801
TELEPHONE: (08) 0001 4047
FACSIMILE: (08) 0001 4100

The Right Worshipful the Lord Mayor
Mr Graeme Sawyer
Darwin City Council
GPO Box 84
DARWIN NT 0801




Dear Lord Mayor

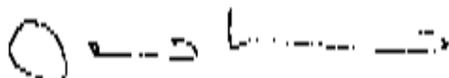
Thank you for your letter of 10 October 2008, in which you raise concerns regarding the Northern Territory Government's proposal to release land at the Berrimah Farm site.

The Northern Territory Government is committed to the release of Berrimah Farm for residential and light industrial development. This is just one of a number of residential releases across Darwin and Palmerston in the coming years, all of which will include 15% social and affordable housing.

As mentioned in your letter, the Department of Planning and Infrastructure has engaged consultants to investigate the extent of any possible contamination at Berrimah Farm. Obviously, before any development takes place, Government will take the necessary steps to remediate the effects of any contaminants or other hazards found to exist on the site.

The Government will consult with Council when there is greater clarity about future of this site while in the meantime, planning will certainly take into account all relevant matters relating to the utility and safety of the site.

Yours sincerely


DELIA LAWRIE

3/12/08

ENCL: YES

DARWIN CITY COUNCIL**REPORT****DATE:** 04/02/09**TO:** TOWN PLANNING COMMITTEE
MEETING/OPEN**APPROVED:** TV**FROM:** STRATEGIC TOWN PLANNER**APPROVED:** PL**REPORT NO:** 08TS0241 PL:cpd**APPROVED:** TV**COMMON NO:** 1484736**SUBJECT:** EXCEPTIONAL DEVELOPMENT PERMIT – SECTION 38
PART LOT 4356 – HUNDRED OF BAGOT
CORNER BEATON & COLLAGE ROADS BERRIMAH
TO ALLOW FOR A DRUG AND ALCOHOL REHABILITATION CENTRE**ITEM NO:** 10.5**Applicant:** Osborne Family Holdings Pty Ltd**TP Zone:** GI (General Industry)**SYNOPSIS**

This exceptional development application is for land at the corner of Beaton and Collage Roads, Berrimah. The site has an area of one hectare.

Recommendation: *Support an exceptional development permit for this site to allow a drug and alcohol respite and rehabilitation centre.*

The subject site is shown on **Attachment A**.

BACKGROUND

The subject site is currently zoned GI (General Industry). A rehabilitation centre such as the one proposed by the exceptional development permit is prohibited in this zone mainly because the provision of supporting accommodation in this area is prohibited under the GI zone. The exceptional development permit would allow such a use without rezoning the GI (General Industry) zone. The underlying GI zone can be revived at a time in the future when the permit ceases to apply.

GENERAL

The Salvation Army propose to operate the drug and alcohol rehabilitation centre as an extension to the programs that they provide in the Sunrise Centre, the Gardens.

PAGE: 2
REPORT NO: 08TS0241 PL:cpd
SUBJECT: EXCEPTIONAL DEVELOPMENT PERMIT – SECTION 38
PART LOT 4356 – HUNDRED OF BAGOT CORNER BEATON & COLLAGE ROADS
BERRIMAH TO ALLOW FOR A DRUG AND ALCOHOL REHABILITATION CENTRE

Osborne Family Holdings will act as project manager to facilitate the development of the Centre on behalf of the Salvation Army. The Centre will include supporting accommodation and rehabilitation areas for approximately 55 people and staff accommodation for between 10 and 15 people.

The purpose of the facility is to provide short term accommodation, training, rehabilitation and guidance to those in need in the community. The proposed location is well suited to the proposed use as it will provide a sanctuary away from the suburbs of Darwin but at the same time is well connected to the suburbs of Darwin and Palmerston by way of the Stuart Highway, Vanderlin Drive and McMillan's Road.

Where possible existing trees and native bush are to be maintained in the development.

The supporting accommodation component of the project generates 14 car spaces at 4 per 100m² in accordance with the NT Planning Scheme. 12 spaces are generated by the administrative component of the project. A total of 26 car parking bays have been included in the design with 2 of these designated as disable parking spaces.

All services including water, sewerage and electricity are available to the site.

The proposed amendment is on exhibition from 14th November 2008 to 12th December 2008.

LOCATION

The issue of locating the subject facility in a GI General Industry zone needs some comment. The land located immediately to the north of the subject site is zoned CP (Community Purposes) and TC (Tourist Commercial). This land is occupied by a caravan park and the Banyan House Therapeutic Community Complex. This Complex also provides a rehabilitation service to the community and consists of some 20 self contained units and an administration area in the former family residence.

Land to the east of the site is zoned LI (Light Industry) and is occupied by light industrial uses. The land to the west and south of the subject site is zoned GI (General Industry) and some of this area is currently being developed for light industrial purposes. Further to the east of the site is the residential part of Coonawarra Naval Base. The range of uses within close range of the subject site suggests that the proposed rehabilitation centre will not be out of place. In addition the nature of the rehabilitation centre use is to provide confidentiality to clients and this can be archived in this area of Berrimah.

PAGE: 3
 REPORT NO: 08TS0241 PL:cpd
 SUBJECT: EXCEPTIONAL DEVELOPMENT PERMIT – SECTION 38
 PART LOT 4356 – HUNDRED OF BAGOT CORNER BEATON & COLLAGE ROADS
 BERRIMAH TO ALLOW FOR A DRUG AND ALCOHOL REHABILITATION CENTRE

FINANCIAL IMPLICATIONS:

Not assessed.

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

Goal 1: Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

1.1 Improve relations with all levels of Government

Key Strategies

1.1.4 Play a strategic role in the planning and developmental processes that impact Darwin

1.1.5 Influence Government and developers to develop sustainable projects which reflect Darwin's lifestyle

1.2 Effectively engage with Community

1.2.1 Increase involvement of the Business Community for developing solutions to local issues

Goal 2: Enhance Darwin's Active, Positive and Flexible Lifestyle

Outcome

2.1 Improve urban enhancement around Darwin

Key Strategies

2.1.1 Manage and maintain the municipal landscaping and infrastructure to a standard that meets community needs

2.1.4 Provide a clean and liveable municipality

Goal 3: Assist Individuals and the Community Stay Connected with the Darwin Region

Outcome

3.1 Promote the use of public spaces

PAGE: 4
REPORT NO: 08TS0241 PL:cpd
SUBJECT: EXCEPTIONAL DEVELOPMENT PERMIT – SECTION 38
PART LOT 4356 – HUNDRED OF BAGOT CORNER BEATON & COLLAGE ROADS
BERRIMAH TO ALLOW FOR A DRUG AND ALCOHOL REHABILITATION CENTRE

Key Strategies

- 3.1.1 Enhance public spaces and encourage greater use by the community
- 3.2 Enhance transport
 - 3.2.1 Review transport and parking needs systems
 - 3.2.4 Provide parking facilities and management systems which meet the needs of the community.

LEGAL IMPLICATIONS:

This issue is not considered confidential.

COMMUNITY SAFETY IMPLICATIONS:

Not assessed.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil.

APPROPRIATE SIGNAGE

Not Applicable.

PAGE: 5
REPORT NO: 08TS0241 PL:cpd
SUBJECT: EXCEPTIONAL DEVELOPMENT PERMIT – SECTION 38
PART LOT 4356 – HUNDRED OF BAGOT CORNER BEATON & COLLAGE ROADS
BERRIMAH TO ALLOW FOR A DRUG AND ALCOHOL REHABILITATION CENTRE

RECOMMENDATIONS

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 08TS0241 Entitled Exceptional Development Permit – Section 38 Part Lot 4356 – Hundred of Bagot Corner Beaton & Collage Roads Berrimah to Allow for a Drug and Alcohol Rehabilitation Centre, be received and noted.
- B. THAT the letter at **Attachment B** to the Development Consent Authority advising that Council supports an exceptional development permit to allow the site to be used for a drug and alcohol respite and rehabilitation centre, be endorsed by Council.

PETER LINDWALL
STRATEGIC TOWN PLANNER

Any queries on this report can be directed to Peter Lindwall on 8930 0528


Darwin City CouncilWebsite: www.darwin.nt.gov.au

36

12 December 2008

Please quote: 1484736 PL.cpd

36

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Exceptional Development Permit – Section 38
Part Lot 4356 Corner Beaton & College Road, Berrimah – Hundred of Bagot
To Allow for a Drug and Alcohol Rehabilitation Centre**

Thank you for the Exceptional Development Application referred to this office 14th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

You are advised that Council supports an Exceptional Development Permit being approved over Lot 4356 at the corner of Beaton and College Road, Berrimah to allow for a Drug and Alcohol Rehabilitation Centre to be established on this site.

In considering this application, the 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



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Osbornu Family Holdings

ENCL: YES

DARWIN CITY COUNCIL

DATE: 04/02/08

REPORT

TO: TOWN PLANNING COMMITTEE
MEETING/OPEN

APPROVED: TV

FROM: STRATEGIC TOWN PLANNER

APPROVED: PL

REPORT NO: 08TS0240 PL:cpd

APPROVED: TV

COMMON NO: 1484723

SUBJECT: PLANNING SCHEME AMENDMENT – PA 2008/0901
 REZONING LOT 1822 (7) STOKES STREET PARAP – TOWN OF
 DARWIN
 FROM ZONE SD (SINGLE DWELLING RESIDENTIAL) TO ZONE SD7
 (SPECIFIC USE DARWIN 7)

ITEM NO: 10.6

Applicant: Bernard Dwyer

TP Zone: SD (Single Dwelling Residential)

SYNOPSIS

This rezoning application is for land at 7 Stokes Street, Parap which has an area of 1,100 square metres.

Recommendation: *Support the rezoning of the subject site to SD7 (Specific Use Darwin 7).*

The subject site is shown on **Attachment A**.

BACKGROUND

The purpose of this rezoning is to allow the Amity Community Services organisation expansion. Amity already occupy adjoining land which has a frontage to the Stuart Highway. Amity's existing land is zoned SD7 (Specific Use Darwin)

GENERAL

The uses that are permitted in the SD7 (Specific Use Darwin) zone are shown at **Attachment B**. Uses allowed without consent include: caretaker's residence; community centre; medical clinic; and supporting accommodation. Uses with consent include: a hostel and offices. All uses are subject to satisfying a range of conditions including: a visual barrier between allotments; the installation of sound baffles to reduce the noise of any air conditioning equipment; and a 3 metre wide landscaped strip along the Stuart Highway frontage.

PAGE: 2
 REPORT NO: 08TS0240 PL:cpd
 SUBJECT: PLANNING SCHEME AMENDMENT PA 2008/0901 – REZONING LOT 1822 (7)
 STOKES STREET, PARAP FROM ZONE SD (SINGLE DWELLING) TO ZONE SD7
 (SPECIFIC USE DARWIN 7)

The proposed rezoning of lot 1822 is in conformity with the zone of the adjoining land and allows for the logical expansion of the Amity Community Service organisation's activities in this location. The land to the east of the subject site is zoned Public Open Space which abuts the Stuart Highway.

All services including water, sewerage and electricity are available to the site.

The proposed amendment is on exhibition from 14th November 2008 to 12th December 2008.

FINANCIAL IMPLICATIONS:

Not assessed.

