

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 Technical Services, Mr M Spangler; Strategic Town Planner, Mr P Lindwall; Assistant Committee Administrator, Miss K Heath.

GUESTS: Ms Jo Cruickshank from Northern Territory Government, Department of Planning and Infrastructure, will be in attendance from 12.30 p.m. to Present Darwin CBD Public Transport Study – DCC Stakeholders Consultation.

Enquiries and/or Apologies: Katrina Heath
E-mail: k.heath@darwin.nt.gov.au - PH: 89300 685

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Town Planning Committee Meeting – Wednesday, 06 May, 2009**1 MEETING DECLARED OPEN****2 APOLOGIES AND LEAVE OF ABSENCE****2.1 Apologies****2.2 Leave of Absence Granted**

- A. THAT it be noted that Member H I Galton is an apology due to a Leave of Absence being previously granted on 17 February 2009 for the period 29 April 2009 to 19 May 2009.
- B. THAT it be noted that Member J L Sangster is an apology due to a Leave of Absence being previously granted on 28 April 2009 for the period 6 - 8 May 2009.
- C. THAT it be noted that Member A R Mitchell is an apology due to a Leave of Absence being previously granted on 14 April 2009 for the period 5 – 7 May 2009.

DECISION NO.20\() (06/05/09)

3 DECLARATION OF INTEREST OF ELECTED MEMBERS**4 CONFIDENTIAL ITEMS**

Nil



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Town Planning Committee Meeting – Wednesday, 06 May, 2009**5 WITHDRAWAL OF ITEMS FOR DISCUSSION****5.1 Items Withdrawn by Staff**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THAT the Committee resolve under delegated authority that the following items withdrawn by staff as Items of Significance, be considered: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\() (06/05/09)

5.2 Items Withdrawn by Members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, 06 May, 2009, be received and all recommendations contained therein be adopted by general consent with the exception of Item Numbers:

DECISION NO.20\() (06/05/09)



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Town Planning Committee Meeting – Wednesday, 06 May, 2009**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, 1 April, 2009, tabled by the Chairman, be Confirmed.

DECISION NO.20\() (06/05/09)

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

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Town Planning Committee Meeting – Wednesday, 06 May, 2009**8 DEVELOPMENT APPLICATION****8.1 Development Application Lot 3492 (117) Mitchell Street, Lot 3493 (10) Doctors Gully Road and Lot 5684 (3) Daly Street, Larrakeyah – Town of Darwin. 63 X 1 Bedroom Serviced Apartments, 1 X 2 Bedroom Multiple Dwelling (Caretaker's Residence and a Cafe/Restaurant in an 8 Storey Building Plus 2 Levels of Basement Carparking.**

Report No.09TS0045 CT:cpd (06/05/2009) Common No. 1544280

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that

- A. THAT Report Number 09TS0045 entitled, Development Application: Lot 3484, Lot 3493 and Lot 5684 (117) Mitchell Street, 63 x1 Bedroom Serviced Apartments, 1 x 2 Bedroom Multiple Dwelling (Caretaker's Residence) and a Café/Restaurant in an 8 Storey Building plus 2 Levels of Basement Carparking, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 09TS0045 be endorsed.

DECISION NO.20\() (06/05/09)



ENCL: YES

DARWIN CITY COUNCIL

DATE: 06/05/2009

REPORT

TO: TOWN PLANNING COMMITTEE
MEETING/OPEN

APPROVED: LC

FROM: STRATEGIC TOWN PLANNER

APPROVED: PL

REPORT NO: 09TS0045 CT:cpd

APPROVED: LC

COMMON NO: 1544280

SUBJECT: DEVELOPMENT APPLICATION
LOT 3492 (117) MITCHELL STREET, LOT 3493 (10) DOCTORS GULLY ROAD AND LOT 5684 (3) DALY STREET, LARRAKEYAH – TOWN OF DARWIN
63 X 1 BEDROOM SERVICED APARTMENTS, 1 X 2 BEDROOM MULTIPLE DWELLING (CARETAKER'S RESIDENCE) AND A CAFÉ/RESTAURANT IN AN 8 STOREY BUILDING PLUS 2 LEVELS OF BASEMENT CARPARKING

ITEM NO: 8.1

SYNOPSIS:

A Development Application for Lot 3492 (117) Mitchell Street, Lot 3493 (10) Doctors Gully Road and Lot 5684 (3) Daly Street, Larrakeyah has been referred to Council for comment pursuant to Section 48 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorses the comments provided to the Development Consent Authority by staff.

GENERAL:

Applicant: Elton Consulting

Zone: TC (Tourist Commercial)
CB (Central Business)

Area: 1,854m²

Proposal:

The proposal is to develop the land at Lot 3492 (117) Mitchell Street and Lot 3493 (10) Doctors Gully Road, and a portion of Lot 5684, Town of Darwin for an 8 storey serviced apartment building. The ground floor will be occupied by a restaurant (coffee shop), administration area and a 2-bedroom (caretaker's) unit. It is proposed that there will be 7 floors of 1-bedroom serviced apartments (63 units) and 2 levels of basement car parking with 74 car parking bays.

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 REPORT NO: 09TS0045 CT:cpd
 SUBJECT: LOT 3492 (117) MITCHELL STREET, LOT 3493 (10) DOCTORS GULLY ROAD & LOT 5684 (3) DALY STREET, LARRAKEYAH – 63X1 BEDROOM SERVICED APARTMENTS, 1X2 BEDROOM MULTIPLE DWELLING (CARETAKER'S RESIDENCE) AND A CAFÉ/RESTAURANT IN AN 8 STOREY BUILDING PLUS 2 LEVELS OF BASEMENT CARPARKING

The proposal will require the subdivision of Lot 5684 and the consolidation of Lot 3492, Lot 3493 and part Lot 5684, prior to the occupation of the building. The Development Application is shown in **Attachment A**.

History:

The NT Planning Scheme was amended on 13 December 2007 to rezone Lots 3492 and 3493 from zone MD (Multiple Dwelling) to zone TC (Tourist Commercial).

Site and Surrounds

The site is located on the fringe of the Central Business area. Lots 3492 and 3493 were previously used as hardstand car parking for the vehicle sales yard on Lot 5684. The applicant has advised that apart from a car rental office, the buildings on Lot 5684 are currently vacant.

The site has primary street frontage to Mitchell Street and secondary street frontage to Doctors Gully Road.

There are mixed zonings surrounding the site, as follows:

- Land to the north-east on the opposite side of Mitchell Street is zone HR (High Rise Residential), which permits (subject to approval) buildings up to 8 storeys in height. There is a mix of high rise, medium density and single dwelling residential development in the area.
- Land to the north is zone MD (Medium Density Residential) but is currently developed as a motel facing Mitchell Street and a single dwelling fronting Doctors Gully Road.
- Land to the south, south-east and south-west of the site is zone CB (Central Business). The land is developed for a mix of commercial and residential uses.

Northern Territory Planning Scheme:

The main part (1,408m²-76%) of the site is located within the TC (Tourist Commercial) zone, with the remainder (446m²-24%) located within the CB (Central Business) zone. The primary purpose of zone TC is to provide for uses or development servicing tourism, including commercial and residential activities. The primary purpose of zone CB is to provide for a diversity of activities including residential uses. Both serviced apartments (multiple dwellings) and restaurants (coffee shop) are discretionary uses within the Planning Scheme and require consent from the Authority, subject to meeting the following Development Performance Criteria:

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 REPORT NO: 09TS0045 CT:cpd
 SUBJECT: LOT 3492 (117) MITCHELL STREET, LOT 3493 (10) DOCTORS GULLY ROAD & LOT 5684 (3) DALY STREET, LARRAKEEYAH – 63X1 BEDROOM SERVICED APARTMENTS, 1X2 BEDROOM MULTIPLE DWELLING (CARETAKER'S RESIDENCE) AND A CAFÉ/RESTAURANT IN AN 8 STOREY BUILDING PLUS 2 LEVELS OF BASEMENT CARPARKING

Clause	Requirement	Compliance
Clause 6.3 Building Heights in Central Darwin	For the part of the site within zone TC, the building height should not exceed 55 metres AHD. For the part of the site within zone CB, the building height must not exceed 36 metres above ground level (IDCO No. 18).	Complies Complies
Clause 6.4 Plot Ratio	Development of sites within zone TC should not exceed a plot ratio of 3.	Complies - Site area is 1,854m ² . Total floor area of building (as provided by applicant) is 5,039m ² . Plot ratio is 2.72.
Clause 6.5.1 Parking Requirements	1 car parking spaces per serviced apartment (63 units plus 1 caretakers unit) plus 3 per 100m ² of net floor area (administration area is 61m ²) = 65.83 spaces <u>plus</u> 6 car parking spaces per 100m ² net floor area for the coffee shop, including alfresco area (total 140m ²) = 8.4 spaces Total required = 74.23 (75 spaces)	Complies - 75 bays required.
Clause 6.5.3 Parking Layout	Requirement to maximise sight lines for drivers entering and exiting the car park.	The building appears to be built to the site boundary, with 2-way car parking ramps to Mitchell Street and Doctors Gully Road. Amended plans required to demonstrate that sight lines are provided for drivers, to protect driver and pedestrian safety.
Clause 6.6 Loading Bays	Requirement for a restaurant is 1 loading bay for every 2000m ² of the total net floor area. The coffee shop has a net floor area of 113m ² and the applicant has stated that a loading bay is not required.	There is no loading bay shown on the plans. Does not comply.
Clause 7.3 Building Setbacks	Building setbacks are required in zone TC, as set out under this clause.	The applicant has requested a variation for to setbacks for all boundaries. Council's letter to Development Assessment Services (see attachment) does not support proposed setback variation.
Clause 7.5 Private Open Space	12m ² with minimum dimensions of 2.8m x 4m for each dwelling without direct ground level access	The applicant has sought a variation to the private open space requirements, as some balconies are <12m ² or do not have the minimum dimensions required. Council's letter to Development Assessment Services (see attachment) does not support proposed private open space variation.
Clause 7.6 Communal Open Space	15% of site not being less than 6m wide at any point, which is an area of 278m ² .	Complies - There is a communal open space area incorporated into the podium level of the building, adjacent to the pool.

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Clauses 7.8 (Building Design) & 8.2 (Site Responsive Design)	Purpose of clause is to promote site-responsive building designs.	Elevation plans provided to display design features of building. It should be noted that the building is built to the boundary of the site and that minimal landscaping is proposed. In regard to Clause 8.2, the proposed building does not appear to be sympathetic to the character of the buildings in the immediate vicinity and does not appear to add variety and interest at street level.
Clause 7.9	Purpose is to ensure that residential development on a site in zone TC does not prejudice the use or development of the site for commercial or retail activity. Ground floor of residential buildings must include occupancies for commercial activity.	Complies - Coffee shop is proposed on reception floor of building

Disability Discrimination Legislation:

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

Council Issues:

The Council issues relevant to the development application are set-out in Council's letter to Development Assessment Services (**Attachment B**). Council cannot support the granting of a Development Permit until the following issues are addressed: building setbacks, stormwater drainage, waste bin storage and management, easements, awnings on Council's land, vehicle crossover and driveways and driver sightlines.

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

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REPORT NO: 09TS0045 CT:cpd
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LEGAL IMPLICATIONS:

This item is not considered "Confidential".

PUBLIC RELATIONS IMPLICATIONS:

Not assessed.

COMMUNITY SAFETY IMPLICATIONS:

Not Assessed.

DELEGATION:

To the Chief Executive Officer to provide standard Development Permit conditions as appropriate.

CONSULTATION:

Through the Development Application statutory process.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil.

APPROPRIATE SIGNAGE:

Not Applicable.

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RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 09TS0045 CT:cpd entitled Development Application: Lot 3484, Lot 3493 and Lot 5684 (117) Mitchell Street, 63 x1 Bedroom Serviced Apartments, 1 x 2 Bedroom Multiple Dwelling (Caretaker's Residence) and a Café/Restaurant in an 8 Storey Building plus 2 Levels of Basement Carparking, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 09TS0045 CT:cpd be endorsed.

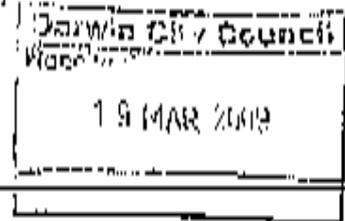
PETER LINDWALL
STRATEGIC TOWN PLANNER

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

Any queries on this report may be directed to Peter Lindwall on 5658.

File Number: PA2009/0197
Exhibition Period: 20/03/2009

Consent Authority: Darwin
To: 03/04/2009



PROPOSED DEVELOPMENT SITE

ADDRESS: Lot 03492 Town of Darwin (117 Mitchell St, Larrakeyah), Lot 03493 Town of Darwin (10 Doctors Gully Rd, Larrakeyah), Lot 05684 Town of Darwin (3 Daly St, Larrakeyah)

ZONE: Tourist Commercial

PROPOSAL: 63 X 1 BEDROOM SERVICED APARTMENTS, 1 X 2 BEDROOM MULTIPLE DWELLING (CARETAKERS'S RESIDENCE) AND CAFÉ/ RESTAURANT IN AN 8 STOREY BUILDING; PLUS 2 LEVELS OF BASEMENT CARPARKING

APPLICANT: Eiton Consulting

CLOSING DATE FOR SUBMISSIONS: 3 APRIL 2009 4PM CST

FOR DETAILS PHONE: 89998959

LODGE SUBMISSIONS AT:

GPO Box 1680	or	PO Box 2130	or	PO Box 1171
DARWIN NT 0801		ALICE SPRINGS NT 0871		KATHERINE NT 0851
Fax 8999 6055		Fax 8951 9222		Fax 8973 8666

EXHIBITION SIGNAGE INSTRUCTIONS

You have been provided with signage to be placed on the development site as required by the *Planning Act and Regulations* (see overleaf for extract of regulations).

Please read and follow the instructions below – if you are unclear on any of the instructions please ask Development Assessment Services staff.

1. Sign/s must be completed with the details specified above;
2. Use a waterproof, black permanent marker;
3. Use black letters;
4. Text must be clear and large (about the same size as the printing on the sign);
5. Sign/s must be placed on the site and must be clearly visible from the nearest public road (preferably on the boundary);
6. Sign/s should be secured with wire to the boundary fence, sign pickets or similar to avoid wind damage or unauthorized removal;
7. Sign/s must be in place on the site by 8.00 am on the first day of the exhibition period;
8. Sign/s must remain in place for the entire exhibition period (if lost or damaged during this time please contact Development Assessment Services staff immediately to arrange for the collection of replacement signs);
9. It is the responsibility of the applicant to ensure the maintenance of the signage for the full exhibition period;
10. After the exhibition period is complete, sign/s must be removed and disposed of responsibly and the "Unattested Declaration" provided with the signs completed and returned to Development Assessment Services staff.

NOTE: if the signage is not erected and displayed for the full exhibition period in accordance with these instructions the development application will require re-exhibition. This will involve payment of a further \$240 advertising fee and may delay the date on which the application is considered by the consent authority.

Extract from Planning Regulations as in force at 1 July 2008

6 Public notice of development application

- (1) For the purposes of section 47 of the Act, the public are to be notified of a development application by –
- (a) the publication of a notice in accordance with regulation 7 in a newspaper circulating in the Territory generally or in an area in which is situated the land to which the notice relates; and
 - (b) the placement on or in the vicinity of the land of the number of notices in accordance with regulation 7 that the consent authority thinks fit, for the whole of the period specified in the notice in accordance with regulation 7(1).
- (2) Notice is not required to be placed on land in accordance with subregulation (1)(b) if in the opinion of the consent authority --
- (a) it is impractical to comply with the subregulation because of the location of the land; and
 - (b) the notice placed in a newspaper under subregulation (1)(a) is such that all persons likely to be affected by the development to which the development application relates could reasonably be expected to have notice of it.
- (3) Notice is not required to be placed on land in accordance with subregulation (1)(b) if the development application is made only in respect of a sign.
- (4) The notice to be placed on land in accordance with subregulation (1)(b) is to be of sufficient size and so placed that a person with normal (unimpaired) eyesight is able, without optical assistance, to read it from the boundary of the public road nearest to the land.

8 Notice not to be removed before end of exhibition period

A person must not remove a notice placed on land in accordance with regulation 6(1)(b) until after the end of the period specified in the notice under regulation 7(f).

Penalty: 10 penalty units.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

Application for Development Permit - section 46

1. LAND INFORMATION**LOCATION OF PROPOSED DEVELOPMENT**

Town/Hundred/Locality: Darwin
 Parcel Number(s) and/or Unit number: Lots 3492, 3493 & 5684
 LTO Plan: 117 Mitchell Street, 10 Doctors Gully Road, 3 Daly
 Number and Street Name: Street, Larrakevah
 Zone: TC (Tourist Commercial)

LAND OWNER INFORMATION

Is the applicant the land owner? YES **(NO)**
 Owner's name(s): Alaken Pty Ltd
 Postal address: PO Box 37726
 Winnellie NT 0821

Attach owner's authorisation if applicant is not the land owner
 SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION

ATTACHMENT A
 ONE (1) COPY

**2. APPLICANT INFORMATION****APPLICANT**

ILIS Customer no. (if known):
 Company name (if applicable): Elton Consulting
 ABN or ACN (if applicable):
 Title: Mr Mrs Miss **(Ms)** Dr Other:
 Family name(s): Leslie
 Given name(s): Kim
 Preferred name(s):
 Postal address: GPO Box 3373
 DARWIN NT 0801
 Telephone no. (business hours): 08 8941 2199 / 0422 557 020
 Facsimile no.: 08 8941 3230
 E-mail address: kim@elton.com.au

CONTACT PERSON FOR FURTHER INFORMATION (OR WRITE 'AS ABOVE')

ILIS Customer no. (if known):
 Company name (if applicable): Elton Consulting
 ABN or ACN (if applicable):
 Title: Mr Mrs Miss Ms Dr Other:
 Family name(s):
 Given name(s):
 Preferred name(s):
 Postal address:

Telephone no. (business hours):
 Mobile no.:
 Facsimile no.:
 Email address:

NOTE:
ALL CORRESPONDENCE
WILL GO TO THE PERSON
AND ADDRESS INDICATED
HERE.

3. DEVELOPMENT / PROPOSAL

EXISTING LAND USE

Vacant

BRIEF DESCRIPTION OF DEVELOPMENT/PROPOSAL

63 x 1-bedroom and 1 x 2-bedroom serviced apartments (multiple dwellings) and a coffee shop (restaurant) in a 8 storey building plus 2 levels of basement car parking.

Value of works (excluding land): \$ 15 000 000 (estimated)

VARIATIONS SOUGHT

Clause 7.3 – Building Setbacks for Residential Buildings and Pergolas, Carports and the like; Clause 7.5 – Private Open Space

4. STATEMENT OF EFFECT OF USE OR DEVELOPMENT PROPOSAL

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION

ATTACHMENT B
TEN (10) COPIES



5. DIMENSIONED PLANS

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION

ATTACHMENT C
TEN (10) COPIES



6. SUBDIVISION / CONSOLIDATION

Site area (m²):

Number of existing lots:

Number of lots to be created:

Existing buildings on site: YES/NO

If YES, attach statement of compliance of existing building(s) with the *Building Act* following subdivision/consolidation.

SEE ATTACHMENT GUIDE FOR DETAILED INFORMATION

ATTACHMENT D
ONE (1) COPY



7. APPLICANT TO SIGN AND/OR AFFIX SEAL

The application is complete and all required documentation is attached.

16 / 03 / 2023

Signature(s)

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 submission provided by you, to consider a proposal to grant a Development Permit. Failure to provide the information in full may result in delays in processing of the application.

Some of the personal information provided by you on this application may be publicly available, as part of a public exhibition process. This information is also regularly 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*. For more information please refer to the Department of Planning and Infrastructure privacy statement located at www.dpir.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 08991 6100.

Client
Alaken Pty Ltd

Project
Tourist Accommodation Development
(Serviced Apartments & Coffee Shop) on
Lots 3492, 3493 and a Portion of Lot 5684,
Town of Darwin

Date
16 March 2009

Contact
Kim Leslie
0941 2100
kim@elton.com.au



Darwin
Level 1, 1 Bridge St
Darwin NT 0800
centralreg@nt.gov.au
www.nt.gov.au

Prepared by **Annalie Visser**

Kim Fritley

Date: **16 March 2009**

File Number: **000/1201**

**Tourist Accommodation Development
(Serviced Apartments & Coffee Shop) on
Lots 3492, 3493 and a Portion of Lot**

3494, Town of Darwin

0

10/10/2009
10/10/2009
10/10/2009
10/10/2009
10/10/2009

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1 Introduction

1.1 Proposal

The proposal seeks approval to use and develop the land at Lot 3492 (117) Mitchell Street & Lot 3493 (10) Doctors Gully Road, and a portion of Lot 5684, Town of Darwin as an eight storey serviced apartment building. The ground floor is occupied by a restaurant (coffee shop), administration area and one 2-bedroom unit. There are 7 floors of serviced apartments (63 one-bedroom units), plus two levels of associated basement car parking.

The proposed building will comprise:

- 74 basement level car parking spaces over two basement levels;
- A restaurant (coffee shop), communal open space, administration area and a 2-bedroom serviced apartment at ground floor; and
- Sixty-three one-bedroom serviced apartments on floors 1 to 7 (9 units per floor).

The proposal is similar to the scale and bulk of existing buildings and reasonably expected buildings in the surrounding area. The proposal requires variations to Clauses 7.3 and 7.5 of the scheme, but is fully compliant with all other relevant clauses of the NT Planning Scheme.

The application is properly made for the following reasons:

- The application is in the approved form and accompanied with the prescribed fee.
- The application addresses the matters raised in section 45(3) of the *Planning Act*.
- The owner of the site has consented to the development application (see Letter of Authorisation at Appendix A).
- The application is accompanied by scaled and dimensioned development plans.

This report describes the subject site, outlines the proposed development and provides an overview of the planning regulatory framework.

Key Details

Site Lot 3492 Town of Darwin
Lot 3493 Town of Darwin
Part Lot 5684 Town of Darwin

Location 117 Mitchell Street, Larrakeyah
10 Doctors Gully Road, Larrakeyah
3 Daly Street, Larrakeyah

Owner Alaken Pty Ltd

Applicant Elton Consulting

Zone TC (Tourist Commercial)

Area 680m²
728m²

Part Lot - 446m²
Proposal Tourist Accommodation Development
(Restaurant & Serviced Apartments)

The proposal will require a subdivision of Lot 5684 and a consolidation to create one lot. The subdivision and consolidation will be the subject of a separate application.

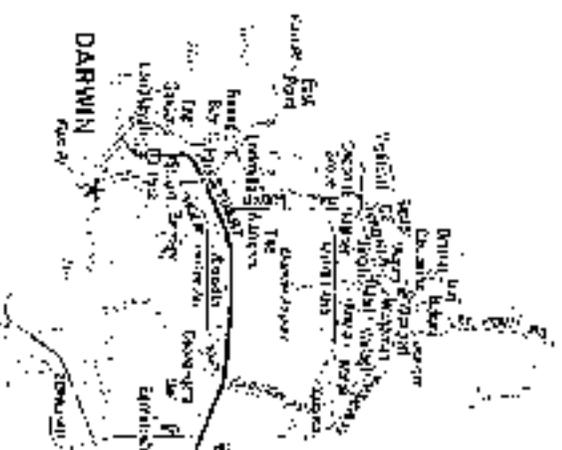


Figure 1 Location Map

2 Site Details

2.1 Real Property Description

The site is described as:

- Lot 3492 Town of Darwin;
- Lot 3493 Town of Darwin; and
- Part Lot 5684 Town of Darwin.

2.2 Property Address

The property addresses are:

- 117 Mitchell Street, Larrakeyah;
- 10 Doctors Gully Road, Larrakeyah; and
- 3 Daly Street, Larrakeyah.

A locality plan is provided at Figure 1.

