

OPEN SECTION

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DARWIN CITY COUNCIL

TOWN PLANNING COMMITTEE

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

OFFICERS: Chief Executive Officer, Mr B Dowd; General Manager Infrastructure, Mr L Cercarelli; Manager Infrastructure Maintenance, Mr K Smith; Strategic Town Planner, Mr P Lindwall; Committee Administrator, Ms L Elmer.

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

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Town Planning Committee Meeting – Wednesday, 1 April, 2009

1 MEETING DECLARED OPEN

2 APOLOGIES AND LEAVE OF ABSENCE

2.1 Apologies

2.2 Leave of Absence Granted

3 DECLARATION OF INTEREST OF ELECTED MEMBERS

4 CONFIDENTIAL ITEMS

Nil



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TP4/4

Town Planning Committee Meeting – Wednesday, 1 April, 2009**5 WITHDRAWAL OF ITEMS FOR DISCUSSION****5.1 Items Withdrawn by Staff**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THAT the Committee resolve under delegated authority that the following items withdrawn by staff as Items of Significance, be considered: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\() (01/04/09)

5.2 Items Withdrawn by Members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, 1 April, 2009, be received and all recommendations contained therein be adopted by general consent with the exception of Item Numbers:

DECISION NO.20\() (01/04/09)

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

COMMITTEE'S DECISION

THAT the Committee resolve that the minutes of the previous Town Planning Committee Meeting held on Wednesday, 4 February 2009, tabled by the Chairman, be confirmed.

DECISION NO.20\() (01/04/09)



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Town Planning Committee Meeting – Wednesday, 1 April, 2009**7 BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING****8 DEVELOPMENT APPLICATIONS**

Nil

9 GENERAL TOWN PLANNING REPORTS

Nil



ENCL: YES

DARWIN CITY COUNCIL**DATE:** 01/04/2009**REPORT****TO:** TOWN PLANNING COMMITTEE
MEETING/OPEN**APPROVED:** LC**FROM:** STRATEGIC TOWN PLANNER**APPROVED:** PL**REPORT NO:** 09TS0031 CT:cpd**APPROVED:** LC**COMMON NO:** 1531435**SUBJECT:** PLANNING SCHEME AMENDMENT PA2009/0073
REZONING LOT 9580 (29) FRANCIS STREET, MILLNER – TOWN OF
NIGHTCLIFF
FROM ZONE CP (COMMUNITY PURPOSE) TO ZONE MD (MULTIPLE
DWELLING RESIDENTIAL)**ITEM NO:** 10.1**SYNOPSIS:**

A Planning Scheme Amendment (PSA) for Lot 9580 (29) Francis Street, Millner has been referred to Council for comment pursuant to Section 19 of the *Planning Act*. The following report addresses relevant Council issues and recommends that Council endorses comments provided to Strategic Lands Planning, Department of Planning and Infrastructure, by staff.

GENERAL:**Applicant:** Earl James and Associates**Zone:** Zone CP (Community Purposes) **Area:** >1,700 m²**Proposal:**

Earl James and Associates has applied to the Minister for Planning and Lands to amend the NT Planning Scheme by rezoning Lot 9580 (29) Francis Street, Millner from Zone CP (Community Purposes) to Zone MD (Multiple Dwelling Residential).

The applicant has advised that the owners of the site propose to develop the site for 5 town houses.

The exhibition period for PA2009/0073 is from Friday 27 February 2009 to Friday 27 March 2009.

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REPORT NO: 09TS0031 CT:cpd
SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0073 REZONING LOT 9580
(29) FRANCIS STREET, MILLNER FROM ZONE CP (COMMUNITY
PURPOSE) TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

Attachments:

Attachment A:

- a). The Notice of Exhibition under section 17 of the Planning Act.
- b). Extracts from the NT Planning Scheme relating to Zone CP (Community Purpose) which presently applies to the land.
- c). Extracts from the NT Planning Scheme relating to Zone MD (Multiple Dwelling Residential)
- d). A locality map.
- e). A copy of the application from Earl James and Associates.

Attachment B:

Letter to Ms Ann Stephens, Strategic Lands Planning, Department of Planning and Infrastructure, setting out Council's comments on the proposed PSA for Lot 9580 (29) Francis Street, Town of Nightcliff.

Site and Surrounds

The registered proprietor of Lot 9580 is Dolphin (NT) Pty Ltd with the land under title being in excess of 1,700m². The land was previously owned by a church group.

There is an existing building on the northern part of the site, with the southern part of the site vacant.

The land to the north of the site (Lot 1695) is owned by The Synod of the Diocese of the Northern Territory Incorporated and comprises a church and residence. This site has frontage to Trower Road, Francis Street and Sabine Road.

The land to the rear of the site (Lot 9578) is owned by the Community Church Association Incorporated. There is a building with car parking on the site.

The land to the south of the site (Lot 9360) is zoned MD (Multiple Dwelling Residential) and comprises 6 multiple dwellings. Lot 9361, the next property to the south east along Francis Street, is also zoned MD (Multiple Dwelling Residential) and comprises 6 multiple dwellings. The next three parcels of land, as you progress south east along Francis Street, are zoned MR (Medium Density Residential) and comprise 4 and 5 storey residential buildings.

The properties opposite the subject site are zoned for SD (Single Dwelling Residential).

Land Use Zones

Clause 5.2 Zone MD (Multiple Dwelling Residential) of the Planning Scheme states that the primary purpose of the zone is to provide for a range of housing options to a maximum height of two storeys. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development.

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 REPORT NO: 09TS0031 CT:cpd
 SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0073 REZONING LOT 9580
 (29) FRANCIS STREET, MILLNER FROM ZONE CP (COMMUNITY
 PURPOSE) TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

The following table compares the discretionary and permitted uses for the existing Zone CP (Community Purpose) and the proposed MD (Multiple Dwelling Residential) Zone.

Land Use	Existing CP Zone	Proposed MD Zone
Animal Boarding	D	X
Bed & Breakfast	X	D
Business Sign	P	P
Caretaker's Residence	P	X
Child Care Centre	P	X
Community Centre	P	D
Dependant Unit	X	P
Education Establishment	P	X
Group Home	X	P
Home Based Childcare Centre	X	D
Home Based Contracting	X	P
Home Occupation	P	P
Hospital	D	X
Leisure and Recreation	D	X
Medical Clinic	D	X
Medical Consulting Rooms	X	D
Multiple Dwellings	X	D
Passenger Terminal	D	X
Place of Worship	P	X
Plant Nursery	D	X
Promotion Sign	D	X
Recycling Depot	D	X
Single Dwelling	x	P
Supporting Accommodation	D	D
Veterinary Clinic	D	X

P= Permitted D=Discretionary X=Prohibited

Relevant Issues:

Attachment B sets out the relevant Northern Territory Planning Scheme and Council issues associated with the proposed PSA. This attachment is a copy of the letter sent to Strategic Lands Planning, Department of Planning and Infrastructure.

In the letter to Strategic Lands Planning, Council raises no objection to the PSA to rezone the land from Zone CP (Community Purposes) to zone MD (Multiple Dwelling Residential). Lot 9580 (29) Francis Street, Millner is located directly adjacent to land already zoned and developed for zone MD (Multiple Dwelling Residential) use. The land immediately to the south of Lot 9580 (Lot 9360) is zoned MD and comprises 6 multiple dwellings. Lot 9361, the next property to the south east along Francis Street, is also zoned MD and comprises 6 multiple dwellings. The land adjacent to the site's northern boundary (Lot 1695) and western boundary (Lot 9578) is zoned for CP (Community Purposes) use.

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.

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REPORT NO: 09TS0031 CT:cpd
SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0073 REZONING LOT 9580
(29) FRANCIS STREET, MILLNER FROM ZONE CP (COMMUNITY
PURPOSE) TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

Council Issues:

The area is serviced for urban development. Any future development applications for the site will be subject to various Council approvals including vehicle access, stormwater drainage, landscaping works on Council land and waste bin storage.

FINANCIAL IMPLICATIONS:

Not assessed.

STRATEGIC PLAN IMPLICATIONS:

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

Goal 1: Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

1.1 Improve relations with all levels of Government

Key Strategies

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

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

1.2 Effectively engage with Community

LEGAL IMPLICATIONS:

This item is not considered "Confidential".

PUBLIC RELATIONS IMPLICATIONS:

Not assessed.

COMMUNITY SAFETY IMPLICATIONS:

Not assessed.

DELEGATION:

None required.

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REPORT NO: 09TS0031 CT:cpd
SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0073 REZONING LOT 9580
(29) FRANCIS STREET, MILLNER FROM ZONE CP (COMMUNITY
PURPOSE) TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

CONSULTATION:

Public consultation is undertaken by the Northern Territory Government under section 17 of the *Planning Act*.

PROPOSED PUBLIC CONSULTATION PROCESS:

See above.

APPROPRIATE SIGNAGE:

Not Applicable.

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REPORT NO: 09TS0031 CT:cpd
SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0073 REZONING LOT 9580
(29) FRANCIS STREET, MILLNER FROM ZONE CP (COMMUNITY
PURPOSE) TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 09TS0031 entitled, Planning Scheme Amendment PA2009/0073, Proposal to Rezone Lot 9580 (29) Francis Street, Millner from Zone CP (Community Purpose) to Zone MD (Multiple Dwelling Residential), be received and noted.
- B. THAT the letter to Strategic Lands Planning, Department of Planning and Infrastructure in **Attachment B** to Report Number 09TS0031 be endorsed.

PETER LINDWALL
STRATEGIC TOWN PLANNER

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

NORTHERN TERRITORY OF AUSTRALIA**PROPOSAL TO AMEND NT PLANNING SCHEME
PA2009/0073**

Earl James and Associates have applied to the Minister for Planning and Lands to amend the NT Planning Scheme by rezoning Lot 9580 Town of Nightcliff (29 Francis Street Millner) from Zone CP (Community Purpose) to Zone MD (Multiple Dwelling Residential).

Attached are:

- the Notice of Exhibition under section 17 of the *Planning Act*;
- extracts from the NT Planning Scheme relating to Zone CP (Community Purpose) which presently applies to the land;
- extracts from the NT Planning Scheme relating to Zone MD (Multiple Dwelling Residential);
- a locality map; and
- a copy of the application from Earl James and Associates.

The exhibition period is from Friday 27 February 2009 to Friday 27 March 2009.

Written submissions about the proposed planning scheme amendment are to be received by 4.00pm on Friday, 27 March 2009 and made to:

Ana Stephens
Strategic Lands Planning
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801; or

Email: planning@nt.gov.au

Fax: (08) 8999 7189 or

Hand delivered to 8th Floor, Cavenagh House, 38 Cavenagh Street, Darwin.

For more information please telephone 8999 8963.

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act*NOTICE OF EXHIBITION OF PROPOSAL
TO AMEND NT PLANNING SCHEME
PA2009/0073

I, RODNEY JOHN APPLIGATE, delegate for the Minister for Planning and Lands, give notice under section 17 of the *Planning Act* of the following:

- (a) a proposal to amend the NT Planning Scheme, numbered PA2009/0073 as referred to in (c), is to be exhibited under Division 3 of Part 2 of the Act;
- (b) the amendment is to be exhibited at the following location:

Office of the Department of Planning and Infrastructure
Ground Floor, Cavenagh House, 98 Cavenagh Street, Darwin
- (c) the period of exhibition is for 28 days, commencing upon first newspaper publication of the notice required by section 17(1);
- (d) written submissions in respect of this exhibition should be made to:

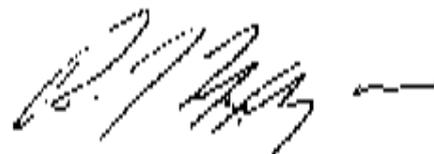
Ann Stephens
Strategic Lands Planning
Department of Planning and Infrastructure
GPO Box 1600
DARWIN NT 0801 or

Fax: (08) 8999 7108 or

Email: planning@nt.gov.au
- (e) the proposed amendment is to the NT Planning Scheme, to rezone Lot 0280 Town of Nightcliff (29 Francis Street Milner) from Zone CP (Community Purpose) to Zone M0 (Multiple Dwelling Residential).

Dated 23 February,

2009.



RODNEY JOHN APPLIGATE
Delegate for the Minister for Planning and Lands

5.21 ZONE CP – COMMUNITY PURPOSES

<p>1. The primary purpose of Zone CP is to provide for community services and facilities, whether publicly or privately owned or operated, including facilities for civic and government administration</p> <p>2. Design is expected to incorporate landscaping that will enhance the visual appearance of the development. The development of residential accommodation is to only be in association with and ancillary to the primary use of the land.</p>	<p>Clause 6.1.1 refers to structures require consent</p> <p>Clause 6.2 links the height of buildings with the Municipality of Area 2 signage</p> <p>Clause 6.3 prohibits the use and development of land within the ANCT 20 Unit Value valuation system to align with</p> <p>Clause 6.10 refers to land subject to easements.</p> <p>Clause 7.10.2 refers to easements.</p> <p>Clause 10.2 refers to the clearing of native vegetation.</p> <p>Clause 12.5 refers to the erection of public information signs.</p>
--	--

ZONING TABLE - ZONE CP

abattoir	X	
agriculture	X	
animal boarding	D	6.1, 6.5.1, 10.1, 10.2
bed and breakfast accommodation	X	
business sign	P	6.7
caravan park	X	
caretaker's residence	P	6.1, 6.5.1, 7.3, 7.10.3
car park	X	
child care centre	P	6.1, 6.5.1, 6.1.5, 6.2, 10.2
community centre	P	6.1, 6.5.1, 6.2, 10.2
dependant unit	X	
domestic livestock	X	
education establishment	P	6.1, 6.5.1, 6.2, 10.2
fuel depot	X	
general industry	X	
group home	X	
home based child care centre	X	
home based contracting	X	
home occupation	P	7.10.2
horticulture	X	
hospital	D	6.1, 6.5.1, 6.6, 6.2, 10.2
hostel	X	
hotel	X	
intensive animal husbandry	X	
leisure and recreation	D	6.1, 6.5.1, 10.2
licensed club	X	
light industry	X	
medical clinic	D	6.1, 6.5.1, 6.2, 10.2
medical consulting rooms	X	
motel	X	
motor body works	X	
motor repair station	X	
multiple dwellings	X	
office	X	
passenger terminal	D	6.1, 6.5.1, 6.2, 10.2
place of worship	P	6.1, 6.5.1, 6.2, 10.2
plant nursery	D	6.1, 6.5.1, 10.2
promotion sign	D	6.7
recycling depot	D	6.1, 6.5.1, 6.2, 10.2
restaurant	X	
retail agricultural stall	X	
rural industry	X	
service station	X	
shop	X	
showroom sales	X	
single dwelling	X	
stables	X	
supporting accommodation	D	6.1, 6.5.1, 7.3, 7.5, 7.6, 7.7, 7.8, 10.2
transport terminal	X	
vehicle sales and hire	X	
veterinary clinic	D	6.1, 6.5.1, 6.2, 10.2
warehouse	X	

P = Permitted

D = Discretionary

X = Prohibited

5.2 ZONE MD – MULTIPLE DWELLING RESIDENTIAL

1. The primary purpose of Zone MD is to provide for a range of housing options to a maximum height of two storeys.
2. The scale, character and architectural style of all development should be compatible with the streetscape and surrounding development.

Unfinished areas are prohibited in this zone. See clause 2.2(1) & (4).

Structural structures require consent.

Clause 9.14 refers to large signs in buildings.

Clause 7.10.2 refers to advertising.

Clause 11.7.1 and 11.7.2 refer to applications for signs and 11.7.10 subclause 2.

Clause 12.6 refers to the use of structural steel structures.

ZONING TABLE - ZONE M13

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast accommodation	D	6.6.1, 7.10.7
business sign	P	6.7
caravan park	x	
carolaker's residence	x	
car park	x	
child care centre	x	
community centre	D	6.4, 6.5.1
dependent unit	P	7.1, 7.3, 7.10.4
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	P	7.1, 7.10.5
home based child care centre	D	6.6.1, 7.10.8
home based contracting	P	7.10.6
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	D	6.6.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	D	6.6.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	6.6.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	D	6.6.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted

D = Discretionary

x = Prohibited

NORTHERN TERRITORY OF AUSTRALIA
Planning Act

Proposal to amend a Planning Scheme - section 13(1)

1. LAND INFORMATION (FOR PROPOSED CHANGE IN ZONING ONLY)

Town/Township/Locality: Nightcliff	
Parcel Number(s) and/or Unit number: Lot 9580	
LTO Plan: LTO 96/0788	
Number and Street Name: 29 Francis Street, Millner	
and	
Existing Zone: CP	
Proposed Zone: MD	
Tenure: Freehold	
Is the proponent the land owner?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No

2. PROPONENT INFORMATION

PROPONENT INFORMATION	
RTS Customer no. (if known):	
Company name (if applicable): Lair James and Associates	
ABN or ACN (if applicable): ABN 30 712 988 625	
Title: Mr Mrs Miss Ms Dr Other:	
Family name(s):	
Given name(s):	
Preferred name(s):	
Postal address: GPO Box 8184 Darwin NT 0801	
Telephone no. (business hours): 08 89812494	
Mobile no.:	
Facsimile no.: 08 89815205	
Email address: ktodd@eja.com.au	

3. DESCRIPTION OF PROPOSED AMENDMENT

Attach a detailed statement describing the proposed amendment.	ATTACHMENT A 
and	
Where the proposed amendment relates to a published document, the title of the document proposed to be amended:	

4. REASON(S) FOR PROPOSAL

Attach a detailed statement describing why the proposed amendment should be considered.

ATTACHMENT B

**5. APPLICANT TO SIGN AND/OR AFFIX SEAL**

The application is complete and all required documentation is attached.

Signature(s) for Earl James and Associates

30/11/09

Date

PRIVACY NOTE:

The Department of Planning and Infrastructure, on behalf of the Minister, is authorised under the *Planning Act* to collect the information on this form, or otherwise provided by you, to consider a proposal to amend a Planning Scheme. Failure to provide the information in full may result in delays processing the proposal.

Some of the personal information provided by you on this application may be publicly available, as part of a public consultation process. The information may also be provided to other NT Government agencies, the Australian Valuation Office, local governments and Commonwealth Government Departments and agencies, as required by law.

Collection of personal information on this form is done in accordance with the privacy legislation contained within the *Information Act 2002 (NT)*. For more information please refer to the Department of Planning and Infrastructure privacy statement located at www.dpi.nt.gov.au

Any personal information provided can be subsequently accessed by you on request. If you have any queries please contact the Manager Development Assessment Services on 8999 6169.



PHOTO 2021 - 2021
 1.05.2021 15:00
 Final drawing September 2021
 www.cja.com.au
 4/2021 Box Hill Victoria 3111 (0300)
 103 George St Brisbane 4000
 ABN 10 117 990 615

Lot 9580, Town of Nightcliff Proposed Planning Scheme Amendment

INTRODUCTION

Lot 9580 is located in Francis Street, Millner with the area under title being in excess of 1,700m². The registered proprietor of Lot 9580 is Dolphin (NT) Pty Ltd with the owners of that company being long lists thereafter.

The property was created in 1997 by a consolidation of Lots 1007 and 9570. Prior to being owned by Dolphin Pty Ltd, the subject land was owned by a church group and consequently the zoning of the land, GP (Community Purposes) was appropriate for the use of the church group.

The land was ultimately sold to Dolphin as it was surplus to the church group's requirements, and thus the GP zoning is no longer necessary.

This application is seeking to amend the NT Planning Scheme (NTPS) by changing the zoning of Lot 9580 from Community Purpose to Multiple Dwelling Residential (MD).

THE PROPOSAL

The primary purpose of the GP zone, as described in the NTPS, is to provide for community services and facilities, whether publicly or privately owned or operated, including facilities for civic and governmental administration.

There is an existing elevated M2 style building on that part of Lot 9580 that was originally 1997, adjacent to Lot 1005. Lot 1005 is owned by The Synod of the Diocese of the Northern Territory Incorporated and comprises a church and residence.

The south eastern part of Lot 9580, which was previously Lot 9570, is still vacant.

The property at the rear of Lot 9580 (Lot 9678) is owned by Community Church Association Incorporated.

Lot 9580 is not required for GP use, as evidenced by the decision of the previous owners (church group) disposing of the land.

The proposed zoning of the land is MD (Multiple Dwelling Residential). The primary purpose of this zone is to provide for a range of housing options to a maximum height of two storeys. As previously mentioned, there is already a two storey building on the subject land and the development of multiple dwellings will not be out of character in this locality.

The land immediately to the south of Lot 9580 (Lot 9560) is zoned MD and comprises 6 multiple dwellings. Lot 9561, the next property to the south east along Francis Street, is also zoned MD and also comprises 6 multiple dwellings.

The next three parcels, as you progress north east along Francis Street, are zoned Medium Density Residential and comprise 4 and 5 storey residential buildings.

Given the existing developments in the street, the proposed change to the zoning of Lot 9580 is unlikely to have a major impact on other Francis Street residents. The owners of Lot 9580 would like to develop townhouses on the property and the controls in the NTPS would limit the maximum number of multiple dwellings on the site to 2.

The configuration of Francis Street has been demonstrated to be suitable for multi-unit developments and residents have a number of different access and exit options to and from the area.

Future residents on the subject land would also be able to utilise the existing commercial facilities on Galilee Road and at the Rapid Creek Shipping Centre and it is only a short drive or bus trip to Casuarina Shipping Square and the Nightcliff shopping precinct.

There are a number of schools in close proximity to the site and a range of other community facilities are available at Casuarina and Nightcliff.

Clause 11.1.1 of the NTFS requires that the minimum lot size permitted in zone M1 is 3000m². Lot 0500, at 1,700m² exceeds this prescribed minimum lot area.

CONCLUSIONS

The proposal to amend the Planning Scheme and change the zoning of Lot 0500 to M1 is clearly justified.

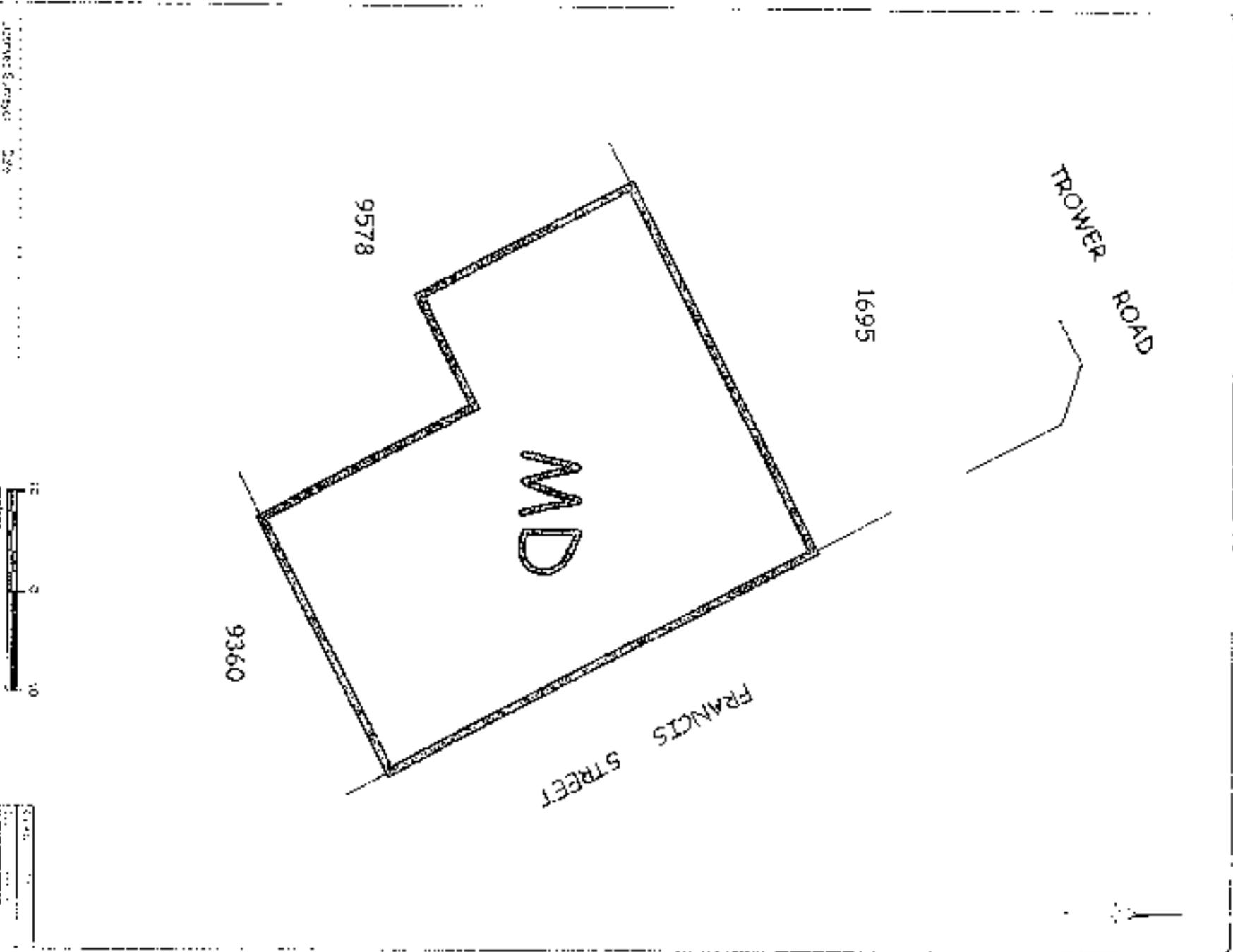
The community organisation that originally owned the subject land disposed of it as it was surplus to their needs and there is an abundance of Community Purpose land in the immediate vicinity to cater for current and future requirements.

The development of multiple dwellings on Lot 0500 in the future will be consistent with existing developments adjacent to the site and at less density than other developments a short distance to the north east.

The land is ideally situated for the development of multiple dwellings as there are numerous access options and public transport routes are close by.

