

OPEN SECTION

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DARWIN CITY COUNCIL

TOWN PLANNING COMMITTEE

WEDNESDAY, 3 FEBRUARY 2010

MEMBERS: Member H I Galton (Chairman); The Right Worshipful, Lord Mayor, Mr G R Sawyer; Member J D Bailey; Member R T Dee; Member R K Elix; 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: Chief Executive Officer, Mr B Dowd; General Manager Infrastructure, Mr L Cercarelli; Strategic Town Planner, Mr P Lindwall; Assistant Committee Administrator, Miss A Smit; Committee Administrator, Ms L Elmer.

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

Committee's Responsibilities

The Council assigns the following functions to the Committee for the purpose of consideration and decisions as follows:

- * All Development Applications referred from the Development Consent Authority
- * All Town Planning related matters referred from the NT Government
- * Town Planning Strategy, Policies and Procedures
- * Development Application and Town Planning Matters referred to Council from Developers, Community Groups and Individuals
- * Signage Applications, Policies and Procedures
- * Liquor Licence Applications

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Town Planning Committee Meeting – Wednesday, 3 February, 2010

1 **MEETING DECLARED OPEN**

2 **APOLOGIES AND LEAVE OF ABSENCE**

2.1 **Apologies**

2.2 **Leave of Absence Granted**

Nil

3 **ELECTED MEMBERS CONFLICT OF INTEREST DECLARATION**

4 **CONFIDENTIAL ITEMS**



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Town Planning Committee Meeting – Wednesday, 3 February, 2010**5 WITHDRAWAL OF ITEMS FOR DISCUSSION****5.1 Items Withdrawn by Staff**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THAT the Committee resolve under delegated authority that the following items withdrawn by staff as Items of Significance, be considered: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\() (03/02/10)

5.2 Items Withdrawn by Members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, 3 February 2010, be received and all recommendations contained therein be adopted by general consent with the exception of Item Numbers:

DECISION NO.20\() (03/02/10)



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Town Planning Committee Meeting – Wednesday, 3 February, 2010**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\() (03/02/10)

7 BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING**8 DEVELOPMENT APPLICATIONS****9 GENERAL TOWN PLANNING REPORTS**

ENCL: YES

DARWIN CITY COUNCIL

DATE: 20/01/2010

REPORT

TO: TOWN PLANNING COMMITTEE MEETING
OPEN B **APPROVED:** DL

FROM: GENERAL MANAGER INFRASTRUCTURE **APPROVED:** LC

REPORT NO: 10TS0007 PL:sv

COMMON NO: 1628793

SUBJECT: DEVELOPMENT CONSENT AUTHORITY MEETING SCHEDULE 2010

ITEM NO: 10.1**SYNOPSIS:**

The Development Consent Authority (DCA) is continuing to meet every fortnight in 2010. This revised schedule has implications on the timing of Council's response to Development Assessment Services on development applications and planning scheme amendments.

This report recommends that Council continue to make available 1st and 2nd Ordinary Council Meetings to receive reports on town planning matters on an as needs basis in order to meet the response timeframe for fortnightly DCA meetings.

GENERAL:

The DCA introduced a schedule for meeting every fortnight in July 2009. **Attachment A** shows that this format is to continue in 2010. The revised meeting schedule means that in some instances Development Applications and Planning Scheme Amendments may be considered by the DCA before Council has the opportunity to comment on applications at its monthly Town Planning Committee Meeting.

Therefore some reports and letters on Development Applications and Planning Scheme Amendments (DAs and PSAs) will need to go to Council's Ordinary meetings to ensure Council's comments are made to Development Assessment Services in time for the DCA meeting.

Attachment A shows Council meeting times including the Town Planning Committee and the scheduled meetings of the DCA for 2010. The Attachment also shows the meeting schedule relationship between Council's Town Planning Committee Meeting, 1st Ordinary Meeting, 2nd Ordinary Meeting and the meeting schedule of the DCA. It can be noted that out of the twenty-one DCA meetings for 2010, Council's Town Planning Committee Meeting can service eleven of the DCA dates. However, the remaining ten DCA meetings may require town planning

PAGE: 2
 REPORT NUMBER: 10TS0007 PL:sv
 SUBJECT: DEVELOPMENT CONSENT AUTHORITY MEETING SCHEDULE 2010

reports and letters to go before Council's 1st or 2nd Ordinary Meetings, to ensure town planning comments on development applications and planning scheme amendments are endorsed by Council prior to the relevant DCA meeting.

FINANCIAL IMPLICATIONS:

Nil.

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

Outcome

1.2 Effectively engage with Community

Key Strategies

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

LEGAL IMPLICATIONS:

This item is not considered "Confidential".

PUBLIC RELATIONS IMPLICATIONS:

Nil.

COMMUNITY SAFETY IMPLICATIONS:

Nil.

DELEGATION:

Nil.

CONSULTATION:

Nil.

PAGE: 3
REPORT NUMBER: 10TS0007 PL:sv
SUBJECT: DEVELOPMENT CONSENT AUTHORITY MEETING SCHEDULE 2010

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

- A. THAT Report Number 10TS0007 PL:SV titled Development Consent Authority Meeting Schedule 2010, be received and noted;
- B. THAT Council receive reports and letters on Development Applications and Planning Scheme Amendments (DAs and PSAs) at Ordinary meetings, on an as needs basis, to ensure Council's comments are endorsed prior to the relevant Development Consent Authority meeting.

DROSSO LELEKIS
MANAGER
DESIGN PLANNING & PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

Any queries on this report can be directed to Peter Lindwall on 8930 0528.or email p.lindwall@darwin.nt.gov.au

ATTACHMENT A

TOWN PLANNING AND ORDINARY COUNCIL MEETING SCHEDULE IN COMPARISON TO DEVELOPMENT AND ORDINARY CONSENT AUTHORITY MEETING DATES

6

2010

Town Planning Meeting Wednesdays 12 Noon	1st Ordinary Council Meeting Tuesdays 5.00 pm	2nd Ordinary Council Meeting Tuesdays 5.00 pm	Development Consent Authority Fridays
3 February	9 February	23 February	5 February
			19 February
3 March	16 March	30 March	5 March
			19 March
7 April	13 April	27 April	9 April
			23 April
5 May	11 May	25 May	7 May
			21 May
2 June	15 June	29 June	4 June
			18 June
7 July	13 July	27 July	9 July
			22 July
4 August	17 August	31 August	6 August
			20 August
1 September	14 September	28 September	3 September
			17 September
6 October	12 October	26 October	8 October
			22 October
3 November	16 November	30 November	5 November
			19 November
1 December	14 December		3 December

6

ENCL: NO

DARWIN CITY COUNCIL

DATE: 20/01/2010

REPORTTO: TOWN PLANNING COMMITTEE MEETING
OPEN B

APPROVED: PL

FROM: GENERAL MANAGER INFRASTRUCTURE

APPROVED: LC

REPORT NO: 10TS0006 PL:sv

APPROVED:

COMMON NO: 375173

SUBJECT: TOWN PLANNING DECEMBER QUARTERLY REPORT

ITEM NO: 10.2**SYNOPSIS:**

This report summarises the current activities relating to planning matters for the quarter ending December 2009.

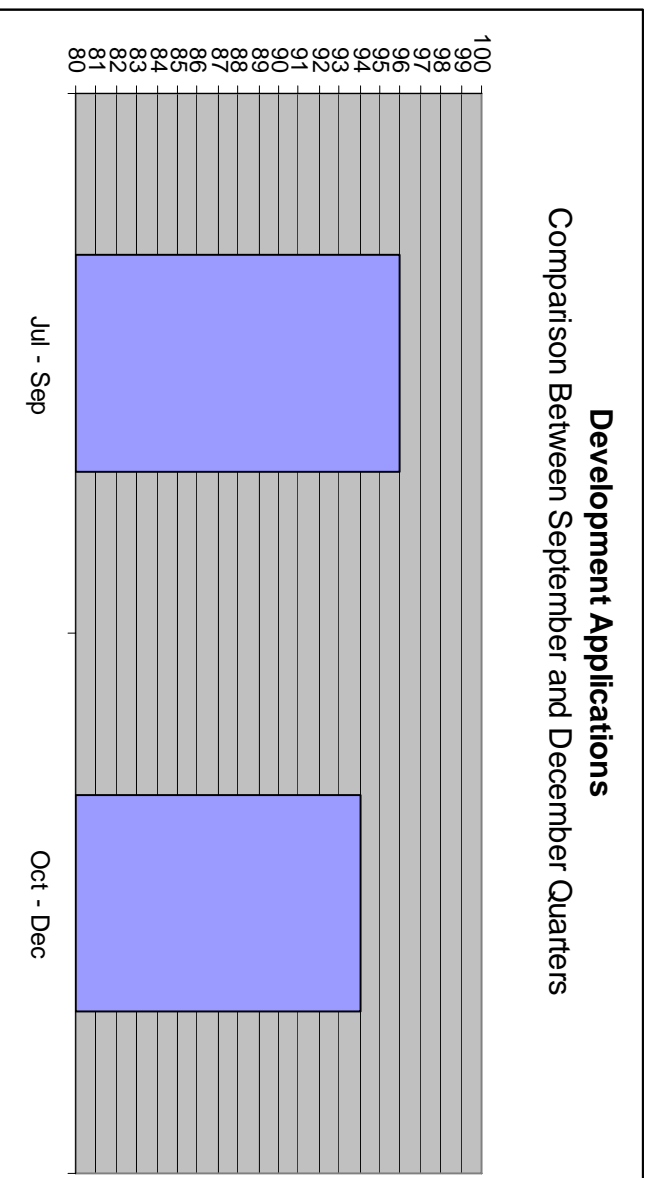
GENERAL:***Development Applications***

The Town Planning Committee endorsed 94 letters in response to Development Applications for the Darwin Municipality in the December quarter 2009.

Of these applications, 8 required reports to the Committee to assess the subject proposals against the NT Planning Scheme as well as determining the responsibilities of Council under the Local Government Act. In addition 10 reports and letters were in response to Planning Scheme Amendments to the NT Planning scheme and required reports to the Committee on the implications for Council as a result of proposed rezonings.

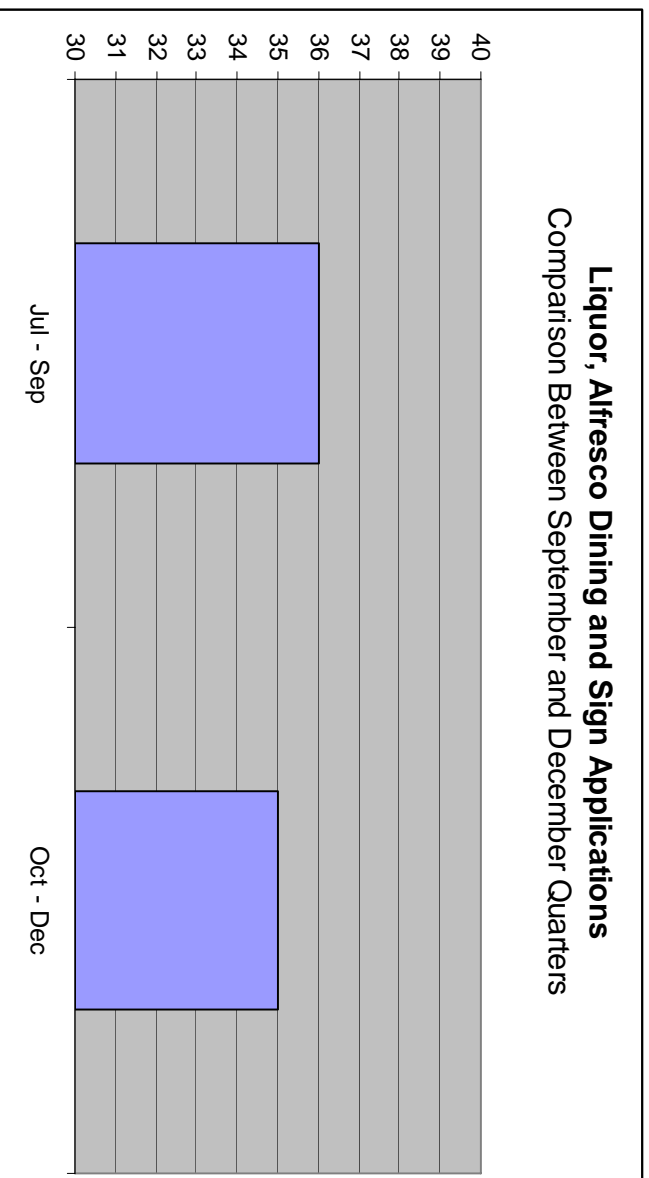
Three (3) reports on applications were heard at 1st Ordinary Meetings of Council in order for Council to endorse letters in a timely manner to Development Assessment Services due to the fortnightly meeting schedule of the Development Consent Authority.

Development Applications
Comparison Between September and December Quarters



Liquor Licences, Alfresco Dining And Sign Applications

A total of 35 applications on Signs, Alfresco Dining and Liquor Licences were prepared in the December quarter and considered by Council. Of these 18 were Liquor Licence applications, 11 were applications for Signs and 6 concerned applications for Alfresco Dining.



Other Planning Reports

The Planning Section also reported on a number of planning related matters including a report on the Strategic Planning Workshop with Alderman which took place in October 2009 and a report on the work of the Town Planning Committee for the September Quarter.

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

Goal

1 Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

1.2 Effectively engage with community

Key Strategies

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

LEGAL IMPLICATIONS:

This item is not considered "Confidential".

PUBLIC RELATIONS IMPLICATIONS:

Not Assessed.

COMMUNITY SAFETY IMPLICATIONS:

Not Assessed.

DELEGATION:

Not Assessed

PAGE: 4
REPORT NO: 10TS0006 PL:sv
SUBJECT: TOWN PLANNING DECEMBER QUARTERLY REPORT

CONSULTATION:

Not Assessed

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

- A. THAT Report Number 10TS0006 PL:sv entitled Town Planning December Quarterly Report, be received and noted.

DROSSO LELEKIS
MANGER
DESIGN PLANNING & PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

Any queries on this report can be directed to Peter Lindwall on 8930 0528 or email p.lindwall@darwin.nt.gov.au

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Town Planning Committee Meeting – Wednesday, 3 February, 2010

10 OFFICERS REPORTS**10.3 Lot 4303 (680) Vanderlin Drive, Berrimah Proposal to Amend NT Planning Scheme PA 2009/0922-Change Zoning from R (Rural) to LI (Light Industry) to Facilitate the Development of the Sight for Appropriate light Industrial Uses**

Report No.10TS0002 RB:sv (12/01/10) Common No.1719149

Report Number 10TS0002 has been distributed separately with the Business Papers.



ENCL: YES

DARWIN CITY COUNCIL

DATE 21/1/2010:

REPORT

TO:	TOWN PLANNING COMMITTEE MEETING/OPEN B	APPROVED:	PL
FROM:	GENERAL MANAGER INFRASTRUCTURE	APPROVED:	DL
REPORT NO:	10TS0013 PL:sv	APPROVED:	LC
COMMON NO:	1481987		
SUBJECT:	PLANNING SCHEME AMENDMENT FOR BUILDING HEIGHTS AND VOLUMETRIC CONTROLS FOR THE DARWIN CBD		

ITEM NO: 10.4**SYNOPSIS:**

In July 2009 Council made a submission to the NT Department of Planning and Infrastructure on the concept to introduce building height and volumetric controls for the Darwin CB zone. A copy of Council's submission is at **Attachment A**.

In December 2009, the Minister for Planning and Lands gave notice of making the amendment to the NT Planning Scheme which revised the building height and volumetric controls for the Darwin CB zone. A copy of the amendment is **Attachment B**.

This report summarises the main components of the amendment and likely impact on Council owned land.

GENERAL:

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.

December 2009 Amendment for Building Heights and Volumetric Controls

The basic principles of the new controls are as follows:

- Development can achieve 100% of site coverage up to 25 metres above ground level; and

PAGE: 2
 REPORT NUMBER: 10TS0013 PL:sv
 SUBJECT: PLANNING SCHEME AMENDMENT FOR BUILDING HEIGHTS AND
 VOLUMETRIC CONTROLS FOR THE DARWIN CBD

- 56% of site coverage between 25 and 90 metres above ground level. Development above the 25 metre podium level requires a 6 metre building setback from the property boundary.

The maximum building height for land generally bounded by Daly Street, McMinns Street, Bennett Street and Mitchell Street and known as Central Darwin is 90 metres above ground level. Land on the edge of the CB zone and known as the perimeter area and adjacent to The Esplanade, Daly Street and Harvey Streets is limited to 36 metres in height.

Buildings in the perimeter area may be developed to a maximum height of 55 metres if: the site has an area of 3,500 square metres or more; 15% of the site is publicly accessible as open space; and the development can demonstrate its energy efficiency rating.

Land within the area known as the Civic Precinct and containing Government House, Parliament House and Council's Civic Centre is excluded from the amendment and thus a height limit of 3 storeys stills apply in this area.

Urban Design Requirements For Central Darwin

The main purpose of the Urban Design controls is to promote good urban design in Central Darwin. In summary the controls are;

- Provide 75% of the length of the street boundary at ground level as active street frontage;
- Provide awnings for the full extent of the site;
- Include no ground level car parking spaces; and
- integrate plant rooms and service equipment on roof tops.

The Development Consent Authority may consent to an application that is not in accordance with these urban design controls if it is satisfied that compliance would be impractical.

Waste Management

The urban design requirements have implications for Council's waste management practice for Central Darwin sites. The implications of a development not providing ground floor parking could potentially mean that vehicles collecting waste will need to access basement or first floor parking areas unless waste collation areas are provided on the ground floor of developments.

FINANCIAL IMPLICATIONS:

Not assessed.

PAGE: 3
 REPORT NUMBER: 10TS0013 PL:sv
 SUBJECT: PLANNING SCHEME AMENDMENT FOR BUILDING HEIGHTS AND
 VOLUMETRIC CONTROLS FOR THE DARWIN CBD

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

Outcome

1.2 Effectively engage with Community

Key Strategies

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

LEGAL IMPLICATIONS:

This issue is not considered confidential.

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.

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REPORT NUMBER: 10TS0013 PL:sv
SUBJECT: PLANNING SCHEME AMENDMENT FOR BUILDING HEIGHTS AND
VOLUMETRIC CONTROLS FOR THE DARWIN CBD

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 10TS0013 PL:sv entitled Planning Scheme Amendment for Building Heights and Volumetric Controls for the Darwin CBD, be received and noted.

DROSSO LELEKIS
MANAGER
DESIGN PLANNING & PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

Any queries on this report may be directed to Peter Lindwall on 8930 0528 or email p.lindwall@darwin.nt.gov.au

ENCL: YES

DARWIN CITY COUNCIL**REPORT****DATE:** 21/01/2010**TO:** TOWN PLANNING COMMITTEE MEETING
OPEN B**APPROVED:** PL**FROM:** GENERAL MANAGER INFRASTRUCTURE**APPROVED:** DL**REPORT NO:** 10TS0008 RB:sv**APPROVED:** LC**COMMON NO:** 1511162**SUBJECT:** EXCEPTIONAL DEVELOPMENT PERMIT LOT 5764 (39) EAST POINT ROAD TOWN OF DARWIN FOR THE PURPOSE OF TEMPORARY TRIAL USE OF THE SITE FOR A PASSENGER TERMINAL (INCLUDING A HELIPAD)**ITEM NO:** 10.5**SYNOPSIS:**

A Development Application for Lot 5764 (39 East Point Road) 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.

GENERAL:**Applicant:** Darwin Scenic Helicopters**Zone:** PS **Area:** 200m²**Proposal:** TEMPORARY TRIAL USE OF THE SITE FOR A PASSENGER TERMINAL (INCLUDING A HELIPAD)**History:**

On the 14th April 2009, RWM Consulting presented to Council the proposal to operate temporarily scenic helicopter flights from Mindil Beach and Vestey's Beach.

In a letter addressed to the Darwin City Council's General Manager of Corporate Services, on the 21st April 2009, Darwin Scenic Helicopters requested to use a portion of the car park adjacent to Vestey's Beach to trial scenic helicopter flights between June and September 2009.

At the June 2009 1st Ordinary Meeting a report was presented to Council regarding the proposal for the operation of scenic helicopter flights to take off and land on Council Reserves (Report Number 09A0104). The following was resolved by Council:

- A. THAT Darwin Scenic Helicopters be granted an occupation licence for a 12 week period at Mindil Beach subject to gaining all necessary approvals

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 REPORT NO: 10TS0008 RB:sv
 SUBJECT: EXCEPTIONAL DEVELOPMENT PERMIT LOT 5764 (39) EAST POINT ROAD TOWN OF DARWIN FOR THE PURPOSE OF TEMPORARY TRIAL USE OF THE SITE FOR A PASSENGER TERMINAL (INCLUDING A HELIPAD)

including the Development Consent Authority, and subject to signage and fencing as approved by the Darwin City Council.

- B. THAT Darwin Scenic Helicopters pay the associated legal fees to draft a licence permit for occupation at Mindil Beach (Lot 5772 Town of Darwin).

DECISION NO.20\1656 (16/06/09)

At the 2nd Ordinary Meeting of Council the following was resolved by Council.

THAT Motion 'B' of Decision Number 20\1656 from the 1st Ordinary Council Meeting held on Tuesday, 16 June, 2009, namely :-

- A. THAT Report Number 09A0104 entitled, Request by Darwin Scenic Helicopters to Operate Scenic Tours from Council Controlled Land be received and noted.
- B. THAT Darwin Scenic Helicopters be granted an occupation licence for a 12 week period at Mindil Beach subject to gaining all necessary approvals including the Development Consent Authority, and subject to signage and fencing as approved by the Darwin City Council.
- C. THAT Darwin Scenic Helicopters pay the associated legal fees to draft a licence permit for occupation at Mindil Beach (Lot 5772 Town of Darwin).

Be rescinded.

REASON: "Safety and conflicting zoning and public use of open space by the proposed private sector helicopter service."

DECISION NO.20\1735 (30/06/09) Carried

At the 1st Ordinary Council Meeting held on the 10th November 2009 the following was resolved by Council:

- A. THAT Report Number 09A0186 entitled, Darwin Scenic Helicopters, be received and noted.
- B. THAT Darwin Scenic Helicopters be granted an occupation licence commencing May 2010 for a 12 week period at Vestey's Beach subject to gaining all necessary approvals for temporary use for 12 weeks including the Development Consent Authority appraisal, and subject to signage and fencing as approved by the Darwin City Council.
- C. THAT the licence include a provision for Council to cancel the licence anytime during the 12 week period without notice.

DECISION NO.20\2233 (10/11/09) Carried

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REPORT NO: 10TS0008 RB:sv
SUBJECT: EXCEPTIONAL DEVELOPMENT PERMIT LOT 5764 (39) EAST POINT ROAD TOWN OF DARWIN FOR THE PURPOSE OF TEMPORARY TRIAL USE OF THE SITE FOR A PASSENGER TERMINAL (INCLUDING A HELIPAD)

A letter containing Council's decision was forwarded to RWM Consulting with the authorisation to lodge a development application for the described use on Council land.

RWM Consulting, with authorisation, lodged a formal application to the Development Consent Authority. The Minister for Lands and Planning determined that the application would be publicly notified for the period of 15th January to 12th February 2010.

Site and Surrounds

The subject site is a portion of Lot 5764, Town of Darwin as delineated in **Attachment A** site is an area of approximately 200 square metres, located at the south end of the Vestey's Beach car park. The subject site is flat, with a portion of it bituminised and operating as a car park. Surrounding the site to the south is dense vegetation, Vestey's Creek and the Darwin Ski Club. To the east is Vestey's Lagoon and residential properties some 430m from the helicopter landing site. To the north is Council reserve and Atkins Drive leading to the Darwin Trailer Boat Club and the Darwin Sailing Club. To the West is Vestey's Beach and the ocean.

The Proposal

Correspondence to Council proposes that there will be flights for periods of 15 minutes, 20 minutes and 30 minutes. This frequency would attract in the order of four to ten cars per hour coming to, and then leaving the site. The subject site is sufficient to accommodate the expected traffic, as are the roads servicing the site. It is not expected that the operation will be of a scale that will attract coaches or large commercial vehicles.

The level of noise has been shown in the application to not affect the nearby residents. At 100m it is claimed that there will be no discernible noise above ambient sounds. This means that while the helicopter will be able to be heard, it is not above a level that would interrupt a conversation and is described to be less than the noise generated by the traffic of East Point Road.

Regardless of the flight path chosen, there will be both residential and commercial properties under or near the flight path. Previous correspondence has shown that the flight path chosen will depend on the flight time, but will predominantly follow the coast line. The noise created will be dependent on the helicopter itself, prevailing winds and the atmospheric conditions of the day.

Need to Monitor Impacts

The temporary use of the site for a Passenger Terminal allows the opportunity for the proposal to be monitored for any negative impacts.

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 SUBJECT: EXCEPTIONAL DEVELOPMENT PERMIT LOT 5764 (39) EAST POINT ROAD TOWN OF DARWIN FOR THE PURPOSE OF TEMPORARY TRIAL USE OF THE SITE FOR A PASSENGER TERMINAL (INCLUDING A HELIPAD)

In its response to the Department of Lands and Planning, Council have requested that any Exceptional Development Permit issued to include a condition to monitor the impact of a helicopter using the subject site. Monitoring of the proposed use should

consider any loss of amenity due to noise generation, traffic generation, the location of the flight path, and how the new use will change the way that the area is used.

Council's decision of 10th November 2009 specifies that the use of the site as a helipad can be cancelled at anytime and this would be invoked if any negative impacts are identified during its operation.

Northern Territory Planning Scheme:

The proposed development is in the PS Zone, where the use of the land for a Passenger Terminal is prohibited. In order for the application to be considered, it has been lodged as a Exceptional Development Permit to the Minister of Lands and Planning.

An Exceptional Development Permit may only be granted for an otherwise prohibited use when it is a preference of the Minister to allow it as apposed to amending the Northern Territory Planning Scheme.

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:

As the land owner of the subject site Council must supply authorisation for a third party to lodge a development application. This authorisation was provided on 17th November 2009.

The letter to the Department of Planning and Lands requests the impact to the proposal be monitored for any negative impacts on the amenity of the area and that Council's standard development conditions be also included in the Exceptional Development Permit.

FINANCIAL IMPLICATIONS:

Nil.

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':-

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 REPORT NO: 10TS0008 RB:sv
 SUBJECT: EXCEPTIONAL DEVELOPMENT PERMIT LOT 5764 (39) EAST POINT ROAD TOWN OF DARWIN FOR THE PURPOSE OF TEMPORARY TRIAL USE OF THE SITE FOR A PASSENGER TERMINAL (INCLUDING A HELIPAD)

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

Outcome

1.2 Effectively engage with Community

Key Strategies

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

Outcome

3.2 Enhance transport

Key Strategies

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 item is not considered "Confidential".

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 REPORT NO: 10TS0008 RB:sv
 SUBJECT: EXCEPTIONAL DEVELOPMENT PERMIT LOT 5764 (39) EAST POINT ROAD TOWN OF DARWIN FOR THE PURPOSE OF TEMPORARY TRIAL USE OF THE SITE FOR A PASSENGER TERMINAL (INCLUDING A HELIPAD)

PUBLIC RELATIONS IMPLICATIONS:

Information provided through the Darwin media.

COMMUNITY SAFETY IMPLICATIONS:

Public safety requirements must be met by the applicant. Regardless of the EDP Council can withdraw its support for the use of the site as a helipad at anytime.

DELEGATION:

To the Chief Executive Officer as part of the submission process for Exceptional Development Applications.

CONSULTATION:

Through the Development Application statutory process.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 10TS0008 RB:sv entitled Exceptional Development Permit Lot 5764 (39) East Point Road Town Of Darwin for the purpose of temporary trial use of the site for a passenger terminal (including a helipad) be received and noted.
- C. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 10TS0008 be endorsed.

DROSSO LELEKIS
MANAGER

LUCCIO CECERELLI

DESIGN PLANNING AND PROJECTS **GENERAL MANAGER INFRASTRUCTURE**

Any queries on this report can be directed to Peter Lindwall on 8930 0528 or email p.lindwall@darwin.nt.gov.au

Please quote: 1511162 RB:sv

12 February 2010

Mr Doug Lush
Manager Urban Planning
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801

Dear Doug,

Exceptional Development Permit Lot 5764 (39) East Point Road, Town of Darwin for the purpose of temporary trial use of the site for a passenger terminal (including a helipad)

Thank you for the Development Application referred to this office 14 January 2010, 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 an Exceptional Development Permit for the subject proposal provided that the following conditions are included:**
 - a). The preparation of a monitoring plan by a suitably qualified person so that the impact of a helicopter using the subject site can be assessed on an ongoing basis for the period of the 12 week period of operation.
 - b). Monitoring of the proposed use should consider any loss of amenity due to noise generation, traffic generation, the location of the flight path, and how the new use will change the way that the area is used.

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

- a). In a letter dated 17th November 2009, Darwin City Council provided authorisation to RWM Consulting to lodged a Development Application on Council owned land. In addition Darwin Science

Helicopters were granted an occupation licence commencing May 2010 for a 12 week period at Vostoy's Beach subject to gaining all necessary approvals for temporary use for 12 weeks including the Development Consent Authority appraisal.

- b). The licence include a provision for Council to cancel the licence anytime during the 12 week period without notice.

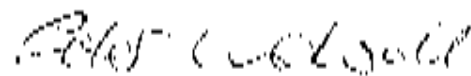
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Designs and specifications for fencing and signage 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.
- Any kerb crossovers and driveways to the site shall be provided and raised crossovers removed, and public footpath shall be provided all to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to 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 Rick Burgess on 8930 0412.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

c/c TRWM Consulting

ENCL: YES

DARWIN CITY COUNCIL

DATE: 11/12/2009

REPORT

TO:	TOWN PLANNING COMMITTEE MEETING OPEN B	APPROVED:	PL
FROM:	GENERAL MANAGER INFRASTRUCTURE	APPROVED:	DL
REPORT NO:	09TS0226 BS:sv	APPROVED:	LC
COMMON NO:	1701602		
SUBJECT:	MATERIAL ALTERATION OF LIQUOR LICENSED PREMISES PLAZA KARAMA TAVERN, KARAMA SHOPPING CENTRE Lot 6682, 37 KALYMNOS DRIVE, KARAMA		

ITEM NO: 10.6**SYNOPSIS:**

Joondanna Investments has applied to the Northern Territory Licensing Commission for a material alteration of liquor licensed area for the Plaza Karama Tavern, which is located within the Karama Shopping Centre.

The application is to extend the liquor licence area into the existing TAB and carry out associated works to create an outdoor alfresco area from the new licenced area, refer **Attachment A**.

Council under delegation responded to the Liquor Commission on the 11 December 2009, **Attachment B**. The letter stated that Council has no objections or comments regarding this application.

GENERAL:

With the new smoking laws coming into affect in January, 2010, the Karama Tavern are seeking approval to modify their premises to incorporate a new outdoor area. This area is to allow for smokers.

The Liquor Commission does not assess the proposed extension as part of the material alteration to the liquor licence. The proposed alteration to the premises is assessed by the Department of Health.

The Karama Tavern are proposing to have the front walls which face Kalymnos Drive partially covered and remove part of the existing roof to comply with this legislation.

REPORT NO: 09TS0226 BS:sv
 SUBJECT: MATERIAL ALTERATION OF LIQUOR LICENSED PREMISES
 PLAZA KARAMA TAVERN, KARAMA SHOPPING CENTRE
 LOT 6682, 37 KALYMNOS DRIVE, KARAMA

Applicant: Joondanna Investments
Name of Premises: Plaza Karama Tavern
Current and/or Proposed Conditions: No changes to existing conditions

Alterations to the premises will consist of:

- The relocation of the Tab and Terminals to be positioned within the tavern.
- Two new outdoor areas which will be partially covered at front of the tavern.
- New toilet to be built within the tavern.
- Other modifications within the tavern.

Trading Hours: No changes to existing trading hours

Council's Land Affected

No Council owned or controlled land is affected by the proposal.

Considerations Under The Liquor Act

Grounds For Objection Under Section 47F(2) Of The Liquor Act

Pursuant to Section 47F(2) of the Liquor Act an objection may only be made on the grounds that the grant of the licence may or will adversely affect:

- (a) The amenity of the neighbourhood where the premises the subject of the application are or will be located; or
- (b) Health, education, public safety or social conditions in the community.

Conclusion

There appears to be nothing related to this application which would be grounds for objection under Section 47F(2) of the Liquor Act.

Conditions To A Liquor Licence – Section 3 Objects Of The Act & Section 6 Public Interest Criteria

The approval of extending the current liquor licenced area to include the new alfresco dining area is not expected to negatively affect the amenity of the surrounding area.

REPORT NO: 09TS0226 BS:sv
SUBJECT: MATERIAL ALTERATION OF LIQUOR LICENSED PREMISES
PLAZA KARAMA TAVERN, KARAMA SHOPPING CENTRE
LOT 6682, 37 KALYMNOS DRIVE, KARAMA

Conclusion

There appears to be nothing related to this application which would require additional considerations or conditions of the proposed licence under Section 3 & 6 of the Liquor Act.

FINANCIAL IMPLICATIONS:

Nil.

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

LEGAL IMPLICATIONS:

This matter is not considered confidential.

ENVIRONMENTAL IMPLICATIONS:

Nil.

PUBLIC RELATIONS IMPLICATIONS:

Nil.

COMMUNITY SAFETY IMPLICATIONS:

Nil.

DELEGATION:

Letter sent under delegation to the Liquor Licensing Commission on the 11 December 2009, **Attachment B**.

REPORT NO: 09TS0226 BS:sv
SUBJECT: MATERIAL ALTERATION OF LIQUOR LICENSED PREMISES
PLAZA KARAMA TAVERN, KARAMA SHOPPING CENTRE
LOT 6682, 37 KALYMNOS DRIVE, KARAMA

Delegation:

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:

- I. Determine grounds for objections to Liquor Licence Applications and advise the Liquor Commissioner in writing of Council's objection as and when required in order to meet statutory deadlines under the Northern Territory Liquor Act.
- II. Submit comments on Liquor Licence Applications to the Department of Racing, Gaming and Licensing only when required to meet statutory or Departmental deadlines.

CONSULTATION:

Nil.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil.

APPROPRIATE SIGNAGE:

Nil.

RECOMMENDATIONS:

- A. THAT Report Number Report Number 09TS0226 BS:sv entitled, Material Alteration of Liquor Licence Premises – Plaza Karama Tavern, Karama Shopping Centre, Lot 6682, 37 Kalymnos Drive, Karama, be received and noted.

DROSSO LEKEKIS
MANAGER

DESIGN PLANNING AND PROJECTS

LUCCIO CERCARELLI

GENERAL MANAGER INFRASTRUCTURE

Any queries on this report may be directed to Brian Sellers, Planning Officer on 8930 0683 or email b.sellers@darwin.nt.gov.au

REPORT NO: 09TS0226 BS:sv
SUBJECT: MATERIAL ALTERATION OF LIQUOR LICENSED PREMISES
PLAZA KARAMA TAVERN, KARAMA SHOPPING CENTRE
LOT 6682, 37 KALYMNOS DRIVE, KARAMA

Attachment A Common No: 1701602 Document No: 1707295

[Attachment A - Material Alterations Liquor Licence Application - Lot 6...](#)

Attachment B Common No: 1701602 Document No: 1707294

[Attachment B - Outgoing Letter - Material Alteration of Liquor License...](#)

MM
Please ensure you include
comments from Karama Licensing
SL
12/10

7 October 2009

The Director Of Licensing
GPO Box 1154, DARWIN NT 0801

REQUEST MATERIAL ALTERATIONS – SECTION 119 LIQUOR ACT

Joondanna Investments Pty Ltd are requesting material alteration to their Liquor Licence under Section 119 of the Liquor Act. I have attached a draft copy of the plans to extend the area for consumption of alcohol.