2.3 Area

- Lot 4392 has an area of 682m²;
- Lot 3493 has an area of 738m²; and
- Lot 5684 has an area of 4840m². Only a portion of Lot 5684, approximately 416m² in area, is included in this proposal.

The total site area applicable to this proposal is approximately 1854m² (in the remainder of the report referred to as 'the site').

2.4 Land Tenure

The site is held by Alaken Pty Ltd in Estate in Fee Simple.

2.5 Zoning

Lot 3492 and 3493 are zoned TC (Tourist Commercial) and Lot 5684 is zoned D3 (Central Business) under the Northern Territory Planning Scheme (NT Planning Scheme).

An extract of the existing zoning map is provided at Figure 2

2.6 History

Recent planning history exists for the subject site.

In December 2007, the NT Planning Scheme was amended by rezoning Lots 3492 and 3493 Town of Darwin from Zone MD (Multiple Dwelling

Residential) to Zone TC (Tourist Commercial) via Amendment number 41.

The zoning of Lot 5684 has not changed in recent years.

The subject application is a proposal to develop the land in accordance with the zone.

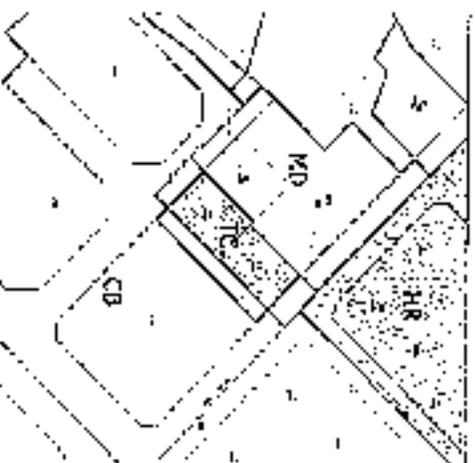


Figure 2 - Zoning of the Land



Figure 3 - Site Street Layout

2.7 Physical and Built Characteristics

Lots 3492, 3493 and 5684 are adjoining parcels that are located in an inner-city suburb, Larrakeyah, on the fringe of the Darwin Central Business zone.

Lots 3492 & 3493 were previously used as handstand car parking for the vehicle sales yard

with ancillary administrative, workshop and parking facilities on Lot 5681. Apart from a car rental office occupancy, the tenancies on Lot 5684 are currently vacant.

3.3.2. Access to Site

Access to the site is currently available from Mitchell Street (primary street) and Doctors Gully Road (secondary street).

Retreated electricity, water and sewerage services and stormwater infrastructure are available in the area.

Formalised car parking spaces will be provided on the site in two basement parking levels.

3.4 Surrounding Land Uses

The locality is characterised by a variety of commercial, residential and recreational activities.

Land uses in the vicinity of the site include numerous tourist accommodation venues, high-density residential units, office and commercial development and community and recreational facilities.

The immediate surrounding land uses are outlined below.

- Land immediately to the north and west is Zone HQ (High Density Residential) and is characterised by a mix of single dwelling, backpacker accommodation and residential buildings of up to 8 storeys high
- Land immediately to the north-west adjacent to the site is Zone MD (Medium Density Residential) and is developed as a motel fronting Mitchell Street and a single dwelling fronting Doctors Gully Road.
- Land immediately to the north-east, east, south-east and south-west is Zone CA (Central Business) and is characterised by a variety of commercial uses, motels, hotels and high rise residential buildings (including Lot 5633).

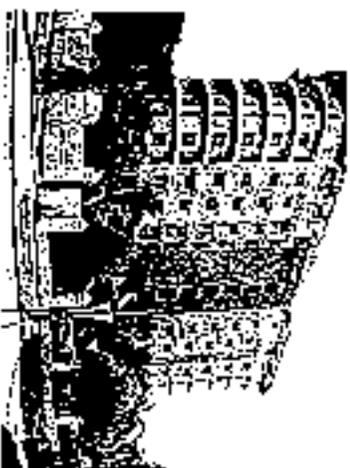
The locality can be considered as part of a quasi-street precinct. There are a number of existing hostels located at various points along Mitchell Street. Mitchell Street has emerged as a principal location for budget accommodation in Darwin, with convenient access to a variety of dining, retail and open space opportunities.



Lot 5682 from Mitchell Street.



Lot 5681 from Doctors Gully Road.



Development on Lot 5673.



Hotel recently view down Mitchell Street.

Figure 4. Photos

3 Proposal

3.1 Overview

The proposal seeks approval to construct a residential building and to establish use of the building as serviced apartments with a coffee shop and communal open space on the ground floor.

The proposed building will comprise 6 levels plus 2 levels basement car parking with the following features:

Basement 1

- 33 car parking spaces including 7 disabled car parking spaces;
- A coach setdown area;
- 2 stairwells and a lift access to the upper floors;
- Lobby areas providing access to the lift and stairwells;
- Access ramps to the streets with a maximum gradient of 1:8;
- Access ramps to the lower and ground floor levels with a maximum gradient of 1:7;
- Two secure stores;
- A linen room; and
- Separate waste storage areas for the serviced apartments and the restaurant.

Basement 2

- 42 car parking spaces including 3 disabled car parking spaces;
- Two secure store rooms;
- 2 stairwells and a lift access to the upper floors;
- Lobby areas providing access to the lift and stairwells; and
- Access ramps to the upper levels with a maximum gradient of 1:8.

Ground Floor

- A restaurant (coffee shop & alfresco area) with a total net floor area of 140m²;
- Entry and store-room from Mitchell Street, including a disabled access ramp;
- Communal open space area, including a deck and a pool;
- Ablution facilities for the restaurant / food area;
- Administration area with a net floor area of 61m²;
- One 2-bedroom unit;
- A dedicated area for a new sub-station; and
- A planter for landscaping.

First to Seventh Floor

Typically each floor consists of the following:

- Nine one-bedroom serviced apartments;
- 2 stairwells and a lift shaft;
- A lobby and corridor providing access between the lifts, stairwells and the units;
- Balconies facing outwards for each of the three units.

Access to the basement parking area is via a two way 7m wide ramp located on Lot 5694. Access to the ramp is gained from both Mitchell Street and Doctors Gully Road via 7m wide proposed overways.

The intent is to subdivide the 7m wide access strip from Lot 5694 (446m² in area) and to consent date this with Lots 3492 and 3493 to form one lot to accommodate the development. This will be the subject of a separate application.

Circulation in the basement is consistent with the requirements of the HT Flaming Scheme.

The waste and recycling area is located on the first basement level and separated for the coffee shop and serviced apartments. Waste storage and collection will be in accordance with Darwin City Council requirements.

The proposed development plans are provided in Appendix B.

4 Statutory Planning Considerations

1.1 Agriculture Zones

The site is located in zone TC (Tourist Commercial) under the NT Planning Scheme.

A restaurant and serviced apartments (multiple dwellings) are listed as discretionary uses in zone TC and subject to Clause 2.2 of the NT Planning Scheme require the consent of the Development Consent Authority to be established.

Development Applications are required to be assessed against section 16(3) of the Planning Act. An assessment of these sections follows.

4.2 46(3)(a) - NT Planning Scheme Assessment

The primary purpose of Zone TC is to provide for uses or development servicing tourism, including commercial and residential activities. Development should be of a scale and character compatible with uses or development nearby.

A Restaurant in Zone TC is subject to the following specific provisions of the Scheme:

- Clause 6.3 – Building Heights In Central Darwin
- Clause 6.4 – Plot Ratios
- Clause 6.5.1 – Parking Requirements
- Clause 6.5.3 – Parking Layout
- Clause 6.6 – Loading Bays
- Clause 4.2 – Commercial and Other Development in Zones HR, CV, CG, C, SC, TC, CR, CP, FD and T
- Clause 9.3 – Setbacks for Commercial Uses Adjacent to Land in Zones SD, MD, MK or HR

Multiple Dwellings (serviced apartments) in Zone TC are subject to the following specific provisions of the Scheme:

- Clause 6.5.1 – Parking Requirements
- Clause 6.5.3 – Parking Layout

- Clause 7.3 – Building Setbacks for Residential Buildings and Pergolas, Carports and the Like
- Clause 7.5 – Private Open Space
- Clause 7.6 – Commercial Open Space
- Clause 7.8 – Building Design for Multiple Dwellings, Hostels and Supporting Accommodation
- Clause 7.9 – Residential Development in Zones C and TC

Clause 6.3 – Building Heights in Central Darwin - COMPLIES

Required: 36m above ground or 55m AHD
Provided: approximately 29m above ground

The purpose of this clause is to provide for buildings of a size and scale consistent with any area plans applicable to the central Darwin area and a city form with the highest buildings and structures concentrated at the centre of the peninsula, stepping down towards the perimeter, optimising opportunities for harbour views.

The maximum height for lots 3492, 3493 and 5684 are restricted to 55m AHD. Only lot 5684 is also subject to IDCO No. 18, which restricts the height of any building to 36 meters above ground level.

The proposed building will have an overall height of approximately 29 meters above ground level.

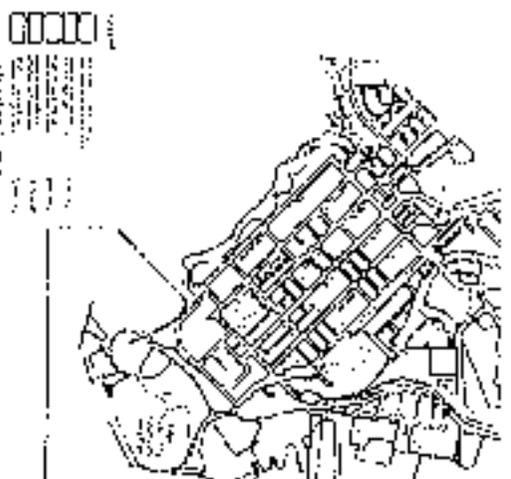


Figure 5 - Overall site layout

Clause 6.4 – Plot Ratios - COMPLES

Required: 3
Provided: 2.72

The purpose of this clause is to provide for development that will, in terms of building massing, be compatible with adjacent and nearby development.

Development of sites within Zone TC should not exceed a plot ratio of 3. Plot ratio means the floor area divided by the total area of the site. "Plot area" includes all wall thicknesses of the external walls and all roofed areas such as balconies but does not include verandahs, balconies or areas set aside for car parking or access (drive).

The total area of the site is 1855m². The total floor area of the proposed building is 5039m². This equates to a plot ratio of 2.72.

The proposal achieves the purpose of the clause. The mass of the proposed building is suitable for the location given that the size, height and scale of it is generally compatible with the existing and reasonably expected built form of the locality.

Clause 6.5.1 – Parking Requirements - COMPLES

Required: 75 car parking spaces
Provided: 75 car parking spaces

The purpose of this clause is to ensure that sufficient off-street car parking, constructed to a standard and conveniently located, is provided to service the proposed use of a site.

The parking requirement for a restaurant in Zone TC is 6 parking spaces per 100m² of net floor area. The total net floor area of the coffee shop (restaurant) is 140m². This generates a car parking requirement of 9 (8.4) spaces.

The parking requirement for serviced apartments is 1 per serviced apartment + 3 per 100m² of net floor area not within a dwelling.

The residential component of the development comprise 63 one-bedroom services apartments on floors 1 to 7, and one two-bedroom unit on the ground floor. The total net floor area of the administration area on the ground floor is 61m². The total car parking requirement for the residential component of the development is therefore 65 (65.63) spaces.

The total car parking requirement for the overall development is therefore 75.

The development provides 33 compliant car parking spaces at the first basement level and 42 compliant car parking spaces at the second basement level. This includes a total of 6 disabled car parking spaces. The development therefore provides a total of 75 car parking spaces, which fully complies with the car parking requirement.

Although this proposal is not seeking a reduction in the parking requirement, the location of this site, adjacent to Zone CB (Central Business) and on 2 sites, does justify a reduction in the parking requirement to 3 parking spaces per 100m² of net floor area, similar to the car parking requirement for a restaurant in Zone CB. When calculated on this basis, there is scope to increase the air-street area of the coffee shop by up to 187m².

Clause 6.5.3 – Parking Layout - COMPLES

The purpose of this clause is to ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose. This clause also prescribes the minimum standards for the parking layout.

The proposed development provides for two basement levels of car parking that is accessed via a 7-metre wide driveway and access lane which runs through from Mitchell Street to Dordrecht Gully Road. Circulation aisles within the parking areas have a minimum width of 6 metres. One-way access ramps between levels have a minimum width of 3.5m.

The parking areas will be sealed and have a level grade. Each parking space has a length of 5.5 metres and width of 2.5 metres. Disabled car parking spaces are provided which has a length of 5.5 metres and a width of 3.5metres.

Driveways to perpendicular parking spaces extend 1m beyond the last parking spaces.

Clause 6.6 – Loading Bays - COMPLES

Note Required

The purpose of this clause is to provide for the loading and unloading of vehicles associated with the use of the land.

The loading bay requirement for a restaurant is 3 loading bay for every 2000m² of the total net floor area.

The proposed coffee shop (restaurant) has a total net floor area of 113m² and therefore does not require a loading bay.

Clause 7.3 – Building Setbacks for Residential Buildings and Pergolas, Carports and the Like – A VARIATION IS SOUGHT

The purpose of this clause is to ensure residential buildings are located so they are compatible with building setbacks of adjacent buildings and with the street slope and surrounding development.

The following setbacks are required by the NT Planning Scheme for the proposed development:

Boundary	Setback required
Ground, first & second floor	
Mitchell Street	7.5m
Doctors Gully Road	2.5m
North-western side	3.0m + 4.0m* = 7.0m
South-western side	3.0m + 4.0m* = 7.0m
Third Floor	
Mitchell Street	7.5m + 1.5m = 9.0m
Doctors Gully Road	2.5m + 1.5m = 4.0m
North-western side	7.0m* + 1.5m = 8.5m
South-eastern side	7.0m* + 1.5m = 8.5m
Fourth Floor	
Mitchell Street	9.0m + 1.5m = 10.5m
Doctors Gully Road	4.0m + 1.5m = 5.5m
North-western side	8.5m + 1.5m = 10.0m
South-eastern side	8.5m + 1.5m = 10.0m
Fifth Floor	
Mitchell Street	10.5m
Doctors Gully Road	5.5m + 1.5m = 7.0m
North-western side	10.0m + 0.5m = 10.5m
South-eastern side	10.0m + 0.5m = 10.5m
Sixth Floor	
Mitchell Street	10.5m
Doctors Gully Road	7.0m + 1.5m = 8.5m
North-western side	10.5m
South-eastern side	10.5m
Seventh Floor	
Mitchell Street	10.5m
Doctors Gully Road	8.5m + 1.5m = 10.0m
North-western side	10.5m
South-eastern side	10.5m

- For each additional 3m in building length over 18m, an additional 0.5m setback to the affected boundary is required;
- For each additional storey over 3 storeys above ground level, an additional setback to that storey of 1.5m from all boundaries is required.

- No part of a residential building is required to exceed a building setback of 10.5m from any boundary.

The following setbacks are provided for the proposed development:

Boundary	Setback provided
Ground & first floor	
Mitchell Street	7.07m
Doctors Gully Road	3.29m
North-western side	3.9m & 5.5m (deck 2.6m)
South-eastern side	6.0m
Second to Seventh floor	
Mitchell Street	9.7m
Doctors Gully Road	5.9m
North-western side	3.9m & 5.4m
South-eastern side	5.17m

A variation to the setback requirement is sought. Merits for the variation are as follows:

- The large and narrow shape of the site restricts the development potential of the site. Compliant setbacks would result in impractical building widths for the floor levels above 4 storeys.
- Because of the narrow width of the block, special attention to design is given to the interface of the building with the adjacent Zone PD land to the north-west.

At natural ground floor level, the proposed basement parking is fully screened with a solid wall with louvered openings for ventilation purposes only.

At building ground floor level, a 3 meter wide planter box is provided to provide a visually attractive screen between the proposed coffee shop and alfresco area and the neighbouring property.

The upper floors of the residential building are set back behind the planter box at ground floor level to enhance the perception of separation between this development and the adjacent lot.

The walls of the building are stepped on all sides to minimise expenses of walls and create variety.

The majority of the units are designed to face toward the street and the adjacent Zone CA land. Only one of the proposed units per floor has a door opening and balcony facing

the zone MD land. The remainder of the balcony areas facing the zone MD land is only one meter wide and its main function is to provide screening and shade.

Access to the car parking area is intentionally kept away from the Zone MD land to minimise the impact of traffic and noise on the adjacent land.

- The fact that an additional 7 metre width had to be included in the site to accommodate the proposed development demonstrates the difficulty to accommodate a practical building design and car parking on such a narrow lot.
- The setbacks provided to Mitchell Street and the street interface of the building are in keeping with building setbacks expected in this zone and the adjacent Zone C6.
- The setbacks provided to Doctors Gully Road are more than required for the ground to fourth floor. The reduced building volume on these levels equates to the increased building volume for levels 5 and 7.

The reduced side setbacks will have no adverse impact on the adjacent Zone CB land where no setbacks apply. The proposed development is set back a clear 6m from the proposed new boundary.

Clause 7.5 – Private Open Space - A VARIATION IS SOUGHT TO SIZE

Required: 12m² per unit

Provided: less than 12m² to each unit

The purpose of this clause is to ensure that existing laws provide open space that is appropriately sized and of an adequate size to provide for domestic purposes.

For each multiple dwelling without direct ground level access, 12m² of private open space inclusive on an area with minimum dimensions of 2.8m x 4m is required.

A variation to this clause is sought. Merits for this variation are as follows:

- All serviced apartments are provided with private open space; only the sizes of the balconies are varied.
- The proposed multiple dwellings are serviced apartments aimed at the tourist market and will be used for short term accommodation. This reduces the requirement for domestic private open space.

The units are only one-bedroom units and therefore do not require large private open spaces areas.

A large communal open space area, pool and deck area is provided at ground floor level which caters for outdoor living requirements of the serviced apartments.

Clause 7.6 – Communal Open Space - COMPLIES

Required: 228m²

Provided: 287m²

The purpose of this clause is to ensure that suitable areas for communal open space are provided for multiple dwellings.

A minimum of 15% of the site, not less than 6m wide at any point, is to be communal open space.

For a site area of 1854m², 278m² of communal open space area is required. The proposal includes a total communal open space area of 287m².

Clause 7.8 – Building Design for Multiple Dwellings, Hostels and Supporting Accommodation - COMPLIES

The purpose of this clause is to promote site responsive designs for multiple dwellings (serviced apartments) which are pleasant for the occupants and do not unreasonably affect the use and enjoyment of the adjacent land.

The proposed development responds positively to the characteristics of the site and to not affect the enjoyment of the adjacent land unreasonably:

- The site and building are ideally orientated to take advantage of prevailing breezes for natural cooling. The largest face of the building is angled towards prevailing north-west winter season and south-east Dry-season breezes.
- The upper level of the basement parking is open to the sides to also take advantage of natural cooling.
- Pipes, service ducts, air conditioners, etc, will be screened so as not be visible from the street or adjacent properties.

Clause 7.9 – Residential Development in Zones C and TC - COMPLIES

Required: commercial at ground floor

Provided: commercial tourist facilities at ground floor (café, alfresco area, reception & pool area)

The purpose of this clause is to ensure residential development on a site in Zone TC does not prejudice the use or development of the site for commercial activity in accordance with the purpose of the zone.

A site in Zone TC is only to be used or developed for a residential building where the development includes, on the ground floor, occupancies for commercial activity of a floor area that is consistent with the service function of the site.

The proposal is a residential building consisting of serviced apartments aimed at providing short term accommodation for the tourist market. A Coffee shop with an alfresco area to service the serviced apartments, one which can also be accessed by other tourists not residing in the building, as well as a reception and communal pool area is included on the ground floor level. This proposal is therefore in accordance with the requirements of this clause.

Clause 8.2 - Commercial and Other Development in Zones HR, CV, CG, C, 5C, TC, OR, CP, FD and T - COMPLIES

The purpose of this clause is to promote site-responsive designs of commercial, civic, community, recreational, tourist and mixed use developments which are attractive and pleasant and contribute to a safe environment.

- The proposal is sympathetic to the character of existing and reasonably expected buildings in vicinity. The building height is compatible with the maximum number of storeys allowed on the nearby Zone HR land (8 storeys).

- The building design includes walls that are stepped on all sides to minimise expenses of walls and create variety.

- The Mitchell Street facade is designed to have an active interface with the street via stairways and a disabled access ramp which leads to a large open area and alfresco area backed by a coffee shop. This reflects the tropical character of Darwin.

- The stairways and access ramp are covered by a roof extending over the adjacent sidewalk for integration and weather protection in accordance with Darwin City Council Policy.

- The serviced apartments with windows and balconies facing toward both streets allow for passive surveillance of public spaces.

- The building is ideally orientated to take advantage of prevailing breezes for natural

cooling on all levels, including the upper level of the basement parking.

Clause 8.3 - Setbacks for Commercial Uses Adjacent to Land in Zones SD, MD, MR or HR - COMPLIES

The purpose of this clause is to protect the visual and acoustic amenity of residential buildings where they are adjacent to non-residential uses.

Development Assessment Services confirmed that the requirements of this clause are not mandated as the proposal is considered to be a residential building. However, due to the abutting Zone MD Multiple Dwelling Residential land, particular attention is given to the interface along this boundary in order to ensure there is no adverse impact on the amenity of the neighbouring property. This is done through building design, appropriate screening, the provision of a 3 metre wide planter box along the majority of the boundary at building ground floor level, and additional landscaping along this whole boundary at natural ground floor level to visually soften the impact of the building.

4.3 46(3)(b) - Interim Development Control Orders

Required: 36m above ground
Provided: approximately 29m above ground

Lot 5881 is affected by Interim Development Control Order (No. 18), which restricts the overall height of a building or structure to 36 metres above ground level. The proposed development will be approximately 29m above ground level.

4.4 46(3)(c) - Environmental Reports

The development does not require the preparation of any environmental reports or impact statements.

4.5 46(3)(d) - Meters

The following meters of the proposal are noted:

- The proposal is consistent with the purpose of zone TC (Tourist Commercial).

- The mass of the proposed building is suitable for the location given that the size, height and scale of it is generally compatible with the built form and reasonably expected built form of the locality.

- The car parking provided on site is envisaged to cater for the demand generated by the proposal.

- The car parking layout complies with the minimum standards required as per Clause 6.5.3.

- The design of the building responds positively to Clauses 7.8 and 8.2.

4.5 46(3)(a) - Land Capability

Land capability refers to the ability of land to accept a type or intensity of use permanently without significant long-term damage.

The site is capable of supporting the proposed development for the following reasons:

- The site is relatively flat with a slight slope from Mitchell Street to Doctors Gully Road.
- The physical site characteristics i.e. soils, slope or drainage does not preclude the development.
- The site is zoned for tourist commercial land use activities.
- The nature and impact of the proposed development is consistent with the envisaged land use activities for the site and immediate vicinity.
- All site works will be undertaken in accordance with good engineering standards and no adverse impacts are envisaged.

4.7 46(3)(f) - Public Facilities & Public Open Space

The proposed development will not generate the need for additional public facilities or public open space in the area.

4.8 46(3)(h) - Amenity

The Scheme defines amenity, in relation to a locality or building, as any quality, condition or factor that makes or contributes to making the locality or building *inconvenient, unpleasant or enjoyable*.

The proposed building and land use is consistent with the envisaged amenity of the area and the established amenity and character of the locality.

4.9 46(3)(j) - Public Transport

The proposed development is considered consistent with the public's expectation of land use in the area, given the existing regulatory planning framework.