The change in the zoning will facilitate the development of currently under utilised land and will lead to the creation of additional living options in a popular part of Darwin's northern suburbs.

eja



James Wright & Associates
224

SURVEY & PLANNING LOT 9580
CONSULTANTS TOWN OF NIGHTCLIFF

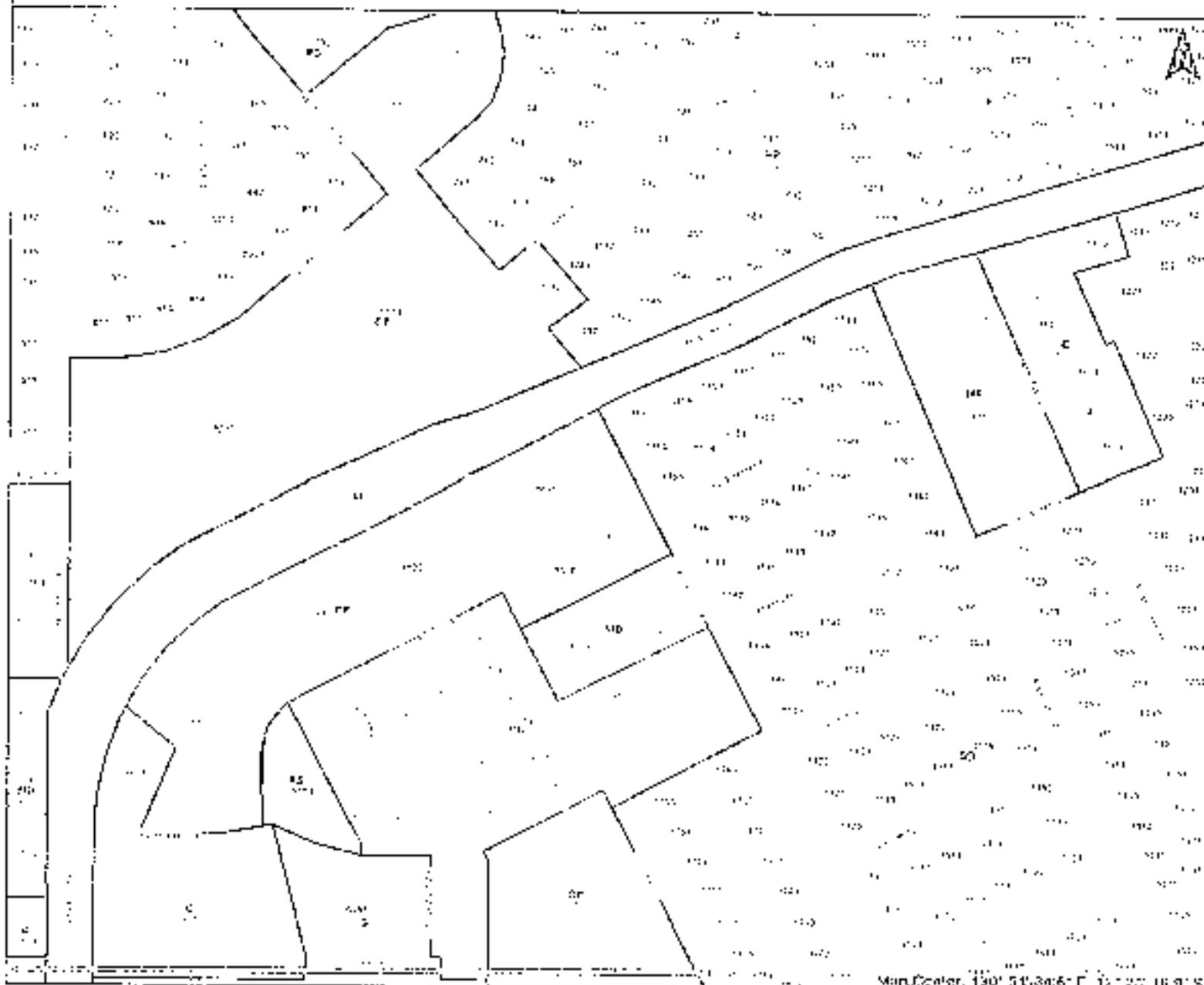
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PROPOSED REZONING

1000 1000 1000
 1000 1000 1000
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1000 1000 1000
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 1000 1000 1000

Map created Thu Jan 29 11:31:56 CST 2009



Legend

- General Uses
 Local Planning Zones
- A - Agriculture
 - AV - Amusement/Vacation
 - CB - Central Business
 - C - Commercial
 - CL - Community Center
 - CM - Community Center
 - CN - Community Center
 - CO - Office
 - CP - Community Center
 - CR - Community Center
 - CS - Community Center
 - CT - Community Center
 - CU - Community Center
 - CV - Community Center
 - CW - Community Center
 - CX - Community Center
 - CY - Community Center
 - CZ - Community Center
 - D - Industrial
 - E - Employment
 - F - Financial
 - G - Government
 - H - High Density
 - I - Institutional
 - J - Single-Family
 - K - Medium-Density
 - L - Medium-Density
 - M - Medium-Density
 - N - Medium-Density
 - O - Office
 - P - Professional
 - Q - Office
 - R - Office
 - S - Office
 - T - Office
 - U - Office
 - V - Office
 - W - Office
 - X - Office
 - Y - Office
 - Z - Office
- Created by Public User

Map Center: 130° 51' 24.6" E, 12° 20' 11.9" S

Scale: 1:10000

Projection: UTM

Datum: WGS 84

Units: Meter

Map Date: 2009-01-29 11:31:56

Map Author: Public User

Map Title: [Blank]

Map Description: [Blank]

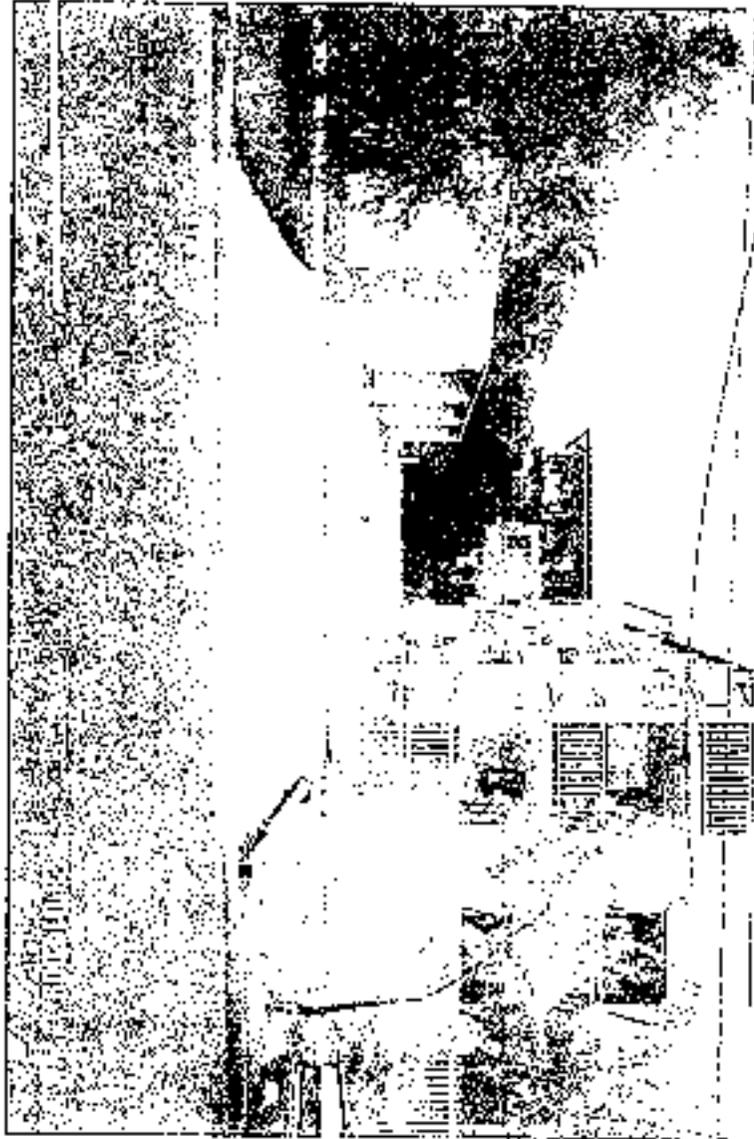
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Map Contact: [Blank]

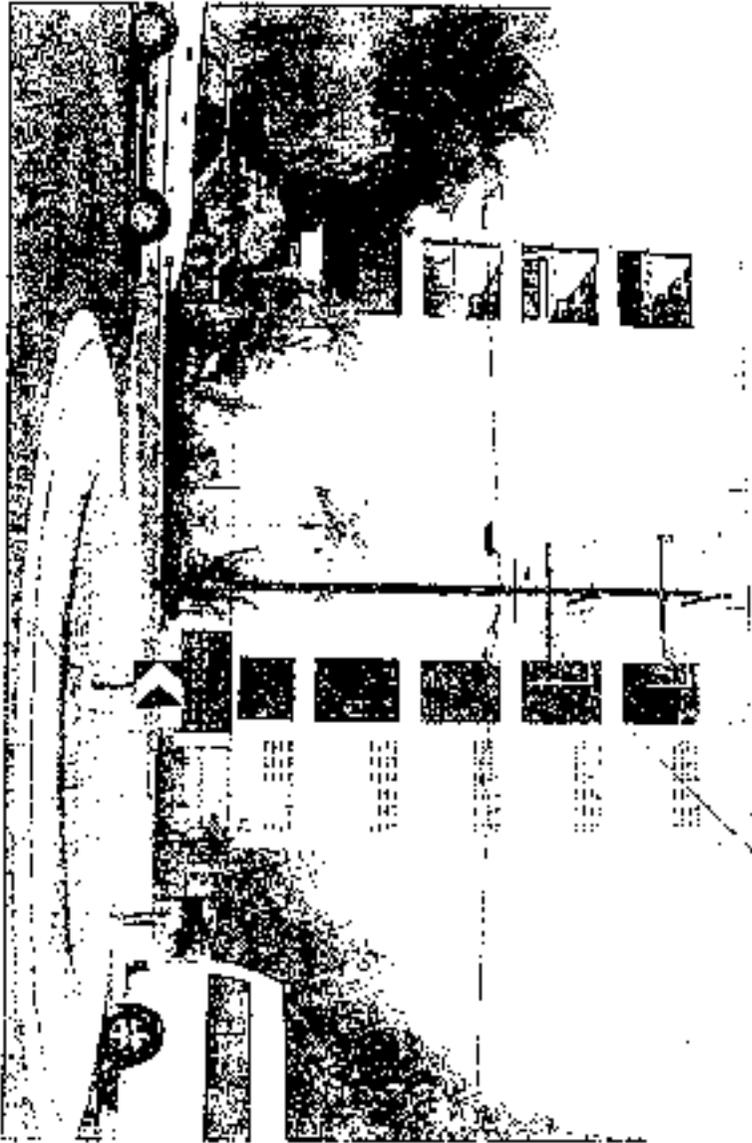
Map Copyright: [Blank]

Map License: [Blank]

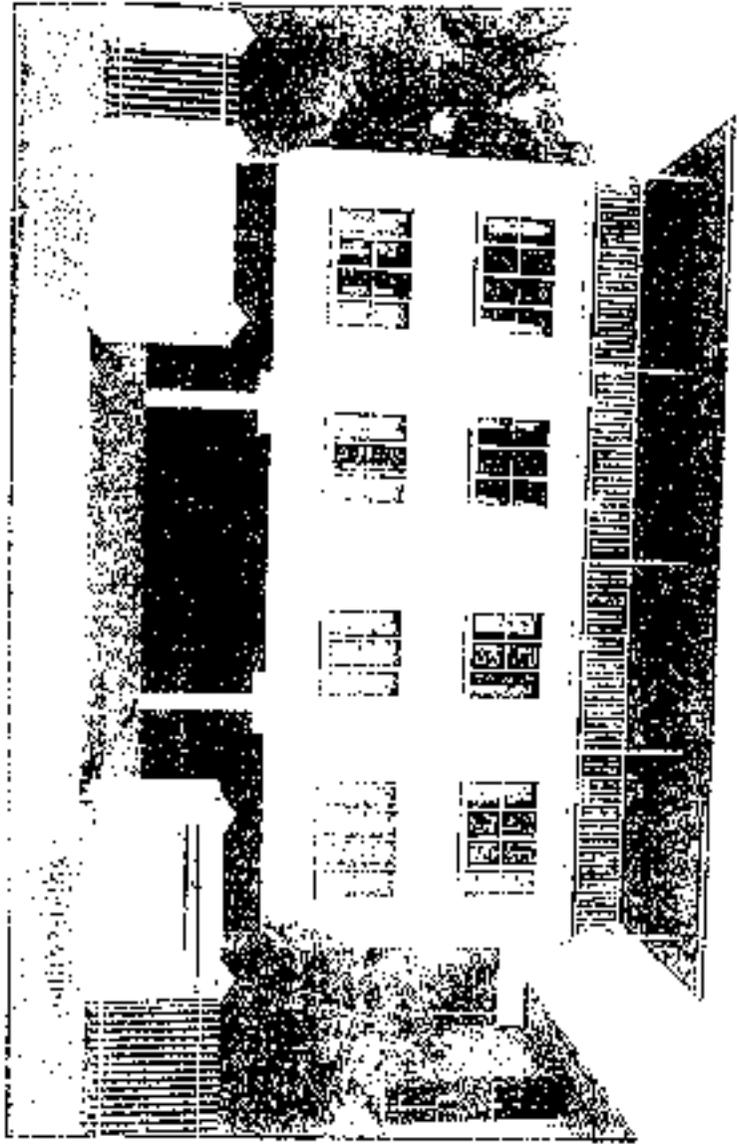
Multi-unit Developments in the Vicinity of Lot 9580



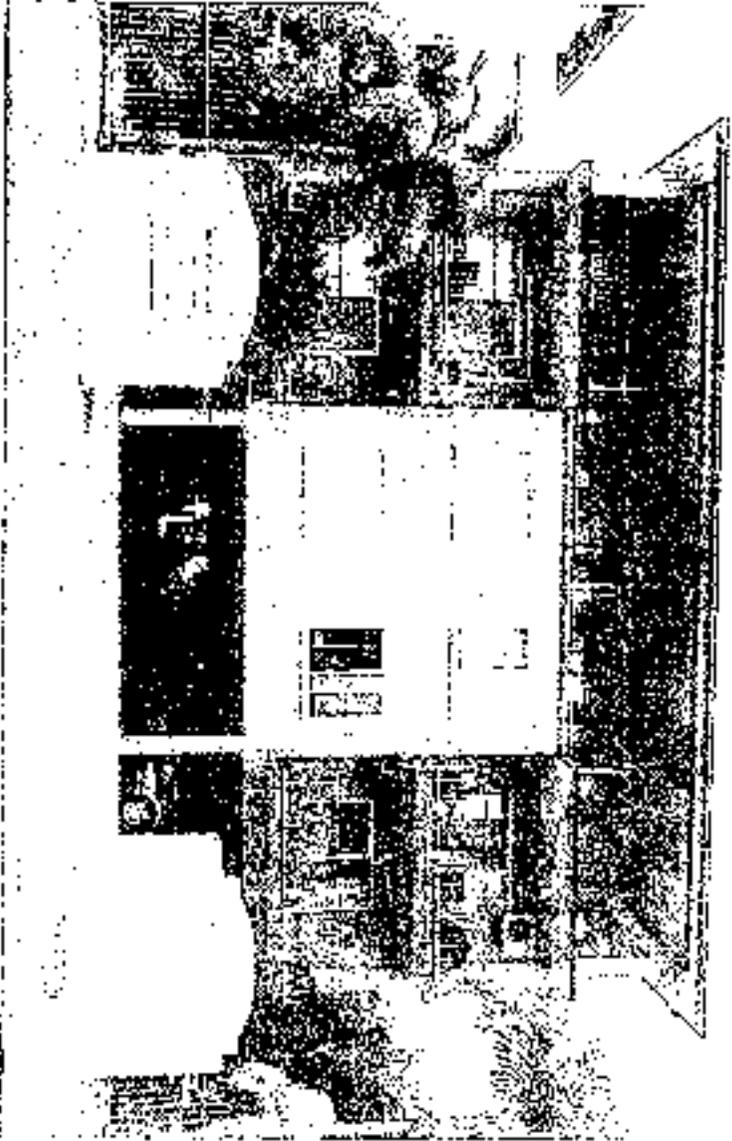
Lot 9480



Lot 9479



LOI 9478



LOI 9477

Lot 9360



Lot 9361



Please quote: 1531435 CT:cpd

27 March 2009

Ms Ann Stephens
Strategic Lands Planning
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Ann

**Planning Scheme Amendment PA2009/0073
Rezoning Lot 9580 (29) Francis Street, Millner – Town of Nightcliff
From Zone CP (Community Purpose) to zone MD (Multiple Dwelling
Residential)**

Thank you for the proposed Planning Scheme Amendment referred to this office on 26th February 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's Comments in relation to the Northern Territory Planning Scheme

- i). Council raises no objection to the proposed Planning Scheme Amendment (PSA) to rezone the land from Zone CP (Community Purposes) to zone MD (Multiple Dwelling Residential). Lot 9580 (29) Francis Street, Millner is located directly adjacent to land already zoned and developed for zone MD (Multiple Dwelling Residential) use. The land immediately to the south of Lot 9580 (Lot 9380) is zoned MD and there are 6 multiple dwellings on the site. The next property (Lot 9361) to the south east along Francis Street, is also zoned MD and there are also 6 multiple dwellings on the site. The land adjacent to the site's northern boundary (Lot 1695) and western boundary (Lot 9578) is zoned for CP (Community Purposes) use.

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

- ii). The area is serviced for urban development. Any future development applications for the site will be subject to various Council approvals including vehicle access, stormwater drainage, landscaping works on Council land and waste bin storage.

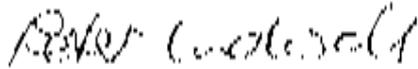


DARWIN NT

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 contact me on 8930 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Fort James and Associates

ENCL: YES

DARWIN CITY COUNCIL**DATE:** 01/04/2009**REPORT****TO:** TOWN PLANNING COMMITTEE
MEETING/OPEN**APPROVED:** LC**FROM:** STRATEGIC TOWN PLANNER**APPROVED:** PL**REPORT NO:** 09TS0034 CT:cpd**APPROVED:** LC**COMMON NO:** 1531446**SUBJECT:** PLANNING SCHEME AMENDMENT PA2009/0080
REZONING LOT 1252 (6) BROOKS PLACE, MILLNER – TOWN OF
NIGHTCLIFF
FROM ZONE SD (SINGLE DWELLING) TO ZONE MD (MULTIPLE
DWELLING RESIDENTIAL)**ITEM NO: 10.2****SYNOPSIS:**

A Planning Scheme Amendment for Lot 1252 (6) Brooks Place, Millner has been referred to Council for comment pursuant to Section 19 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorses comments provided to Strategic Lands Planning, Department of Planning and Infrastructure, by staff.

GENERAL:**Applicant:** Territory Housing**Zone:** Zone SD (Single Dwelling Residential)**Area:** 1,600 m²**Proposal:**

Territory Housing has applied to the Minister for Planning and Lands to amend the NT Planning Scheme by rezoning Lot 1252 (6) Brooks Place, Millner from Zone SD (Single Dwelling Residential) to Zone MD (Multiple Dwelling Residential).

The applicant has advised that the purpose of the rezoning proposal is to facilitate the construction of single storey, 2 bedroom, multiple dwellings on the site. The predominant use of the multiple dwellings will be for seniors, although other allocations may be considered. Under Clause 7.1 of the Planning Scheme a maximum of 5 multiple dwellings could be constructed on the site should it be rezoned for MD (Multiple Dwelling Residential).

PAGE: 2
REPORT NO: 09TS0034 CT:cpd
SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0080 REZONING LOT 1252
(6) BROOKS PLACE, MILNER FROM ZONE SD (SINGLE DWELLING) TO
ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

The applicant has stated that one of the aims of the proposal is to be able to offer new smaller accommodation to Territory Housing seniors living in family sized houses in Millner. Some seniors occupy 3 bedroom family homes in the area, although their families have grown up and left home. Some seniors are also widows / widowers occupying family homes. This proposal will enable Territory Housing to offer their senior clients new smaller houses within the same area, so that the community relationships built up over the years can be maintained.

The exhibition period for PA2009/0080 is from Friday 27 February 2009 to Friday 27 March 2009.

Attachments:

Attachment A:

- a). The Notice of Exhibition under section 17 of the Planning Act.
- b). Extracts from the NT Planning Scheme relating to Zone SD (Single Dwelling) which presently applies to the land.
- c). Extracts from the NT Planning Scheme relating to Zone MD (Multiple Dwelling Residential)
- d). A locality map.
- e). A copy of the application from Territory Housing.

Attachment B:

This is a copy of the letter to Ms Ann Stephens, Strategic Lands Planning, Department of Planning and Infrastructure, which sets out Council's comments on the proposed PSA for Lot 1252 (6) Brooks Place, Millner, Town of Nightcliff.

Site and Surrounds

The site is located at the top of the Brooks Place, Millner. Brooks Place is a cul-de-sac, accessed from Rapid Creek Road. Adjacent to the site is a public walkway that provides access to Millner Street and the Rapid Creek shops (approximately 350 metres walk). All properties adjoining and surrounding Lot 1252 are zoned for SD (Single Dwelling Residential). There is no zone MD (Multiple Dwelling Residential) housing within the vicinity of the site.

Northern Territory Planning Scheme:

Clause 5.2 of the Planning Scheme states that the primary purpose of zone MD is to provide for a range of housing options to a maximum height of two storeys. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development.

PAGE: 3
 REPORT NO: 09TS0034 CT:cpd
 SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0080 REZONING LOT 1252
 (6) BROOKS PLACE, MILNER FROM ZONE SD (SINGLE DWELLING) TO
 ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

The following table compares the discretionary and permitted uses for the existing Zone SD (Single Dwelling) and the proposed MD (Multiple Dwelling Residential) Zone.

Land Use	Existing SD Zone	Proposed MD Zone
Bed & Breakfast	D	D
Business Sign	P	P
Community Centre	D	D
Dependant Unit	P	P
Group Home	P	P
Home Based Childcare Centre	D	D
Home Based Contracting	P	P
Home Occupation	P	P
Medical Consulting Rooms	D	D
Multiple Dwellings	X	D
Single Dwelling	P	P
Supporting Accommodation	D	D

P= Permitted D=Discretionary X=Prohibited

Relevant Issues:

Attachment B sets out the relevant Northern Territory Planning Scheme and Council issues associated with the proposed PSA. This attachment is a copy of the letter sent to Strategic Lands Planning, Department of Planning and Infrastructure.

In the letter to Strategic Lands Planning, Council advises that would be more appropriate for the applicant to apply for an Exceptional Development Permit (EDP) to facilitate the development of the land for multiple dwellings, rather than applying for the rezoning of the land. An EDP would allow the Authority to issue an approval for the specific development that the applicant is intending for the land, whilst avoiding a change of zone that could lead to a different style of development in the future.

It is understood that one of the aims of the review process of the Northern Territory Planning Scheme (as commenced 1 February 2007) was to avoid the 'spot' zoning of individual sites and to have consistent and compatible zonings across several properties. It is considered that a 'spot' zoning of Lot 1252 for zone MD (Multiple Dwelling Residential) within the zone SD (Single Dwelling Residential) area of Millner could be incompatible with the surrounding land use zoning and could set a precedent for future rezoning applications within this single dwelling residential area.

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.

PAGE: 4
REPORT NO: 09TS0034 CT:cpd
SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0080 REZONING LOT 1252
(6) BROOKS PLACE, MILNER FROM ZONE SD (SINGLE DWELLING) TO
ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

Council Issues:

The area is serviced for urban development. Any future development application for the site will be subject to various Council approvals including vehicle access, stormwater drainage, landscaping works on Council land and waste bin storage.

FINANCIAL IMPLICATIONS:

Not assessed.

STRATEGIC PLAN IMPLICATIONS:

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

Goal 1: Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

1.1 Improve relations with all levels of Government

Key Strategies

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

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

1.2 Effectively engage with Community

LEGAL IMPLICATIONS:

This item is not considered "Confidential".

PUBLIC RELATIONS IMPLICATIONS:

Not assessed.

COMMUNITY SAFETY IMPLICATIONS:

Not assessed.

DELEGATION:

None required.

PAGE: 5
REPORT NO: 09TS0034 CT:cpd
SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0080 REZONING LOT 1252
(6) BROOKS PLACE, MILNER FROM ZONE SD (SINGLE DWELLING) TO
ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

CONSULTATION:

Public consultation is undertaken by the Northern Territory Government under section 17 of the *Planning Act*.

PROPOSED PUBLIC CONSULTATION PROCESS:

Territory Housing has advised within its PSA submission that it has undertaken consultation with the local community. A questionnaire was developed and distributed to all households in Brooks Place, as well as three households in adjacent streets, which share part of the boundary of the subject lot. Territory Housing has further advised that the results of the questionnaire will be available before the PSA hearing.

APPROPRIATE SIGNAGE:

Not Applicable.

PAGE: 6
REPORT NO: 09TS0034 CT:cpd
SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0080 REZONING LOT 1252
(6) BROOKS PLACE, MILNER FROM ZONE SD (SINGLE DWELLING) TO
ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 09TS0034 entitled Planning Scheme Amendment PA2009/0080 to Rezone Lot 1252 (6) Brooks Place, Millner from Zone SD (Single Dwelling) to Zone MD (Multiple Dwelling Residential), be received and noted.
- B. THAT the letter to Strategic Lands Planning, Department of Planning and Infrastructure in **Attachment B** to Report Number 09TS0034 be endorsed.

PETER LINDWALL
STRATEGIC TOWN PLANNER

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

NORTHERN TERRITORY OF AUSTRALIA

PROPOSAL TO AMEND NT PLANNING SCHEME
PA2009/0080

Territory Housing have applied to the Minister for Planning and Lands to amend the NT Planning Scheme by rezoning Lot 1252 Town of Nightcliff (8 Brooks Place Millner) from Zone SD (Single Dwelling) to Zone MD (Multiple Dwelling Residential).

Attached are:

- the Notice of Exhibition under section 17 of the *Planning Act*;
- extracts from the NT Planning Scheme relating to Zone SD (Single Dwelling) which presently applies to the land;
- extracts from the NT Planning Scheme relating to Zone MD (Multiple Dwelling Residential);
- a locality map; and
- a copy of the application from Territory Housing.

The exhibition period is from Friday 27 February 2009 to Friday 27 March 2009.

Written submissions about the proposed planning scheme amendment are to be received by 4.00pm on Friday, 27 March 2009 and made to:

Ann Stephens
Strategic Lands Planning
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801; or

Email: planning@nt.gov.au

Fax: (08) 8999 7189 or

Hand delivered to 8th Floor, Cavenagh House, 38 Cavenagh Street, Darwin.

For more information please telephone 8999 8963.

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act*NOTICE OF EXHIBITION OF PROPOSAL
TO AMEND NT PLANNING SCHEME
PA2009/0080

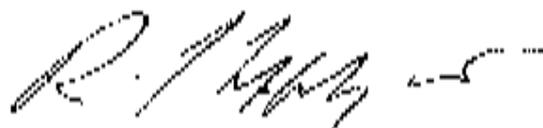
I, RODNEY JOHN APPELEGATE, delegate for the Minister for Planning and Lands, give notice under section 17 of the *Planning Act* of the following:

- (a) a proposal to amend the NT Planning Scheme, numbered PA2009/0080 as referred to in (a), is to be exhibited under Division 3 of Part 2 of the Act;
- (b) the amendment is to be exhibited at the following location:
Offices of the Department of Planning and Infrastructure
Ground Floor, Cavenagh House, 38 Cavenagh Street, Darwin
- (c) the period of exhibition is for 28 days, commencing upon first newspaper publication of the notice required by section 17(1);
- (d) written submissions in respect of this exhibition should be made to:
Ann Stephens
Strategic Lands Planning
Department of Planning and Infrastructure
GPO Box 1880
DARWIN NT 0801 or
Fax: (08) 8999 7189 or
Email: planning@nt.gov.au
- (e) the proposed amendment is to the NT Planning Scheme, to rezone Lot 1252 Town of Nightcliff (8 Beales Place, Millner) from Zone SD (Single Dwelling) to Zone MD (Multiple Dwelling Residential).

Dated

23 February

2009.



RODNEY JOHN APPELEGATE
Delegate for the Minister for Planning and Lands

5.0 ZONE PURPOSE AND TABLES

5.1 ZONE SD -- SINGLE DWELLING RESIDENTIAL

1. The primary purpose of Zone SD is to provide for single dwellings on individual lots.
2. Non-residential uses or development should be limited to those which predominantly service the local neighborhood and do not have any detrimental effect on residential amenity.

Unrestricted uses are permitted in this zone. See clause 2.2(3) & (4).

Development which is not a residential use is not permitted.

Clause 5.14 refers to land subject to translation.

Clause 7.10.2 refers to setbacks.

Clippings 11.1.1 and 11.1.2 refer to subdivision lot size and 11.2.1a subdivision standards.

Clause 13.5 refers to the erection of mobile trailer accommodation structures.