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

Goal 1: Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

1.1 Improve relations with all levels of Government

Key Strategies

1.1.4 Play a strategic role in the planning and developmental processes that impact Darwin

1.1.5 Influence Government and developers to develop sustainable projects which reflect Darwin's lifestyle

1.2 Effectively engage with Community

1.2.1 Increase involvement of the Business Community for developing solutions to local issues

Goal 2: Enhance Darwin's Active, Positive and Flexible Lifestyle

Outcome

2.1 Improve urban enhancement around Darwin

Key Strategies

2.1.1 Manage and maintain the municipal landscaping and infrastructure to a standard that meets community needs

2.1.4 Provide a clean and liveable municipality

PAGE: 3
REPORT NO: 08TS0240 PL:cpd
SUBJECT: PLANNING SCHEME AMENDMENT PA 2008/0901 – REZONING LOT 1822 (7)
STOKES STREET, PARAP FROM ZONE SD (SINGLE DWELLING) TO ZONE SD7
(SPECIFIC USE DARWIN 7)

Goal 3: Assist Individuals and the Community Stay Connected with the Darwin Region

Outcome

3.1 Promote the use of public spaces

Key Strategies

3.1.1 Enhance public spaces and encourage greater use by the community

3.2 Enhance transport

3.2.1 Review transport and parking needs systems

3.2.4 Provide parking facilities and management systems which meet the needs of the community.

LEGAL IMPLICATIONS:

This issue is not considered confidential.

COMMUNITY SAFETY IMPLICATIONS:

Not assessed.

APPROPRIATE SIGNAGE

Not Applicable.

PAGE: 4
REPORT NO: 08TS0240 PL:cpd
SUBJECT: PLANNING SCHEME AMENDMENT PA 2008/0901 – REZONING LOT 1822 (7)
STOKES STREET, PARAP FROM ZONE SD (SINGLE DWELLING) TO ZONE SD7
(SPECIFIC USE DARWIN 7)

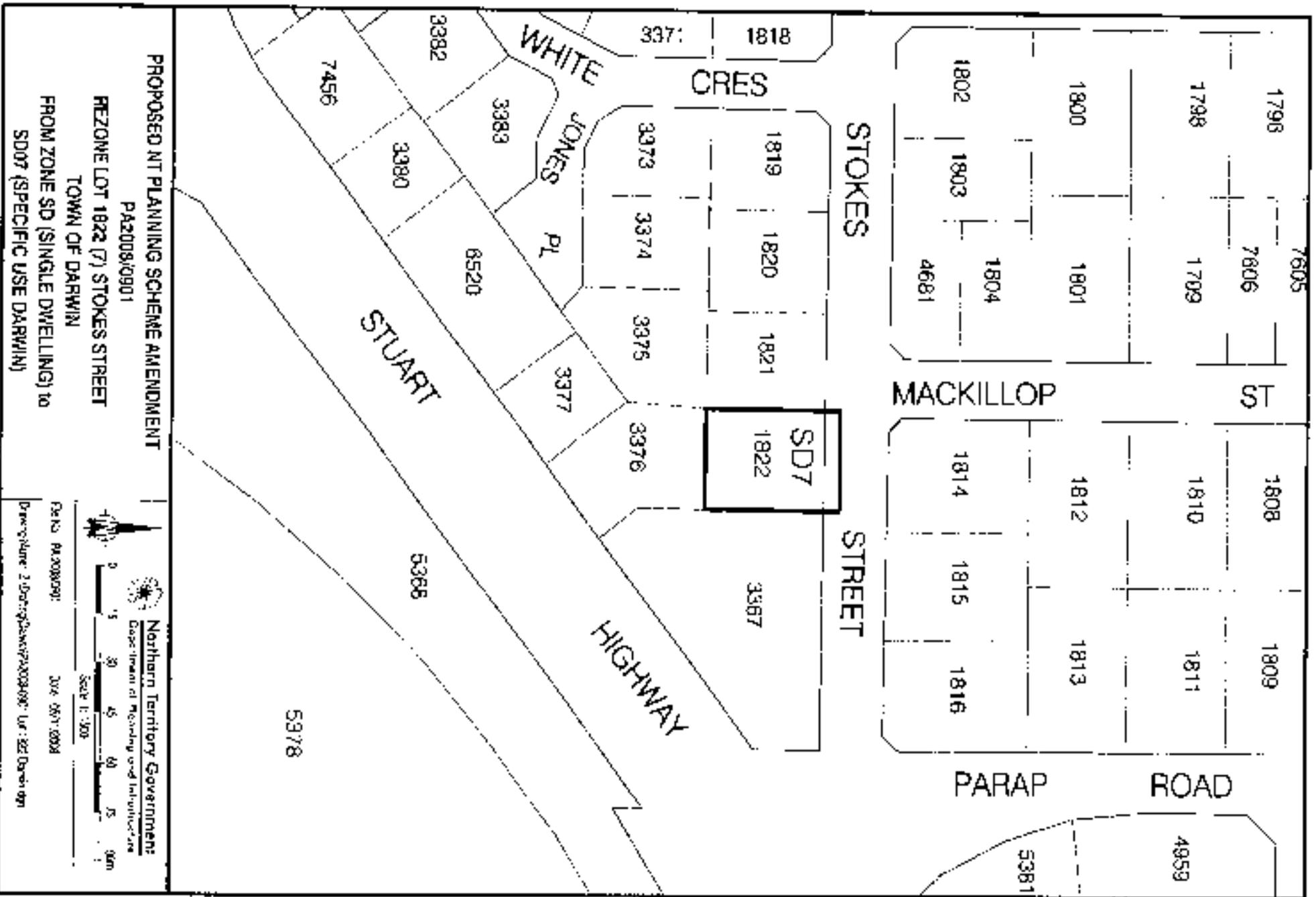
RECOMMENDATIONS

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 08TS0240 Planning Scheme Amendment – PA2008/0901 Rezoning Lot 1822 (7) Stokes street, Parap – Town of Darwin from Zone SD (single dwelling residential) to Zone SD7 (Specific Use Darwin 7), be received and noted.
- B. THAT the letter at **Attachment C** to the Development Consent Authority advising that Council supports the rezoning of Lot 1822 to SD7 (Special Development Darwin) be endorsed by Council.

PETER LINDWALL
STRATEGIC TOWN PLANNER

Any queries on this report can be directed to Peter Lindwall on 8930 0528



PROPOSED NT PLANNING SCHEME AMENDMENT

PA2008/0901

REZONE LOT 1822 (7) STOKES STREET

TOWN OF DARWIN

FROM ZONE SD (SINGLE DWELLING) to SD07 (SPECIFIC USE DARWIN)

Northern Territory Government
 Department of Planning and Infrastructure

Scale 1:300

0 5 10 15 20 25 30m

DATE APPROVED: 2018 06/11/2018
 DRAWING NUMBER: 2-Darwin-PA2008/0901-UP-1822-Darwin

42

SD6

Lots 7332 and 7333 are
subjected to clause L618
7390 and 7391.

Amendment 25 refers
1 of 7591. Item SD6 is 2001

Lot 7590 Gregory Street Parap, Town of Darwin (formerly part
of Lots 7332 and 7333)

1. The purpose of this zone is to facilitate the use of the site for a telecommunications installation.
2. The land may be used with consent for the purpose of a maritime communications station and ancillary facilities.

42

SD7

Lots 3376 and 3377, 6520, 3380 and 7456 Stuart Highway,
Parap, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for a limited range of residential and commercial activities.
2. Without consent but subject to paragraph 4:
 - (a) caretaker's residence;
 - (b) community centre;
 - (c) medical clinic;
 - (d) plant nursery;
 - (e) supporting accommodation; and
 - (f) veterinary clinic.
3. With consent but subject to paragraph 4:
 - (a) a gallery or museum, providing the building has a plot ratio not exceeding 1;
 - (b) a hostel, providing the building has a plot ratio not exceeding 0.75;
 - (c) offices for the provision of non-industrial services (other than medical services) including but not limited to mercantile, legal, financial, administrative or clerical services, providing the building has a plot ratio not exceeding 1;
 - (d) a building for the sale or hire of furniture, floor coverings, furnishings, household appliances, camping gear or materials, tools, equipment or machinery for use in industry, commerce, the building or automotive trades, landscape gardening or primary production, medical purposes or party hire, providing the building has not less than 300m² floor area and is occupied by one person only; and
 - (e) vehicles sales and hire.
4. A use or development for a purpose specified in paragraphs 2 or 3 is subject to the following conditions:
 - (a) a wall or solid wall fencing shall be erected or dense screen planting installed along the rear boundary (being the boundary furthest from the Stuart Highway) of each lot within the zone, so as to provide an effective visual barrier between those lots and lots outside the zone;
 - (b) there is no vehicular or pedestrian access from Jones Place or White Crescent to a lot within the zone;

- (c) air conditioning plant and other equipment within the zone which generates noise that may be heard by persons outside the lot is sited, and sound baffles or other structures that minimise noise shall be installed so as to minimise that noise;
- (d) a 3m wide landscaped strip which has been planted with vegetation is provided along the Stuart Highway frontage of all lots within the zone; and
- (e) the car parking requirements within this zone in respect of a use or development referred to in:
- i. sub-paragraph 3(e) – are to accord with the requirements in respect of an education establishment; and
 - ii. sub-paragraph 3(c) – are to accord with the requirements in respect of a building used or developed for showroom sales.

SD3

Lot 1817 Mackillop Street, Parap, Town of Darwin.

1. The purpose of this zone is to expand the range of permissible uses of the land to include a hostel and caretaker's residence.
2. A use or development in accordance with zone SD and with consent, a hostel and a caretaker's residence provided
 - (a) there are not more than 20 habitable rooms in the hostel; and
 - (b) no building on the land exceeds two storeys in height.


Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1484723 CT.cpd

44

12 December 2008

44

Mr Doug Lash
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

Planning Scheme Amendment
Rezone Lot 1822 (7) Stokes Street, Parap - Town of Darwin
From Zone SD (Single Dwelling Residential) to Zone SD7 (Specific Use Darwin 7) to Allow its Use and Development for a Limited Range of Residential & Commercial Activities, Including an Office & Community Centre

Thank you for the Planning Scheme Amendment referred to this office 14th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

You are advised that Council supports the rezoning of the subject site at Lot 1822 from Zone SD (Single Dwelling Residential) to Zone SD7 (Specific Use Darwin 7).

In considering this application, the 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



PETER LINDBWALL
STRATEGIC TOWN PLANNER

cc: Mr Berrard Dwyer

ENCL: YES

DARWIN CITY COUNCIL

DATE: 04/02/09

REPORT**TO:** TOWN PLANNING COMMITTEE
MEETING/OPEN**APPROVED:** MS**FROM:** STRATEGIC TOWN PLANNER**APPROVED:** PL**REPORT NO:** 09TS0012 PL:cpd**APPROVED:** MS**COMMON NO:** 1509328**SUBJECT:** LOTS 1067 & 1720 (31 & 29) STUART HIGHWAY, STUART PARK –
TOWN OF DARWIN
TAKEAWAY RESTAURANT WITH DRIVE THROUGH ACCESS**ITEM NO: 10.7****SYNOPSIS:**

A Development Application for Lots 1067 & 1720 (31 & 29) Stuart Highway, Stuart Park has been referred to Council for comment pursuant to Section 48 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorse comments provided to the Development Consent Authority by staff at **Attachment B**.