ALAKEN PTY LTD

(A/N N 79 439 131 031)

PO Box 37726
Winnellie NT 0821

Ph: 08 89843019
Fax: 08 89843024

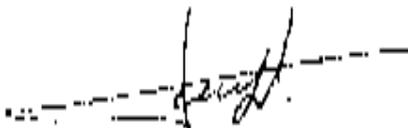
Thursday, 12 March 2009

Letter of Authorisation

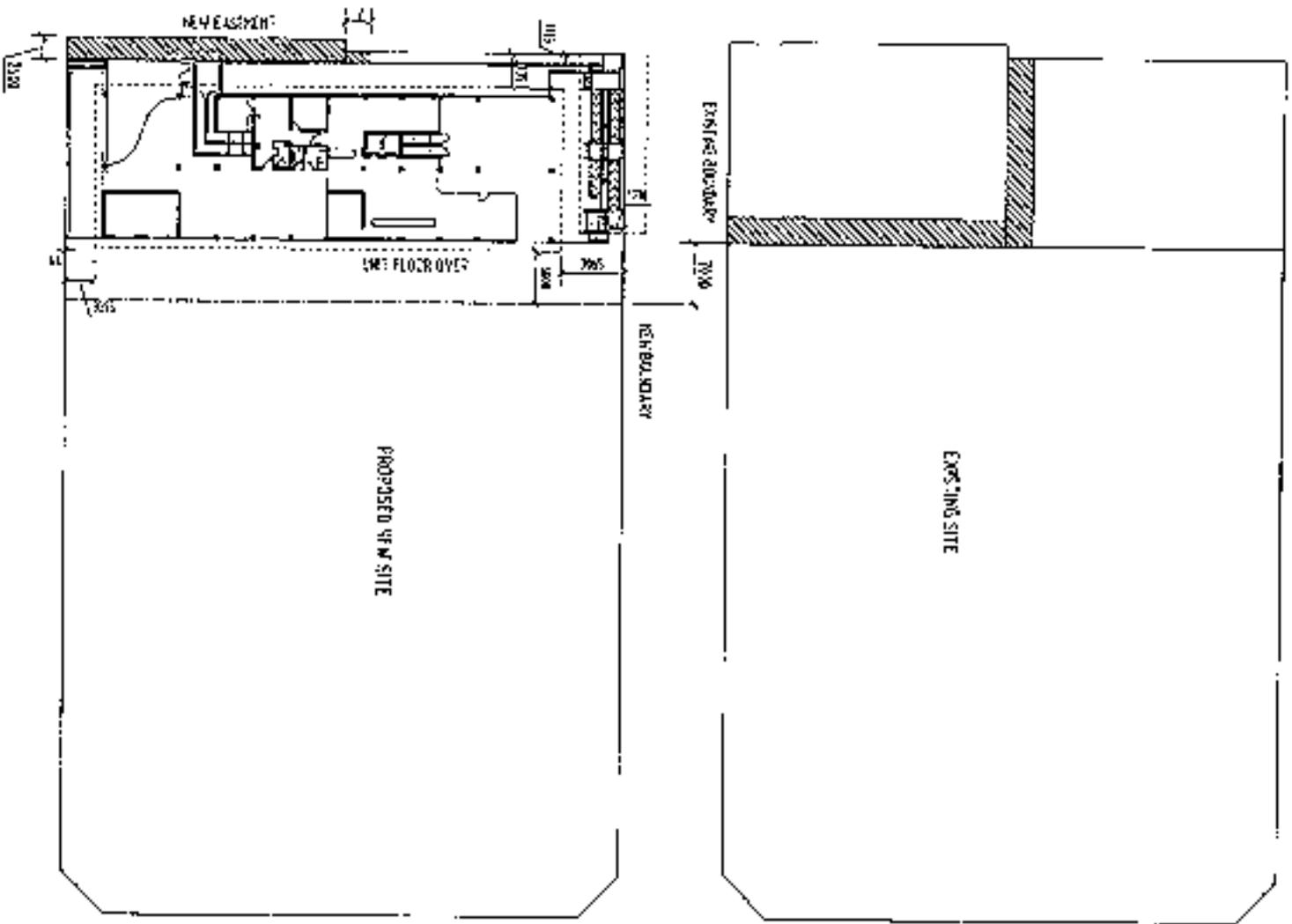
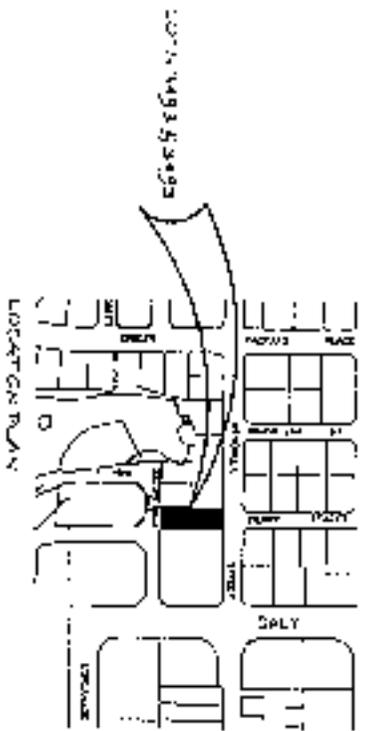
I, George Tairbas grant consent for Elton Consulting and its agents to make all necessary applications and enquiries to The Department of Planning and Infrastructure under the NT Planning Act and in relation to the NT Planning Scheme, in relation to

Lots 3492, 3493 and 5684, Town of Darwin

Yours sincerely



George Tairbas
Land Owner of the abovementioned Lots

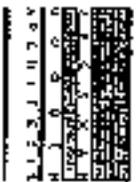


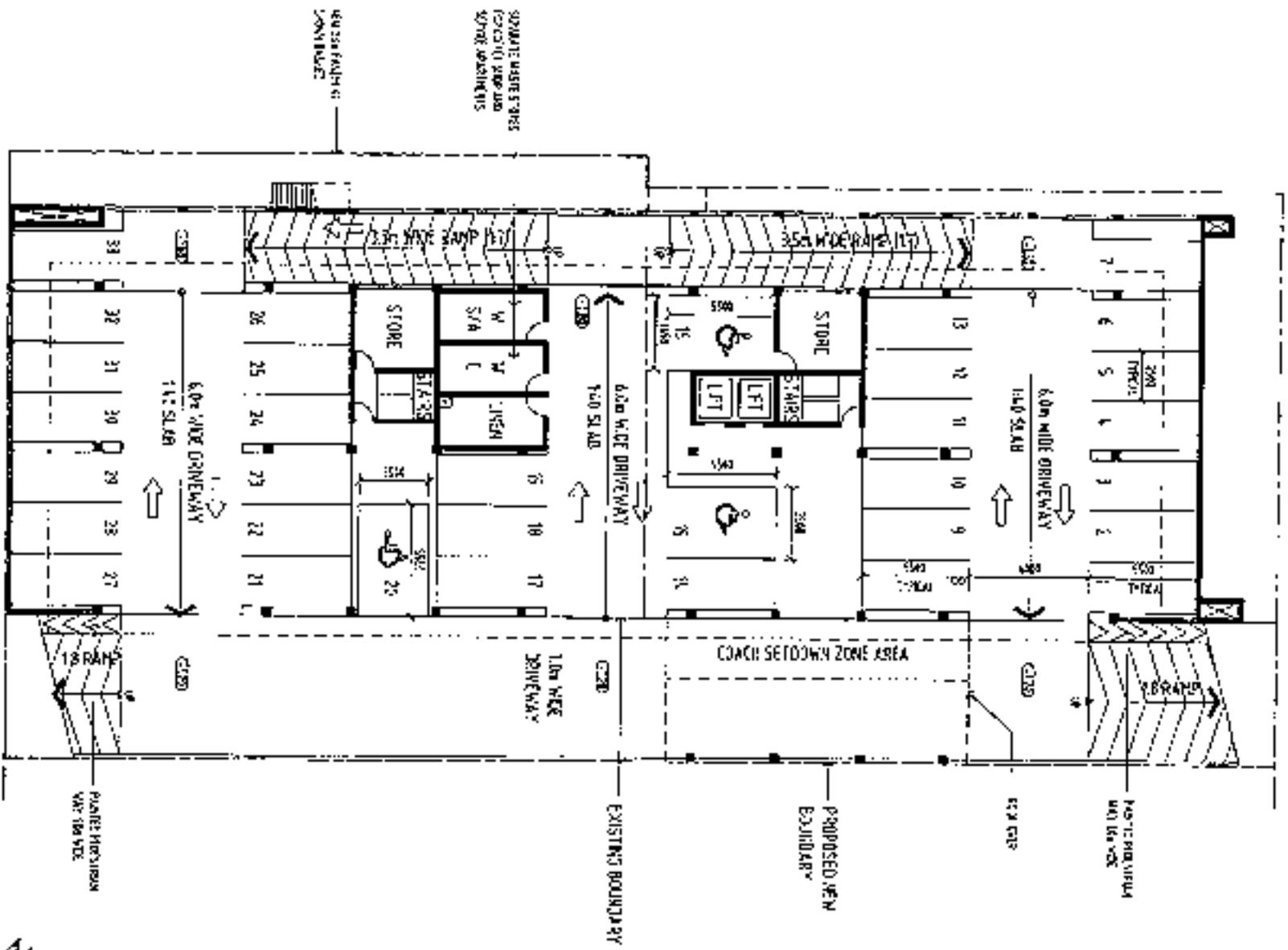
LOT 15 3492, 3493 MITCHELL ST, DARWIN

2020-5-VOL

MARCH 2020

EXISTING & PROPOSED SITE PLANS : 1:50





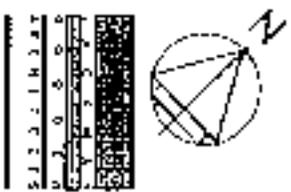
NOTE: PROVIDE DCI COMPLIANT STORMWATER CONNECTION UNDERGROUND TO EXISTING SYSTEM IN STREET

LOTS 3492, 3493 MITCHELL ST, DARWIN

REVISION:

MANUAL 2009

BASMENT CARPARK LEVEL 1 FLOOR PLAN 1:100

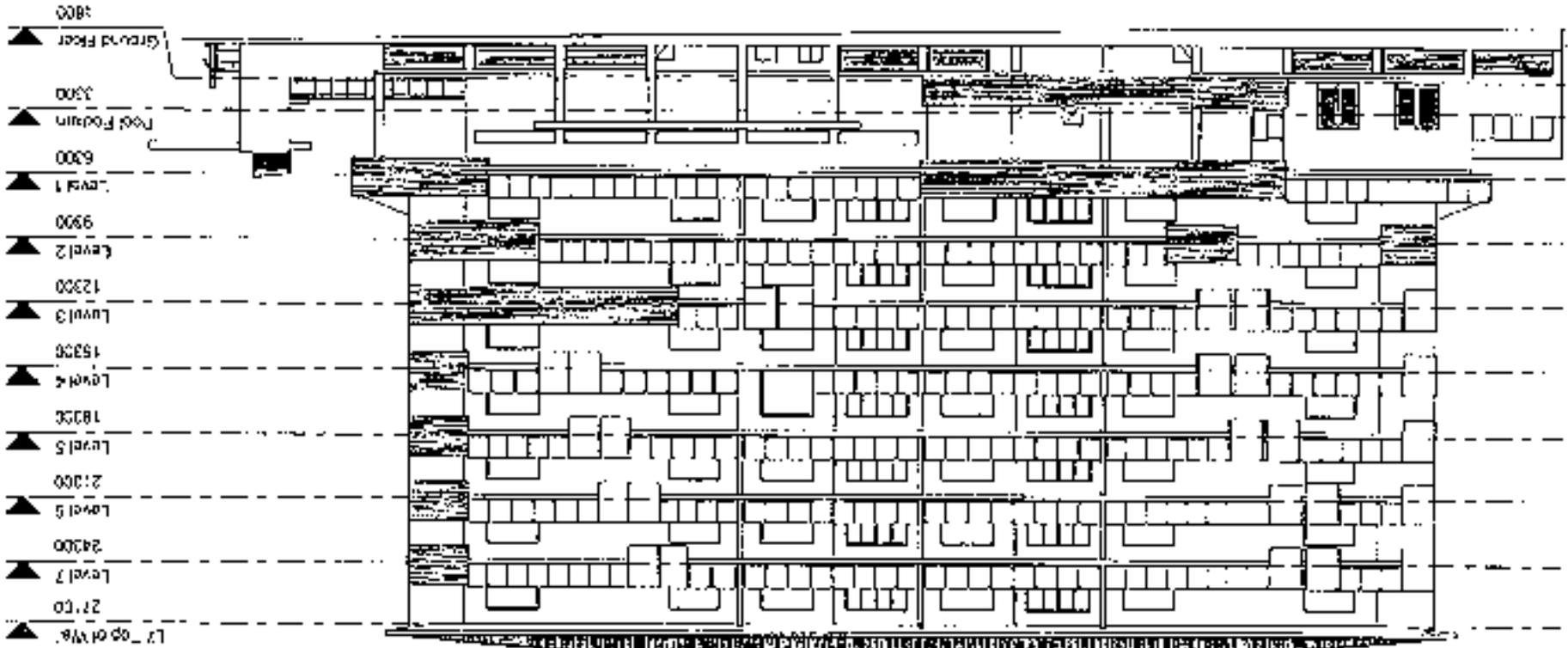


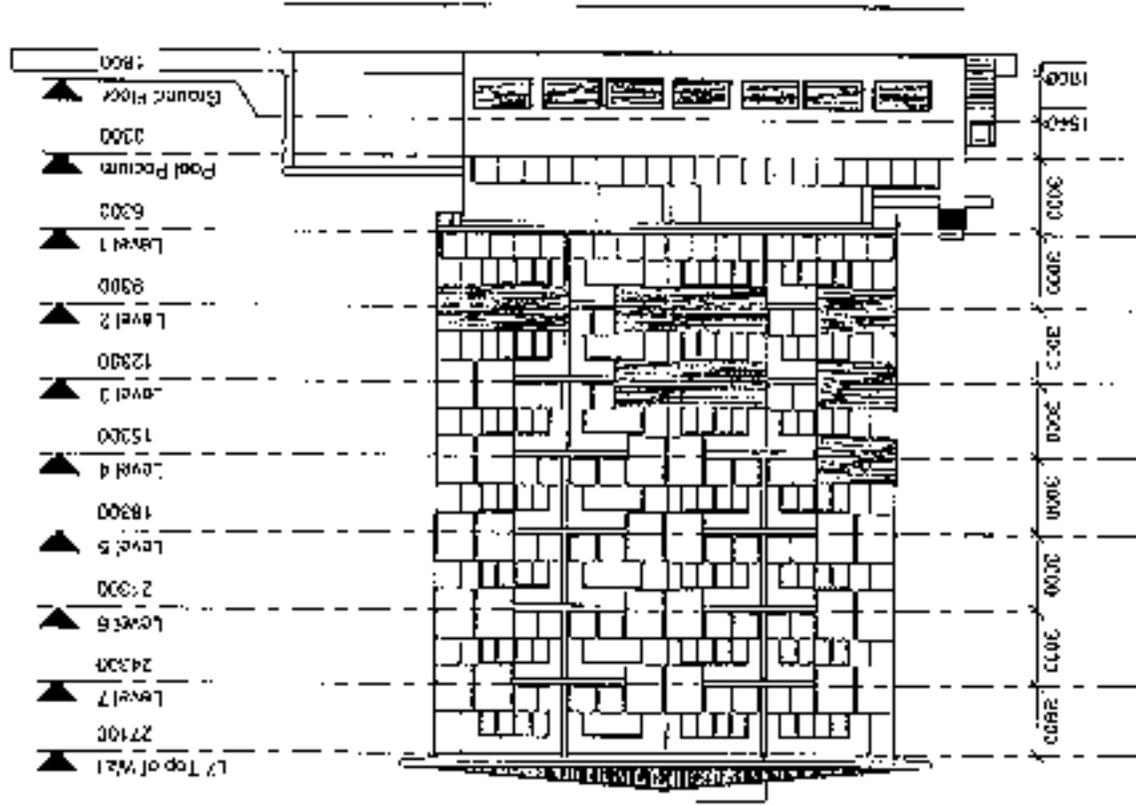
LOTS 3492, 3493 MITCHELL ST, DARWIN

2300-1422

MARCH 2009

DRAFT SUBMISSION 1:00





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 MARCH 2023
 LOTS 3492, 3493 MITCHELL ST, DARWIN
 SECT 11 (SUBDIVISION) (SCHEDULED DAILY RENT) 1:50

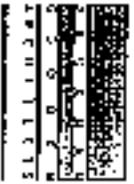
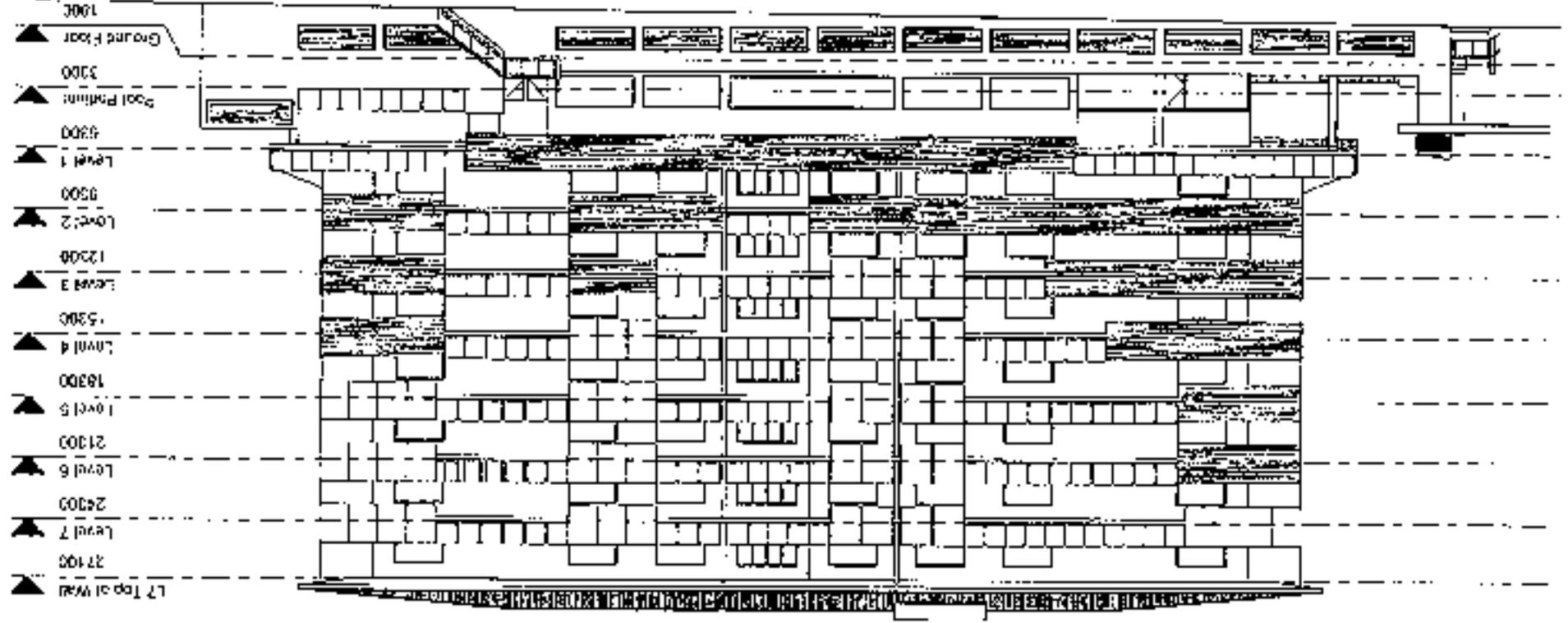