ZONING TABLE -- ZONE 101

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast accommodation	D	6.5.1, 7.10.1
business sign	P	0.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	D	0.4, 6.5.1
dependant unit	P	7.1, 7.3, 7.10.4
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	X	
group home	P	7.1, 7.10.6
home based child care centre	D	6.5.1, 7.10.11
home based contracting	D	7.10.8
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	D	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	6.5.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	D	6.5.1, 7.1, 7.5, 7.8, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted D = Discretionary x = Prohibited

5.2 ZONE MD – MULTIPLE DWELLING RESIDENTIAL

1. The primary purpose of Zone MD is to provide for a range of housing options to a maximum height of two storeys.
2. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development.

Minimised levels of development in this zone. Clause 2.2.2.1 & 2.2.2.2

Geostable structures require assessment

Clause 5.10 refers to land subject to inundation.

Clause 7.10 refers to easements

Clauses 11.1.1 and 11.1.2 refer to available lot size and 11.2 to subdivision standards.

Clause 13.5 refers to the direction of main form orientation structures.

ZONING TABLE - ZONE M1

abattoir	x	
agriculture	x	
animal husbandry	x	
bed and breakfast accommodation	D	6.5.1, 7.10.1
business sign	P	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	D	6.4, 6.6.1
dependant unit	P	7.1, 7.3, 7.10.4
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	P	7.1, 7.10.5
home based child care centre	D	6.5.1, 7.10.6
home based contracting	P	7.10.5
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	D	6.5.1, 7.10.8
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	U	6.6.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	6.5.1, 7.1, 7.3, 7.6
stables	x	
supporting accommodation	D	6.5.1, 7.1, 7.3, 7.5, 7.8, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted D = Discretionary x = Prohibited

RECEIVED DEPARTMENT OF INFRASTRUCTURE, PLANNING AND ENVIRONMENT		FILE NO.	
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NORTHERN TERRITORY OF AUSTRALIA
 AIN 04 086 734 882
 Planning Act 1999

Proposal to amend the NT Planning Scheme - section 12(1)

PROPOSAL TO AMEND:

Land Use Objective/s	Incorporated Document/s	Development Provision/s (including rezoning)
A separate form is required for each type of proposal.		

APPLICANT INFORMATION

Applicant:
 Name: TERRITORY HOUSING
 Postal address: GPO BOX 4621
 DARWIN NT 0801

Telephone No. (business hours): 89 99 8876
 Facsimile No. (business hours): 89 99 8486
 Are you the land owner? YES

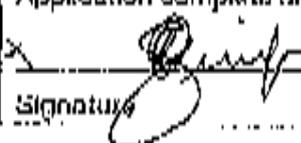
Contact person for further information (or write 'no above'):
 Name: R. CONNOLLY, MESA ARCHITECTS P/L
 Postal address: GPO BOX 546
 DARWIN NT 0801

Telephone No. (business hours): 89 81 3308
 Facsimile No. (business hours): 89 81 2375

NOTE:
 Correspondence will
 go to the person and
 address indicated here.

APPLICANT TO SIGN AND/OR AFFIX SEAL

Application complete and all required documentation attached.

Signature:  Date: 21.2.09



LAND INFORMATION

For proposed NT Planning Scheme amendments relating to land use objectives,
 incorporated documents or development provisions:

Description of land:

And
 Attach plan outlining land affected (for large areas attach plans only): ATTACHMENT A

For proposed amendments to development provisions relating to a change in zoning:

Parcel Number: LOT 1252
 Street Number and Name: 6 BROOKS PLACE
 Locality/Suburb/Town/Hundred: MILNER

Or

Lot and/or Unit Number:
 LTO Plan:
 Town/Hundred:
 And
 Town Plan: NT PLANNING SCHEMES - DARWIN
 Zone: G2
 Tenure:

DESCRIPTION OF PROPOSED AMENDMENT

Attach statement describing the proposed amendment to the NT Planning Scheme. And Where proposed amendment relates to a published document, attach copy, extract or write description of document proposed to be amended.	<input checked="" type="checkbox"/> ATTACHMENT B <input type="checkbox"/> ATTACHMENT C or WRITE DESCRIPTION (eg. TITLE, PAGE) HERE.
--	--

REASON FOR PROPOSAL

Attach statement describing why the proposed Amendment should be considered.	<input checked="" type="checkbox"/> ATTACHMENT D
--	--

FOR OFFICE USE

ATTACHMENTS CHECK		PROPOSAL TO AMEND:	
		Land Use Objectives; Incorporated Document/s; and Development Provision/s not zoning	Development Provision/s which propose zoning
A	Plan showing land affected by proposal		
B	Statement describing proposal		
C	Copy, extract or description of document proposed for amendment		Not required
D	Statement why proposal should be considered.		

PROPOSED REZONING

6 Brooks Place (Lot 1252), Milliner, NT

Applicant: Territory Housing

Planning Report

Prepared by

MKCA Architects P/L

Job No. *MA1024*

Date: January 2009

Introduction

This Planning Report is submitted as part of the Proposal to Amend the NT Planning Scheme – section 12(1) associated with the proposed rezoning of Lot 1262 (6) Hrooka Place, Miliner, from the present GD (Single Dwelling) zoning to MD (Multiple Dwellings).

This report provides the supporting documentation described as ‘Attachment B’ and ‘Attachment D’ on the proforma.

This report should be read in conjunction with the attached plans. Although these plans depict a possible design for multiple dwellings on the site in order to demonstrate the site’s capacity to sustain a conforming proposal, this application relates only to the rezoning proposal, and the applicant is aware that a separate, fully developed, application for Development Consent will be required for the multiple dwellings if the rezoning is approved.

Attachment B – Description of the Proposed Amendment to the NT Planning Scheme

The proposed amendment to the NT Planning Scheme is to Rezone the subject lot (Lot 1262 (6) Hrooka Place, Miliner) from GD (Single Dwelling) to MD (Multiple Dwellings).

Attachment D – Reason for Proposal

Territory Housing, the applicant, seeks approval of the rezoning to facilitate construction of two-bedroom, single storey multiple dwellings fully integrated into the broader residential community.

The predominant use will be for seniors’ housing, although other allocations may occasionally be considered. Territory Housing would, as a matter of policy, retain ownership of the dwellings for the foreseeable future – that is, they would not be offered for sale to tenants.

This proposal achieves a number of aims for Territory Housing, NT Government and the broader community, including the following:

- Efficient use of existing land – land for public housing is scarce and expensive. Where the size and other features of a block will comfortably sustain low scale multiple dwellings, it makes sense to use it for this purpose.
- Containment of Urban Sprawl – It is well recognised that satisfying demand for housing by the construction of more and more suburbs of ‘full-sized’ blocks of land for single residential dwellers with it a significant cost in terms of publicly funded infrastructure as well as unsustainable and excessive use of private vehicles etc.
- Maximising Use of Existing Public Infrastructure – existing public facilities such as roads, public transport, services, community facilities are not fully utilised, and can support moderately increased population density. Making better use of existing services will increase their efficiency, as well as reducing the need to keep expanding them into new areas as noted above.
- Retention of balanced community demographics – In a number of areas, including Miliner, the proportion of aged residents is increasing. These are often public housing clients who have been in the area for 40 years or more. Many occupy three bedroom dwellings, despite their families having grown up and left home, and a number are widows / widowers occupying family houses. As new seniors’ housing has hitherto typically been in new areas, quite distant from where they have lived their life, the seniors are often reluctant to move, expressing legitimate concerns about losing touch with their lifetime community. This proposal will facilitate offering (on a strictly voluntary basis) the opportunity to move to new, ‘nanny-care’ maintained accommodations in the same area, so that community relationships can be maintained. For each 1 – 2 person household that takes up an opportunity to

relocate to one of the proposed dwellings, a family home will be made available for reallocation for larger families.

Community Consultation

In the preparation of this application, Territory Housing has undertaken consultation with the local community. A questionnaire was developed and distributed to all households in Brooks Place, as well as to three households in adjacent streets which share part of the boundary of the subject lot.

The relevant questions, and being analysed and a full report outlining the community response will be available before the Council Authority meeting.

Site analysis

Site location and access

The site is located at the top of Brooks Place, Winter, which is accessed from Rapid Creek Road. See image below.



Figure 1 Site location and locality

Source: Google Earth

Surrounding development

Land uses surrounding the site are single residences in accordance with the present SO zoning. They are generally ground level houses, with most being former Territory Housing properties. One remains a Territory Housing property, while there are two elevated houses on the corner of Brooks Pl with Rapid Creek Road. Neighbouring houses in Miller Street of non government construction.

Adjacent the site is a public walkway that provides convenient access to the nearby Rapid Creek Shopping Centre.

The Indicative Development Proposal

The indicative proposed development comprises 4 No. new single storey 2-bedroom residences. The planning shows to verify that the development guidelines for multiple dwellings in M12 zones areas can be complied with, including:

Clause 6.6.1 (Carparking) - 2 carparks per unit provided

Clause 7.1 (Residential Density and Height) - single storey, 1 per 300m² (1,200m² required), total site area 1,800m².

Clause 7.3 (Building Setbacks) - Front 7.5, side and rear with habitable room windows 3.0m, without, 1.5m.

Clause 7.5 (Private Open Space) - min 45m² provided

Clause 7.6 (Communal Open Space) - min 15% of site area provided

Clause 7.7 (Landscaping) - Can meet area requirements, finished and maintained to a high standard.

Clause 7.8 (Building Design) - guidelines can be met.

Conclusion

We believe the proposed zoning, and the medium density residential development that may be facilitated by the zoning, reflect a scale and architectural style that will sit comfortably with the neighbourhood. The proposed project will meet or exceed the aesthetic standards evident in the area.

The proposal also reflects a growing community need for energy efficiency via improved use of existing land and infrastructure and the desire to maintain balanced community age profiles.

The proposal is recommended for consent.

APPENDIX 1
(Certificate of Title)

Date Registered: 23/02/1987

Volume 187 Folio 177

Duplicate Certificate as to Title Issued? Yes

SEARCH CERTIFICATE

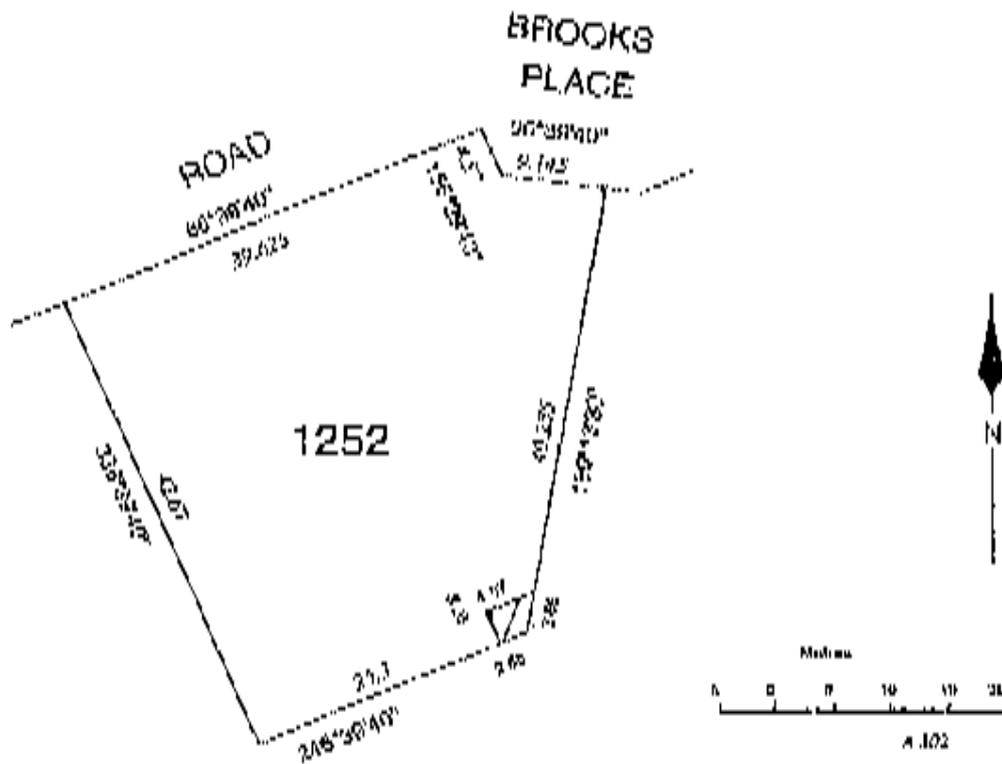
Lot 1252 Town of Nightfall from plan(s) A 000802
 Area under title is 1680 square metres

Owner:
 Northern Territory Housing Commission
 of 12 Linton Street, Casuarina NT 0810

Registered Date	Dealing Number	Description
		Previous title to Register Book GUCL Volume 085 Folio 020
		Sewerage Connection to Power and Water Authority

End of Dealings

IMPORTANT MESSAGE: This title information is compiled from the paper register and may be incomplete. Please refer to the scanned image of the paper title for further details. Contact Land Titles Office staff for assistance.



Please quote: 1531446 CT:cpd

27 March 2009

Ms Ann Stephens
Strategic Lands Planning
Department of Planning and Infrastructure
GPO Box 1880
DARWIN NT 0801

Dear Ann

**Planning Scheme Amendment PA2008/0080
Rezoning Lot 1252 (6) Brooks Place, Millner – Town of Nightcliff
From Zone SD (Single Dwelling Residential) to Zone MD (Multiple Dwelling Residential)**

Thank you for the proposed Planning Scheme Amendment referred to this office on 26th February 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's Comments in relation to the Northern Territory Planning Scheme

- i). The rezoning of the land to zone MD (Multiple Dwelling Residential) is not supported. Lot 1252 (6) Brooks Place is located with the part of the suburb of Millner that is zoned almost exclusively for SD (Single Dwelling) residential use.
- ii). It is understood that one of the aims of the review process of the Northern Territory Planning Scheme (as commenced 1 February 2007) was to avoid the 'spot' zoning of individual sites and to have consistent and compatible zonings across several properties. It is considered that a 'spot' zoning of Lot 1252 for zone MD (Multiple Dwelling Residential) within the zone SD (Single Dwelling Residential) area of Millner could be incompatible with the surrounding land use zoning and could set a precedent for future rezoning applications within this single dwelling residential area.



DARWIN NT

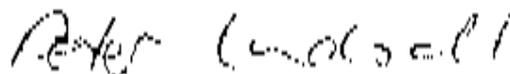
Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- iii). The area is serviced for residential development. Any future development application for the site will be subject to various Council approvals including vehicle access, stormwater drainage, landscaping works on Council land and waste bin storage.

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 8030 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc. Territory Housing

ENCL: YES

DARWIN CITY COUNCIL**DATE:** 01/04/2009**REPORT****TO:** TOWN PLANNING COMMITTEE
MEETING/OPEN**APPROVED:** LC**FROM:** STRATEGIC TOWN PLANNER**APPROVED:** PL**REPORT NO:** 09TS0033 CT:cpd**APPROVED:** LC**COMMON NO:** 1531456**SUBJECT:** PLANNING SCHEME AMENDMENT PA2009/0081
REZONING LOT 1535 (10) McKAY PLACE, MILLNER – TOWN OF
NIGHTCLIFF
FROM ZONE SD (SINGLE DWELLING) TO ZONE MD (MULTIPLE
DWELLING RESIDENTIAL)**ITEM NO: 10.3****SYNOPSIS:**

A Planning Scheme Amendment for Lot 1535 (10) McKay Place, Millner has been referred to Council for comment pursuant to Section 19 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:** Territory Housing**Zone:** SD (Single Dwelling Residential) **Area:** 1,440 m²**Proposal:**

Territory Housing has applied to the Minister for Planning and Lands to amend the NT Planning Scheme by rezoning Lot 1535 (10) McKay Place, Millner from Zone SD (Single Dwelling Residential) to Zone MD (Multiple Dwelling Residential).

The applicant has indicated that the purpose of the rezoning proposal is to facilitate the construction of 4 x 2 bedroom, single storey, multiple dwellings on the site. The predominant use of the multiple dwellings will be for seniors, although other allocations may be considered. Under Clause 7.1 of the Planning Scheme 4 multiple dwellings could be constructed on the site should it be rezoned for MD (Multiple Dwelling Residential).

PAGE: 2
REPORT NO: 09TS0033 CT:cpd
SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0081 REZONING LOT 1535
(10) McKAY PLACE, MILLNER FROM ZONE SD (SINGLE DWELLING) TO
ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

The applicant has stated that one of the aims of the proposal is to be able to offer new smaller accommodation to Territory Housing seniors living in family sized houses in Millner. Some seniors occupy 3 bedroom family homes in the area, although their families have grown up and left home. Some seniors are also widows / widowers occupying family homes. This proposal will enable Territory Housing to offer their senior clients new smaller houses within the same area, so that the community relationships built up over the years can be maintained.

The exhibition period for PA2009/0080 is from Friday 27 February 2009 to Friday 27 March 2009.

Attachments:

Attachment A:

- a). The Notice of Exhibition under section 17 of the Planning Act.
- b). Extracts from the NT Planning Scheme relating to Zone SD (Single Dwelling) which presently applies to the land.
- c). Extracts from the NT Planning Scheme relating to Zone MD (Multiple Dwelling Residential)
- d). A locality map.
- e). A copy of the application from Territory Housing.

Attachment B:

This is a copy of the letter to Ms Ann Stephens, Strategic Lands Planning, Department of Planning and Infrastructure, which sets out Council's comments on the proposed PSA for Lot 1535 (10) McKay Place, Millner, Town of Nightcliff.

Site and Surrounds

The site is located at the top of the McKay Place, Millner. McKay Place is a cul-de-sac, accessed from Ryland Road, via Gulnare Street. Adjacent to the site is a public walkway that provides access to Carrington Street which leads to Rapid Creek Road. All properties adjoining and surrounding Lot 1535 are zoned for SD (Single Dwelling Residential). There is no zone MD (Multiple Dwelling Residential) housing within the vicinity of the site.

Northern Territory Planning Scheme:

Clause 5.2 of the Planning Scheme states that the primary purpose of zone MD is to provide for a range of housing options to a maximum height of two storeys. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development.

PAGE: 3
 REPORT NO: 09TS0033 CT:cpd
 SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0081 REZONING LOT 1535
 (10) McKAY PLACE, MILLNER FROM ZONE SD (SINGLE DWELLING) TO
 ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

The following table compares the discretionary and permitted uses for the existing Zone SD (Single Dwelling) and the proposed MD (Multiple Dwelling Residential) Zone.

Land Use	Existing SD Zone	Proposed MD Zone
Bed & Breakfast	D	D
Business Sign	P	P
Community Centre	D	D
Dependant Unit	P	P
Group Home	P	P
Home Based Childcare Centre	D	D
Home Based Contracting	P	P
Home Occupation	P	P
Medical Consulting Rooms	D	D
Multiple Dwellings	X	D
Single Dwelling	P	P
Supporting Accommodation	D	D

P= Permitted D=Discretionary X=Prohibited

Relevant Issues:

Attachment B sets out the relevant Northern Territory Planning Scheme and Council issues associated with the proposed PSA. This attachment is a copy of the letter sent to Strategic Lands Planning, Department of Planning and Infrastructure.

In the letter to Strategic Lands Planning, Council advises that would be more appropriate for the applicant to apply for an Exceptional Development Permit (EDP) to facilitate the development of the land for multiple dwellings, rather than applying for the rezoning of the land. An EDP would allow the Authority to issue an approval for the specific development that the applicant is intending for the land, whilst avoiding a change of zone that could lead to a different style of development in the future.

It is understood that one of the aims of the review process of the Northern Territory Planning Scheme (as commenced 1 February 2007) was to avoid the 'spot' zoning of individual sites and to have consistent and compatible zonings across several properties. It is considered that a 'spot' zoning of Lot 1252 for zone MD (Multiple Dwelling Residential) within the zone SD (Single Dwelling Residential) area of Millner could be incompatible with the surrounding land use zoning and could set a precedent for future rezoning applications within this single dwelling residential area.

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.

PAGE: 4
 REPORT NO: 09TS0033 CT:cpd
 SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0081 REZONING LOT 1535
 (10) McKAY PLACE, MILLNER FROM ZONE SD (SINGLE DWELLING) TO
 ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

Council Issues:

The area is serviced for urban development. Any future development application for the site will be subject to various Council approvals including vehicle access, stormwater drainage, landscaping works on Council land and waste bin storage.

FINANCIAL IMPLICATIONS:

Not assessed.

STRATEGIC PLAN IMPLICATIONS:

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

Goal 1: Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

1.1 Improve relations with all levels of Government

Key Strategies

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

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

1.2 Effectively engage with Community

LEGAL IMPLICATIONS:

This item is not considered "Confidential".

PUBLIC RELATIONS IMPLICATIONS:

Not assessed.

COMMUNITY SAFETY IMPLICATIONS:

Not assessed.

DELEGATION:

None required.

PAGE: 5
REPORT NO: 09TS0033 CT:cpd
SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0081 REZONING LOT 1535
(10) McKAY PLACE, MILLNER FROM ZONE SD (SINGLE DWELLING) TO
ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

CONSULTATION:

Public consultation is undertaken by the Northern Territory Government under section 17 of the *Planning Act*.

PROPOSED PUBLIC CONSULTATION PROCESS:

Territory Housing has advised within the proposed PSA submission that it has undertaken consultation with the local community. A questionnaire was developed and distributed to all households in McKay Place, as well as 2 households in the adjacent Carrington Street, which share part of the boundary with the subject lot. Territory Housing has further advised that the results of the questionnaire will be available before the PSA Hearing.

APPROPRIATE SIGNAGE:

Not Applicable.

PAGE: 6
REPORT NO: 09TS0033 CT:cpd
SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0081 REZONING LOT 1535
(10) McKAY PLACE, MILLNER FROM ZONE SD (SINGLE DWELLING) TO
ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 09TS0033 entitled Planning Scheme Amendment PA2009/0081 to Rezone Lot 1535 (10) McKay Place, Millner from Zone SD (Single Dwelling) to Zone MD (Multiple Dwelling Residential), be received and noted.
- B. THAT the letter to Strategic Lands Planning, Department of Planning and Infrastructure in **Attachment B** to Report Number 09TS0033 be endorsed.

PETER LINDWALL
STRATEGIC TOWN PLANNER

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

NORTHERN TERRITORY OF AUSTRALIA**PROPOSAL TO AMEND NT PLANNING SCHEME
PA2009/0081**

Territory Housing have applied to the Minister for Planning and Lands to amend the NT Planning Scheme by rezoning Lot 1535 Town of Nightcliff (10 McKay Place Millner) from Zone SD (Single Dwelling) to Zone MD (Multiple Dwelling Residential).

Attached are:

- the Notice of Exhibition under section 17 of the *Planning Act*;
- extracts from the NT Planning Scheme relating to Zone SD (Single Dwelling) which presently applies to the land;
- extracts from the NT Planning Scheme relating to Zone MD (Multiple Dwelling Residential);
- a locality map; and
- a copy of the application from Territory Housing.

The exhibition period is from Friday 27 February 2009 to Friday 27 March 2009.

Written submissions about the proposed planning scheme amendment are to be received by 4.00pm on Friday, 27 March 2009 and made to:

Ann Stephens
Strategic Lands Planning
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801; or

Email: planning@nt.gov.au

Fax: (08) 8999 7169 or

Hand delivered to 8th Floor, Cavenagh House, 38 Cavenagh Street, Darwin.

For more information please telephone 8999 8963.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF EXHIBITION OF PROPOSAL
TO AMEND NT PLANNING SCHEME
PA2009/0081**

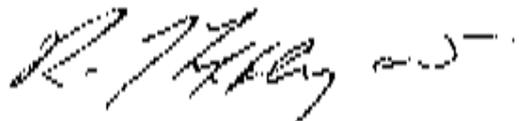
I, RODNEY JOHN APPELLGATE, delegate for the Minister for Planning and Lands, give notice under section 17 of the *Planning Act* of the following:

- (a) a proposal to amend the NT Planning Scheme, numbered PA2009/0081 as referred to in (a), is to be exhibited under Division 3 of Part 2 of the Act;
- (b) the amendment is to be exhibited at the following location:
 Offices of the Department of Planning and Infrastructure
 Ground Floor, Cavenagh House, 36 Cavenagh Street, Darwin
- (c) the period of exhibition is for 28 days, commencing upon first newspaper publication of the notice required by section 17(1);
- (d) written submissions in respect of this exhibition should be made to:
 Ann Stephens
 Strategic Lands Planning
 Department of Planning and Infrastructure
 GPO Box 1680
 DARWIN NT 0801 or
 Fax: (08) 8999 7199 or
 Email: planning@nt.gov.au
- (e) The proposed amendment is to the NT Planning Scheme, to rezone Lot 1695 Town of Nightcliff (10 McKay Place Millner) from Zone SD (Single Dwelling) to Zone MD (Multiple Dwelling Residential).

Dated

23 February

2009.



RODNEY JOHN APPELLGATE
 Delegate for the Minister for Planning and Lands

5.0 ZONE PURPOSE AND TABLES

5.1 ZONE SD – SINGLE DWELLING RESIDENTIAL

1. The primary purpose of Zone SD is to provide for single dwellings on individual lots.
2. Non-residential uses or development should be limited to those which predominantly service the local neighbourhood and do not have any detrimental effect on residential amenity.

Unintended uses are prohibited in this zone. (See clause 2.2(3) & (4).

Clause 6.14 refers to signage subject to consultation.

Clause 6.14 refers to signage subject to consultation.

Clause 7.10.2 refers to covenants.

Clause 11.1.1 and 11.1.2 refer to subdivisions of lots and 11.2 to subdivision standards.

Clause 11.3 refers to the erection of mobile telecommunication structures.

5.2 ZONE MD -- MULTIPLE DWELLING RESIDENTIAL

<ol style="list-style-type: none"> 1. The primary purpose of Zone MD is to provide for a range of housing options to a maximum height of two storeys. 2. The scale, character and architectural style of built development should be compatible with the streetscape and surrounding development. 	<p>Useful and uses are prohibited in this zone. This clause 7.2(1) & (2)</p> <p>Demountable structures require consent.</p> <p>Clause 7.14 refers to land subject to Inundation.</p> <p>Clause 7.10.2 refers to easements.</p> <p>Clause 11.1.1 and 11.1.2 refer to subterranean use with 11.2.10 subterranean structures.</p> <p>Clause 12.3 refers to the erection of public telecommunication structures.</p>
---	--

ZONING TABLE ZONE M10

abattoir	X	
agriculture	X	
animal boarding	X	
bed and breakfast accommodation	D	6.6.1, 7.10.1
business sign	P	0.7
caravan park	X	
caretaker's residence	X	
car park	X	
child care centre	X	
community centre	D	6.1, 6.5.1
dependant unit	P	7.1, 7.3, 7.10.4
domestic livestock	X	
education establishment	X	
fuel depot	X	
general industry	X	
group home	P	7.1, 7.10.b
home based child care centre	D	6.5.1, 7.10.0
home based contracting	P	7.10.0
home occupation	P	7.10.7
horticulture	X	
hospital	X	
hostel	X	
hotel	X	
intensive animal husbandry	X	
leisure and recreation	X	
licensed club	X	
light industry	X	
medical clinic	X	
medical consulting rooms	D	6.5.1, 7.10.0
motel	X	
motor body works	X	
motor repair station	X	
multiple dwellings	D	6.5.1, 7.1, 7.3, 7.5, 7.0, 7.7, 7.8
office	X	
passenger terminal	X	
place of worship	X	
plant nursery	X	
promotion sign	X	
recycling depot	X	
restaurant	X	
retail agricultural stall	X	
rural industry	X	
service station	X	
shop	X	
showroom sales	X	
single dwelling	P	6.6.1, 7.1, 7.3, 7.5
stables	X	
supporting accommodation	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	X	
vehicle sales and hire	X	
veterinary clinic	X	
warehouse	X	

P = Permitted

D = Discretionary

X = Prohibited

ZONING TABLE – ZONE SD

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast accommodation	D	0.5.1, 7.10.1
business sign	P	0.7
carnival park	x	
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	D	0.1, 0.5.1
dependant unit	P	7.1, 7.3, 7.10.4
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	P	7.1, 7.10.5
home based child care centre	D	0.5.1, 7.10.6
home based contracting	P	7.10.8
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	D	0.5.1, 7.10.8
metal	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	0.5.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	D	0.5.1, 7.1, 7.5, 7.8, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted D = Discretionary x = Prohibited

RECEIVED DEPARTMENT OF INFRASTRUCTURE, PLANNING AND ENVIRONMENT		FILE NO.	
---	--	----------	--

NORTHERN TERRITORY OF AUSTRALIA
AGN 04 083 734 882
Planning Act 1999

Proposal to amend the NT Planning Scheme - section 12(1)

PROPOSAL TO AMEND:

Land Use Objective/s	Incorporated Document/s	Development Provision/s (including rezonings)
A separate form is required for each type of proposal.		