As you are aware the Northern Territory Government new smoking regulations for Pubs, Clubs and Hotels comes into force in January 2010. We have been proactive in drafting up structural changes at the Karama Tavern to pre-empt these new laws being enforced. The plans are only in draft as the government has not passed the new guidelines for the law.

The Karama Tavern has taken over the TAB licence which abuts the current saloon and main bar areas. The TAB will become a Pub TAB and will relocate the TAB Terminals to be positioned within the Tavern. This will allow the current TAB area to be renovated into an outdoor smoking area/Beer Garden area.

This new outdoor smoking area/Beer Garden area is the basis for this request. As seen in the draft plan the Beer Garden is 66m² and opens out onto the Kalymnos Drive and Coolinda Crescent side of the building. Inside the Tavern we have cut down the consumption area by 20m² by adding a new refrigeration area behind the bar. There are no new entrances to the Tavern and the existing outer walls of the current building do not change.

Due to the delay in drafting and approving the guidelines for these smoking areas, Karama Tavern requests that patrons of the tavern should be allowed to take alcohol or any beverage from the Tavern into the proposed smoking area/Beer Garden area.

As you are aware Karama Tavern has an outstanding record in responsible service of alcohol. With continual training and awareness delivered to all employees, we are striving to deliver a quality service in a responsible and professional manner. I believe with these renovations we will provide a better atmosphere for our customers and a healthier environment for both the customer and the employee.

Should you require any additional information, please call my Manager, Mark Waterhouse at 040 111 8630. Thank you for your prompt attention to this matter.

Yours sincerely,


Mark Waterhouse
Manager
Joondanna Investments

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←



SECTION 6.2 LIQUOR ACT

6.2 For subsection (1), the criteria are the following:

- (a) harm or ill-health caused to people, or a group of people, by the consumption of liquor is to be minimised;

Karama Tavern has well established procedures for the responsible service of alcohol. We continually research and audit these procedures to use industry "best practice" to minimise any problems when servicing alcohol. We provide security personnel during opening hours and have foot patrols after hours.

- (b) liquor is to be sold, or sold and consumed, on licensed premises in a responsible manner;

All the staff at Karama Tavern complete the "Responsible Service of Alcohol" course and are continually reminded and updated via staff meeting, posters and normal management practices on how to responsibly manage the selling and consumption of alcohol.

- (c) public order and safety must not to be jeopardised, particularly where circumstances or events are expected to attract large numbers of persons to licensed premises or an area adjacent to those premises;

At Karama Tavern take very seriously public order and safety of the areas around the Tavern as we are located within a shopping area. We have an excellent track record and indeed believe that the new beer garden area will not jeopardise public order or safety but enhance it. We provide security personnel during opening hours and have foot patrols after hours.

- (d) the safety, health and welfare of persons who use licensed premises must not be put at risk;

The new beer garden will actually enhance the safety, health and welfare of patrons using Karama Tavern. Smokers will now be required to remove themselves from the bar area and are only to smoke in the beer garden. It also allows those patrons who would like to sit in a beer garden and enjoy the fresh can do so.

- (e) noise emanations from licensed premises must not be excessive;

Noise from the Tavern is quite minimal and we do not have a nightclub environment. Karama Shopping Centre has a large car park on all four sides which assist in dispersing any ambient noise from patrons.

- (f) business conducted at licensed premises must not cause undue offence, annoyance, disturbance or inconvenience to persons who reside or work in the neighbourhood of the premises or who are making their way to or from, or using the services of, a place of public worship, hospital or school;

The Karama Tavern has been established for many years and the introduction of a beer garden that does not encroach on any area than the existing structures should not be an inconvenience to any local residence.

- (g) a licensee must comply with provisions of this Act and any other law in force in the Territory which regulate in any manner the sale or consumption of liquor or the location, construction or facilities of licensed premises, including –

- (i) by-laws made under the *Local Government Act*, and

See Attachment 2 (Material Alterations – Section 119 Liquor Act)

- (ii) provisions of or under the *Planning Act*;

See Attachment 3 (Karama Tavern Plan)

- (h) each person involved in the business conducted at licensed premises must receive suitable training relevant to the person's role in the conduct of the business;

All the staff at Karama Tavern will have completed the "Responsible Service of Alcohol" course. All Duty Managers and Gaming Managers are required to have their Gaming Licence.

- (i) the use of credit in the sale of liquor must be controlled;

Only the use of accredited credit cards of major banks and institutes. There are no ATMs located in the Karama Tavern.

- (j) practices which encourage irresponsible drinking must be prohibited;

Karama Tavern caters for and supports local patronage which includes families of the local residents. We welcome but do not target younger adults or members of the public who tend to drink irresponsibly. We discourage double shots or neat spirits sold over the bar.

- (k) it may be necessary or desirable to limit any of the following:

- (i) the kinds of liquor that may be sold;

At the bottle shop we use the responsible service of take away alcohol by checking the identification and collecting details of the customer of all purchase over \$100.00.

- (ii) the manner in which liquor may be sold;

Under the responsible service of alcohol we do not serve any person who is intoxicated or who is abusive.

- (iii) the containers, or number or types of containers, in which liquor may be sold;

Since we are only provide a beer garden to conform with the new government regulation we have not changed the way we sell our product.

- (iv) the days on which and the times at which liquor may be sold;

The times and days in which we operate will not change with the opening of the beer garden.

- (l) it may be necessary or desirable to prohibit persons or limit the number of persons who may be on licensed premises, on any particular part of licensed premises or in an adjacent area subject to the control of the licensee;

The opening of the beer garden will increase the area to consume alcohol by 46m², although this increase will only be in an area for smokers the general area for any patrons to consume alcohol will decrease by 20 m².

- (m) it may be necessary or desirable to prohibit or limit the entertainment, or the kind of entertainment, which may be provided on licensed premises or in an adjacent area under the control of the licensee;

There is no change to the general area for entertainment as we are only adding in a smoking area as describe by the new government regulations.

- (n) it may be necessary or desirable to prohibit or limit promotional activities in which drinks are offered free or at reduced prices.

There is no change to the existing activities that are run at the moment. The extension is in accordance with the new government regulations to allow for a smoking area.

DEFINITIONS:

material alteration means an alteration to licensed premises which:

- (a) increases or decreases the area used for the sale of liquor or the sale and consumption of liquor;
Increase the area used for the consumption of liquor by 46m²
- (b) involves structural alteration;
Renovate the existing TAB into an outdoor entertainment area/smoking area
- (c) alters access to or egress from the premises; or
No change
- (d) alters the external appearance or facilities.
Renovate the existing TAB into an outdoor entertainment area/smoking area

Part X

Alteration of premises

119

Approval of material alteration of licensed premises

- (1) A licensee shall not, except with the approval of the Commission, make a material alteration to the premises to which his or her licence relates.
- (2) An application for approval under this section shall be:
 - (a) lodged with the Director;
 - (b) accompanied by a copy of the plans and specifications for the alteration; and
 - (c) accompanied by evidence which is sufficient to show that the alteration will not result in a contravention of or a failure to comply with a provision of this Act or a law of the Territory which regulates in any manner the sale or consumption of liquor or the location, construction or facilities of premises which are used for such a purpose.
- (3) The Commission may require the applicant to cause a notice of the application to be published:
 - (a) in a newspaper or newspapers nominated by the Commission; and
 - (b) within the period specified by the Commission.
- (4) The notice must:
 - (a) include a description in sufficient detail to identify the location of the premises in respect of which the application is made;
Find attached a draft of the plans for the new area
 - (b) include a description of the nature of any business associated with the licence that is conducted on those premises;
Existing TAB becomes a Pub TAB
 - (c) include details of the material alteration;
 - *Increase the area used for the consumption of liquor by 46m²*
 - *Renovate the existing TAB into an outdoor entertainment area/smoking area.*
 - (d) contain any other particulars determined by the Commission; and
 - (e) be not less than a size determined by the Commission.
- (5) If the application relates to premises within the area of a shire council, the Director must, as soon as reasonably practicable, inform the CEO of the council that the application has been made.
- (6) Where:
 - (a) the Commission does not require the applicant to give notice of the application; or
 - (b) the applicant has given notice as required and no objection to the application is lodged with the Director pursuant to section 47F or such an objection has been dismissed under Part IV,

the Commission must, as soon as reasonably practicable, consider the application.

- (7) After considering the application, the Commission must, having regard to the objects of this Act:
- (a) approve the material alteration;
 - (b) refuse to approve the material alteration and direct the Director to forward notice of the refusal together with a statement of the reasons for refusal to the applicant, or
 - (c) conduct a hearing in relation to the application.
- (8) After the Commission has conducted a hearing under Part IV or subsection (7)(c), the Commission must take action of a kind described in subsection (7)(a) or (b) in addition to any action it may take under Part IV.
- (9) The Commission may conduct or cause to be conducted the investigations it considers necessary in relation to the application.
- (10) Where the Commission grants approval of a material alteration, the licensee must not, while the alteration is being made, conduct business on the licensed premises except in accordance with arrangements approved by the Commission.

LIQUOR ACT AND GAMING MACHINE ACT**2nd NOTICE OF APPLICATION FOR MATERIAL ALTERATIONS OF
LICENSED AREA OF****LIQUOR LICENSED PREMISES****PLAZA KARAMA TAVERN**

JOONDANNA INVESTMENTS, HEREBY GIVE NOTICE that it has applied to the Northern Territory Licensing Commission for a material alteration of licensed area to the premises, Liquor Licence (number 80304474) for the Plaza Karama Tavern, located at Karama Shopping Centre, Kalymnos Drive, KARAMA NT 0812.

The alterations to the premises will consist of:

- The relocation of the TAB and Terminals to be positioned within the tavern.
- Two new outdoor areas which will be partially covered at front of the tavern.
- New toilet area to be built within the tavern.
- Other minor modifications within the tavern.

The premises licensed liquor hours and conditions will remain unchanged.

This is the second notice of application.

The objection period is deemed to commence from Friday, 13 November 2009.

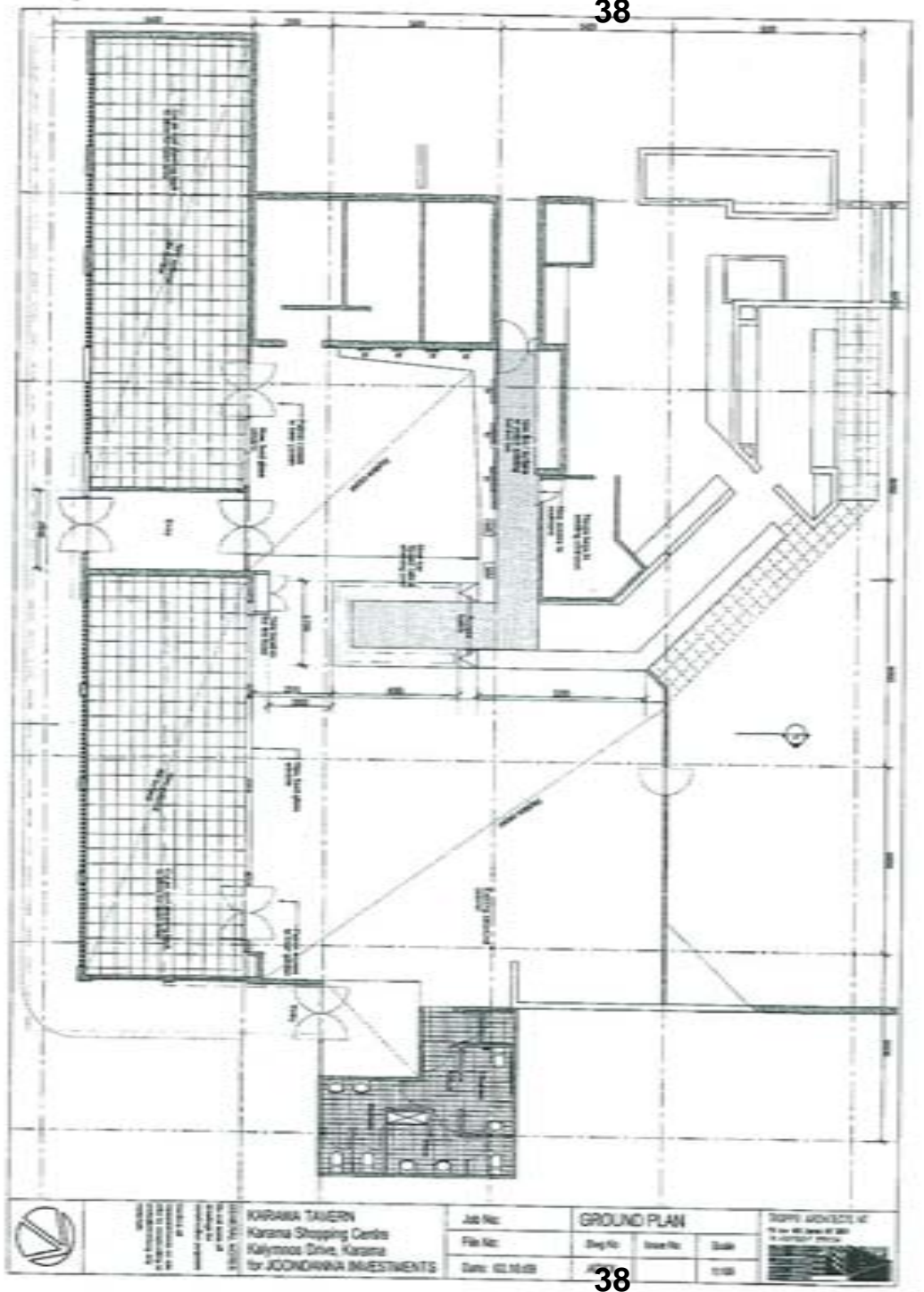
Pursuant to Section 47F(2) of the *Liquor Act* an objection may only be made on the ground that the material alterations of licensed premises may or will adversely affect:

- (a) the amenity of the neighbourhood where the premises the subject of the application are or will be located; or
- (b) health, education, public safety or social conditions in the community.

Only those persons, organisations or groups described in Section 47F(3) of the *Liquor Act* may make an objection. Section 47G of the *Liquor Act* requires the Director of Licensing to inform the applicant of the substance of any objection. This will include the identity and where relevant the address of the objector.

For further information regarding this application contact the Director of Licensing on telephone 8999 1800. Objections to this application should be lodged in writing with the Director of Licensing, GPO Box 1154, Darwin, within thirty (30) days of the commencement date of the objection period.

Dated this 13th Day of November 2009





Please quote: 1701602 BS:sv

11 December 2009

Director of Licensing
Racing, Gaming and Licensing
GPO Box 1154
DARWIN NT 0801

Dear Sir/ Madam

**Material Alteration Of Liquor Licensed Premises, Plaza Karama Tavern,
Lot 6682, 37 Kalymnos Drive, Karama**

In reference to the above Liquor Licence Application, I advise under delegated authority as follows:

- i). Council raises no objection to the proposal under Section 47F(2) of the Liquor Act.
- i). Council has no comments in relation to the proposal taking into account the Objects of the Liquor Act as defined in Section 3 and 6 of the Liquor Act.

Please contact Brian Sellers, Planning officer on 8930 0683 if you wish to discuss this matter further.

Yours faithfully



LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE



DARWIN200



ENCL: YES

DARWIN CITY COUNCIL

DATE: 15/12/2009

REPORT

TO: TOWN PLANNING COMMITTEE MEETING
OPEN B **APPROVED:** BS

FROM: GENERAL MANAGER INFRASTRUCTURE **APPROVED:** DL

REPORT NO: 09TS0230 BS:sv **APPROVED:** LC

COMMON NO: 1700373

SUBJECT: PERMANENT FREE - STANDING BUSINESS SIGN APPLICATION
LOT 6965 (62) PATTERSON STREET, MALAK
C3 DARWIN

ITEM NO: 10.7**SYNOPSIS:**

Approval is sought for a large permanent business sign to be positioned on private property in a CP (Community Purpose) Zone, refer **Attachment A**.

This report recommends Council approve this application.

GENERAL:

Applicant	C3: Faith Centre Darwin	
Type of Advertising <i>(inc. temp/perm/illuminated)</i>	Permanent	✓
Type of Sign <i>(Business/Election/Promotion etc.)</i>	Business	✓
Type of Structure <i>(Pole/Free Standing/Fascia/High etc.)</i>	Free-Standing	✓
Measurement of Sign <i>(inc.height)</i>	3.6m wide x 2.4m high – total size - 8.64m ² Total height from ground level – 5 metres	✗ ✗
Location of Sign	On private property	✓
Existing Signage	Replaces an existing sign	✗

Complies - ✓ Not Comply - ✗

The proposed advertising sign is to be located on the corner of Patterson Street and Vanderlin Drive. The sign is to replace the existing sign which is currently being displayed on the premises. There is no Council record that the existing sign has been issued with a Council Signs Permit.

Discussions with the applicant have resulted in this application to Council, to ensure that the church's sign is permitted prior to the existing sign being replaced.

Outdoor Advertising Signs Code:

The Outdoor Advertising Signs Code allows advertising signs in the CP Zone to area of 2 square metres and can be no higher than 3 metres from the ground level

The proposed advertising sign is 8.64 square metres and will have a total height of 5 metres high. **Attachment A**

The applicant has stated that the size of the proposed advertising sign is the same size of the existing advertising sign. The proposed height of the sign is to make the entire sign viewable by passing motorists, as the Malak suburb sign is located in front of the Church's business sign and blocks the bottom section of the sign, refer **Attachment B**.

As the church is located on a large lot and is set well back from Vanderlin Drive, the sign at this size can be easily seen and read by passing motorist.

It is not known how long the existing sign has been in this location, but to date Council has not received any complaints regarding the size or position of the existing sign.

Conclusion:

With only the churches name and meeting times advertised on the sign, this sign is not expected to adversely affect the amenity of the area. The sign is positioned on a large lot and is located a fair distance from Vanderlin Drive. The sign has been designed to be easily read by passing motorists utilising Vanderlin Drive..

FINANCIAL IMPLICATIONS:

Nil.

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

LEGAL IMPLICATIONS:

This issue is not considered confidential.

ENVIRONMENTAL IMPLICATIONS:

Nil.

PUBLIC RELATIONS IMPLICATIONS:

Nil.

COMMUNITY SAFETY IMPLICATIONS:

Nil.

DELEGATION:

Nil.

CONSULTATION:

Nil.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil.

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

- A. THAT Report Number 09TS0230 entitled: Permanent Free-Standing Business Sign Application, Lot 6965 (62) Patterson Street, Malak, C3 Darwin, be received and noted.
- B. THAT Council approve the application for a free-standing business sign on lot 6965, and a signs permit be issued for this sign in accordance with the requirements of the Outdoor Signs Code for the following reason:
 - i). With only the churches name and meeting times advertised on the sign, this sign is not expected to adversely affect the amenity of the area. The sign is positioned on a large lot and is located a fair distance from Vanderlin Drive. The sign has been designed to be easily read by passing motorists utilising Vanderlin Drive.

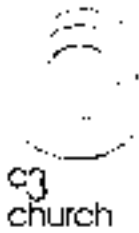
DROSSO LEKEKIS
MANAGER

DESIGN PLANNING AND PROJECTS

LUCCIO CERCARELLI

GENERAL MANAGER INFRASTRUCTURE

Any queries on this report may be directed to Brian Sellers, Planning Officer on 89300 683 or email b.sellers@darwin.nt.gov.au



Proposed sign for C3 Darwin, Chr Patterson St & Vanderlin Dr. Malak, formerly Faith Centre Darwin, to replace existing temporary sign.
Contact: Steve Rowe 0406021212 or sleverowe@faithcentre.org



sign dimensions 3.600 m x 2.400 m

posts 100 cm x 100 cm x 5.000 m out of ground

height to top of sign from ground level 5.000 m

posts concreted into ground

reflective fascia, graffiti protected

colors:

white background & posts r 255 g 255 b 255

dark grey r 65 g 64 b 66

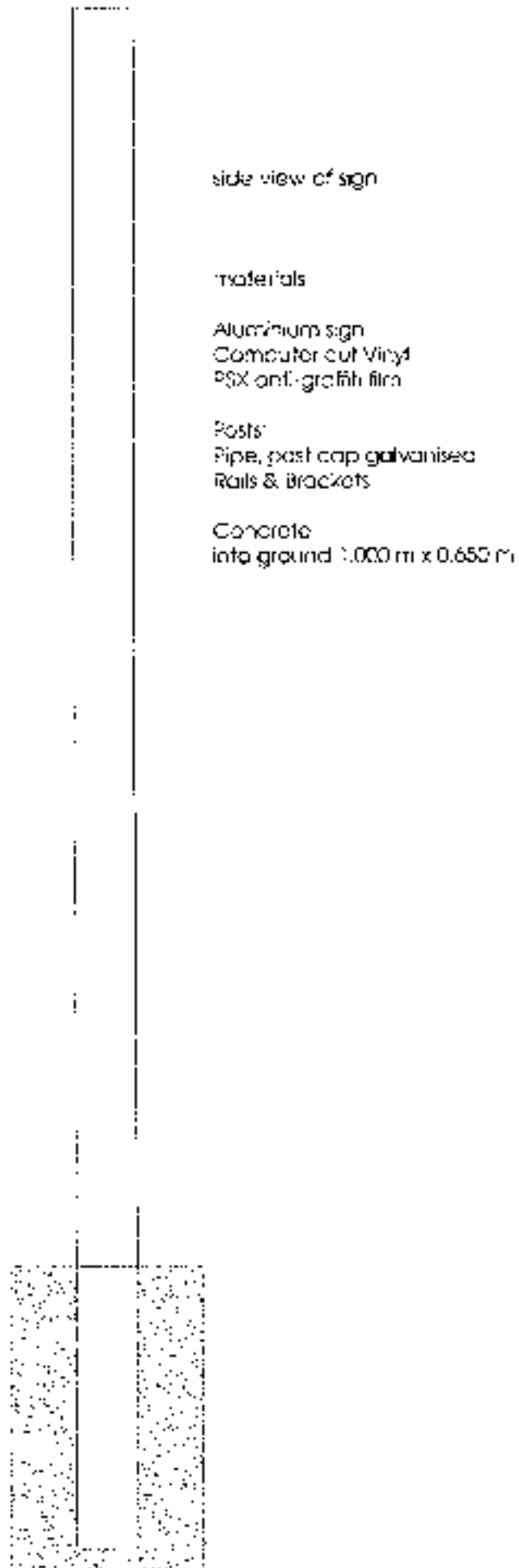
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cream r 242 g 228 b 212

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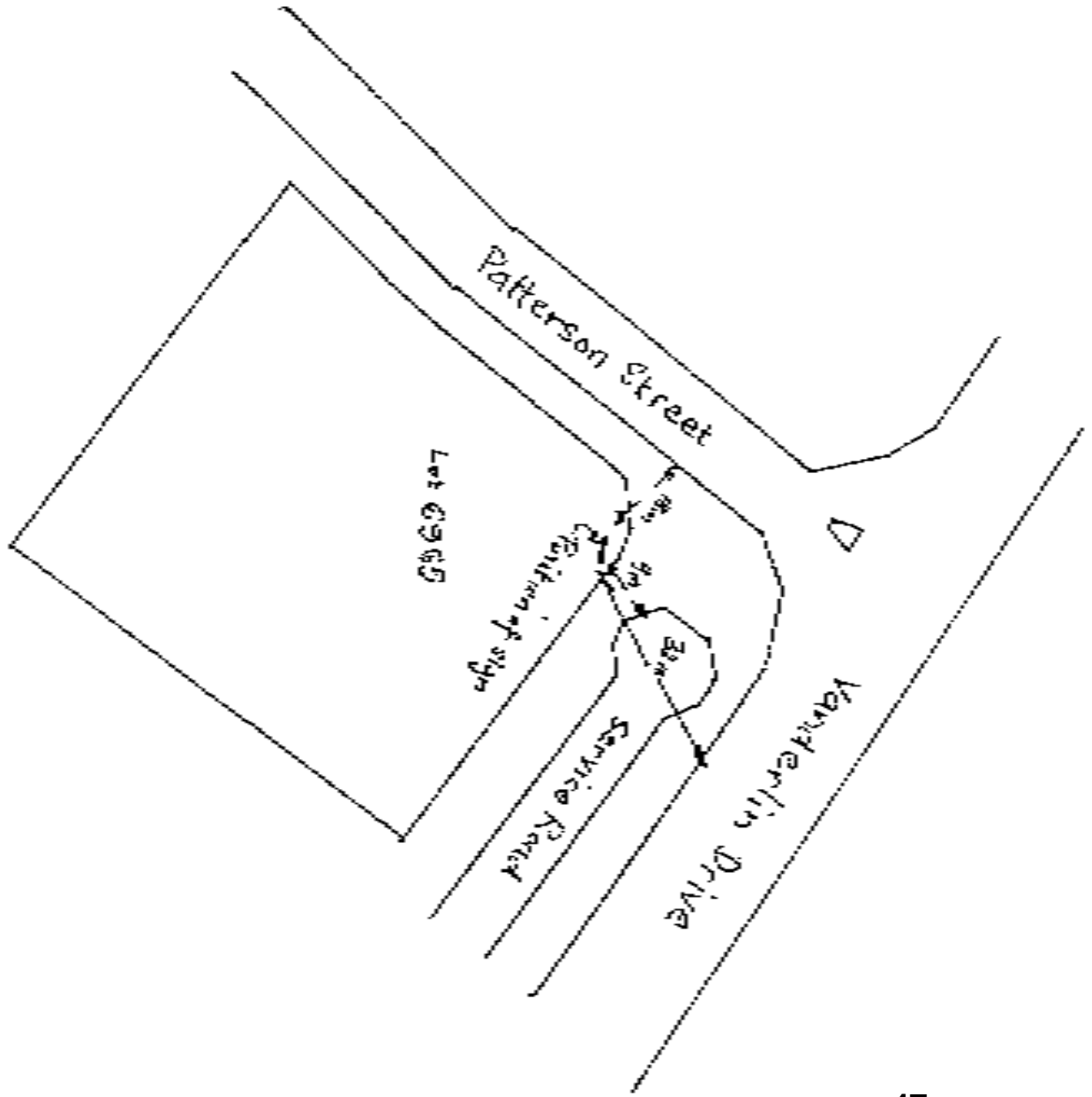
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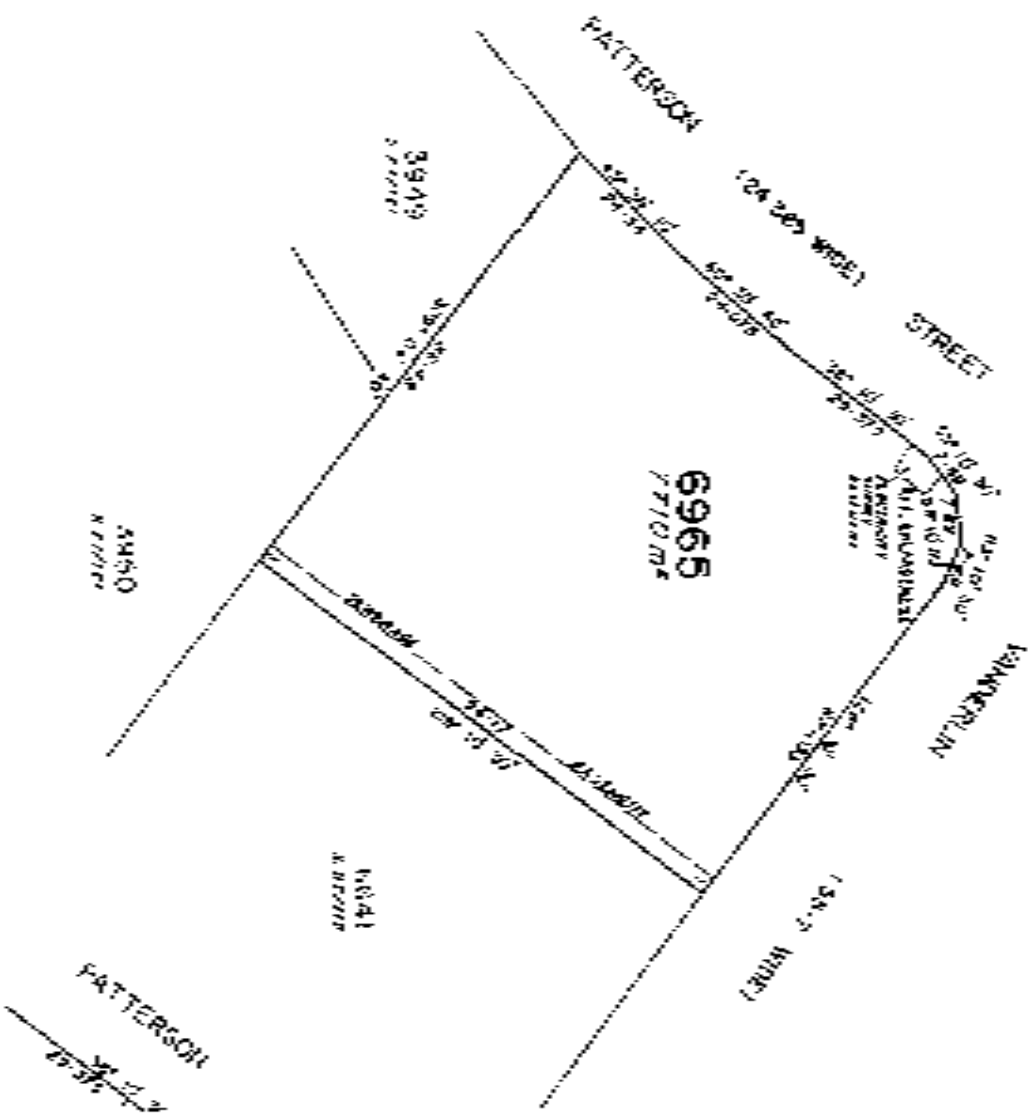


© 2009 MAPDATA SERVICES, PLYMOUTH, BSMMA
 Image © 2009 SINCERIP/KNIGHT PHOTO



This sign replaces an existing sign in exactly the same position.

S. (2/1630



10/10/1978
 10/10/1978
 10/10/1978

The Parameters are in Power of the
 Property.

10/10/1978
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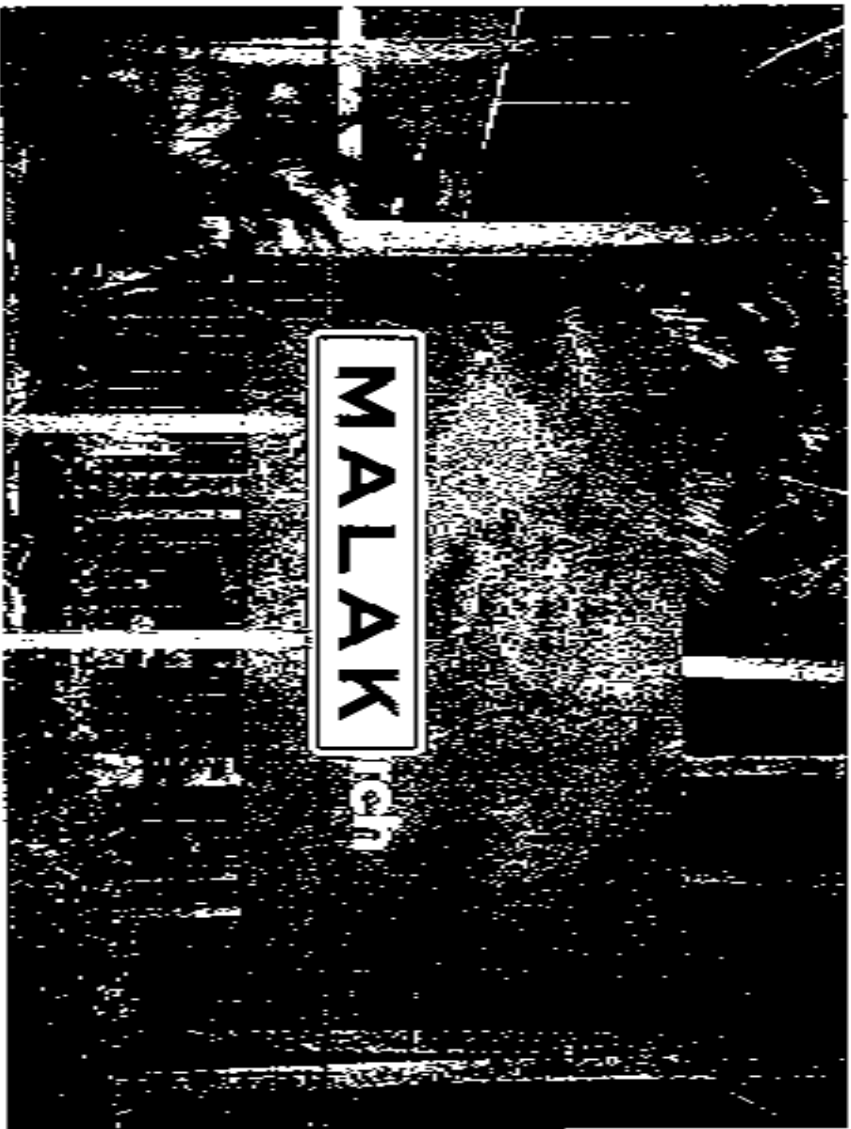
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Existing Free-Standing Sign



OPEN SECTION

PAGE

TP2/6

Town Planning Committee Meeting – Wednesday, 3 February, 2010**11 INFORMATION ITEMS****11.1 Minutes of the Development Consent Authority Meeting - Friday 6 November 2009, Friday 20 November 2009, Friday 4 December 2009**

Document No. 1730171 (04/12/09) Common No. 1730171

Document No. 1730176 (20/11/09) Common No. 1730171

Document No. 1730174 (06/11/09) Common No. 1730171

The Minutes of the Development Consent Authority Meeting held on Friday 6 November 2009, Friday 20 November 2009, Friday 4 December 2009 are distributed as a separate attachment.

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that the Minutes of the Development Consent Authority Meeting held on Friday 6 November 2009, Friday 20 November 2009, Friday 4 December 2009, be received and noted.

DECISION NO.20\() (03/02/10)



OPEN SECTION

PAGE

TP2/7

Town Planning Committee Meeting – Wednesday, 3 February, 2010**11 INFORMATION ITEMS****11.2 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) REVISED LETTER Lot 2409 (102) East Point Road Fannie Bay, Town of Darwin PROPOSED DEVELOPMENT Single Dwelling with Reduced Front and Side – Common Number 1697323 PL:sv dated 22 January 2010.
- ii) Lot 9580 (29) Francis Street, Millner, Town of Nightcliff, PROPOSED DEVELOPMENT 6x2 Bedroom Multiple Dwellings in 3x2 Storey Building – Common Number 1720102 PL:sv dated 18 January 2010.
- iii) Lot 6081 (3) Pope Court, Town of Darwin PROPOSED DEVELOPMENT – 1x2 And 1x3 Bedroom Multiple Dwelling In A 2 Storey Building - Common Number 169875 RB:sv dated 11 December 2009
- iv) Lot 5666 (94) East Point Road Fannie Bay Town of Darwin PROPOSED DEVELOPMENT – Conversion of Existing Single Dwelling To 3x4 Bedroom and 9x3 Bedroom Multiple Dwellings Including Basement Car Parking – Common Number 1697408 RB:sv dated 11 December 2009
- v) Lot 7636 176 Casuarina Drive Nightcliff Town of Nightcliff PROPOSED DEVELOPMENT – 2x3 and 2x4 Bedroom Multiple Dwellings in a 2x2 Storey Building – Common Number 1696876 PL:sv dated 11 December 2009
- vi) Lot 9742 (107) Dick Ward Drive Town of Nightcliff PROPOSED DEVELOPMENT – 20x2 Bedroom Supporting Accommodation Units in 3x2 Storey Buildings – Common Number 1697409 RB:sv dated 11 December 2009
- vii) Lot 8723 (76) 76 Dick Ward Drive Coconut Grove Town of Nightcliff PROPOSED DEVELOPMENT – Community Centre – Common Number 1697319 dated 11 December 2009
- viii) Lot 6703 (7) Manila Place Woolner Town of Darwin PROPOSED DEVELOPMENT – 27x2 Bedroom Multiple Dwellings In A 2x4 Storey Buildings Including Undercroft Car Parking – Common Number 1697328 RB:sv dated 11 December 2009
- ix) Lot 5190 (62) Raphael Road Winnellie Hundred of Bagot PROPOSED DEVELOPMENT – Warehouse With Ancillary Offices – Common Number 1720292 PL:sv dated 18 January 2010
- x) Lot 5187 (5) Brooker Street Winnellie Hundred of Bagot PROPOSED DEVELOPMENT – Warehouse With Reduced Rear Setback – Common Number 1722517 PL:sv dated 18 January 2010

(Continued on next page...)



