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DARWIN CITY COUNCIL

MINUTES OF THE TOWN PLANNING COMMITTEE MEETING HELD IN COUNCIL CHAMBERS, CIVIC CENTRE, HARRY CHAN AVENUE, DARWIN, ON WEDNESDAY, 4 FEBRUARY, 2009, COMMENCING AT 12.01 P.M.

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

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

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- 10.6 Planning Scheme Amendment – PA2008/0901 Rezoning Lot 1822 (7) Stokes street, Parap – Town of Darwin from Zone SD (single dwelling residential) to Zone SD7 (Specific Use Darwin 7)
- 10.7 Lots 1067 & 1720 (31 & 29) Stuart Highway, Stuart Park – Town of Darwin – Takeaway Restaurant with Drive Through Access

11 INFORMATION ITEMS

- 11.1 Various Letters sent to Development Assessment Services under Delegated Authority

12 GENERAL BUSINESS

- 12.1 Outstanding Items



Town Planning Committee Meeting – Wednesday, 4 February, 2009

1 MEETING DECLARED OPEN

The Chairman declared the meeting open at 12.01 p.m.

2 APOLOGIES AND LEAVE OF ABSENCE

2.1 Apologies

(Mitchell/Marrone)

- A. THAT the apology from Member R T Dee be received and Leave of Absence be granted.
- B. THAT the apology from Member J L Sangster be received and Leave of Absence be granted.
- C. THAT the apology from Member G A Lambert be received and Leave of Absence by granted.

DECISION NO.20\1147 (04/02/09) Carried

2.2 Leave of Absence Granted

(Mitchell/Marrone)

THAT it be noted that Member G M Jarvis is an apology due to a Leave of Absence being previously granted on 27 January, 2009 for the period 2 – 6 February, 2009.

DECISION NO.20\1148 (04/02/09) Carried

3 DECLARATION OF INTEREST OF ELECTED MEMBERS

Nil

4 CONFIDENTIAL ITEMS

Nil



Town Planning Committee Meeting – Wednesday, 4 February, 2009

5 WITHDRAWAL OF ITEMS FOR DISCUSSION

5.1 Items Withdrawn by Staff

Nil

5.2 Items Withdrawn by Members

(Mitchell/Marrone)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that Information Items and Officers Reports to the Town Planning Committee Meeting held Wednesday, 4 February, 2009, be received.

DECISION NO.20\1149

(04/02/09)

Carried

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

(Lesley/Marrone)

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\1150

(04/02/09)

Carried

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

Nil

8 DEVELOPMENT APPLICATIONS

Nil

9 GENERAL TOWN PLANNING REPORTS

Nil



Town Planning Committee Meeting – Wednesday, 4 February, 2009

10 OFFICERS REPORTS

10.1 Building Height and Volumetric Controls for the Darwin CBD

Report No. 09TS0008 Common No. 1481987

(Lord Mayor/Sjoberg)

COMMITTEE'S RECOMMENDATION

THAT it be a recommendation to Council:-

- A. THAT Report Number 09TS0008 entitled Building Height and Volumetric Controls for the Darwin CBD, be received and noted.
- B. THAT the draft letter to the Department of Planning and Infrastructure, Document Number: 1515059 (**Attachment A**) be modified and circulated, to be endorsed by Council.

Carried

10.2 Planning Scheme Amendment 2007/0273 Changes to Building Setback Rules February 2009

Report No. 09TS0004 Common No. 1491735

(Lesley/Mitchell)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 08TS0004 entitled Changes to Building Setback Rules, be received and noted.
- B. THAT the letter to the Development Consent Authority, Document Number: 1513366 (**Attachment B**) be modified and circulated, to be endorsed by Council.

DECISION NO.20\1151

(04/02/09)

Carried

ACTION: GM INFRAST



Town Planning Committee Meeting – Wednesday, 4 February, 2009

10 OFFICERS REPORTS

10.3 Strategic Town Planning Policy Priorities Report No. 09TS0007 Common No.1267297

(Moir/Sjoberg)

COMMITTEE'S RECOMMENDATION

THAT it be a recommendation to Council:-

- A. THAT Report Number 09TS0007 entitled Strategic Town Planning Policy Priorities, be received and noted;
- B. THAT a priority list for the development of policies regarding town planning matters be established as follows:
 - I. Setbacks of development in residential areas;
 - II. Setbacks of development in the Darwin Central Business (CB) zone;
 - III. Small lot subdivisions in new neighbourhoods;
 - IV. Car parking, Public Transport and alternative transport requirements;
 - V. The height, bulk and over development of land in the Darwin CB zone;
 - VI. Public and private vehicular and pedestrian access into new City developments;
 - VII. Service and waste vehicular access into new developments;
 - VIII. Environment and Climate Change issues - water conservation and alternative energy uses.
 - IX. Preservation of public open space.