APPLICANT INFORMATION

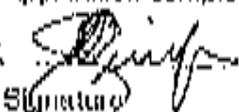
Applicant: TERRITORY HOUSING.
Name:
Postal address: GPO BOX 4621
DARWIN NT 0801
Telephone No. (business hours): 2999 8876
Facsimile No. (business hours): 2999 8486.
Are you the land owner? YES.

Contact person for further information (or write 'as above'):
Name: R. CONNOLLY, MESA ARCHITECTS P/L.
Postal address: GPO BOX 546.
DARWIN NT 0801
Telephone No. (business hours): 8981 3306
Facsimile No. (business hours): 8981 2375.

NOTE:
Correspondence will
go to the person and
address indicated here.

APPLICANT TO SIGN AND/OR AFFIX SEAL

Application complete and all required documentation attached.

Signature:  Date: 2/2/09



LAND INFORMATION

For proposed NT Planning Scheme amendments relating to land use objectives,
incorporated documents or development provisions:

Description of land:

And

Attach plan outlining land affected (for large
areas attach plan only):

ATTACHMENT A

For proposed amendments to development provisions relating to a change in zoning:

Parcel Number: LOT 1525
Street Number and Name: 10 MCFAY PLACE
Locality/Suburb/Town/Hundred: MILLER

Or

Lot and/or Unit Number:

LTO Plan:

Town/Hundred:

And

Town Plan: NT PLANNING SCHEMES - DARWIN

Zone: SD.

Tenure:

DESCRIPTION OF PROPOSED AMENDMENT

Attach statement describing the proposed amendment to the NT Planning Scheme.	<input checked="" type="checkbox"/>	ATTACHMENT D
And Where proposed amendment relates to a published document, attach copy, extract or write description of document proposed to be amended:	<input type="checkbox"/>	ATTACHMENT D or WRITE DESCRIPTION (eg. TITLE, PAGE) HERE.

REASON FOR PROPOSAL

Attach statement describing why the proposal amendment should be considered.	<input checked="" type="checkbox"/>	ATTACHMENT D
--	-------------------------------------	--------------

FOR OFFICE USE

ATTACHMENTS CHECK		PROPOSAL TO AMEND:	
		Land Use Objective/s; Incorporated Document/s; and Development Provision/s not zoning	Development Provision/s which propose zoning
A	Plan showing land affected by proposal		
B	Statement describing proposal		
C	Copy, extract or description of document proposed for amendment		Not required
D	Statement why proposal should be considered		

PROPOSED REZONING

10 McKay Place (Lot 1535), Millner, NT

Applicant: Territory Housing

Planning Report

Prepared by

MKEA Architects P/L

Job No. MA1024

Date: January 2000

Introduction

This Planning Report is submitted as part of the Proposal to Amend the NT Planning Scheme - section 12(1) associated with the proposed rezoning of Lot 1535 (10) McKay Place, Millner, from the present SD (Single Dwellings) zoning to MD (Multiple Dwellings).

This report provides the supporting documentation described as 'Attachment B' and 'Attachment D' on the proforma.

This report should be read in conjunction with the attached plans. Although these plans depict a possible design for multiple dwellings on the site in order to demonstrate the site's capacity to contain a rezoning proposal, this application relates only to the rezoning proposal, and the applicant is aware that a separate, fully developed, application for Development Consent will be required for the multiple dwellings if the rezoning is approved.

Attachment B - Description of the Proposed Amendment to the NT Planning Scheme

The proposed amendment to the NT Planning Scheme is to Rezone the subject lot (Lot 1535 (10) McKay Place, Millner) from SD (Single Dwelling) to MD (Multiple Dwellings).

Attachment D - Reason for Proposal

Territory Housing, the applicant, seeks approval of the rezoning to facilitate construction of two-bedroom, single storey multiple dwellings fully integrated into the broader residential community.

The predominant use will be for seniors' housing, although other allocations may occasionally be considered. Territory Housing would, as a matter of policy, retain ownership of the dwellings for the foreseeable future - that is, they would not be offered for sale to tenants.

The proposal achieves a number of aims for Territory Housing, NT Government and the broader community, including the following:

- Efficient use of existing land - land for public housing is scarce and expensive. Where the size and other features of a block will comfortably sustain low scale multiple dwellings, it makes sense to use it for this purpose.
- Containment of Urban Sprawl - it is well recognized that satisfying demand for housing by the construction of more and more suburbs of 'full-street' blocks of land for single residences carries with it a significant cost in terms of publicly funded infrastructure as well as unsustainable and excessive use of private vehicles etc.
- Maximising Use of Existing Public Infrastructure - existing public facilities such as roads, public transport, services, commercial facilities are not fully utilized, and can support moderately increased population density. Making better use of existing services will increase their efficiency, as well as reducing the need to keep expanding them into new areas as noted above.
- Retention of balanced community demographics - in a number of areas, including Millner, the proportion of aged residents is increasing. These are often public housing clients who have been in the area for 40 years or more. Many occupy three bedroom dwellings, despite their families having grown up and left home, and a number are widows / widowers occupying family homes. As new seniors' housing has hitherto typically been in new areas, quite distant from where they have lived their life, the seniors are often reluctant to move, expressing legitimate concerns about losing touch with their lifetime community. This proposal will facilitate offering (on a strictly voluntary basis) the opportunity to move to a new, 'age-care' maintained accommodation in the same area, so that community relationships can be maintained. For each 1 - 2 person household that takes up an opportunity to relocate to one of the proposed dwellings, a family home will be made available for reallocation to larger families.

Community Consultation

In the preparation of this application, Territory Housing has undertaken consultation with the local community. A questionnaire was developed and distributed to all households in Hickey Place, as well as to two households in The Occident Carrington Street which share part of the boundary of the subject lot.

The returned questionnaires, are being analysed and a full report outlining the community response will be available before the Consent Authority meeting.

Site analysis

Site location and access

The site is located at the top of Hickey Place Millings, which is accessed from Guilmore Street. See image below.

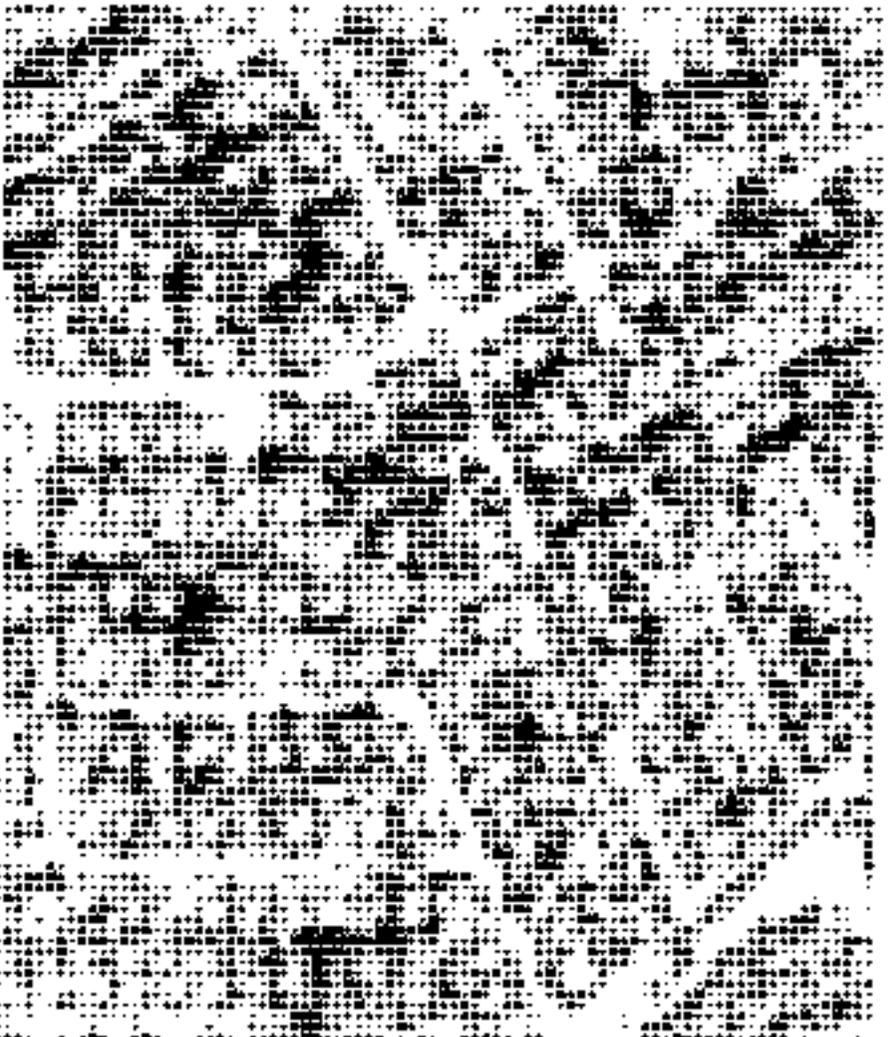


Figure 1: Site context and locality

Source: Google Earth

Surrounding development

Land uses surrounding the site are single residences in accordance with the present SD zoning. They are generally ground level homes, with most being former Territory Housing properties. Four remain Territory Housing properties, while there are also several houses in of non government construction.

Adjacent the site is a public walkway that provides access to Cunningham Street.

The Indicative Development Proposal

The indicative proposed development comprises 4 No. new single storey 2-bedroom residences. The planning shows is to verify that the development guidelines for multiple dwellings in M17 zones areas can be complied with, including:

- Clause 6.6.1 (Carparking) – 2 carparks per unit provided
- Clause 7.1 (Residential Density and Height) – single storey, 1 per 300m² (1,200m² required), total site area 1,440m².
- Clause 7.3 (Building Setbacks) – Front 7.5, side and rear with habitable room windows 3.0m, without, 1.5m.
- Clause 7.5 (Private Open Space) – min 45m² provided
- Clause 7.6 (Commonal Open Space) – min 16% of site area provided
- Clause 7.7 (Landscaping) – Can meet area requirements, finished and maintained to a high standard.
- Clause 7.8 (Building Design) – guidelines can be met.

Conclusion

We believe the proposed rezoning, and the medium density residential development that may be facilitated by the rezoning, reflect a scale and architectural style that will sit comfortably with the neighbourhood. The proposed project will meet or exceed the aesthetic standards evident in the area.

The proposed also reflects a growing community need for energy efficiency via improved use of existing land and infrastructure and the desire to maintain balanced community use profiles.

The proposal is recommended for consent.

APPENDIX 1
(Certificate of Title)

Date Registered: 30/10/1987

Volume 180 Folio 050

Duplicate Certificate as to Title Issued? Yes

SEARCH CERTIFICATE

Lot 1836 Town of Nighthill from plan(n) OP 001351
 Area under title is 1440 square metres

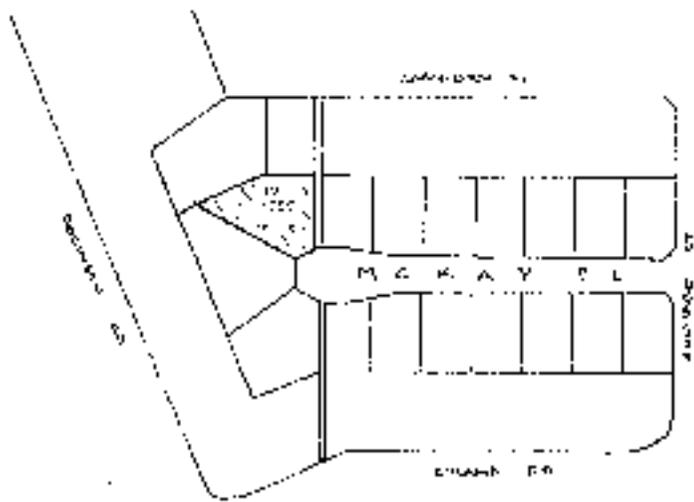
Owner:

Northern Territory Flooding Commission
 of 12 Linton Street, Casuarina NT 0810

Registered Date	Dealing Number	Description
		Previous title to Register Book 0001 Volume 007 Folio 050

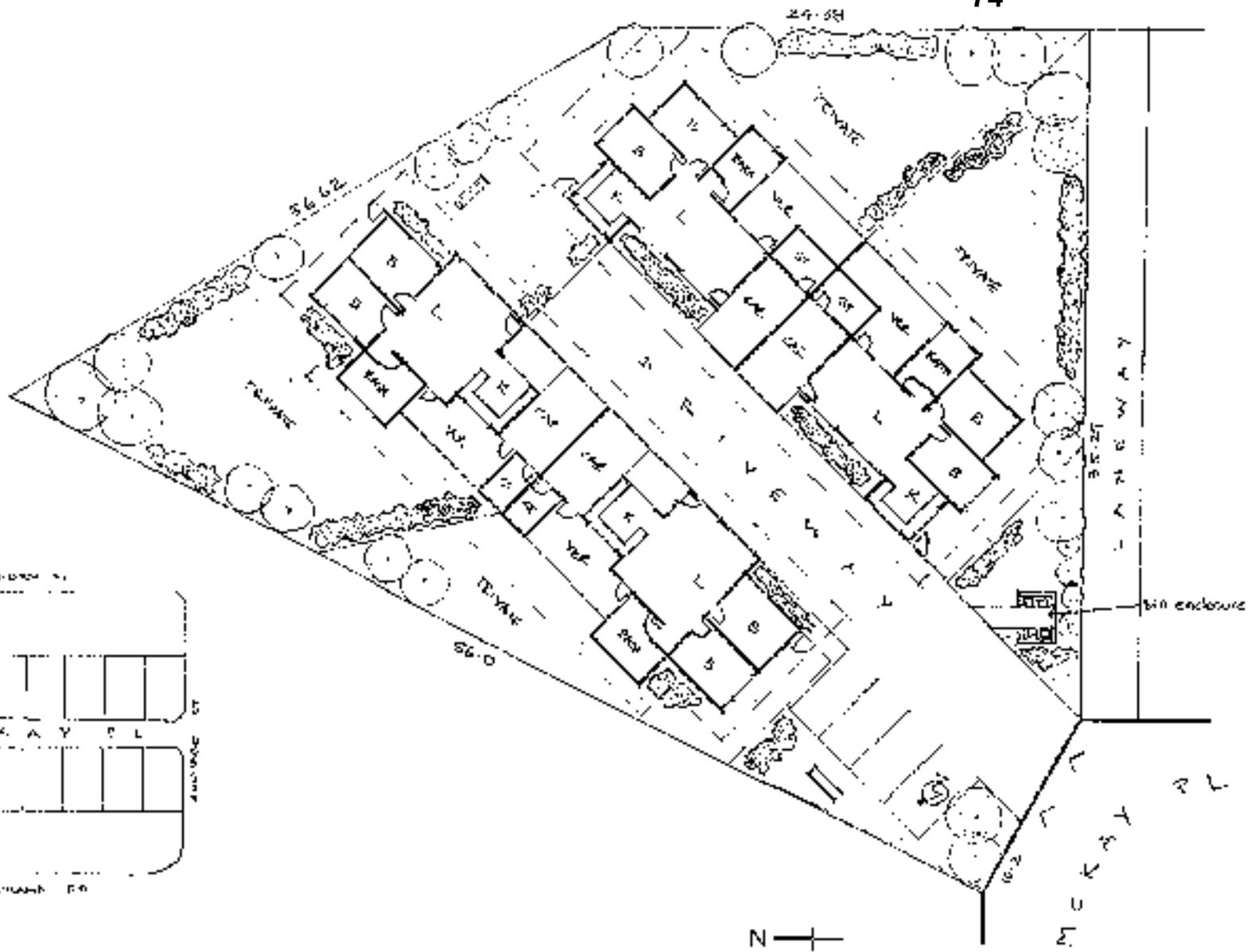
End of Dealing

IMPORTANT MESSAGE: This title information is compiled from the paper register and may be incomplete. Please refer to the scanned image of the paper title for further details. Contact Land Titles Office staff for assistance.



LOCALITY PLAN

NOT TO SCALE



SITE PLAN

SCALE 1"=200' approx

TERRITORY HOUSING **mke**
 PROPOSED REZONING
 LOT 1535 MCKAY PL, MILLNER

ARCHITECTS

Please quote: 1531456 CT:cpd

27 March 2009

Ms Ann Stephens
Strategic Lands Planning
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Ann

**Planning Scheme Amendment PA2009/0081
Rezoning Lot 1535 (10) McKay Place, Millner – Town of Nightcliff
From Zone SD (Single Dwelling Residential) to Zone MD (Multiple Dwelling Residential)**

Thank you for the proposed Planning Scheme Amendment referred to this office on 26th February 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's Comments in relation to the Northern Territory Planning Scheme

- i). The rezoning of the land to zone MD (Multiple Dwelling Residential) is not supported. Lot 1535 (10) McKay Place is located with the part of the suburb of Millner that is zoned almost exclusively for SD (Single Dwelling Residential) use.
- ii). It is understood that one of the aims of the review process of the Northern Territory Planning Scheme (as commenced 1 February 2007) was to avoid the 'spot' zoning of individual sites and to have consistent and compatible zonings across several properties. It is considered that a 'spot' zoning of Lot 1535 for zone MD (Multiple Dwelling Residential) within the zone SD (Single Dwelling Residential) area of Millner could be incompatible with the surrounding land use zoning and could set a precedent for future rezoning applications within this single dwelling residential area.

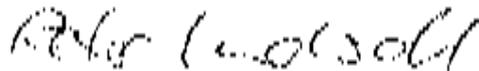
Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By Laws:

- iii) The area is serviced for residential development. Any future development application for the site will be subject to various Council approvals including vehicle access, stormwater drainage, landscaping works on Council land and waste bin storage.

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

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

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Territory Planning

ENCL: YES

DARWIN CITY COUNCIL**DATE:** 01/04/2009**REPORT****TO:** TOWN PLANNING COMMITTEE
MEETING/OPEN**APPROVED:** LC**FROM:** STRATEGIC TOWN PLANNER**APPROVED:** PL**REPORT NO:** 09TS0032 CT:cpd**APPROVED:** LC**COMMON NO:** 1531465**SUBJECT:** PLANNING SCHEME AMENDMENT PA2009/0082
REZONING LOT 2414 (10) MARSHALL COURT, MALAK – TOWN OF
SANDERSON
FROM ZONE SD (SINGLE DWELLING) TO ZONE MD (MULTIPLE
DWELLING RESIDENTIAL)**ITEM NO: 10.4****SYNOPSIS:**

A Development Application for Lot 2414 (10) Marshall Court, Malak has been referred to Council for comment pursuant to Section 19 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:** Territory Housing**Zone:** SD (Single Dwelling Residential) **Area:** 802 m²**Proposal:**

Territory Housing has applied to the Minister for Planning and Lands to amend the NT Planning Scheme by rezoning Lot 2414 (10) Marshall Court, Malak from Zone SD (Single Dwelling Residential) to Zone MD (Multiple Dwelling Residential).

The applicant has advised that the purpose of the rezoning proposal is to facilitate the construction of 2 x 2 bedroom, single storey, multiple dwellings on the site. The predominant use of the multiple dwellings will be for seniors, although other allocations may be considered. Under Clause 7.1 of the Planning Scheme a 2 multiple dwellings could be constructed on the site should it be rezoned for MD (Multiple Dwelling Residential).

PAGE: 2
REPORT NO: 09TS0032 CT:cpd
SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0082 REZONING LOT 2414
(10) MARSHALL COURT, MALAK FROM ZONE SD (SINGLE DWELLING)
TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

The applicant has stated that one of the aims of the proposal is to be able to offer new smaller accommodation to Territory Housing seniors living in family sized houses in Malak. Some seniors occupy 3 bedroom family homes in the area, although their families have grown up and left home. Some seniors are also widows / widowers occupying family homes. This proposal will enable Territory Housing to offer their senior clients new smaller houses within the same area, so that the community relationships built up over the years can be maintained.

The exhibition period for PA2009/0080 is from Friday 27 February 2009 to Friday 27 March 2009.

Attachments:

Attachment A:

- a). The Notice of Exhibition under section 17 of the Planning Act.
- b). Extracts from the NT Planning Scheme relating to Zone SD (Single Dwelling) which presently applies to the land.
- c). Extracts from the NT Planning Scheme relating to Zone MD (Multiple Dwelling Residential)
- d). A locality map.
- e). A copy of the application from Territory Housing.

Attachment B:

This is a copy of the letter to Ms Ann Stephens, Strategic Lands Planning, Department of Planning and Infrastructure, which sets out Council's comments on the proposed PSA for Lot 2414 (10) Marshall Court, Town of Sanderson.

Site and Surrounds

The site is located within a side cul-de-sac of Marshall Court, and it's eastern boundary adjoins land zoned for PS (Public Open Space). Marshall Court is accessed from Abbott Crescent. All properties adjoining and surrounding Lot 2414, with the exception of the park, are zoned for SD (Single Dwelling Residential). There is no zone MD (Multiple Dwelling Residential) housing within the immediate vicinity of the site.

Northern Territory Planning Scheme:

Clause 5.2 of the Planning Scheme states that the primary purpose of zone MD is to provide for a range of housing options to a maximum height of two storeys. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development.

PAGE: 3
 REPORT NO: 09TS0032 CT:cpd
 SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0082 REZONING LOT 2414
 (10) MARSHALL COURT, MALAK FROM ZONE SD (SINGLE DWELLING)
 TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

The following table compares the discretionary and permitted uses for the existing Zone SD (Single Dwelling) and the proposed MD (Multiple Dwelling Residential) Zone.

Land Use	Existing SD Zone	Proposed MD Zone
Bed & Breakfast	D	D
Business Sign	P	P
Community Centre	D	D
Dependant Unit	P	P
Group Home	P	P
Home Based Childcare Centre	D	D
Home Based Contracting	P	P
Home Occupation	P	P
Medical Consulting Rooms	D	D
Multiple Dwellings	X	D
Single Dwelling	P	P
Supporting Accommodation	D	D

P= Permitted D=Discretionary X=Prohibited

Relevant Issues:

Attachment B sets out the relevant Northern Territory Planning Scheme and Council issues associated with the proposed PSA. This attachment is a copy of the letter sent to Strategic Lands Planning, Department of Planning and Infrastructure.

In the letter to Strategic Lands Planning, Council advises that would be more appropriate for the applicant to apply for an Exceptional Development Permit (EDP) to facilitate the development of the land for multiple dwellings, rather than applying for the rezoning of the land. An EDP would allow the Authority to issue an approval for the specific development that the applicant is intending for the land, whilst avoiding a change of zone that could lead to a different style of development in the future.

It is understood that one of the aims of the review process of the Northern Territory Planning Scheme (as commenced 1 February 2007) was to avoid the 'spot' zoning of individual sites and to have consistent and compatible zonings across several properties. It is considered that a 'spot' zoning of Lot 1252 for zone MD (Multiple Dwelling Residential) within the zone SD (Single Dwelling Residential) area of Malak could be incompatible with the surrounding land use zoning and could set a precedent for future rezoning applications within this single dwelling residential area.

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.

PAGE: 4
REPORT NO: 09TS0032 CT:cpd
SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0082 REZONING LOT 2414
(10) MARSHALL COURT, MALAK FROM ZONE SD (SINGLE DWELLING)
TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

Council Issues:

The area is serviced for urban development. Any future development application for the site will be subject to various Council approvals including vehicle access, stormwater drainage, landscaping works on Council land and waste bin storage.

FINANCIAL IMPLICATIONS:

Not assessed.

STRATEGIC PLAN IMPLICATIONS:

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

Goal 1: Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

1.1 Improve relations with all levels of Government

Key Strategies

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

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

1.2 Effectively engage with Community

LEGAL IMPLICATIONS:

This item is not considered "Confidential".

PUBLIC RELATIONS IMPLICATIONS:

Not assessed.

COMMUNITY SAFETY IMPLICATIONS:

Not assessed.

PAGE: 5
REPORT NO: 09TS0032 CT:cpd
SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0082 REZONING LOT 2414
(10) MARSHALL COURT, MALAK FROM ZONE SD (SINGLE DWELLING)
TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

DELEGATION:

None required.

CONSULTATION:

Public consultation is undertaken by the Northern Territory Government under section 17 of the *Planning Act*.

PROPOSED PUBLIC CONSULTATION PROCESS:

Territory Housing has advised within the proposed PSA submission that it has undertaken consultation with the local community. A questionnaire was developed and distributed to all households in Marshall Court. Territory Housing has further advised that the results of the questionnaire will be available before the PSA Hearing.

APPROPRIATE SIGNAGE:

Not Applicable.

PAGE: 6
REPORT NO: 09TS0032 CT:cpd
SUBJECT: PLANNING SCHEME AMENDMENT PA2009/0082 REZONING LOT 2414
(10) MARSHALL COURT, MALAK FROM ZONE SD (SINGLE DWELLING)
TO ZONE MD (MULTIPLE DWELLING RESIDENTIAL)

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 09TS0032 entitled Planning Scheme Amendment PA2009/0082 to Rezone Lot 2414 (10) Marshall Court, Malak from Zone SD (Single Dwelling) to Zone MD (Multiple Dwelling Residential), be received and noted.
- C. THAT the letter to Strategic Lands Planning, Department of Planning and Infrastructure in **Attachment B** to Report Number 09TS0032 be endorsed.

PETER LINDWALL
STRATEGIC TOWN PLANNER

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

NORTHERN TERRITORY OF AUSTRALIA**PROPOSAL TO AMEND NT PLANNING SCHEME
PA2009/0082**

Territory Housing have applied to the Minister for Planning and Lands to amend the NT Planning Scheme by rezoning Lot 2414 Town of Sanderson (10 Marshall Court Malek) from Zone SD (Single Dwelling) to Zone MD (Multiple Dwelling Residential).

Attached are:

- the Notice of Exhibition under section 17 of the *Planning Act*;
- extracts from the NT Planning Scheme relating to Zone SD (Single Dwelling) which presently applies to the land;
- extracts from the NT Planning Scheme relating to Zone MD (Multiple Dwelling Residential);
- a locality map; and
- a copy of the application from Territory Housing.

The exhibition period is from Friday 27 February 2009 to Friday 27 March 2009.

Written submissions about the proposed planning scheme amendment are to be received by 4.00pm on Friday, 27 March 2009 and made to:

Ann Stephens
Strategic Lands Planning
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801; or

Email: planning@nt.gov.au

Fax: (08) 8984 7189 or

Hand delivered to 8th Floor, Cavenagh House, 38 Cavenagh Street, Darwin.