GENERAL:**Applicant:** McDonald's Australia.**Zone:** S C (Service Commercial) **Area:** 2,856 ²m**Attached Plans:** **Attachment A****Proposal:** The proposal is to develop a take-away restaurant**Northern Territory Planning Scheme:**

The proposed development is in the SC (Service Commercial) zone. The primary purpose of zone SC is to provide for a range of business and commercial uses. The proposed take-away unit would be defined as "restaurants" within the NT Planning Scheme.

On-site car parking is provided for 29 car spaces including one disability space. Two vehicular access points are provided into the site. Access off Hassan Place is into the car parking area for dine-in patrons. The access off Ramirez Road is for drive through take away patrons.

PAGE: 2
 REPORT NUMBER: 09TS0012 PL:cpd
 SUBJECT: LOTS 1067 & 1720 (31 & 29) STUART HIGHWAY, STUART PARK – TAKEAWAY RESTAURANT WITH DRIVE THROUGH ACCESS

Restaurant – Discretionary Use

Clause	Requirement	Comment
Clause 6.4 Plot Ratio	Plot ratio should not exceed 1.	Complies
Clause 6.5.1 Parking Requirements	6 for every 100m ² net floor area and any alfresco area	455 m ² requires 27.3 spaces. 29 provided including 1 disability space. Complies
Drive Through Waiting bays	10 required	2 provided, but queuing space available for 14 cars.
Clause 6.6 Loading Bays	1 loading bay of dimensions 7.5 m x 3.5 m	Provided for night time deliveries only.
Clause 8.1.2 Offices, Restaurants and Shops	Allows for interchangeable use between restaurant and shop	Not Relevant
Clause 8.2 Commercial Development	Purpose of clause is to promote site-responsive designs of commercial developments, which are attractive and pleasant and contribute to safe environment.	Bland design.

Disability Discrimination Legislation:

Disability Discrimination Act issues are addressed under the Building Act requirements. Council places a statement of support for equal opportunity on all responses.

Council Issues:

Access

Vehicular access into the restaurant is provided off Hassan Place, Wedd Street and Ramirez Road, all access however will enter these streets off the Stuart Highway. Access into Hassan Place and then into the dine-in patrons car park is of particular concern. Hassan Place is a very short street and will be subject to congestion particularly with access into and out of the McDonalds site. Kerry's Motor use Hassan Place for vehicles entering their service area. It is considered that Hassan Place does not have the capacity to serve both Kerry's Motors and the proposed McDonalds Restaurant.

The Stuart Highway at this location in Stuart Park provides for only two lanes of traffic each way. Traffic congestion will be inevitable in the afternoon peak hour as city workers leaving the city for home will potentially be delayed by vehicles turning into the MacDonald's Restaurant.

PAGE: 3
REPORT NUMBER: 09TS0012 PL:cpd
SUBJECT: LOTS 1067 & 1720 (31 & 29) STUART HIGHWAY, STUART PARK – TAKEAWAY RESTAURANT WITH DRIVE THROUGH ACCESS

Car Parking

Car parking requirements for fast food tenancies requires on site parking as well as the provision of waiting bays for the take away service. The provision of 29 on-site car spaces satisfies the Planning Scheme requires for on site parking but only 2 waiting bays are provided.

The loading bay provided on site is for night time deliveries only. The planning report accompanying the proposal state that a 22 Pallet Semi Trailer will service the site and these deliveries will be made at night. Service vehicles can enter and leave the site in a forward gear but only via an entry off Wedd Street which is blocked off to restaurant patrons by bollards. It is questionable how effective these loading requirements will work in practice.

Stormwater Drainage

If approved Council will require a schematic plan demonstrating how all stormwater is to be collected on the site and discharged underground into Council's stormwater drainage system. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to Council's drainage network.

Waste Bins

Council requires plans demonstrating how waste bin storage will be managed in accordance with Council's waste bin storage policy. The waste bin storage arrangements have not been adequately demonstrated on the development application plans. The restaurant should have a waste bin enclosure of adequate dimensions to store a minimum requirement of 1 x 240-litre waste bin and 1x 240-litre recycling bin per 100m² net floor area. The waste collection frequency for commercial and industrial premises must comply with the requirements of the appropriate legislation. Food shops and restaurants for example, require daily waste collection services..

Signage

All signage will subject to Council's approval and shall meet all Council requirements as indicated in Council's Advertising Signs Policy.

FINANCIAL IMPLICATIONS:

Nil at this stage.

PAGE: 4
 REPORT NUMBER: 09TS0012 PL:cpd
 SUBJECT: LOTS 1067 & 1720 (31 & 29) STUART HIGHWAY, STUART PARK – TAKEAWAY RESTAURANT WITH DRIVE THROUGH ACCESS

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

Goal 1: Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

1.1 Improve relations with all levels of Government

Key Strategies

1.1.4 Play a strategic role in the planning and developmental processes that impact Darwin

1.1.5 Influence Government and developers to develop sustainable projects which reflect Darwin's lifestyle

1.2 Effectively engage with Community

1.2.1 Increase involvement of the Business Community for developing solutions to local issues

Goal 2: Enhance Darwin's Active, Positive and Flexible Lifestyle

Outcome

2.1 Improve urban enhancement around Darwin

Key Strategies

2.1.1 Manage and maintain the municipal landscaping and infrastructure to a standard that meets community needs

2.1.4 Provide a clean and liveable municipality

Goal 3: Assist Individuals and the Community Stay Connected with the Darwin Region

Outcome

3.1 Promote the use of public spaces

PAGE: 5
REPORT NUMBER: 09TS0012 PL:cpd
SUBJECT: LOTS 1067 & 1720 (31 & 29) STUART HIGHWAY, STUART PARK – TAKEAWAY
RESTAURANT WITH DRIVE THROUGH ACCESS

Key Strategies

- 3.1.1 Enhance public spaces and encourage greater use by the community
- 3.2 Enhance transport
 - 3.2.1 Review transport and parking needs systems
 - 3.2.4 Provide parking facilities and management systems which meet the needs of the community.

LEGAL IMPLICATIONS:

This issue is not considered confidential.

COMMUNITY SAFETY IMPLICATIONS:

Nil.

APPROPRIATE SIGNAGE

Not Applicable.

PAGE: 6
REPORT NUMBER: 09TS0012 PL:cpd
SUBJECT: LOTS 1067 & 1720 (31 & 29) STUART HIGHWAY, STUART PARK – TAKEAWAY RESTAURANT WITH DRIVE THROUGH ACCESS

RECOMMENDATIONS:

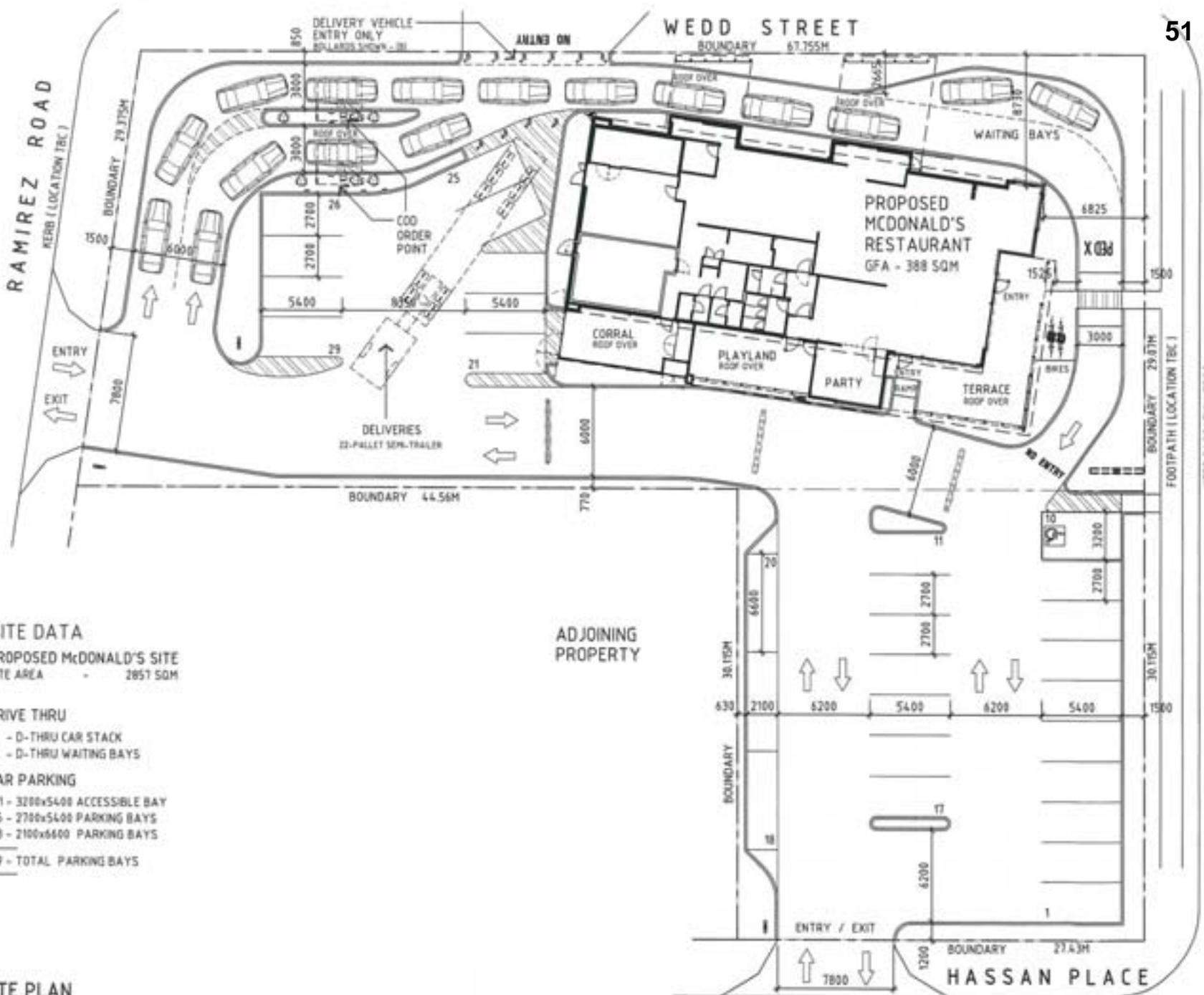
THAT it be a recommendation of Council:-

- A. THAT Report Number 09TS0012 Lots 1067 & 1720 (31 & 29) Stuart Highway, Stuart Park – Town of Darwin – Takeaway Restaurant with Drive Through Access, be received and noted.
- B. THAT the letter at **Attachment B** to the Development Consent Authority be endorsed by Council.

PETER LINDWALL
STRATEGIC TOWN PLANNER

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

Any queries on this report may be directed to Peter Lindwall on 5528.