OPEN SECTION

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TP2/8

Town Planning Committee Meeting – Wednesday, 3 February, 2010**11 INFORMATION ITEMS****11.2 Various Letters sent to Development Assessment Services under Delegated Authority***(...Continued from previous page)*

- xi) Lot 7651 (25) Gilruth Avenue The Gardens Town of Darwin City Council Development Variation – Method of Bridge Revised to Minimise Environmental Impacts on Creek – Common Number 1643629 dated 15 January 2010
- xii) Lot 9716 (5) Rothdale road Jingili Town of Nighcliff PROPOSED DEVELOPMENT – A Motel and Shop in a 3x3 Storey Building Including Undercroft Car Parking – Common Number 1696874 RB:sv dated 11 December 2009
- xiii) Lot 1397 (24) Sergison Circuit Rapid Creek PROPOSED DEVELOPMENT – 8x2 Bedroom And 2x3 Bedroom Multiple Dwellings In a 4 Storey Building Common Number 1693142 PL:sv dated 4 December 2009
- xiv) Revision Two of Subdivision Application To Create 39 Allotments At Part Portion 2235 Stuart Highway, Hundred of Bagot Common Number 1677228 RB:sv dated 1 December 2009
- xv) Application to Vary a Development Permit – Development Permit DP06/0130 for Lots 7406&7407 (14 & 17) Dinah Court Town of Darwin. 38 Flats in a Three Storey Building – Common Number 951706 PL dated 27 November 2009
- xvi) Re-Advertised Lot 5144 (39) Rosewood Crescent Leanyer Town of Sanderson PROPOSED DEVELOPMENT – Carport Extension to an Existing Multiple Dwelling With a Reduced Side Setback (Unit 2) - Common Number 1720104 PL:sv dated 18 January 2010
- xvii) Lot 9243 (11) Camphor Street Nightcliff Town of Nightcliff PROPOSED DEVELOPMENT: Alterations and Additions Including a Smoking Breakout Area to an Existing Licences Club – Common Number 1725275 PL:sv dated 19 January 2010
- xviii) Lot 5450 (6) May Street Ludmilla Town of Darwin PROPOSED DEVELOPMENT – Shade Structure Addition to Existing Single dwelling with a reduced front setback – Common Number 1723185 PL:sv dated 15 January 2010
- xix) Lot 1800 (5) Sergison Court Rapid Creek Town of Nightcliff PROPOSED DEVELOPMENT – Bed and Breakfast Accommodation Including Extension To The Existing Single Dwelling With Reduced Side Setbacks - Common Number 1717285 PL:sv dated 12 January 2010
- xx) Portion 1401 (8) Sweet Street Winnellie Hundred Of Bagot PROPOSED DEVELOPMENT – Extension to Existing Warehouse With Reduced Side And Rear Setback – Common Number 1720266RB:sv dated 14 January 2010

(Continued on next page...)

OPEN SECTION

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TP2/9

Town Planning Committee Meeting – Wednesday, 3 February, 2010**11 INFORMATION ITEMS****11.2 Various Letters sent to Development Assessment Services under Delegated Authority***(...Continued from previous page)*

- xxi) Lots 2014 2015 2024 & 2025, (34) Stuart Highway, (2) Queen Street, (3) King Street, & (32) Stuart Highway Stuart Park Town of Darwin PROPOSED DEVELOPMENT – Consolidation to Created 1 Lot – Common Number 1720276 PL:sv dated 14 January 2010
- xxii) Lot 6495 (73) Reichardt Road, Winnellie Town of Darwin PROPOSED DEVELOPMENT – Office Extension with Undercroft Parking – Common Number 1720106 PL:sv dated 13 January 2010
- xxiii) Lot 5321 55 Kalymnos Drive Karama Town Of Sanderson PROPOSED DEVELOPMENT – Verandah Addition/Extension To An Existing Multiple Dwelling With A Reduced Side Setback (Unit) Common Number 1720105 PL:sv dated 13 January 2010
- xxiv) Lot 3402 (557) Stuart Highway Winnellie Hundred Of Bagot PROPOSED DEVELOPMENT – Radar Dish Structure Exceeding 8.5m height limitation (Static Display) – Common Number 1720103 PL:sv dated 12 January 2010
- xxv) Lot 2788 (171) Hidden Valley Road Hidden Valley Hundred Of Bagot PROPOSED DEVELOPMENT – Addition Of A Demountable Toilet Block to An Existing Sport and Recreation Facility – Common Number 1717284 RB:sv dated 14 January 2010
- xxvi) NOT EXHIBITED – Lot 2452 (70) Alawa Crescent, Alawa PROPOSED DEVELOPMENT – New Carport – Common Number 1704509 RB:lm dated 22 December 2009
- xxvii) Lot 5447 (5) Kybra Court, Karama, Town Of Sanderson PROPOSED DEVELOPMENT – Carport Addition with Reduced Side Setbacks – Common Number 1715069 RB:lm dated 5 January 2010
- xxviii) Lot 6617 (5) Swan Crescent Winnellie Town Of Darwin PROPOSED DEVELOPMENT – Internal Layout Changes – Common Number 1560237 RB:sv dated 11 December 2009
- xxix) Direct Sale Application Over Part Section 4356 Hundred Of Bagot – Common Number 1705094 PL:sv dated 14 January 2010
- xxx) Lot 3125 (1) Cooper Street Fannie Bay Town Of Darwin PROPOSED DEVELOPMENT – Extensions And Carport Addition To An Existing 2 Storey Single Dwelling With Reduced Front And Side Setbacks – Common Number 1697407 PL:sv dated 11 December 2009

(Continued on next page...)

OPEN SECTION

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TP2/10

Town Planning Committee Meeting – Wednesday, 3 February, 2010**11 INFORMATION ITEMS****11.2 Various Letters sent to Development Assessment Services under Delegated Authority***(...Continued from previous page)*

- xxxix) Lot 1603 (11) Pelican Crescent Wulagi Town Of Sanderson – Extension To An Existing Single Dwelling With A Reduced Front Setback – Common Number 1697410 PL:sv dated 11 December 2009
- xxxii) Lot 4411 (12) Bul Bul Court Ludmilla Town Of Darwin PROPOSED DEVELOPMENT – First Floor Balcony Addition To Existing Single Dwelling With A Reduced Front Setback – Common Number 1697320 PL:sv dated 11 December 2009
- xxxiii) Lot 5735 (57) East Point Road Fannie Bay Town of Darwin PROPOSED DEVELOPMENT – Changes to the Development Approved by DP06/0282 to Increased Floor Area within the Yacht Shop - Common Number 1697321 dated 11 December 2009
- xxxiv) Lot 5483 (7) Bayview Street Fanny Bay Town of Darwin PROPOSED DEVELOPMENT - Awning Addition to An Existing Multiple Dwelling With Reduced Side Setback (Unit 5) – Common Number 1697322 dated 11 December 2009
- xxxv) Lot 9130 (140) Casuarina Drive Nightcliff Town Of Nightcliff PROPOSED DEVELOPMENT – Verandah Addtion To An Existing Multiple Dwelling (Unit 15) - Common Number 1697327 PL:sv dated 11 December 2009
- xxxvi) Lot 5116 (11) Nakara Terrace Nakara Town OF Nightcliff PROPOSED DEVELOPMENT – Single Dwelling With Reduced Side Setback (Required In Order to Formalize Existing Structure) NOT EXHIBITED – Common Number 1694643 dated 8 December 2009
- xxxvii) Lot 5317 (49) Nakara Terrace Nakara Town of Nightcliff PROPOSED DEVELOPMENT – Addition to an Existing Sports Facility Exceeding the 8.5m Height Limitation – Common Number 1720101 PL:sv dated 18 January 2010

DECISION NO.20\()

(03/02/10)



Please quote: 1697323 PL:ev

22 January 2009

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

Dear Doug

REVISED LETTER

**Lot 2409 (102) East Point Road Fannie Bay Town Of Darwin
Proposed Development Single Dwelling With Reduced Front And Side
Setbacks**

Thank you for the Development Application referred to this office 26 November 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.

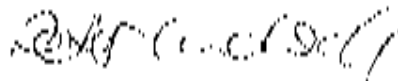
Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By Laws:

- 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.
- 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 (DDA) 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 Peter Lindwall on 89300528

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Jane D'Nazzari



Please quote: 1720102 PL:sv

18 January 2010

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

Dear Doug

**Lot 9580 (29) Francis Street Millner Town of Nightcliff
Proposed Development 6X2 Bedroom Multiple Dwellings in 3X2 Storey
Buildings**

Thank you for the Development Application referred to this office 7 January 2010, 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 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:-

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 and discharged underground to Council's drainage network.

- 1). The stormwater plan should 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 system.

..2/

- 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
- 3). Onto the road reserve or adjoining properties, including the Council park to the rear of the site.

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:

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.

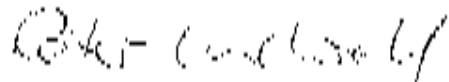
- Design and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications 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 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 General Manager of Infrastructure, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

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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: Formant Design

Bennett Design



ARCHITECTURAL

LANDSCAPE ARCHITECTURE

www.bennett-design.com
416.571.2222

Proposed New Residence

Lot 9580, Francis Street
M'Nur

John Dowell and
Cheryl Halliday
C/ Flagstaff Real Dvrsm

Locality, Site Plan &
Drawing Schedule

10/11/2017 10:00 AM
10/11/2017 10:00 AM

DB1728 - 02

10/11/2017 10:00 AM

Drawing Schedule

- DB1728 - 01 Perspectives
- DB1728 - 02 Locality, Site Plan & Drawing Schedule
- DB1728 - 03 Ground and Upper Level Floor Plans
- DB1728 - 04 Site Elevations
- DB1728 - 05 Site Elevations
- DB1728 - 06 Unit Elevations
- DB1728 - 07 Sections

Site Area Schedule

TOTAL UNIT FLOOR AREA 1700.00

TOTAL UNIT FLOOR AREA 1700.00

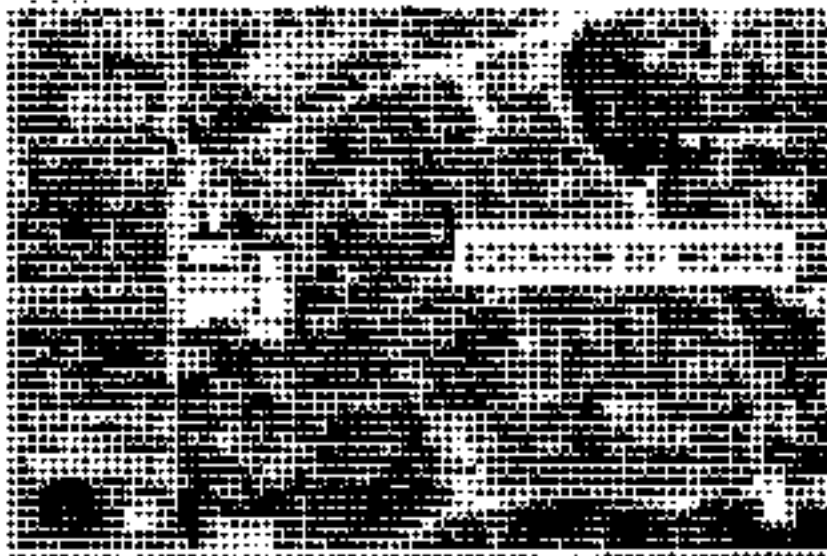
TOTAL UNIT FLOOR AREA 1700.00

Unit Area Schedule

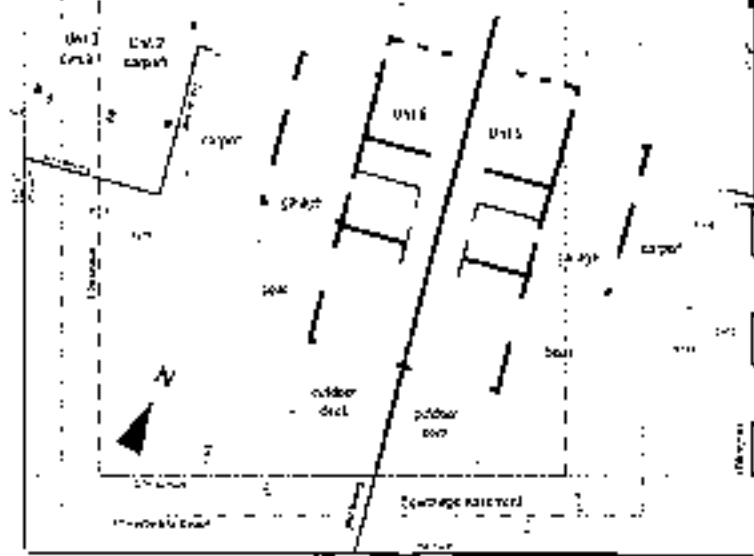
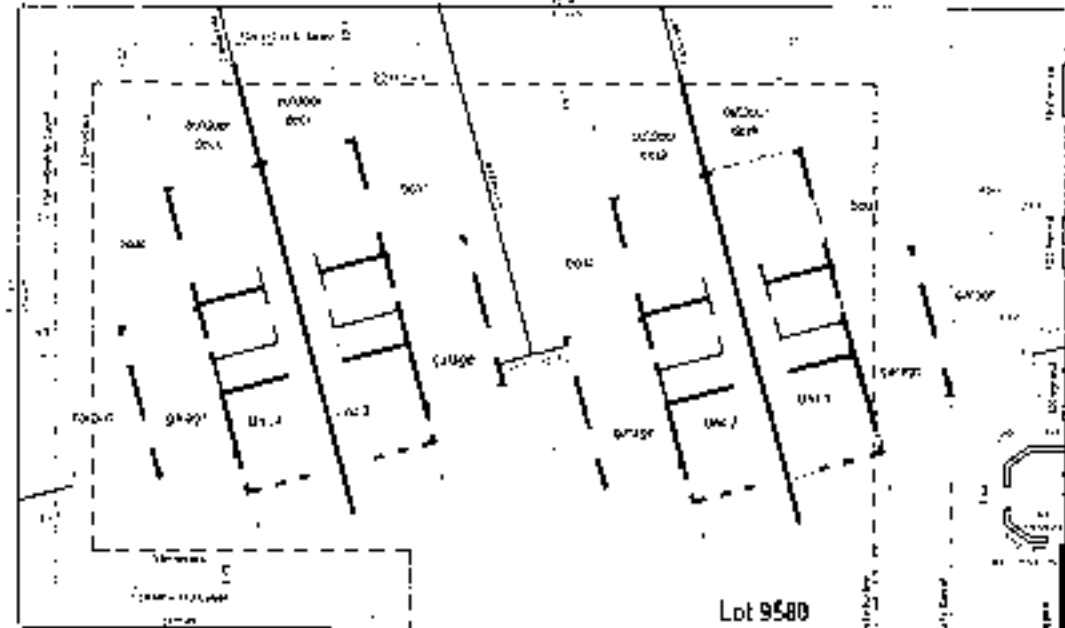
Typ Unit Description	Typ Unit Sqm (sq ft)	Typ Unit Sqm (sq ft)
Unit 1 (Apartment)	11.00	Unit 1 (Apartment)
Unit 2 (Apartment)	11.00	Unit 2 (Apartment)
Unit 3 (Apartment)	11.00	Unit 3 (Apartment)
Unit 4 (Apartment)	11.00	Unit 4 (Apartment)
Unit 5 (Apartment)	11.00	Unit 5 (Apartment)
Unit 6 (Apartment)	11.00	Unit 6 (Apartment)
Unit 7 (Apartment)	11.00	Unit 7 (Apartment)
Unit 8 (Apartment)	11.00	Unit 8 (Apartment)
Unit 9 (Apartment)	11.00	Unit 9 (Apartment)
Unit 10 (Apartment)	11.00	Unit 10 (Apartment)

TOTAL UNIT FLOOR AREA (SCHEDULED) 1700.00

TOTAL UNIT FLOOR AREA (SCHEDULED) 1700.00



Locality Plan NTS



Site Plan
scale 1:200

FRANCIS STREET

bennett design



ARCHITECTURE

INTERIORS

CONTEMPORARY LIVING
AND WORKSPACES

Proposed New Residence

Lot: 9540 Francis Street
Milner

John Dowell and
Cheryl Halliday
OT Flightstaff Real Estate

Site Elevations

10/10/2018 10:00 AM
10/10/2018 10:00 AM

DB1728 - 04

10/10/2018 10:00 AM

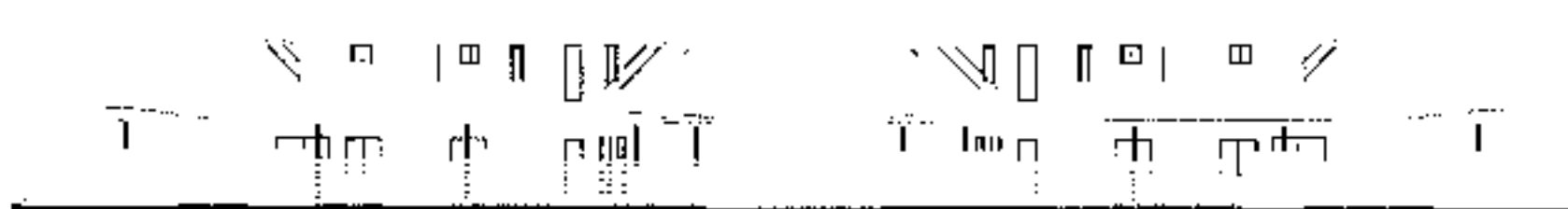
1.5mtr max high line

15.500
1st level

13.500
2nd level

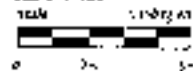
10
ground floor

max high line
1.5mtr max high line



North Elevation

scale 1:150



8.5mtr max high line

15.500
1st level

12.500
ground floor

10
ground floor

15.500
1st level

12.500
ground floor

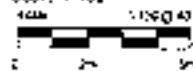
10
ground floor

max high line
8.5mtr max high line



East Elevation

scale 1:150



Please quote: 1696875 RB:av

11 December 2009

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

Dear Doug

**Lot 6081 (3) 3 Pope Court Town Of Darwin
Proposed Development - 1x2 And 1x3 Bedroom Multiple Dwellings In A 2
Storey Building**

Thank you for the Development Application referred to this office 26 November 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.

- 1). **Council supports in principle the granting of a Development Permit.**

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.

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 of Infrastructure



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DARWIN2009

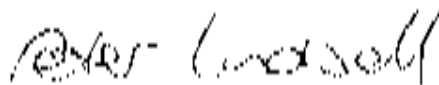
Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.

- 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.

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.

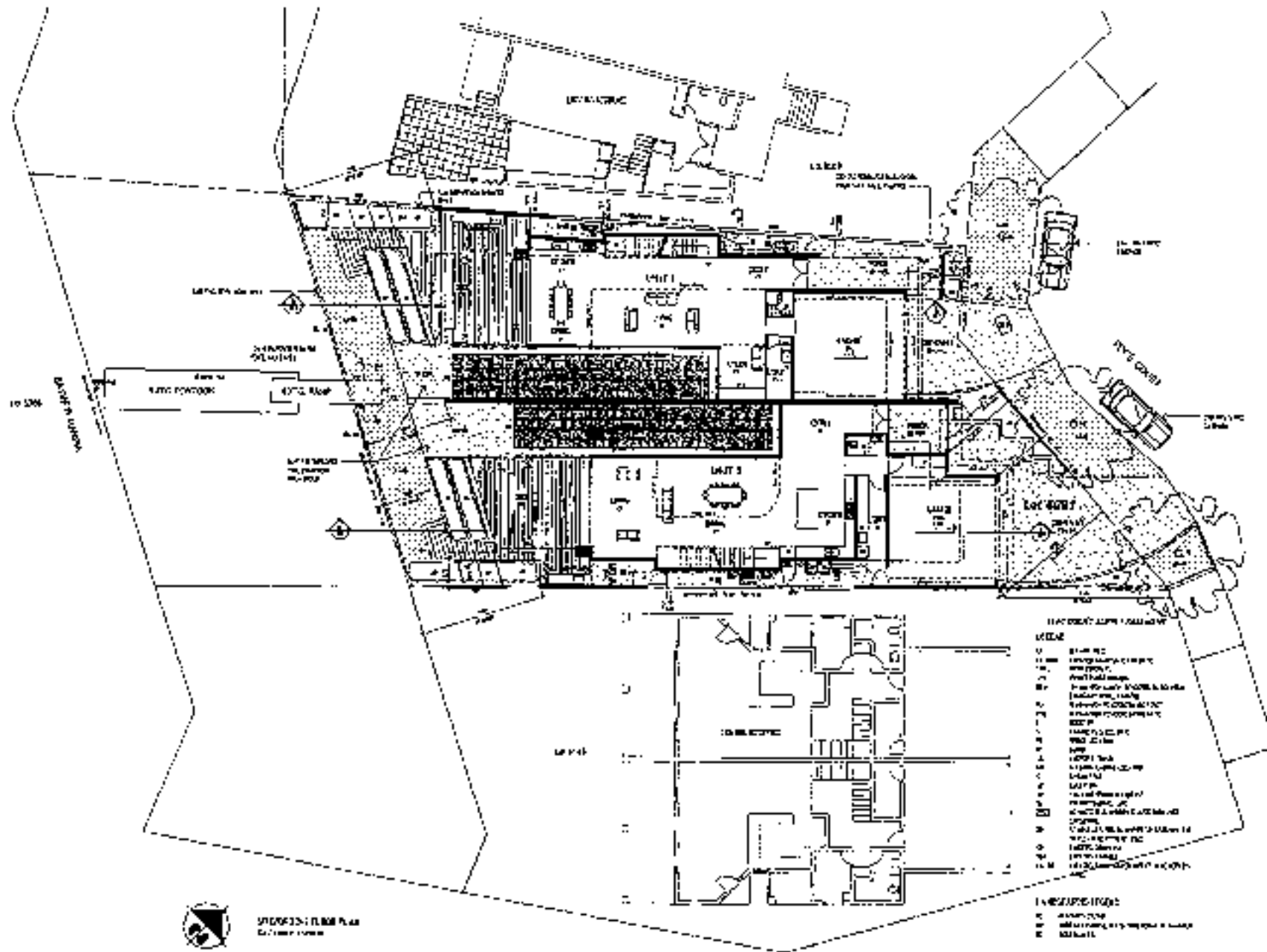
If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: B & C Building Outlines Pty Ltd



PARKING SHEET

TYPE	NO. OF SPACES
STANDARD	100
COMPACT	50
BIKE	10
TOTAL	160

- LEGEND**
- 1. 10' x 10' RC
 - 2. 12' x 12' RC
 - 3. 14' x 14' RC
 - 4. 16' x 16' RC
 - 5. 18' x 18' RC
 - 6. 20' x 20' RC
 - 7. 22' x 22' RC
 - 8. 24' x 24' RC
 - 9. 26' x 26' RC
 - 10. 28' x 28' RC
 - 11. 30' x 30' RC
 - 12. 32' x 32' RC
 - 13. 34' x 34' RC
 - 14. 36' x 36' RC
 - 15. 38' x 38' RC
 - 16. 40' x 40' RC
 - 17. 42' x 42' RC
 - 18. 44' x 44' RC
 - 19. 46' x 46' RC
 - 20. 48' x 48' RC
 - 21. 50' x 50' RC
 - 22. 52' x 52' RC
 - 23. 54' x 54' RC
 - 24. 56' x 56' RC
 - 25. 58' x 58' RC
 - 26. 60' x 60' RC
 - 27. 62' x 62' RC
 - 28. 64' x 64' RC
 - 29. 66' x 66' RC
 - 30. 68' x 68' RC
 - 31. 70' x 70' RC
 - 32. 72' x 72' RC
 - 33. 74' x 74' RC
 - 34. 76' x 76' RC
 - 35. 78' x 78' RC
 - 36. 80' x 80' RC
 - 37. 82' x 82' RC
 - 38. 84' x 84' RC
 - 39. 86' x 86' RC
 - 40. 88' x 88' RC
 - 41. 90' x 90' RC
 - 42. 92' x 92' RC
 - 43. 94' x 94' RC
 - 44. 96' x 96' RC
 - 45. 98' x 98' RC
 - 46. 100' x 100' RC

DATE	10/10/2010
SCALE	1:100

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

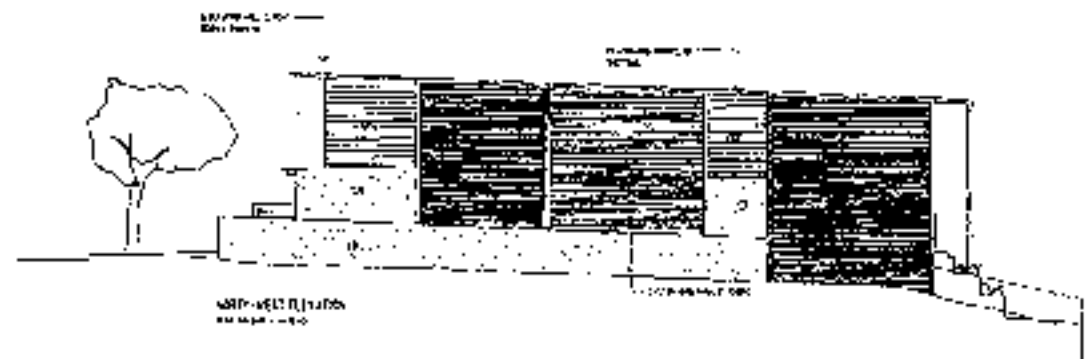
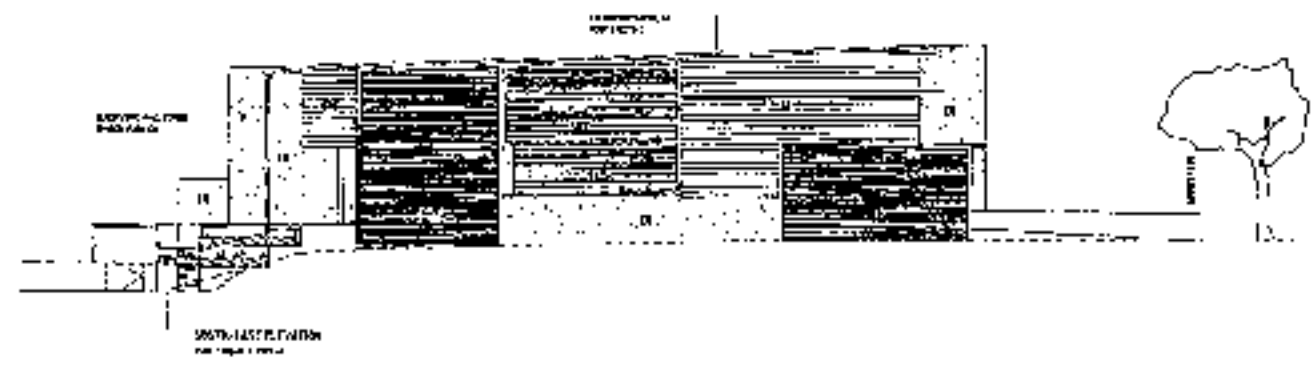
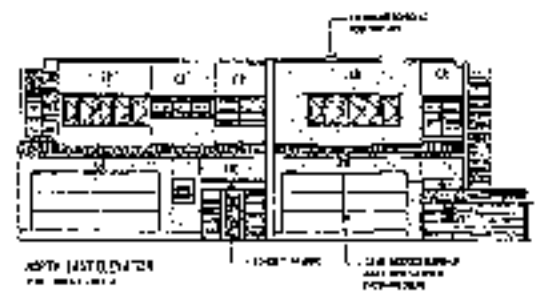
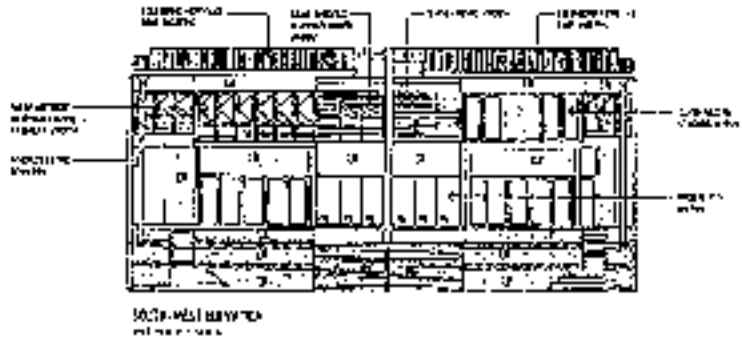
MUELT LIVER 3
DESIGN COPY LTD
 GPO BOX 734
 DARTMOUTH 0807
 PHONE 085 415 389
 FAX 085 415 805
 11-111-1111

Project Leader in Charge
 Design Copy Ltd
 11-111-1111

NO.	DATE	REVISION
1	10/10/2010	ISSUED FOR PERMIT



DESIGN COPY LTD
 11-111-1111



- 1. EXTERIOR WALL FINISH
- 2. INSULATION
- 3. STRUCTURAL WALL
- 4. INTERIOR WALL FINISH
- 5. FLOOR FINISH
- 6. CEILING FINISH
- 7. ROOF FINISH
- 8. MECHANICAL SERVICES
- 9. WINDOW FRAME
- 10. GLASS PANEL
- 11. EXTERIOR WALL FINISH
- 12. INSULATION
- 13. STRUCTURAL WALL
- 14. INTERIOR WALL FINISH
- 15. FLOOR FINISH
- 16. CEILING FINISH
- 17. ROOF FINISH
- 18. MECHANICAL SERVICES
- 19. WINDOW FRAME
- 20. GLASS PANEL

1. EXTERIOR WALL FINISH	1. EXTERIOR WALL FINISH
2. INSULATION	2. INSULATION
3. STRUCTURAL WALL	3. STRUCTURAL WALL
4. INTERIOR WALL FINISH	4. INTERIOR WALL FINISH
5. FLOOR FINISH	5. FLOOR FINISH
6. CEILING FINISH	6. CEILING FINISH
7. ROOF FINISH	7. ROOF FINISH
8. MECHANICAL SERVICES	8. MECHANICAL SERVICES
9. WINDOW FRAME	9. WINDOW FRAME
10. GLASS PANEL	10. GLASS PANEL
11. EXTERIOR WALL FINISH	11. EXTERIOR WALL FINISH
12. INSULATION	12. INSULATION
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14. INTERIOR WALL FINISH	14. INTERIOR WALL FINISH
15. FLOOR FINISH	15. FLOOR FINISH
16. CEILING FINISH	16. CEILING FINISH
17. ROOF FINISH	17. ROOF FINISH
18. MECHANICAL SERVICES	18. MECHANICAL SERVICES
19. WINDOW FRAME	19. WINDOW FRAME
20. GLASS PANEL	20. GLASS PANEL

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**HULLY LIVARIS
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 GPO BOX 734
 DARWIN NT 0801
 PHONE 089 411 398
 FAX 089 410 888
 hullylivaris.com.au

Prepared by Hully Livaris Design Co Pty Ltd
 HULLY LIVARIS DESIGN CO PTY LTD
 100 Years, 100 Years, 100 Years
 100 Years, 100 Years, 100 Years

1. EXTERIOR WALL FINISH	1. EXTERIOR WALL FINISH
2. INSULATION	2. INSULATION
3. STRUCTURAL WALL	3. STRUCTURAL WALL
4. INTERIOR WALL FINISH	4. INTERIOR WALL FINISH
5. FLOOR FINISH	5. FLOOR FINISH
6. CEILING FINISH	6. CEILING FINISH
7. ROOF FINISH	7. ROOF FINISH
8. MECHANICAL SERVICES	8. MECHANICAL SERVICES
9. WINDOW FRAME	9. WINDOW FRAME
10. GLASS PANEL	10. GLASS PANEL
11. EXTERIOR WALL FINISH	11. EXTERIOR WALL FINISH
12. INSULATION	12. INSULATION
13. STRUCTURAL WALL	13. STRUCTURAL WALL
14. INTERIOR WALL FINISH	14. INTERIOR WALL FINISH
15. FLOOR FINISH	15. FLOOR FINISH
16. CEILING FINISH	16. CEILING FINISH
17. ROOF FINISH	17. ROOF FINISH
18. MECHANICAL SERVICES	18. MECHANICAL SERVICES
19. WINDOW FRAME	19. WINDOW FRAME
20. GLASS PANEL	20. GLASS PANEL

Please quote: 1697408 RB:sv

11 December 2009

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

Dear Doug

**Lot 5666 (94) East Point Road Fannie Bay Town Of Darwin
Proposed Development - Conversion Of Existing Single Dwelling To 3X4
Bedroom And 3X3 Bedroom Multiple Dwellings Including Basement
Carparking**

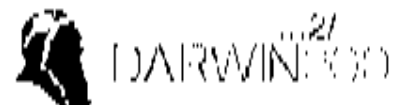
Thank you for the Development Application referred to this office 26 November 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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:**
 - a). The location of proposed bin compounds do not allow for waste collection in accordance with Darwin City Council Policy. Waste collection should be in accordance with the Darwin City Council Waste Bin Policy. The applicant is encouraged to contact Shelly Inglis on 08 8930 0401 to discuss arrangements.

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). **The stormwater system shall be demonstrated by the applicant to be compatible with the capacity of the existing infrastructure.** The stormwater pit on East Point Road cannot be identified on plans held by Council. Calculations are requested to demonstrate that stormwater exiting the site will not flood the existing infrastructure.
- c). **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 short-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.

- 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.
- 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.
- 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.

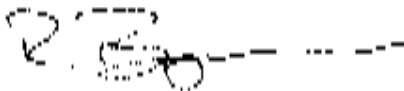
...3/

- 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.