For more information please telephone 8999 8963.

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act*NOTICE OF EXHIBITION OF PROPOSAL
TO AMEND NT PLANNING SCHEME
PA2008/0082

I, RODNEY JOHN APPLEGATE, delegate for the Minister for Planning and Lands, give notice under section 17 of the *Planning Act* of the following:

- (a) a proposal to amend the NT Planning Scheme, numbered PA2008/0082 as referred to in (a), is to be exhibited under Division 3 of Part 2 of the Act;
- (b) the amendment is to be exhibited at the following location:

Office of the Department of Planning and Infrastructure
Ground Floor, Cavenagh House, 88 Cavenagh Street, Darwin
- (c) the period of exhibition is for 20 days, commencing upon first newspaper publication of the notice required by section 17(1);
- (d) written submissions in respect of this exhibition should be made to:

Ann Stephens
Strategic Lands Planning
Department of Planning and Infrastructure
GPO Box 1880
DARWIN NT 0801 or

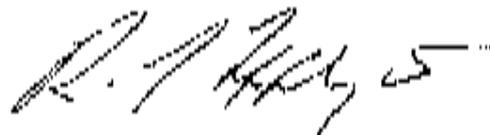
Fax: (08) 8999 7198 or

Email: planning@nt.gov.au
- (e) the proposed amendment is to the NT Planning Scheme, to rezone Lot 2414 Town of Sanderson (10 Marshall Court Makak) from Zone SD (Single Dwelling) to Zone MD (Multiple Dwelling Residential).

Date:

23 February

2008.



RODNEY JOHN APPLEGATE
Delegate for the Minister for Planning and Lands

5.0 ZONE PURPOSES AND TABLES

5.1 ZONE S13 – SINGLE DWELLING RESIDENTIAL

<ol style="list-style-type: none"> 1. The primary purpose of Zone S13 is to provide for single dwellings on individual lots. 2. Non-residential uses or development should be limited to those which predominantly serve the local neighbourhood and do not have any detrimental effect on residential amenity. 	<p>Undefined uses are prohibited in this zone. See clause 2.2(3) & (4)</p> <p>Demountable structures require consent.</p> <p>Clause 8.14 refers to land subject to inundation</p> <p>Clause 7.10.2 refers to services.</p> <p>Clauses 13.1.1 and 13.1.2 refer to subdivision lot size and 13.2 to subdivision standards.</p> <p>Clause 13.6 refers to the location of mobile home communities when zones</p>
--	--

ZONING TABLE: ZONE 51D

abattoir	X	
agriculture	X	
animal boarding	X	
bed and breakfast accommodation	D	6.5.1, 7.10.1
business sign	P	6.7
caravan park	X	
caretaker's residence	X	
car park	X	
child care centre	X	
community centre	D	6.1, 6.5.1
dependant unit	P	7.1, 7.3, 7.10.4
domestic livestock	X	
education establishment	X	
fuel depot	X	
general industry	X	
group home	P	7.1, 7.10.5
home based child care centre	D	6.5.1, 7.10.6
home based contracting	P	7.10.6
home occupation	P	7.10.7
horticulture	X	
hospital	X	
hotel	X	
hotel	X	
intensive animal husbandry	X	
leisure and recreation	X	
licensed club	X	
light industry	X	
medical clinic	X	
medical consulting rooms	D	6.6.1, 7.10.9
motel	X	
motor body works	X	
motor repair station	X	
multiple dwellings	X	
office	X	
passenger terminal	X	
place of worship	X	
plant nursery	X	
promotion sign	X	
recycling depot	X	
restaurant	X	
retail agricultural stall	X	
rural industry	X	
service station	X	
shop	X	
showroom sales	X	
single dwelling	P	6.5.1, 7.1, 7.3, 7.5
stables	X	
supporting accommodation	D	6.6.1, 7.1, 7.5, 7.6, 7.7, 7.8
transport terminal	X	
vehicle sales and hire	X	
veterinary clinic	X	
warehouse	X	

P = Prohibited D = Discretionary X = Permitted

0.2 ZONE MD MULTIPLE DWELLING RESIDENTIAL

1. The primary purpose of Zone MD is to provide for a range of housing options to a maximum height of two storeys.
2. The scale, character and architectural style of land development should be compatible with the streetscape and surrounding development.

Unfinished uses are prohibited in this zone. See clause 2.2(3) & (4).

Demountable structures require consent.

Clause 4.14 refers to land subject to easements.

Clause 2.10.2 refers to **RECREATION**.

Clause 2.1.1 and 2.1.2 refer to the following: **APPROPRIATE** and **2.1.2 to residential** structures.

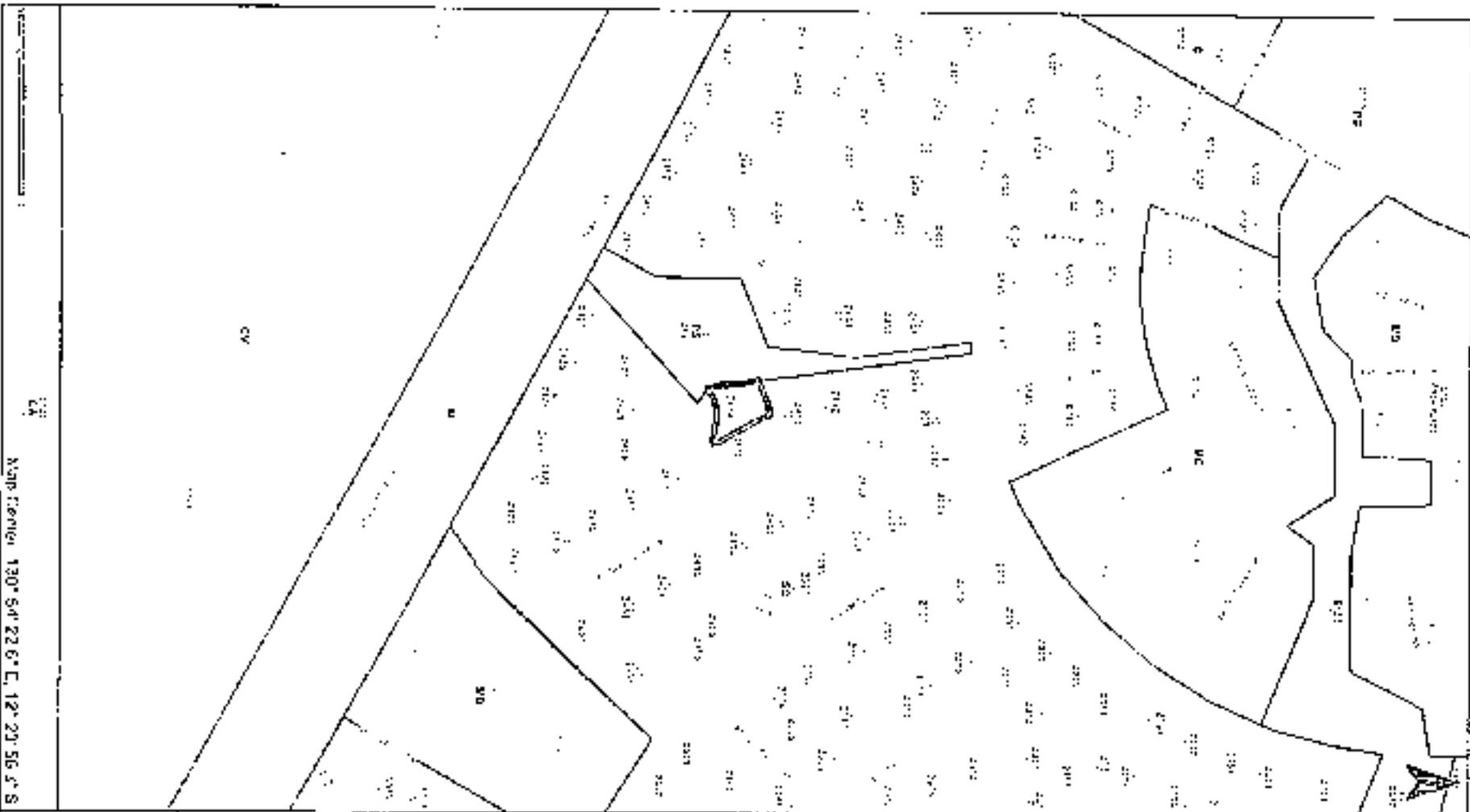
Clause 2.1.3 refers to the following: **APPROPRIATE** and **2.1.3 to residential** structures.

Zoning Table -- ZONE MD

abattoir	X	
agriculture	X	
animal boarding	X	
hot and breakfast accommodation	D	6.5.1, 7.10.1
business sign	P	6.7
caravan park	X	
caretaker's residence	X	
car park	X	
child care centre	X	
community centre	D	6.1, 6.5.1
dependant unit	P	7.1, 7.3, 7.10.4
domestic livestock	X	
education establishment	X	
fuel depot	X	
general industry	X	
group home	P	7.1, 7.10.5
home based child care centre	D	6.5.1, 7.10.5
home based contracting	P	7.10.6
home occupation	P	7.10.7
horticulture	X	
hospital	X	
hotel	X	
hotel	X	
intensive animal husbandry	X	
leisure and recreation	X	
licensed club	X	
light industry	X	
medical clinic	X	
medical consulting rooms	D	6.5.1, 7.10.9
motel	X	
motor body works	X	
motor repair station	X	
multiple dwellings	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
office	X	
passenger terminal	X	
place of worship	X	
plant nursery	X	
promotion sign	X	
recycling depot	X	
restaurant	X	
retail agricultural stall	X	
rural industry	X	
service station	X	
shop	X	
showroom sales	X	
single dwelling	P	6.5.1, 7.1, 7.3, 7.5
stables	X	
supporting accommodation	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	X	
vehicle sales and hire	X	
veterinary clinic	X	
warehouse	X	

P - Permitted D - Discretionary X - Prohibited

Locational Map Lot 2414 Town of Sanderson



Legend

- General Lines
- Road Planning Zones
- 1 - Agriculture
- 2 - Residential
- 3 - Rural Openness
- 4 - Forestland
- 5 - Conservation
- 6 - Recreation
- 7 - Development
- 8 - Rural Residential
- 9 - Agricultural Conservation
- 10 - Forestland
- 11 - High Density
- 12 - Medium Density
- 13 - Light Density
- 14 - Medium Density
- 15 - Rural Openness
- 16 - Forestland
- 17 - Rural Residential
- 18 - Rural Openness
- 19 - Forestland
- 20 - Rural Residential
- 21 - Rural Openness
- 22 - Forestland
- 23 - Rural Residential
- 24 - Rural Openness
- 25 - Forestland
- 26 - Rural Residential
- 27 - Rural Openness
- 28 - Forestland
- 29 - Rural Residential
- 30 - Rural Openness
- 31 - Forestland
- 32 - Rural Residential
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- 34 - Forestland
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- 39 - Rural Openness
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- 91 - Forestland
- 92 - Rural Residential
- 93 - Rural Openness
- 94 - Forestland
- 95 - Rural Residential
- 96 - Rural Openness
- 97 - Forestland
- 98 - Rural Residential
- 99 - Rural Openness
- 100 - Forestland

Created by XGULIA

UTM Zone 18N
 Datum: WGS 84
 Spheroid: Everest
 Prime Meridian: Greenwich
 Datum Transformation: Everest to WGS 84
 UTM Zone: 18N
 Datum: WGS 84
 Spheroid: Everest
 Prime Meridian: Greenwich
 Datum Transformation: Everest to WGS 84
 UTM Zone: 18N

Map Center 130° 54' 22.6" E, 12° 23' 56.5" S

INTEGRATED DEPARTMENT OF INFRASTRUCTURE, PLANNING AND ENVIRONMENT	FILE NO.
---	----------

NORTHERN TERRITORY OF AUSTRALIA
ARN 04 086 734 992
Planning Act 1999

Proposal to amend the NT Planning Scheme - section 12(1)

PROPOSAL TO AMEND:

Land Use Objective/s	Incorporated Document/s	Development Provision/s (including zoning)
A separate form is required for each type of proposal.		

APPLICANT INFORMATION

Applicant: **TERRITORY HOUSING**

Name:

Postal address: **GPO BOX 4621
DARWIN NT 0801**

Telephone No. (business hours): **8949 8376**

Facsimile No. (business hours): **8949 8483**

Are you the land owner? **YES**

Contact person for further information (or write 'no above'):

Name: **R. CONNOLLY, HIBA ARCHITECTS PL-**

Postal address: **GPO BOX 546
DARWIN NT 0801**

Telephone No. (business hours): **8981 3308**

Facsimile No. (business hours): **8981 2375**

NOTE:

Correspondence will go to the person and address indicated here.

APPLICANT TO SIGN AND/OR AFFIX SEAL

Application complete and all required documentation attached.

Signature:   Date: **21/7/09**

LAND INFORMATION

For proposed NT Planning Scheme amendments relating to land use objectives, incorporated documents or development provisions:

Description of land:

And

Attach plan outlining land affected (for large areas attach plan only):

ATTACHMENT A

For proposed amendments to development provisions relating to a change in zoning:

Parcel Number:

LOT 244

Street Number and Name:

10 MARSHALL COURT

Locality/Suburb/Town/Hundred:

MALAK

Or

Lot and/or Unit Number:

LIC Plan:

Town/Hundred:

And

Town Plan: **NT PLANNING SCHEME - DARWIN**

Zone: **ED**

Feature:

DESCRIPTION OF PROPOSED AMENDMENT

Attach statement describing the proposed amendment to the NT Planning Scheme.

ATTACHMENT B

And

When proposed amendment relates to a published document, attach copy, extract or write description of document proposed to be amended:

ATTACHMENT C or WRITE DESCRIPTION (NO. TITLE, PAGE) HERE.

REASON FOR PROPOSAL

Attach statement describing why the proposed amendment should be considered.

ATTACHMENT D

FOR OFFICE USE:

ATTACHMENTS CHECK		PROPOSAL TO AMEND:	
		Land Use Objective/s; Incorporated Document/s; and Development Provision/s not zoning	Development Provision/s which propose zoning
A	Plan showing land affected by proposal		
B	Statement describing proposal		
C	Copy, extract or description of document proposed for amendment		Not required
D	Statement why proposal should be considered		

PROPOSED REZONING

10 Marshall Court (Lot 2414), Malak, NT

Applicant: Territory Housing

Planning Report

Prepared by

MKEA Architects P/L

Lot No. MA1024

Date: January 2009

Introduction

This Planning Report is submitted as part of the Proposal to Amend the NT Planning Scheme – section 12(1) associated with the proposed rezoning of Lot 2414 (10) Marshall Court, Malak, from the present SD (Single Dwelling) zoning to MD (Multiple Dwellings).

This report provides the supporting documentation described as 'Attachment B' and 'Attachment D' on the proforma.

This report should be read in conjunction with the attached plans. Although these plans depict a possible design for multiple dwellings on the site in order to demonstrate the site's capacity to sustain a conforming proposal, this application relates only to the rezoning proposal, and the Applicant is aware that a separate, fully developed, application for Development Consent will be required for the multiple dwellings if the rezoning is approved.

Attachment B – Description of the Proposed Amendment to the NT Planning Scheme

The proposed amendment to the NT Planning Scheme is to Rezone the subject lot (Lot 2414 (10) Marshall Court, Malak) from SD (Single Dwelling) to MD (Multiple Dwellings).

Attachment D – Reason for Proposal

Territory Housing, the applicant, seeks approval of the rezoning to facilitate construction of two-bedroom, single storey multiple dwellings fully integrated into the broader residential community.

The predominant use will be for seniors' housing, although other allocations may occasionally be considered. Territory Housing would, as a matter of policy, retain ownership of the dwellings for the foreseeable future – that is, they would not be offered for sale to tenants.

The proposal achieves a number of aims for Territory Housing, NT Government and the broader community, including the following:

- Efficient use of existing land – land for public housing is scarce and expensive. Where the size and other features of a block will comfortably sustain low scale multiple dwellings, it makes sense to use it for this purpose.
- Containment of Urban Sprawl - It is well recognised that satisfying demand for housing by the construction of more and more suburbs of 'full-sized' blocks of land for single residences carries with it a significant cost in terms of publicly funded infrastructure as well as unsustainable and excessive use of private vehicles etc.
- Maximising Use of Existing Public Infrastructure – existing public facilities such as roads, public transport, services, commercial facilities are not fully utilised, and can support moderately increased population density. Making better use of existing services will increase their efficiency, as well as reducing the need to keep expanding them into new areas as noted above.
- Retention of balanced community demographics – In a number of areas, including Malak, the proportion of aged residents is increasing. These are often public housing clients who have been in the area for 30 years or more. Many occupy three bedroom dwellings, despite their families having grown up and left home, and a number are widows / widowers occupying family homes. As new seniors' housing has hitherto typically been in new areas, quite distant from where they have lived their life, the seniors are often reluctant to move, expressing legitimate concerns about losing touch with their lifetime community. This proposal will facilitate offering (on a strictly voluntary basis) the opportunity to move to new, 'easy-care' maintained accommodation in the same area, so that community relationships can be maintained. For each 1 - 2 person household that takes up an opportunity to relocate to one of the proposed dwellings, a family home will be made available for relocation to larger families.

Community Consultation

In the preparation of the application, Territory Housing has undertaken consultation with the local community. A questionnaire was developed and distributed to 61 households in Marshall Court.

The returned questionnaires are being analysed and a full report outlining the community response will be available before the Council Authority meeting.

Site analysis

Site location and access

The site is located on a 'side court' part way along Marshall Court, Malak, which is accessed from Abbot Crescent. See image below.



Figure 1 Site location and access

Source: Google Earth

Surrounding development

Land uses surrounding the site are single residences in accordance with the present SD zoning. They are a mix of ground level and elevated homes, with a number being former Territory Housing properties. Four remain Territory Housing properties, while there are also several houses in or of non-government construction.

Adjacent the site is a public park that links to McMillans Rd and provides easy access to the Merrak Shopping Centre via Chambers Crescent.

The Indicative Development Proposal

The indicative proposed development comprises 2 No. new single storey 2-bedroom residences. The planning shows is to verify that the development guidelines for multiple dwellings in M1 zoning areas can be complied with, including:

Clause 6.5.1 (Carparking) – 2 carpark provided

Clause 7.1 (Residential Density and Height) – single storey, 1 per 300m² (800m² required), total site area 802m².

Clause 7.3 (Building Setbacks) – Front 7.5, side and rear with habitable room windows 3.0m, without, 1.5m,

Clause 7.5 (Private Open Space) – min 45m² provided

Clause 7.6 (Communal Open Space) – min 10% of site area provided

Clause 7.7 (Landscaping) – Can meet area requirements, finished and maintained to a high standard,

Clause 7.8 (Building Design) – guidelines can be met.

Conclusion

We believe the proposed rezoning, and the medium density residential development that may be facilitated by the rezoning, reflect a scale and architectural style that will fit comfortably with the neighbourhood. The proposed project will meet or exceed the aesthetic standards evident in the area.

The proposed also reflects a growing community need for energy efficiency via improved use of existing land and infrastructure and the desire to maintain balanced community age profiles.

The proposal is recommended for consent.

APPENDIX 1

(Certificate of Title)

Date Registered: 24/08/1982

Volume 052 Folio 125

Duplicate Certificate as to Title Issued? Yes

SEARCH CERTIFICATE

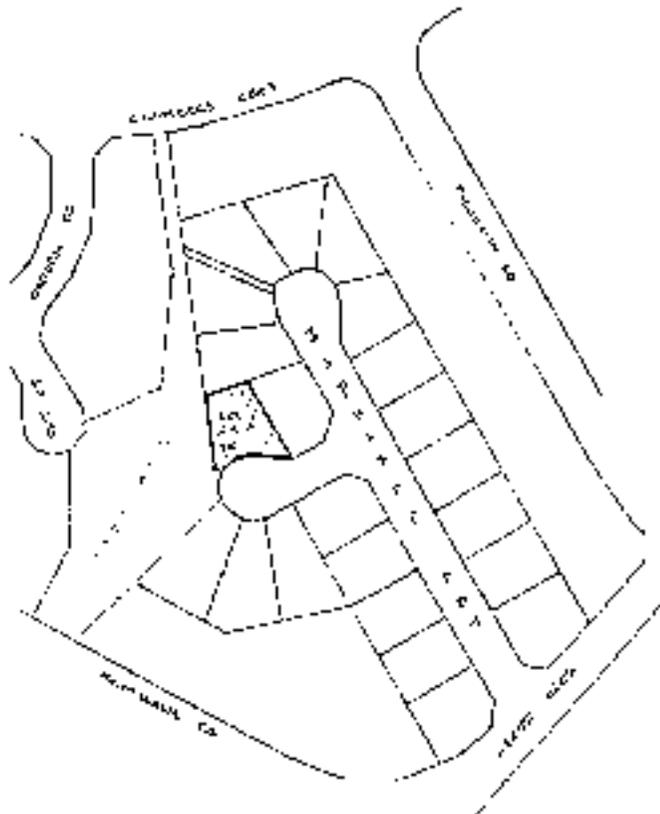
Lot 2414 Town of Vandermeer from plan(s) 3 / 2/183A
Area under title is 802 square metres

Owner:
Northern Territory Planning Commission
of 38 Cavenagh Street Darwin Nt

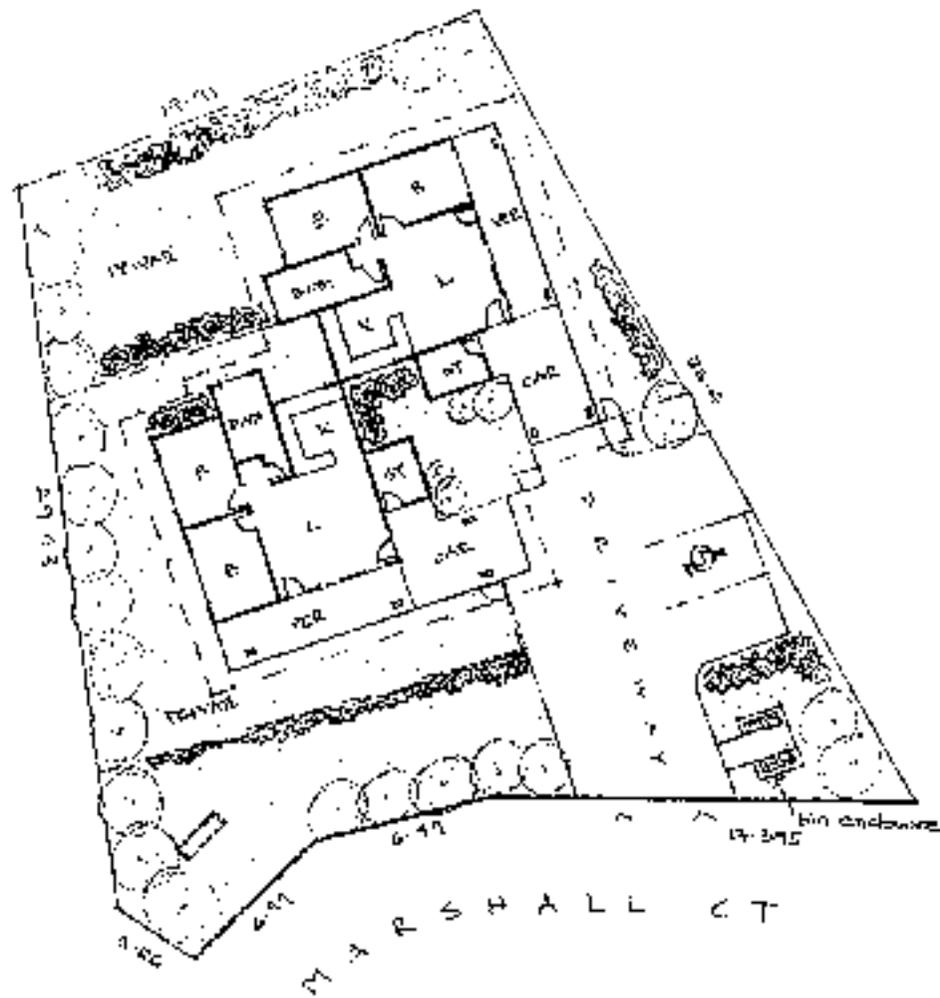
Registered Date	Dealing Number	Description
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Prof of Ownership

IMPORTANT MESSAGE: This information is compiled from the paper register and may be incomplete. Please refer to the scanned image of the paper title for further details. Contact Land Title Office staff for assistance.



LOCALITY PLAN
NOT TO SCALE



SITE PLAN
SCALE 1:200 approx



TERRITORY HOUSING **mke**
PROPOSED REZONING
LOT 2414 MARSHALL CT. MALAK

ARCHITECTS

Please quote: 1531465 CT:cpd

27 March 2009

Ms Ann Stephens
Strategic Land Planning
Department of Planning and Infrastructure
GPO Box 1880
DARWIN NT 0801

Dear Ann

**Planning Scheme Amendment PA2009/0082
Rezoning Lot 2414 (10) Marshall Court, Malak – Town of Sanderson
From Zone SD (Single Dwelling Residential) to Zone MD (Multiple Dwelling
Residential)**

Thank you for the proposed Planning Scheme Amendment referred to this office on 26th February 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's Comments in relation to the Northern Territory Planning Scheme

- i) The rezoning of the land to zone MD (Multiple Dwelling Residential) is not supported. Lot 2414 (10) Marshall Court is located with part of the suburb of Malak that is zoned almost exclusively for zone SD (Single Dwelling Residential) use. As an MD (Multiple Dwelling Residential) zoning would be incompatible with the surrounding zone SD use
- ii). It is understood that one of the aims of the review process of the Northern Territory Planning Scheme (as commenced 1 February 2007) was to avoid the 'spot' zoning of individual sites and to have consistent and compatible zonings across several properties. It is considered that a 'spot' zoning of



DARWIN NT

- ii) Lot 2414 for zone MD (Multiple Dwelling Residential) within the zone SD (Single Dwelling) area of Malak could be incompatible with the surrounding land use and could set a precedent for future rezoning applications within this single dwelling residential area.

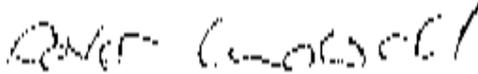
Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- iv) The area is serviced for residential development. Any future development application for the site will be subject to various Council approvals including vehicle access, stormwater drainage, landscaping works on Council land and waste bin storage.

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

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

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc. Territory Housing

ENCL: NO

DARWIN CITY COUNCIL

DATE: 01/04/2009

REPORTTO: TOWN PLANNING COMMITTEE
MEETING/OPEN

APPROVED: LC

FROM: STRATEGIC TOWN PLANNER

APPROVED: PL

REPORT NO: 09TS0037 PL:cpd

APPROVED: LC

COMMON NO: 218448

SUBJECT: ACTION ON ILLEGAL DEVELOPMENT

ITEM NO: 10.5**SYNOPSIS:**

Council have requested information on the process involved where development commences without the necessary planning approvals or permits.

GENERAL:***Development Consent Authority Issues the Development Permit***

The Development Consent Authority (DCA) determines in accordance with the NT Planning Scheme if consent should be given to the use and development of land described in a Development Application. This consent is subject to conditions specified in a Development Permit.

The NT Department of Planning and Infrastructure only acts on a written complaint regarding illegal or inappropriate development.

Many conditions contained in the Development Permit will have been included at the request of Darwin City Council. These conditions often request the applicant to address issues for which Council is the sole responsible authority under the Local Government Act and associated By-Laws. These conditions often relate to such matters as: stormwater and drainage; off street car parking; vehicular and pedestrian crossovers; storage of waste disposal bins and signage.