SITE DATA

PROPOSED McDONALD'S SITE
SITE AREA - 2857 SQM

DRIVE THRU

- 14 - D-THRU CAR STACK
- 2 - D-THRU WAITING BAYS

CAR PARKING

- 1 - 3200x5400 ACCESSIBLE BAY
- 25 - 2700x5400 PARKING BAYS
- 3 - 2100x6400 PARKING BAYS
- 29 - TOTAL PARKING BAYS

SITE PLAN

1:250 AT A3 SIZE
0 2 4 6 8 10

ADJOINING PROPERTY

	SECTION	THIS IS A COMPUTER GENERATED DRAWING. ANY CHANGES TO THIS DRAWING MUST BE MADE BY THE ARCHITECT. DIMENSIONS SHALL BE TAKEN IN PREFERENCE TO SCALES.	NO.	DATE	BY
	DA				
	AMENDED DA				
	BAYC				
	TENDER				
	CONSTRUCTION				
	AS-BUILT				

NO.	DATE	BY

PROPOSED McDONALD'S RESTAURANT
 ONE STUART HIGHWAY & WEDD STREET
 STURT PATR. JAPAN NT
 PROPOSED SITE LAYOUT

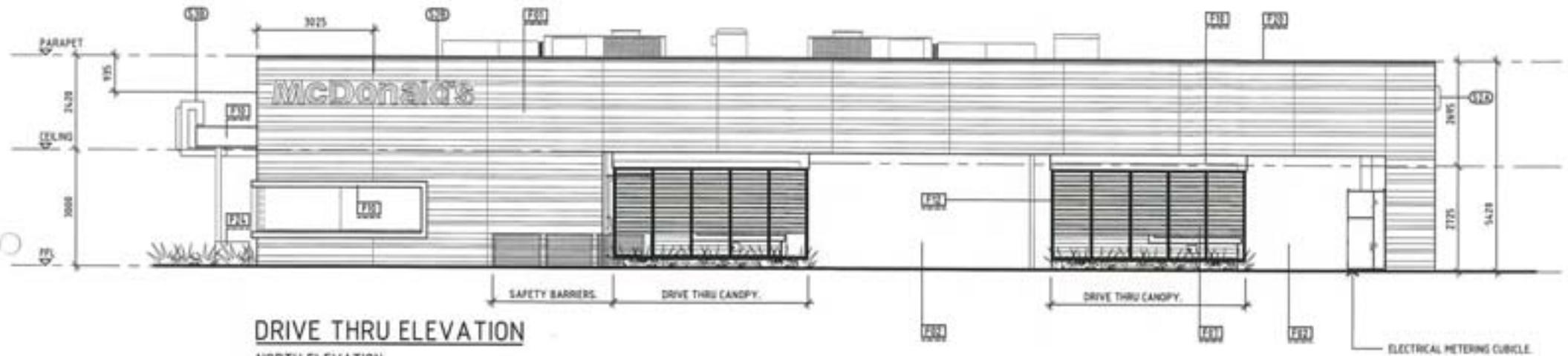
UNREVISED MASTER DRAWING	DRAWN	NO.
PROJECT SPECS DRAWING	ISSUED	01-08-08
DATE REVISION	SCALE	1:250
SERIES	DRAWING NO.	08-SP-0A1
MOD		

PHOTO: CONIGL TWENTY ARCHITECTURAL
Design Department
 McDonald's Australia Limited
 A.S.N. 42 500 498 528
 P.O. BOX 9000
 SYDNEY NSW 1582

STUART HIGHWAY

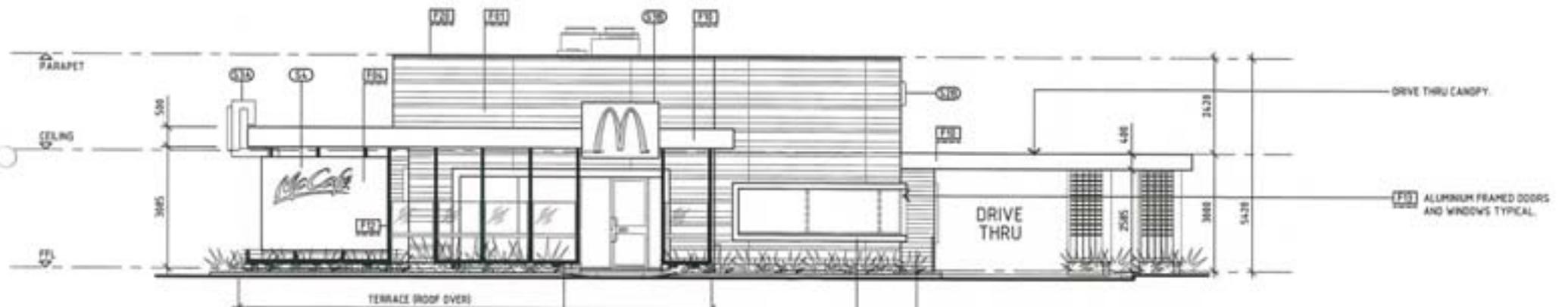
LEGEND

-  SIGNAGE TAG
-  FINISHES TAG



DRIVE THRU ELEVATION

NORTH ELEVATION
VIEWED FROM WEDD STREET

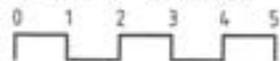


FRONT ELEVATION

EAST ELEVATION
VIEWED FROM STUART HIGHWAY

ELEVATIONS

SCALE 1:100 AT A3 SIZE



 SKETCH
 DA
 AMENDED DA
 BA/TC
 TENDER
 CONSTRUCTION
 AS-BUILT

THIS IS A COMPUTER GENERATED DRAWING. DIMENSIONS SHALL BE TAKEN IN PREFERENCE TO SCALING.
© 2009 McDonald's

NO.	AMENDMENT	DATE	BY

PROPOSED McDONALD'S RESTAURANT
 CAR STUART HIGHWAY & WEDD STREET
 STUART PARK, DARWIN, NT
 PROPOSED ELEVATIONS 2

APPROVED MASTER DRAWING	DRAWN	NO.
PROJECT SPECIFIC DRAWING	CHECKED	
DATE REVISION	ISSUED	15.08.09
SERIES	SCALE	1:100
MOO	DRAWING NO.	07-SP-041
	APR	

MASTER CONSULTANT ARCHITECTURAL
Design Department
 McDonald's Australia Limited
 A.B.N. 42 508 498 828
 P.O. BOX 9006
 P.O. 12105 06AS



Please quote: 1509328 PL:cpd

30 January 2009

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lots 1067 & 1720 (31 & 29) Stuart Highway, Stuart Park – Town of Darwin
Takeaway Restaurant with Drive-Through access**

Thank you for the Development Application referred to this office 15th January 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **While Council raises no objection in principle to the proposed development, Council cannot support this development until the following issues are adequately addressed:**

There is insufficient information provided by the Applicant to enable the assessment of this Development Application, for the following reasons:

- a. Vehicular access into the restaurant is provided off Hassan Place, Wedd Street and Ramirez Road, all access however will enter these streets off the Stuart Highway.

Access off Hassan Place and into the dine-in patron's car park is of particular concern. Hassan Place is a very short street and will be subject to congestion particularly with proposed access both into and out of the McDonalds site. Kerry's Motors use Hassan Place for vehicles entering their service area. It is considered that Hassan Place does not have the capacity to serve both Kerry's Motors and the proposed McDonalds Restaurant. Council will **not support** the use of Hassan Place for vehicular access into the restaurant car park.

The Stuart Highway at this location in Stuart Park provides for only two lanes of traffic each way. Traffic congestion will be inevitable in the afternoon peak hour as city workers leaving the city for home will potentially be delayed by vehicles turning into the MacDonald's Restaurant.

- b. Car parking requirements for fast food tenancies requires on site parking as well as the provision of waiting bays for the take away service. The provision of 29 on-site car spaces satisfies the Planning Scheme requires for on site parking but only 2 waiting bays are provided.
 - c. No loading bay is provided on site. The planning report accompanying the proposal states that a 22 Pallet Semi Trailer will service the site and these deliveries will be made at night. Service vehicles can enter and leave the site in a forward gear but only via an entry off Wedd Street which is blocked off to restaurant patrons by bollards. It is considered that this loading bay arrangement is unsatisfactory. The operating hours of the McDonalds Restaurant would result in a likely conflict between customers using the car park and the delivery of goods to the restaurant.
- i). **Should the above issues be adequately addressed, Council offers the following comments:**

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- a). **Council requests the Authority requires a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system.** The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to Council's drainage network.
 - 1). The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.
 - 2). Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

- c) **Council requests the Authority requires amended plans demonstrating waste bin storage in accordance with Council's waste bin storage policy. The waste bin storage arrangements demonstrated on the development application plans are not adequate.** The restaurant tenancy should have a waste bin enclosure of adequate dimensions to store a minimum requirement of 1 x 240-litre waste bin and 1x 240-litre recycling bin per 100m² net floor area. The waste collection frequency for commercial and industrial premises must comply with the requirements of the appropriate legislation. Food shops and restaurants for example, require daily waste collection services. Further advice on waste bin storage requirements should be obtained from Council's Environment Manager.
- d). **Council requests the Authority include the following note on any development permit issued which demonstrates signs:**

"Notwithstanding the approved plans, in accordance with Part 8 – Signs, Hoardings and Advertising of the Darwin City Council's by-laws, all signage is subject to Council approval and shall meet all Council requirements to the satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council."

There is a notation on the submitted development application plan for a 'signage illumination opportunity'. This will be subject to Council's approval.

Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

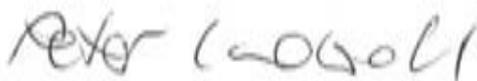
- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager, Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager, Infrastructure, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the General Manager, Infrastructure, Darwin City Council and at no cost to Council.

- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager, Infrastructure, Darwin City Council. No wall, fence or tree exceeding 0.6 metres in height shall be constructed or planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be line marked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- Pursuant to clause 6.5.2 of the Planning Scheme and s.70 (5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager, Infrastructure, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

In considering this application, the 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



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: McDonalds Australia

OPEN SECTION

PAGE

TP2/7

Town Planning Committee Meeting – Wednesday, 4 February, 2009**11 INFORMATION ITEMS****11.1 Various Letters sent to Development Assessment Services under Delegated Authority**

COMMITTEE'S DECISION

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

- i). Lots 2319 & 3432 (10 & 12) Knuckey Street and Lot 3943 (23) West Lane – Town of Darwin Restaurant Including Alfresco Dining, Construction of Timber Deck and Verandah, and Demountable Structure (Coolroom) with **Attachment A** – Common Number: 1509287 PL:cpd dated 30 January, 2009.
- ii). Lots 9585 & 8634 (356) Bagot Road & Fitzgerald Street – Town of Nightcliff New Showrooms, Additional On-Site parking and Façade Upgrade – Common Number: 1489806 CT:cpd dated 3 December 2008.
- iii). Lot 1340 (6) Chapman Court, Rapid Creek – Town of Nightcliff 4 x 3 Bedroom Multiple Dwellings in 2 x 2 Storey Buildings including Car Stacker Parking – Common Number: 1487443 CT:cpd dated 5 December 2008.
- iv). Lots 4244 & 6663 Tiger Brennan Drive – Town of Darwin Stockpiling of Fill – Common Number: 1487463 CT:cpd dated 5 December 2008.
- v). Portion 1543 (524) Stuart Highway, Winnellie – hundred of Bagot Internal Alterations and Additions to Existing Warehouse – Common Number: 1487498 CT:cpd dated 5 December 2008.
- vi). Lot 7578 McMinn Street, Darwin City – Town of Darwin Subdivision to Create 2 Building Lots and Common Property – Common Number: 1487407 CT:cpd dated 5 December 2008.
- vii). Lot 620 (99) Mitchell Street, Darwin City – Town of Darwin Daytime Car Parking and Evening Market – Common Number: 1487478 CT:cpd dated 5 December 2008.
- viii). Lot 10083 (16) Gakkingga Street, Lyons – Town of Nightcliff 2 x 3 Bedroom Multiple Dwellings in a Single Storey Building – Common Number: 1487488 CT:cpd dated 5 December 2008.
- ix). Lot 4366 (50) Calytrix Road, Karama – Town of Sanderson Verandah Addition to Existing Multiple Dwelling (Unit 3) with a Reduced Side Setback. – Common Number: 1487481 CT:cpd dated 5 December 2008.
- x). Lot 6742 (21) Villaflor Crescent, Woolner – Town of Darwin 2 X 4 Bedroom Multiple Dwellings in a 2 Storey Building – Common Number: 1487487 CT:cpd dated 5 December 2008.