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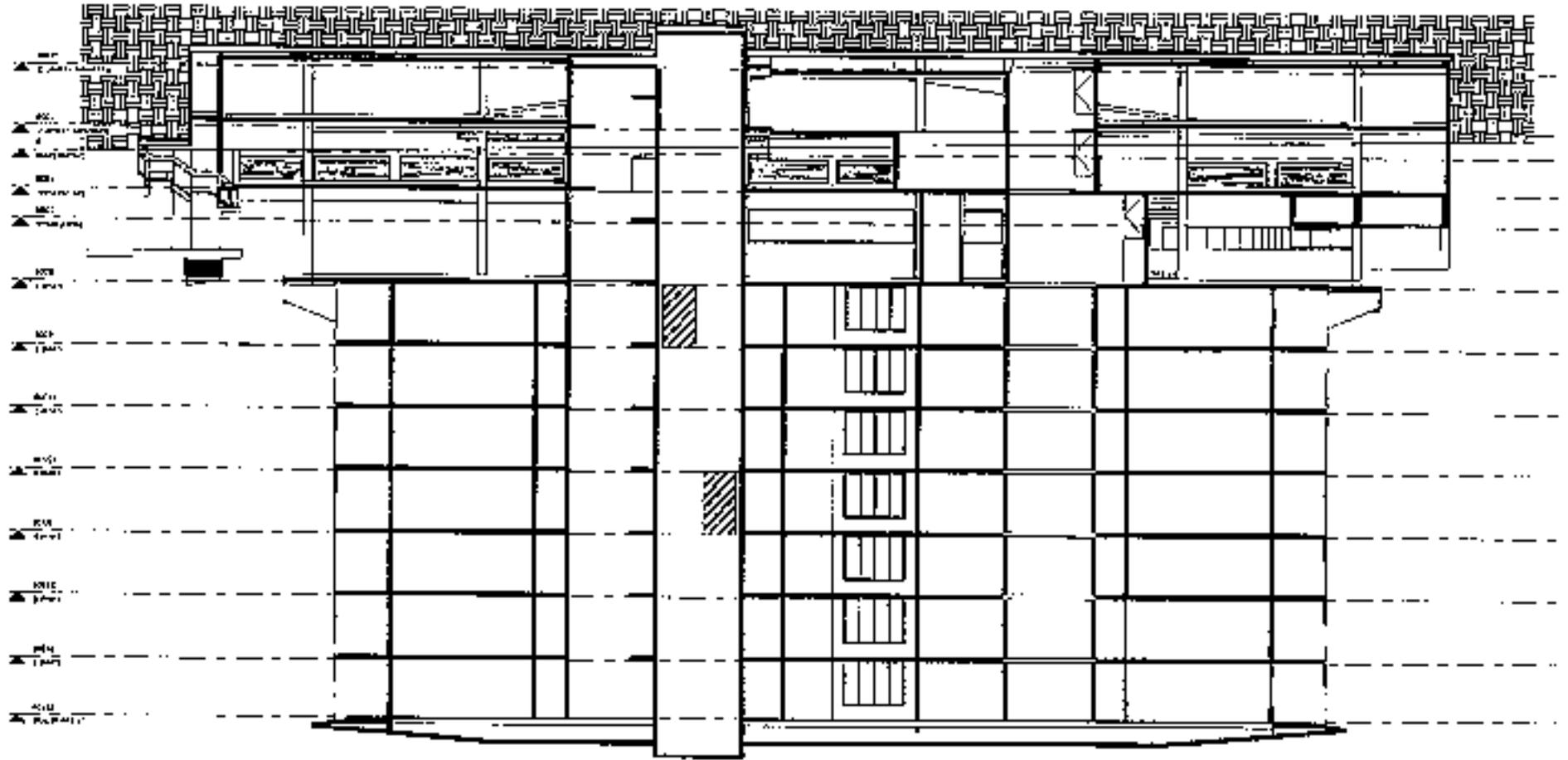
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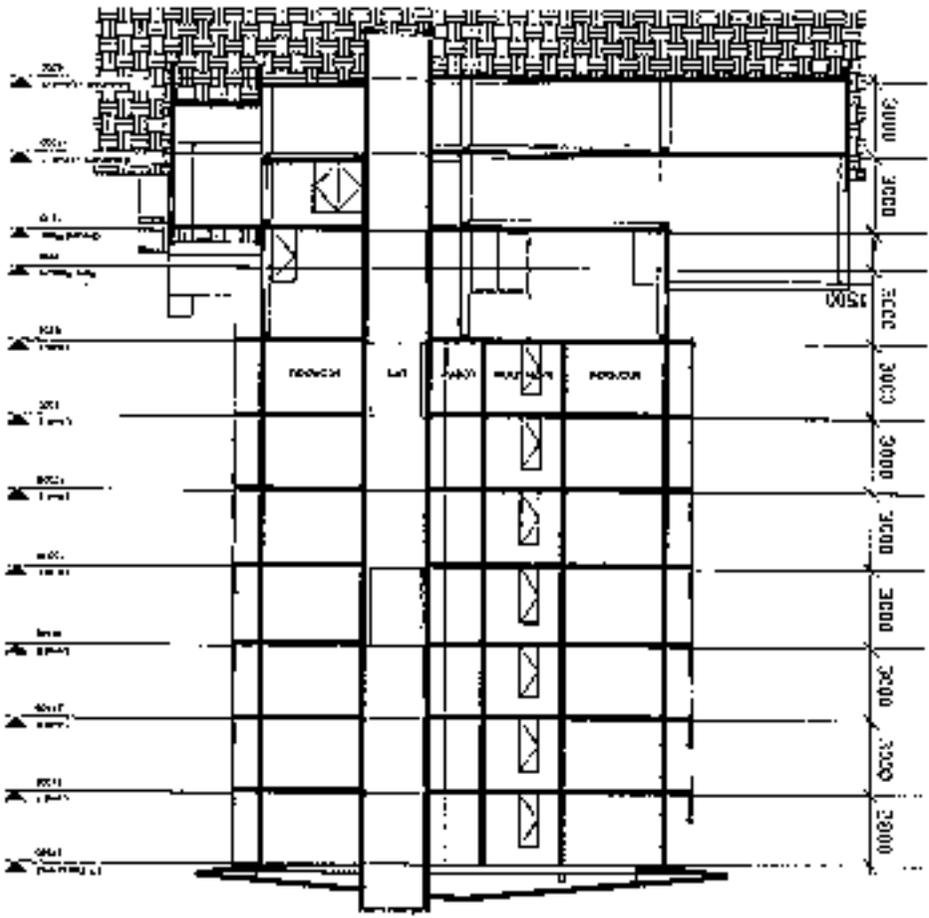
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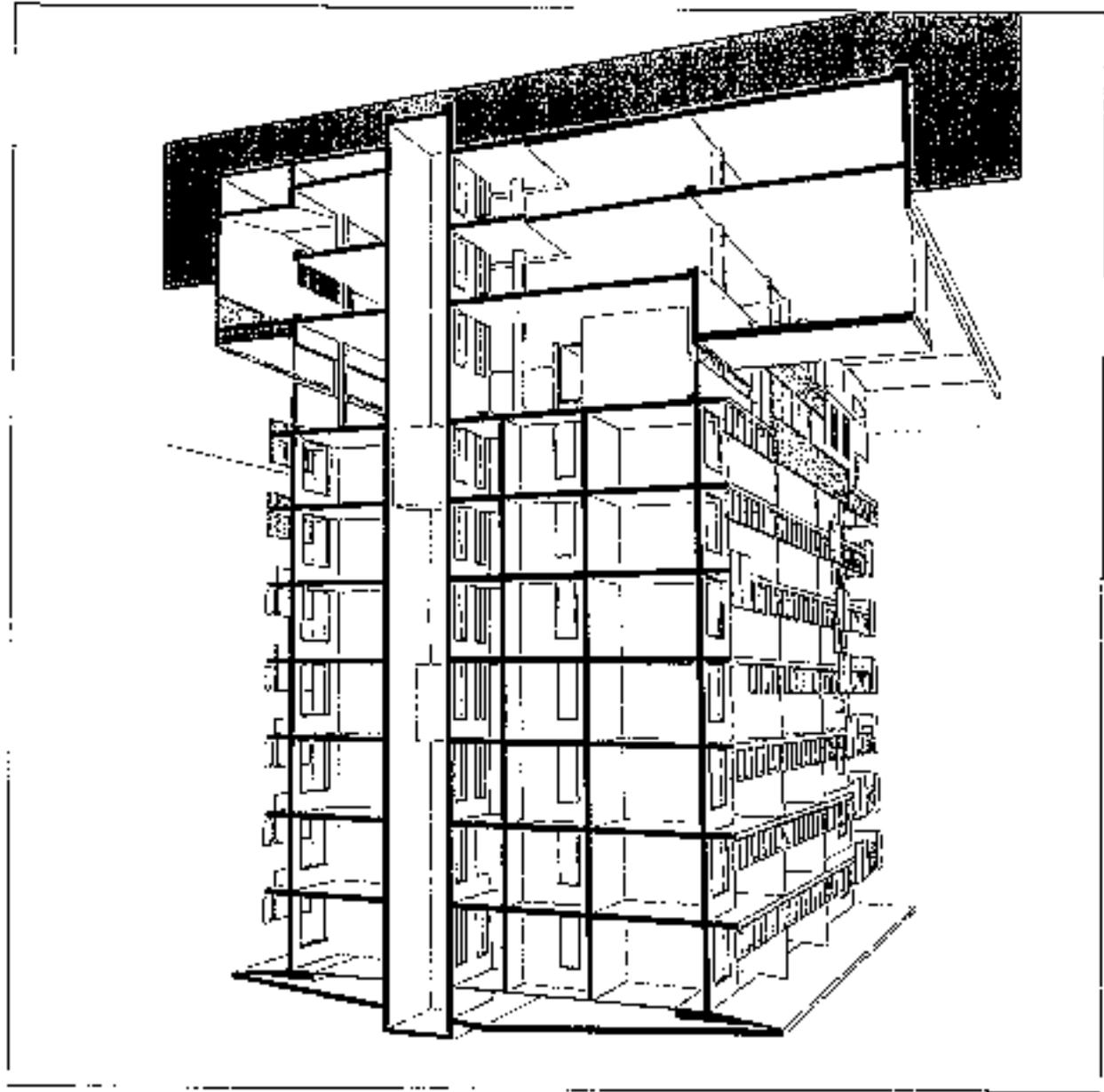
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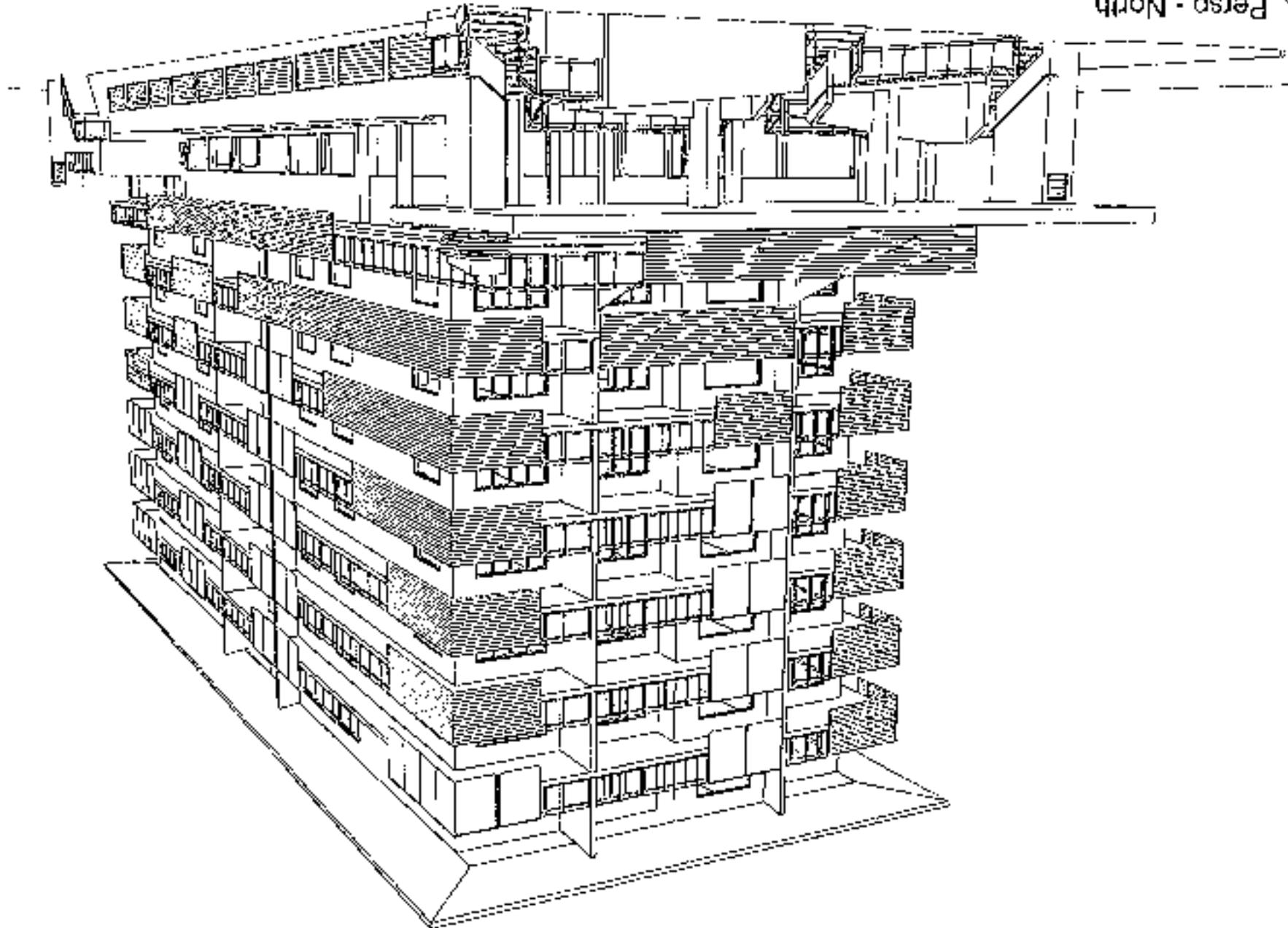
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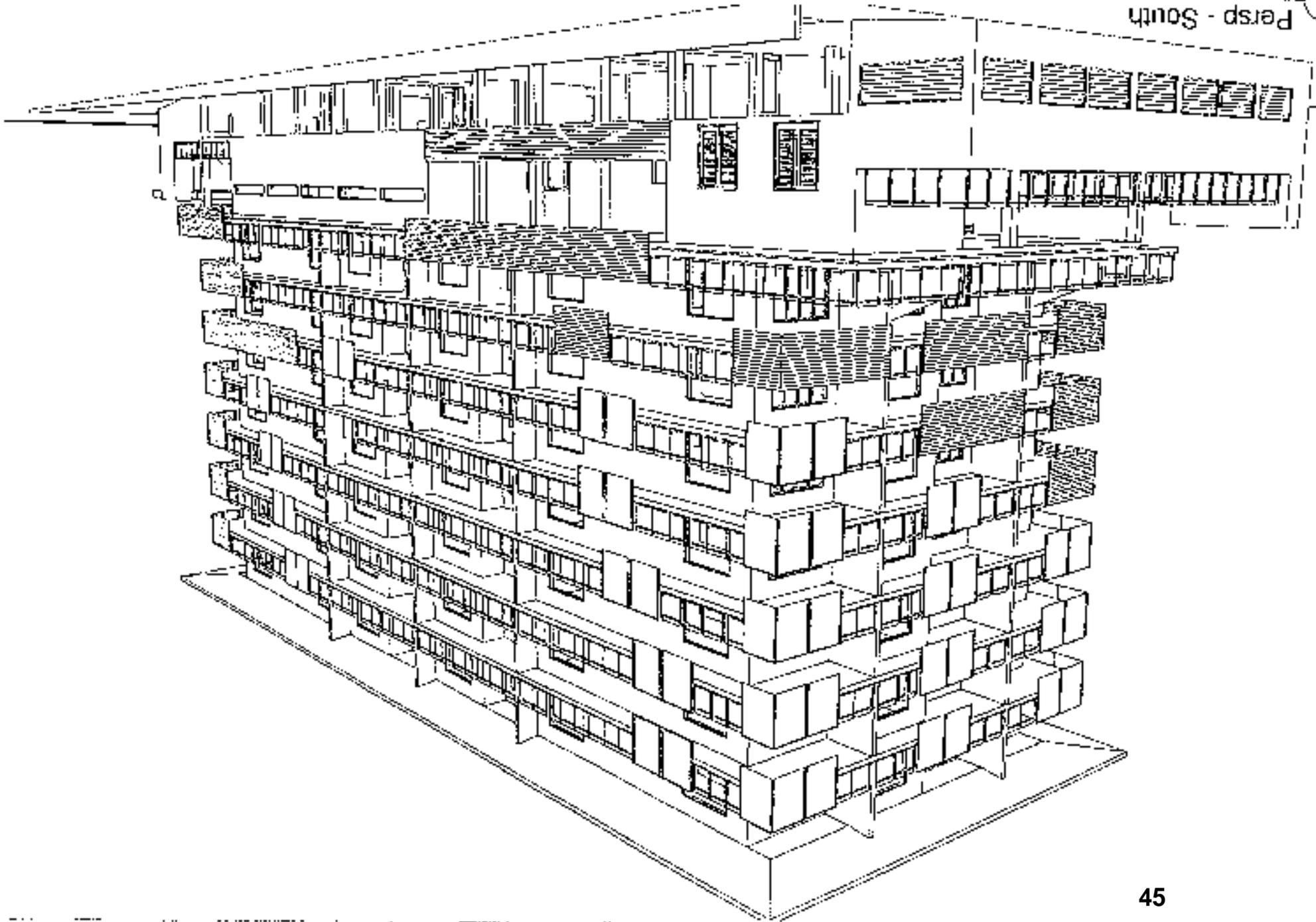
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 SECTIONAL PERSPECTIVE 2009



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Persp - South





Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1544280 CT:cpd

3 April 2009

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

Dear Doug

Lot 3492 (117) Mitchell Street, Lot 3493 (10) Doctors Gully Road & Lot 5684 (3) Daly Street, Larrakayah - Town of Darwin
63 x 1 Bedroom Serviced Apartments, 1 x 2 Bedroom Multiple Dwelling (Caretaker's Residence) and a Café/Restaurant in an 8 Storey Building Plus 2 Levels of Basement Carparking

Thank you for the Development Application referred to this office on 19th 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 as the proposal would result in an overdevelopment of the site, for the following reasons:**

Council comments in relation to the Northern Territory Planning Scheme:

Failure to Meet Building Setback Requirements

- ii). At street / ground level, the building appears to be built to the site boundary on 3 sides, the north-eastern boundary (with Mitchell Street), the south-western boundary (with Doctors Gully Road) and the northern boundary (with adjacent Lots 5727 and 3494). The applicant appears to have taken the reception and pool podium level of the building as the ground floor for building setback measurements, although this floor level is approximately 2 metres above the street level on the Mitchell Street frontage of the site and



DARWIN 2008

approximately 3 metres above the street level on the Doctors Gully Road frontage of the site. The Mitchell Street building frontage has a 2-metre high stairway and wall structure at the site boundary and the Doctors Gully building frontage has a 3-metre high car park wall with vents at the site boundary. The shared boundary with Lots 5727 and 3494 also has an approximate 2-3 metre high car park wall with vents at the site boundary. Along the remaining boundary of the site, which is the southern boundary with part Lot 5684, the car park ramp provides an approximate 7-metre setback at the natural ground level.

- b). The building setbacks for the reception level to level 7 of the building fail to comply with the requirements of Clause 7.3 (Building Setbacks) of the Planning Scheme, as recognised and set-out by the applicant within its development application submission (page 7). The application has requested a variation to building setbacks required under Clause 7.3 of the Planning Scheme, but this is not supported by Council due to the significant shortfall in the setbacks provided.

Failure to Private Open Space Requirements

- c). The proposed development fails to provide adequate private open space to each dwelling. Clause 7.5 of the Planning Scheme requires that each dwelling has a balcony (private open space) of minimum 12m², with minimum dimensions of 2.8m x 4m. The applicant has sought a variation to this clause as the private open space requirements are not met for the proposed development.
- ii). **Should the above issues be adequately addressed, Council offers the following comments:**

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

- a). **Council requests the Authority requires amended plans demonstrating waste management facilities in accordance with Council's requirements.** This current proposal does not meet Council's requirements for the following reason:
- 1). High rise residential developments of six storeys or more should include garbage chutes for waste disposal and have a separate recycling collection facility. The development application plans indicate separate waste storerooms for the serviced apartments and coffee shop within the basement car park, but no garbage chute is proposed.

- 2). In addition, Council requests that information is provided by the applicant to demonstrate how the waste service contractor will access the waste storerooms to service the bins. Council will not support the storage and servicing of commercial bins on Council's Mitchell Street or Doctors Gully Road road reserves.
- 3). It is recommended that the applicant contacts Council's Environment Manager (telephone number 8930 0530) to discuss Council's waste management requirements for the site.
- b). **Council requests the Authority requires a schematic plan to demonstrate how stormwater will be collected on the site and discharged underground to Council's stormwater drainage system.** The drainage plan should include details of site levels and Council's stormwater drain connection point/s within the vicinity of the site. Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.
- c). **Council requests the Authority requires amended plans demonstrating driver sightlines from the proposed Mitchell Street and Doctors Gully Road car park exit ramps.** To ensure pedestrian safety on the foot path, sightlines are to be integrated into the on-site design of the development to ensure that drivers exiting the car parks can see pedestrians on the footpath approaching the car park exit driveways and ramps. It is also requested that a condition be placed upon any development permit issued that no wall, fence or tree exceeding 0.6 metres in height can be constructed or planted in front of the sight line.
- d). **Council requests that the Authority requires further information from the applicant regarding the status of the existing easement on the site.** It appears that the applicant is proposing to relocate the easement along the north-western boundary of the site and to construct stairs over this easement.
- e). **Council requests the Authority includes the following note on any development permit issued which demonstrates an awning over Council's road reserve:**

"Notwithstanding the approved plans, any proposed awning is subject to Council's approval and shall meet all Council's requirements to the satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council."

The applicant's plans include a 2.5 metre wide canopy over the Mitchell Street road reserve.

- 1). The proposed 6-metre crossover and driveway to Mitchell Street and proposed 6-metre crossover and driveway to Doctors Gully Road appear to meet Council's requirements.

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

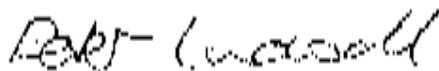
- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications 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 rehabilitation 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.
- 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 0658.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: **Liton Consulting**

OPEN SECTION

PAGE

TP5/7

Town Planning Committee Meeting – Wednesday, 06 May, 2009

9 GENERAL TOWN PLANNING REPORTS

Nil

10 OFFICER REPORTS

Nil



OPEN SECTION

PAGE

TP5/8

Town Planning Committee Meeting – Wednesday, 06 May, 2009**11 INFORMATION ITEMS****11.1 Minutes of the Development Consent Authority Meeting 06 March 09**
Document No. 1566012 (06/05/09) Common No. 1566012

The Minutes of the Development Consent Authority Meeting held on 1 April 2009, are distributed as a separate attachment.

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that the Minutes of the Development Consent Authority Meeting held on 06 March, 2009, be received and noted.

DECISION NO.20\() (06/05/09)



OPEN SECTION

PAGE

TP5/9

Town Planning Committee Meeting – Wednesday, 06 May, 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) Portion 2898 & Section 3115 (92 & 102) Reichardt Road, Winnellie – Hundred of Bagot Changes to the Development Approved by DP05/0015 to Reduce the Number of Lots from 72 to 68 (with **Attachment**) – Common Number 1539692 CT:cpd dated 27 March 2009.
- ii) Lots 1972 – 1977 (46 & 44) Stuart Highway, (2 & 4) Henry Street, (1 & 3) James Street, Stuart park – Town of Darwin. New Showroom Sales Building and Associated Carparking (with **Attachment**) – Common Number 1544295 CT:cpd dated 3 April 2009.
- iii) Lot 2519 (1) Voyager Street, Stuart Park – Town of Darwin. 4 x 3 Bedroom Multiple Dwellings in 3 x 2 Storey Buildings (with **Attachment**) – Common Number 1544313 CT:cpd dated 3 April 2009.
- iv) Lot 3885 (3) Quarry Crescent, Stuart Park – Town of Darwin. Alterations and Additions to Existing 4 x 2 Bedroom Multiple Dwellings in a 2 Storey Building (with **Attachment**) – Common Number 1544316 CT:cpd dated 3 April 2009.
- v) Lot 1961 (25) Duke Street, Stuart Park – Town of Darwin. 16 x 2 Bedroom Multiple Dwellings in a 4 Storey Building Plus 1 Level of Basement Carparking (with **Attachments**) – Common Number 1544319 CT:cpd dated 3 April 2009.
- vi) Lot 2757 (5) Parap Place, Parap – Town of Darwin Offices and Showroom in a 2 Storey Building (with **Attachments**) – Common Number 1544322 CT:cpd dated 3 April 2009.
- vii) Lot 7310 (19) Kirkland Crescent, Larrakeyah – Town of Darwin 3 Storey Single Dwelling Exceeding the 8.5 Height Limitation (with **Attachments**) – Common Number 1544398 CT:cpd dated 3 April 2009.
- viii) Lot 9240 (348) Bagot Road, Millner – Town of Nightcliff. Restaurant and Showroom Sales in a Single Storey Building (with **Attachment**) – Common Number 1544407 CT:cpd dated 3 April 2009.
- ix) Part Lot 9955 (3) Dangoerra Street, Lyons – Town of Nightcliff (Proposed Lot 10309) 2 x 3 Bedroom Multiple Dwellings in 2 x 2 Storey Buildings (with **Attachments**) – Common Number 1544414 CT:cpd dated 3 April 2009.
- x) Section 5833 (7) Verrinder Road, Berrimah – Hundred of Bagot Warehouse and Shop Exceeding the 8.5m Height Limitation (with **Attachments**) – Common Number 1544452 CT:cpd dated 3 April 2009.

(continued on next page....)



OPEN SECTION

PAGE

TP5/10

Town Planning Committee Meeting – Wednesday, 06 May, 2009**11 INFORMATION ITEMS****11.2 Various Letters sent to Development Assessment Services under Delegated Authority***(...continued from previous page)*

- xi) Section 4276 (165) Abala Road, Marrara – Hundred of Bagot Additions and Renovations to an Existing Licensed Club (with **Attachments**) – Common Number 1544457 CT:cpd dated 3 April 2009.
- xii) Re-Advertised – Lot 10302 Lee Point road, Lyons – Town of Nightcliff 50 Single Dwellings with Reduced Front Setbacks (Lyons Stage 10) (with **Attachment**) – Common Number 1535150 CT:cpd dated 10 April 2009.
- xiii) Re- Advertised – Lot 7487 (33) O’Ferrals Road, Bayview – Town of Darwin 4 x 4 Bedroom Multiple Dwellings in a 2 x 2 Storey Buildings (with **Attachments**) – Common Number 1544299 CT:cpd dated 17 April 2009.
- xiv) Lot 5169 (53) Rosewood Crescent, Leanyer – Town of Sanderson Verandah Addition to an Existing Multiple Dwelling with a Reduced Front Setback (with **Attachment**) – Common Number 1556285 PL:cpd dated 24 April 2009.
- xv) Re- Advertised – Lot 5110 (23) Nakara Terrace, Nakara – Town of Nightcliff Carport Addition and Extension to an Existing Single Dwelling with a Reduced Secondary Front and side Setbacks (with **Attachment**) – Common Number 1541958:PL:cpd dated 24 April 2009.
- xvi) Portion 2658 (22) Carnoustie Circuit, Marrara – Hundred of Bagot Verandah Addition to an Existing Multiple Dwelling (Unit 1) with a reduced Side Setback (with **Attachment**) – Common Number 1551836 PL:cpd dated 17 April 2009.
- xvii) Lot 6314 (12) Muzzell Street, Bayview – Town of Darwin Single Dwelling in 2 Storeys with Reduced Front and Side Setbacks (with **Attachments**) - Common Number 1551828 PL:cpd dated 17 April 2009.
- xviii) Re-Advertised – Lot 2147 (33) Bayfield Road, Malak – Town of Sanderson Change of Use from Single Dwelling to Community Centre (with **Attachments**) – Common Number 1544428 PL:cpd dated 17 April 2009.
- xix) Lot 5334 (12) Vitex Court, Karama – Town of Sanderson Verandah and Carport Addition to Existing Single Dwelling with Reduced Side and Rear Setbacks – **NOT EXHIBITED** (with **Attachment**) – Common Number 1550714 PL:cpd dated 7 April 2009.
- xx) Lot 1951 (16) Moody Court, Malak – Town of Sanderson Verandah Addition to an Existing Single Dwelling with a Reduced Secondary Front Setback. (with **Attachment**) – Common Number 1544423 PL:cpd dated 3 April 2009.
- xxi) Lot 6152 (3) Eaton Place, Karama – Town of Sanderson Garage Addition to an Existing Single Dwelling with a Reduces Front Setback (with **Attachment**) – Common Number 1544419 PL:cpd dated 3 April 2009.