Council has responsibility to issue permits which relate to conditions for driveway crossovers and stormwater connections. If the Applicant refuses to comply with Council's conditions or permits Council will advise the DCA and the Development Permit will not be signed off by the DCA. Council's practice however is to avoid such a situation by working with the developer to resolve any problems relating to the fulfilment of conditions that emerge during the development process.

PAGE: 2
 REPORT NUMBER: 09TS0037 PL:cpd
 SUBJECT: ACTION ON ILLEGAL DEVELOPMENT

Works on Council Land or Road Reserve

In some cases to fulfil conditions included in the Development Permit, a developer will require access to Council owned land or road reserve. The developer is required to obtain a permit from Council to carry out such works. If the developer proceeds with work on Council's land without Council's permission, Council can take legal action and prosecute the developer.

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':-

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

LEGAL IMPLICATIONS:

Not assessed.

PUBLIC RELATIONS IMPLICATIONS:

Not assessed.

COMMUNITY SAFETY IMPLICATIONS:

Not assessed.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

PAGE: 3
REPORT NUMBER: 09TS0037 PL:cpd
SUBJECT: ACTION ON ILLEGAL DEVELOPMENT

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

THAT Report Number 09TS0037 entitled, Action on Illegal Development, be received and noted.

PETER LINDWALL
STRATEGIC TOWN PLANNER

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

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

OPEN SECTION

PAGE

TP4/6

Town Planning Committee Meeting – Wednesday, 1 April, 2009**11 INFORMATION ITEMS****11.1 Minutes of the Development Consent Authority Meeting - Number: 123 Friday, 6 February 2009 and Agenda of the Development Consent Authority Meeting Number: 124 to be held on Friday 3 April 2009**

Document No. 1546899 (06/02/09) Common No. 1546899

Document No. 1546923 (25/03/09) Common No. 1546923

*The Minutes of the Development Consent Authority Meeting held on 6 February, 2009, are distributed as a separate attachment.**The Agenda of the Development Consent Authority Meeting held on 3 April 2009, are distributed as a separate attachment.***COMMITTEE'S DECISION**

THAT the Committee resolve under delegated authority:-

- A. THAT the Minutes of the Development Consent Authority Meeting held on Friday, 6 February 2009, be received and noted.
- B. THAT the Agenda of the Development Consent Authority Meeting to be held on Friday, 3 April 2009, be received and noted.

DECISION NO.20\() (01/04/09)



OPEN SECTION

PAGE

TP4/7

Town Planning Committee Meeting – Wednesday, 1 April, 2009**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) Lot 4969 (10) Somerville Gardens, Parap – Town of Darwin 3 x 3 and 3 x 2 Bedroom Multiple Dwellings in a 4 Storey Building including Car Parking at Ground Level (**with Attachments**) – Common Number 1530779 CT:cpd dated 11 March 2009
- ii) Portion 1433 (358) Stuart Highway, Winnellie – Hundred of Bagot Addition of Ancillary Office to an Existing Warehouse with a Reduced Front Setback (Stuart Highway) (**with Attachments**) – Common Number 1528180 CT:cpd dated 6 March 2009
- iii) Portion 2345 (59) Winnellie Road, Winnellie – Hundred of Bagot Change of Use from Warehouse to Light Industry (Laboratory) (**with Attachments**) – Common Number 1528179 CT:cpd dated 6 March 2009.
- iv) Lots 2387 & 2388 (39 & 41) Woods Street, Darwin – Town of Darwin Subdivision of land – Consolidation to Create 1 Lot (2 into 1 Lot) (**with Attachments**) – Common Number 1533228 CT:cpd dated 13 March 2009.
- v) Lots 1239 & 5223 (11 & 13) Malabar Court, Larrakeyah – Town of Darwin Subdivision of Land – Consolidation to Create 1 Lot (2 into 1 Lot – *NOT EXHIBITED*) (**with Attachments**) – Common Number 1534641 CT:cpd dated 5 March 2009
- vi) Lot 10302 Lee Point Road, Lyons – Town of Nightcliff 50 Single Dwellings with Reduced Front Setbacks (Lyons Stage 10) (**with Attachments**) – Common Number 1535150 CT:cpd dated 20 March 2009.
- vii) Lot 10302 Lee Point Road, Lyons – Town of Nightcliff Changes to the Development Approved by DP06/0227 to Convert a Proposed MD (Multiple Dwelling Residential) Lot to 4 Single Dwelling Lots and 1 Open Space Lot (**with Attachments**) – Common Number 1528178 CT:cpd dated 12 March 2009
- viii) Lot 2922 (7) Giles Street, Fannie Bay – Town of Darwin Extensions to an Existing Single Dwelling with a Reduced Front Setback (**with Attachments**) – Common Number 1535185 PL:cpd dated 20 March 2009.

(continued on next page.....)



OPEN SECTION

PAGE

TP4/8

Town Planning Committee Meeting – Wednesday, 1 April, 2009**11 INFORMATION ITEMS****11.2 Various Letters sent to Development Assessment Services under Delegated Authority***(.....continued from previous page)*

- ix) Lot 1447 (14) Dickinson Street, Millner – Town of Nightcliff Addition of a Free Standing Poolside Roof Cover to an Existing Single Dwelling with Reduced Side Setback (**with Attachments**) – Common Number 1529704 PL:cpd dated 25 February 2009
- x) Lot 3726 (15) Linde Street, Moil – Town of Nightcliff Extension to Existing Single Dwelling, plus Carport Addition with Reduced Side Setback (**with Attachments**) – Common Number 1529909 PL:cpd dated 25 February 2009
- xi) Lot 4183 (18) Parer Drive, Wagaman – Town of Nightcliff Carport Addition to Existing Single Dwelling with Reduced Side Setback (**with Attachments**) – Common Number 1532406 PL:cpd dated 2 March 2009
- xii) Lot 6490 (20) Copra Crescent, Karama – Town of Sanderson Verandah Addition to an Existing Single Dwelling with a Reduced Secondary Street Setback (**with Attachments**) – Common Number 1528169 PL:cpd dated 6 March 2009
- xiii) RE-ADVERTISED – Lot 7578 McMinn Street, Darwin – Town of Darwin Mixed Use Development Comprising: 5 Storey Commercial Building (including 1 Level of Car Parking) with 2 x 3 & 4 x 2 Bedroom Multiple Dwellings; 6 Storey Building with 20 x 1, 22 x 2, & 4 x 3 Bedroom Multiple Dwellings; 9 Storey Building with 22 x 1, 31 x 2 & 10 x 3 Bedroom Multiple Dwellings and Ground Floor Commercial; Plus Basement Car Parking and Associated Roads. (**with Attachments**) – Common Number 1490891 PL:cpd dated 20 March 2009

DECISION NO.20\()

(01/04/09)



Please quote: 1530779 CT:cpd

11 March 2009

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

Dear Doug

**Lot 4969 (10) Somerville Gardens, Parap – Town of Darwin
3 x 3 and 3 x 2 Bedroom Multiple Dwellings in a 4 Storey Building Including
Car Parking at Ground Level**

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

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

- a). **The proposed 6 metre wide vehicle crossover and driveway from Hoblar Court appears to meet Council's requirements.**
- b). **The proposed approximate 3 metre x 3 metre waste bin enclosure appears to meet Council's requirements for the storage of 3 x 240 litre waste bins (2 garbage bins and 1 recycling bin).**
- 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. The system shown on the Applicants plans does not appear to take advantage of the location of the existing underground drain in Somerville Gardens.**

The attached plan shows the extent of the existing drainage system as shown on Council's Exposure mapping system. It is suggested that the applicant investigate the location of the existing underground drain in Somerville Gardens and demonstrate how stormwater from the site will be discharged into Council's underground network.

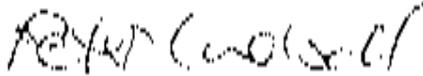
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, 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.
- 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 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.

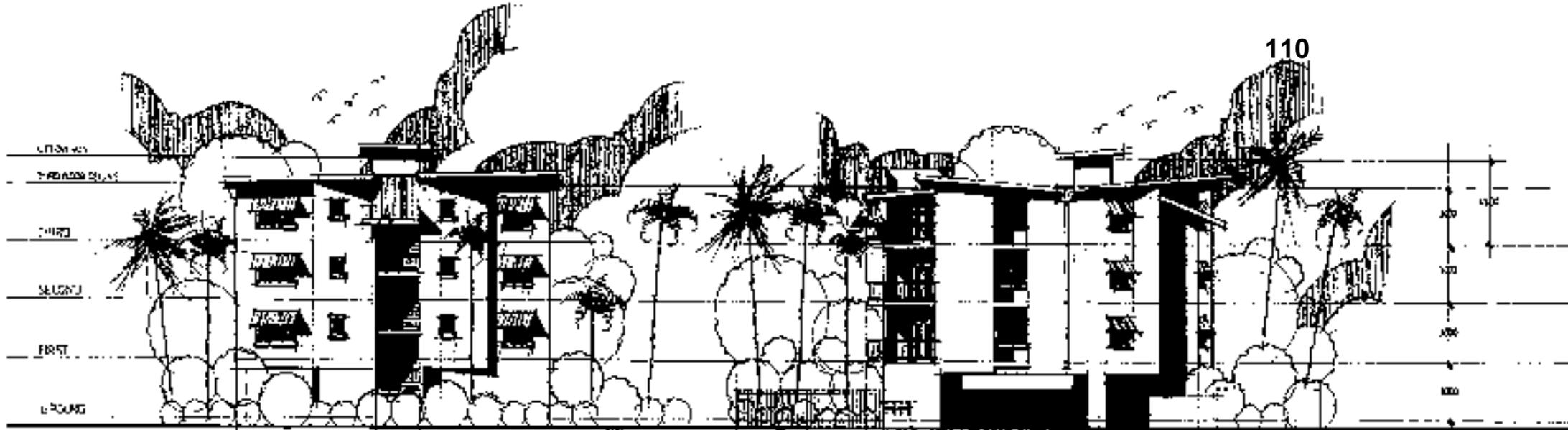
If you require any further discussion in relation to this application please contact me on 8930 0528.

Yours faithfully



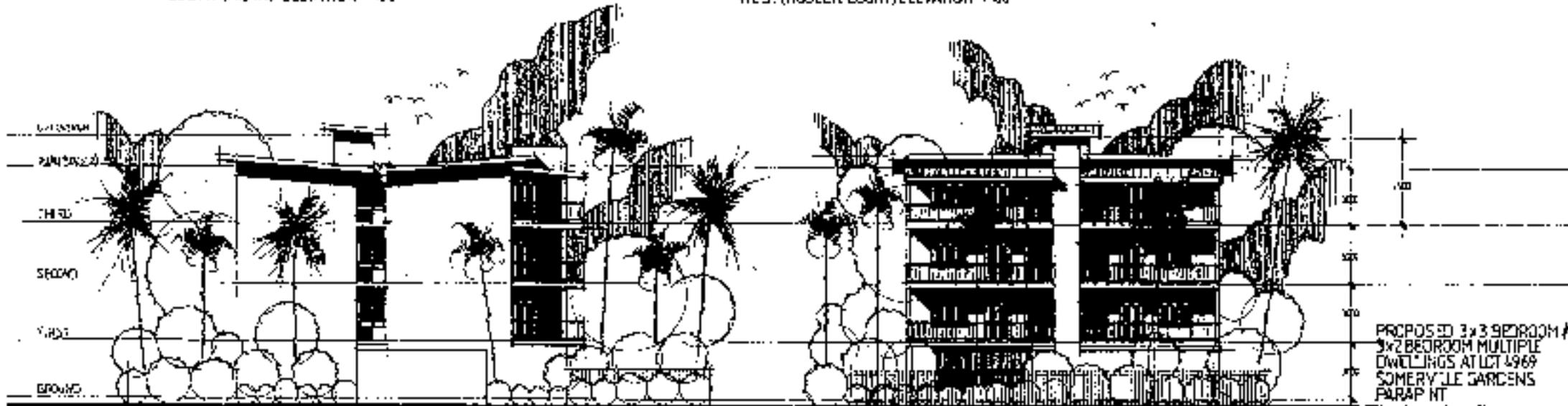
PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Yellowwally Pty Ltd
Email:



SOUTH (REAR) ELEVATION 1:100

WEST (HOBLER COURT) ELEVATION 1:100



EAST (SIDE) ELEVATION 1:100

NORTH (SOMERVILLE GARDENS) ELEVATION 1:100

PROPOSED 3x3 BEDROOM &
 3x2 BEDROOM MULTIPLE
 DWELLINGS AT LOT 4969
 SOMERVILLE GARDENS
 PARAP HT

LANDSCAPE LEGEND

- A DIORA SAVANNA
- B DIORA CHINENSIS
- C HERBACEA MULTIFLORA
- D LANTANA CANARIA
- E ROYSTERIA
- F GRASS

MATERIALS SCHEDULE

- ROOF COLORBOND METAL
- WALLS RENDERED & PAINTED MASONRY
- WALL STRIPS POWDER COATED ALUMINIUM
- FLOORS CONCRETE
- WINDOWS POWDER COATED ALUMINIUM FRAMED
- FASCIA & FRUITERS COLORBOND PRESTO METAL
- BALCONY FLOORS TILED CONCRETE
- STAIRS TILED CONCRETE

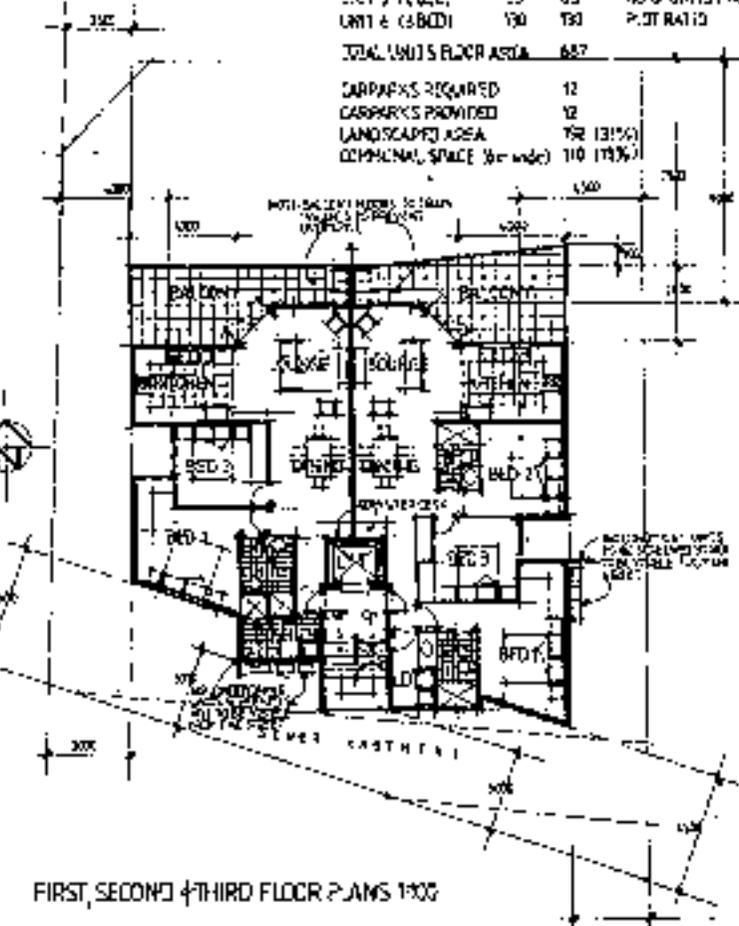
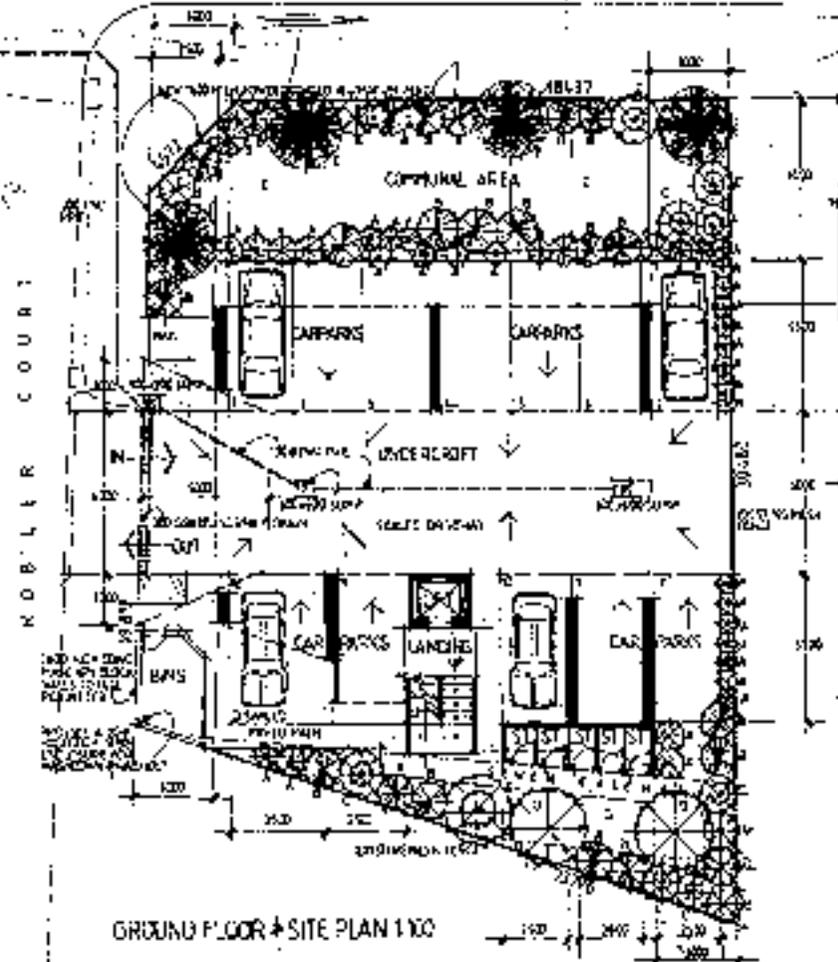
AREAS SCHEDULE m²

ALUSTRUT	50
3 BED INTERNAL	103
1 BED BALCONY	18
3 BED TOTAL	171
2 BED INTERNAL	90
2 BED BALCONY	18
2 BED TOTAL	108

111

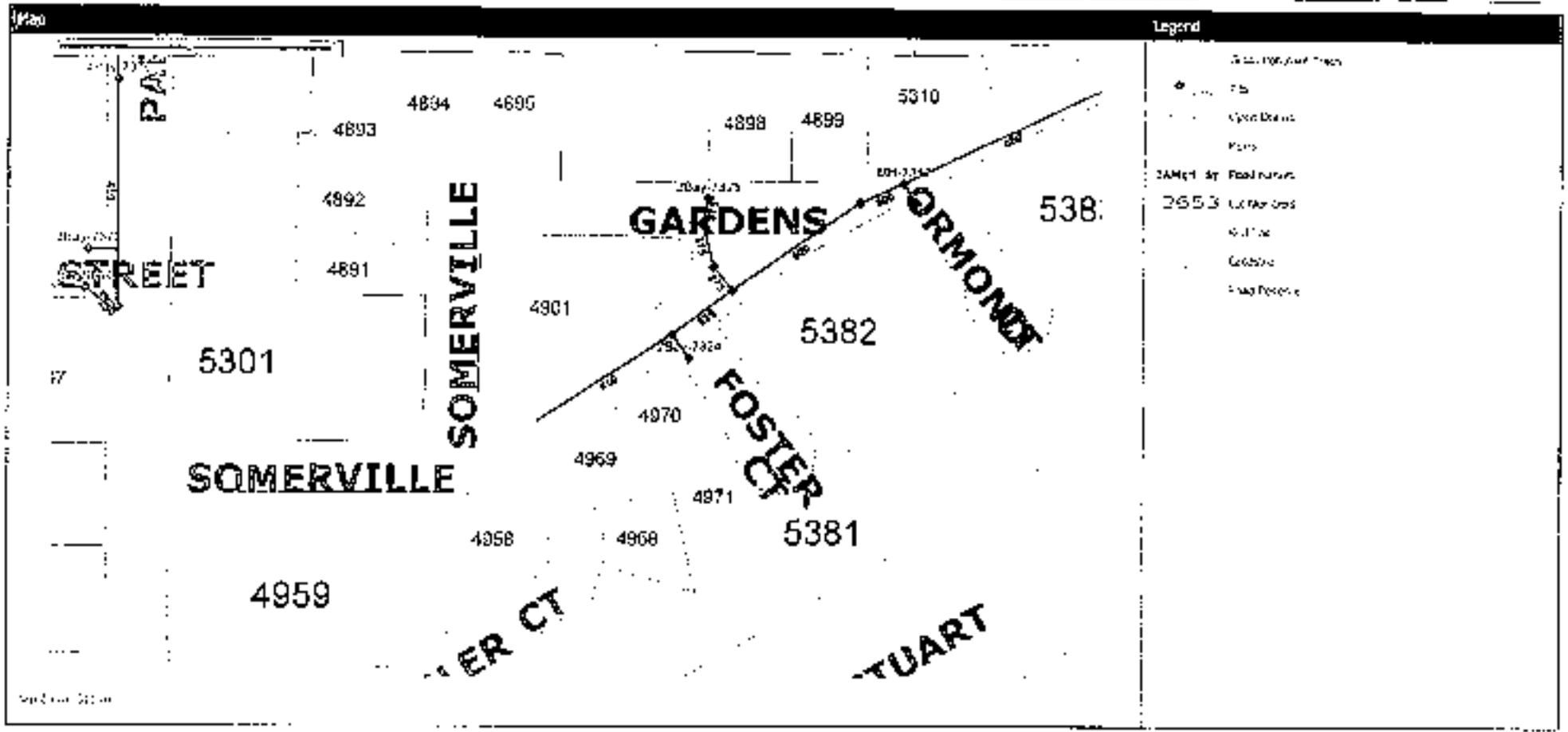
SITE AREAS/UNIT	REQD	PROVIDED	
UNIT 1 (2 BED)	85	80	SITE AREA REQD 465
UNIT 2 (3 BED)	130	130	SITE AREA PROVIDED 120
UNIT 3 (2 BED)	85	85	SHORTFALL 14%
UNIT 4 (3 BED)	130	130	No. of UNITS COMPLIANT 5/6
UNIT 5 (2 BED)	85	85	No. of UNITS PROPOSED 6
UNIT 6 (3 BED)	130	130	PLOT RATIO 0.9
TOTAL UNITS FLOOR AREA	687		
CARPARKS REQUIRED	12		
CARPARKS PROVIDED	12		
LANDSCAPED AREA	78 (13%)		
COMMONAL SPACE (w/ incl)	110 (16%)		

SOMERVILLE GARDENS



PROPOSED 3x3 BEDROOM + 3x2 BATHROOM MULTIPLE DWELLINGS AT LOT 4969 SOMERVILLE GARDENS PARAP NT

112



Info Results
 1. See parcel data on screen for additional information.

Please quote: 1528180 C1:cpd

6 March 2009

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

Dear Doug

**Portion 1433 (358) Stuart Highway, Winnellie – Hundred of Bagot
Addition of Ancillary Office to an Existing Warehouse with a Reduced Front
Setback (Stuart Highway)**

Thank you for the Development Application referred to this office 19th February 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.

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

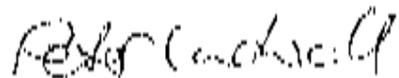
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70 (5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the 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.

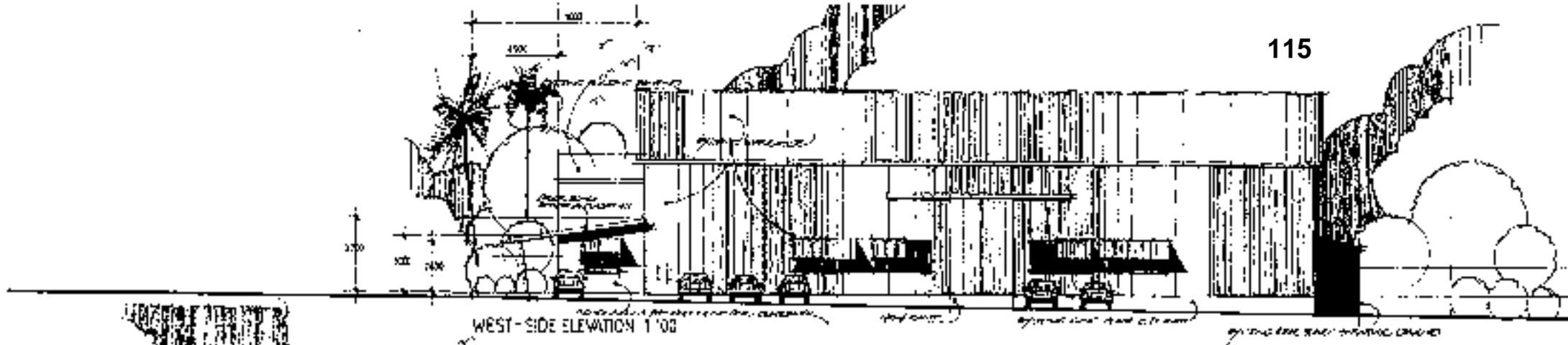
If you require any further discussion in relation to this application please contact me on 8930 0528.