(continued on next page.....)



OPEN SECTION

PAGE

TP2/8

Town Planning Committee Meeting – Wednesday, 4 February, 2009**11 INFORMATION ITEMS****11.1 Various Letters sent to Development Assessment Services under Delegated Authority***(.....continued from previous page)*

- xi) Portion 2788 Berrimah Road, Hidden Valley – Hundred of Bagot – Replace Existing Licensed Club with New Licensed Club – Common Number: 1487506 CT:cpd dated 5 December 2008.
- xii) Lot 5244 (1) Casino Drive, The Gardens – Town of Darwin Extension of Existing Ground Level Gaming and Additional of Outdoor Decks to Existing Casino – Common Number: 1487424 CT:cpd dated 5 December 2008.
- xiii) Lot 664 (108) Esplanade, Darwin City – Town of Darwin Changes to Development Permit DP08/0362 for New Service Vehicle Access and Ports Cochere, Reduced Office Floor Area and Changes to Private Open Space Areas – Common Number: 1487423 CT:cpd dated 5 December 2008.
- xiv) Section 6045 (18) Mel Road, Berrimah – Hundred of Bagot Warehouse and Future Office Development – Common Number: 1489669 CT:cpd dated 5 December 2008.
- xv) Lots 3762 & 3763 (1 & 2) Dashwood Place, Darwin – Town of Darwin Changes to the Development Approved by DP08/0373 to Change a 4 Bedroom Dwelling to 2 x 3 Bedroom Dwellings on Level 9, Changes to Car Parking and Vehicle Access and Other Internal and External Alterations. – Common Number: 1489876 CT:cpd dated 12 December 2008.
- xvi) Lot 7578 McMinn Street – Town of Darwin Mixed Use Development Comprising: 5 Storey Commercial Building with 22 x 1, 31 x 2 & 10 X 3 Bedroom Multiple Dwellings, plus Basement Car Parking – Common Number: 1490891 PL:cpd dated 12 December 2008.
- xvii) Proposed Unit Development Lot 2382 (29) Woods Street, Darwin City Council – Common Number: 1423695 PL:cpd dated 16 December 2008.
- xviii) Lot 4529 (18) Harney Street, Ludmilla – Town of Darwin Carport Addition to Existing Single Dwelling with a Reduced Front Setback – Common Number: 1489903 PL:cpd dated 12 December 2008.
- xix) Lot 5952 (13) Exmouth Court, Leanyer – Town of Sanderson Carport and Verandah Addition to Existing Single Dwelling with Reduced Front and Side Setbacks – Common Number: 1489894 PL:cpd dated 12 December 2008.
- xx) Lot 3301 (22) Bremer Street, Ludmilla – Town of Darwin Verandah Addition to an Existing Single Dwelling with a Reduced Side Setback – Common Number: 1497656 PL:cpd dated 12 December 2008.

(continued on next page.....)

OPEN SECTION

PAGE

TP2/9

Town Planning Committee Meeting – Wednesday, 4 February, 2009**11 INFORMATION ITEMS****11.1 Various Letters sent to Development Assessment Services under Delegated Authority***(.....continued from previous page)*

- xxi) Section 5470 Unit 3 (51) Benision Road, Winnellie – Hundred of Bagot Addition of a Mezzanine Floor to an Existing General Building – Common Number: 1505271 PL:cpd dated 12 December 2008.
- xxii) Lot 9129 Unit 11 (1) Cartwright Court, Coconut Grove – Town of Nightcliff Verandah Addition to an Existing Multiple Dwelling with a Reduced Side/Rear Setback – Common Number: 1506103 PL:cpd dated 23 January 2009.
- xxiii) Lot 791 (36) Francis Street, Rapid Creek – Town of Nightcliff Garage/Shed Addition to Existing Supporting Accommodation with Reduced Primary and Secondary Street Front Setbacks – Common Number: 1506118 PL:cpd dated 23 January 2009.
- xxiv) Lot 3464 Unit 1 (31) Parap Road, Parap – Town of Darwin Carport Addition with Reduced Front Setback – Common Number: 1506124 PL:cpd dated 23 January 2009.
- xxv) Lot 5037 (65) Bishop Street, Woolner – Town of Darwin Demountable Structure for use as a Temporary Office – Common Number: 1506129 PL:cpd dated 23 January 2009.
- xxvi) Section 4568 (60) Boulter Road, Berrimah – Hundred of Bagot – Demountable for Use as an Office for a Period of 2 Years. – Common Number: 1506134 PL:cpd dated 23 January 2009.
- xxvii) Lot 6743 (23) Villaflor Crescent, Woolner – Town of Darwin – 2 x 4 Bedroom Multiple Dwellings in a 2 Storey Building. – Common Number: 1506140 PL:cpd dated 23 January 2009.
- xxviii) Lot 4954 Ludmilla Terrace, Ludmilla – Town of Darwin – Telecommunications Facility Including a 35 Metre High Monopole with 3 Antennas Plus Equipment Shed and Security Fencing – *RE-ADVERTISED*. – Common Number: 1487461 CT:cpd dated 23 January 2009.
- xxix) Lot 7578 McMinn Street – Town of Darwin – Mixed Use Development in Three Buildings Comprising: Retail Uses on Ground Floor; Commercial Offices and Residential Units on Upper Levels – *RE-ADVERTISED* – Common Number: 1490891 PL:cpd dated 23 January 2009.
- xxx) Section 4128 (121) Amy Johnson Avenue, Marrara – Hundred of Bagot Extensions to Existing Funeral Service Facilities – *RE-ADVERTISED* – Common Number: 1506132 PL:cpd dated 30 January, 2009.

(continued on next page.....)

OPEN SECTION

PAGE

TP2/10

Town Planning Committee Meeting – Wednesday, 4 February, 2009**11 INFORMATION ITEMS****11.1 Various Letters sent to Development Assessment Services under Delegated Authority***(.....continued from previous page)*

- xxxi) Exceptional Development Permit – Section 38 – Part Lot 4356 Corner Beaton & College Road, Berrimah – Hundred of Bagot to Allow for a Drug and Alcohol Rehabilitation Centre – Common Number: 1484736 PL:cpd dated 4 February, 2009.
- xxxii) Planning Scheme Amendment – Rezone Lot 1822 (7) Stokes Street, Parap – Town of Darwin From Zone SD (Single Dwelling Residential) to Zone SD7 (Specific Use Darwin 7) to Allow its Use and Development for a Limited Range of Residential & Commercial Activities, Including an Office & Community Centre – Common Number: 1484723 PL:cpd dated 4 February, 2009.

DECISION NO.20\()

(04/02/09)



Please quote: 1509287 PL:cpd

30 January 2009

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

Lots 2319 & 3432 (10 & 12) Knuckey Street and Lot 3943 (23) West Lane – Town of Darwin
Restaurant Including Alfresco Dining, Construction of Timber Deck and Verandah, and Demountable Structure (Coolroom)

Thank you for the Development Application referred to this office 15th January 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit for the following reasons:**
 - a). The proposed restaurant provides a new use for a significant heritage building in Darwin's CBD; and
 - b). The proposed use will improve the amenity of the adjacent area in Tamarind Park.

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

At its meeting of 30 September 2008, Council resolved as follows:

B. THAT Council supports in principle a permit to provide tables and chairs within Tamarind Park for the purpose of unlicensed dining, subject to:

- i). the permit being an annual permit;
- ii). there being no more than 5 tables and a maximum of 20 chairs; and

iii). all outstanding issues being resolved to the satisfaction of the Chief Executive Officer.

C. THAT Darwin City Council pursuant to Section 32 (2) of the Local Government Act 2008 hereby delegates to the Chief Executive Officer or his delegate for the time being, the power to grant consent to the lodgement of a development application for the use of part of Tamarind Park for outdoor dining and to resolve all outstanding issues associated with the application.

The Development Application shows a proposed timber deck of approximately 100 square metres extending into Tamarind Park. Council's decision gives approval for 5 tables and 20 chairs to be placed on the grass of Tamarind Park but does not support the construction of a timber deck. The approval of the outdoor dining area is subject to Council's alfresco dining requirements.

Demountable Structure

The demountable will detract from the amenity of the Darwin Central Business District. If approved, Council requests that the following criteria are met:-

1. The proposal for the demountable building should meet the requirements of the Northern Territory Planning Scheme and should not impinge on any boundary setbacks required by the Planning Scheme.
2. The demountable building should be clad with an approved material, painted a uniform colour in keeping with the adjacent CWA heritage building.
3. The demountable building should comply with the NT Building Act.

Council comments in relation to the Planning Act, the N T Planning Scheme and Land Use Objectives:-

- c). **Council requests the Authority require a monetary contribution is paid to Council in accordance with its Car parking Contribution Plan in lieu of the on-site car parking shortfall as a result of this development.** The N T Planning Scheme requires 7 car parking spaces and only 2 are provided on site. This results in a shortfall of 5 onsite car parking spaces.

Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

Development

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.

- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager of Infrastructure, Darwin City Council. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70(5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

In considering this application, the 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.