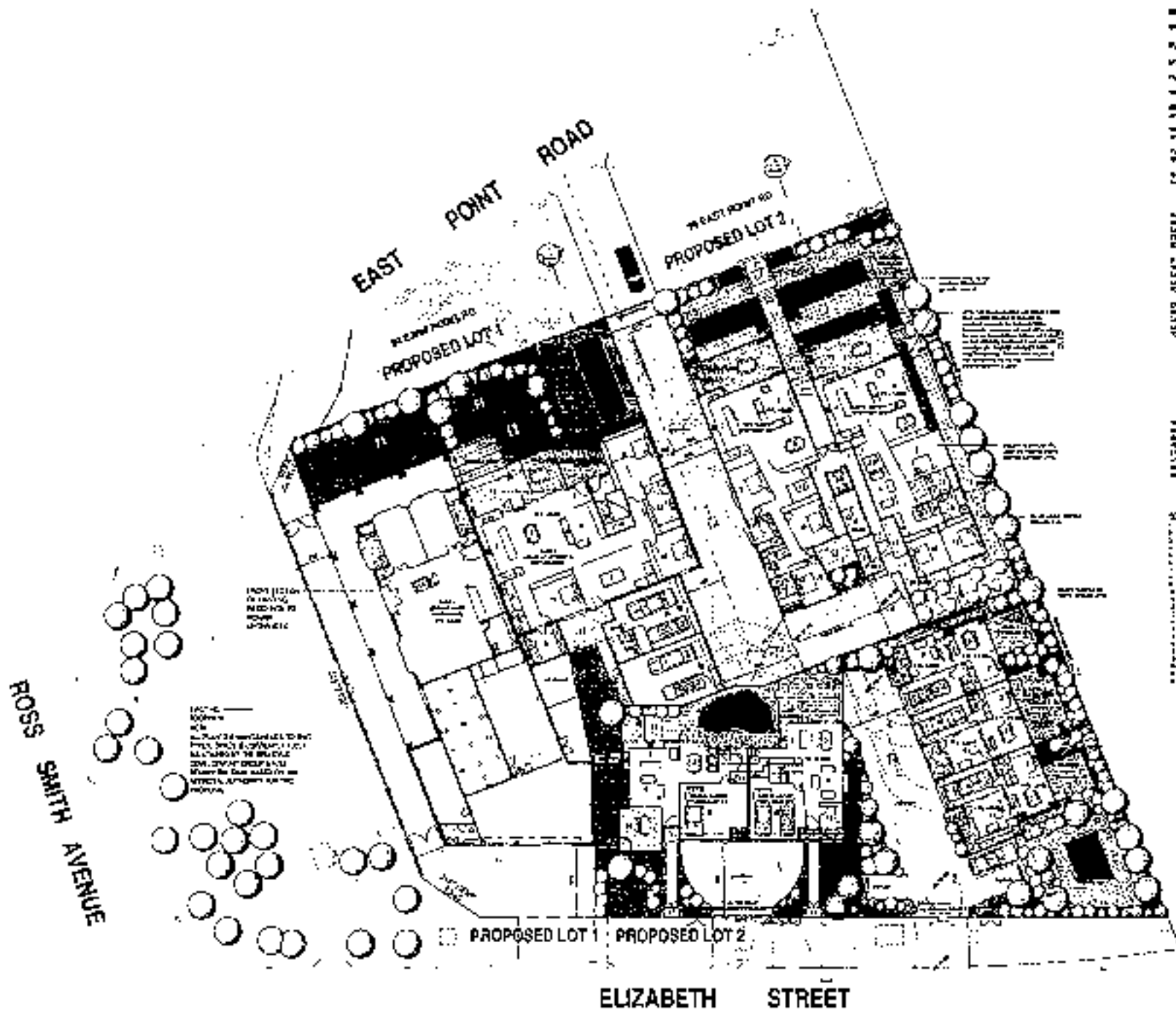
If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

Yours faithfully



 **PETER LINDWALL**
STRATEGIC TOWN PLANNER

cc: *Dirig Seminars Architecture*



ELIZABETH STREET

① Ground Floor Plan
1:200

PROPOSED LOT 1		PROPOSED LOT 2	
Area	1000 sqm	Area	1000 sqm
Volume	10000 m ³	Volume	10000 m ³
Height	10m	Height	10m
Structure	Concrete	Structure	Concrete
Foundation	Deep	Foundation	Deep
Roof	Flat	Roof	Flat
Services	Water, Sewer, Gas	Services	Water, Sewer, Gas
Access	From East Point Rd	Access	From East Point Rd
Notes	See also site plan	Notes	See also site plan

dion seminara architecture

PROJECT NO. 12345
 CLIENT: Mr. John Doe
 ADDRESS: 123 Main St, Sydney, NSW
 DATE: 15/10/2023
 DRAWN BY: A. Smith
 CHECKED BY: B. Jones
 SCALE: 1:200
 SHEET NO. 69 OF 70



① East Point Rd. Streetscape Elevation
1/306



② Ross Smith Ave. Streetscape Elevation
1/306



③ Elizabeth St. Streetscape Elevation
1/306

dion seminara architecture

PROJECT INFORMATION PROJECT NO. 15-001 PROJECT NAME PROJECT LOCATION PROJECT DESCRIPTION PROJECT START DATE PROJECT END DATE	
CLIENT INFORMATION CLIENT NAME CLIENT ADDRESS CLIENT PHONE CLIENT EMAIL	
ARCHITECT INFORMATION ARCHITECT NAME ARCHITECT ADDRESS ARCHITECT PHONE ARCHITECT EMAIL	
PROJECT ADDRESS 54 & 56 East Ross Rd EAST PITTSBURGH, PA 15120 LYONS & LYONS, CO 600 UNIVERSITY CENTER PITTSBURGH, PA 15260	
DATE	11/20/2015
DWG	
SCALE	1" = 10'
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11 December 2009

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

Dear Doug

**Lot 7836 176 Casuarina Drive Nightcliff Town of Nightcliff
Proposed Development - 2X3 and 2 X4 Bedroom Multiple Dwellings in a 2X2
Storey Building**

Thank you for the Development Application referred to this office 26 November 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:

- 1). **Council supports in principle the granting of a Development Permit.**

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. 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/



DARWIN (08)

- 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.

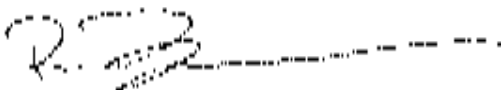
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- 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.
- 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.
- 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 Rick Burgess on 8930 0412

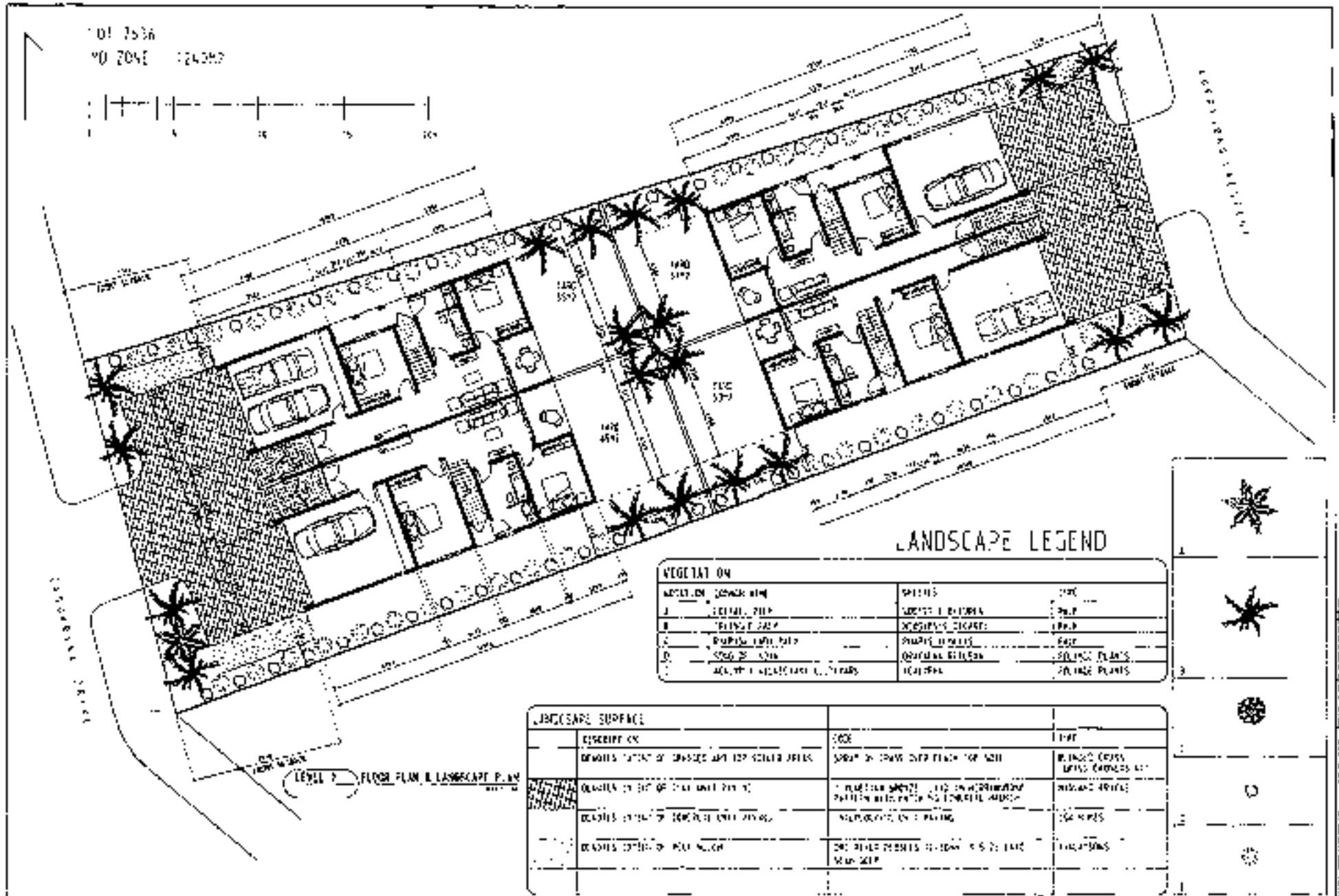
Yours faithfully



per

PETER LINDWALL
STRATEGIC TOWN PLANNER

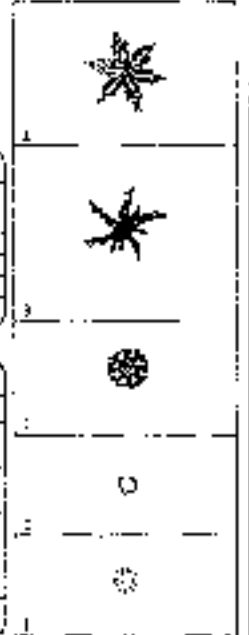
cc: Bull Gilbert Associates



LANDSCAPE LEGEND

VEGETATION		
NOTATION	COMMON NAME	SPECIES
1	COCONUT PALM	COCONUT PALM
2	PLANTAIN PALM	PLANTAIN PALM
3	PLANTAIN PALM	PLANTAIN PALM
4	PLANTAIN PALM	PLANTAIN PALM
5	PLANTAIN PALM	PLANTAIN PALM
6	PLANTAIN PALM	PLANTAIN PALM
7	PLANTAIN PALM	PLANTAIN PALM
8	PLANTAIN PALM	PLANTAIN PALM
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96	PLANTAIN PALM	PLANTAIN PALM
97	PLANTAIN PALM	PLANTAIN PALM
98	PLANTAIN PALM	PLANTAIN PALM
99	PLANTAIN PALM	PLANTAIN PALM
100	PLANTAIN PALM	PLANTAIN PALM

LANDSCAPE SURFACE		
DESCRIPTION	CODE	TYPE
DESIGNED SURFACE OF DRIVEWAY AND ASPHALT DRIVE	DRIVEWAY AND ASPHALT DRIVE	DRIVEWAY AND ASPHALT DRIVE
DESIGNED SURFACE OF SIDEWALK AND PATH	SIDEWALK AND PATH	SIDEWALK AND PATH
DESIGNED SURFACE OF TERRACE AND PATIO	TERRACE AND PATIO	TERRACE AND PATIO
DESIGNED SURFACE OF BALCONY	BALCONY	BALCONY



PROJECT: LOT 1637 CASUARINA DRIVE, NIGHTCLIFF, A TOWNHOUSES
 DRAWING NO: SK2
 DATE: 10/10/2011
 SCALE: 1:500
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

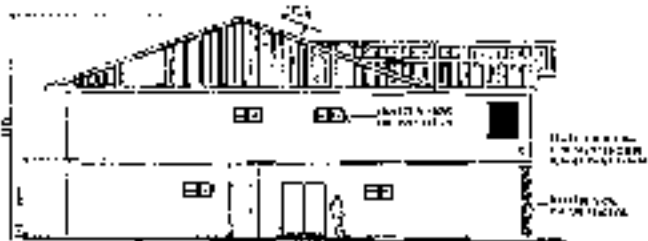
ELEVATIONS OF TOWNHOUSE FRONTING CASUARINA DRIVE



ELEVATION 5



ELEVATION 6



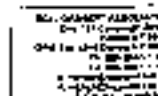
ELEVATION 7



ELEVATION 8

ELEVATIONS OF TOWNHOUSE FRONTING KURAUNG GERS.

Client: Mr. & Mrs. J. R. Smith	Architect: Mr. J. R. Smith	Date: 1958
Address: 123 Main Street	Project: New House	Scale: 1/8" = 1'-0"
Contractor: ABC Construction	Site: 123 Main Street	Notes: See also 73
Site: 123 Main Street	Notes: See also 73	



Mr. J. R. Smith
 123 Main Street
 City, State, U.S.A.
**LOT 123 CASUARINA DRIVE
 4 TOWNHOUSES**

ELEVATIONS

74

11 December 2009

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

Dear Doug

Lot 9742 (107) Dick Ward Drive Town of Nightcliff – 20X2 Bedroom Supporting Accommodation Units in 3X2 Storey Buildings

Thank you for the Development Application referred to this office 26 November 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:**
 - a). That waste storage and collection are in accordance with the Darwin City Council Waste Bin Policy.

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. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to Council's drainage network.**

.. 2/



DARWIN NT

- 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.

- Kerb crossovers and driveways to the site shall be provided and deused 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 0.8 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.
- 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.
- Further subject to conditions of subdivision to the satisfaction of service authorities.

...3

In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (DDA) or the Anti Discrimination Act (ADA) with regard to access for the disabled.

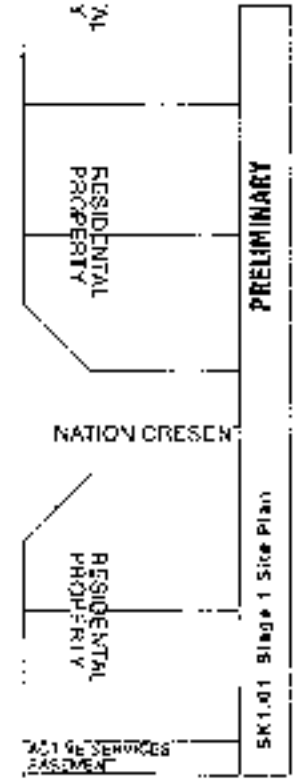
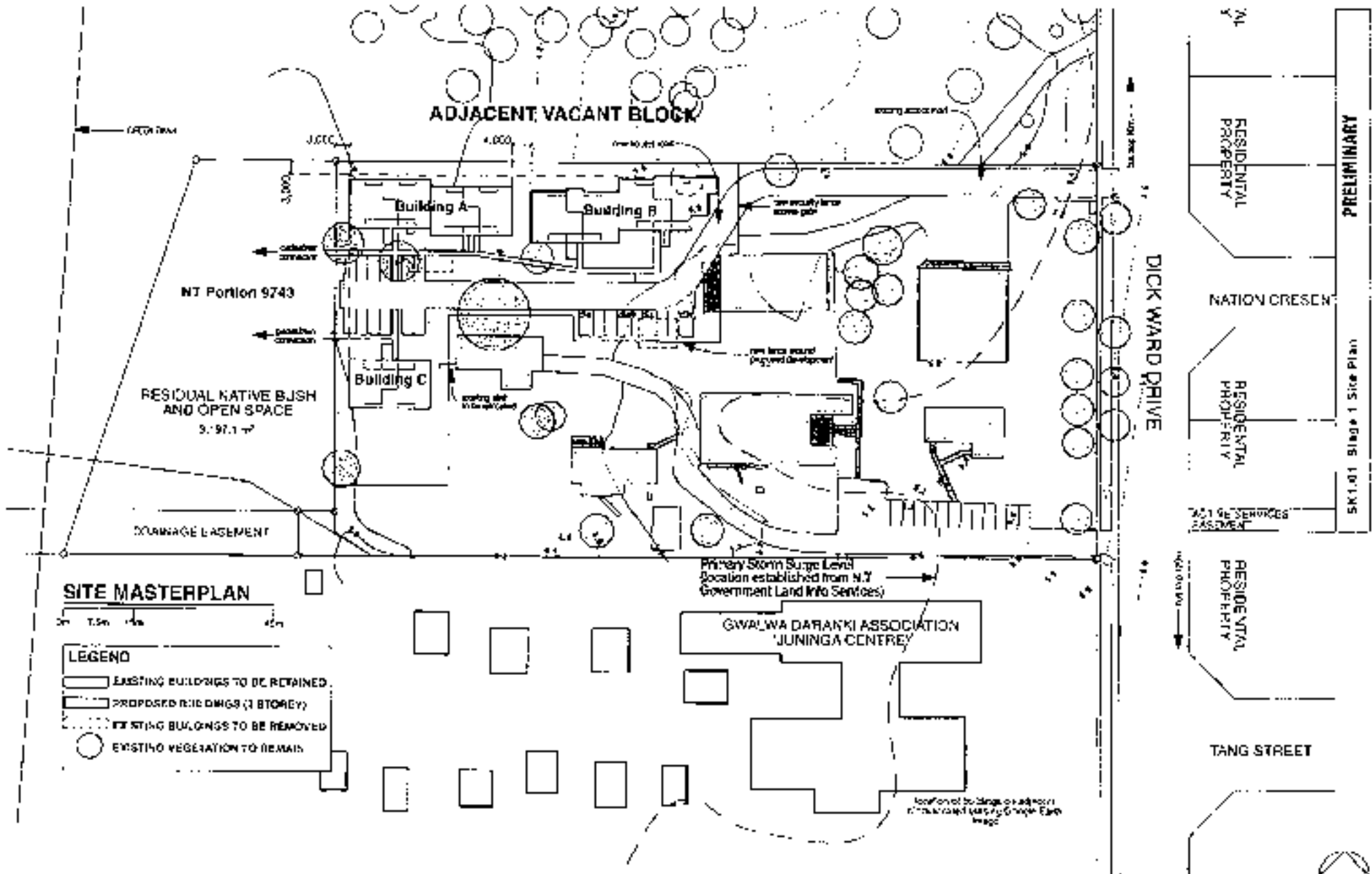
If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

Yours faithfully



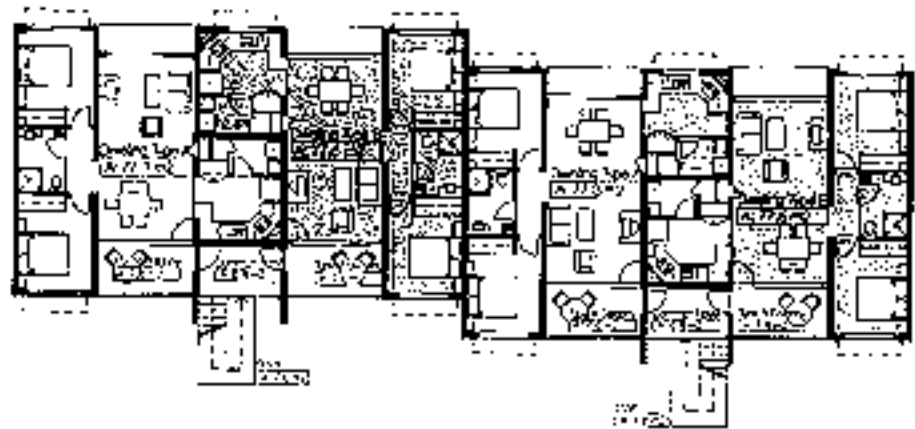
Com. **PETER LINDWALL**
STRATEGIC TOWN PLANNER

cc: Strategic Issues Consultants



St Vincent De Paul Society (NT) Inc. & Refco Investments P/L

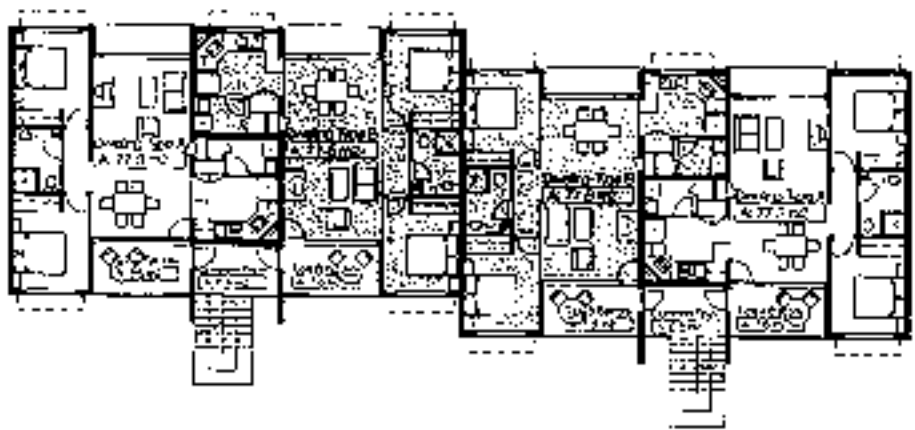




Garment Accommodations		Area
Room/Type	Quantity	Area
BALCONY		
Garment Room	10	10.00
Change Room	10	10.00
Locker Room	10	10.00
Storage Room	10	10.00
Corridor		10.00
Staircase		10.00
Service Area		10.00
Reception		10.00
Office		10.00
Restroom		10.00
Storage		10.00
Total		200.00

Floor to Top of Building		Area
Room/Type	Quantity	Area
NEEDS		
Garment Room	10	10.00
Change Room	10	10.00
Locker Room	10	10.00
Storage Room	10	10.00
Corridor		10.00
Staircase		10.00
Service Area		10.00
Reception		10.00
Office		10.00
Restroom		10.00
Storage		10.00
Total		200.00

C. Ground Floor Building Plans 1:200 1:200

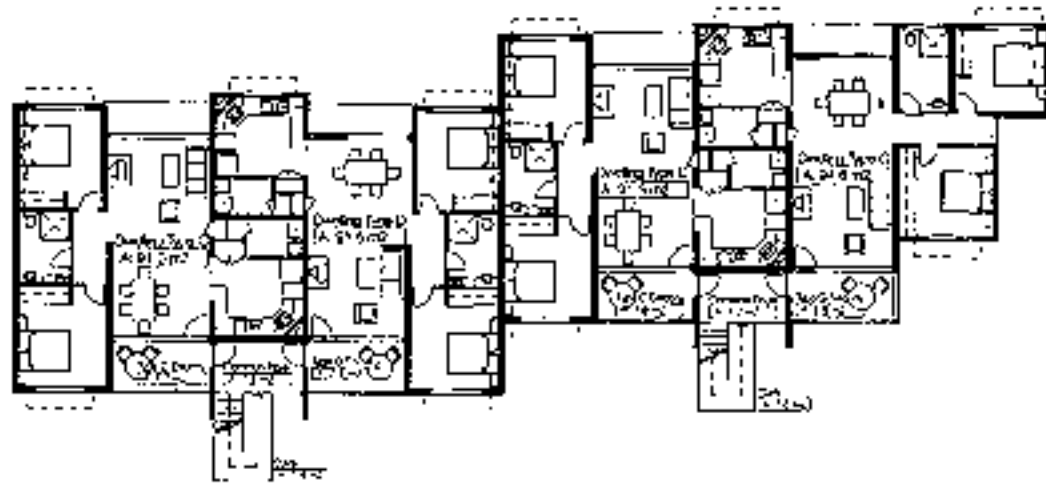


Note
Area calculations are measured as follows:
- Decking Areas include a 100mm internal area, and are measured to external face of external walls and centreline of dividing walls.
- Balcony and Corridor Areas are calculated from external face of decking walls, excluding dividing walls and external line of balustrades.
- Stairs are only measured once and are included in ground floor area calculations for each building.

D. Upper Floor Building Plans 1:200 1:200

St Vincent De Paul Society (NT) Inc. & Rades Investments P/L



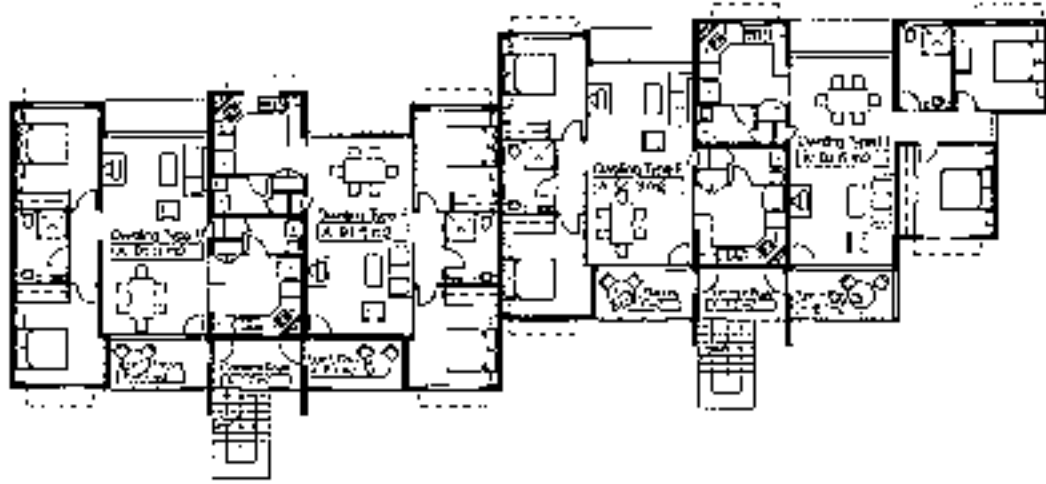


C. Ground Floor Building Plans 1:200

Ground Floor Areas			Area
Room Name	Code	Area (sqm)	Area (sqft)
Kitchen	K01	12.5	135
Dining Area	D01	18.0	194
Living Area	L01	25.0	269
Bedroom	B01	10.0	108
Bathroom	B02	5.0	54
Corridor	C01	8.0	86
Staircase	S01	3.0	33
Common Area	CA01	15.0	163
External Area	EA01	20.0	215
Total		116.5	1257

Ground Floor Areas			Area
Room Name	Code	Area (sqm)	Area (sqft)
Kitchen	K01	12.5	135
Dining Area	D01	18.0	194
Living Area	L01	25.0	269
Bedroom	B01	10.0	108
Bathroom	B02	5.0	54
Corridor	C01	8.0	86
Staircase	S01	3.0	33
Common Area	CA01	15.0	163
External Area	EA01	20.0	215
Total		116.5	1257

Note
 Dwelling Types C, D and G are Universal access units

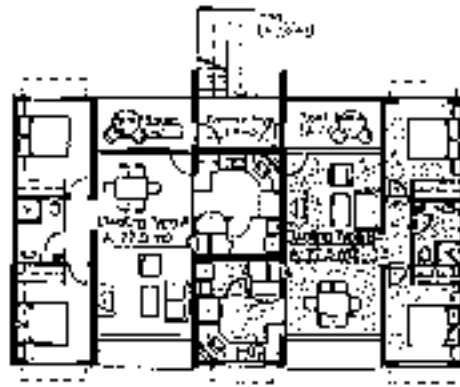


1. Upper Floor Building Plans 1:200

Note
 Area calculations are measured as follows:
 - Dwelling Areas include all internal areas, and are measured to external face of external walls and centrelines of dividing walls
 - Balcony and Common Areas are calculated from external face of dwelling walls, centrelines of dividing walls and external face of balustrades
 - Stairs are only measured once and are included in ground floor area calculations for each building

PRELIMINARY
 SK2.02 Building B Plans

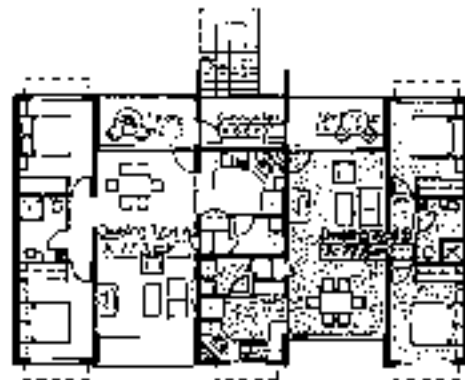




0. Ground Floor Building Plans 1:200 1:200

Building C		
Room No.	Room Category	Area
BUILDING C		
101	Office	12.50
102	Office	12.50
103	Office	12.50
104	Office	12.50
105	Office	12.50
106	Office	12.50
107	Office	12.50
108	Office	12.50
109	Office	12.50
110	Office	12.50
111	Office	12.50
112	Office	12.50
113	Office	12.50
114	Office	12.50
115	Office	12.50
116	Office	12.50
117	Office	12.50
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Building C		
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1. Upper Floor Building Plan 1:200 1:200

Note
 Areas of buildings are measured as follows:
 - Dwelling Areas include all internal areas, and are measured to external face of external walls and centrelines of dividing walls.
 - Balcony and Common Areas are calculated from external face of enclosing walls, centrelines of dividing walls and external face of balustrades.
 - Stairs are only measured once and are included in ground floor area calculations for each building.



PRELIMINARY

Sk3.03 Building C Plans



Please quote: 1697319 PL:sv

11 December 2009

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

Dear Doug

**Lot 8723 (70) 76 Dick Ward Drive Coconut Grove Town of Nightcliff
Proposed Development - Community Centre**

Thank you for the Development Application referred to this office 26 November 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.

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.

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 of



...2/ DARWIN

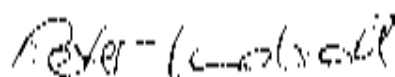
Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.

- 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 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.
- 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.

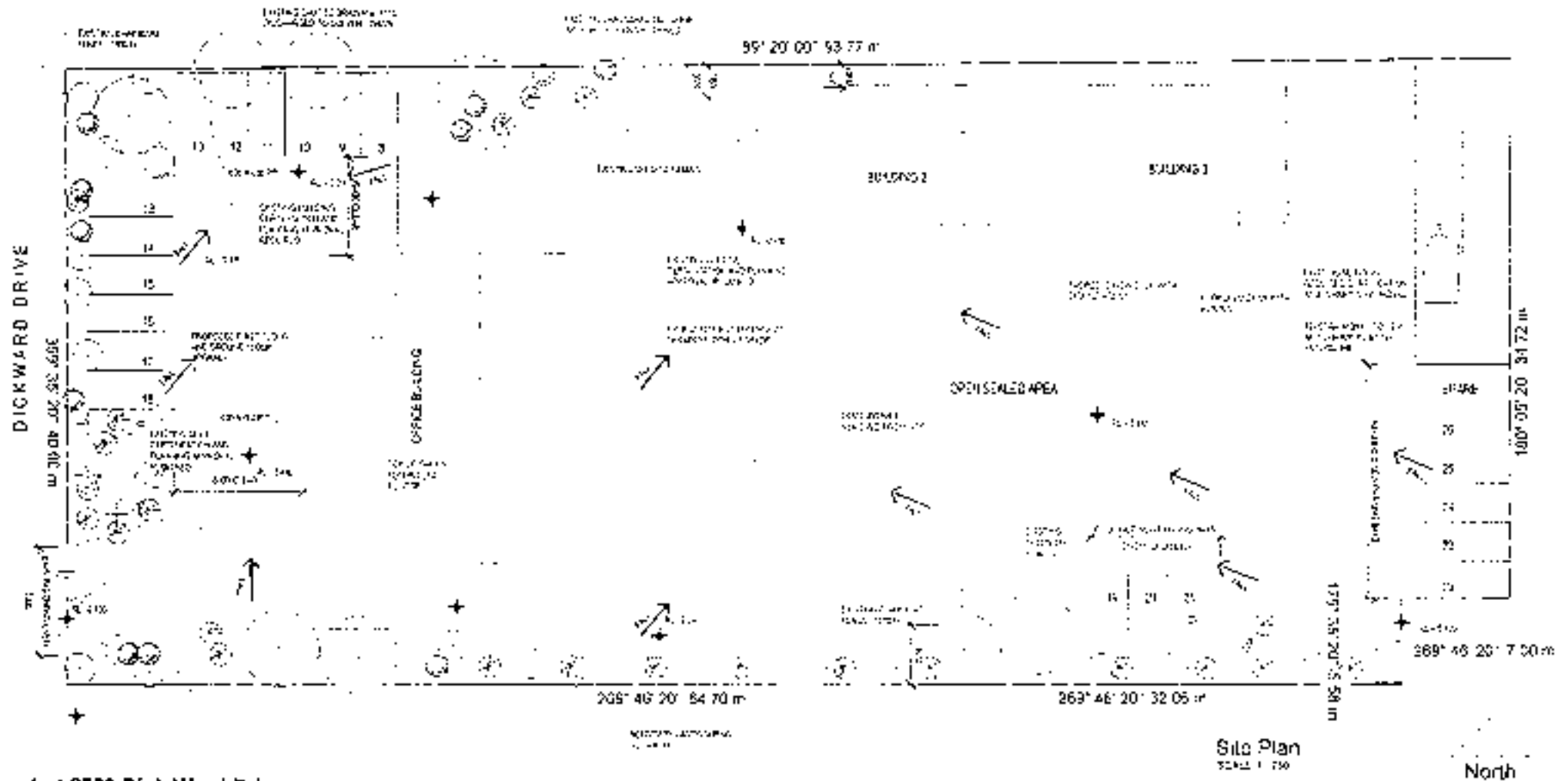
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

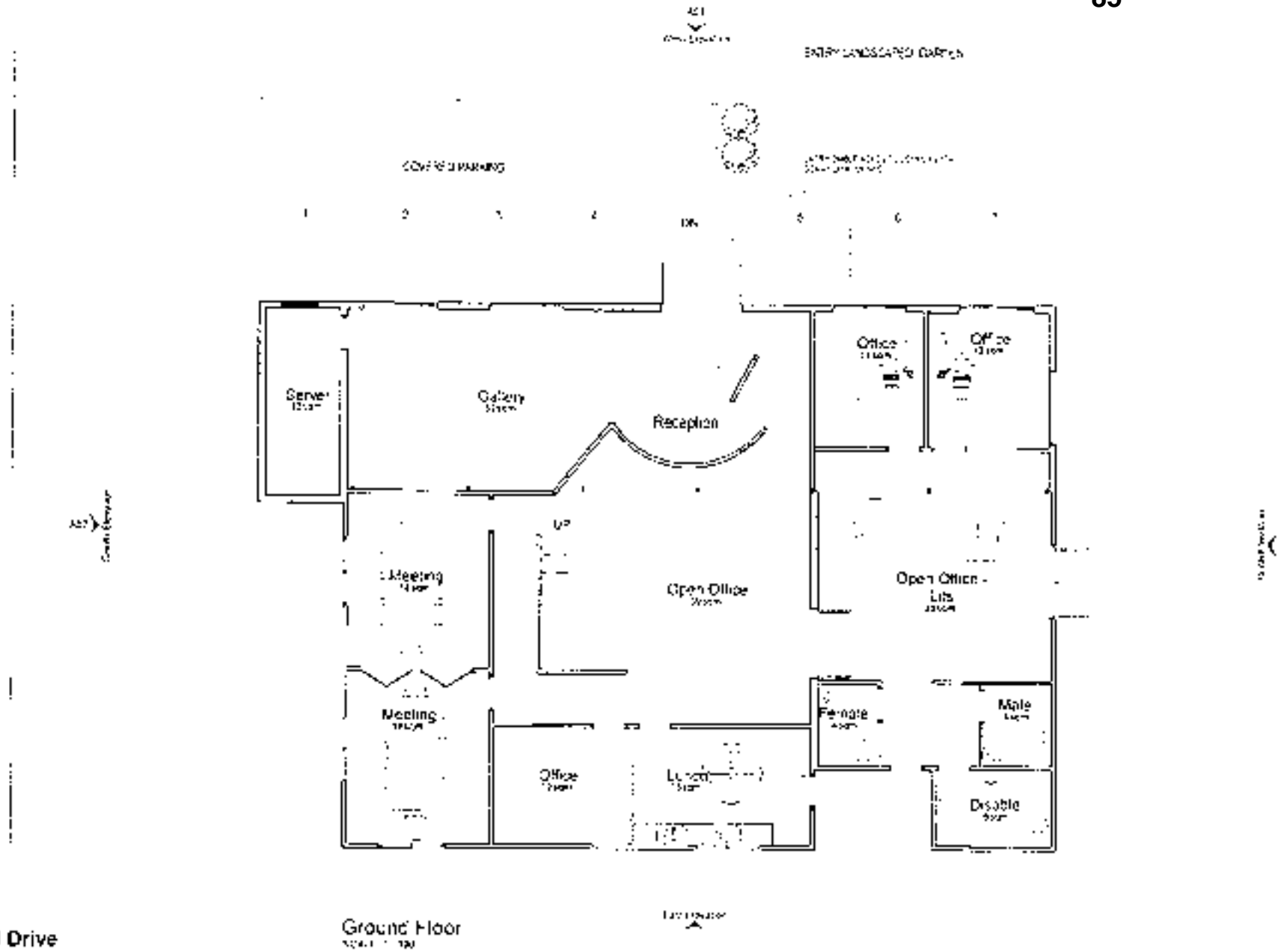
cc: Project Building Certifiers Pty Ltd



Lot 8723 Dick Ward Drive
Town of Nightcliffe

Site Plan

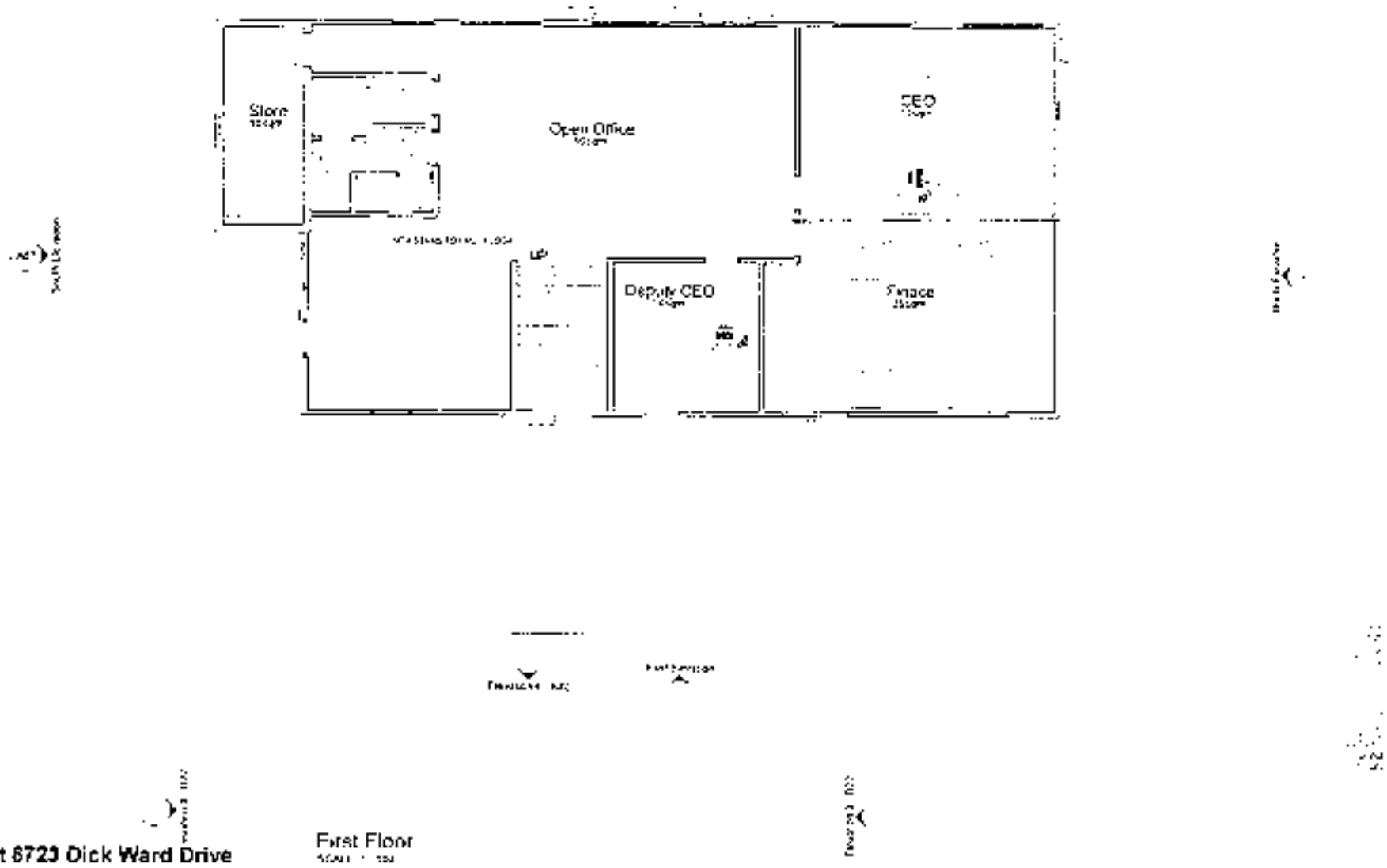
Proposed Upgrade and Alterations to Existing Premises



Lot 8723 Dick Ward Drive
Town of Nightcliffe

Floor Plan - Main Office

Proposed Upgrade and Alterations to Existing Premises



Lot 6723 Dick Ward Drive
Town of Nightcliff

First Floor Layout - Main Office

Proposed Upgrade and Alterations to Existing Premises

Please quote: 1007328 RB:sv

11 December 2009

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

Dear Doug

**Lot 6703 (7) Manila Place Woolner Town Of Darwin
Proposed Development - 27X2 Bedroom Multiple Dwellings In A 2X4 Storey
Buildings Including Undercroft Car Parking**

Thank you for the Development Application referred to this office 26 November 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). **A full assessment of the impacts of this proposal was unable to be undertaken as critical information was not provided. Council requests the following information be provided at the earliest opportunity:**
 - a). A site works and drainage plan.
 - b). A streetscape elevation of Woolner Road including the proposal at lot 6703 and the neighbouring lots at 7100 and 6702.
- ii). **Should the above issues be adequately addressed, Council offers the following comments:**
 - a). The locality consists of a number of multiple dwellings where the accumulative effect of visitor parking will cause congestion in the street. Allocated on site visitor parking is requested to alleviate this issue.