(continued on next page....)

OPEN SECTION

PAGE

TP5/11

Town Planning Committee Meeting – Wednesday, 06 May, 2009**11 INFORMATION ITEMS****11.2 Various Letters sent to Development Assessment Services under Delegated Authority***(....continued from previous page)*

- xxii) Lot 3923 (40) Carstens Crescent, Wagaman – Town of Nightcliff Carport and Shed Addition to an Existing single Dwelling with a Reduced Side Setback – *NOT EXHIBITED* (with **Attachment**) – Common Number 1541209 PL:cpd dated 25 March 2009.
- xxiii) Lot 4751 (38) Jacksonia Circuit, Nightcliff – Town of Nightcliff Verandah and carport Additions to an Existing Single Dwelling with Reduced Front and Side Setbacks (with **Attachment**) – Common Number 1539674 PL:cpd dated 27 March 2009.
- xxiv) Section 5095 (49) Hickman Street, Winnellie – Hundred of Bagot warehouse and Office Addition with Reduced Rear Setback – *NOT EXHIBITED* (with **Attachment**) – Common Number 1545697 PL:cpd dated 31 march 2009.
- xxv) Portion 2896 (70) Reichardt Road, Winnellie – Hundred of Bagot Canopy Addition to Existing Warehouse Exceeding the 8.5 Height Limitation, and Shade Sail Addition with Reduced Front Setback – *NOT EXHIBITED* (with **Attachment**) – Common Number 1545700 PL:cpd dated 3 April 2009.
- xxvi) Portion 2241 (115) Reichardt Road, Winnellie – Hundred of Bagot Warehouse Extension with Reduced Side and Rear Setbacks (with **Attachment**) – Common Number 1546483 PL:cpd dated 3 April 2009.

DECISION NO.20\()

(06/05/09)



Please quote: 1530682 C1:epd

27 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 2898 & Section 3115 (92 & 102) Reichardt Road, Winnelle – Hundred of Bagot
Changes to the Development Approved by DP05/0015 to Reduce the Number of Lots from 72 to 68

Thank you for the Development Application referred to this office on 12th 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.

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.

- Engineering design and specifications for the proposed and affected roads, including streetlighting, stormwater drainage, vehicular access, pedestrian/cycle corridors, streetscaping and landscaping of nature strips shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council and all approved works constructed to Council's requirements at the applicant's expense.
- Any easements or reserves required for the purposes stormwater drainage, roads, access or for any other purpose shall be made available free of cost to the Darwin City Council or neighbouring property owners.

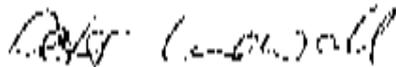


DARWIN

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: Merredin Investments Pty Ltd

Please quote: 1544295 CT:cpd

3 April 2009

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

Dear Doug

**Lots 1972 - 1977 (46 & 44) Stuart Highway, (2 & 4) Henry Street, (1 & 3) James Street, Stuart Park – Town of Darwin
New Showroom Sales Building and Associated Carparking**

Thank you for the Development Application referred to this office on 19th 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 supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**

Council comments in relation to the Planning Act and the Northern Territory Planning Scheme

- a). **Council requests that the Authority requires a monetary contribution to be paid to Council pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and 6.70(5) of the Planning Act in lieu of the on-site car parking shortfall as a result of this development.** The Northern Territory Planning Scheme requires a total of 105 car parking spaces for the showroom sales development and only 104 are provided on site. The applicant has confirmed the car parking shortfall in the development application submission. The rate of the monetary contribution is set out within Council's Carparking Contribution Plan.



DARWIN

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

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

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

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

The development application includes new concrete footpaths, irrigated grass and shade trees within Council's James Street, Henry Street and Coronation Drive road reserves.

- d). **Council requests the Authority includes the following note on any development permit issued which demonstrates signs:**

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

The submitted plans demonstrate that a 12 metre high, 4.5 metre wide signage obelisk will be constructed on the site at the corner of Stuart Highway and James Street.

- d). **The crossovers and driveways appear to meet Council's requirements.**

- e). **The proposed waste bin stores located within the staff car park appear to meet Council's requirements.** It appears that the 2 waste bin enclosures have each been designed to house a 3m³ commercial bin. Council requires the commercial bins to be fully screened from the surrounding residential areas.

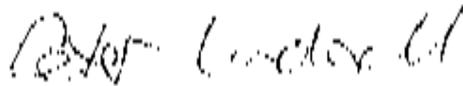
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- 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.
- 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 0858.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Gaymark Investments

Please quote: 1544313 C:topd

3 April 2009

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

Dear Doug

**Lot 2519 (1) Voyager Street, Stuart Park – Town of Darwin
4 x 3 Bedroom Multiple Dwellings In 3 x 2 Storey Buildings**

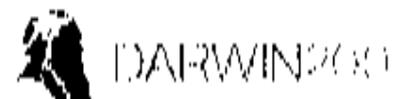
Thank you for the Development Application referred to this office on 19th March 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

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

- a). The applicant's site plan demonstrates a 3-metre wide drainage easement running along the rear boundary of the site. Council has no records of any drainage easement in this location. The developer needs to establish the existence of the easement by way of a title search. The title search would also reveal in whose favour the easement has been made.
- b). **Council requests the Authority requires a stormwater drainage plan that provides the technical information required by Council to assess stormwater drainage proposals for the development.** The plan should demonstrate how stormwater will be collected on the site and connected to Council's drainage system. The plan should include details of site levels and Council's stormwater drain



connection point/s within the vicinity of the site. Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties. **The applicant's site drainage plan fails to provide the information required by Council at the development application stage.**

As there is no drain at the front of the site in Voyager Street there are two possible solutions to the drainage of the site:

- One is to run a drain a short distance to the corner to the existing underground drain. In this case the lot sits within the CP2003/01B-Stuart Park Developer Contribution Plan;
- The other is to make a connection to the kerb or overland flow off the site and pay a drainage contribution of approximately \$8,600 as this would be less than the construction of a drain to the corner.

ii). **Should the above issues be adequately addressed, Council offers the following comments:**

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

- a). **The proposed 6-metre wide crossover and driveway from Voyager Street appears to meet Council's requirements.**
- b). Council notes from the applicant's Site Plan that the waste bin enclosure and letterbox structure are proposed on the front boundary of the site, adjacent to the vehicle driveway. Council requires that a condition is placed upon any development permit to require that vehicle 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. The wording of the condition is included in the list of general conditions below.

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.

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

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

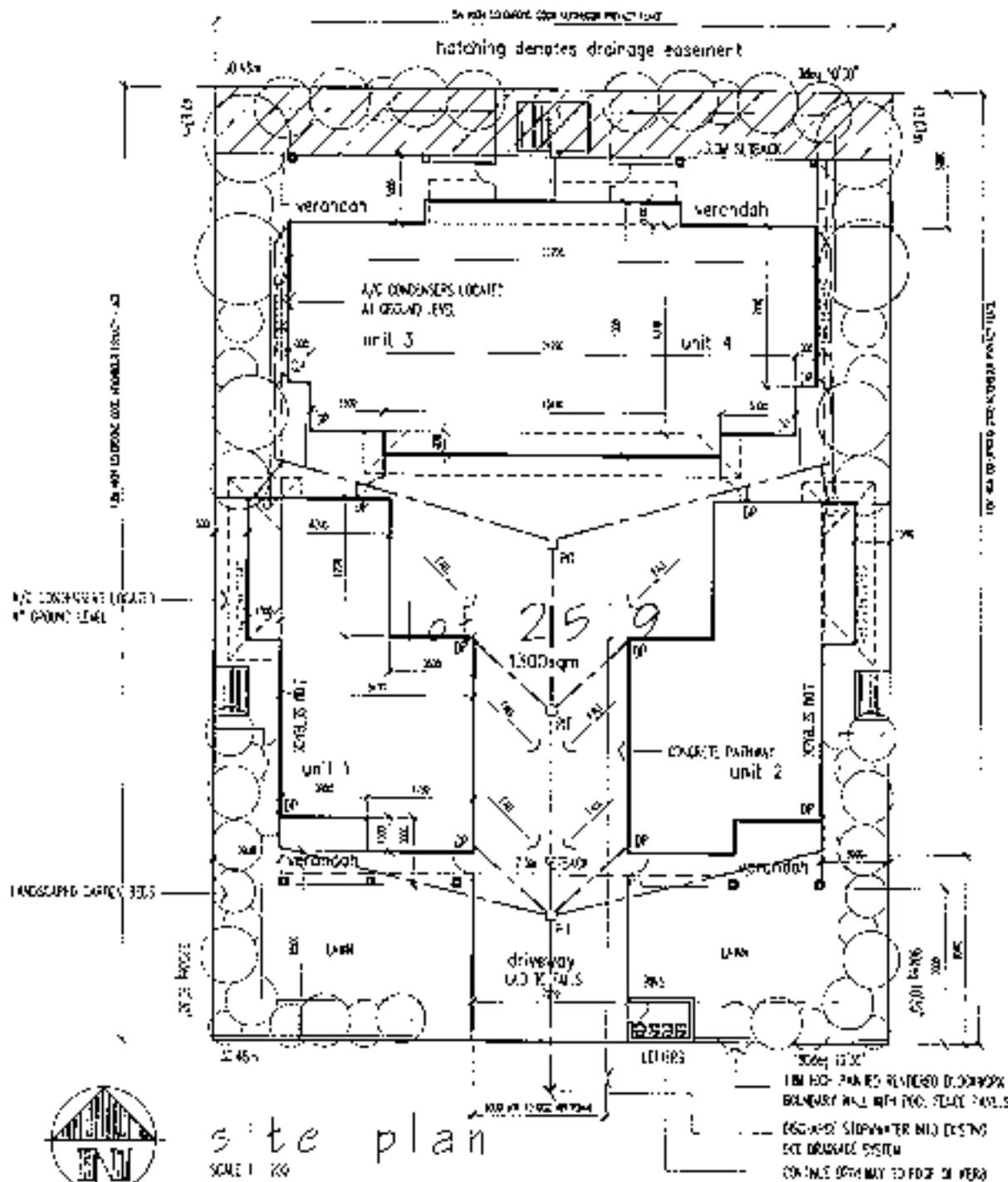
If you require any further discussion in relation to this application please contact me on 8930 0658.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: R@w.Darwin.gov.au



67

	unit 1/2		unit 3/4	
	ground	first fl	ground	first fl
gross	135	119.8	141.5	128.3
living	77.4	107	85.2	109.4
verandah	17.9		18.8	
balcony		17.1		18.8
garage	43.8		56.4	
ructed	20	175		

areas

GENERAL NOTES

ALL SEWAGE/TERRACE WATER TO BE COLLECTED IN SEWERAGE SYSTEM AND DISCHARGED TO O&C APPROVAL. DO NOT ALLOW SEWAGE/TERRACE TO DISCHARGE INTO NEIGHBOURING PROPERTIES

STANDARD DOMESTIC DRAINAGE SYSTEM TO BE PROVIDED

BOUNDARY WALL HEIGHTS TO BE ADVISED ACCORDING TO LOCAL COUNCIL LEVEL. WALLS TO BE BUILT TO MEET REQUIREMENTS TO MATCH HOUSE CONSTRUCTION. BOUNDARY WALL HEIGHTS TO INCLUDE FOR RAIN RETENTION WALL

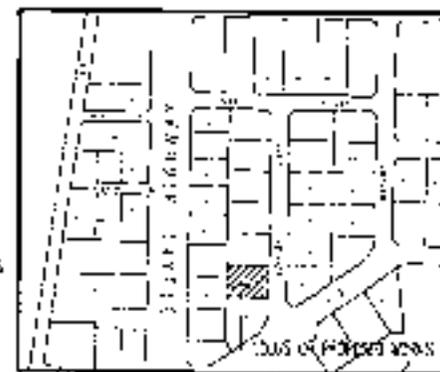
LANDSCAPE SCHEDULE

- 11 CORYMPA
- 12 SYRIA OLIVIER
- 13 FISSUS MURICUS
- 14 CLAMPING PALMS
- 15 ACRA GARDENS

EXACT LOCATION OF PLANTING TO BE ADVISED WITH SPECIALIST SUB CONSULTANT

APPROPRIATE LANDSCAPING IN MATCHED GARDEN BEDS TO PROVIDE SHADE AND SCREENING OF UNDESIRABLE SPACES AND PROVIDE OVERLAPPING TREES TO FRONT OF BUILDING TO BE SUITABLE OF ADOPTIVE SCHEME WITHIN 2 YEARS

REFER TO DESIGN GUIDELINES FOR SUGGESTED SPECIES FOR APPROVAL TO BE TO THE SATISFACTION OF EVERY REPRESENTATIVE



LOT 2519

VORAGER STREET
STUART PARK
UNIMULATED

locality plan **67**

0916-S4

Please quote: 1544316 CT:cpd

3 April 2009

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

Dear Doug

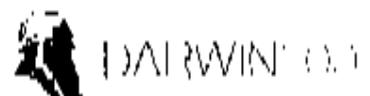
**Lot 3885 (3) Quarry Crescent, Stuart Park – Town of Darwin
Alterations and Additions to Existing 4 x 2 Bedroom Multiple Dwellings in a 2
Storey Building**

Thank you for the Development Application referred to this office on 19th 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:

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

- 1). **Council supports in principle the granting of a Development Permit provided the following issues are adequately addressed:**
 - a). **Council requests that the Authority requires an amended Site Plan demonstrating a waste bin enclosure designed and located in accordance with Council's Waste Bin Policy.** There is no waste bin enclosure shown on the submitted plans. A copy of Council's Waste Bin Policy can be sighted on Council's website at www.darwin.nt.gov.au.
 - 1). Unless private collection arrangements have been approved by Council, this property will be serviced by Council's manual waste bin collection service. The waste contractor enters the property on foot and wheels the bins to the garbage truck and



then returns the bins to the enclosure. Council will provide a 1 x 240 litre garbage bin (to be serviced twice weekly) and a 1 x 240 litre recycling bin (to be serviced weekly) for the development.

- b). **Council requires that a condition is placed upon any development permit issued to require that driver 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 should obscure the sight line for drivers entering and exiting the property. Council notes from the development application plans that there is 'mature vegetation screening' adjacent to the vehicle driveway at its boundary with the Quarry Crescent road verge.**

- i). **Should the above issues be adequately addressed, Council offers the following comments:**

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

- a). **The development application plans do not demonstrate any proposed changes to the existing vehicle access arrangements or stormwater drainage systems on the site.**

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

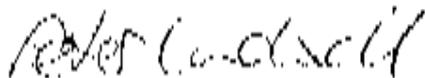
- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications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

- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the 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 0658.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Hayside Design and Drafting

Please quote: 1544319 CTR:pd

3 April 2009

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

Dear Doug

**Lot 1961 (25) Duke Street, Stuart Park – Town of Darwin
16 x 2 Bedroom Multiple Dwellings in a 4 Storey Building Plus 1 Level of
Basement Carparking**

Thank you for the Development Application referred to this office on 19th 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:

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

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

- a). **Council requests the Authority requires a schematic plan demonstrating how stormwater will be collected on the site and discharged underground to Council's stormwater drainage system.** The applicant's plans fail to demonstrate how on site stormwater will be collected and discharged underground to Council's drainage network.
- 1). **Due to the slope of the land towards the north-eastern boundary of the site, the major drainage discharge can only outfall towards Gothenburg Crescent across Lots 4695 and 4698. An agreement with the owners of these allotments will need to be**

obtained for water to be discharged across their land. Proof of an agreement with the owners of Lots 4895 and 4896 is required to allow drainage across their land to Gothanburg Crescent.

- 2). Minor stormwater drainage for the paved and landscaped area to the front of the site can be collected and discharged underground to a drainage pit in Duke Street.
 - 3). The stormwater drainage plans should include details of site levels and Council's stormwater drain connection point/s.
- b). **Council requests the Authority requires amended plans demonstrating a waste bin storage enclosure designed in accordance with Council's requirements.** A waste bin storage enclosure is shown adjacent to the front boundary of the site, but it is not large enough to store 7 x 240 litre garbage and recycling bins, as required by Council. The waste bin enclosure is approximately 4 metres long and 1.6 metres deep and would store 5 x 240 litre bins only. Council's Waste Bin Policy requires the developer to provide an enclosure to store 7 x 240 litre bins (4 for general garbage and 3 for recycling). A 240 litre bin has a depth of approximately 80cm and a width of approximately 60 cm. There should be a 1 metre corridor available within the bin storage area for the waste service contractor and residents to access the bins.
- c). **Council requests the Authority requires amended plans demonstrating driver sightlines at the crossover from the car park exit to the Duke Street verge that meet Council's requirements.** No wall, fence or tree exceeding 0.6 metres in height should be constructed or planted in front of the driver sightline to protect the safety of pedestrians using Duke Street.
- d). **Council raises no objection, in principle, to the proposed 2 x 3.5 metre crossovers and driveways.**
- 1). Council has noted that the driveway gradient shown differs on the site / basement floor plan and the section A-A plan. The gradient shown on the site / basement floor plan is 1:55 maximum and on the section A-A plan is 1:8. The car park driveway ramps should not have a gradient in excess of 1:8, in accordance with AS 2890.1.2004.
- e). **Council requests the Authority includes the following condition on any development permit issued which references footpath and landscaping works within Council's road reserve:**

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

The submitted plans include a 0.8 metre wide footpath, lawn areas and trees within Council's Duke Street road reserve.

- 1) **Council requests the Authority include a condition to require the applicant to pay a roadworks contribution to Darwin City Council.** This contribution is required under Contribution Plan CP2003/01A - Stuart Park. A copy of this plan is on the Council website at www.darwin.nt.gov.au and this will provide the applicant with information on the contribution process and cost calculation.

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.

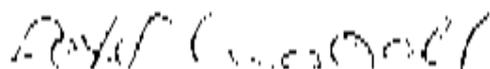
- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications 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 0.8 metres in height shall be constructed or planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the 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.

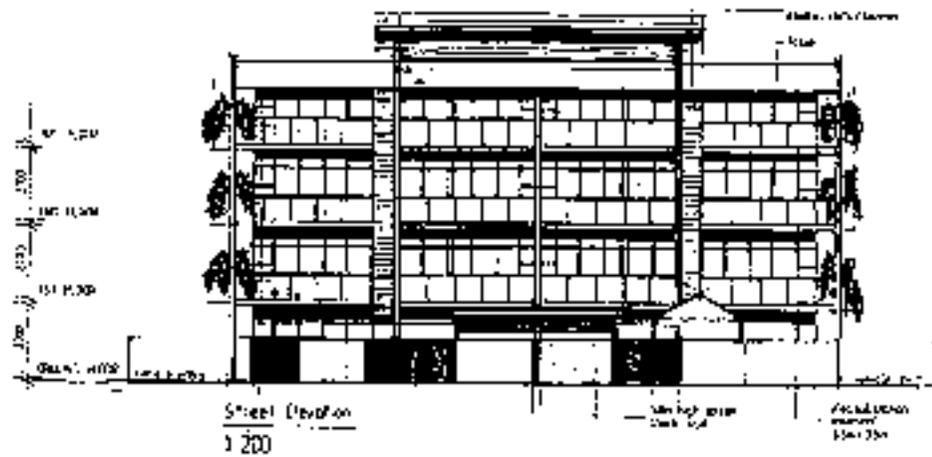
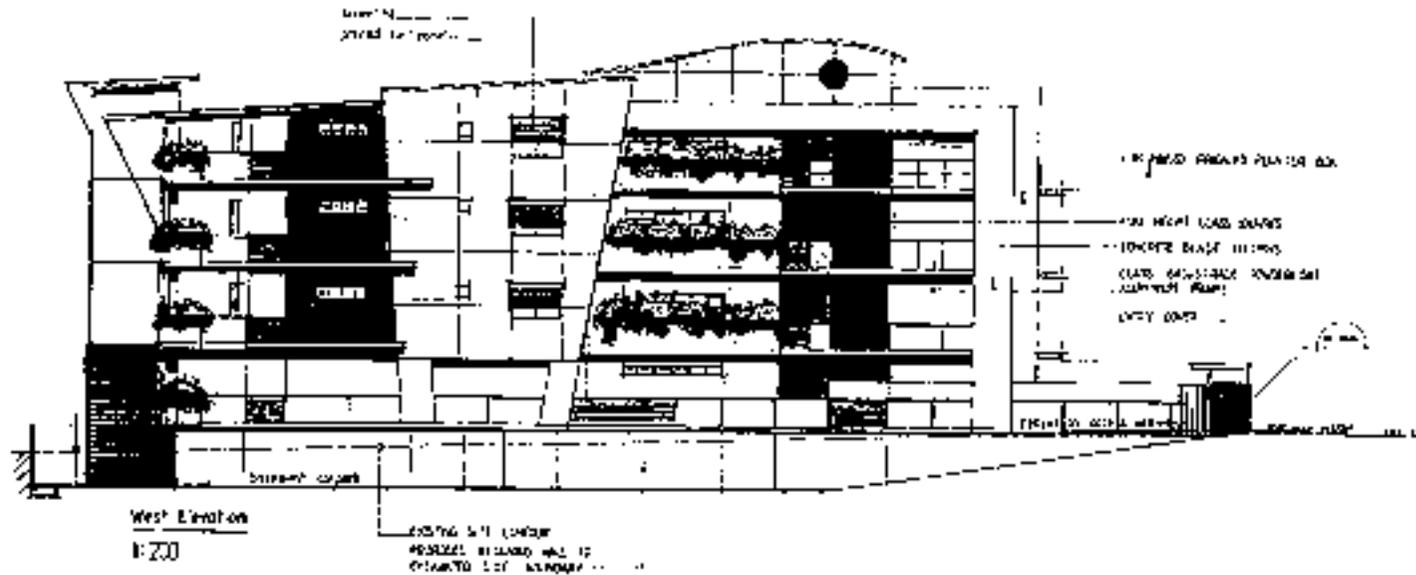
If you require any further discussion in relation to this application please contact me on 8930 0658.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Koogh Investments NT Pty Ltd



**PA Group P/L
ARCHITECTS**
151-153 Old Market
Sydney NSW 2000
Tel: 02 9231 1111
Fax: 02 9231 1112

Savvas P Savvas
ARCHITECT

5/2/2009

Proposed Two Bedroom
Residential Unit Development

Lot 1961, Duke Street,
Stuart Park, Town of Darwin

Job No: DAG 0901

- 1. Preparation
- 2. Design
- 3. Construction

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Sheet 2 of 2

Please quote: 1544322 CT.epd

3 April 2009

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

Dear Doug,

**Lot 2757 (5) Parap Place, Parap – Town of Darwin
Offices and Showroom in a 2 Storey Building**

Thank you for the Development Application referred to this office on 19th 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). **While Council supports in principle the granting of a Development Permit for this type of use, Council cannot support this application until the following issues are adequately addressed:**

Council comments in relation to the Planning Act and the Northern Territory Planning Scheme:

- a). **The failure to provide any on-site car parking:**

- 1). **Council requests that the Authority requires a monetary contribution to be paid to Council in accordance with its Car Parking Contribution Plan in lieu of the total 15 space car parking shortfall. Council requests that the following condition is placed upon any development permit issued for the proposed development:**

"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 the 15 space car parking shortfall"

- 2). The development proposal generates a car parking requirement of 15 spaces (based upon the applicant's assessment on pages 2 & 3 of the development application submission) and no spaces are provided. Council agrees with the applicant's car parking calculations assuming that the 'stock' area shown on the plans is correctly defined as showroom sales rather than retail floor-space. A definition of retail floor-space would generate a requirement for 3 more car parking spaces, taking the total to 18.
- 3). The applicant (page 3 of submission) has acknowledged the requirement to pay a developer contribution for the car parking shortfall. Council will not support waivers to the car parking requirements for new developments, due the high demand for car parking within Parap Village.