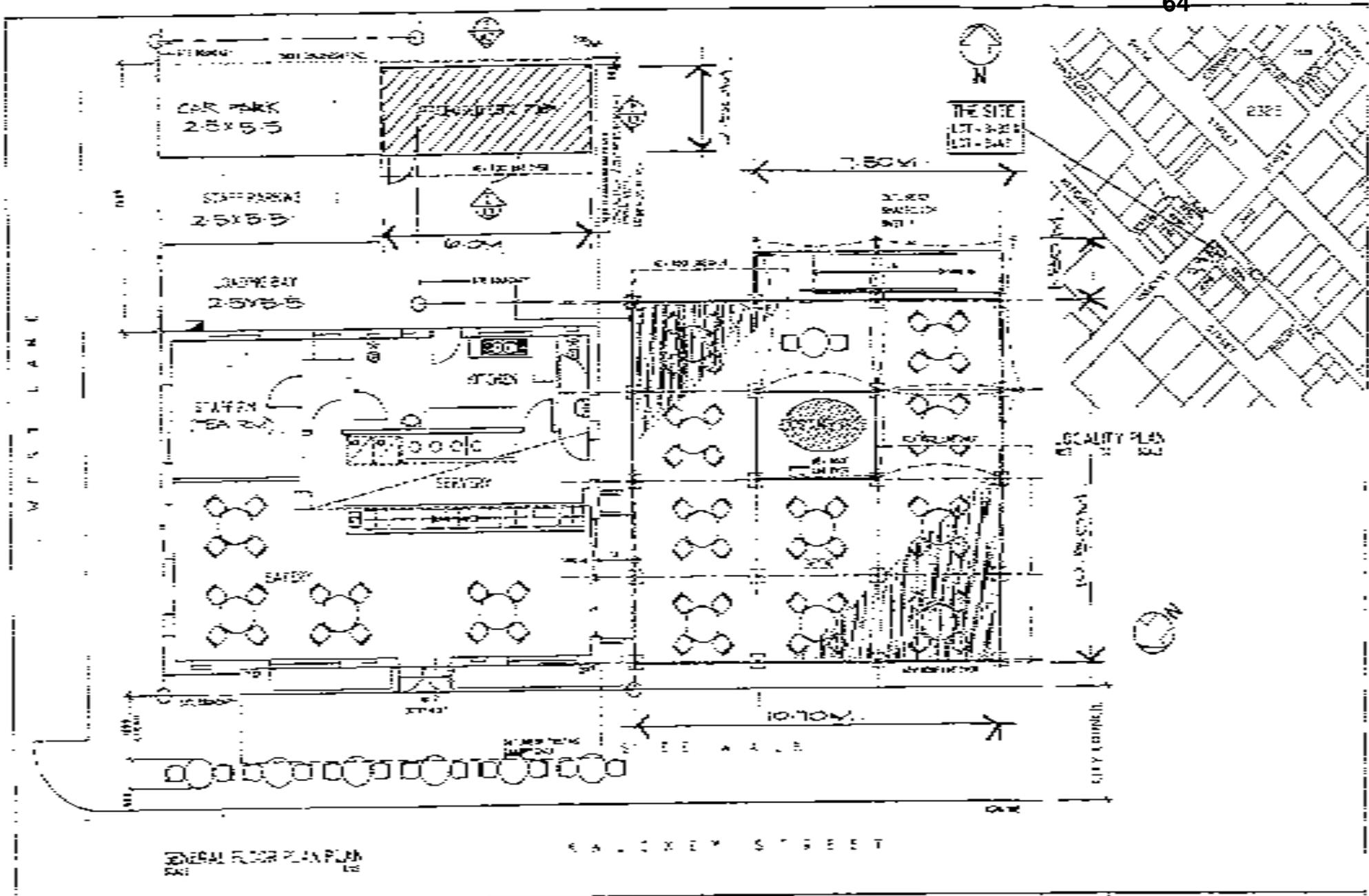
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Project Building Certifiers Pty Ltd



GENERAL FLOOR PLAN PLAN 1/25

REVISIONS
 PROPOSED OUTDOOR SEATING PLAN FOR CNA AT
 LOT 2422, #12 MULVEY ST CORNER WEST LANE

DRAWING TITLE
 GENERAL FLOOR PLAN

DATE	NOV 2008	SHEET NO
DESIGN		1 OF 2
SCALE	AS SHOWN	
DRAWN BY	AS SHOWN	

3 December 2008

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lots 9585 & 8634 (356) Bagot Road & Fitzgerald Street – Town of Nightcliff
New Showrooms, Additional On-site Parking and Façade Upgrade**

Thank you for the Development Application referred to this office on 27th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

Council raises no issue in relation to the proposed use of the subject site provided that new development conforms to the requirements of the SD4 (Specific Use Darwin) zone. The SD4 zone requires the inclusion of landscaped buffers along the eastern and southern boundary of the site. These buffer requirements appear to be satisfied in the subject development application.

The following issues are raised for consideration by the Authority:

- a). **Council requests the Authority includes the following condition on any development permit issued which references footpath and landscaping works within Council's road reserve:**

"Notwithstanding the approved plans, the proposed footpath and landscaping works within Council's road reserve are subject to Council's approval and shall meet all Council's requirements to the satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council."

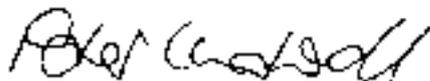
- 1). The submitted plans reference an existing footpath and proposed shade trees within Council's road reserve. A Council permit is required for the use of the verge area for landscaping. This will include an agreement between the applicant and Council to undertake the ongoing maintenance of the landscape including replanting, fertilising and watering.

- 2). The surface treatment for road verges and footpaths will require approval from Council.
- b). **Council requests the Authority includes the following note on any Development Permit issued for the development:**
- "Notwithstanding the approved plans, in accordance with Darwin City Council's by-law 96, all signage is subject to Council's approval and shall meet all Council's requirements to the satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council."*
- c). **Council requests the Authority requires a schematic plan demonstrating how stormwater will be collected on the site and discharged underground to Council's stormwater drainage system.**
- 1). The stormwater plan shall include details of site levels and Council's stormwater drain connection point/s.
 - 2). Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system.
- d). **Council requests the Authority requires a monetary contribution to be paid to Council in accordance with its Car Parking Contribution Plan in lieu of any on-site car parking shortfall as a result of this development.**

In considering this application, the 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



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Bell Gabbert Associates

Please quote: 1487443 CT:cpd

5 December 2008

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 1340 (6) Chapman Court, Rapid Creek – Town of Nightcliff
4 x 3 Bedroom Multiple Dwellings in 2 x 2 Storey Buildings including Car
Stacker Parking**

Thank you for the Development Application referred to this office on 20th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- a). **Council requests the Authority requires a schematic plan demonstrating how stormwater will be collected on the site and discharged underground to Council's stormwater drainage system in Chapman Court. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to Council's drainage network.**
 - 1). The stormwater plan shall include details of site levels and Council's stormwater drain connection point/s within the vicinity of the site. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's drainage system in Chapman Court.

- 2). Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties
- b). **Council requests the Authority requires an amended plan demonstrating the electronic security gate for the vehicle drive way setback a minimum of 4.5 metres from the face of the Chapman Court kerb line.** The electronic gate shown on the applicant's plan is located approximately 2.6 metres from the Chapman Court kerb line and this does not meet Council's requirements.
- c). **Council requests that the Authority requires an amended plan demonstrating driver sight-lines at the property boundary to the Chapman Court verge that comply with Council's requirements.** The wall to the proposed gate house structure at the entry to the development may obscure driver sightlines and the applicant should provide information to the Authority to demonstrate a sight line that complies with Council's requirements. No wall, fence or tree exceeding 0.6 metres in height shall be constructed or planted in front of the sight line.
- d). **The proposed 4.5 metre wide vehicle crossover and driveway to Chapman Court meets Council's requirements.**
- e). **Council requests the Authority requires an amended plan demonstrating an inward opening door for the waste bin enclosure.** The development application plans show the door to the waste bin enclosure opening outwards onto Council's verge area and this will not be approved by Council.
- f). **Council requests that the Authority places the following condition on any development permit issued that includes landscaping works within Council's verge area.**

"Notwithstanding the approved plans, proposed landscaping works are subject to Council's approval and shall meet all Council's requirements to the satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council."

The submitted plans demonstrate landscaping and decorative paving within the Chapman Court road verge.

Council comments in relation to the Northern Territory Planning Scheme:-

- g). **Council requests that a condition is placed on any Development Permit issued to ensure that a minimum of 8 on-site car parking bays are required for the proposed 4 unit multiple dwelling development.** Clause 6.5.1 (Parking Requirements) of the Planning Scheme requires 2 car parking spaces per dwelling and the applicant is proposing to provide these bays within a car parking stacker system. Council has not assessed the design or operation of the proposed car stacker system and has not assessed its compliance with the provisions of Clause 6.5.3 (Parking Layout) of the Planning Scheme. **Should the proposal for the car parking stacker be withdrawn at any stage, 8 car parking bays must still be provided on-site.**

Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the Director of Technical Services, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the Director of Technical Services, Darwin City Council. No wall, fence or tree exceeding 0.8 metres in height shall be constructed or planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of The Director of Technical Services, Darwin City Council.

- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

In considering this application, the 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 contact me on 8930 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: GHD Pty Ltd

Please quote: 1487463 CT:cpd

5 December 2008

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lots 4244 & 6663 Tiger Brennan Drive – Town of Darwin
Stockpiling of Fill**

Thank you for the Development Application referred to this office on 20th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

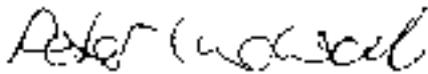
The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**
 - a). Council requests that the Authority requires the applicant to prepare an Environmental Site Control Plan to the requirements of NRETA, prior to the issue of a Development Permit and the commencement of any works on site.
 - b). Council requests that a condition is placed upon any Development Permit issued that the haulage method of the stockpile is via a temporary access track between the two sites as proposed by the applicant, and not via Council roads within the Darwin City area.
 - c). Council requests that a condition is placed upon any Development Permit issued that any Council drain within the vicinity of the site is kept clear of any sediment runoff from the fill stockpile.

In considering this application, the 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 contact me on 8930 0528

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Belt Gabbert & Associates

Please quote: 1487498 CT:cpd

5 December 2008

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Portion 1543 (524) Stuart Highway, Winnellie – Hundred of Bagot
Internal Alterations and Additions to Existing Warehouse**

Thank you for the Development Application referred to this office on 20th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- a). **Council requests the Authority requires an additional plan to demonstrate how stormwater will be collected on the site and discharged underground to Council's stormwater drainage system in Winnellie Road.**
 - 1). The stormwater plan should include details of site levels shown as Reduced Levels and show the location of Council's stormwater drain connection point/s within the vicinity of the site.
 - 2). Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it underground to Council's stormwater drainage system. It is also necessary to ensure that stormwater will not sheet-flow into the road reserve or onto adjoining properties.

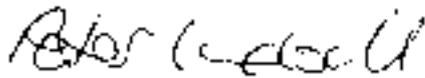
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the Director of Technical Services, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the Director of Technical Services, Darwin City Council. No wall, fence or tree exceeding 0.6 metres in height shall be constructed or planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70(5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of The Director of Technical Services, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

In considering this application, the 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 contact me on 8930 0528

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc. Project Building Centres Pty Ltd

Please quote: 1487407 CT:cpd

5 December 2008

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 7578 McMinn Street, Darwin City – Town of Darwin
Subdivision to Create 2 Building Lots and Common Property**

Thank you for the Development Application referred to this office on 20th November 2008, concerning the proposed building lot subdivision for Wharf One, which comprises three mixed retail, commercial and residential buildings within the Darwin City Waterfront development.

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

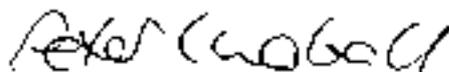
There do not appear to be any Council issues that should be raised in relation to the proposed building lot subdivision.

In considering this application, the 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.

This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

If you require any further discussion in relation to this application please contact me on 8930 0528

Yours faithfully



**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: Earl James and Associates

Please quote: 1487478 CT:cpd

5 December 2008

Mr Doug Lash
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 620 (99) Mitchell Street, Darwin City – Town of Darwin
Daytime Car Parking and Evening Market**

Thank you for the Development Application referred to this office on 20th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- a). **Council requests the Authority requires a schematic plan demonstrating how stormwater will be collected on the site and discharged underground to Council's stormwater drainage system.** The applicant's plans fail to demonstrate how on-site stormwater will be collected from the sealed car park and discharged underground to Council's drainage network. Clause 6.5.3 (Parking layout) of the Northern Territory Planning Scheme requires that car parking areas are to be sealed and well drained.
 - 1). The plan should indicate how stormwater will be collected on the site and connected underground to Council's system. The stormwater plan should also include details of site levels and Council's stormwater drain connection point/s within the vicinity of the site.