...2/



DARWIN2000

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.** 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.

- 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.
- 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.
- 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.

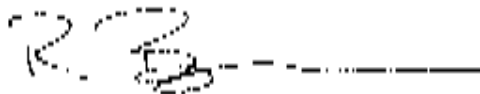
...3/

- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy. Inspection of the proposal has highlighted that the following items must be addressed:
 - The dimensions of bin compound must be provided to demonstrate that there is sufficient storage space for minimum number of bins for 27 dwellings, i.e. 12 bins.
 - Material of the screening fence surrounding the bin compound should be provided.
 - It should be demonstrated that a garbage collection truck can adequately service the site, including manoeuvring on site.
 - The bin compound shall include a wash down hose and connection to sewer.

In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Dh) or the Anti Discrimination Act (NT) with regard to access for the disabled.

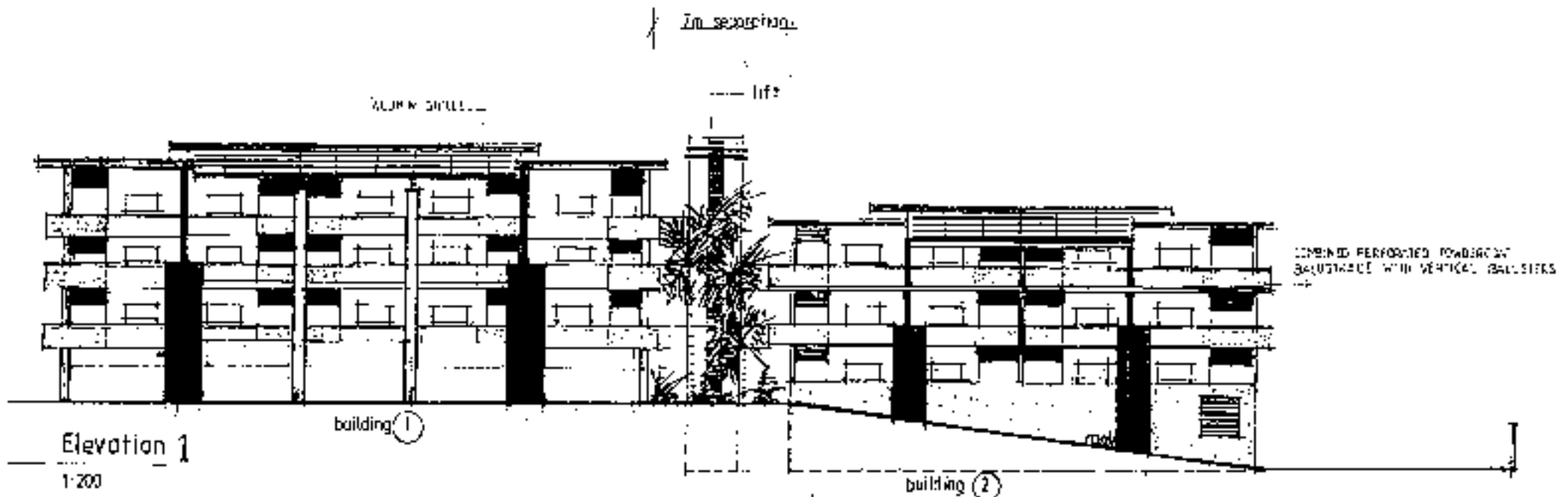
If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8830 0412.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc. LA Nominees Pty Ltd

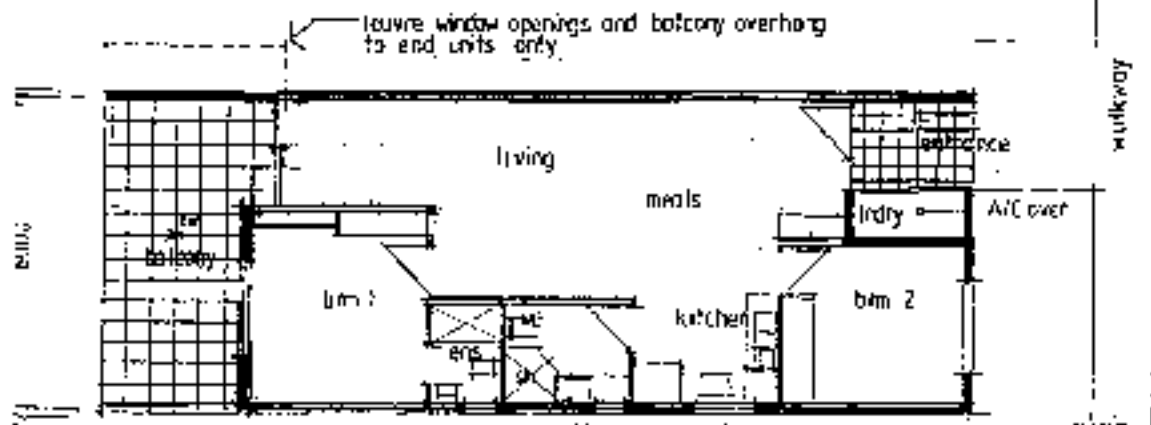


Elevation 1

1:200

building ①

building ②



Typical floor plan

1:100

NOTE:
W = Louvre window openings to end units only



PA Group P/L
ARCHITECTS
A/NZ 61 634 050 800

GPO Box 1672
Darwin NT 0801

9524 Suna Drive
Casuarina NT 0820

- 0 08 823 0327
- F 08 823 0322
- F 08 823 0324
- F 08 823 0325
- F 08 823 0326

Savas P Savvas
ARCHITECT

PROPOSED 2T x 2 B'DROOM
MULTI DWELLINGS, N TWO X FOUR
STOREY BUILDINGS

Lot 6763, Town of Darwin

Job Number: PA02571

24/07/2009

All N.A.H. prepared by the Architect, Savas P Savvas of PA Group Pty Ltd. No part of any design or drawings may be reproduced or distributed in any form or by any means, without the prior permission in writing of the Architect. The design and drawings are solely for the use of the client and are not to be used for any other purpose without the written consent of the Architect. 90

Please quote: 1720292 PL:sv

18 January 2010

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

Dear Doug

**Lot 5190 (62) Raphael Road Winnelle Hundred of Bagot
Proposed Development - Warehouse With Ancillary Offices**

Thank you for the Development Application referred to this office 14 January 2010, 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 to demonstrate how stormwater will be collected on the site and discharged underground to Council's stormwater drainage system.
- b) The proposed crossovers and driveways appear to meet Council requirements.
- 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.

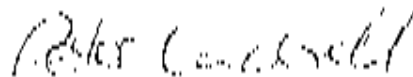
.../1

- 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 (DDA) 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: JU Drafting

Please quote: 1722517 PL:sv

18 January 2010

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

Dear Doug

**Lot 5187 (5) Brooker Street Winnellie Hundred of Bagot
Proposed Development Warehouse With Reduced Rear Setback**

Thank you for the Development Application referred to this office 14 January 2010, 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 to demonstrate how stormwater will be collected on the site and discharged underground to Council's stormwater drainage system.
 - b) The proposed crossovers and driveways appear to meet Council requirements.
- 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.

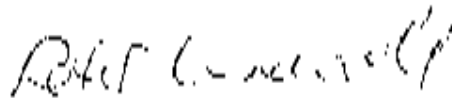
...2/

- 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.

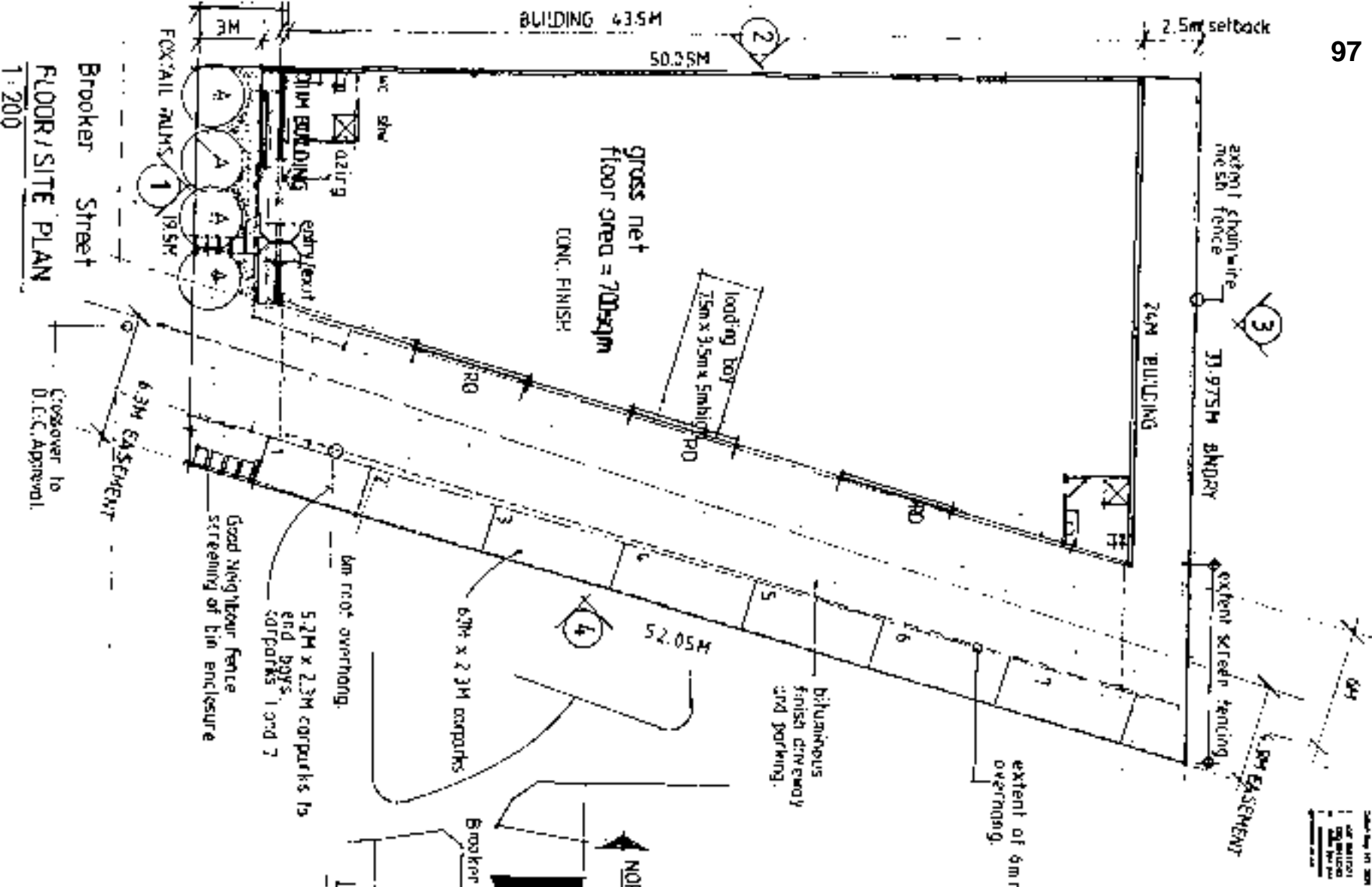
If you require any further discussion in relation to this application please feel free to contact me on 8030 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Gavvas P Shivas



Savas P Savvas
 ARCHITECT

14.12.2009

PROPOSED WAREHOUSE
 Lot 3 Section 5187

Job No.: PAC 0010

Scale: 1:100

14.12.2009
 14.12.2009
 14.12.2009
 14.12.2009

15 January 2010

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

Dear Doug

**Lot 7851 (25) Gilruth Avenue The Gardens Town of Darwin City Council
Development Variation - Method of Bridge Revised to Minimise Environmental
Impacts on Creek.**

Thank you for the Development Application referred to this office 11 January 2010, 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.

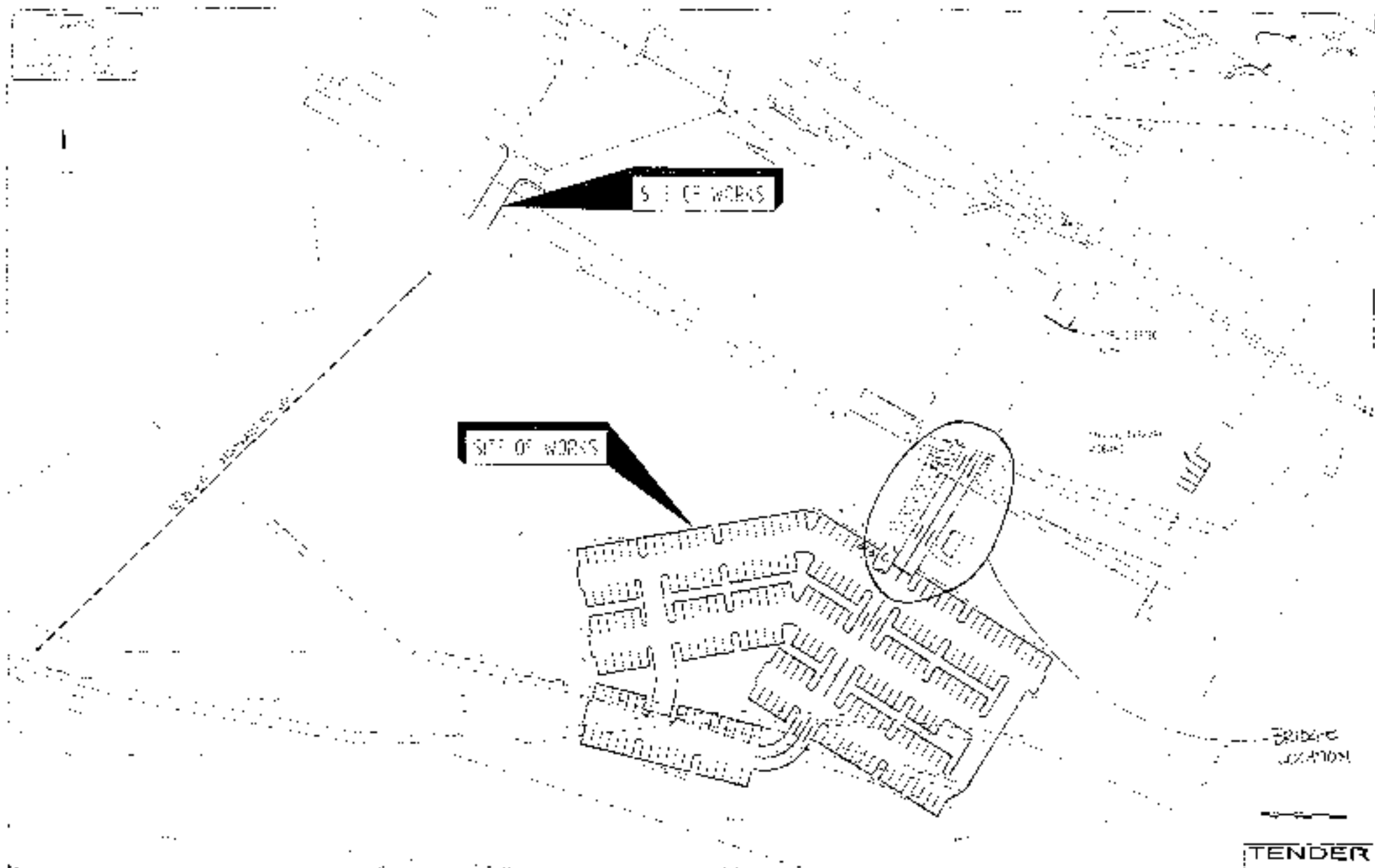
Council has no objection to the proposed Development Variation for this project, provided that the conditions of DP09/1004, including those in relation to landscaping, lighting, soil erosion, sediment control and protection of the nearby sacred site are met.

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



Please quote: 1000874 RR:sv

11 December 2009

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

Dear Doug

**Lot 9716 (5) Rothdale Road Jingili Town of Nightcliff
Proposed Development – A Motel and Shop in a 3X3 Storey Building Including
Undercroft Car Parking**

Thank you for the Development Application referred to this office 26 November 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:**
 - a). Access to allotment 9716 via the allotment 9717 shall be secured by legal agreement to ensure permanent rights of way.
 - b). A waste management plan to ensure that waste produced on the site is removed without causing either unhygienic or unpleasant conditions.
 - c). A waste removal truck requires a minimum vertical clearance of 3500mm in order to navigate the site. It has not been demonstrated that the proposed development allows for a waste removal truck to exit the site via the one way driveway

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.**



DARWIN

- 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.** 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.

- 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.
- 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.
- 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.

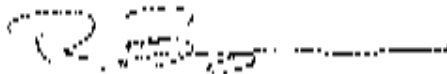
...3/

- Further subject to conditions of subdivision to the satisfaction of service authorities.
- Any easements or reserves required for the purposes stormwater drainage, roads, access or for any other purpose shall be made available free of cost to the Darwin City Council or neighbouring property owners.
- No Parking shall be allowed on Rothdale Road adjacent the 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.

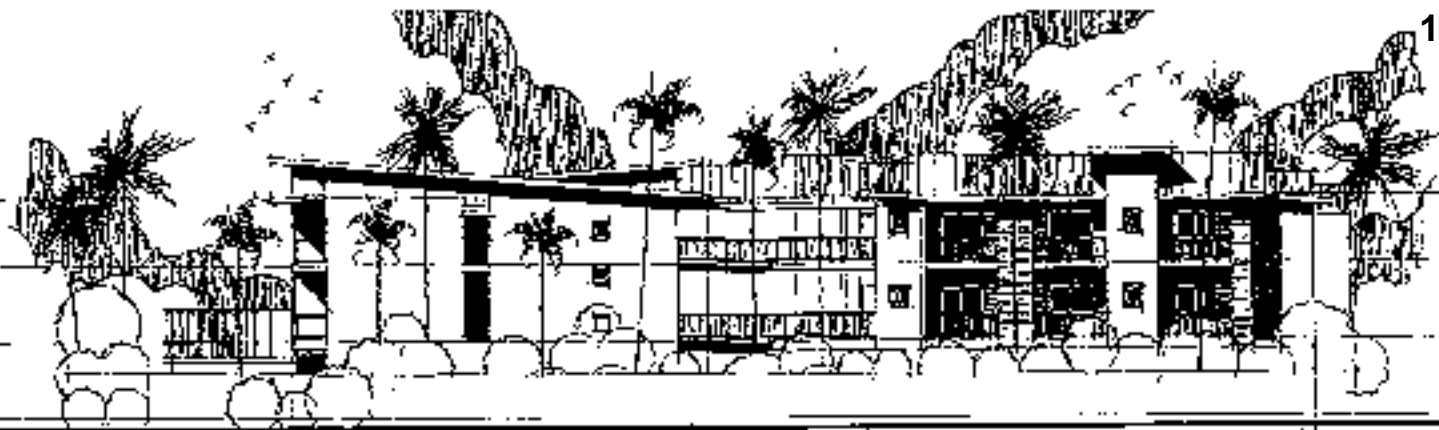
If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

Yours faithfully



for: **PETER LINDWALL**
STRATEGIC TOWN PLANNER

cc Yellowcity



NORTH ELEVATION 1:200



EAST ELEVATION 1:200



SOUTH ELEVATION 1:200

PROPOSED HOTEL &
 SHOP AT 9715 ROY DALE
 ROAD HINGO HILL

YELLOW CITY PTY LTD
 10/03/2016 11:48:09

4 December 2009

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

Dear Doug

**Lot 1397 (24) Sergison Circuit Rapid Creek
Proposed Development – 8X2 Bedroom And 2X3 Bedroom Multiple Dwellings
In A 4 Storey Building**

Thank you for the Development Application referred to this office 20 November 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:**
 - a). The locality consists of a number of multiple dwellings where the accumulative effect of visitor parking will cause congestion in the street. On site visitor parking is requested to alleviate this issue.

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. 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 short flow into the road reserve or onto adjoining properties.

Other Comments:

- a). Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy. Access gates to the bin enclosure shall not be locked. There shall be no step between the bin enclosure and road verge to allow for ease of access. The bin enclosure shall include a hose and wash down area with a drain to sewer. Please see the policy document available from our web site (www.darwin.nt.gov.au) for further details.

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.

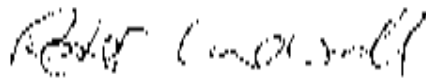
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager Infrastructure, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public 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 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.
- 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.
- 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.

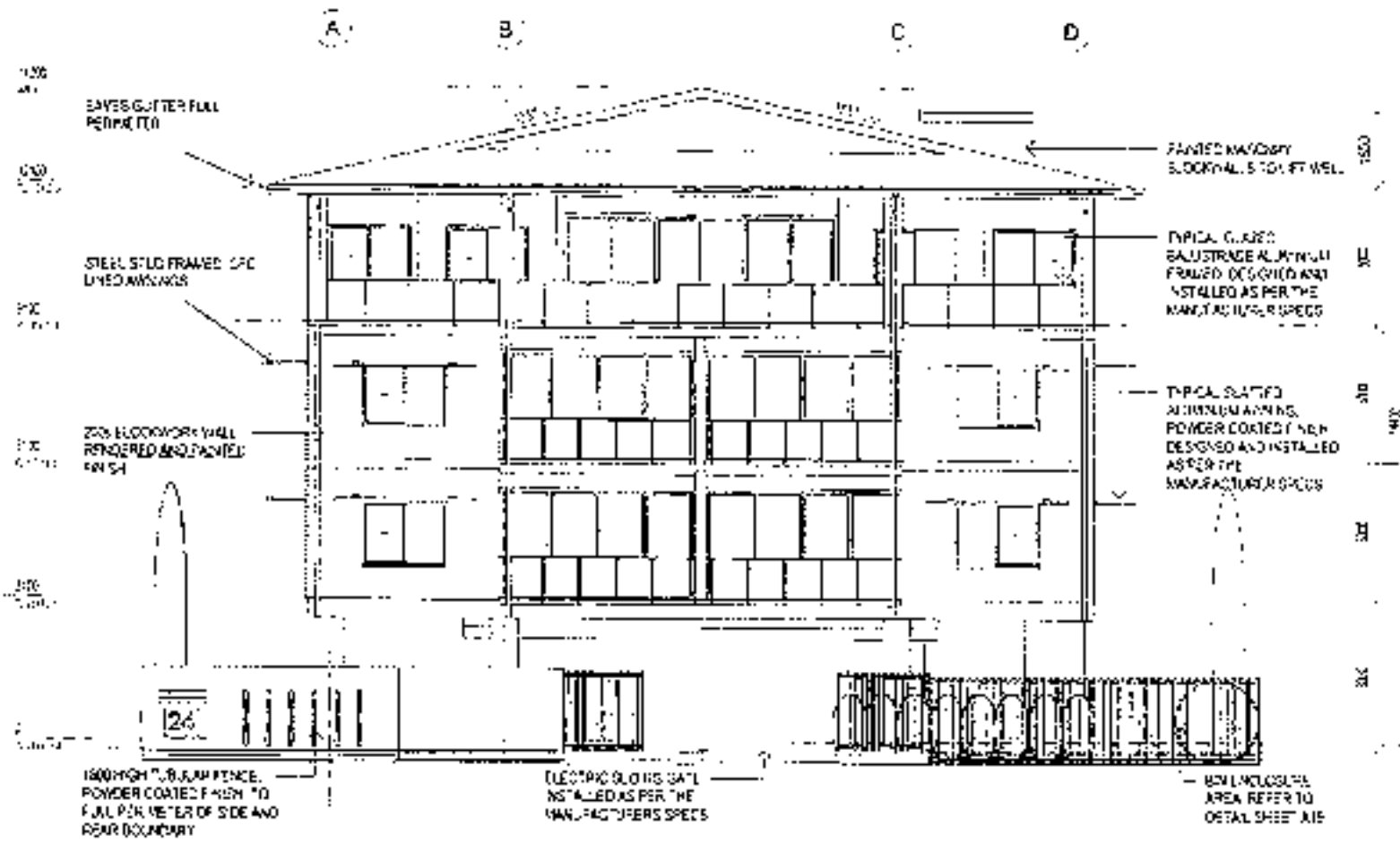
If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Stephanos Koukouvas



ELEVATION 1
SCALE 1:100

PRELIMINARY

NO.	DESCRIPTION	DATE	BY	CHECKED

ORRIS DANTEC McWILLIAM		PROJECT NO. 110
DATE: 01/11/2016	BY: [Signature]	PROJECT NAME: POLY STORE - RTSDIV - ALUMIN
SCALE: 1:100		LOCATION: 111 STRO ROAD, SOT. PANGLOSS
		ELEVATION 1
DAN2016 00	110	109
		DATE: 01/11/2016
		BY: [Signature]

1 December 2009

Mr Brad Cunningham
MasterPlan
33/16 Charlton Court
Woolnar NT 0820



Dear Brad,

Revision Two Of Subdivision Application To Create 39 Allotments At Part Portion 2235 Stuart Highway, Hundred Of Bagot

Thank you for providing to Council the revised plans for the above application. Many of the issues that were initially raised by Council now appear to have been addressed.

The exclusion of the reserve areas from the revised plans is supported by Council. The integration of the landscaping into the streetscape is envisaged to provide the estate with an amenity that is better able to be managed by Council and appropriate to the anticipated land uses. The landscaping plan provided shows that the verges will be landscaped, but presumably depicts the roundabout to not be landscaped. The landscaping of the roundabout will further add to the amenity of the subdivision and it is desired by Council to have the roundabout landscaped with infrastructure provided to be able to irrigate the landscaping.

The removal of the stormwater basins addresses the concerns raised by Council in the response to the Department of Planning and Infrastructure, dated 6th November 2009. Council supports in principle a shallow swale, subject to the technical details being to the satisfaction of the General Manager of Infrastructure. The location and method of stormwater discharge from the swales should be included as part of these details.

While the traffic issues have been acknowledged by MasterPlan and Gilbert and Associates as raised in the initial response to the Department of Planning and Infrastructure dated 6th November 2009, the responses supplied do not solve the issues raised.

The information provided regarding the concrete roads is not sufficient to be able to make an assessment as to whether it would be a concept that Council would endorse.

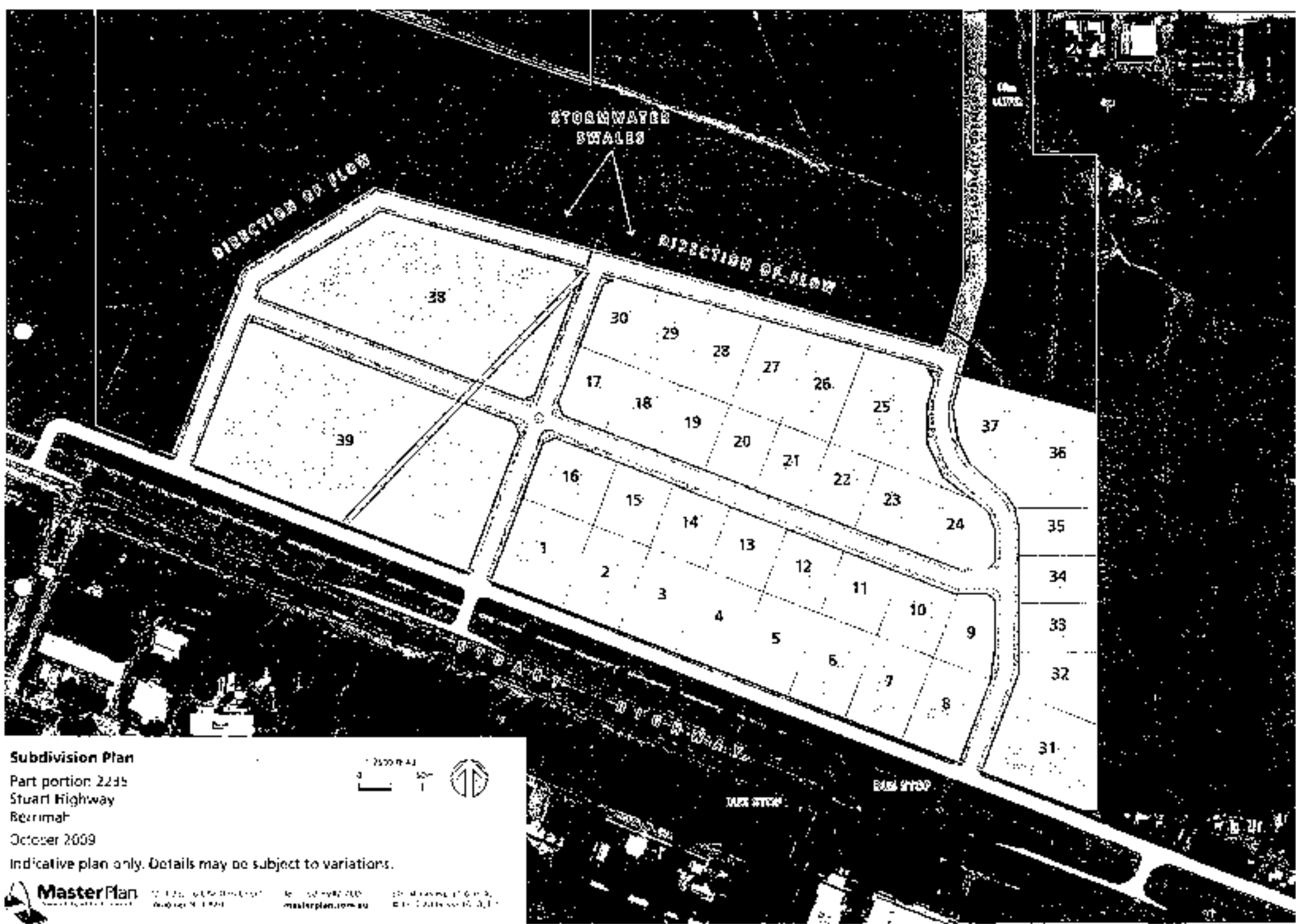
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

Yours faithfully


PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Department of Planning and Infrastructure



Subdivision Plan

Part portion 2235
 Stuart Highway
 Beerrimat

October 2009

Indicative plan only. Details may be subject to variations.



12 LESLIE STREET, SUVA
 SUVA, FIJI

TEL: 322 4000
 FAX: 322 4001
www.masterplan.com.fj

12 LESLIE STREET, SUVA
 SUVA, FIJI

Please quote: 951706 Pl

27 November 2009

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

Dear Mr Lesh

**Application to Vary a Development Permit
Development Permit DP06/0130 for Lots 7406 & 7407 (14 & 17) Dinah Court
Town of Darwin. 38 flats in a Three Storey Building**

Thank you for the proposed variation for Development Permit DP06/0130 referred to this office on 23 November 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 amended plans dated 8 November 2009 address conditions of the Development Permit approved by the Development Consent Authority in February 2006.

The Authority requested amended plans to address a number of concerns including matters that are the responsibility of Darwin City Council. Council issues relate to the following:

- No permanent structures or footings to be built over the drainage easement;
- The location of the gross pollutant trap; and
- The waste bin storage be in accordance with Council's Waste Bin Policy.