Carried

10.4 Minister's Reply on Berrimah Subdivision Report No. 09TS0010 Common No.1418860

(Lesley/Marrone)

COMMITTEE'S RECOMMENDATION

THAT it be a recommendation to Council:-

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

Carried



Town Planning Committee Meeting – Wednesday, 4 February, 2009

10 OFFICERS REPORTS

10.5 Exceptional Development Permit – Section 38 Part Lot 4356 – Hundred of Bagot Corner Beaton & Collage Roads Berrimah to Allow for a Drug and Alcohol Rehabilitation Centre

Report No.08TS0241 Common No.1484736

(Lesley/Galton)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 08TS0241 Entitled Exceptional Development Permit – Section 38 Part Lot 4356 – Hundred of Bagot, Corner Beaton & Collage Roads Berrimah to Allow for a Drug and Alcohol Rehabilitation Centre, be received and noted.
- B. THAT the Revised letter to the Development Consent Authority, Document Number 1484736 (**Attachment B**), advising that Council supports an exceptional development permit to allow the site to be used for a drug and alcohol respite and rehabilitation centre, be endorsed by Council.

DECISION NO.20\1152 (04/02/09)

Carried

ACTION: GM INFRAST

10.6 Planning Scheme Amendment – PA2008/0901 Rezoning Lot 1822 (7) Stokes street, Parap – Town of Darwin from Zone SD (single dwelling Residential) to Zone SD7 (Specific Use Darwin 7)

Report No. 08TS0240 Common No.1484723

(Galton/Moir)

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 08TS0240 Planning Scheme Amendment – PA2008/0901 Rezoning Lot 1822 (7) Stokes Street, Parap – Town of Darwin from Zone SD (single dwelling residential) to Zone SD7 (Specific Use Darwin 7), be received and noted.
- B. THAT the Revised letter to the Development Consent Authority, Document Number: 1484723 (**Attachment C**) advising of Council's concerns regarding the rezoning of Lot 1822 to SD7 (Special Development Darwin), be endorsed by Council.

DECISION NO.20\1153 (04/02/09)

Carried

ACTION: GM INFRAST



Town Planning Committee Meeting – Wednesday, 4 February, 2009

10 OFFICERS REPORTS

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

Report No.09TS0012 Common No.1509328

(Lesley/Marrone)

COMMITTEE'S RECOMMENDATION

THAT it be a recommendation to Council:-

- A. THAT Report Number 09TS0012 Lots 1067 & 1720 (31 & 29) Stuart Highway, Stuart Park – Town of Darwin – Takeaway Restaurant with Drive Through Access, be received and noted.
- B. THAT the letter to the Development Consent Authority, Document Number: 1515147 (**Attachment B**), advising of Council's concerns regarding Lots 1067 & 1720 (31 & 29) Stuart Highway, Stuart Park, be endorsed by Council.

Carried



Town Planning Committee Meeting – Wednesday, 4 February, 2009

11 INFORMATION ITEMS

11.1 Various Letters sent to Development Assessment Services under Delegated Authority

(Galton/Moir)