- 2). Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.
- b) **Council requests that the Authority requires an amended site plan that demonstrates provision of waste bin facilities for the proposed night markets.** Council's Waste Bin Policy requires that commercial premises have on-site, dedicated waste bin and recycling storage enclosures that are serviced by private waste collection and recycling contractors. The waste collection frequency for commercial premises must comply with the requirements of the appropriate legislation, with food waste requiring daily collection. The applicant is advised to contact Council's Environment section on 8930 0300 to discuss waste bin requirements for the site.
- c) **The car park and night markets will be accessed from the existing crossover and driveway from Mitchell Street.** Council requires that the boom gate for the car park is setback a minimum of 4.5 metres from the face of the Mitchell Street kerb line. The development application plans indicate that the boom gate will be set back 7.8 metres from the kerb line which complies with Council's requirements.
- d) **Council requests that the Authority requires an amended site plan for the night markets that clearly demonstrates how market trader vehicles will enter and exit the site in a forward gear.** Clause 6.5.3 (Parking Layout) of the Northern Territory Planning Scheme requires that all vehicles enter and exit the site in a forward gear. The development application plan shows angled vehicle parking for the market traders to the rear of the site, but fails to show a vehicle turn-around area which would enable the vehicles to exit the site in a forward gear.

Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the Director of Technical Services, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.

- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the Director of Technical Services, Darwin City Council. No wall, fence or tree exceeding 0.6 metres in height shall be constructed or planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70(5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of The Director of Technical Services, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

In considering this application, the 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 contact me on 8930 0528

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: June D'Rozario & Associates Pty Ltd

Please quote: 1487488 CT:cpd

5 December 2008

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 10083 (16) Gakkinga Street, Lyons – Town of Nightcliff
2 x 3 Bedroom Multiple Dwellings in a Single Storey Building**

Thank you for the Development Application referred to this office on 20th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- a). **Council requests the Authority requires a schematic plan demonstrating how stormwater will be collected on the site and discharged underground to Council's stormwater drainage system.** The applicant's plans indicate that stormwater will flow from the proposed multiple dwellings above ground direct to the street and this does not meet Council's requirements.
 - 1). The stormwater plan should indicate how stormwater will be collected on the site and connected underground to Council's system. The stormwater plan should also include details of site levels and Council's stormwater drain connection point/s within the vicinity of the site

2). Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's drainage system. No stormwater should sheet-flow into the road reserve or onto adjoining properties.

b). **The proposed 3 metre wide crossover and driveways to each duplex dwelling appear to meet Council's requirements.**

Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the Director of Technical Services, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the Director of Technical Services, Darwin City Council. No wall, fence or tree exceeding 0.6 metres in height shall be constructed or planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of The Director of Technical Services, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

In considering this application, the 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 contact me on 8930 0528

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Germetrios Laouris

Please 1487481 CT:cpd

5 December 2008

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 4366 (50) Calytrix Road, Karama – Town of Sanderson
Verandah Addition to Existing Multiple Dwelling (Unit 3) with a Reduced Side
Setback**

Thank you for the Development Application referred to this office on 20th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

Should this application be approved by the Authority, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Stormwater shall be collected and discharged into Council's drainage network to the requirements and satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of The Director of Technical Services, Darwin City Council.

In considering this application, the 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 contact me on 8930 0528

Yours faithfully

A handwritten signature in black ink that reads "Peter Lindwall". The signature is written in a cursive, slightly slanted style.

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Alicia Gomez

Please quote: 148/487 CT:cpd

5 December 2008

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 6742 (21) Villaflor Crescent, Woolner – Town of Darwin
2 x 4 Bedroom Multiple Dwellings in a 2 Storey Building**

Thank you for the Development application referred to this office on 20th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

Should this application be approved by the Authority, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the Director of Technical Services, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.

- Sight lines shall be provided at crossovers to public streets to the satisfaction of the Director of Technical Services, Darwin City Council. No wall, fence or tree exceeding 0.6 metres in height shall be constructed or planted in front of the sight line.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of The Director of Technical Services, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

In considering this application, the 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



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Raw Designs

Please quote: 1487506 CT:cpd

5 December 2008

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Portion 2788 Berrimah Road, Hidden Valley – Hundred of Bagot
Replace Existing Licensed Club with New Licensed Club**

Thank you for the Development Application referred to this office on 20th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of The Director of Technical Services, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

In considering this application, the 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 contact me on 8930 0528

Yours faithfully

A handwritten signature in black ink that reads "Peter Lindwall". The signature is written in a cursive style with a large initial 'P'.

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Moonbeam Design

Please quote: 1487424 CT:cpd

5 December 2008

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1880
DARWIN NT 0801

Dear Doug

**Lot 5244 (1) Casino Drive, The Gardens – Town of Darwin
Extension of Existing Ground Level Gaming Room and Addition of Outdoor
Decks to Existing Casino**

Thank you for the Development Application referred to this office on 20th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

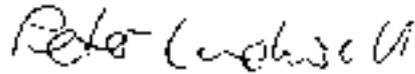
Should this application be approved by the Authority, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Stormwater shall be collected and discharged into Council's drainage network to the requirements and satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of The Director of Technical Services, Darwin City Council.

In considering this application, the 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 contact me on 8930 0528

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: June D'Rozario & Associates Pty Ltd

Please quote: 1487423 PL:cpd

5 December 2008

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 664 (108) Esplanade, Darwin City – Town of Darwin
Changes to Development Permit DP08/0362 for new Service Vehicle Access
and Porte Cochere, Reduced Office Floor Area and Changes to Private Open
Space Areas**

Thank you for the Development Application referred to this office on 20th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit for the following reasons:**
 - a). The provision of on-site car parking satisfies the requirements of the NT Planning Scheme.
 - b). The provision of the Porte Cochere enables buses and service vehicles to enter and leave the site using a forward gear.

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- a). **Council requests the Authority requires a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to Council's drainage network.**

- 1). The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.
- 2). Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

Development

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the Director of Technical Services, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the Director of Technical Services, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the Director of Technical Services, Darwin City Council. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy. Specifically there needs to be a clear pathway between the location of the 1100 litre bins and the truck's pick up location. In addition there needs to be separate storage of the waste from the commercial uses and the residential uses of the development.

- Further subject to conditions of subdivision to the satisfaction of service authorities.

In considering this application, the 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



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Bell Gabbert Associates

Please quote 1489669 PL.cpd

5 December 2008

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1880
DARWIN NT 0801

Dear Doug

**Section 6045 (18) Mel Road, Berrimah – Hundred of Bagot
Warehouse and Future Office Development**

Thank you for the Development Application referred to this office 27th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

Council supports in principle the granting of a Development Permit for this Development Application.

The following issues are raised for consideration by the Authority:

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- a). **The crossover and driveway appear to meet Council requirements.**
- b). **Council requests the Authority requires a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system.**
 - 1). **The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.**

- 2). Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

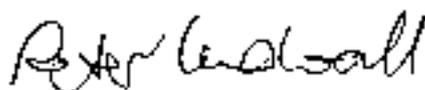
Development

- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager, Infrastructure, Darwin City Council and at no cost to Council.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be line marked and sealed with an impervious material.
- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70(5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager, Infrastructure, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

In considering this application, the 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



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc Bob Jay Builders Pty Ltd

Please quote: 1489876 PL:cpd

12 December 2008

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lots 3762 & 3763 (1 & 2) Dashwood Place, Darwin – Town of Darwin
Changes to the Development Approved by DP08/0373 to Change a 4 Bedroom
Dwelling to 2x3 Bedroom Dwellings on Level 9, Changes to Car Parking and
Vehicle Access and Other Internal and External Alterations**

Thank you for the Development Application referred to this office 27th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly

The following issues are raised for consideration by the Authority:

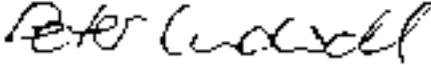
- i) **Council supports in principle the granting of a Development Permit for the following reasons:**
 - a). The provision of the second vehicular entry point at Dashwood Place west allows service vehicles to enter and leave the site using a forward gear.
 - b). The provision of on-site car parking satisfies the requirements of the NT Planning Scheme.

Council's letter of 16th June 2008 on the original Development Application for this project listed issues for which Council is the sole responsible authority, under the Local Government Act and associated By-Laws. Please be advised that these comments and conditions still apply to revised Development Application.

In considering this application, the 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


PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Don Gordon Architect

Please quote 1490891 PL:cpd

12 December 2008

Mr Doug Losh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 7578 McMinn Street ~ Town of Darwin
Mixed Use Development Comprising: 5 Storey Commercial Building; 5 Storey Building with 16x1, 18x2 & 4x3 Bedroom Multiple Dwellings; 9 Storey Building with 22x1, 31x2 & 10x3 Bedroom Multiple Dwellings, plus Basement Car Parking**

Thank you for the Development Application referred to this office 27th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The subject site is not located within the Darwin City Council Municipality therefore Council does not have a comment to make in regards to this application.

In considering this application, the 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



**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: Toga Darwin No. 1

Please quote: 1423695 PL:cpd

16 December 2008

Mr John Berryman
Managing Director
Group 1 Consulting Pty Ltd
GPO Box 825
DARWIN NT 0801

Dear John

Proposed Unit Development Lot 2382 (29) Woods Street Darwin City Council

I refer to your letter of 17 November 2008 regarding conditions placed on Development Permit DP 08/0591 which require Darwin City Council agreement. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The conditions are:

2. Stormwater connection.
- 4c. Waste Collection;
- 4e. Location of Substation; and
5. Wood Street Co-ordinated Streetscape.

The following comments are provided for your information.

Condition 2

As mentioned in your letter this condition is subject to separate discussion.

Condition 4c

The following issues are raised in relation to the proposed method of waste management on the site.

Council doesn't have an issue with using a compactor to reduce the number of wheelie bins required as detailed in the proposal. However, Council requests that the developer provide details of where such systems are currently being used and the names of referees that can share their experiences of the system.

The letter of 17 November and attached drawings indicate that there is a short fall of 3 recycling bins. The DCC Waste Bin Policy states that there should be 7 recycling bins provided for a development of this size. It is the Property Manager's choice to increase the frequency of collection if they feel it is required. This does not change the requirement for the provision of 7 x 240 litre or 2 X1100ltr bulk bins for recycling.

The storage area for residential waste bins is not sufficient to house the number of bins required under the policy for a development of this size. The residential waste bin storage area is also required to be separated from the area where commercial bins are stored.

It is not acceptable to expect that residents will walk down to the ground floor bin compound to dispose of their recycling. It is a requirement of Council's Waste Bin Policy to provide separate garbage and recycling chutes on each floor of a residential development over six storeys high.

The clearance leading into the storage area is insufficient to accommodate standard size Waste Collection Vehicles. The minimum requirement for clearance for waste collection vehicle access to the waste bin storage area is 4.2m.

The location of garbage chutes on each residential floor of the building should be shown on drawings submitted for Council's approval. The issues relating to waste management are required to be addressed to Council's satisfaction prior to granting approval for the waste storage and collection component of this application.