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

b). **The removal of the following structures from Council land:**

- 1). **The 'feature high level fin' that is attached to the Parap Place building façade and extends from first floor level to above roof level.** The fin is approximately 5 metres high and the top of the fin is 9.5 metres above the footpath level of Parap Place. The fin is triangular in shape and at its widest point extends approximately 2.4 metres over the Parap Place road reserve. The fin is included on the First Floor Plan, the Roof Plan and the Elevation Plans.
- 2). **The roof of the building and the attached wrap around 'aluminium fascias' on both the Parap Place and Urquhart Street frontages of the building.** The development application plans indicate that the aluminium fascias are 2.2 metres in height and will project over Council's road reserve by approximately 1 metre across both the Parap Place and Urquhart Street road reserves. The roof and the fascias are included on the First Floor Plan, the Roof Plan, the Elevation Plans and the Section Plans. The top of the fascia on Urquhart Street is at a height of 9.05 metres above the Urquhart Street footpath.
- 3). **The first floor 'horizontal sun breakers' projecting approximately 1.5 metres across the Parap Place road reserve and the Urquhart Street road reserve.** The sun breakers are shown on the Ground Floor Plan, First Floor Plan, Roof Plan, the Elevation Plans and the Section Plans.
- 4). **The double doors to the gas room on the Urquhart Street frontage of the building that open outwards onto the Urquhart Street road reserve.**

- 5) Council generally supports the provision of footpath awnings in commercial areas that provide shade and rain protection for pedestrians, subject to the following note being included on any development permit issued for the development:

"Notwithstanding the approved plans, any proposed awning is subject to Council's approval and shall meet all Council's requirements to the satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council."

The development application plans also demonstrate an approximate 2.5 metre wide awning over the Parap Place footpath and an approximate 1.5 metre wide horizontal sun breaker across the Urquhart Street footpath.

c). **The requirement for a stormwater drainage plan:**

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

- i. The plan shall include details of finished site levels and Council's stormwater drain connection point/s within the vicinity of the site.
- ii. Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

ii). **Should the above issues be adequately addressed, Council offers the following comments:**

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

- a). The height of the proposed development exceeds the maximum building height of 8.5 metres, as set out under Clause 6.1 of the Planning Scheme. The height of the Urquhart Street façade of the building is approximately 9 metres, and the height of the 'feature high level fin' on the Parap Place façade is approximately 9.5 metres. The roof plant deck enclosure is also at a height greater than 8.5 metres.

- b). The plot ratio of the proposed building is over 2 times greater than that permitted under Clause 6.4 of the Planning Scheme. Clause 6.4 states that developments of sites within zone C (Commercial) should not exceed a plot ratio of 1. The plot ratio of the proposed building is 2.04 (as set out by the applicant on page 1 of the planning submission and the Site Plan).

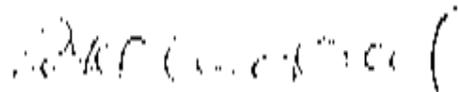
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- 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.
- 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.

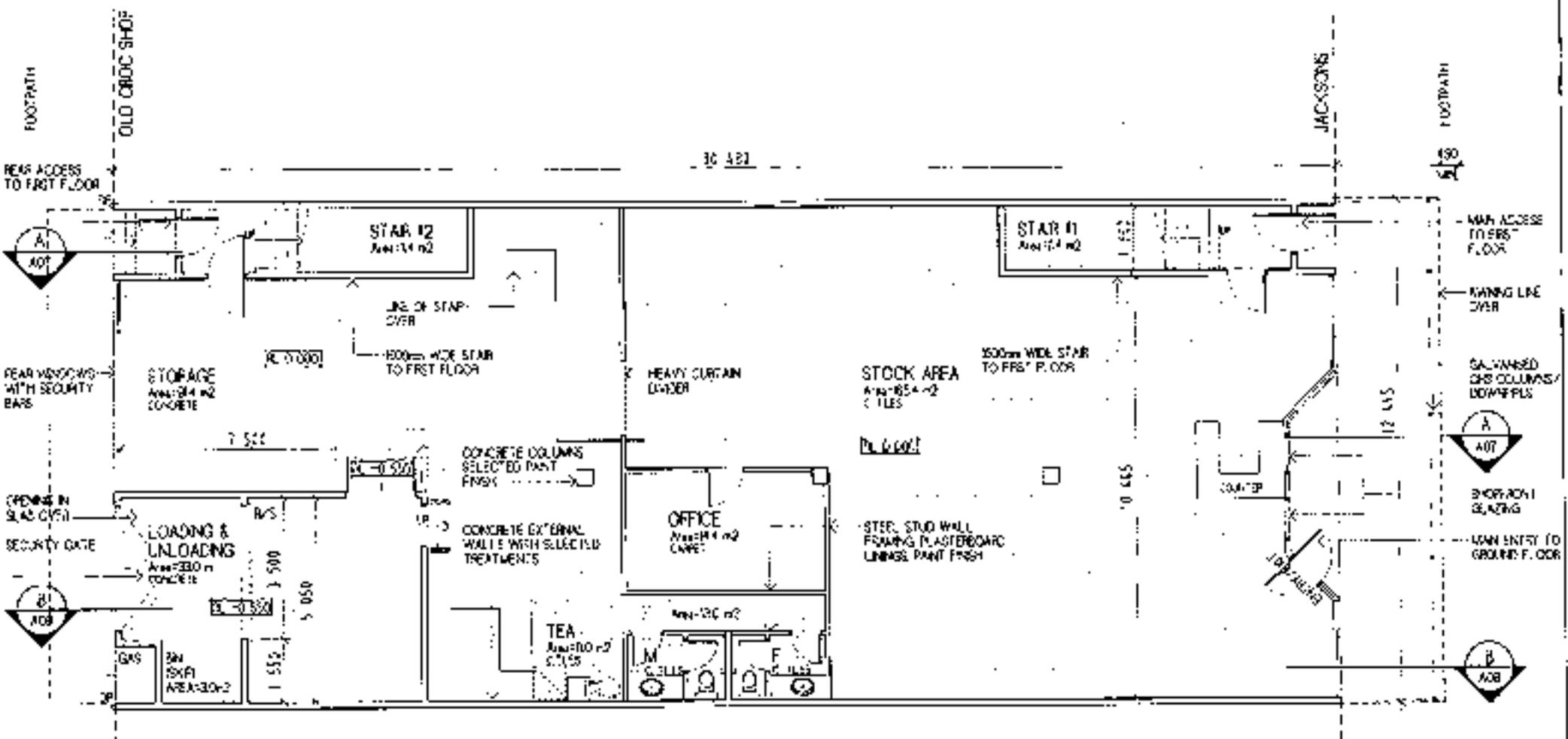
If you require any further discussion in relation to this application please contact me on 8930 0658.

Yours faithfully

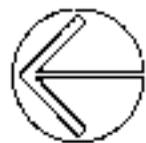


PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Donneg Pty Ltd



GROUND FLOOR PLAN

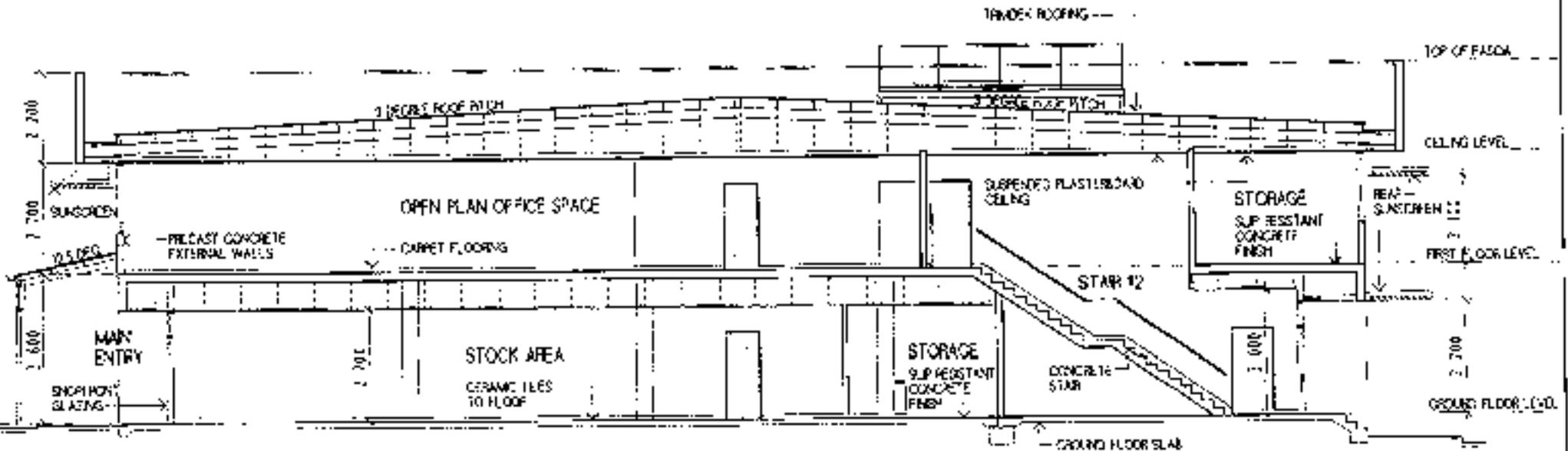


DraftLINK
CONSTRUCTION SOFTWARE

PROPOSED NEW BUILDING
 LOT 2157 PARAP PLACE PARAP
 For CONICFTY LTD

84
 GROUND FLOOR PLAN

DATE	REV TO	BY	NO
			03-20
			ADD



SECTION A

NO.	DATE	BY	CHKD

DraftLINK
 Drafting & Design Group
 11/11/2014 10:00 AM

PROJECT
 PROPOSED NEW BUILDING
 LOT 2757 PASAP PLACE, PARRAMATTA
 FOR COOROS PTY LTD

SECTION A

DATE	12/08/2014
SCALE	NOT
BY	
CHKD	

Please quote: 1544308 CT:cpd

3 April 2009

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

Dear Doug

**Lot 7310 (19) Kirkland Crescent, Larrakeyah – Town of Darwin
3 Storey Single Dwelling Exceeding the 8.5m Height Limitation**

Thank you for the Development Application referred to this office on 19th 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:

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

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

- a) **Council requests the Authority requires amended ground floor and first floor plans demonstrating a 3.0 metres crossover and driveway to the property from Kirkland Crescent.** The development application plans show a 6.0 metre wide cross over and driveway across the Council's road verge to the property and this is not supported by Council. Council will approve and subsequently maintain only one 3.0 metre crossover and driveway per lot in Zone SD (Single Dwelling Residential).
- b). **Council requests the Authority requires a schematic plan demonstrating how stormwater will be collected on the site and discharged underground to Council's stormwater drainage system.** The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to Council's drainage network.



DARWIN

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

ii). **Should the above issues be adequately addressed, Council offers the following comments:**

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

- a). Council notes that an electronic security gate is proposed for the vehicle driveway. This gate must be located a minimum distance of 4.5 metres from the face of the kerb line of Kirkland Crescent.
- b). Council notes from the development application plans that a wall and landscaping are proposed along the front boundary of the property. Council requires that a condition is placed upon any development permit issued to require that vehicle 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.

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.

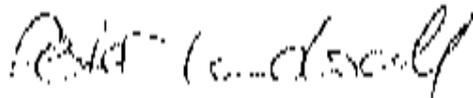
- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense
- The location, design and specifications 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 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 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.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of The Director of Technical Services, Darwin City Council
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

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

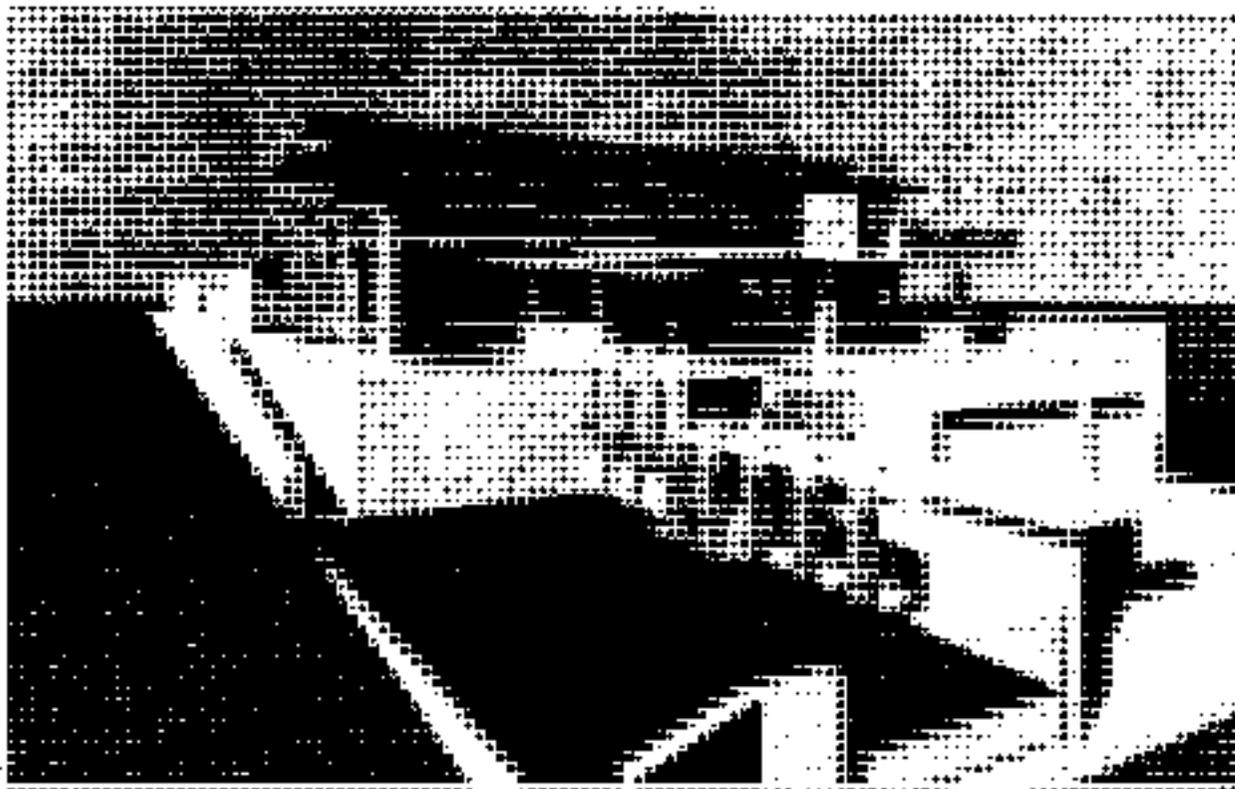
If you require any further discussion in relation to this application please contact me on 8930 0658.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Group 1 Consulting



ARTIST IMPRESSION FROM FRONT (SW)

PRELIMINARY



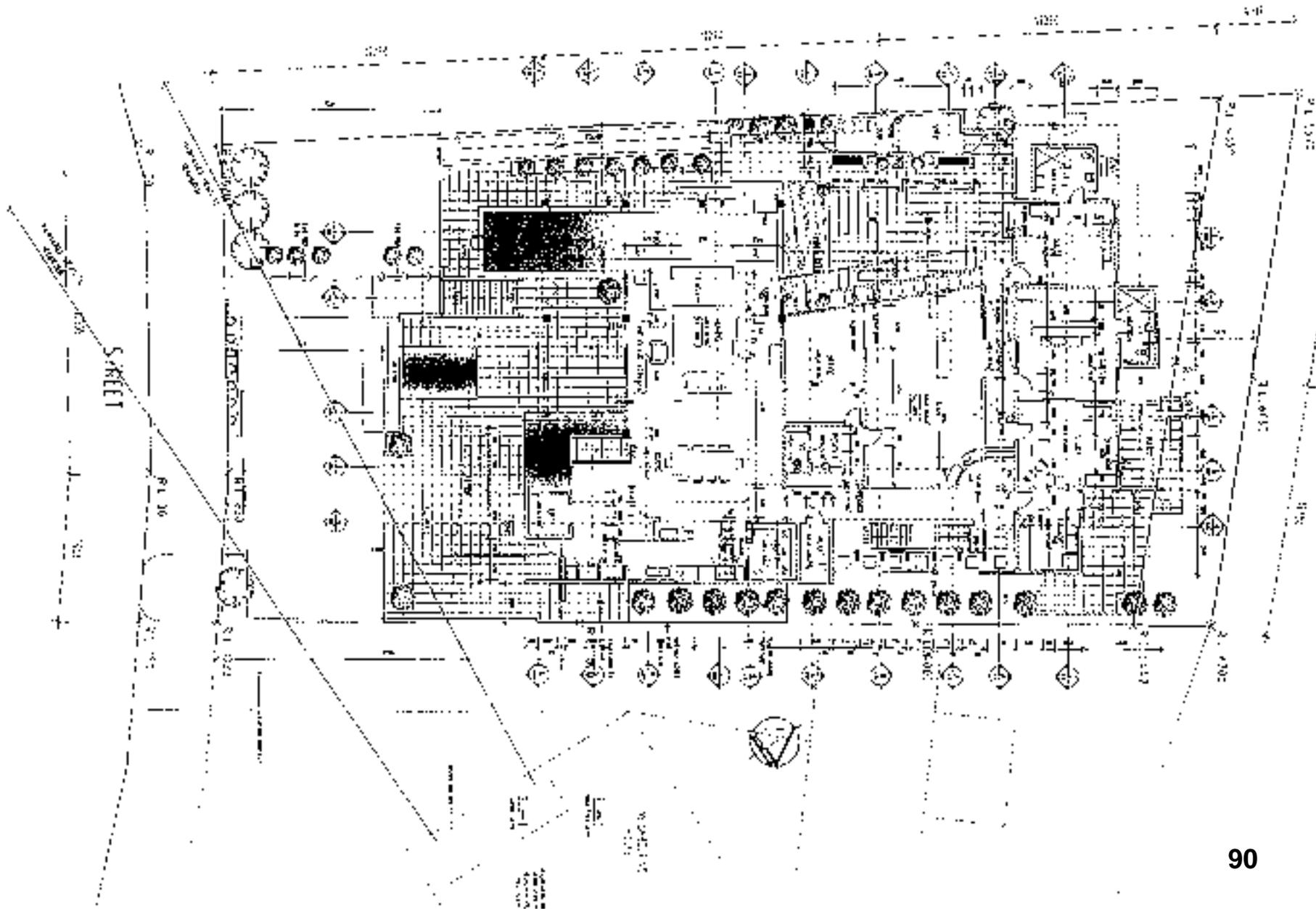
BTL GROUP CONSULTING
 CONSULTING GROUP

Professional and commercial real estate
 development and construction
 management and facilities groups
 and other services

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PROPOSED RESIDENCE
 LOT 7310 KIRK AND CRESCENT
 3D View 2

DATE	10.03.09
OWNER	895 - 4706
DESIGNER	A



NO.	DESCRIPTION
1	EXISTING BUILDING
2	NEW BUILDING
3	LANDSCAPING
4	PAVING
5	UTILITIES
6	ACCESS
7	STAIRS
8	ELEVATORS
9	MECHANICAL
10	ELECTRICAL
11	PLUMBING
12	HEATING
13	Cooling
14	Lighting
15	Security
16	Signage
17	Site Furniture
18	Site Amenities
19	Site Services
20	Site Maintenance

EST GROUP CONSULTING

1111 11th Street, Suite 1000
 San Francisco, CA 94103
 Tel: 415.774.1111
 Fax: 415.774.1112
 www.estgroup.com

Please quote: 1544407 CT:cpd

3 April 2009

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

Dear Doug

**Lot 9240 (348) Bagot Road, Millner – Town of Nightcliff
Restaurant and Showroom Sales in a Single Storey Building**

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

The following issues are raised for consideration by the Authority:

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

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

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

- b). **Council requires commercial premises to have on-site dedicated waste bin and recycling storage enclosures, and separate facilities for food waste from restaurants.** Council notes that the *'Location, Site and Ground Floor Plan'* includes a waste bin storage area adjacent to the vehicle entrance from Fitzgerald Street. The technical specifications for the proposed waste bin and recycling storage enclosure will need to be assessed and approved by Council's Environment Manager. Council's Environment Manager will require additional information to demonstrate that the proposed enclosure is large enough to store the number of bins required for a commercial development of this size and also information to demonstrate that a commercial bin service vehicle can safely access the bin store to service the bins. The bin enclosure should also be appropriately screened. The applicant is invited to contact Council's Environment Manager on 8930 0630 to discuss waste management issues for the development.
- c). **Council requests the Authority requires amended plans demonstrating driver sightlines from the vehicle exit driveways to Fitzgerald Street and Bagot Road.** To ensure pedestrian safety on the foot path, sightlines are to be integrated into the on-site design of the development to ensure that drivers exiting the car parks can see pedestrians on the footpath. No wall, fence or tree exceeding 0.6 metres in height should be constructed or planted in front of the sight line. The applicant's site plan shows landscaping adjacent to the vehicle exits, but fails to provide details of the species to be planted.
- d). **Council requests the Authority includes the following note on any development permit issued which demonstrates signs:**

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

The submitted plans indicate that signage will be displayed within the site boundary. The *Location Plan* indicates a structure at the corner of Fitzgerald Street and Bagot Road and the *Typical Section of Units Plan* demonstrates an approximate 9 metre high, 3 metre wide signage 'obelisk' style sign on the Bagot Road frontage of the site, adjacent to the vehicle exit.

- ii). **Should the above issues be adequately addressed, Council offers the following comments:**

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

- a). **The existing vehicle crossover and driveway to the site from Fitzgerald Street appears to meet Council's requirements. The applicant's plan notes that this driveway is 8.0 metres wide. There is also a vehicle exit to Bagot Road. Bagot Road is maintained by the Northern Territory Government.**

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

- b). **Council requests that the Authority requires additional information from the applicant regarding the car parking assessment for the proposed development, to demonstrate that adequate car parking is to be provided on the site. The development application submission fails to provide any detail of the car parking calculation method. Council has noted that applicant's submission states that the 2 restaurants have a gross floor area of 360m² and the alfresco dining area is 40m². The Ground Floor Plan however, shows a total gross floor area of 500m² for the restaurants. In addition, the applicant is counting the restaurant loading bay (bay 84) as a car parking space. It would not be appropriate for any vehicle to park in bay 84 whether for loading purposes or car parking as it would block access to the waste bin enclosure.**
- c). **Council requests the Authority requires that a monetary contribution is paid to Council in accordance with its Car parking Contribution Plan in lieu of any on-site car parking shortfall as a result of this development.**

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.