COMMITTEE'S DECISION

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

- i) Lots 2319 & 3432 (10 & 12) Knuckey Street and Lot 3943 (23) West Lane – Town of Darwin Restaurant Including Alfresco Dining, Construction of Timber Deck and Verandah, and Demountable Structure (Cool Room) with **(Attachment A)** – Common Number: 1509287 PL:cpd dated 30 January, 2009.
- ii). Lots 9585 & 8634 (356) Bagot Road & Fitzgerald Street – Town of Nightcliff New Showrooms, Additional On-Site parking and Façade Upgrade – Common Number: 1489806 CT:cpd dated 3 December 2008.
- iii) Lot 1340 (6) Chapman Court, Rapid Creek – Town of Nightcliff 4 x 3 Bedroom Multiple Dwellings in 2 x 2 Storey Buildings including Car Stacker Parking – Common Number: 1487443 CT:cpd dated 5 December 2008.
- iv) Lots 4244 & 6663 Tiger Brennan Drive – Town of Darwin Stockpiling of Fill – Common Number: 1487463 CT:cpd dated 5 December 2008.
- v) Portion 1543 (524) Stuart Highway, Winnellie – Hundred of Bagot Internal Alterations and Additions to Existing Warehouse – Common Number: 1487498 CT:cpd dated 5 December 2008.
- vi) Lot 7578 McMinn Street, Darwin City – Town of Darwin Subdivision to Create 2 Building Lots and Common Property – Common Number: 1487407 CT:cpd dated 5 December 2008.
- vii) Lot 620 (99) Mitchell Street, Darwin City – Town of Darwin Daytime Car Parking and Evening Market – Common Number: 1487478 CT:cpd dated 5 December 2008.
- viii) Lot 10083 (16) Gakkingga Street, Lyons – Town of Nightcliff 2 x 3 Bedroom Multiple Dwellings in a Single Storey Building – Common Number: 1487488 CT:cpd dated 5 December 2008.
- ix) Lot 4366 (50) Calytrix Road, Karama – Town of Sanderson Verandah Addition to Existing Multiple Dwelling (Unit 3) with a Reduced Side Setback. – Common Number: 1487481 CT:cpd Dated 5 December 2008.
- x) Lot 6742 (21) Villafior Crescent, Woolner – Town of Darwin 2 X 4 Bedroom Multiple Dwellings in a 2 Storey Building – Common Number: 1487487CT:cpd dated 5 December 2008.
- xi) Portion 2788 Berrimah Road, Hidden Valley – Hundred of Bagot – Replace Existing Licensed Club with New Licensed Club – Common Number: 1487506 CT:cpd dated 5 December 2008.

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Town Planning Committee Meeting – Wednesday, 4 February, 2009

11 INFORMATION ITEMS

11.1 Various Letters sent to Development Assessment Services under Delegated Authority

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- xii) Lot 5244 (1) Casino Drive, The Gardens – Town of Darwin Extension of Existing Ground Level Gaming and Additional of Outdoor Decks to Existing Casino – Common Number: 1487424 CT:cpd dated 5 December 2008.
- xiii) Lot 664 (108) Esplanade, Darwin City – Town of Darwin Changes to Development Permit DP08/0362 for New Service Vehicle Access and Ports Cochere, Reduced Office Floor Area and Changes to Private Open Space Areas – Common Number: 1487423 CT:cpd dated 5 December 2008.
- xiv) Section 6045 (18) Mel Road, Berrimah – Hundred of Bagot Warehouse and Future Office Development – Common Number: 1489669 CT:cpd dated 5 December 2008.
- xv) Lots 3762 & 3763 (1 & 2) Dashwood Place, Darwin – Town of Darwin Changes to the Development Approved by DP08/0373 to Change a 4 Bedroom Dwelling to 2 x 3 Bedroom Dwellings on Level 9, Changes to Car Parking and Vehicle Access and Other Internal and External Alterations. – Common Number: 1489876 CT:cpd dated 12 December 2008.
- xvi) Lot 7578 McMinn Street – Town of Darwin Mixed Use Development Comprising: 5 Storey Commercial Building with 22 x 1, 31 x 2 & 10 X 3 Bedroom Multiple Dwellings, plus Basement Car Parking – Common Number: 1490891 PL:cpd dated 12 December 2008.
- xvii) Proposed Unit Development Lot 2382 (29) Woods Street, Darwin City Council – Common Number: 1423695 PL:cpd dated 16 December 2008.
- xviii) Lot 4529 (18) Harney Street, Ludmilla – Town of Darwin Carport Addition to Existing Single Dwelling with a Reduced Front Setback – Common Number: 1489903 PL:cpd dated 12 December 2008.
- xix) Lot 5952 (13) Exmouth Court, Leanyer – Town of Sanderson Carport and Verandah Addition to Existing Single Dwelling with Reduced Front and Side Setbacks – Common Number: 1489894 PL:cpd dated 12 December 2008.
- xx) Lot 3301 (22) Bremer Street, Ludmilla – Town of Darwin Verandah Addition to an Existing Single Dwelling with a Reduced Side Setback – Common Number: 1497656 PL:cpd dated 12 December 2008.
- xxi) Section 5470 Unit 3 (51) Benision Road, Winnellie – Hundred of Bagot Addition of a Mezzanine Floor to an Existing General Building – Common Number: 1505271 PL:cpd dated 12 December 2008.
- xxii) Lot 9129 Unit 11 (1) Cartwright Court, Coconut Grove – Town of Nightcliff Verandah Addition to an Existing Multiple Dwelling with a Reduced Side/Rear Setback – Common Number: 1506103 PL:cpd dated 23 January 2009.
- xxiii) Lot 791 (36) Francis Street, Rapid Creek – Town of Nightcliff Garage/Shed Addition to Existing Supporting Accommodation with Reduced Primary and Secondary Street Front Setbacks – Common Number: 1506118 PL:cpd dated 23 January 2009.
- xxiv) Lot 3464 Unit 1 (31) Parap Road, Parap – Town of Darwin Carport Addition with reduced Front Setback – Common Number: 1506124 PL:cpd dated 23 January 2009.
- xxv) Lot 5037 (65) Bishop Street, Woolner – Town of Darwin Demountable Structure for use as a Temporary Office – Common Number: 1506129 PL:cpd dated 23 January 2009.