Yours faithfully

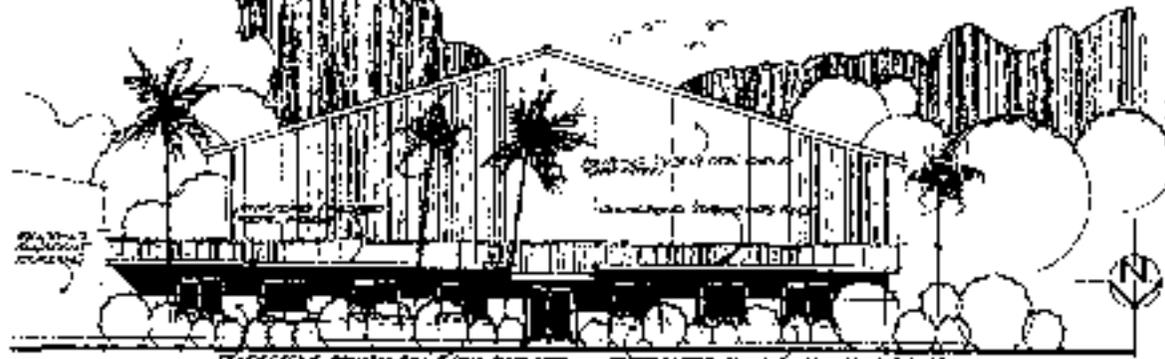


PETER LINDWALL
STRATEGIC TOWN PLANNER

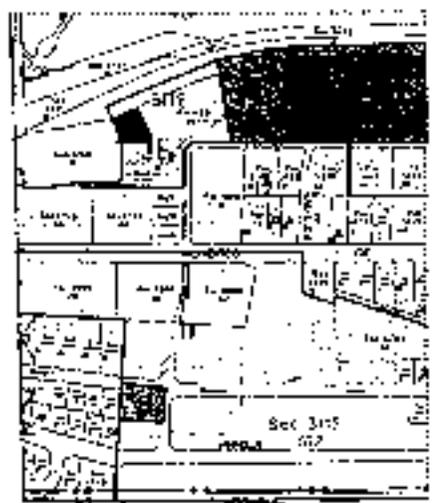
cc: Yellowdilly Pty Ltd



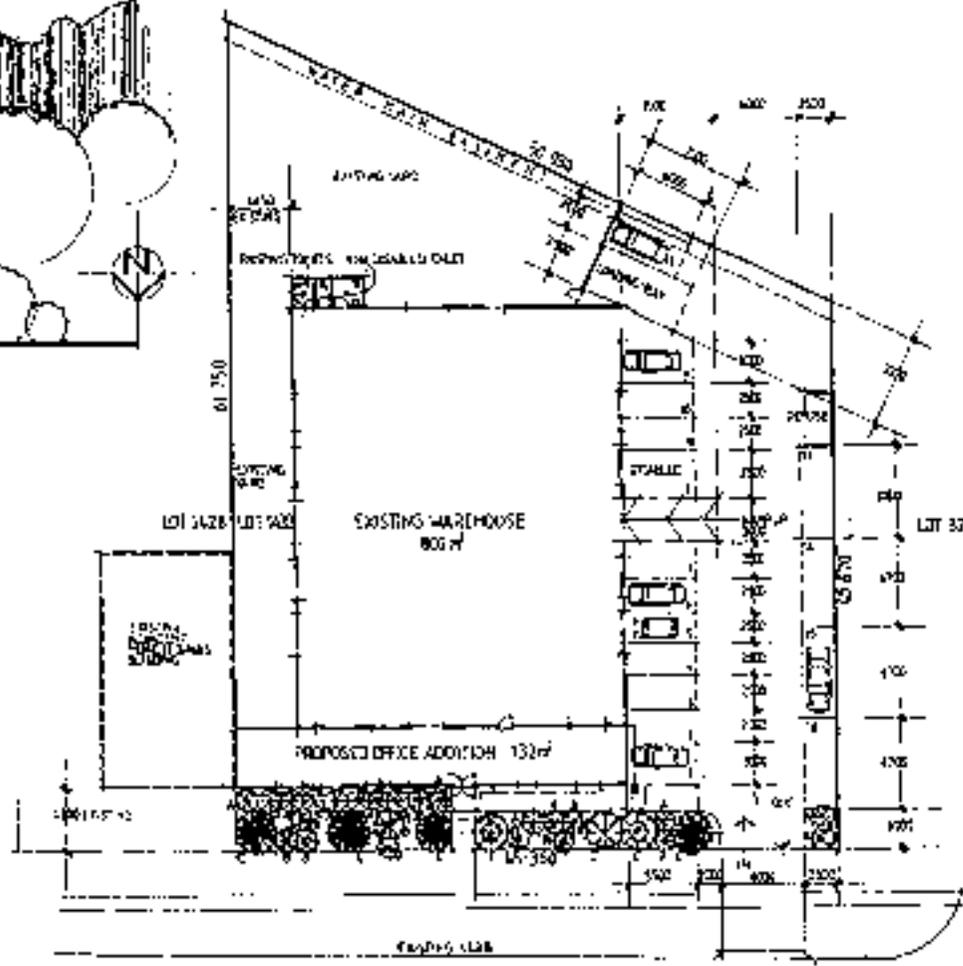
WEST-SIDE ELEVATION 1/08



STUART HIGHWAY ELEVATION 1/08



LOCALITY PLAN



STUART HIGHWAY

GROUND FLOOR & SITE PLAN

LANDSCAPE LEGEND

- A. BOM. LAWN GR.
- B. LOCAL GRASSES
- C. AGRESTIA
- D. PALMS & FASIA
- E. BUSHY GRASS

AREAS SCHEDULE

EXISTING WAREHOUSE	800
NEW WAREHOUSE	132
STABLE	200
CARPARK PAVED	11
CARPARK UNPAVED	14
DRIVING WAY	200

PROPOSED OFFICE ADDITION TO EXISTING WAREHOUSE AT LOT 1433 STUART HIGHWAY WINNELL'S HT

Please quote: 1528179 C/lepd

6 March 2009

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

Dear Doug

**Portion 2345 (59) Winnellie Road, Winnellie – Hundred of Bagot
Change of Use from Warehouse to Light Industry (Laboratory)**

Thank you for the Development Application referred to this office 19th February 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.

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

- 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.
- Stormwater shall be collected and discharged into Council's drainage network 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.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road,

- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70 (5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
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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 contact me on 8930 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: **Burnett Design Pty Ltd**

Please quote: 1533228 PL:cpd

13 March 2009

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

Dear Doug

**Lots 2387 & 2388 (39 & 41) Woods Street, Darwin – Town of Darwin
Subdivision of Land – Consolidation to Create 1 Lot (2 into 1 lot)**

Thank you for the Development Application referred to this office 3rd March, 2009, concerning the proposed subdivision of land (amalgamation – 2 into 1 lot). 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 the granting of a Development Permit for the amalgamation of the subject allotments.

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

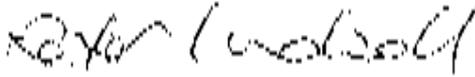
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Any engineering design specifications for the affected roads, including streetlighting, stormwater drainage, vehicular access, pedestrian footpaths, streetscaping and landscaping of nature strips shall be submitted for approval by the General Manager, Infrastructure, Darwin City Council and all approved works constructed to Council requirements at the applicant's expense.
- 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.

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: Paul Janton & Associates

Please quote: 1534641 PL:cpd

5 March 2009

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

Dear Doug

**Lots 1239 & 5223 (11 & 13) Malabar Court, Larraknyah – Town of Darwin
Subdivision of Land – Consolidation to Create 1 Lot (2 into 1 lot) – NOT
EXHIBITED**

Thank you for the Development Application referred to this office 5th March 2009, concerning the proposed subdivision of land (amalgamation – 2 into 1 lot). 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 the granting of a Development Permit for the amalgamation of the subject allotments.

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

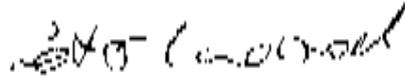
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Any engineering design specifications for the affected roads, including streetlighting, stormwater drainage, vehicular access, pedestrian footpaths, streetscaping and landscaping of nature strips shall be submitted for approval by the General Manager, Infrastructure, Darwin City Council and all approved works constructed to Council requirements at the applicant's expense.
- 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.

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.

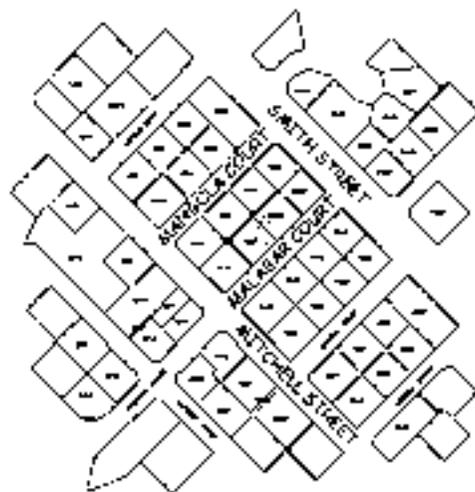
If you require any further discussion in relation to this application please feel free to contact me on 8030 0528.

Yours faithfully



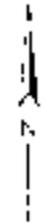
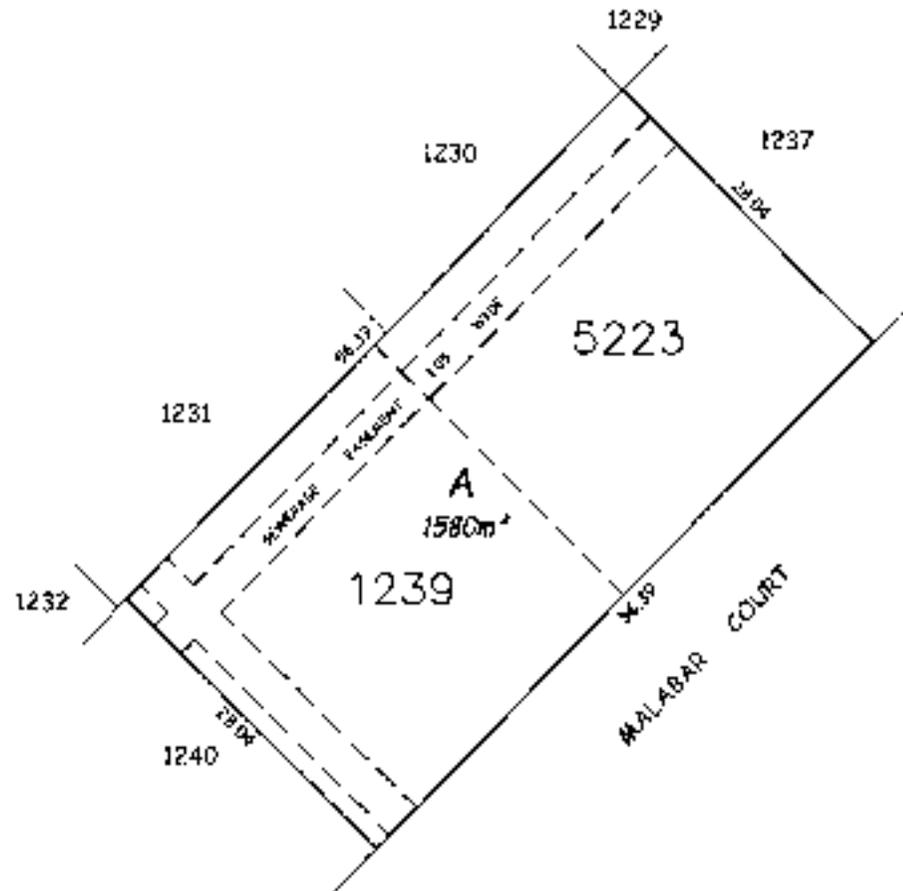
PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Part James & Associates



LOCATION PLAN

Not to Scale



eja
 EARL JAMES & ASSOCIATES

SURVEY & PLANNING
 CONSULTANTS
 15 HARVEY STREET
 DARWIN NT 0824
 PH 08 09 12114
 FAX 08 09 12122
 www.eja.com.au

note
 All dist and dimensions are Subject to Survey

**LOTS 1239 AND 5223
 TOWN OF DARWIN**

DEVELOPMENT APPLICATION

Drawn: PRECISION DRAFTING SERVICES PTY LTD

Client: <i>John</i>	Scale: 1:500	Date: 1/1/20
Drawn by: <i>AS</i>	Checked: <i>AS</i>	Quantity: <i>AS</i>
Date: 1/1/20	Drawn by: <i>AS</i>	Quantity: <i>AS</i>
Col File: 1239-1.DWG	Project No: 0872341	

Please quote: 1535150 C1:cpd

20 March 2009

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

Dear Doug

**Lot 10302 Leo Point Road, Lyons – Town of Nightcliff
50 Single Dwellings with Reduced Front Setbacks (Lyons Stage 10)**

Thank you for the Development Application referred to this office on 5th March 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:

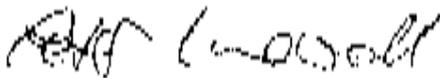
- i). **Council cannot support the granting of a Development Permit for the following reasons:**
 - a). The Northern Territory Planning Scheme sets out the minimum building (primary street) setback requirement of 7.5 metres for single dwellings. The applicant is proposing that the building (primary street) setback requirement for Lyons Stage 10 is significantly reduced from the required 7.5 metres to either 3.0 metres or 4.5 metres. In addition, the applicant is proposing that roof or eave overhangs can further encroach all setbacks by up to 1200mm (refer to clause 4.3, Page 9 of applicant's submission and to the note on the Stage 10 Blanket Building Setback Plans). This additional proposal could therefore, result in the minimum front setback being reduced to between 1.8 metres and 3.3 metres, with side and rear setbacks also reduced.

- b). The proposed Planning Scheme Amendment (PSA) PA2007/0273 (Changes to Building Setback Rules) proposes to reduce the minimum street setback from 7.5 metres to 6.0 metres for single dwellings with a 4.5 metre minimum setback for verandahs, balconies and structures without external walls. The proposed PSA however, does not make any additional provision for reduced setbacks for single dwellings within now Integrated residential developments, such as the Lyons estate,
- c). Should the reduced setback requirement be endorsed by the Authority, there will be an expectation for reduced front setbacks across the remaining stages of the Lyons development, and possibly for the future suburb of Muirhead.

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

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

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Elton Consulting

Please quote: 1528178 CI:cpd

12 March 2009

Mr Doug Losh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1686
DARWIN NT 0801

Dear Doug

**Lot 10302 Lee Point Road, Lyons – Town of Nightcliff
Changes to the Development Approved by DP06/0227 to Convert a Proposed
MD (Multiple Dwelling Residential) Lot to 4 Single Dwelling Lots and 1 Open
Space Lot**

Thank you for the Development Application referred to this office 19th February 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.

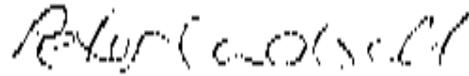
The following issues are raised for consideration by the Authority:

- i). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**
 - a). **Council requests that a condition is placed upon any Development Permit issued to ensure that any pedestrian/cycleway and reserve connection to Lee Point Road from Stage 11 of the Lyons Development is subject to Council approval. At it's meeting of 10 February 2009, Council supported in principle, a pedestrian/cycleway and a reserve connection to Lee Point Road from Stage 11 of the Lyons Development. The applicant has stated in the development application submission that the proposed 476m² open space lot will be used for this purpose. Council requests that the applicant is required to design any walkway/cycleway connection within the proposed open space area in accordance with Crime Prevention through Environmental Design (CPTED) principles and address matters such as adequate lighting, appropriate vegetation and no screening on adjacent property fences. In addition, fences of adjacent properties should be no higher than 1.5 metres and be at least 50% visually permeable.**

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

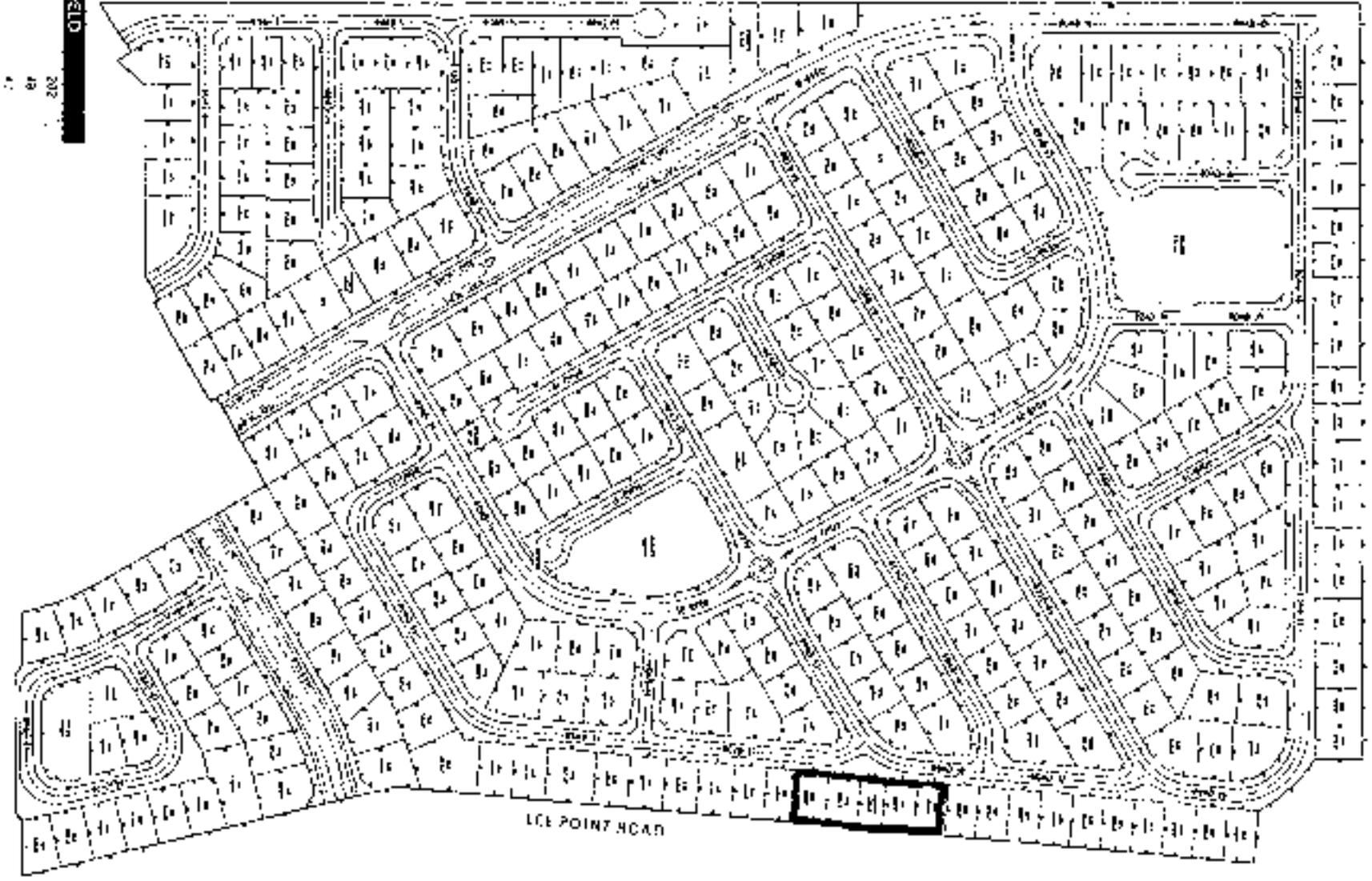
If you require any further discussion in relation to this application please contact me on 8930 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Elton Consulting



DEVELOPMENT YIELD	
200-079601	202
200-079602	48
200-079603	47
200-079604	15
200-079605	18
200-079606	24
TOTAL ALLOTMENTS	357
TOTAL OPEN SPACE AREA: 1,089,400	



LYONS

MASTER PLANNED COMMUNITY

PHASE 2 DEVELOPMENT YIELD
AND TOTAL OPEN SPACE AREA

Please quote: 1535185 PL:epd

20 March 2009

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

Dear Doug

**Lot 2922 (7) Giles Street, Fannie Bay – Town of Darwin
Extensions to an Existing Single Dwelling with a Reduced Front Setback**

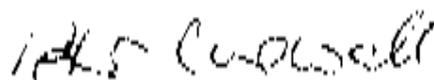
Thank you for the Development Application referred to this office 5th March 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

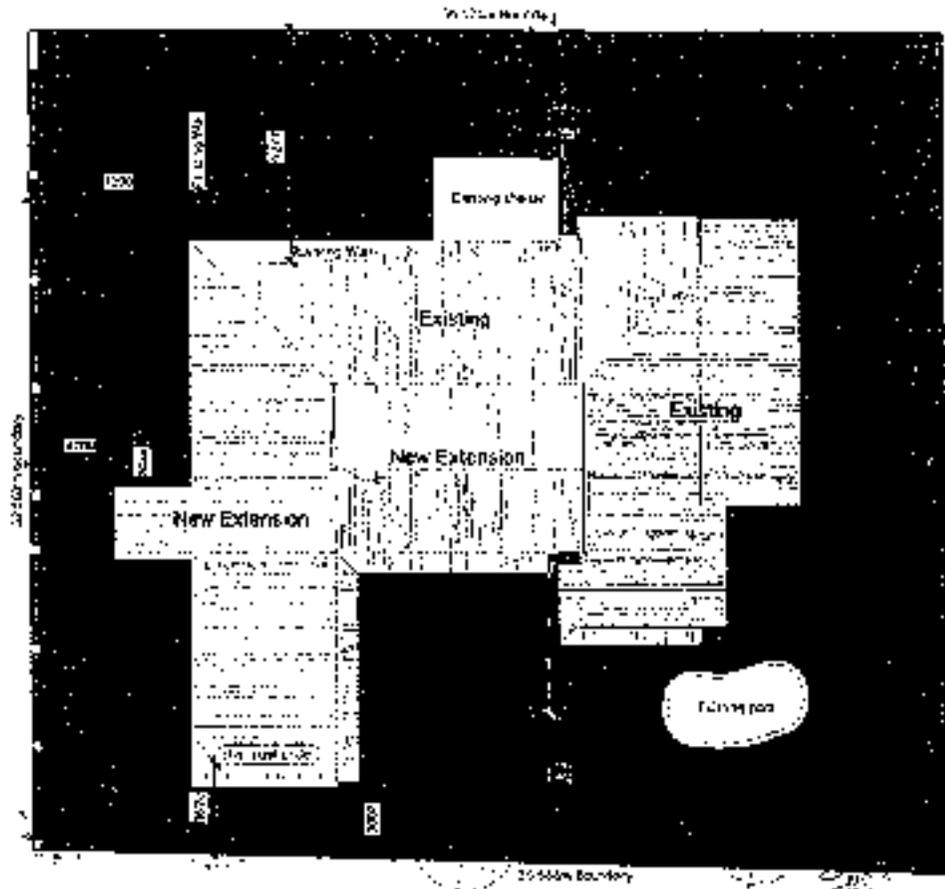


**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: Mark Jugla



GILES STREET



1 Site
1:200

No.	Description	Date

*Keenleys & Associates
Architects
115/117 St. James
Sydney*

Proposed Extensions
M & L Jagla, 7 Giles St Farmis Bay

Site Plan	
Scale	1:200
Program No.	2007
Date	2/1/04
Drawn by	CS
Checked by	CK
132	A101

Please quote: 1529704 PL:cpd

26 February 2009

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

Dear Doug

**Lot 1447 (14) Dickinson Street, Millner – Town of Nightcliff
Addition of a Free Standing Poolside Roof Cover to an Existing Single
Dwelling with Reduced Side Setback**

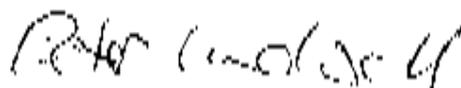
Thank you for the Development Application referred to this office 24th February 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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.

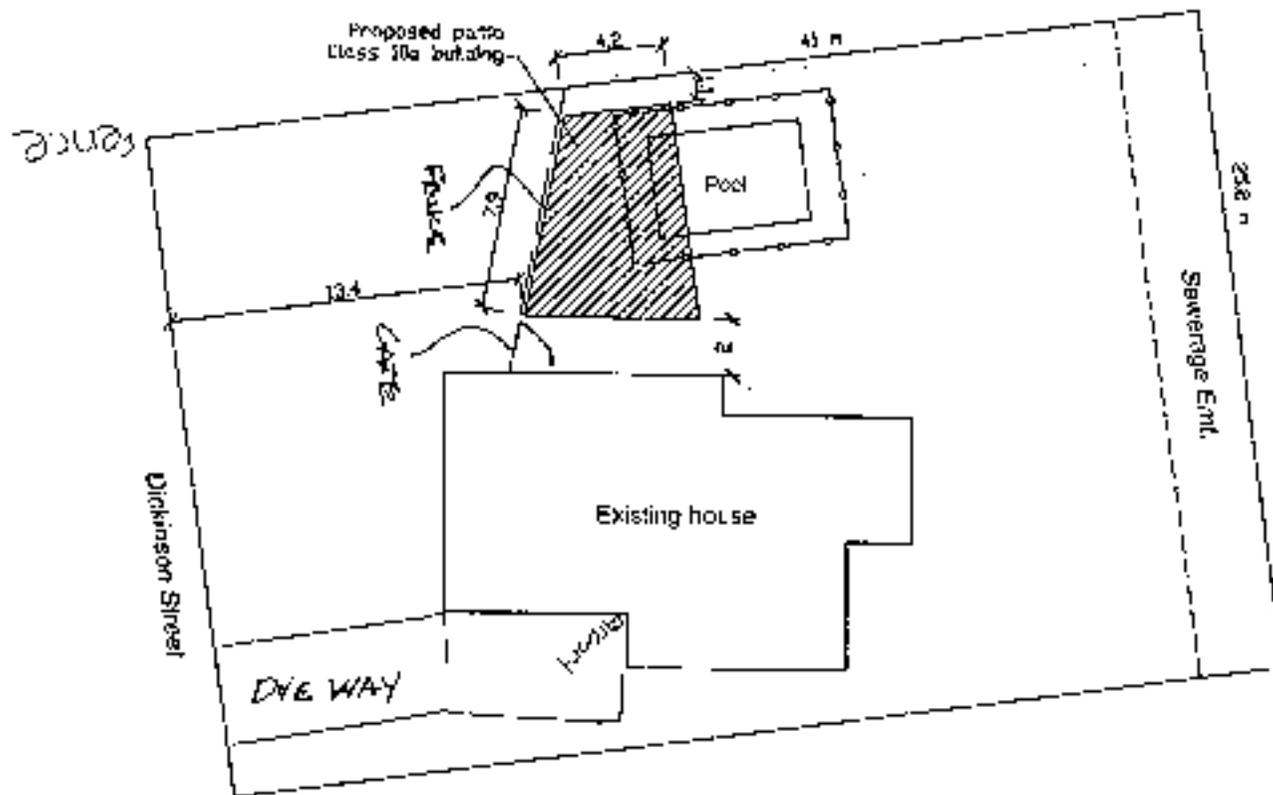
If you require any further discussion in relation to this application please feel free to contact me on 0528

Yours faithfully



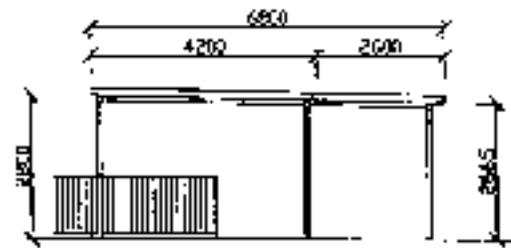
**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: Prito World NI



Site Plan
1:200

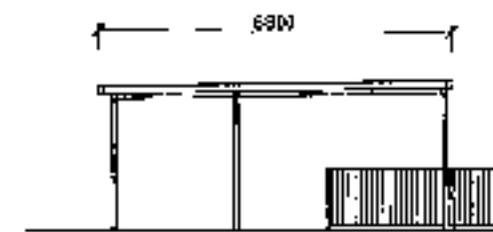
Patio World Head Office: 39 Canyon St. Coima, Ont. L9T0		Ph (905) 403-2110		All dimensions to be checked prior to construction		A3	
 QBSA No: 56714 © COPYRIGHT 2008 Patio World		SCALE: 1:100 (unless otherwise shown)		Proposed patio for Jack & Lena Abbot			
		DATE: 02-12-2008		14 Dickinson Street			
		REVISED:		Millner NT 081C			
DRAWN BY: GR		LOT No:	1440	WIND CLASS:	02	POO No:	REV
		Loc:	550	SHEET:	1 of 3	D075	-



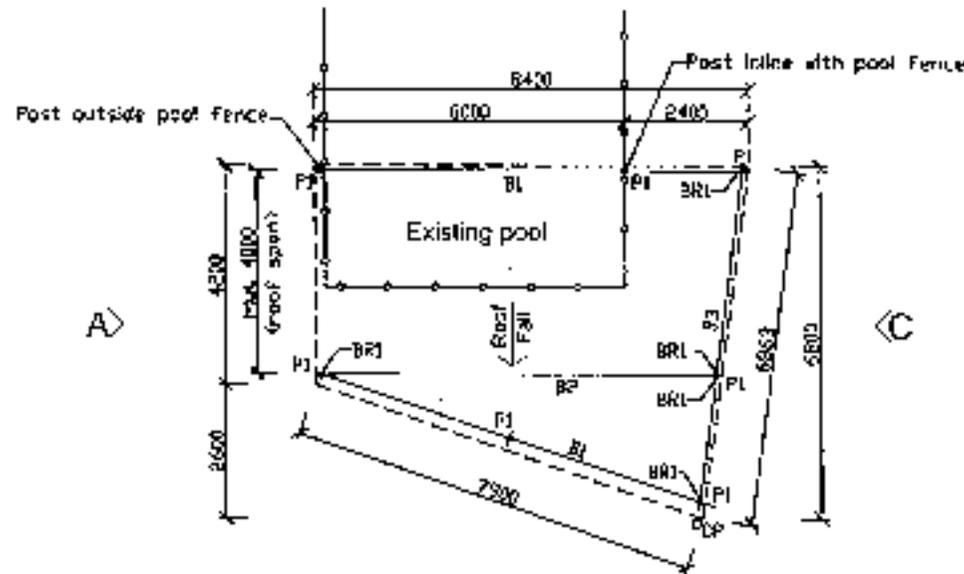
Elevation A
1:50



Elevation B
1:50

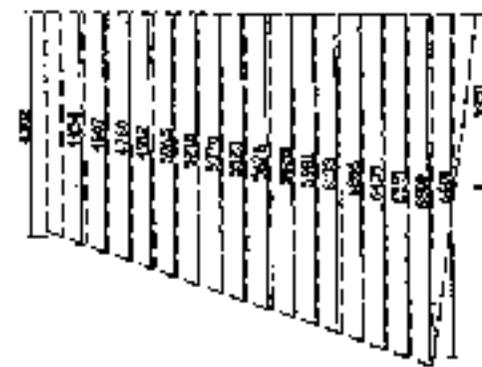


Elevation C
1:50



Roof Plan
1:100

Sheeting, beams and fixings in accordance with AS41402 & Low-High-Low (LH.) regime tested March 2006 - report T56B9.