The following comments are raised for consideration by the Authority:

Easement

An inspection of the plans for the proposed variation to the Development Permit show that there are permanent structures being built over the easement.

An additional cross section elevation is therefore requested to show:

- the depth of ground level and the distance between the driveway, visitor parking and the existing storm water pipe and



- a plan that shows the proximity and location of footings for building "C" and the pool retaining wall that appear to fall within the easement.

Stormwater

The stormwater plan demonstrates adequately how stormwater will be collected on the site and discharged underground to Council's stormwater drainage system and also indicates the proposed location of the gross pollutant trap.

Waste Bin Access Arrangements

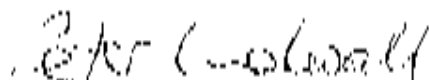
1. The current access arrangements do not meet Darwin City Council's requirements because the waste collection vehicle cannot safely park and access the bins. The vehicle would also be hindered in its ability to turn full circle in the cul-de-sac.
2. The current storage arrangements do not meet Darwin City Council's requirements for a reasonable walking distance to waste and recycle bins. The Authority is requested to seek confirmation from the applicant the correct dimensions of the waste storage area. Ten (10) waste bins and seven (7) recycle bins allows for the minimum number of bins allocated to this property only.
3. In addition further clarification is required regarding whether drainage to the sewer for the bin enclosure has been provided. The enclosure should also include a wash down hose. Clarification is also required regarding the screening fence and the size of the gate to access bins and that a flat surface for bins has been provided.

Additional information is requested from the applicant to show how the above waste management issues are to be addressed in the proposal.

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.

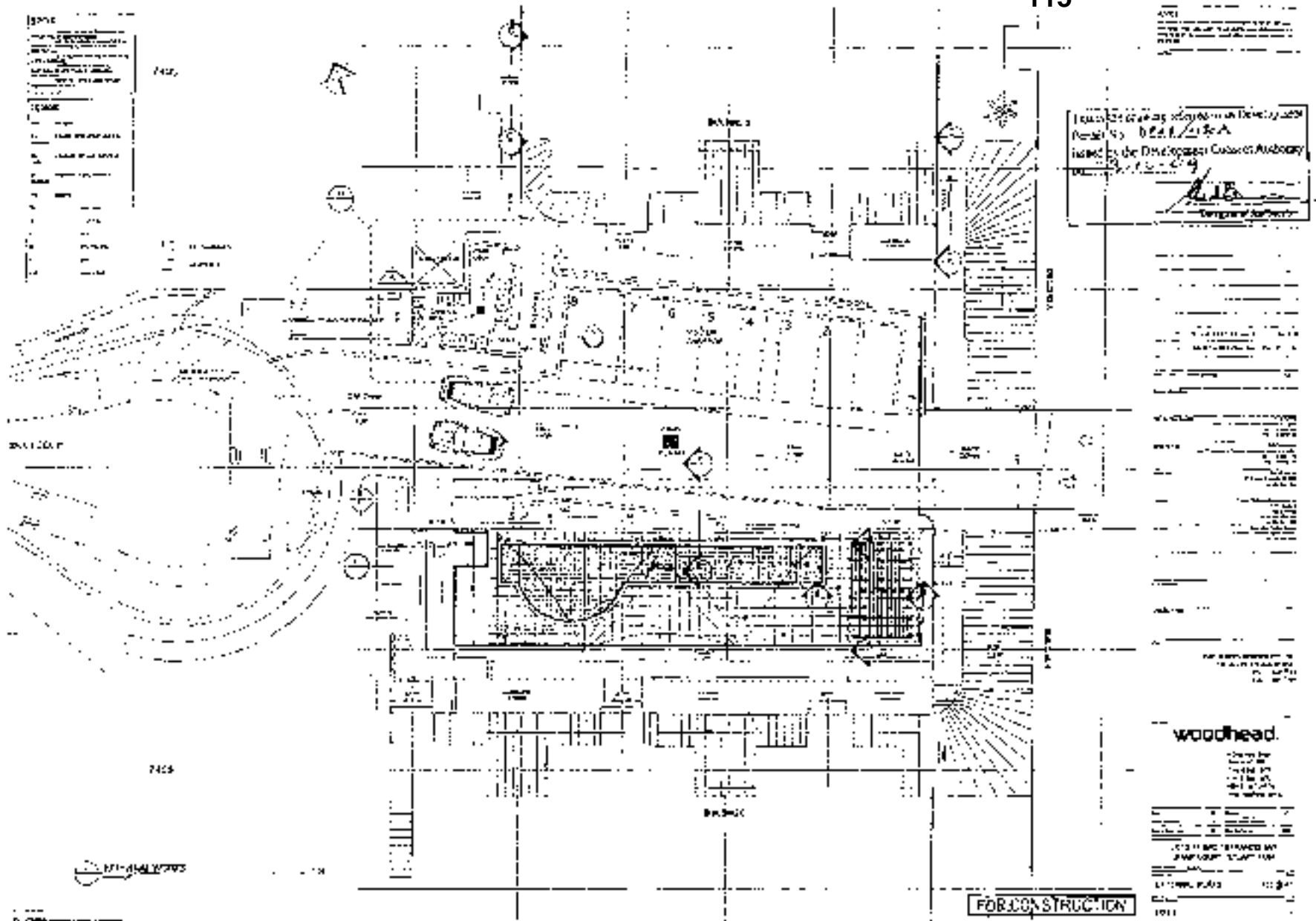
If you require any further discussion in relation to this application please contact me on 8930 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

Co: Cwala Development Pty Ltd



18 January 2010

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

Dear Doug

Re-Advertisement

**Lot 5144 (39) Rosewood Crescent Leanyer Town of Sanderson
Proposed Development - Carport Extension to an Existing Multiple Dwelling
With a Reduced Side Setback (Unit 2)**

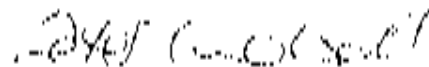
Thank you for the Development Application referred to this office 7 January 2010, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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.

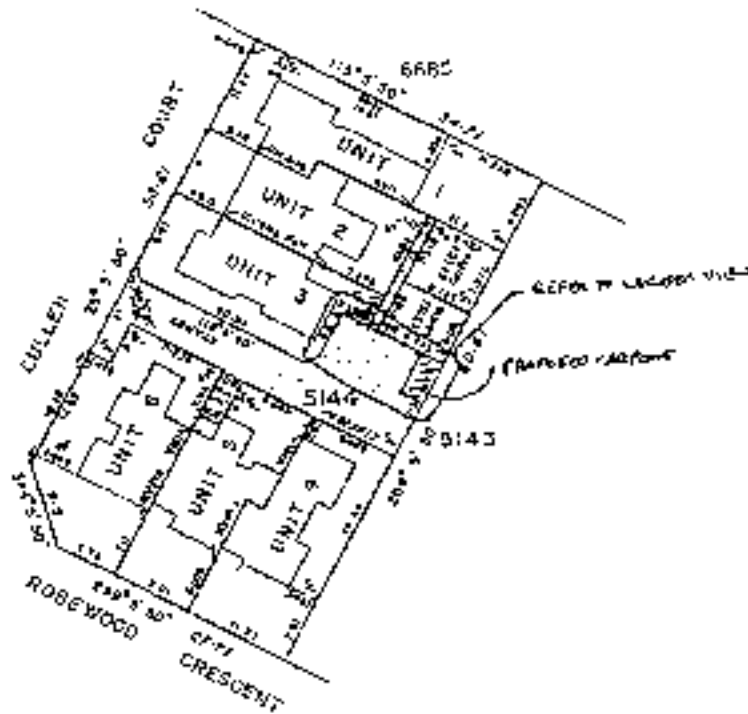
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: Rodney Jessup



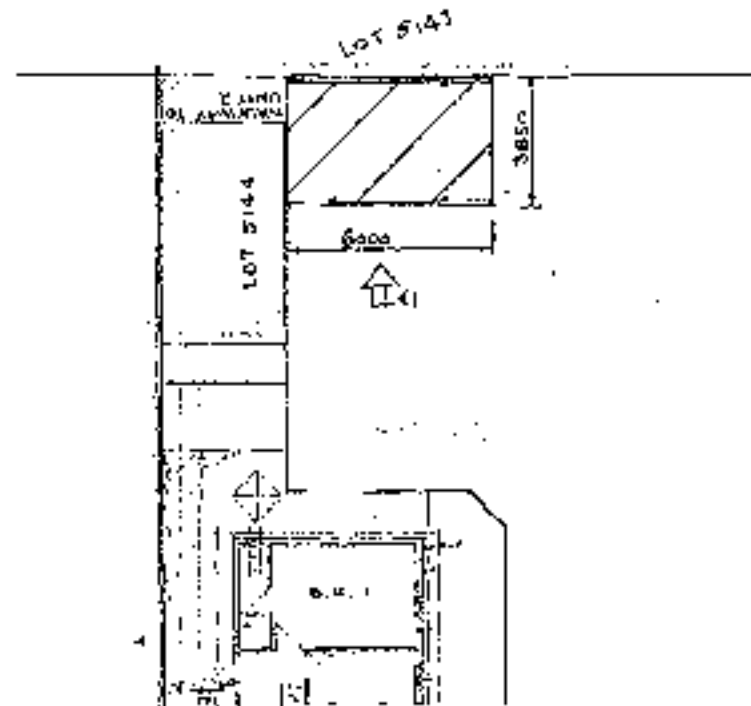
SITING PLAN - LOT 5144



1. Builder is to ensure that all setbacks requirements are adhered to during the course of construction and is to consult with the Council Officer if any changes arise.
2. All setbacks are in metres unless noted otherwise.

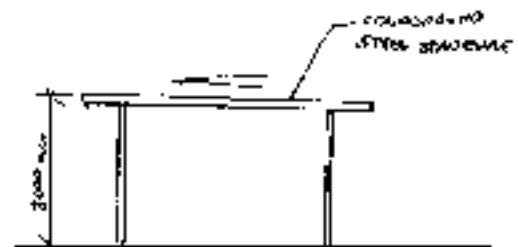
SCHEDULE OF AREAS

Existing titled area	2070m ²
New Carport	23 m ²



LAYOUT PLAN

SCALE 1:100



ELEVATIONS

SCALE 1:100

JB DRAFTING
 BUILDING DESIGN AND DRAWING
 RESIDENTIAL, COMMERCIAL, INDUSTRIAL
 Phone: 95 831 3277 84184444
 Fax: 45 87 84 132
 PO BOX 1831 WILLOWBROOK NSW 1570
 Email: jbdrafting@optusnet.com.au

Drawn and checked by: [Name]
 Date: [Date]

Client: [Name]
 Project: [Name]
 Site Layout Plan
 and Typical Elevation

Address: [Address]
 Locality: [Locality]

Drawing No: [Number]
 Date: [Date]

Author	Drawn	Checked	Scale

19 January 2010

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

Dear Doug

**Lot 9243 (11) Camphor Street Nightcliff Town of Nightcliff
Proposed Development: Alterations and Additions Including a Smoking
Breakout Area to an Existing Licences Club**

Thank you for the Development Application referred to this office 14 January 2010, 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.

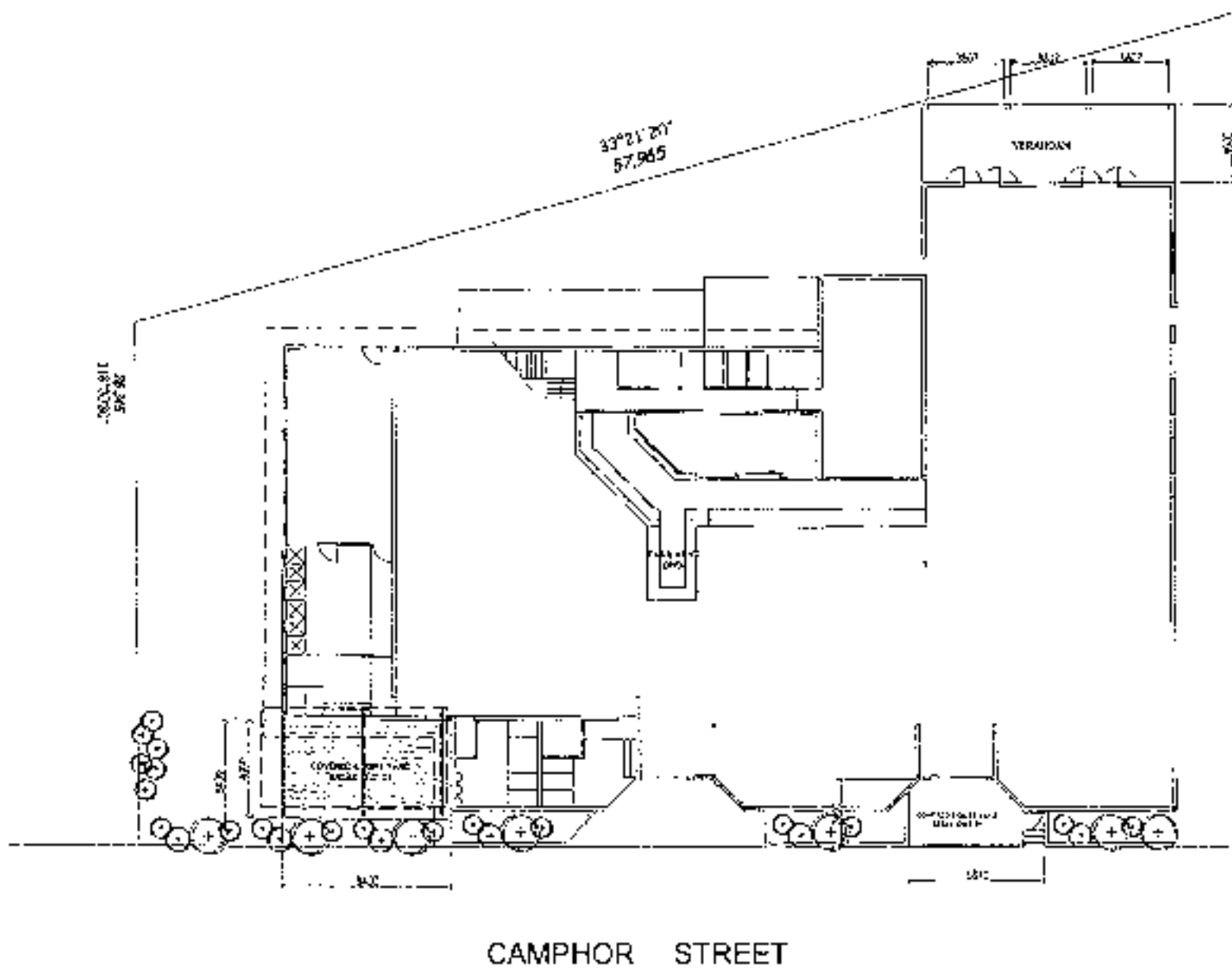
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Norman Design Group



CAMPBOR STREET

ALL DIMENSIONS TO BE OBTAINED FROM THE PLANS TO THE CENTER OF THE WALLS UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS TO BE OBTAINED FROM THE PLANS UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS TO BE OBTAINED FROM THE PLANS UNLESS OTHERWISE SPECIFIED.

DATE: 10/11/2001

SCALE: 1:200 @ A1

PROPOSED SHOWER BREAKOUTS AT LOT 1540 CAMPBOR STREET VICINITY FOR THE NIGHTCLUB SPORTS CLUB

SITE PLAN SCALE: 1:200 @ A1

10/11/2001 NDA/CSCS1/WD/BOS

15 January 2010

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

Dear Doug

**Lot 5450 (6) May Street Ludmilla Town of Darwin
Proposed Development Shade Structure Addition to Existing Single dwelling
with a reduced front setback**

Thank you for the Development Application referred to this office 14 January 2010, 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.

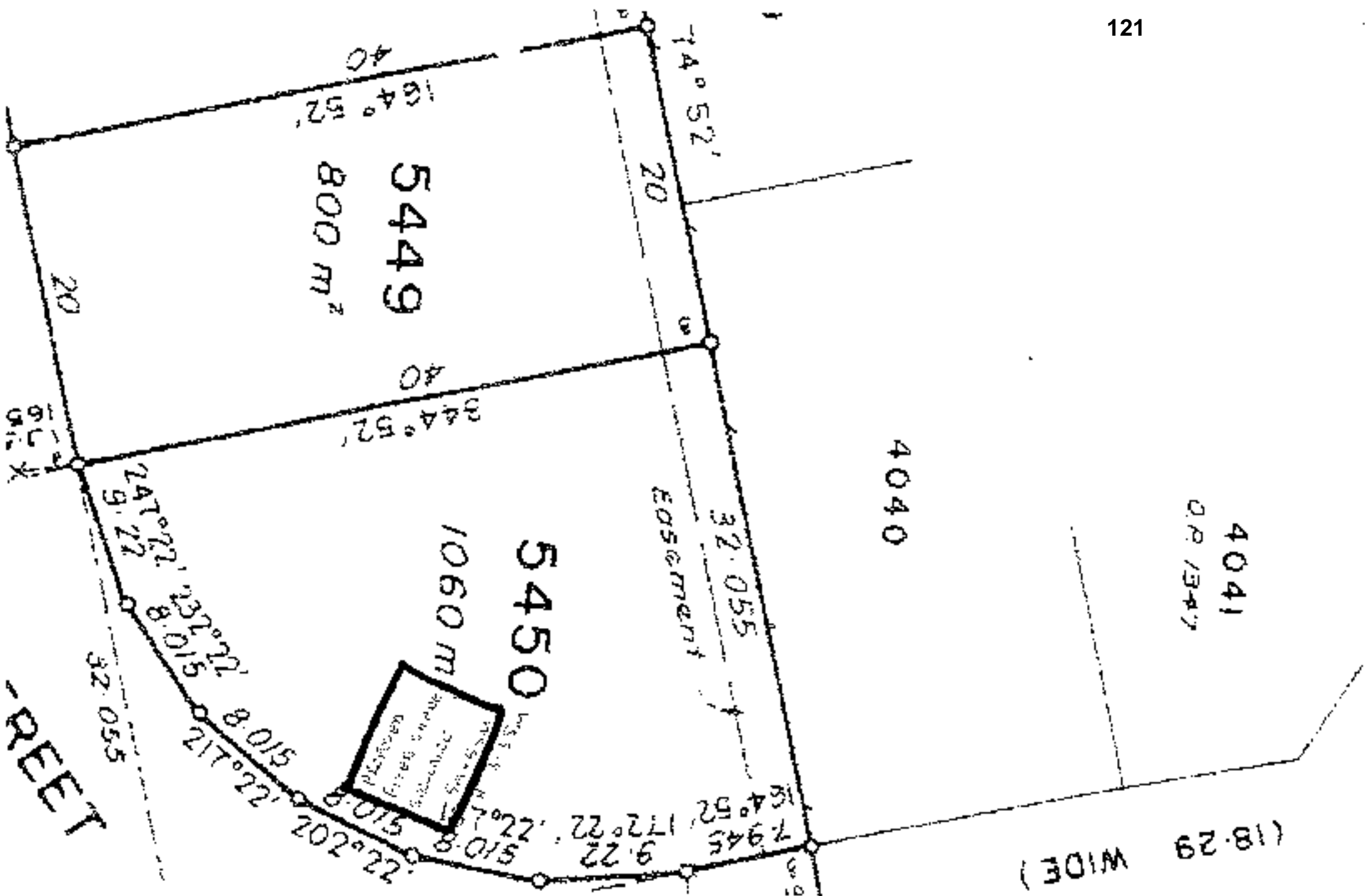
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Benjamin James Sage



Please quote: 1717283 PL:ev

12 January 2010

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

Dear Doug

**Lot 1800 (5) Sergison Court Rapid Creek Town Of Nightcliff
Proposed Development Bed And Breakfast Accommodation Including
Extension To The Existing Single Dwelling With Reduced Side Setbacks**

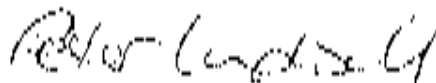
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There do not appear to be any Council related issues in regard to this application.

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.

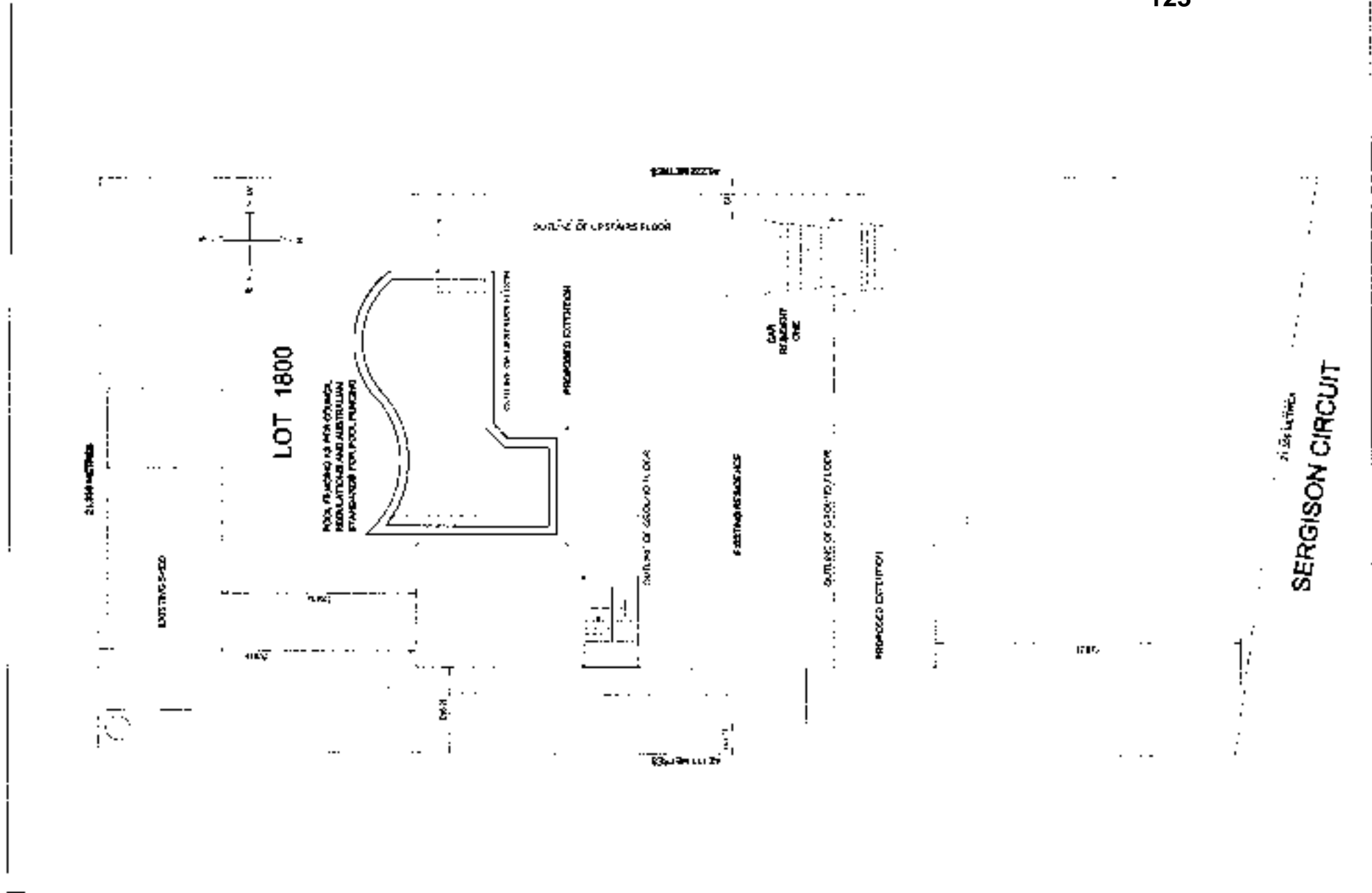
If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Clayton Martin



michael baxter

PH: 0812 445 555
 Fax: 08 8563 4351
 email: michaelbaxter@bigpond.com
 P.O. BOX 563 VIRGINIA NT, 0522
 Michael Baxter is a registered architect

CLIENT
 CLAY & NINA MARTIN
 LOT 1800 SERGISON CIRCUIT
 RAPID CREEK

BLOCK PLAN

SCALE 1:150

DRAWN BY
 MICHAEL BAXTER

DATE DRAWN
 14/01/2013

SHEET
 1 of 1

14 January 2010

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

Dear Doug

**Portion 1401 (8) Sweet Street Winnellie Hundred Of Bagot
Proposed Development Extension To Existing Warehouse With Reduced Side
And Rear Setback**

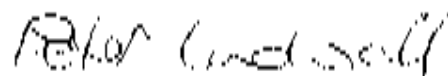
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There do not appear to be any Council related issues in regard to this application.

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 Rick Burgess on 8930 0412

Yours faithfully

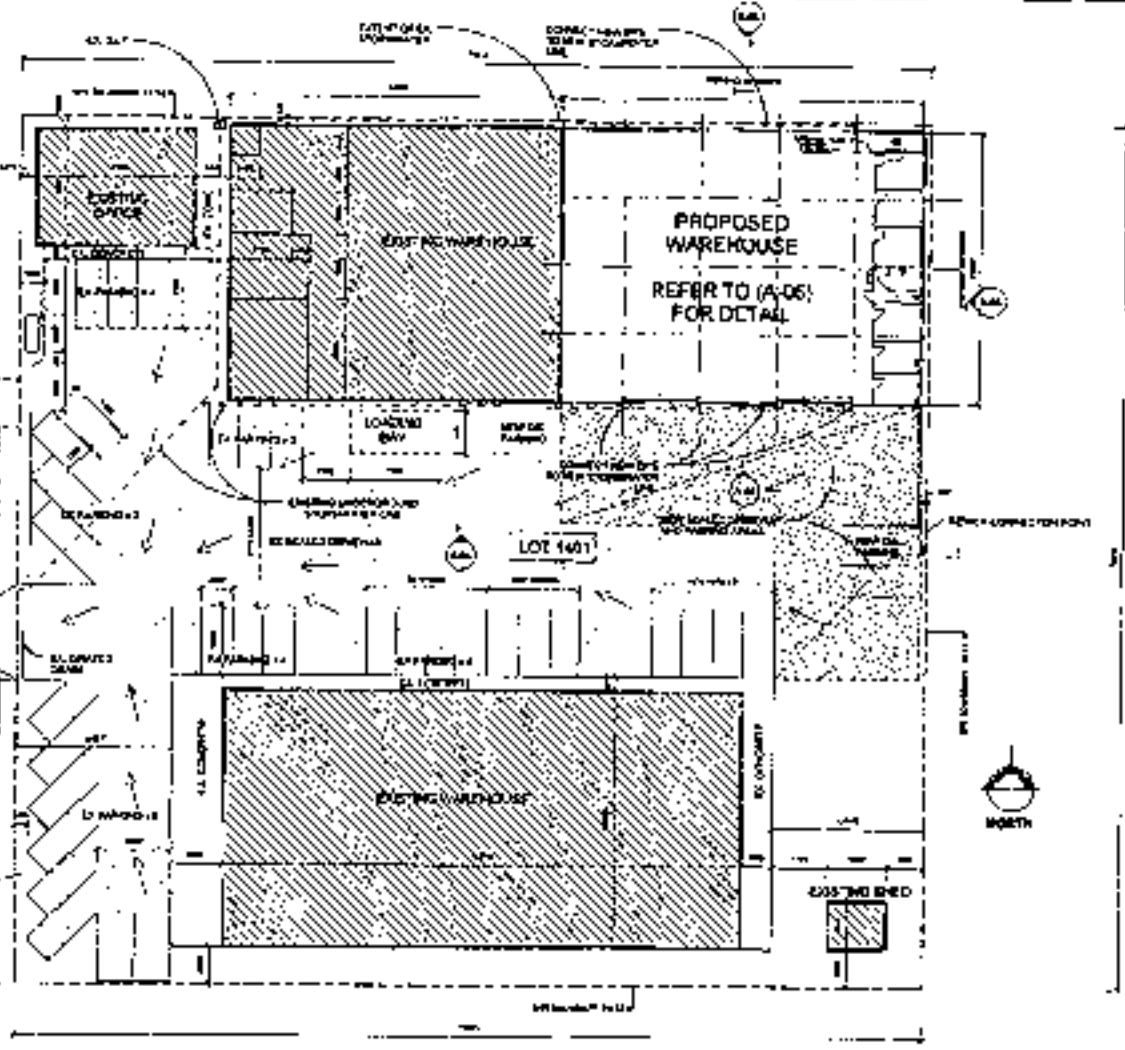


**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: Sunbuild Pty Ltd

ARROWS INDICATE SHEET FLOW WATER TO WEST OF SITE

SWEET STREET



SHIMBILD

TOWN PLANNING SUBMISSION

PROPOSED EXTENSIONS LOT 1401 SWEET ST MINNELLA

DATE: OCTOBER 08

SCALE: 1/8" = 1'-0"

PROJECT NO: A-04

DATE: 10/08/08

SCALE: 3/8" = 1'-0"

TOWN PLANNING AMEND

Please quote: 1720276 PL:sv

14 January 2010

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

Dear Doug

**Lots 2014 2015 2024 & 2025, (34) Stuart Highway, (2) Queen Street, (3) King Street, & (32) Stuart Highway Stuart Park Town Of Darwin
Proposed Development - Consolidation To Create 1 Lot**

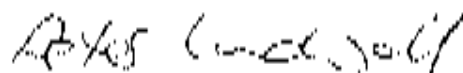
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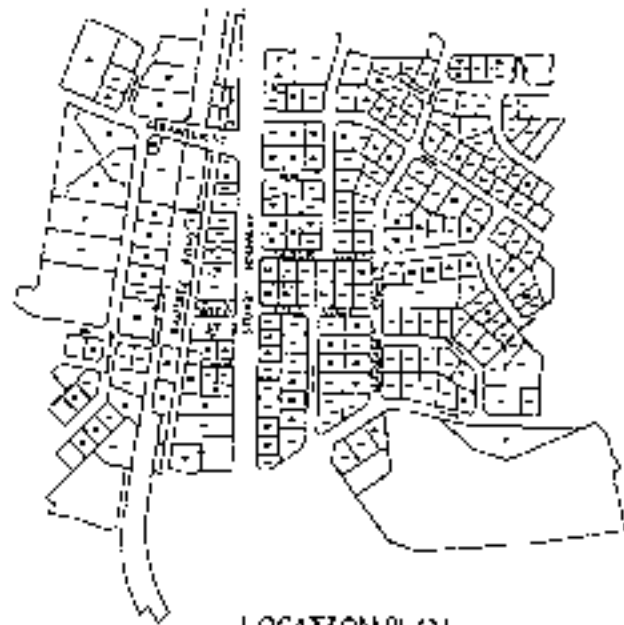
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Yours faithfully



**PETER LINDWALL
STRATEGIC TOWN PLANNER**

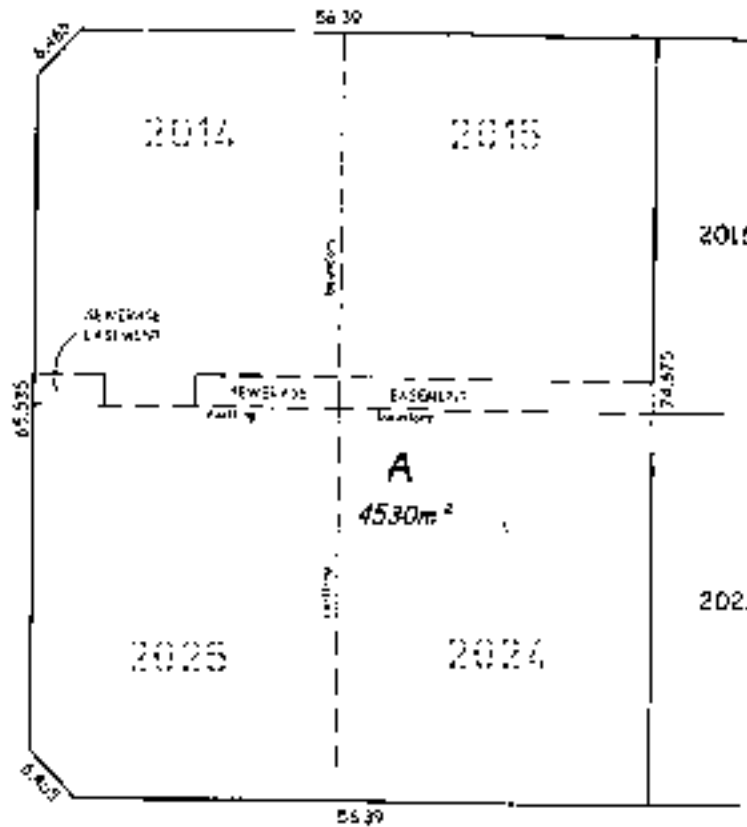
cc: Carl James & Associates



LOCATION PLAN

Not to Scale

STUART HIGHWAY



QUEEN STREET

KING STREET



eja
 SURVEY & PLANNING
 CONSULTANTS
 36 HUNTER STREET
 DARWIN NT 08
 Tel: 08 2532 1111
 Fax: 08 2532 1112
 www.eja.com.au

Note:
 All areas and dimensions are subject to survey

**LOTS 2014, 2015, 2024 AND 2025
 TOWN OF DARWIN**

DEVELOPMENT APPLICATION

Client: **ALBERT CONSTRUCTIONS**

Drawn by: []	Scale: 1:200	Date: []
Check by: []	Drawn by: []	Date: []
Client: []	Project No: []	Drawn by: []
Client: []	Project No: []	Drawn by: []

13 January 2010

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

Dear Doug

**Lot 8495 (73) Reichardt Road, Winnellie Town of Darwin
Proposed Development Office Extension with Undercroft Parking**

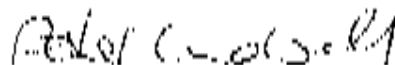
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There do not appear to be any Council related issues in regard to this application.

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.

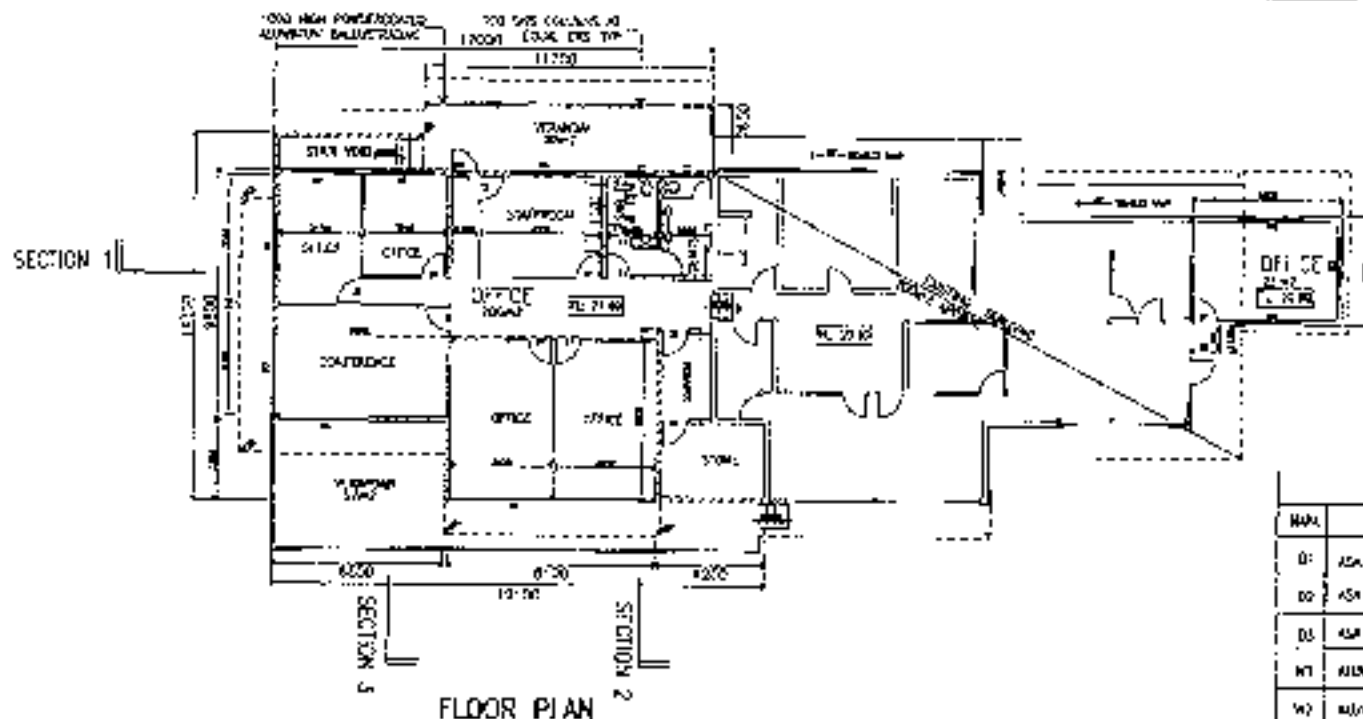
If you require any further discussion in relation to this application please feel free to contact me on 8030 0528.