Condition 4e

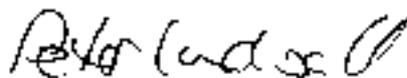
The location of the Substation on the first floor of the development and located over the driveway access into the building raises a number of issues. First issue of concern is that on the occasions when the substation is being serviced the driveway into the building and the public footpath will be blocked for potentially a considerable time period. In addition the cantilevers protruding from the facade of the development may have a negative impact on the appearance of the building from the street. For these reasons it is requested that you provided Council with additional information showing how these issues can be addressed in the development of this site.

Condition 5.

As previously advised in an e-mail dated 1 December 2008: Council is willing to participate in the progress of the landscape – streetscape solution for Woods Street, based on the diagrams submitted with your letter of 17 November 2008.

In conclusion we look forward to your response on issues raised in this letter relating to waste management and the location of the substation. If you require additional information please contact Peter Lindwall on 89300528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

Please quote 1489903 PL: cpd

12 December 2008

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 4529 (18) Harney Street, Ludmilla – Town of Darwin
Carport Addition to Existing Single Dwelling with a Reduced Front Setback**

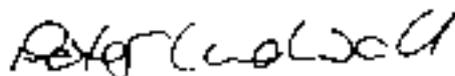
Thank you for the Development Application referred to this office 25th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

There do not appear to be any Council related issues in regard to this application.

In considering this application, the 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



**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: Teal Swinslead

Please quote 1489894 PL:cpd

12 December 2008

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 5952 (13) Exmouth Court, Leanyer – Town of Sanderson
Carport and Verandah Addition to Existing Single Dwelling with Reduced Front
and side Setbacks**

Thank you for the Development Application referred to this office 27th November 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

There do not appear to be any Council related issues in regard to this application.

In considering this application, the 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



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Charlie Me as

Please 1497656 PL:cpd

30 December 2008

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 3301 (22) Bremer Street, Ludmilla – Town of Darwin
Verandah Addition to an Existing single Dwelling with a Reduced Side Setback**

Thank you for the Development Application referred to this office 15th December 2008, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

There do not appear to be any Council related issues in regard to this application.

In considering this application, the 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



**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc. Scott Chapman

Please quote: 1505271 PL:cpd

12 January 2009

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Section 5470 Unit 3 (51) Benison Road, Winnellie – Hundred of Bagot
Addition of a Mezzanine Floor to an Existing General Building**

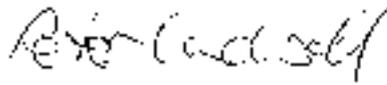
Thank you for the Development Application referred to this office 7th January 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

There do not appear to be any Council related issues in regard to this application.

In considering this application, the 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



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Michael Makrylos

Please quote: 1506103 PL:cpd

23 January 2009

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 9129 Unit 11 (1) Carnwright Court, Coconut Grove – Town of Nightcliff
Verandah Addition to an Existing Multiple Dwelling with a Reduced Side/Rear
Setback**

Thank you for the Development Application referred to this office 8th January 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

There do not appear to be any Council related issues in regard to this application.

In considering this application, the 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



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Palio World NT

Please quote: 1506118 PL:cpd

23 January 2009

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 791 (36) Francis Street, Rapid creek – Town of Nightcliff
Garage/Shed Addition to Existing Supporting accommodation with Reduced
Primary and Secondary Street Front Setbacks**

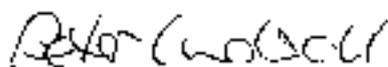
Thank you for the Development Application referred to this office 8th January 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

There do not appear to be any Council related issues in regard to this application.

In considering this application, the 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



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Shed Boss - Darwin

Please quote: 1505124 PL:cpd

23 January 2009

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 3464 Unit 1 (31) Parap Road, Parap – Town of Darwin
Carport Addition with reduced Front Setback**

Thank you for the Development Application referred to this office 8th January 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

There do not appear to be any Council related issues in regard to this application.

In considering this application, the 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



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Ms C.J Corden

Please quote: 1506129 PL:cpd

23 January 2009

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 5037 (65) Bishop Street, Woolner – Town of Darwin
Demountable Structure for use a Temporary Office**

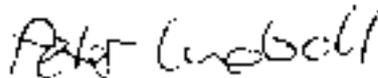
Thank you for the Development Application referred to this office 8th January 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

There do not appear to be any Council related issues in regard to this application.

In considering this application, the 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



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Darwin City Council

Please quote: 1506134 PL:cpd

23 January 2009

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Section 4568 (60) Boulter Road, Berrimah – Hundred of Bagot
Demountable for Use as an Office for a Period of 2 Years**

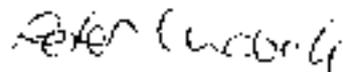
Thank you for the Development Application referred to this office 8th January 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

There do not appear to be any Council related issues in regard to this application.

In considering this application, the 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



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: CAAPS Inc

Please quote: 1506140 PL:cpd

23 January 2009

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 6743 (23) Villaflor Crescent, Woolner – Town of Darwin
2 x 4 Bedroom Multiple Dwellings In a 2 Storey Building**

Thank you for the Development Application referred to this office 8th January 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- a). **The crossover and driveway appear to meet Council requirements.**
- b). Council requests the Authority requires a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system.
 - 1). The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.

- 2). Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

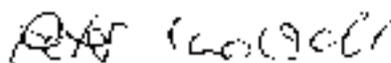
Development

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager of Infrastructure, Darwin City Council. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.

In considering this application, the 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



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Absolute Properties

23 January 2009

Please quote: 1487461 CT:cpd

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 4954 Ludmilla Terrace, Ludmilla – Town of Darwin
Telecommunications Facility Including a 35 Metre High Monopole with 3
Antennas plus Equipment Shed and Security Fencing – RE-ADVERTISED**

Thank you for the readvertised Development Application referred to this office on 8th January 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The site is located within the storm surge zone.

Should this application be approved by the Authority, the following condition pursuant to the Planning Act and Council's responsibilities under the Local Government Act is recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of The Director of Technical Services, Darwin City Council.

In considering this application, the 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 contact me on 8930 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc. Connel Wagner Ply Ltd

Please quote 1490891 PL:cpd

23 January 2009

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Lot 7578 McMinn Street – Town of Darwin
Mixed Use Development in Three Buildings Comprising: Retail Uses on
Ground Floor; Commercial Offices and Residential Units on Upper Levels –
RE-ADVERTISED**

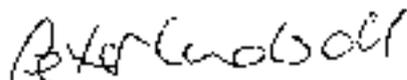
Thank you for the readvertised Development Application referred to this office 8th January 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The subject site is not located within the Darwin City Council Municipality therefore Council does not have a comment to make in regards to this application.

In considering this application, the 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



**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: Toga Darwin No. 1

Please quote: 1506132-PL-30pd

30 January 2009

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Doug

**Section 4128 (121) Amy Johnson Avenue, Marrara – Hundred of Bagot
Extensions to Existing Funerals Services Facilities – RE-ADVERTISED**

Thank you for the Development Application referred to this office 15th January 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- a). **Council requests the Authority requires a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system.** The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to Council's drainage network.
 - 1). The plan shall include details of site levels and Council's stormwater drain connection points. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.
 - 2). Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

Development

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycle ways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager of Infrastructure, Darwin City Council. No fences or trees exceeding 0.6 metres in height shall be planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be line marked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70(5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

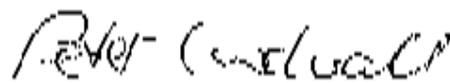
- 3 -

- Further subject to conditions of subdivision to the satisfaction of service authorities.

In considering this application, the 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 8030 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Highgrove Estates Pty Ltd

Please quote: 1484736 PL:upd

4 February 2009

Mr Doug Lash
 Manager Urban Planning
 Development Assessment Services
 Department of Planning and Infrastructure
 GPO Box 1600
 DARWIN NT 0801

Dear Doug

**Exceptional Development Permit – Section 38
 Part Lot 4356 Corner Beaton & College Road, Berrimah – Hundred of Bagot
 To Allow for a Drug and Alcohol Rehabilitation Centre**

Thank you for the Exceptional Development Application referred to this office 14th November 2008, concerning the above. Council's previous letter of 12th December 2008 regarding this Application was placed before Council's Town Planning Committee of 4th February 2009 and the following issue is raised for your consideration.

As previously advised Council supports an Exceptional Development Permit being approved over Lot 4356 at the corner of Beaton and College Road, Berrimah to allow for a Drug and Alcohol Rehabilitation Centre to be established on this site. However, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are recommended for inclusion in any Development Permit issued by the Development Consent Authority for this site.

Stormwater Plan

Council requires a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system.

- The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.
- Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system. It is also necessary to ensure that stormwater will sheet-flow into the road reserve or onto adjoining properties.

Development Conditions

Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.

The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.

Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycle ways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.

Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager of Infrastructure, Darwin City Council. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.

Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be line marked and sealed with an impervious material. Pursuant to the Northern Territory Planning Scheme, a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.

All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council.

Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

In considering this application, the 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

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Osborne Family Holdings

Please quote: 1484723 CT:cpd

4 February 2009

Mr Doug Losh
 Manager Urban Planning
 Development Assessment Services
 Department of Planning and Infrastructure
 GPO Box 1680
 DARWIN NT 0801

Dear Doug

Planning Scheme Amendment

Rezoned Lot 1822 (7) Stokes Street, Parap - Town of Darwin

From Zone SD (Single Dwelling Residential) to Zone SD7 (Specific Use Darwin 7) to Allow its Use and Development for a Limited Range of Residential & Commercial Activities, Including an Office & Community Centre

Thank you for the Planning Scheme Amendment referred to this office 14th November 2008, concerning the above. Council's previous letter of 12th December 2008 regarding this Application was placed before Council's Town Planning Committee of 4th February 2009 and the following issue has been raised for your consideration,

Council is concerned about the rezoning of the subject site at Lot 1822 from Zone SD (Single Dwelling Residential) to Zone SD7 (Specific Use Darwin 7). Council would prefer a zone for this site which would require the submission of a Development Application for any proposed development. The assessment of a Development Application gives stakeholders and the community the opportunity to comment on the expansion of the community centre and is a means of ensuring over-development of the site does not take place, thereby protecting the residential amenity of Stokes Street,

Any expansion of the Community Centre should be subject to the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act,

Stormwater Plan

Council requires a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system.

- The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.
- Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system. It is also necessary to ensure that no stormwater will shoot-flow into the road reserve or onto adjoining properties.

Development Conditions

Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.

The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.

Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycle ways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.

Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager of Infrastructure, Darwin City Council. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.

Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be line marked and sealed with an impervious material.

Pursuant to the Northern Territory Planning Scheme, a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.

All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council.

Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

In considering this application, the 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 (0)30 0528

Yours faithfully

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Mr Bernard Dwyer

OPEN SECTION

PAGE

TP2/11

Town Planning Committee Meeting – Wednesday, 4 February, 2009**12 GENERAL BUSINESS****12.1 Outstanding Items**

ITEM NO.	MEETING REQUESTED	MEETING REQUIRED	SUBJECT MATTER	REASON FOR NON-SUBMISSION REMARKS
12.3	Town Planning Committee 04/12/07 19\3877	Not Specified	Policy on Water Usage and Conversation -20 year Water Strategy Plan	Report to be submitted to a future Town Planning Committee Meeting
12.4	Town Planning Committee 03/09/08 20\0680	Not Specified	Development which Commence Without the Necessary Planning Approval	Report to be submitted to a future Town Planning Committee Meeting

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that information contained in Item 12.1 be received and noted.

DECISION NO.20\() (04/02/09)