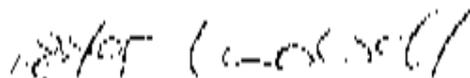
- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications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

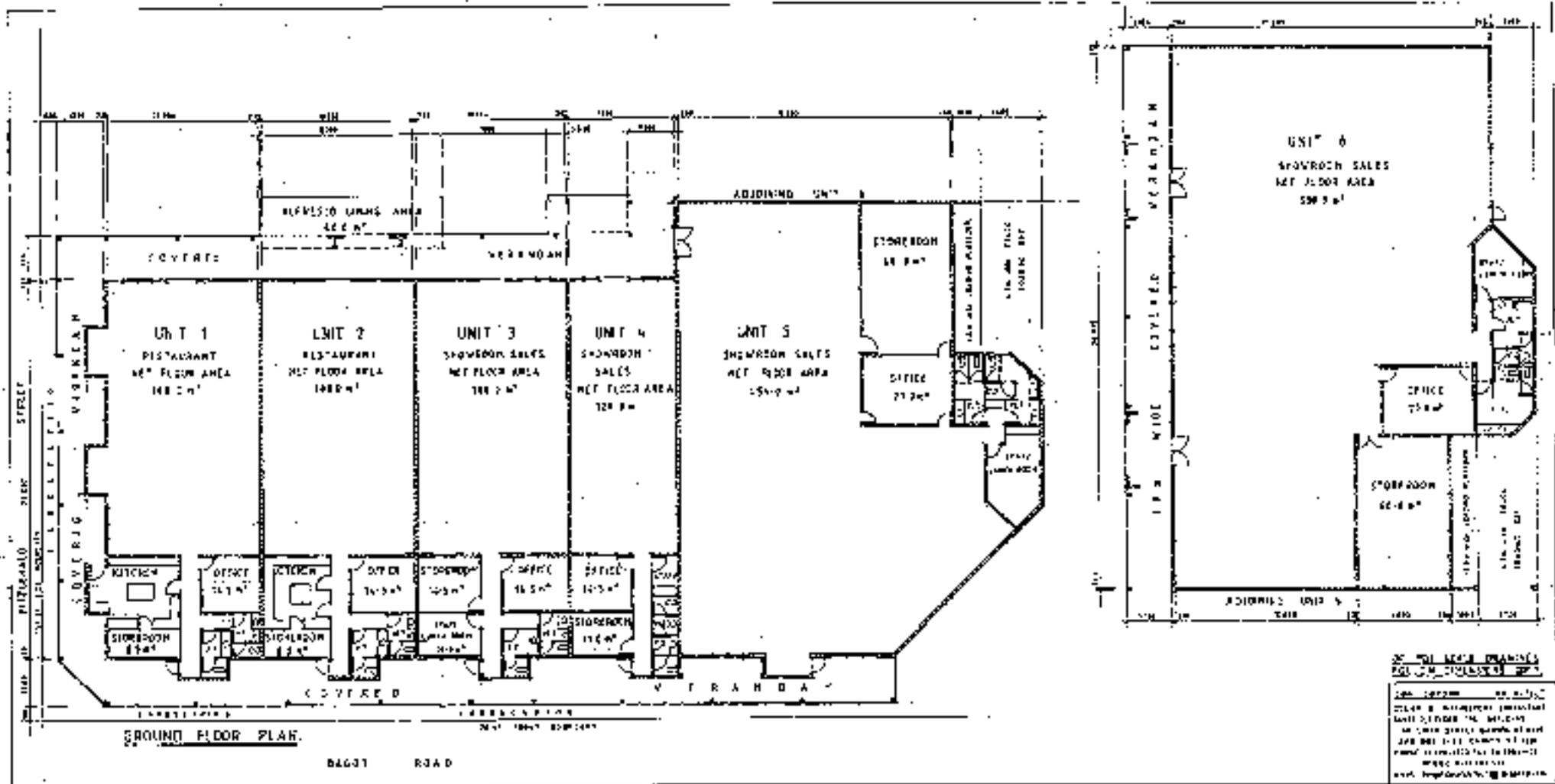
If you require any further discussion in relation to this application please contact me on 8930 0668.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

(cc) Rockham Pty Ltd



PROPOSED SHOWROOMS, RESTAURANTS, ALFRESCO DINING AREAS, STORE ROOMS AND OFFICES AT LOT 4th 9240 3450T ROAD HILLNER, TOWN OF MERTREE.

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Please quote: 1544414 CTepd

3 April 2009

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

Dear Doug

**Part Lot 9955 (3) Dangorra Street, Lyons – Town of Nightcliff
(Proposed Lot 10309) 2 x 3 Bedroom Multiple Dwellings in 2 x 2 Storey
Buildings**

Thank you for the Development Application referred to this office on 19th 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:

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

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

- a). **Council requests the Authority requires a Stormwater Drainage Plan to demonstrate how stormwater will be collected on site, following the completion of the development, and discharged underground into Council's stormwater drainage system.** The applicant has stated in the planning submission that surface water will be dispersed down driveways over the front boundary. This does not meet Council's requirements.
 - 1). The stormwater plan should demonstrate how stormwater will be collected on the site and connected underground to Council's drainage system. The plan should include details of site levels and Council's stormwater drain connection point/s within the vicinity of the site.



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

- ii). **Should the above issues be adequately addressed, Council offers the following comments:**

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

- a). **The 3 metro vehicle crossovers and driveways from Mirrakma Street and Dangoorra Street appear to meet Council's requirements.**

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

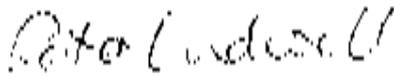
- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications 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.
- 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 (Gth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

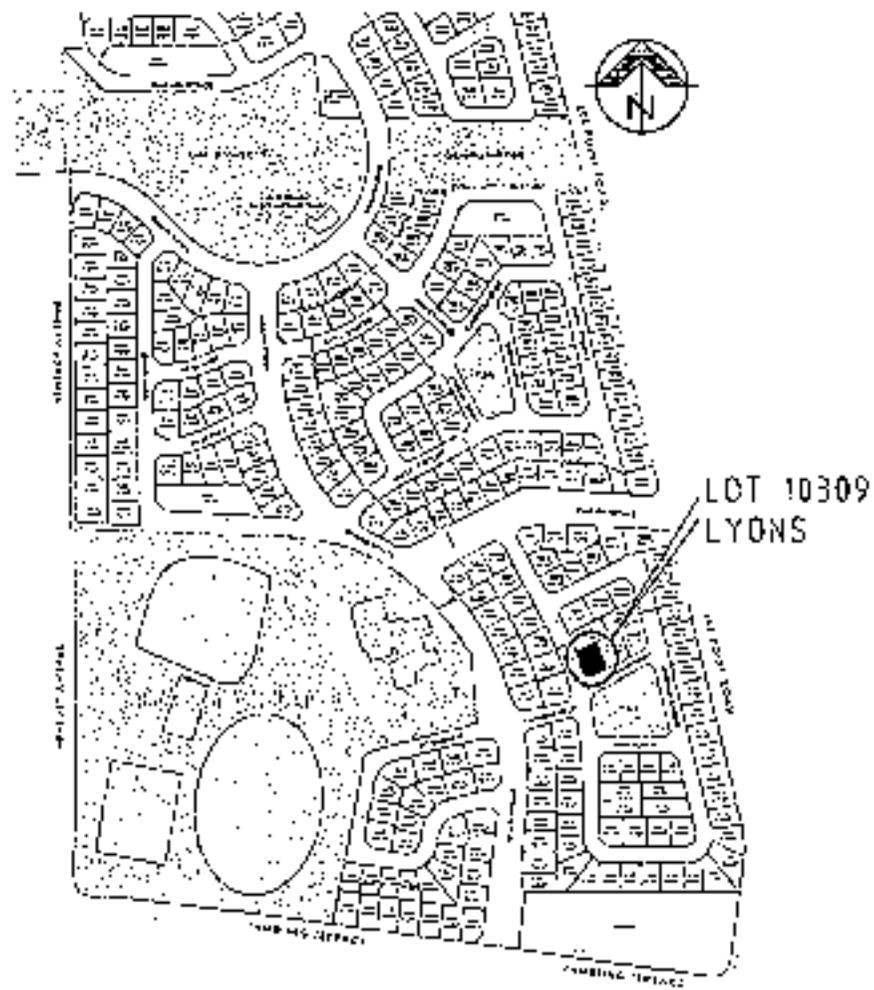
If you require any further discussion in relation to this application please contact me on 8930 0658.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Irene Keesie



LYONS LOCALITY PLAN

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19 1/4" MAP FIT. L.C. FRAMES AS TOP END DRAFTING 424 91 254 457 514 www.reis.com.au (02) 9533 3333	PROPOSED DEVELOPMENT LOT 10309 DANGERRA ST LYONS T REIS'S	990 FEB 2009	10/01/09 TE503-A0
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Please quote: 1544452 CT:opd

3 April 2009

Mr Doug Lesh
Manager Urban Planning
Development Assessment Services
Department of Planning and Infrastructure
GPO Box 1690
DARWIN NT 0801

Dear Doug

Section 5833 (7) Verrinder Road, Barrimah – Hundred of Bagot Warehouse and Shop Exceeding the 8.5m Height Limitation

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

Section 5833 (7) Verrinder Road, Barrimah is zoned for GI (General Industry) under the Northern Territory Planning Scheme and it is located within the unincorporated area between the Darwin City Council and Palmerston City Council Municipal boundaries.

There has been a long term proposal to realign local government boundaries within this locality and to incorporate the industrial area adjacent to Verrinder Road within the Darwin City Council Municipal area. Should this boundary realignment occur, the local road network, stormwater drainage systems and waste bin management responsibilities are likely to be transferred to Darwin City Council. For this reason, the following issues are raised for consideration by the Authority:

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

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

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

- 1). The plan should include details of site levels and stormwater drain connection point/s within the vicinity of the site.
- 2). It is necessary to ensure that no stormwater will shoot-flow into the road reserve or onto adjoining properties.

b). **Council requests the Authority requires amended plans demonstrating waste bin storage in accordance with Council's Waste Bin Storage Policy.** Council requires Industrial premises and commercial premises to have on-site dedicated waste bin and recycling storage enclosures, with separate facilities for food waste from take-away food shops. No waste bin storage facilities are indicated on the submitted plans. The applicant is invited to contact Council's Environment Manager on 8930 0530 to discuss an appropriate design and location for the waste bin enclosure/s.

ii). **Should the above issues be adequately addressed, Council offers the following comments:**

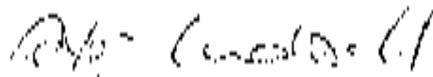
Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:

b). **The crossover and driveway appear to meet Council's requirements.** The crossover and driveway to the warehouse measures as having a width of 7.0 metres, although the plan states that it is 8.0 metres wide. The plan should be amended accordingly.

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 0658.

Yours faithfully



**PETER LINDWALL
STRATEGIC TOWN PLANNER**

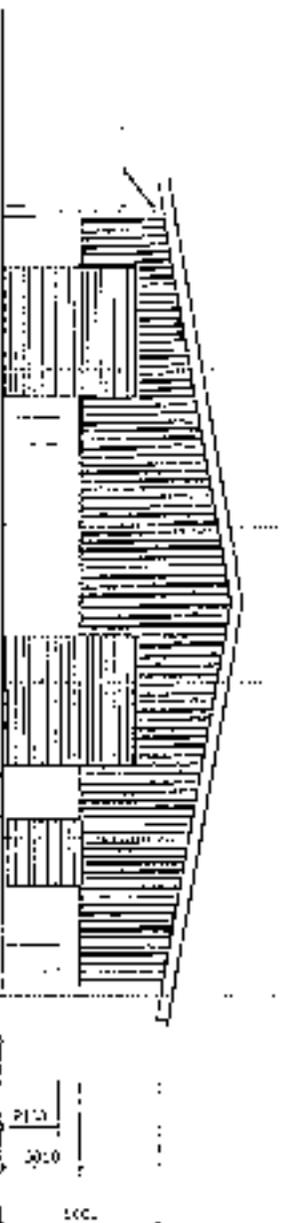
cc: George Savvas



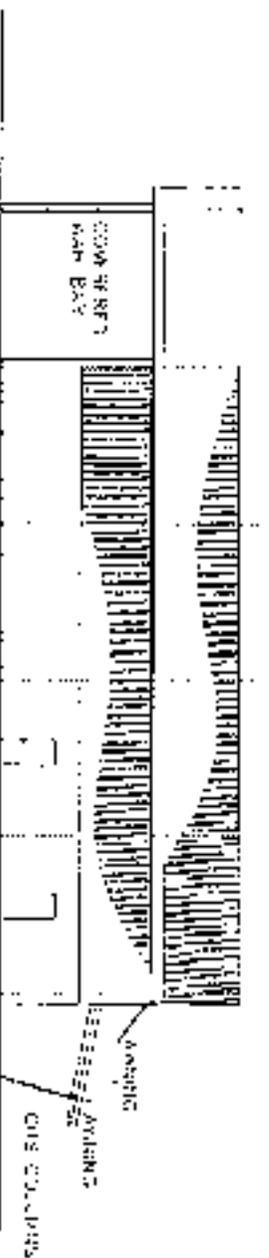
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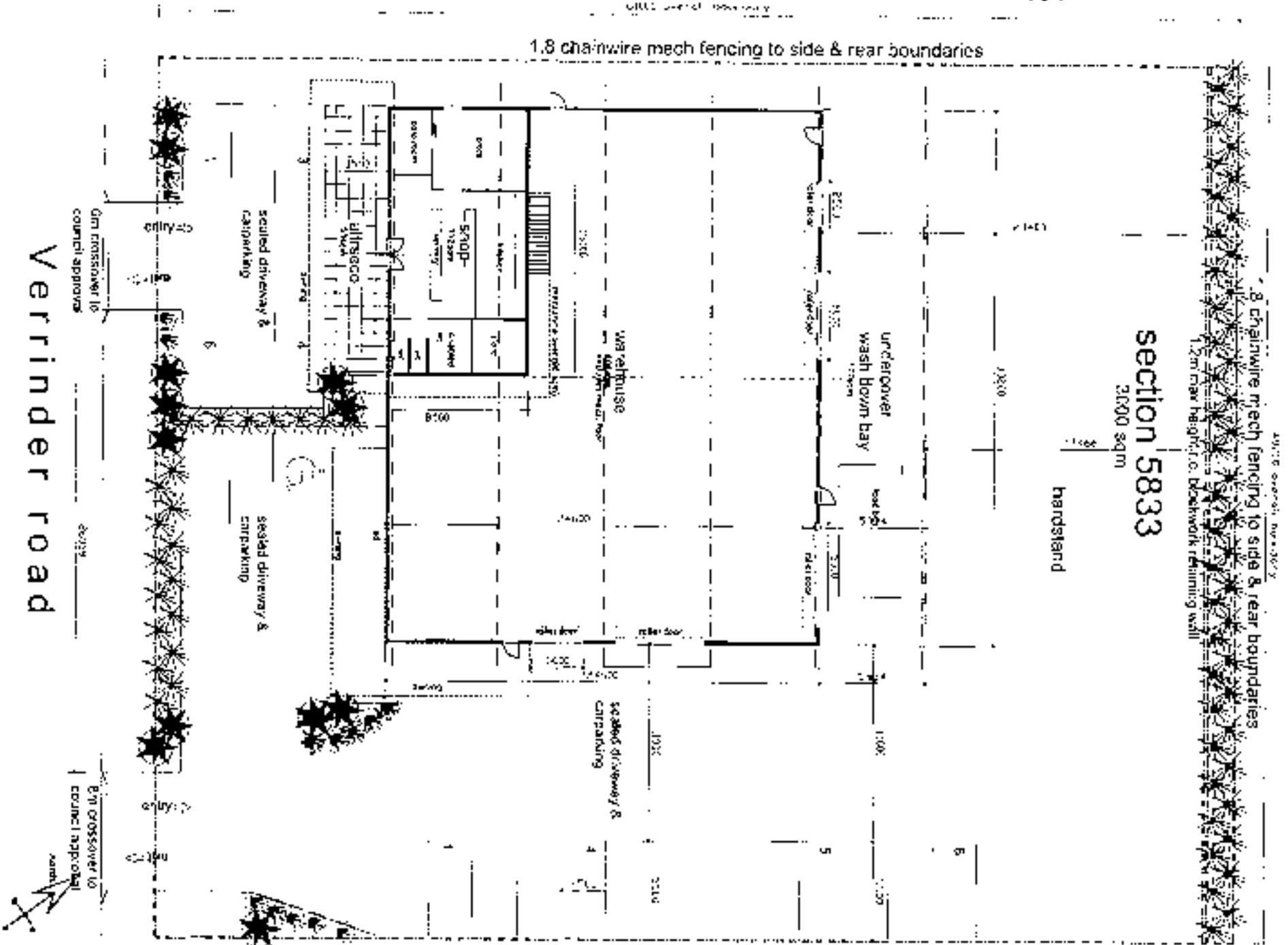
south east elevation



north east elevation



north west elevation



1.8 chainwire mech fencing to side & rear boundaries

1.2m chain height 1.0m deep wire retaining wall

section 5833
2000 sqm

handstand

1.8 chainwire mech fencing to side & rear boundaries

1.8 chainwire mech fencing to side & rear boundaries

site plan

Verinder road

G/O crossover to council approval

North

Proposed warehouse & shop
For JN Mousellis Civil Contractors Pty Ltd

design 10/04/2019
date 16/04/19
scale 1:200 A3
sheet 1 of 2

CONCEPT DESIGNS (NORTH)
Designer - George Sarris
Professional Engineers & Shop
1 of 5013 Verinder Road
Inverell NSW
Ph 243 272 0700
Fax 243 241 2502

Please quote: 1544457 CT.cpd

3 April 2009

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

Dear Doug

**Section 4276 (165) Abala Road, Marrara – Hundred of Bagot
Additions and Renovations to an Existing Licensed Club**

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

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.

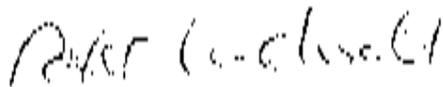
- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- Stormwater shall be collected 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.
- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70(5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of The Director of Technical Services, Darwin City Council.

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

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

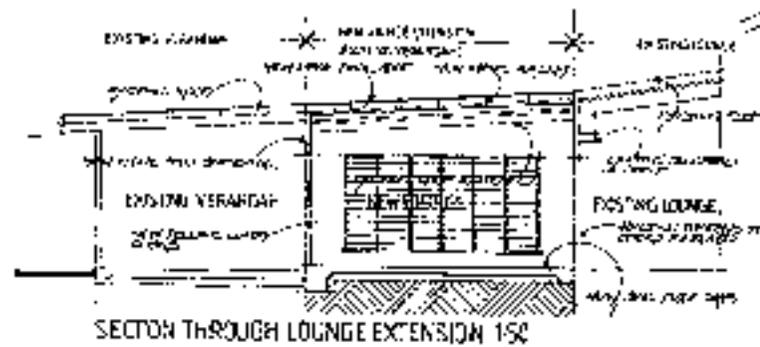
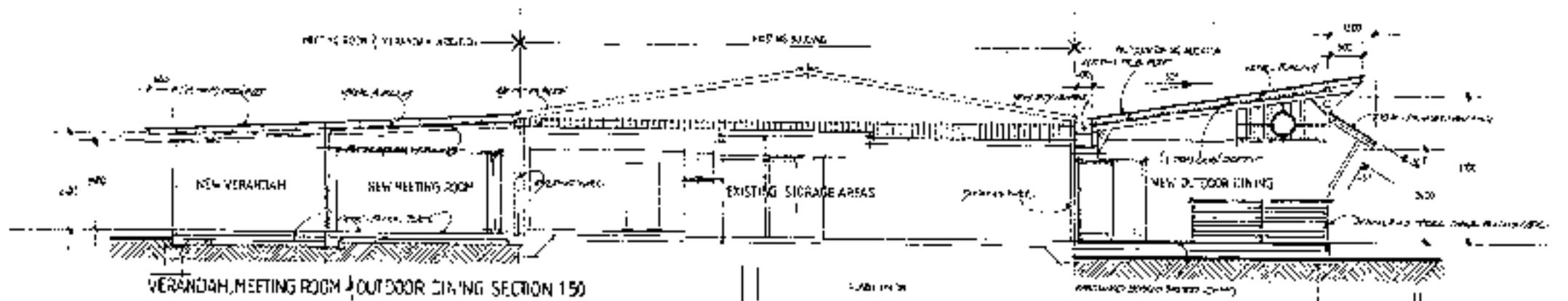
If you require any further discussion in relation to this application please contact me on 8930 0658.

Yours faithfully



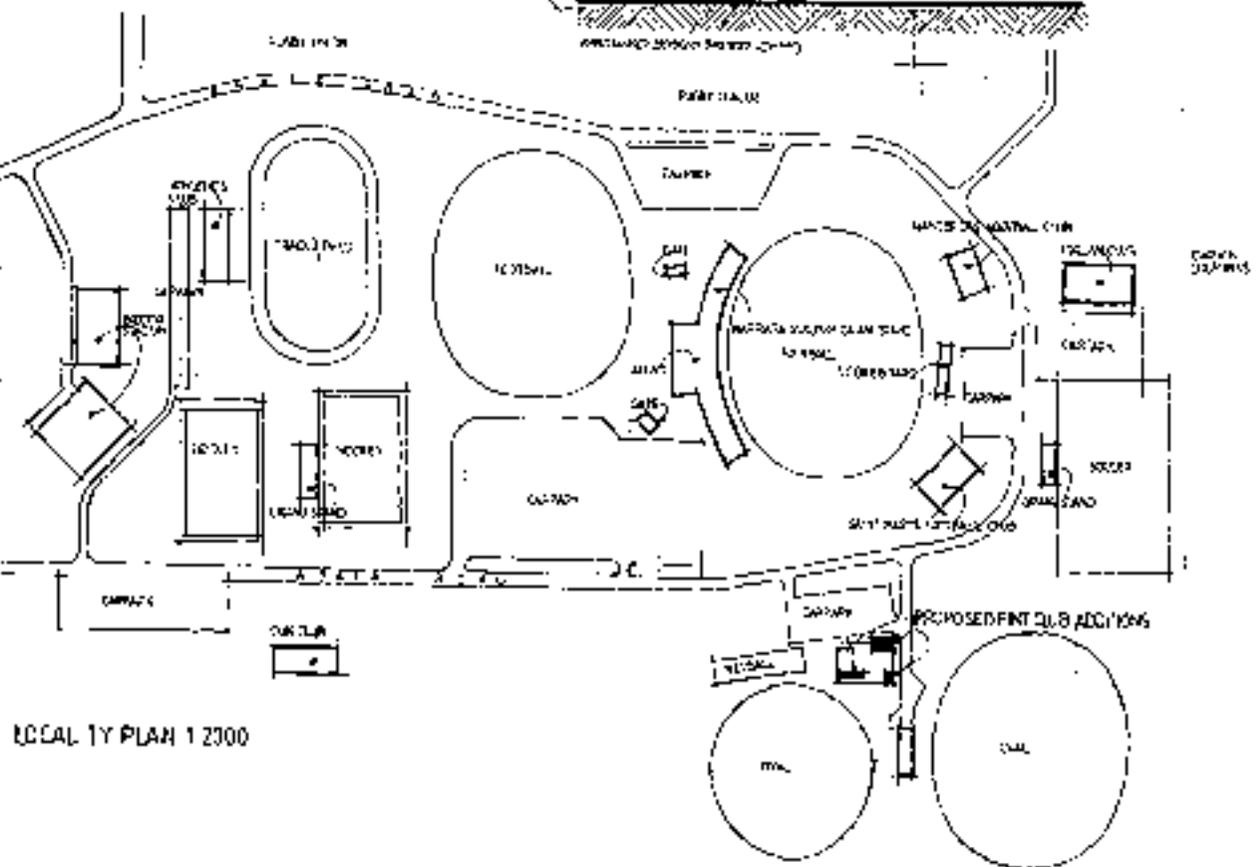
PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Yellowdy Fly Ltd



AREAS SCHEDULE

DESCRIPTION	AREA (sqm)	REMARKS
EXISTING SPORTS BAR	11	14
EXISTING LOUNGE	178	
LOUNGE ADDITION	130	
TOTAL LOUNGE	288	27
EXISTING DINING	130	
NEW OUTDOOR DINING	71	
TOTAL DINING AREA	201	7
TOTAL NET FLOOR AREA	522	116
DECKINGS PROVIDED	11	