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Town Planning Committee Meeting – Wednesday, 4 February, 2009

11 INFORMATION ITEMS

11.1 Various Letters sent to Development Assessment Services under Delegated Authority

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- xxvi) Section 4568 (60) Boulter Road, Berrimah – Hundred of Bagot – Demountable for Use as an Office for a Period of 2 Years. – Common Number: 1506134 PL:cpd dated 23 January 2009.
- xxvii) Lot 6743 (23) Villaflor Crescent, Woolner – Town of Darwin – 2 x 4 Bedroom Multiple Dwellings in a 2 Storey Building. – Common Number: 1506140 PL:cpd dated 23 January 2009.
- xxviii) Lot 4954 Ludmilla Terrace, Ludmilla – Town of Darwin – Telecommunications Facility Including a 35 Metre High Monopole with 3 Antennas Plus Equipment Shed and Security Fencing – *RE-ADVERTISED*. – Common Number: 1487461 CT:cpd dated 23 January 2009.
- xxix) Lot 7578 McMinn Street – Town of Darwin – Mixed Use Development in Three Buildings Comprising: Retail Uses on Ground Floor; Commercial Offices and Residential Units on Upper Levels – *RE-ADVERTISED* – Common Number: 1490891 PL:cpd dated 23 January 2009.
- xxx) Section 4128 (121) Amy Johnson Avenue, Marrara – Hundred of Bagot Extensions to Existing Funeral Service Facilities – *RE-ADVERTISED* – Common Number: 1506132 PL:cpd dated 30 January, 2009.
- xxxi) Exceptional Development Permit – Section 38 – Part Lot 4356 Corner Beaton & College Road, Berrimah – Hundred of Bagot to Allow for a Drug and Alcohol Rehabilitation Centre – Common Number: 1484736 PL:cpd dated 4 February, 2009.
- xxxii) Planning Scheme Amendment – Rezone Lot 1822 (7) Stokes Street, Parap – Town of Darwin From Zone SD (Single Dwelling Residential) to Zone SD7 (Specific Use Darwin 7) to Allow its Use and Development for a Limited Range of Residential & Commercial Activities, Including an Office & Community Centre – Common Number: 1484723 PL:cpd dated 4 February, 2009.

Amendment

(Galton/Moir)

- A. Lots 2319 & 3432 (10 & 12) Knuckey Street and Lot 3943 (23) West Lane – Town of Darwin Restaurant Including Alfresco Dining, Construction of Timber Deck and Verandah, and Demountable Structure (Cool Room) with **(Attachment A)** – Common Number: 1509287 PL:cpd dated 30 January, 2009.
- B. THAT a further report be presented to 2nd Ordinary Council in February in relation to the request by Project Building Certifiers Pty Ltd for a deck to be built on part of Council land in Tamarind Park.

DECISION NO.20\1154

(04/02/09)

Carried

ACTION: GM INFRAST



Town Planning Committee Meeting – Wednesday, 4 February, 2009

12 GENERAL BUSINESS

12.1 Outstanding Items

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

(Galton/Marrone)

COMMITTEE'S DECISION

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

DECISION NO.20\1155

(04/02/09)

Carried

ACTION: GM INFRAST