Yours faithfully

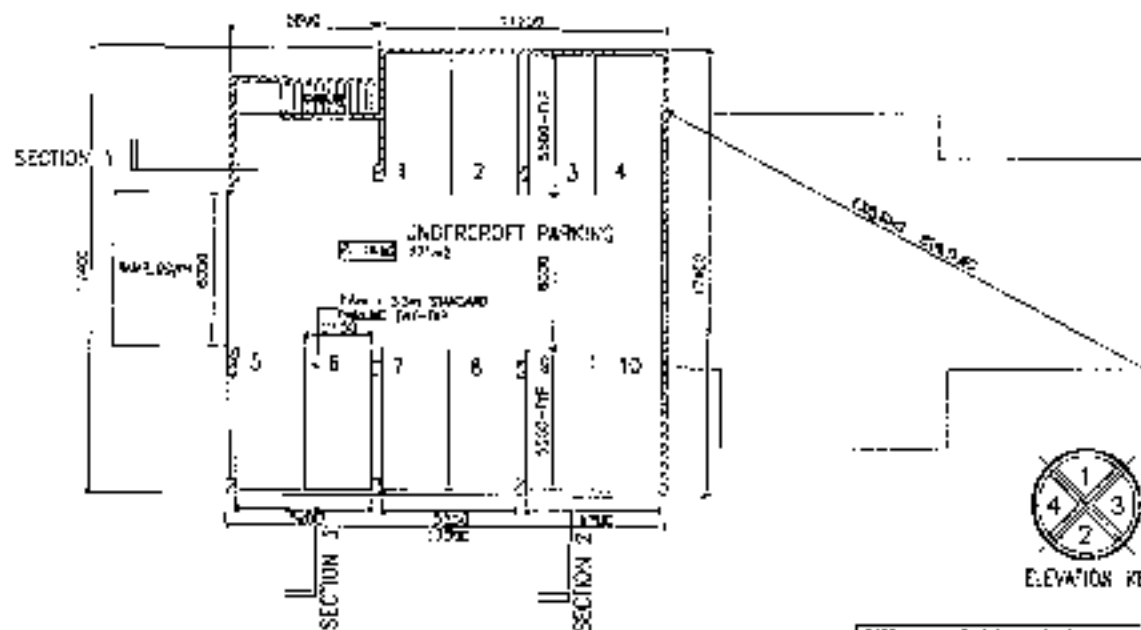


**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: J & N Nominations Pty Ltd



WINDOW & DOOR SCHEDULE		
NO.	DESCRIPTION	SIZE
D1	ASH HOLLOW CORE DOOR	1000W x 2100H (STD 15W)
D2	ASH SOLID CORE DOOR	1000W x 2100H (STD 15W)
D3	ASH SOLID CORE FIRE EXIT DOOR	1000W x 2100H (STD 15W)
W1	ALUMINUM FRAMED GLASS DOUBLE WINDOW	1200 WIDE x 600 HIGH
W2	ALUMINUM FRAMED SLIDING GLASS WINDOW	2400 WIDE x 1100 HIGH
W3	FRAMELESS FIXED GLASS PANELS	2500 HIGH x 2000 WIDE
W4	FRAMELESS FIXED GLASS PANELS	3200 HIGH x 4500 WIDE
W5	FRAMELESS FIXED GLASS PANELS	2400 HIGH x 5100 WIDE
W6	FRAMELESS FIXED GLASS PANEL	3100 HIGH x 1100 WIDE



6/55 WAKA DRIVE CULLEN NSW
 PO BOX 31577 WYNDELLE NT 0821
 TELEPHONE (08) 25423112
 FACSIMILE (08) 25422113



STRUCTURAL ENGINEERS
 &
 BUILDING CONSULTANTS

REF: DEVELOPMENT ASSESSMENT - FEBRUARY 2010 129C

REVISION:
 ADDITIONAL MODIFICATIONS TO
 EXISTING OFFICE BUILDING AT LOT 5450
 REICHARDT ROAD WYNDELLE NT

DATE
 28/02/10
 DRAWN
 SA-2

Please quote: 1/20105 PL sv

13 January 2010

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

Dear Doug

**Lot 5321 55 Kalymnos Drive Karama Town Of Sanderson
Proposed Development - Verandah Addition/Extension To An Existing Multiple
Dwelling With A Reduced Side Setback (Unit 1)**

Thank you for the Development Application referred to this office 7 January 2010, 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.

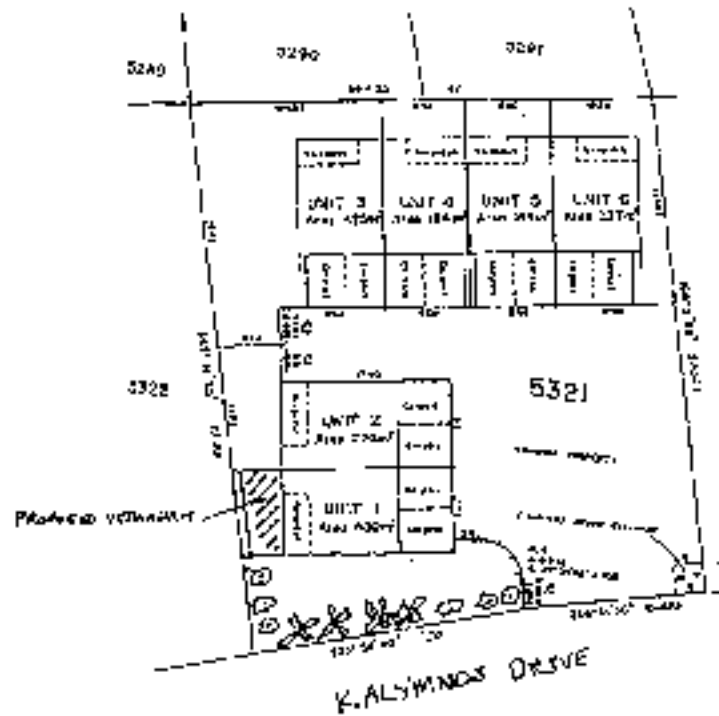
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application please feel free to contact me on 8930 0412.

Yours faithfully


PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Rodney Jessup



SITING PLAN - LOT 532.

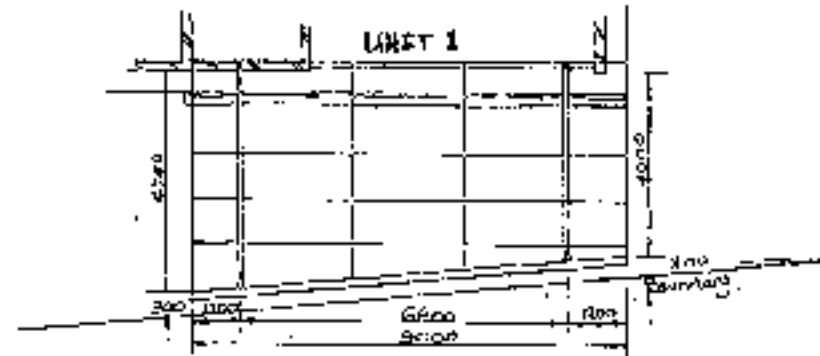
SCALE 1:200

CONSTRUCTION NOTES

1. Owner to ensure that all external requirements are adhered to during the course of construction and to liaise with the Building Officer & any other parties.
2. All dimensions are in millimetres unless noted otherwise.

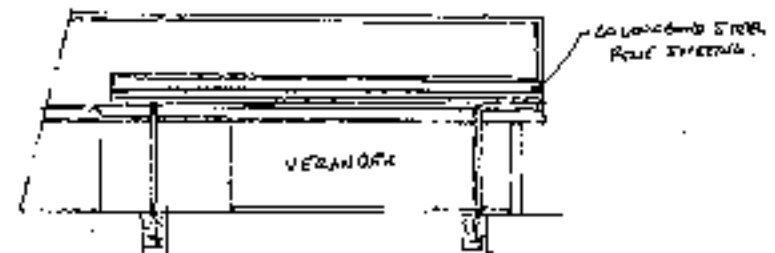
SCHEDULE OF AREAS

Unit 1 tiled area	430 m ²
Existing Building - roof	--136 m ²
New Verandah	42 m ²
Plot Ratio	42 %



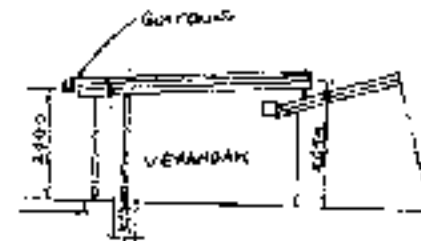
LAYOUT PLAN

SCALE 1:100



ELEVATION 1

SCALE 1:100



ELEVATION 2

SCALE 1:100

JB DRAFTING
 BUILDING DESIGN AND DRAFTING
 ARCHITECTURAL CONSULTANTS AND ENGINEERS
 Phone: 08304 4217, 08304 4218
 Fax: 08 88 834 305
 100/101 PALMERSTON RD, BUNN
 QLD 4017 Australia
 Email: jbdrafting@bigpond.com

On-going or one-off services for all building and civil engineering projects and plans for residential, commercial, industrial and other projects.
 All drawings 100% CAD

Client: Mr. & Mrs. J. B. Smith
 Drafting: J. B. Smith
 Scale: 1:100
 Date: 10/10/2000

Project: Lot 532, 100/101 Palmerston Rd, Bunn
 Drawing: 100/101 PALMERSTON RD, BUNN
 Date: 10/10/2000

1	Approved	08/10/00	J. B. Smith
1	Checked	08/10/00	J. B. Smith

Please quote: 1720103 PL:sv

12 January 2010

Mr Doug Lash
Manager Urban Planning
Development Assessment Services
Department Lands and Planning
GPO Box 1880
DARWIN NT 0801

Dear Doug

**Lot 3402 (557) Stuart Highway Winnelle Hundred of Bagot
Proposed Development - Radar Dish Structure Exceeding 8.5m height
limitation (Static Display)**

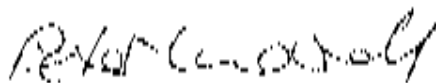
Thank you for the Development Application referred to this office 7 January 2010, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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.

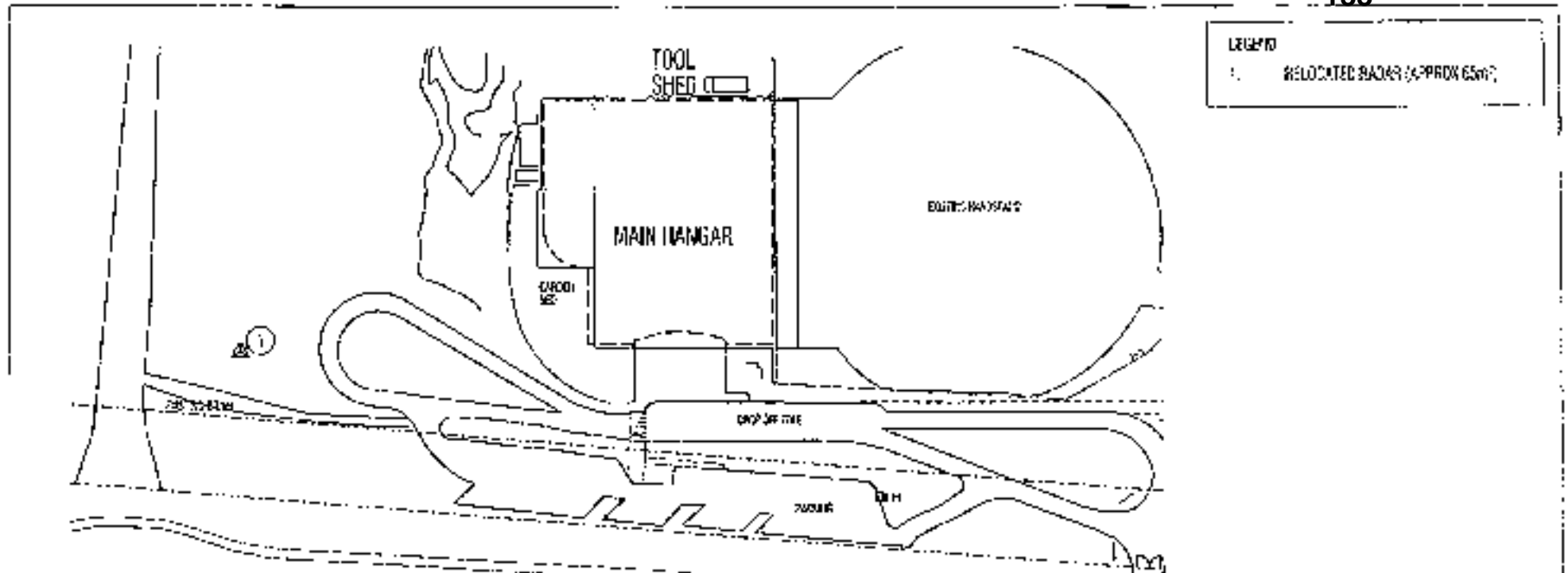
If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

Yours faithfully



**PETER LINDWALL
STRATEGIC TOWN PLANNER**

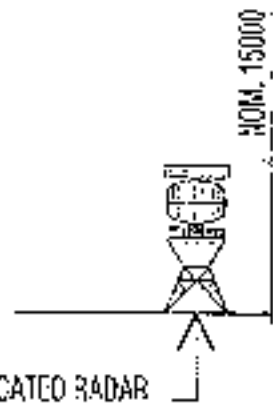
cc: Dept of Construction and Infrastructure



LEGEND
 1. RELOCATED RADAR (APPROX 65m²)

PROPOSED SITE WORKS PLAN

1:1000



RELOCATED RADAR



MAIN HANGAR

SITE ELEVATION

1:50

	DATE: 10/11/2011 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO: [Number]	PROJECT: [Name] SHEET NO: [Number] TOTAL SHEETS: [Number]	SCALE: 1:50 DATE: 10/11/2011	DRAWN BY: [Name] CHECKED BY: [Name]
	PROJECT: [Name] SHEET NO: [Number] TOTAL SHEETS: [Number]	SCALE: 1:50 DATE: 10/11/2011	DRAWN BY: [Name] CHECKED BY: [Name]	PROJECT: [Name] SHEET NO: [Number] TOTAL SHEETS: [Number]

Please quote: 1717284 RB:sv

14 January 2010

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

Dear Doug

**Lot 2788 (171) Hidden Valley Road Hidden Valley Hundred Of Bagot
Proposed Development - Addition Of A Demountable Toilet Block To An
Existing Sport And Recreation Facility**

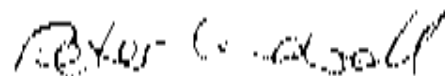
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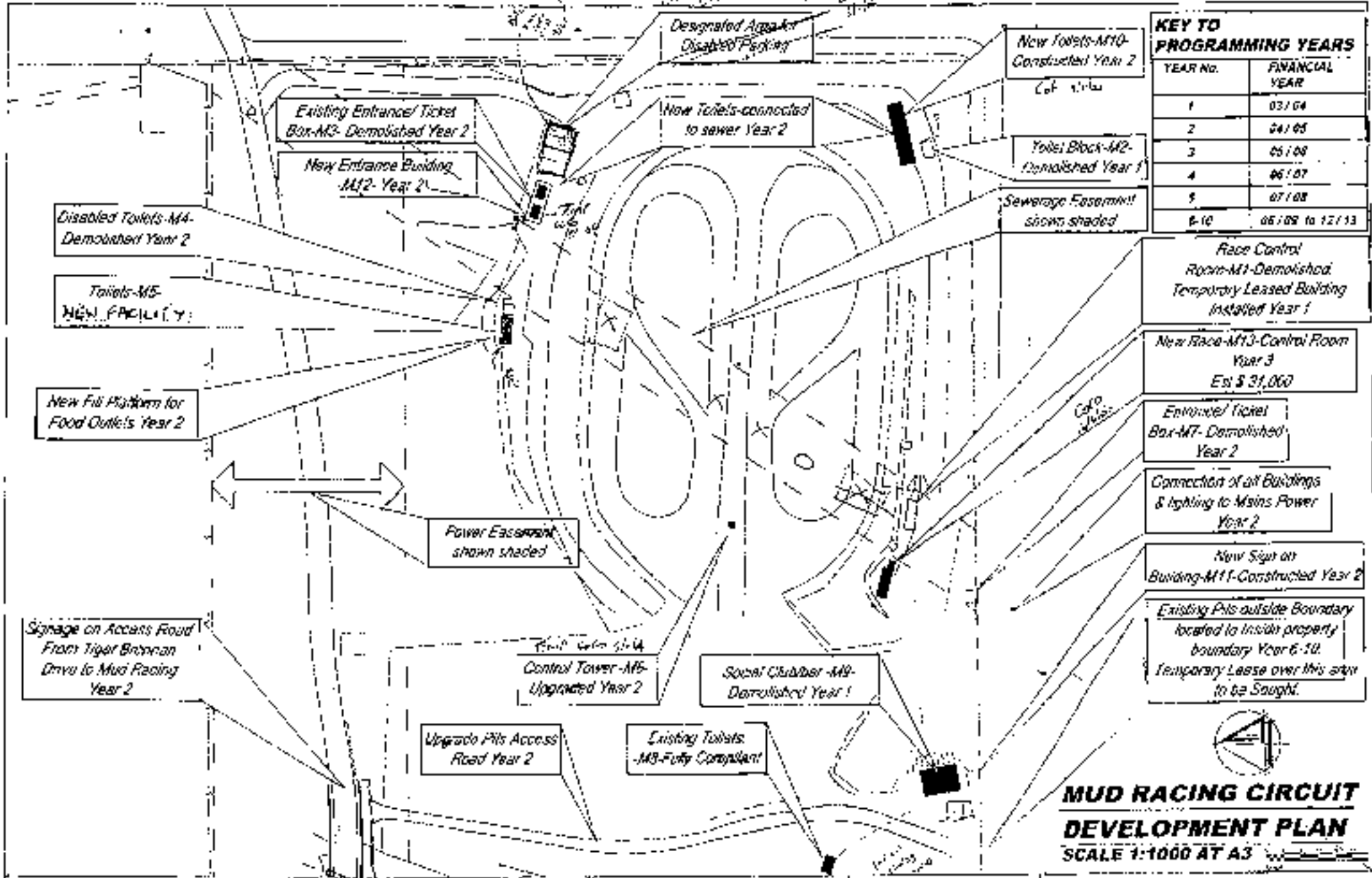
If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Dept of Construction and Infrastructure



KEY TO PROGRAMMING YEARS

YEAR NO.	FINANCIAL YEAR
1	03/04
2	04/05
3	05/06
4	06/07
5	07/08
6-10	08/09 to 12/13

Irwinconsult
 11 South Street, Suite 100
 Auckland, New Zealand
 Phone: +64 9 308 9000
 Fax: +64 9 308 9001
 Email: info@irwinconsult.co.nz
 Website: www.irwinconsult.co.nz
 IRWIN CONSULT PROJECTS
 JOB NO: 3-040130 (10/11/9)

NO.	DATE	BY	REVISION
1	10/11/09	IRWIN	ISSUED FOR TENDERS
2	10/11/09	IRWIN	ISSUED FOR TENDERS
3	10/11/09	IRWIN	ISSUED FOR TENDERS
4	10/11/09	IRWIN	ISSUED FOR TENDERS
5	10/11/09	IRWIN	ISSUED FOR TENDERS

Northern Territory Government
 Department of Infrastructure, Housing and Communities

MUD RACING CIRCUIT DEVELOPMENT PLAN
 SCALE 1:1000 AT A3

DARWIN
 HIDDEN VALLEY MUD RACING COMPLEX
 PRELIMINARY MASTER PLAN
MUD RACING CIRCUIT DEVELOPMENT PLAN

22 December 2009

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

Dear Mr Lesh

**NOT EXHIBITED - Lot 2452 (70) Alawa Crescent, Alawa
Proposed Development - New Carport**

Thank you for the Development Application referred to this office 8 December 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 Rick Burgess on 89300 412

Yours faithfully

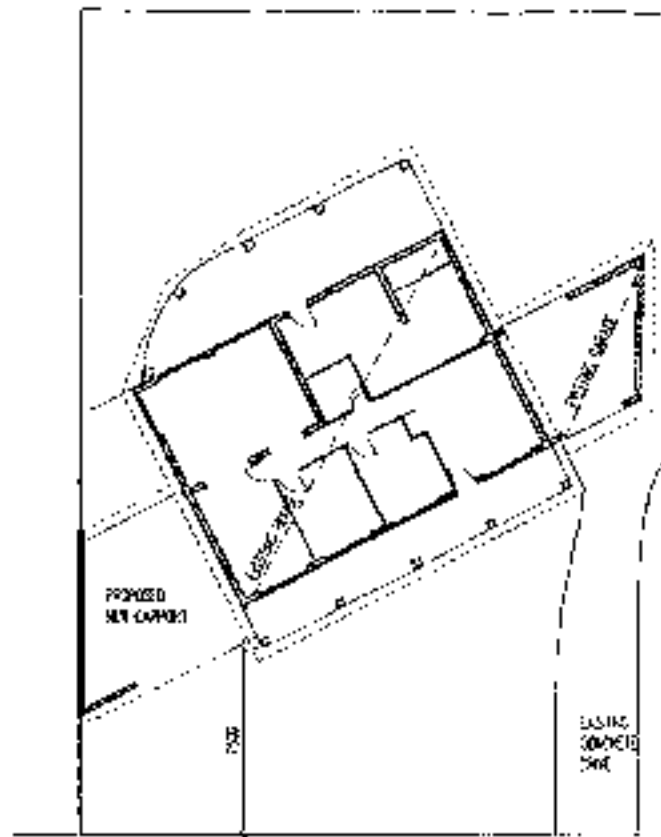


Per **PETER LINDWALL**
STRATEGIC TOWN PLANNER

cc: MIM Investments (NT) Pty Ltd



DARWIN 200



01 **SITE PLAN**
 SCALE 1/200 @A3



SITE PLAN
 PROPOSED CARPORT
 TO EXISTING RESIDENCE
 OCT 2022 ONE 201 ALAMA CRES
 H&B ARCHITECTS

137

© Copyright
 H&B ARCHITECTS (Pty) Ltd
 10001 201 ALAMA CRES
 SANDHURST, SOUTH AFRICA
 011 798 1234
 h&b@h&b.co.za
 www.h&b.co.za
 ARC-007/09 - AN

5 January 2009

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

Dear Mr Losh

**Lot 5447 (5) Kybra Court, Karama, Town Of Sanderson
Proposed Development – Carport Addition with Reduced Side Setbacks**

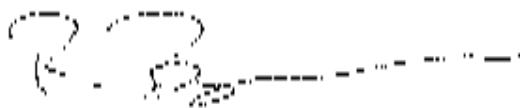
Thank you for the Development Application referred to this office 30 December 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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 Rick Burgess on 89300 412

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Aurizon Australia Pty Ltd

3. Proposed works

The proposed works entail the construction of a carport addition to the existing dwelling with reduced side setback. The carport will be constructed on the south-east side of the building and will have the following features:

Dimensions	13.2 m long x 2.7 m wide
Height	Sloped roof for drainage has a maximum height 3.7 m
Style	Open structure with no enclosed walls
Setbacks from lot boundaries	0.3 m from the boundary with Lot 5448 7.5 m from the Kybra Court road reserve

Figure 3 is a sketch of the final dimensions of the dwelling with the carport extension. The proposal will increase the width of the existing dwelling to 18.1 m

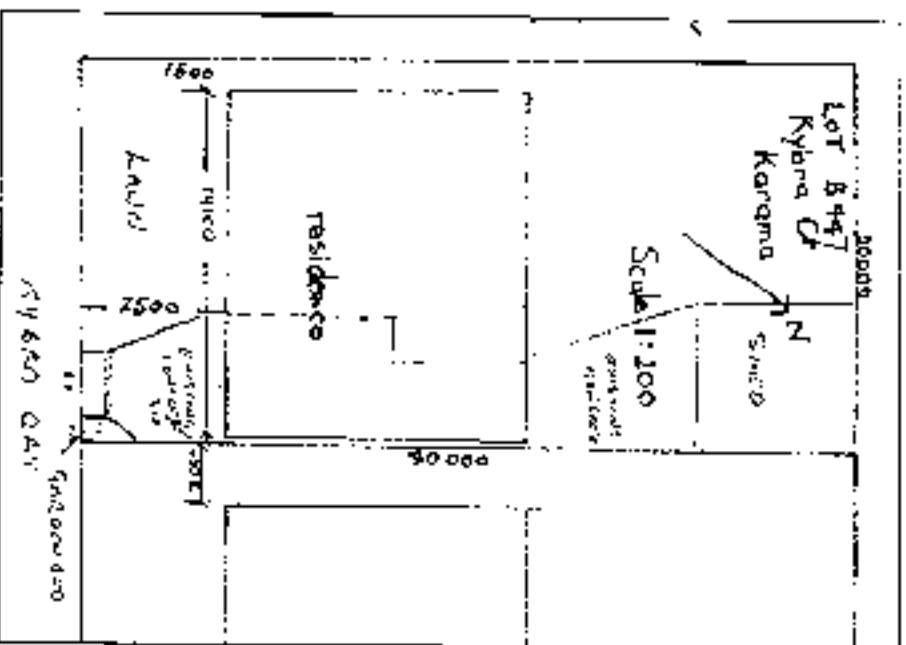


Figure 3: Sketch of proposed carport addition

The proposed works are shown on the detailed Floor Plan and Elevation Plan supplied by C & R Constructions contained in Appendix A. The proposed addition complies with the Building Act and Regulations.

Please quote: 1560237 RB:ev

11 December 2009

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 16880
DARWIN NT 0801

Dear Doug

**Lot 6617 (5) Swan Crescent Winnellie Town of Darwin
Proposed Development – Internal Layout Changes**

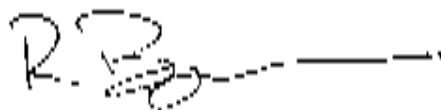
I thank you for the Development Application referred to this office 11 December 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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.

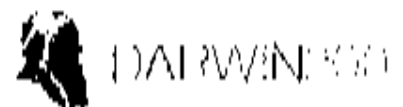
If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

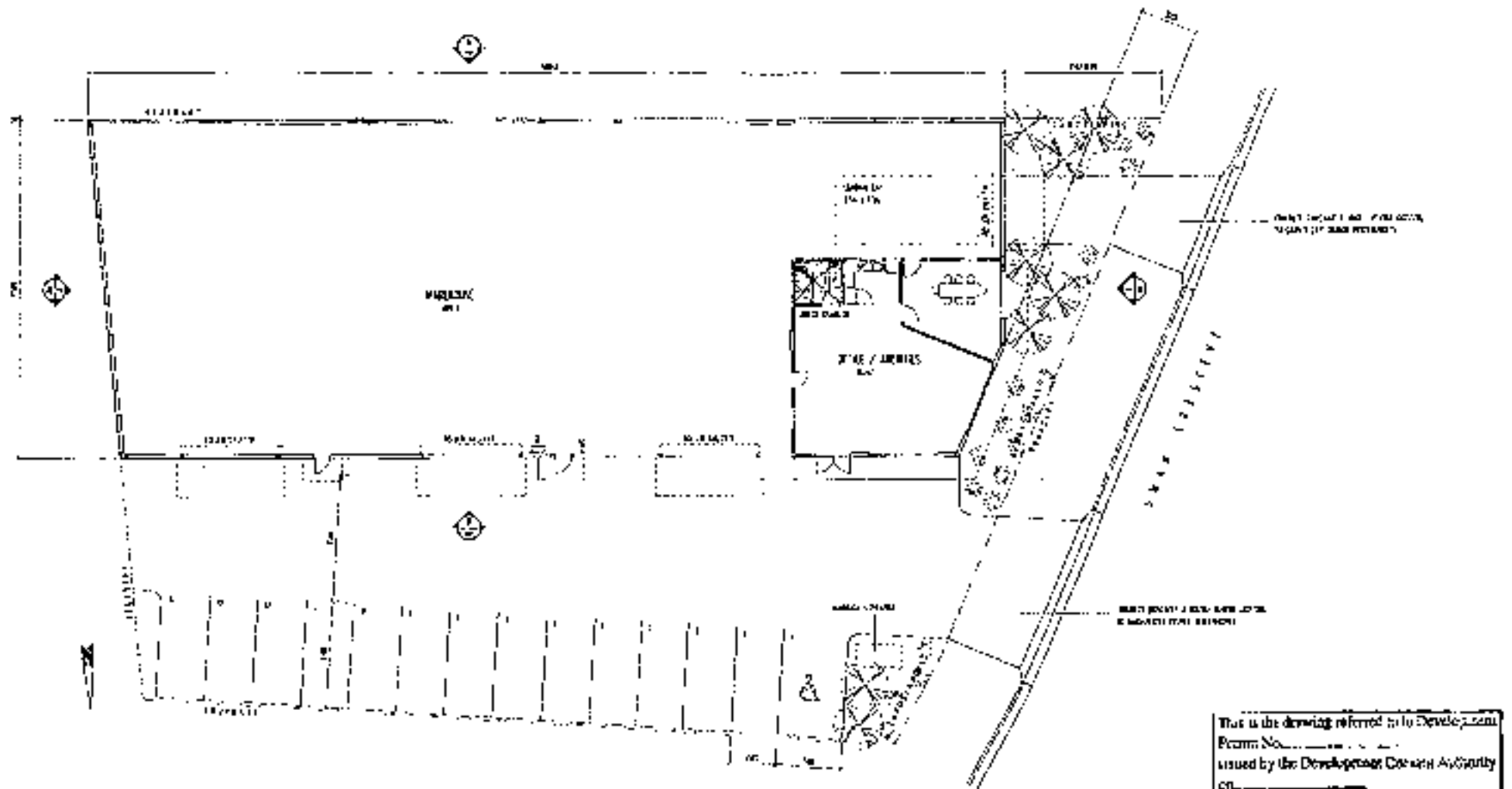
Yours faithfully




**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: F & V Poullos Pty Ltd





This is the drawing referred to in Development Form No. _____ issued by the Development Control Authority on _____


 Deputy of _____

1. SCALE: 1:1000
 2. DATE: 10/10/2011
 3. DRAWN BY: [Name]
 4. CHECKED BY: [Name]
 5. APPROVED BY: [Name]

Project Name	_____
Client Name	_____
Site Address	_____
Scale	1:1000
Date	10/10/2011
Drawn By	[Name]
Checked By	[Name]
Approved By	[Name]

Project Name	_____
Client Name	_____
Site Address	_____
Scale	1:1000
Date	10/10/2011
Drawn By	[Name]
Checked By	[Name]
Approved By	[Name]

PRELIMINARY

FOR THE DEVELOPMENT OF THE SITE

PROJECT NAME: _____

CLIENT: _____

DATE: _____

SCALE: 1:1000

Project Name	_____
Client Name	_____
Site Address	_____
Scale	1:1000
Date	10/10/2011
Drawn By	[Name]
Checked By	[Name]
Approved By	[Name]

Project Name	_____
Client Name	_____
Site Address	_____
Scale	1:1000
Date	10/10/2011
Drawn By	[Name]
Checked By	[Name]
Approved By	[Name]

Please quote: 1705094 P1/sv

14 January 2010

Ms Merida Tinkham
Project Officer Crown Land Sales
Land Administration
GPO Box 16830
DARWIN NT 0801

Dear Merida

Direct Sale Application Over Part Section 4356 Hundred of Bagot

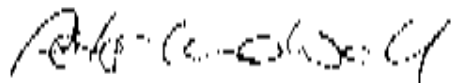
Thank you for the Development Application referred to this office 8 December 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

Council has no objection to the proposed sale of the subject land. Council will provide detailed comments at the time of the rezoning and subdivision application.