Sheet Layout
1:100

- Apollo roof - 44.3 sq. cover
- B1 170x75 Apollo beam Refer Apollo Manual pg42
- B2 2x170x75 Apollo beam Refer Apollo Manual pg24
- B3 140x50 Apollo beam Refer Apollo Manual pg10
- P1 75x75x3 SHS post Highest post load 1113kN Concrete footings ø500x800 mm
- SR0 A759 beam support bracket

Patio World Head Office: 35 Cannon St, Cairns, Qld 4870 Ph (07) 40321130		All dimensions to be checked prior to construction		A3
<p>QBSA No: 56714 © COPYRIGHT © 2008 Patio World</p>		SCALE: 1:100 (Unless otherwise shown)		Proposed patio for Jack & Lena Abbott 14 Dickinsoor Street Millner NT 0810
		DATE: 02-12-2008 REVISID:		
SA, PERSON: JF	JOB No: 1443	WIND CLASS: C2	JOB No:	REV:
DRAWN BY: CJC	Loc: 35C	SHEET: 135	2 of 3	D075

Please quote: 1529909 PL:cpd

25 February 2009

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

Dear Doug

**Lot 3726 (15) Linde Street, Moll – Town of Nightcliff
Extension to Existing Single Dwelling, plus Carport Addition with Reduced
Side Setback**

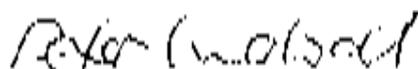
Thank you for the Development Application referred to this office 24th February 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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.

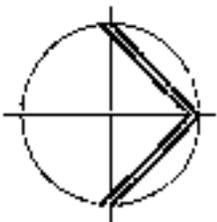
If you require any further discussion in relation to this application please feel free to contact me on 0528.

Yours faithfully



**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: Alberto Ku



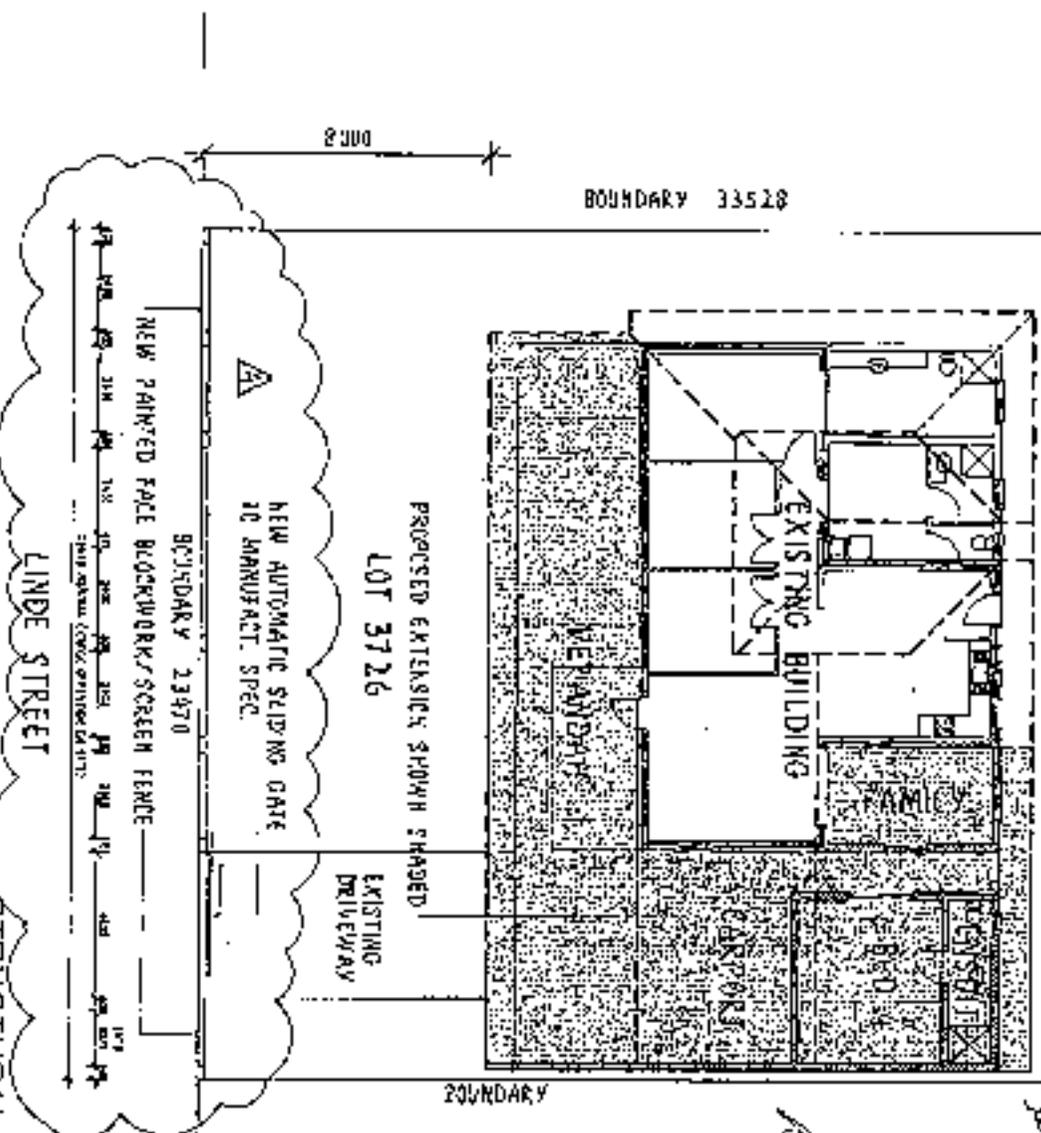
AREA SCHEDULE:

LOT AREA 787 sq m
 MAIN BUILDING AND PROPOSED EXTENSIONS 321.50 sq m

3000 SEWERAGE EASEMENT

Tertiary Housing have no objection to the proposed extensions.

Ben
 Main Meeting 19/12/10



NO.	DATE	DESCRIPTION	BY
1	1/9/09	NEW PAINTED FACE BLOCKWORK SCREEN FENCE TO FRONT BOUNDARY	ST

DATE: 13.1.10 Signed: *[Signature]*
 JOB NO. ... 137

STRUCTURAL COMPONENTS PROJECT CONCURRED BY JWS CONSULTANTS

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137

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7. WARE

At 1m

Please quote: 1532406 PL rpd

02 March 2009

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

Dear Doug

**Lot 4183 (18) Parer Drive, Wagaman – Town of Nightcliff
Carport Addition to Existing Single Dwelling with Reduced Side Setback**

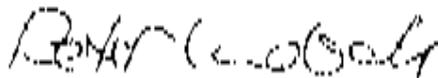
Thank you for the Development Application referred to this office 2nd March 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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.

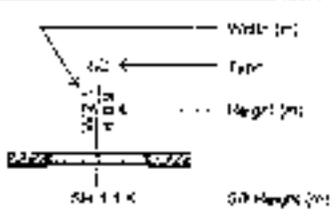
Yours faithfully



**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: Project Building Certifiers

DOOR & WINDOW LEGEND

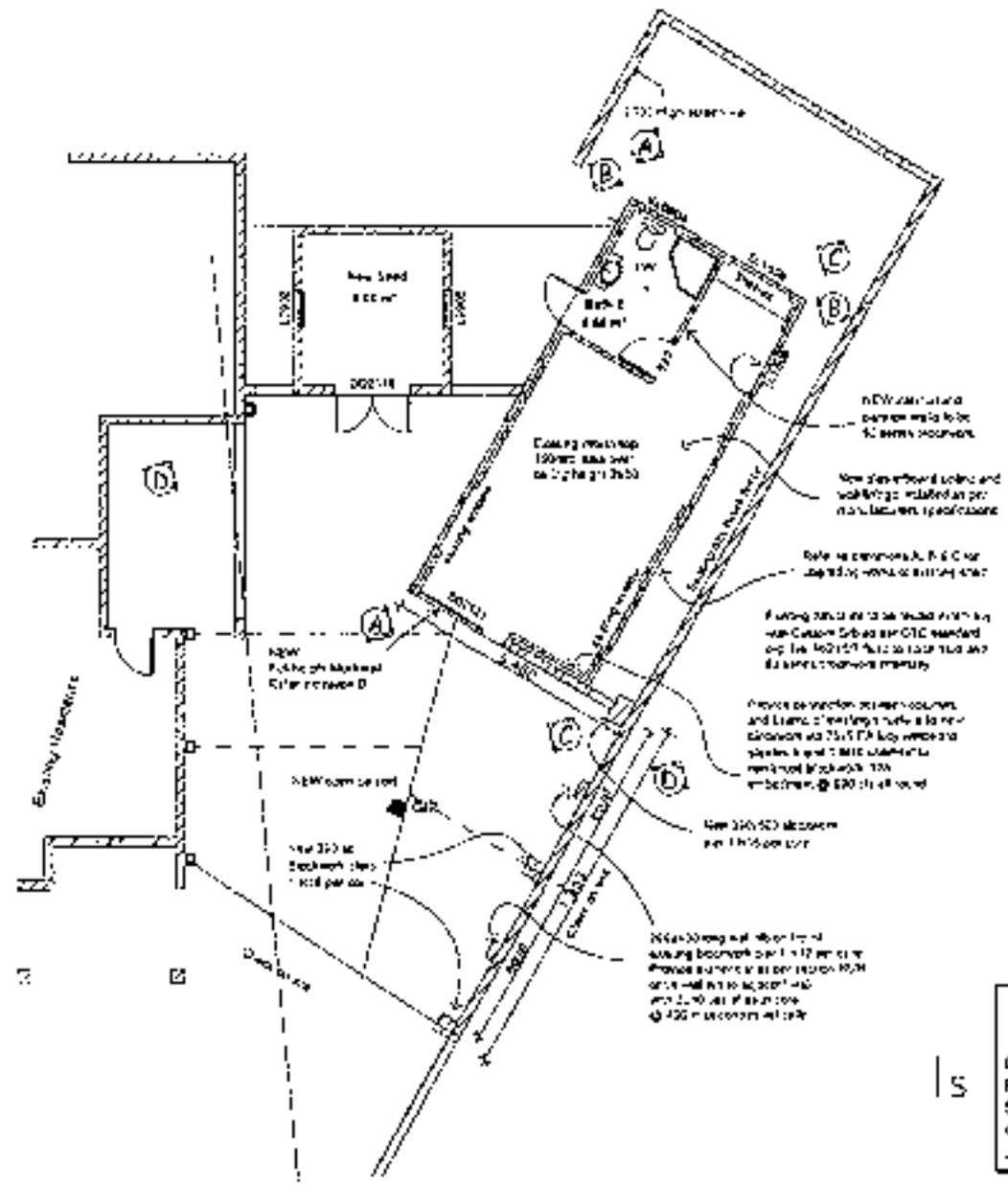


DOOR & WINDOW SCHEDULE

- D Timber door to Poly-Gem 5012 rain weatherproof frame where required
 - OD Custom made door to view shed Refer call
 - SG Powdercoat finished aluminum framed glass sliding door with fixed panel
- Note: NEW glazing, framing and fixing to manufacturers design and certification.

General:

1. All workmanship and materials to comply with the Building Code of Australia and all other relevant Australian Standards
2. Dimensions shall not be obtained by scaling the drawings. All dimensions to be confirmed on site before construction.
3. All areas with water and floors shall have a smooth impervious finish (150H to splashback, 150C1 to shower).
4. Seal and provide as required flashings at corners and floor/wall intersections as per AG-3740 and manufacturers specification.
5. Artificial lighting to be in accordance with AS-1600
6. All habitable amenity areas to be ventilated to:
 - a) Natural ventilation to BCA part 9.4.8
 - b) Mechanical air system to AS-1567.3 & AS-1569
7. Fire ratings of materials to be in accordance with the BCA part 9.1.10
8. External glazing work shall be sealed with three coats of 100% acrylic based exterior quality glass joint mastic in accordance with the BCA clause 9.3.4.7



WALLBRIDGE & GILBERT RFP
CONSULTING ENGINEERS
Date: 17/12/08
Proj No: 081008
Structural Engineering
Checked by: John King 203525

MUDLARK
BUILDING SERVICES
PH: 19 800 371
FAX: 19 800 371
PO BOX 371
WARRIOR, NT 0871
0818 362 811

CLIENT:
BRIAN & SANDRA CARROLL
LOT 4183
18 PAREN DRIVE
WAGANAN

PROJECT:
PROPOSED CARPORT &
SHED REFRUBISHMENT

WORK:
SLAB LAYOUT PLAN

UPDATE FOR CADWORTH
Project No: 080213

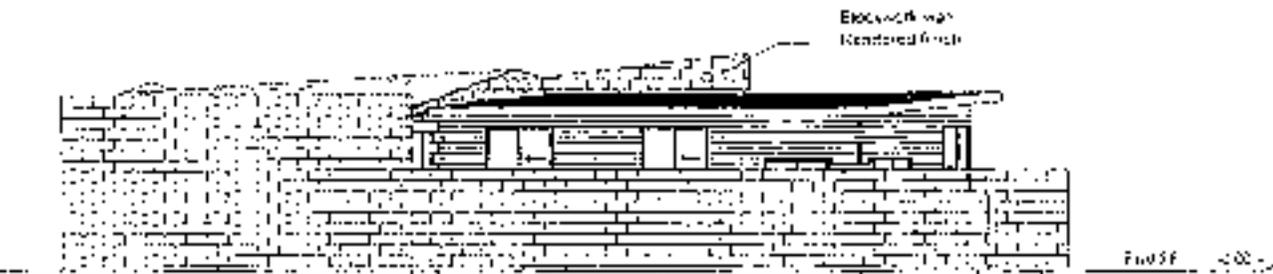
DATE	BY	DESCRIPTION	NO.
08/06/08	JF		1/00
PROJECT NO: 0803CA			A



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

This is the drawing referred to in Development
 Permit No. 0709116131
 issued by the Development Consent Authority
 on 13/02/2014

[Signature]
 Director of Authority

WALLING & GILBERT PTE
 CONSULTING ENGINEERS

Date: 17/1/08
 Ref No.: 0251063
 Director Engineering
 Confirmed By
 11/11/08

Project No. H
 0709116131

MUDLARK
 BUILDING SERVICES

POB 17 BOX 171 WAGAMAN QLD 4077
 PHONE MOBILE 0875 566 515

Client
 BRIAN & SANDRA CARROLL
 LOT 418X
 18 PARRER DRIVE
 WAGAMAN

Project
 PROPOSED CARPORT &
 SHED REFURBISHMENT

Drawings
 ELEVATIONS

UPDATE FOR CADNORTH

Project No. 0709116131

Drawn By

Checked By

Date

Sheet No. 141 of 141

Project No. 0709116131

Drawn By

Checked By

Date

AG2 0803CA A

Please quote: 1528169 PL:cpd

6 March 2009

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

Dear Doug

**Lot 6480 (20) Copra Crescent, Karama – Town of Sanderson
Verandah Addition to an Existing Single Dwelling with a Reduced Secondary
Street Setback**

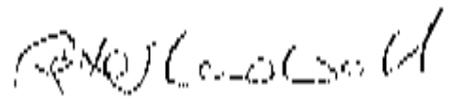
Thank you for the Development Application referred to this office 19th February 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

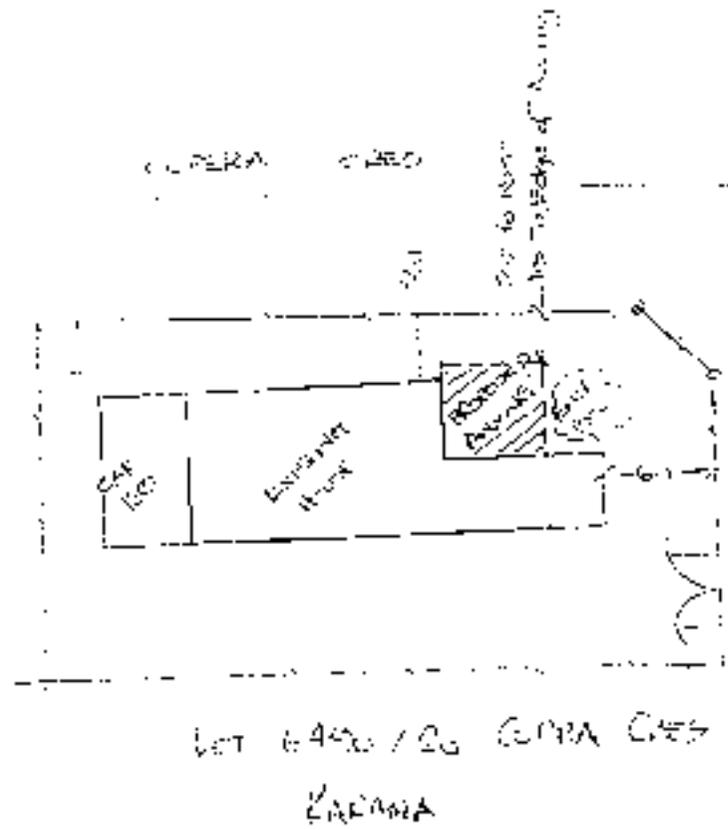
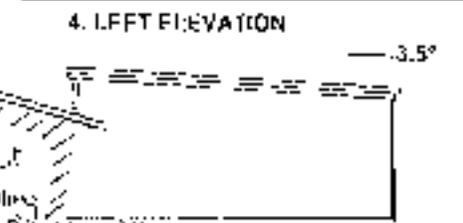
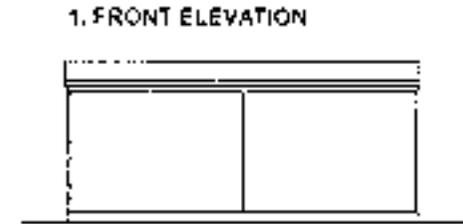
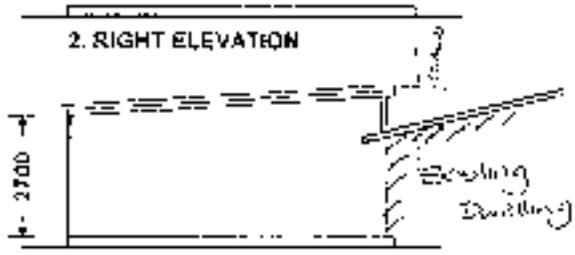
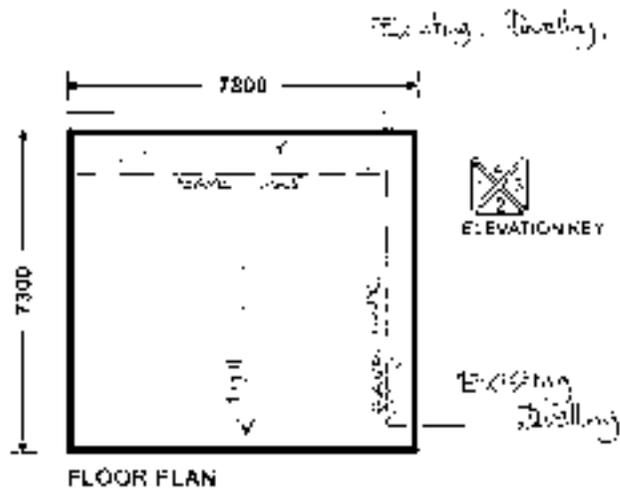
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

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

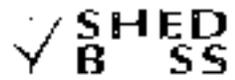
cc: Shud Bawa - Darwin



Blair Street, NT
 Shed B - FRONT ELEVATION
 56 Ruyupul St Darwin NT 0821
 Tel 08 8984 3244 Fax 08 8534 4155
 AEN 29: 242 24710

These drawings are to be read in conjunction with
 Shed Boss standard structural detail drawings.
 Use figured dimensions only. Drawing is NOT to scale.

SITE PLAN



Lot No
 RP No
 Site Area
 Parish
 County

For John O'Brien
 Site Address 20 Corra Cres Karoma NT 0813
 Worksheet V6500 02
 Printed 28-Jan-2004
 Project No 1542-C-Tobin

Please quote: 1490891 PL:cpd

20 March 2009

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

Dear Doug

**RE-ADVERTISED - Lot 7578 McMinn Street, Darwin – Town of Darwin
Mixed Use Development comprising: 5 Storey Commercial Building (Including
1 Level of Car Parking) with 2x3 & 4x2 Bedroom Multiple Dwellings; 6 Storey
Building with 20x1, 22x2 & 4x3 Bedroom Multiple Dwellings; 9 Storey Building
with 22x1, 31x2 & 10x3 Bedroom Multiple Dwellings and Ground Floor
Commercial; Plus Basement Car Parking and Associated Roads**

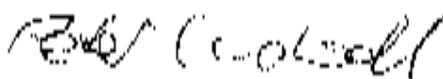
Thank you for the Development Application referred to this office 5th March 2009,
concerning the above. This letter may be placed before Council's Town Planning
Committee at its next meeting. Should this letter be varied or not endorsed by
Council, you will be advised accordingly.

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

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

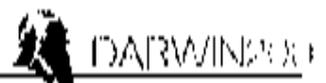
If you require any further discussion in relation to this application please feel free to
contact me on 8030 0528.

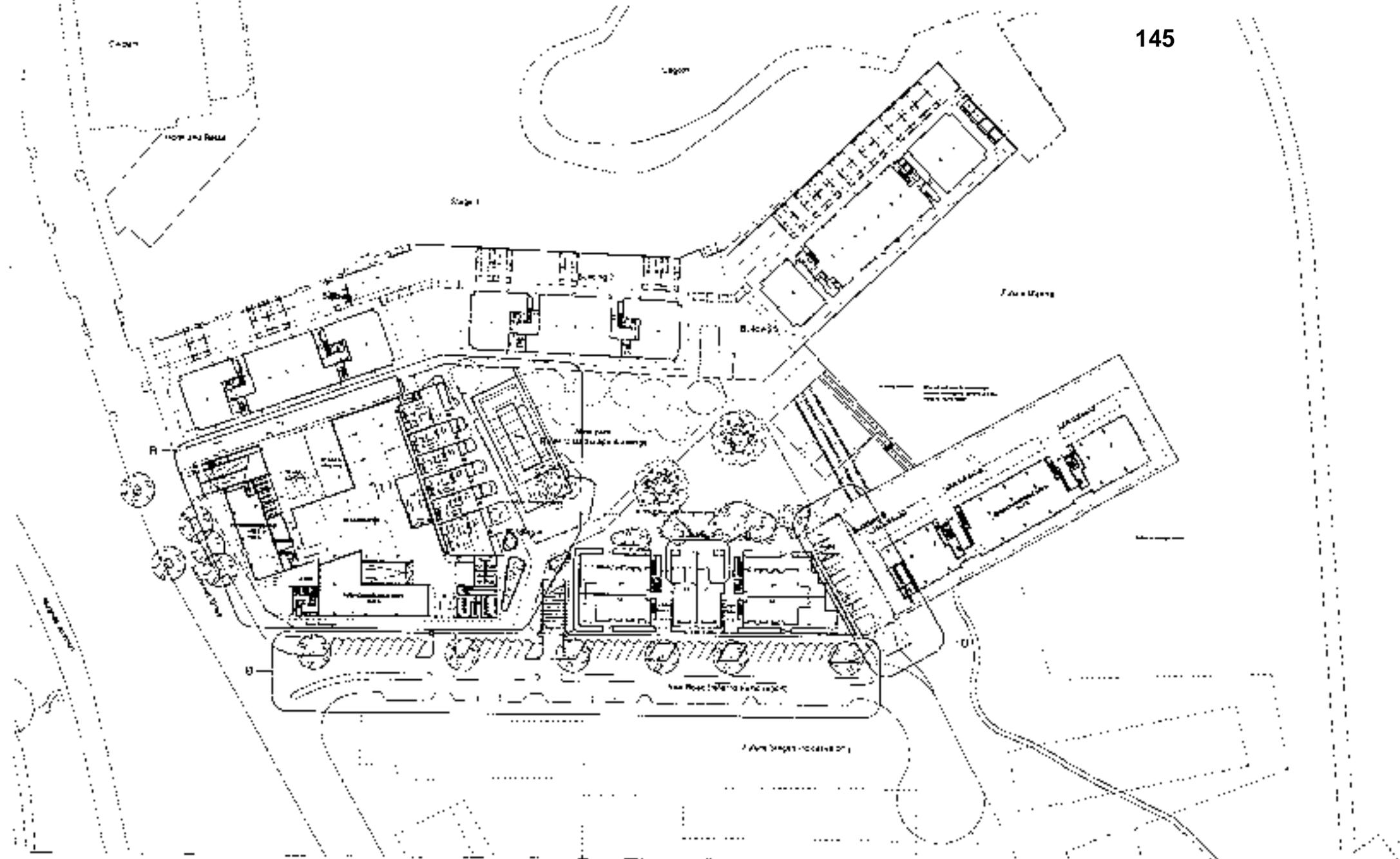
Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Local Darwin No. 1





TOGA GROUP

Darwin City Waterfront
Stage 2a

Site Plan (Floor level) - 0%

Scale	1:100
Date	10/10/10
Client	TOGA GROUP
Project	Darwin City Waterfront
Stage	Stage 2a
Discipline	Architecture
Author	[Name]
Check	[Name]
Drawn	[Name]
Scale	1:100
Date	10/10/10

Architectural Standards & Requirements
 1. All buildings shall be constructed in accordance with the Darwin City Council Development Control Plan (DCP) 2009.
 2. All buildings shall be constructed in accordance with the Darwin City Council Development Control Plan (DCP) 2009.
 3. All buildings shall be constructed in accordance with the Darwin City Council Development Control Plan (DCP) 2009.

Architectural Standards & Requirements
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 3. All buildings shall be constructed in accordance with the Darwin City Council Development Control Plan (DCP) 2009.

A02.G02 145 B

BATES
Architectural & Planning Services

OPEN SECTION

PAGE

TP4/9

Town Planning Committee Meeting – Wednesday, 1 April, 2009**12 GENERAL BUSINESS****12.1 Outstanding Items**

ITEM NO.	MEETING REQUESTED	MEETING REQUIRED	SUBJECT MATTER	REASON FOR NON-SUBMISSION REMARKS
12.4	Town Planning Committee 03/09/08 20\0680	Not Specified	Development which Commence Without the Necessary Planning Approval	Report to be submitted to a future Town Planning Committee Meeting

COMMITTEE'S DECISION

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

DECISION NO.20\() (01/04/09)