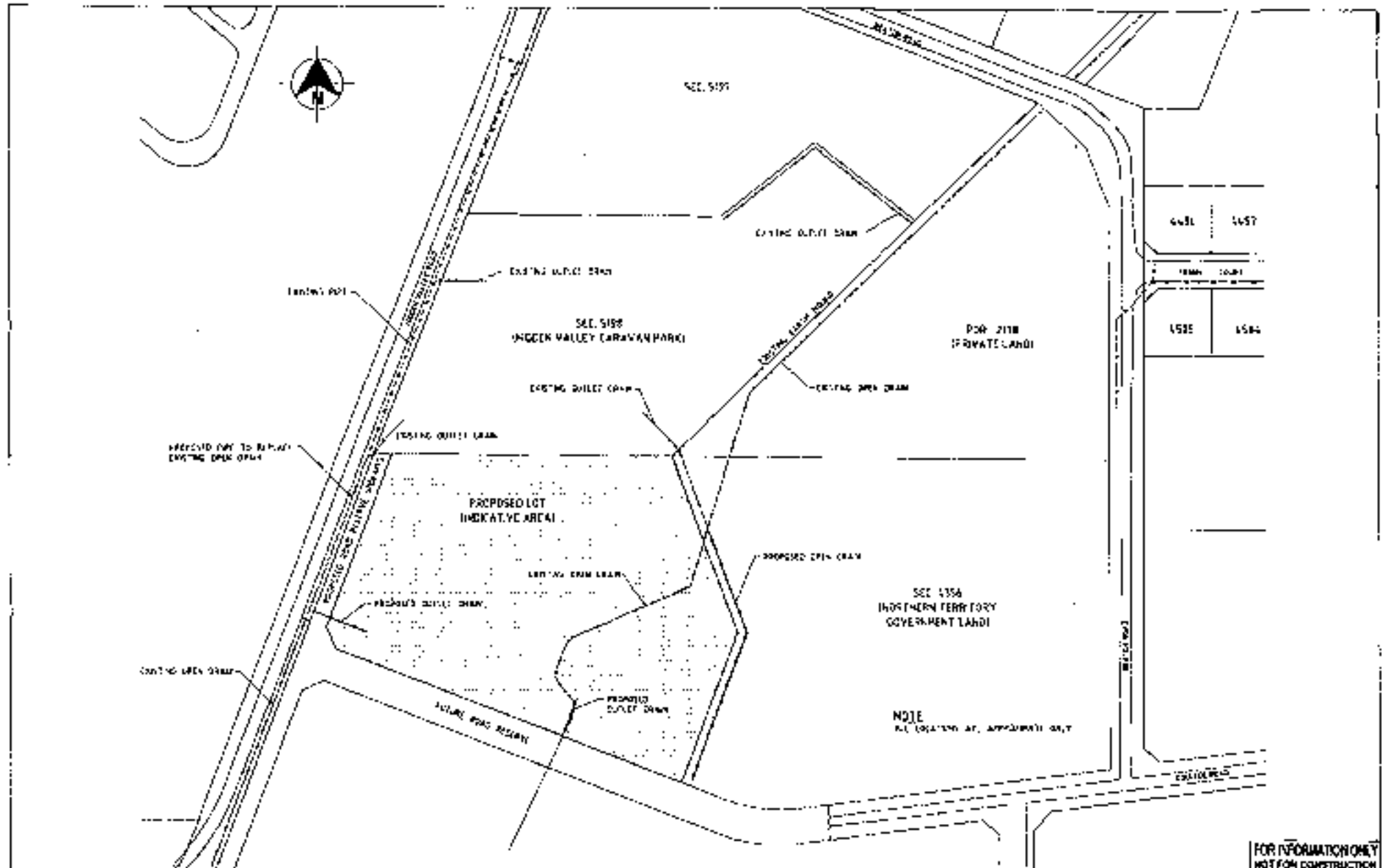
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

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



PREPARED BY: [Name] CHECKED BY: [Name] DATE: [Date]	PROJECT NO.: [Number] SHEET NO.: [Number]

ROMESO PTY LTD

HIDDEN VALLEY
TOURIST PARK

DATE	BY	CHKD BY

CONCEPT DRAINAGE PLAN

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

PROJECT NO.	
DATE	
SCALE	A1
SHEET NO.	143

Please quote: 1697407 PL:sw

11 December 2009

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

Dear Doug

**Lot 3125 (1) Cooper Street Fannie Bay Town of Darwin
Proposed Development - Extensions And Carport Addition To An Existing 2
Storey Single Dwelling With Reduced Front And Side Setbacks**

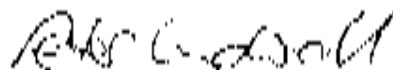
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In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

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

Yours faithfully

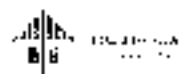
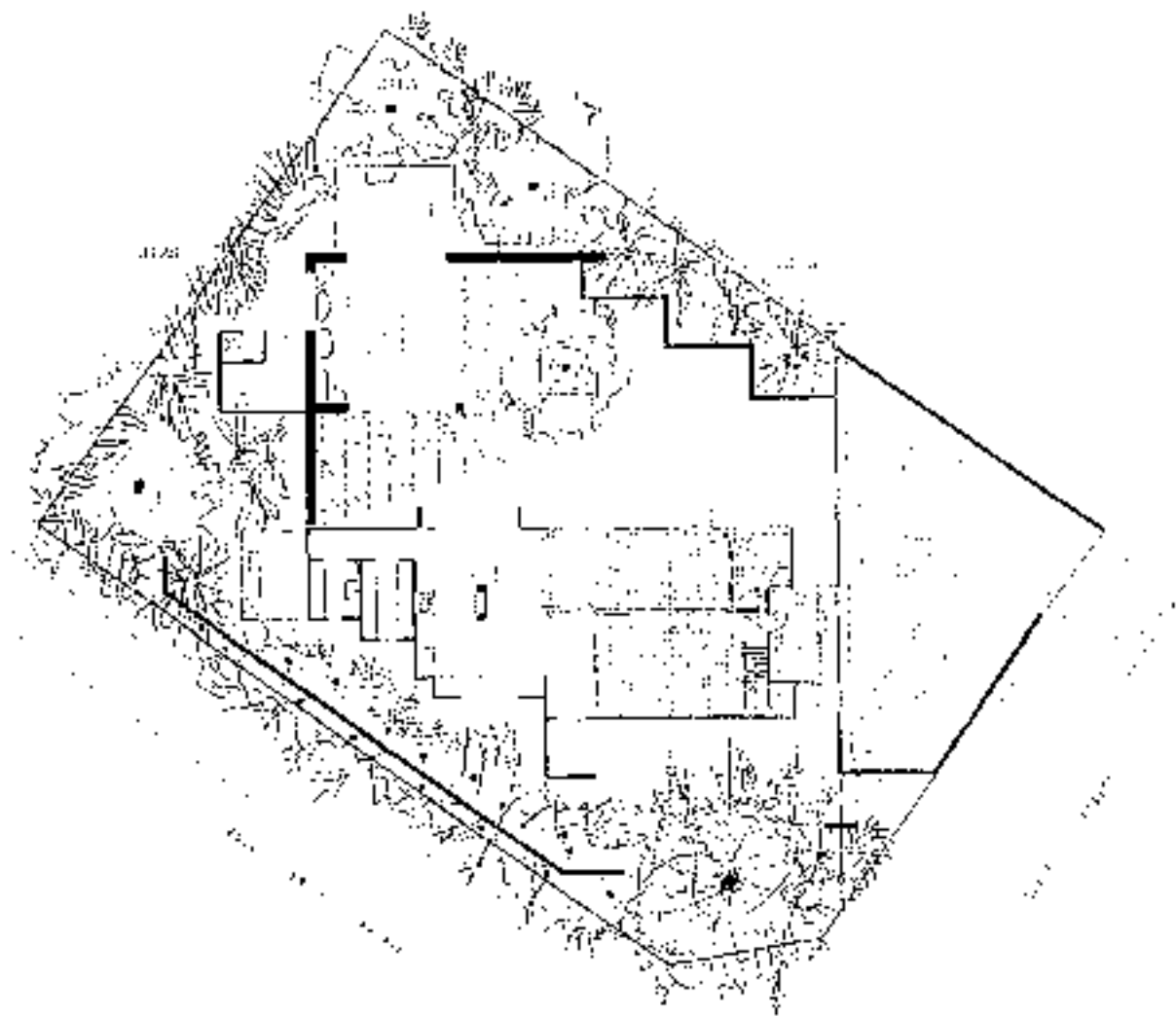


**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: Project Building Certifiers



DARWIN NT



PROJECT NO. 100-100-100
 SHEET NO. 100-100-100
 DATE 100-100-100
 DRAWN BY 100-100-100
 CHECKED BY 100-100-100
 APPROVED BY 100-100-100
 TITLE 100-100-100
 SCALE 100-100-100
 100-100-100

Please quote: 1697410 PL:sv

11 December 2009

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

Dear Doug

Lot 1603 (11) Pelican Crescent Wulagi Town Of Sanderson - Extension To An Existing Single Dwelling With A Reduced Front Setback

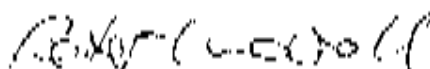
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In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

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: Steven Kent



building designer
building consultant
interior architect

22 BRISBANE QUAY
MELBOURNE VIC 3000
TEL: 03 9412 2222 FAX: 03 9412 2222

STRUCTURAL ENGINEER
MAURICE KELLY AND
ASSOCIATES Pty Ltd
CONSULTING ENGINEERS

BUILDING CERTIFIER
PROJECT BUILDING
CERTIFIERS Pty Ltd

801 BRISBANE QUAY
MELBOURNE VIC 3000
TEL: 03 9412 2222 FAX: 03 9412 2222

CLIENT ADDRESS
1211 TAPLEY
LOT NUMBER 1103
11 PELICAN CRESCENT
MELB. DIST. NORTHERN TERRITORY

PROJECT ADDRESS
11 PELICAN CRESCENT
MELB. DIST. NORTHERN TERRITORY

PROJECT DESCRIPTION
EXISTING CONCRETE STRUCTURE
NEW BACK ROOFED VERANDAH
NEW STAIRS TO ROOF
NEW FINISHES TO EXISTING BUILDING

DRAWING DESCRIPTION
CONSTRUCTION DRAWING
SET PLAN
LAND AREA AND RESERVE AREA CALCULATION

DATE	DESCRIPTION	BY
16/11/2007	AS SHOWN	PF

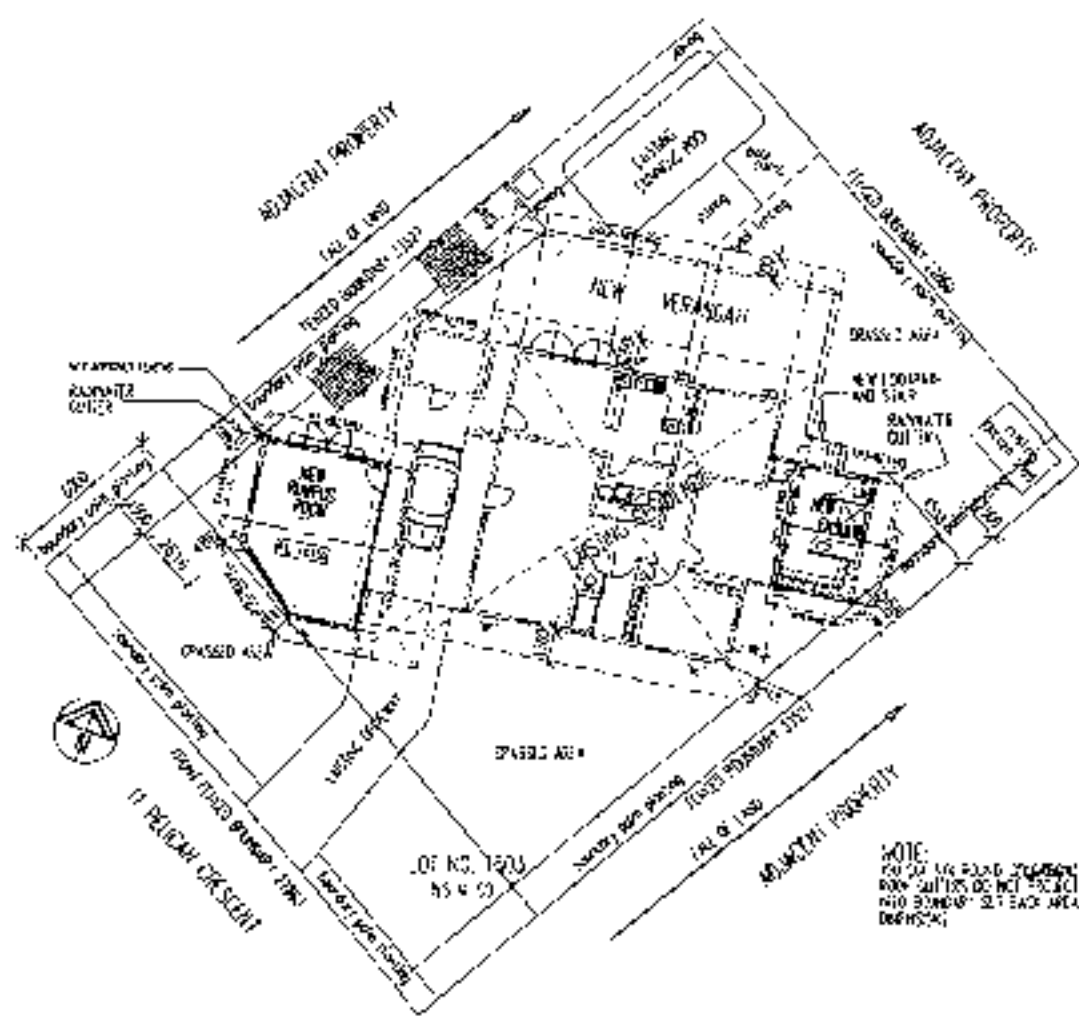
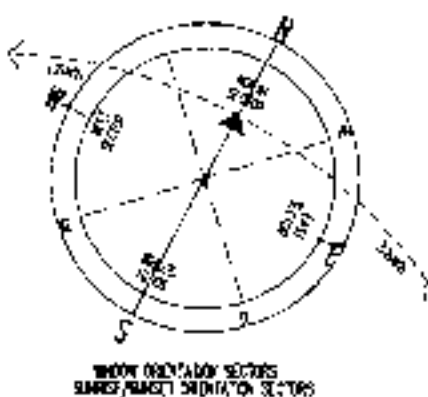
DATE: 16/11/2007 BY: PF

DATE: 16/11/2007 BY: PF

DATE: 16/11/2007 BY: PF

EXISTING LAND AREA-EXISTING RESERVE NEW BUILDING WORKS

WORK	DESCRIPTION
EXISTING LAND AREA	754.0 SQ M
EXISTING NEW FLOOR AREA	11.57 SQ M
RAMPUS ROOM NEW FLOOR AREA	11.96 SQ M
BACK VERANDAH NEW FLOOR AREA	46.30 SQ M
EXISTING NEW FLOOR AREA	767.83 SQ M
RAMPUS ROOM NEW FLOOR AREA	30.97 SQ M
BACK VERANDAH NEW FLOOR AREA	46.31 SQ M
EXISTING LAND AREA	754.0 SQ M



NOTE:
1. ALL DIMENSIONS SHOWN
ARE IN METERS UNLESS
OTHERWISE SPECIFIED
2. ALL DIMENSIONS ARE TO
CENTRE UNLESS OTHERWISE
SPECIFIED

CONSTRUCTION SITE PLAN SCALE 1:200

CONSTRUCTION DRAWING
FOR CONSTRUCTION
NOVEMBER 16, 2007

Please quote: 100/320 P1 :sv

11 December 2009

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

Dear Doug

**Lot 4411 (12) Bul Bul Court Ludmilla Town Of Darwin
Proposed Development - First Floor Balcony Addition To Existing Single
Dwelling With A Reduced Front Setback**

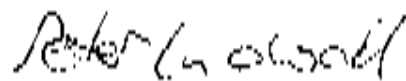
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If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully

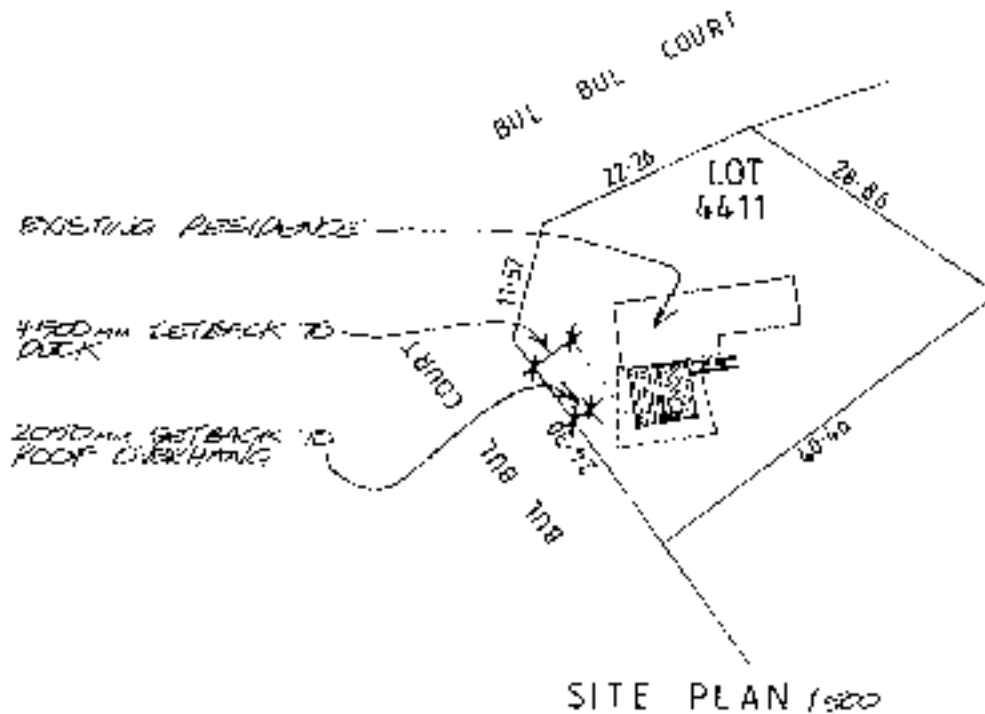


**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: Moorilwan Design



DARWIN.CC



ADVISING BUYER AGENCY

MEMBER OF

PROPOSED DECK EXTENSION TO ELEVATED HOUSE
 LOT 4411 BUL BUL COURT LUDMILLA
 FOR ANTHONY HOBAN AND CINDY SEJEN

PO BOX 5245 WINDMILL PT QLD
 66241 5411 | 0829 892 273 | 63 8541 5433
 CHINESE: 0829 892 273
 MOBILE: 0829 892 273

AUG 09

149 1:500 - 744 - 1

11 December 2009

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

Dear Doug

**Lot 5735 (57) East Point Road Fannie Bay Town of Darwin
Proposed Development – Changes to the Development Approved by
DP08/0282 to Increased Floor Area within the Yacht Shop**

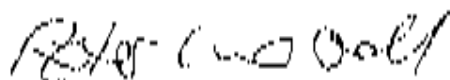
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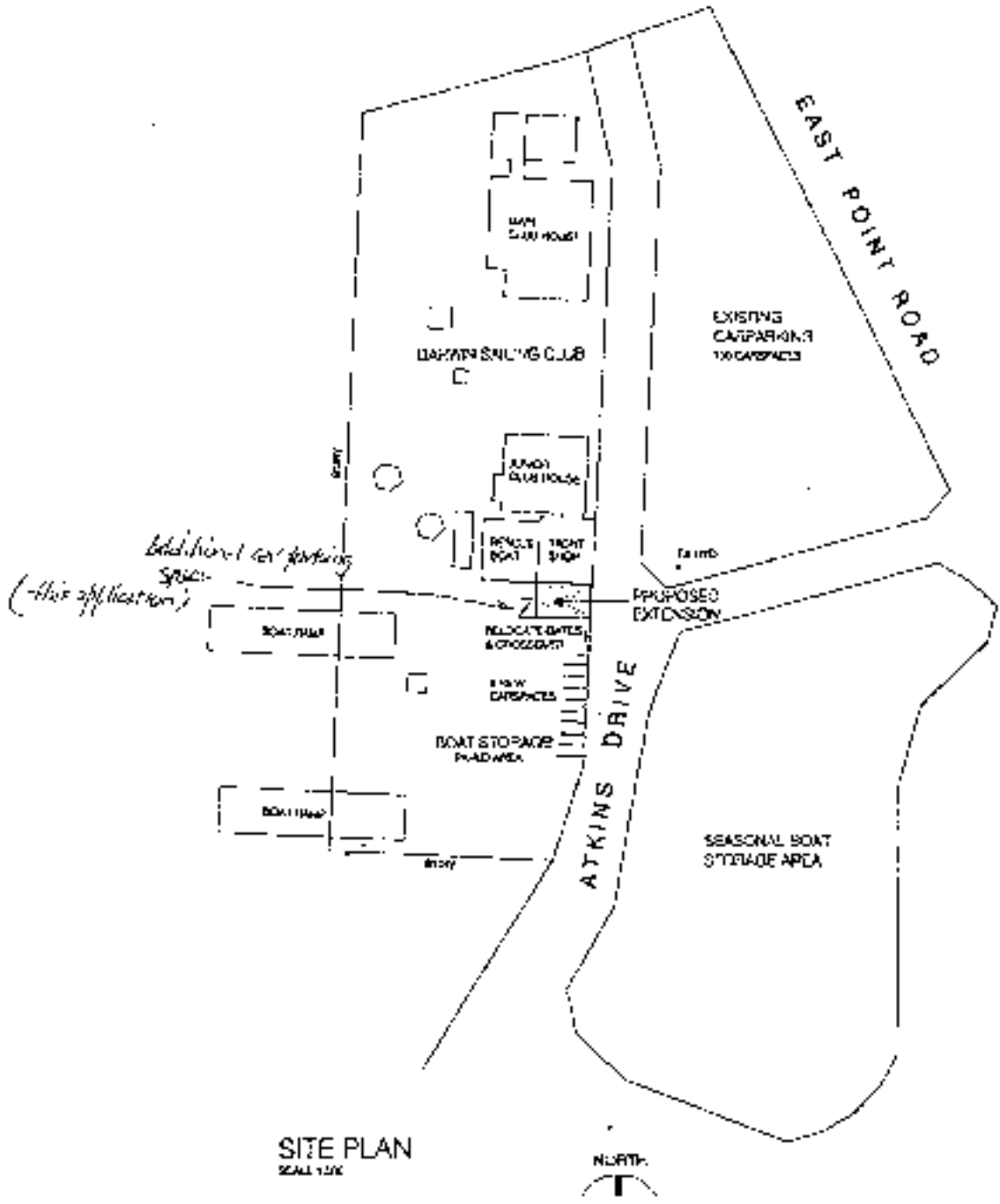
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully

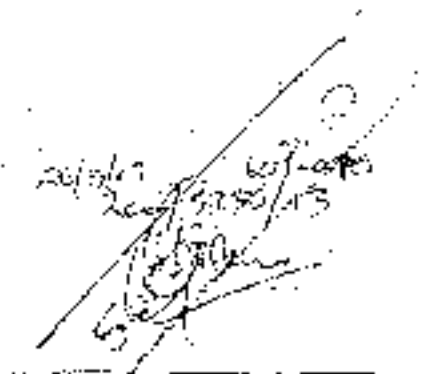


**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: Darwin Sailing Club Inc.



SITE PLAN
SCALE 1:500



PLANNING SUPPORT
 LOT 4735 LANDSCAPE
 SITE AREA - 7.28 ha
 EXISTING CARPARKING 110 CARSPACES
 NEW EXTENSION - 40 SPACES

CARPARKING SCHEDULE

NEW PROPOSED	EXISTING	TOTAL
40	110	150
TOTAL PROPOSED		
TOTAL EXISTING		
TOTAL PROPOSED		

OVERALL CARPARKING 150 SPACES

APPROVED
 10 03 2017
 BY [Signature]

The plan's design and construction compliance with the Department of Public Construction



ALLBUILT CONSTRUCTIONS
 P.O. Box 118
 Broomfield, CO 80020
 Telephone: (303) 444-4100
 Facsimile: (303) 444-4000
 Email: allbuilt@allbuilt.com.au

Allbuilt

PROPOSED EXTENSION
 LOT 4735 ATKINS DRIVE

Please quote: 1697322 PL:ev

11 December 2009

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

Dear Doug

**Lot 5483 (7) Bayview Street Fannie Bay Town Of Darwin
Proposed Dwelling - Awning Addition To An Existing Multiple Dwelling With
Reduced Side Setback (Unit 5)**

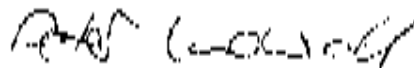
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There do not appear to be any Council related issues in regard to this application.

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.

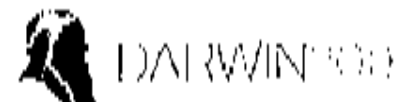
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Darren Schinner





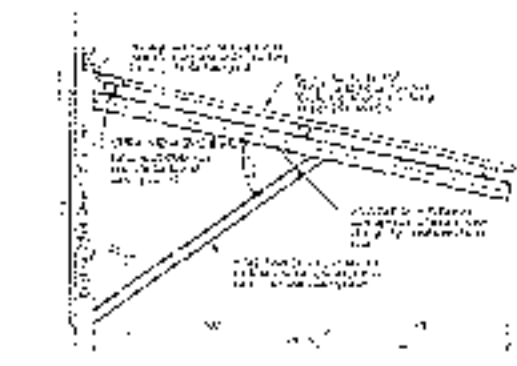
GROUND PLAN

SCALE 1/8" = 1'-0"



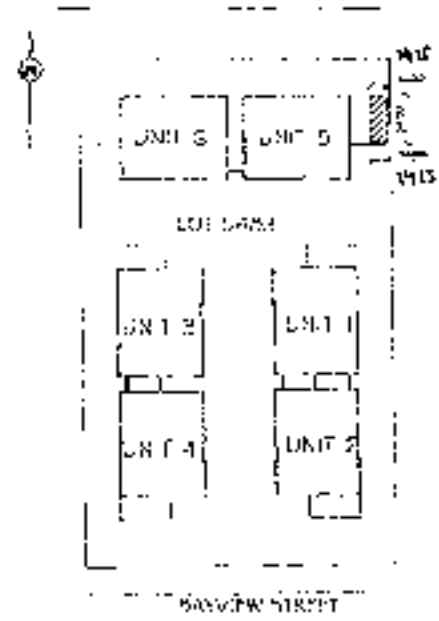
TYPICAL ELEVATION

SCALE 1/8" = 1'-0"



TYPICAL LAWN AS TRAVE D1

SCALE 1/8" = 1'-0"



SITING PLAN

SCALE 1/8" = 1'-0"
RESIDENT UNITS

1. All work shall be in accordance with the requirements of the Massachusetts Building Code, 806 CMR, and all applicable state and local laws, rules, regulations, codes, ordinances, and orders.
2. All work shall be in accordance with the requirements of the Massachusetts Building Code, 806 CMR, and all applicable state and local laws, rules, regulations, codes, ordinances, and orders.
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STRUCTURAL ENGINEER
 REGISTERED PROFESSIONAL ENGINEER
 AND ARCHITECT, P.E., P.E.
 [Signature]
 Date: 10/11/2011

JB INDUSTRIES
 PROJECT NO. 101
 101 SANDWICH ST.
 SANDWICH, MASSACHUSETTS 01906
 508-888-1111

DATE: 10/11/2011
 TIME: 10:00 AM
 PROJECT NO. 101
 101 SANDWICH ST.
 SANDWICH, MASSACHUSETTS 01906
 508-888-1111

Please quote: 1607327 Pl.:sv

11 December 2009

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

Dear Doug

**Lot 9130 (140) Casuarina Drive, Nightcliff Town Of Nightcliff
Proposed Development - Verandah Addition To An Existing Multiple Dwelling
(Unit 15)**

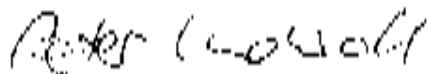
Thank you for the Development Application referred to this office 26 November 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

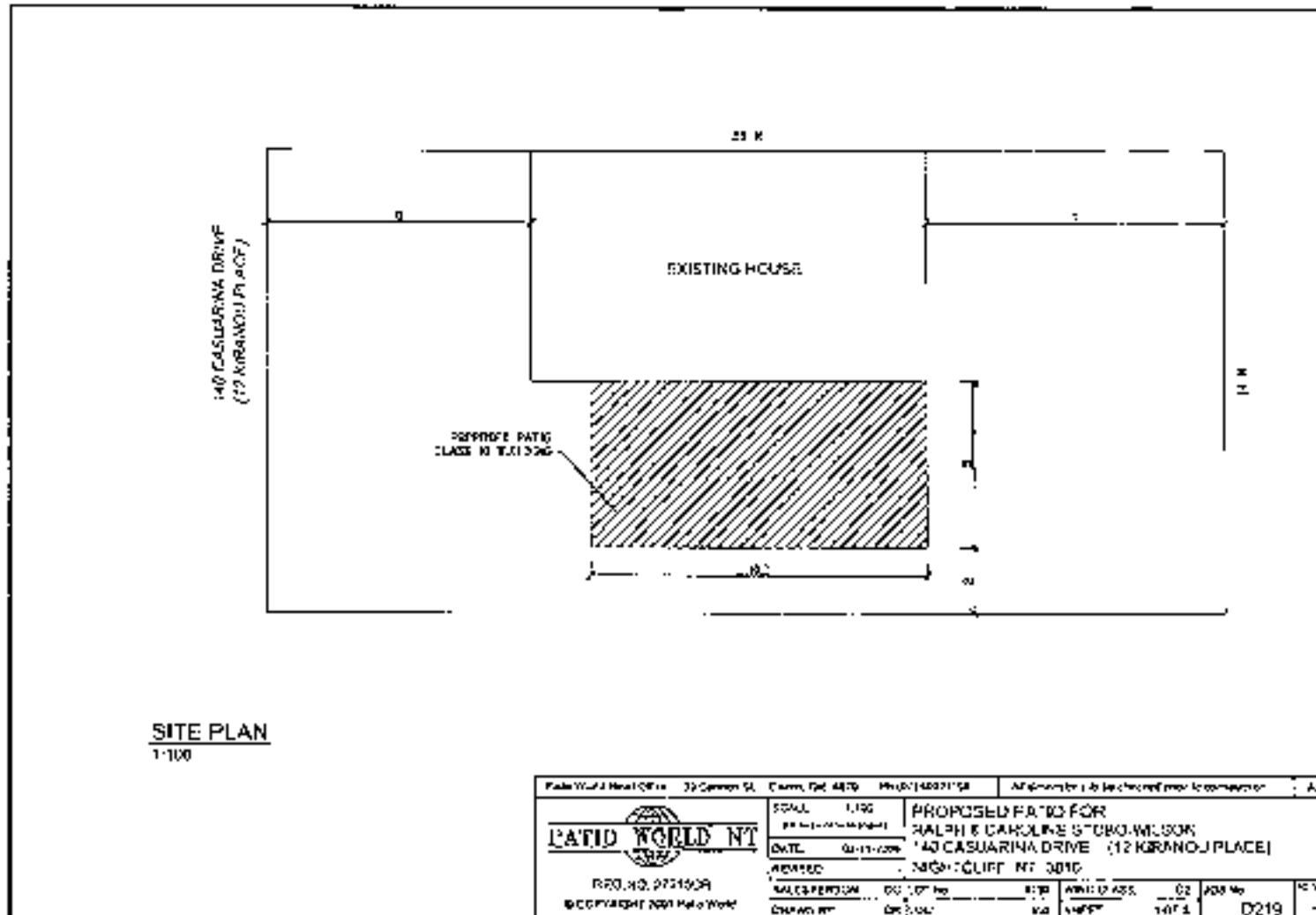


**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: JB Drafting



DARWIN.CC



Please quote: 169/1643 PL:sv

8 December 2009

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

Dear Doug

**Lot 5116 (11) Nakara Terrace NAKARA Town Of Nightcliff
Proposed Development - Single Dwelling With Reduced Side Setback
(Required In Order To Formalize Existing Structure) NOT EXHIBITED**

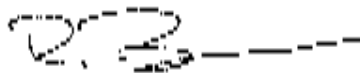
Thank you for the Development Application referred to this office 24 November 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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 Rick Burgess on 8930 0412.

Yours faithfully

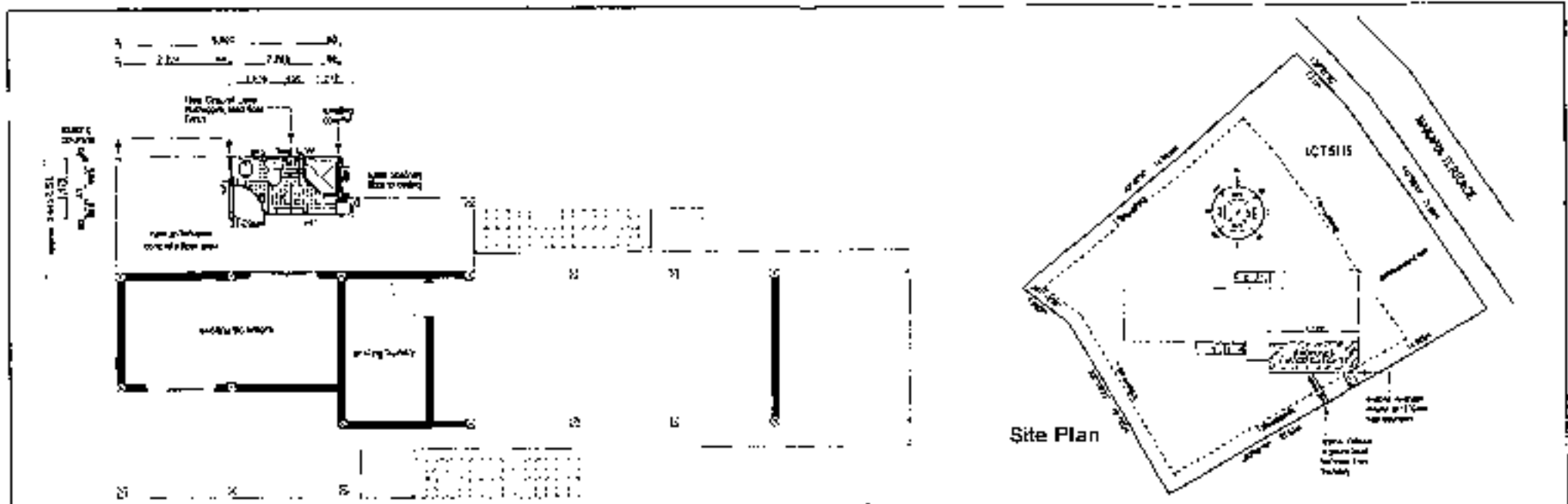


PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: designNT

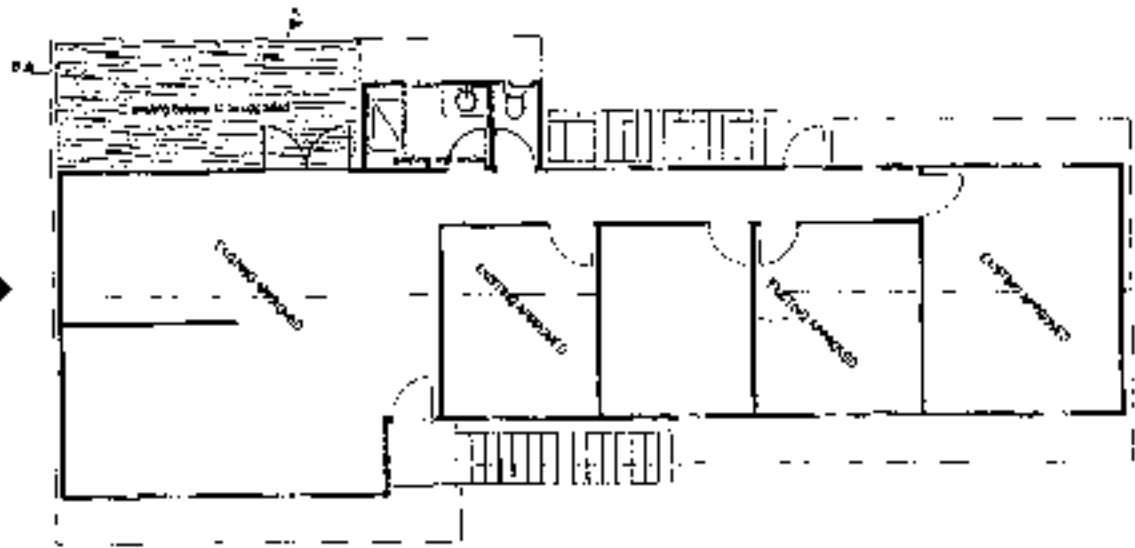


DARWIN NT



Ground Floor Plan
1-100

STRUCTURAL CERTIFIED
 Date: _____
 Reg. No. 114 5123
 C.A. _____
 City: _____
Maurice Kelly & Associates Pty Ltd
 15/155 St. Georges Road, St. Georges, NSW 2250



First Floor Plan
1-100

CHECK ALL DIMENSIONS PRIOR TO STARTING ANY WORK ON OR AT SITE

Copyright - All rights reserved. Drawings are to be reproduced without the written permission of the client.				designCentre NT GPO Box 1432 Darwin NT 0801 Tel: 08 6131 1820 Fax: 081 372 063				PROJECT Flooded 4th floor & modifications CLIENT Govt. Dept. Lot 5/15 (111) Murray Creek Road MARRIAGE TREE QLD		Ground Floor Plan Scale: AS NOTED Drawn: _____ Print Date: 4/12/00 Drawing No: G183-3 Sheet: 3 of 8 Rev: A3	
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Please quote: 1720101 PL:sv

18 January 2010

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

Dear Doug

**Lot 5317 (49) Nakara Terrace Nakara Town of Nightcliff
Proposed Development - Addition to an Existing Sports Facility Exceeding the
8.5m Height Limitation**

Thank you for the Development Application referred to this office 07 January 2010, 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.

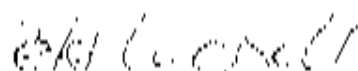
As per the letter dated 25th November 2009 to Mr Bill Kostandias, CEO Football Federation NT, that subject to the fulfilment of completion of further community consultation and submission of detailed design drawings, Council supports the proposal to install lights at Nakara oval.

At this point in time the community consultation has not been completed. As this condition has not been met, Council cannot support the application in its current form.

The result of this is that as the land owner, Council has not provided explicit authorisation for the Football Federation NT to apply for consent to carry out a development on the land as per section 40(1) of the Planning Act 2009.

If you require any further discussion in relation to this application please feel free to contact Rick Burgess on 8930 0412.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Football Federation Northern Territory

OPEN SECTION

PAGE

TP2/11

Town Planning Committee Meeting – Wednesday, 3 February, 2010

12 **GENERAL BUSINESS**