PROPOSED PINE CLUB ADDITIONS & REFURBISHMENT AT LOT 4276 ABALA ROAD MARRARA RA NT

YELLOW CITY PTY LTD
PIN001/SK6 march 09



SOUTH ELEVATION 1:100



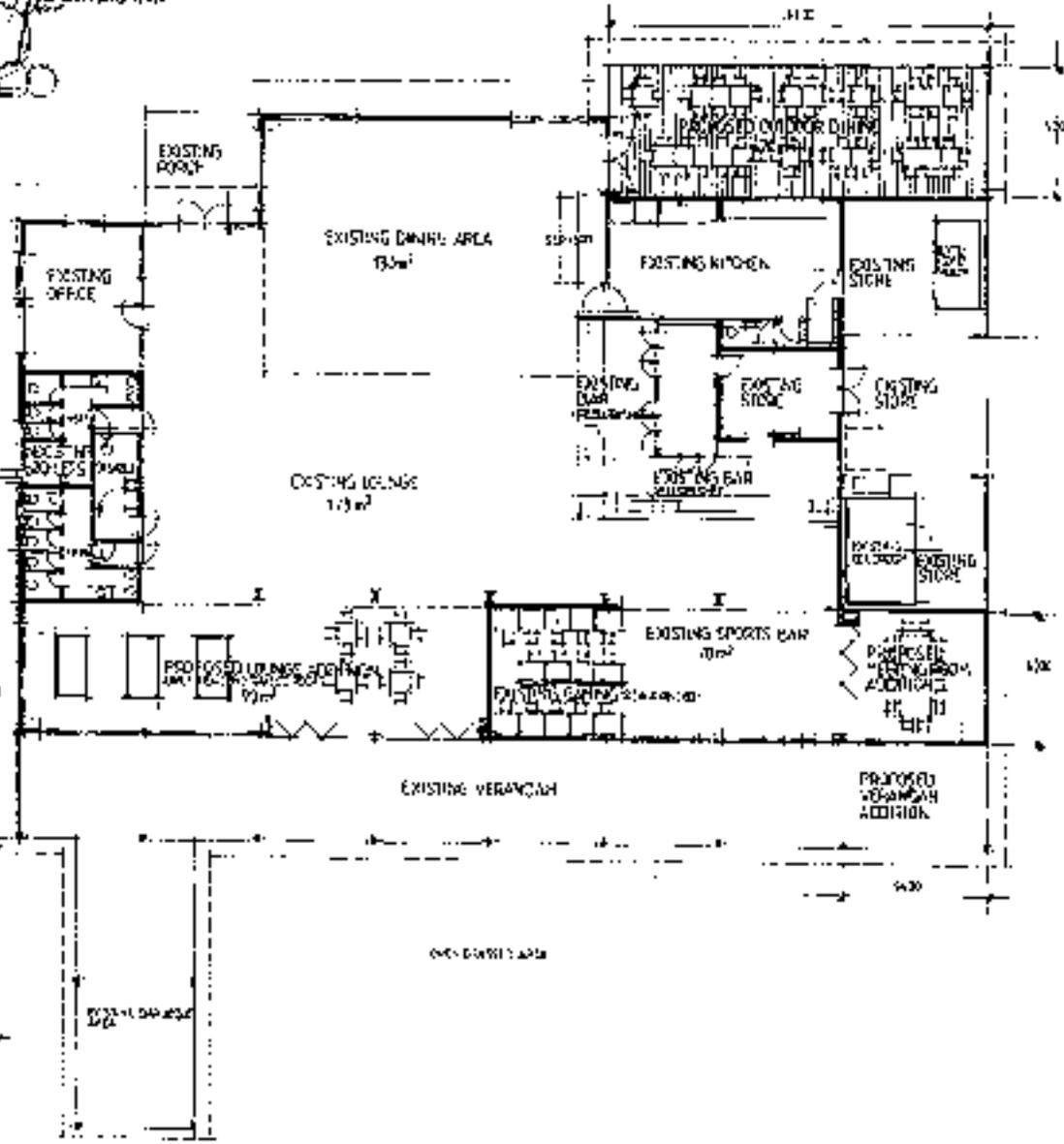
NORTH ELEVATION 1:100



EAST ELEVATION 1:100



WEST ELEVATION 1:100



FLOOR PLAN 1:100

PROPOSED PAVILION ADDITIONS & REFURBISHMENT LOT 3999 ABALA ROAD MARRARA NT

Please quote: 1535150 CT:cpd

10 April 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 10302 Lee 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:

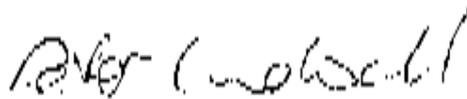
- i). **Council cannot support the granting of a Development Permit for the following reasons:**
 - a). The Northern Territory Planning Scheme sets out the minimum building (primary street) setback requirement of 7.5 metres for single dwellings. The applicant is proposing that the building (primary street) 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 Mulhead.

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.

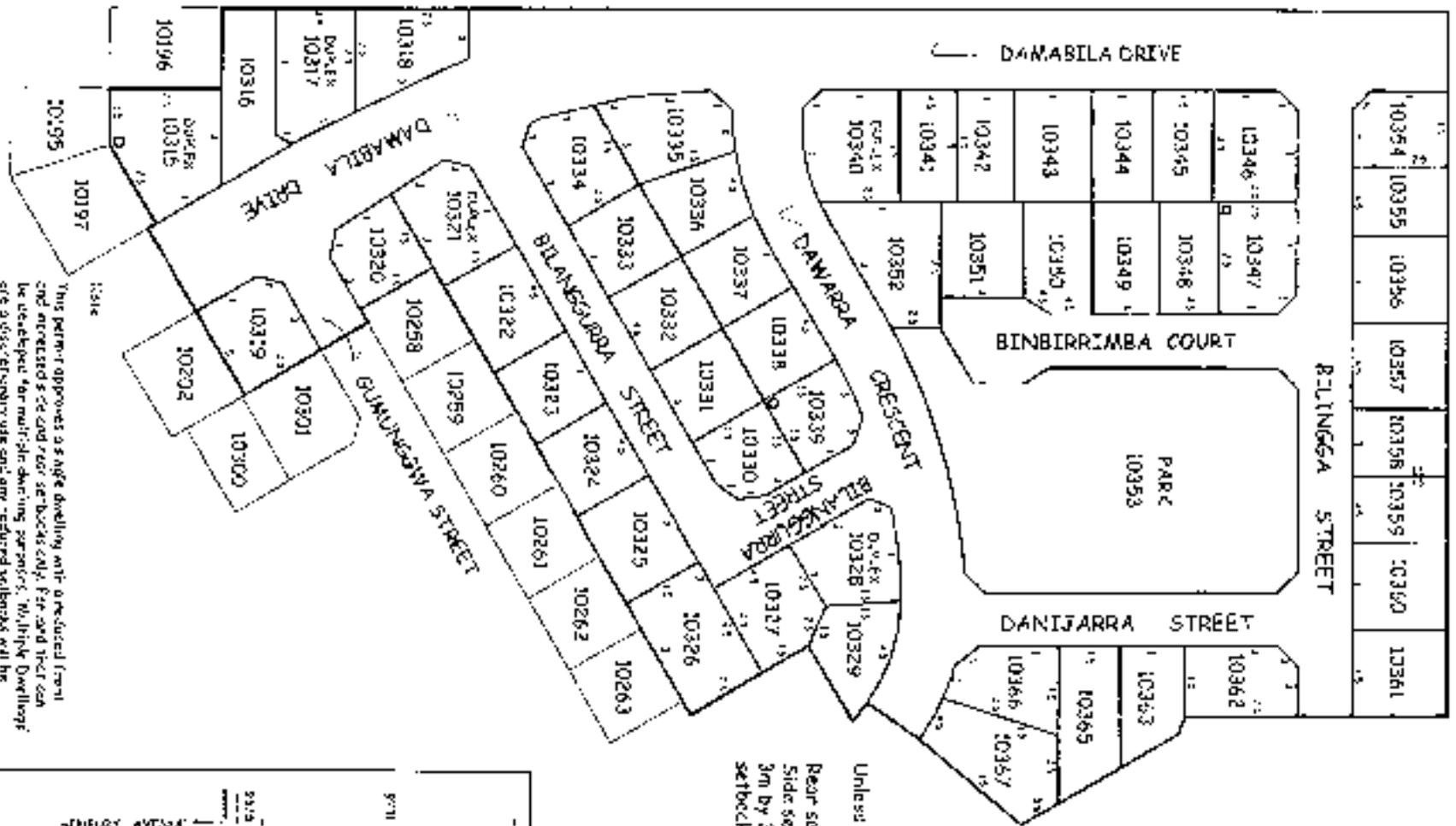
If you require any further discussion in relation to this application please contact me on 8930 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

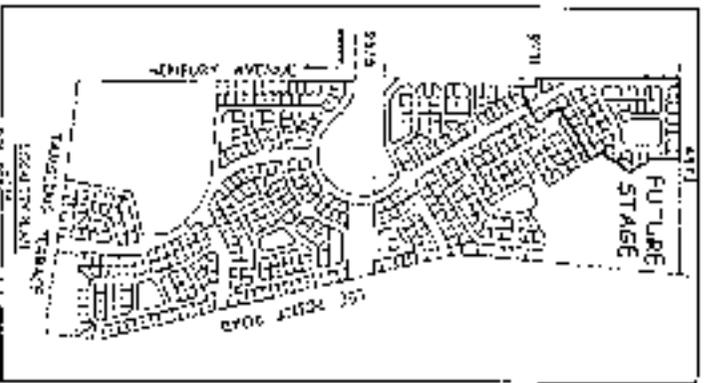
cc: [Eton Consulting]



Unless otherwise stated
 Rear setback - 3.5m
 Side setback - 2.5m
 3m by 3m area under 3m setbacks apply - □

This permit approves a single dwelling with an attached front and rear car and rear setbacks only. For and their use be developed for multi-site dwelling purposes. Multiple Dwellings are a discretionary use and any reduced setbacks will be considered in the context of Clause 2.9 (Permitted Development) by the Council Authority which states that the Council Authority may exercise its discretion of off lot setbacks if it is satisfied that special circumstances justify the giving of consent.

No. 7
 Any setback is measured from street to the edge of a residential lot 7m and the outer surface of any support structure, verandah and structures without external walls. Cases and roof overhangs are permitted to overhang into the street by setbacks shown in this plan by no more than 1200mm.



Stage 10 Blanket Building Setbacks

Please quote: 1544299 CT:epd

17 April 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 7487 (33) O'Ferrals Road, Bayview – Town of Darwin
4 x 4 Bedroom Multiple Dwellings in 2 x 2 Storey Buildings**

Thank you for the Development Application referred to this office on 19th 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:

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

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

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



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

- b). **Council requests the Authority requires an amended plan to demonstrate how the waste bin contractor will enter the property to service the waste bins from the designated bin storage enclosures.** This development will be serviced by Council's manual waste bin collection service. The waste contractor enters the property on foot and wheels the bins to the garbage truck and then returns the bins to the enclosure. However, the proposed waste bin enclosures are located adjacent to visitor car parking spaces and the contractor will not be able to move the bins if cars are parked in the visitor's bays, as there will be a corridor width of approximately 0.4 metres and the 240 litre garbage bins provided by Council are approximately 0.6 metres wide. Council will provide a 1 x 240 litre garbage bin (to be serviced twice weekly) and a 1 x 240 litre recycling bin (to be serviced weekly) for the development. It is noted that the electronic security gate has now been removed from the development application plans. The electronic security gate would also have restricted access for the waste contractor.

- ii). **Should the above issues be adequately addressed, Council offers the following comments:**

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

- a). The proposed 6-metre crossover and driveway from O'Ferrals Road to Lot 7487 appears to meet Council's requirements. Should an electronic security gate be installed it must be located a minimum of 4.5 metres from the face of the kerb line of the O'Ferrals Road and provision should be made for access by Council's waste bin contractor, as outlined above.
- b). Council notes from the applicant's 'Ground Floor Site Plan' that 'letterbox' structures are proposed along the front boundary of the site, adjacent to the vehicle driveway. Council requires that a condition is placed upon any development permit to require that vehicle 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.

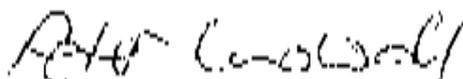
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

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

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

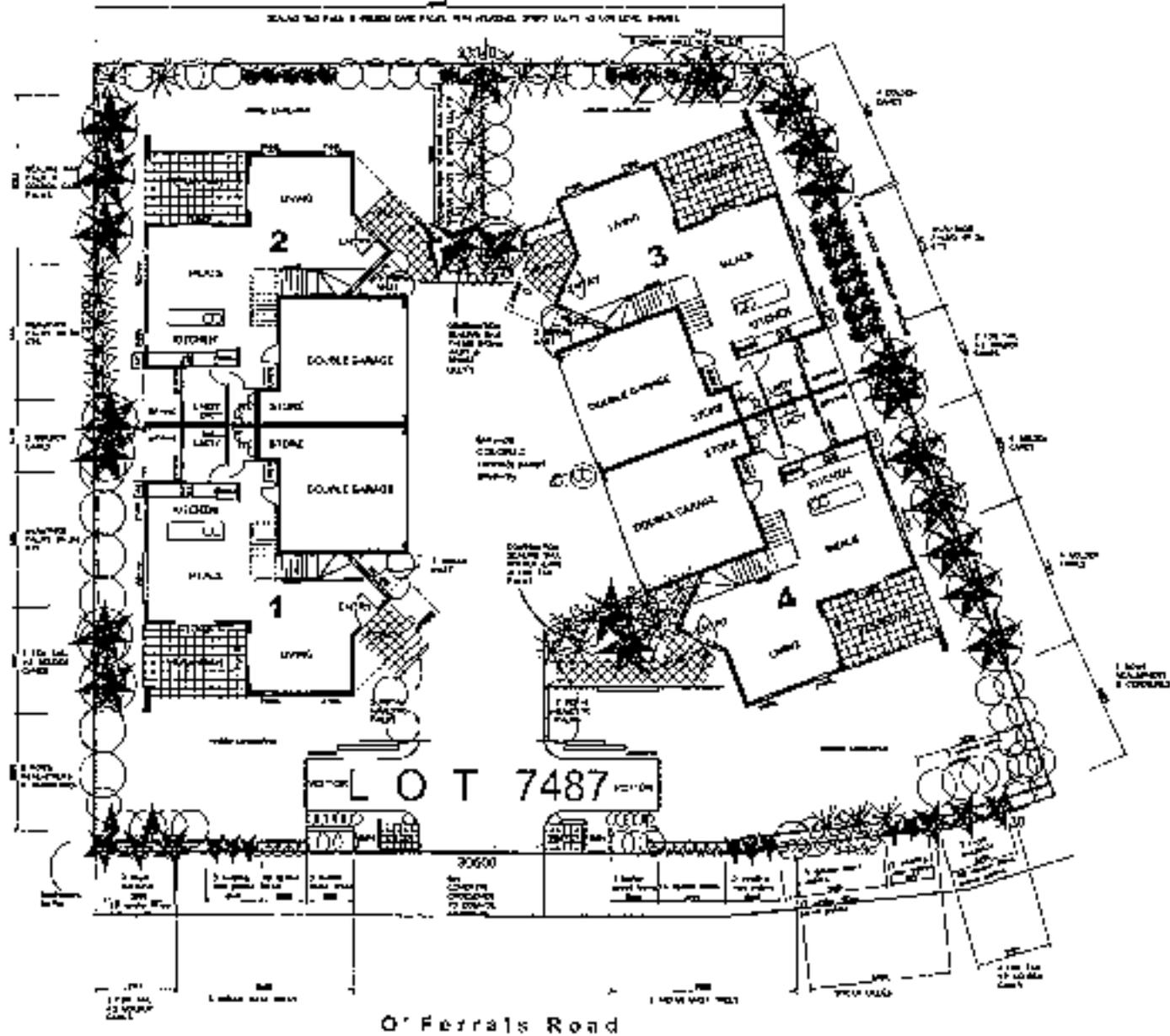
If you require any further discussion in relation to this application please contact me on 8930 0658.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc George Savaris



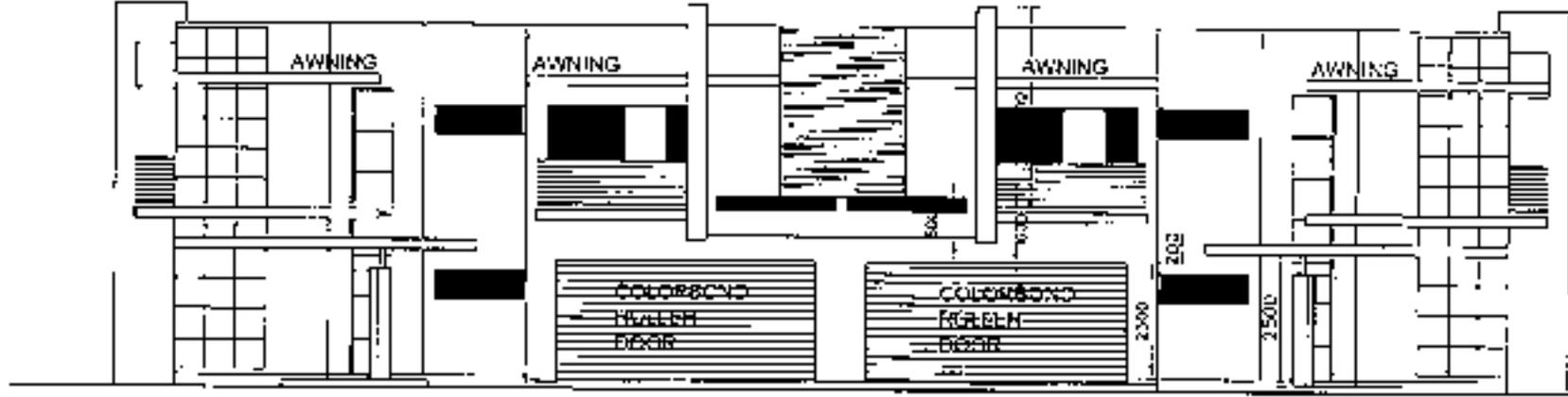
LANDSCAPING

CONCEPT DESIGNS (NORTH)

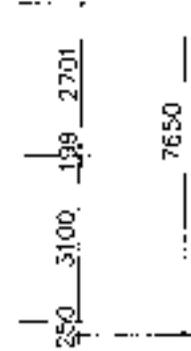
Unit 100 - Design Service
ph 080 712 9103
fax 0841 2503

Unit 100 - Design Service
copyright reserved
proposed JMS drawings
Lot 7487 Dayview

Unit 100 - Design Service
date 11-03-05
scale 1:200 as A3
sheet 3 of 13



ELEVATION 1



ELEVATION

CONCEPT DESIGNS (NORTH)
 Designer - Gabe & Brian
 ph 043 373 2725
 fax 043 373 2532
 Copyright reserved
 prepared for Gabe & Brian
 Lot 7487 Bayview

dwp no 0407100
 date 14-02-09
 scale 1:100 at A3
 sheet B of 13

Please quote: 1556285 PL:lpd

24 April 2009

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

Dear Doug

**Lot 5169 (53) Rosewood Crescent, Loanyer – Town of Sanderson
Verandah Addition to an Existing Multiple Dwelling with a Reduced Front
Setback**

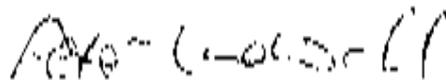
Thank you for the Development Application referred to this office 9th April 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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 0658.

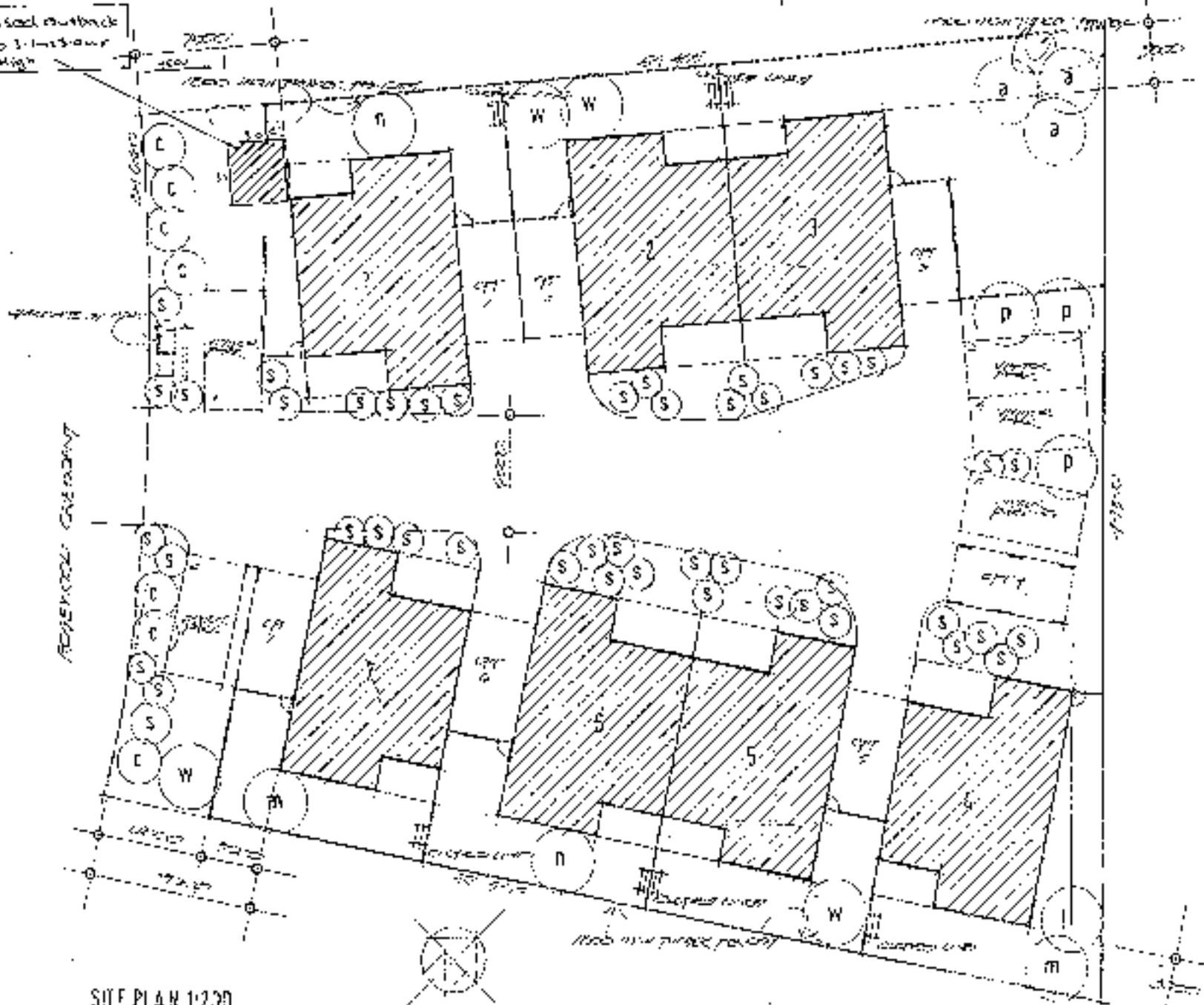
Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Stratco NT

Proposed setbacks
Ratio 1:1.25:0.4
2.7-Min



- PLANT LEGEND**
- a ACACIA AURICULIFORMIS
 - b EUCALYPTUS BLEESERII
 - c CARPENTARIA ACUMINATA
 - d EUCALYPTUS PHOENICEA

SITE PLAN 1:200

Please quote: 1541958 PL.cpd

24 April 2009

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

Dear Doug

**Re-advertised - Lot 5110 (23) Nakara Terrace, Nakara – Town of Nightcliff
Carport Addition and Extension to an Existing Single Dwelling with a Reduced
Secondary Front and Side Setbacks**

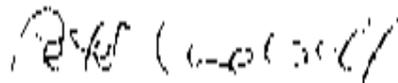
Thank you for the Development Application referred to this office 9th April 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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.

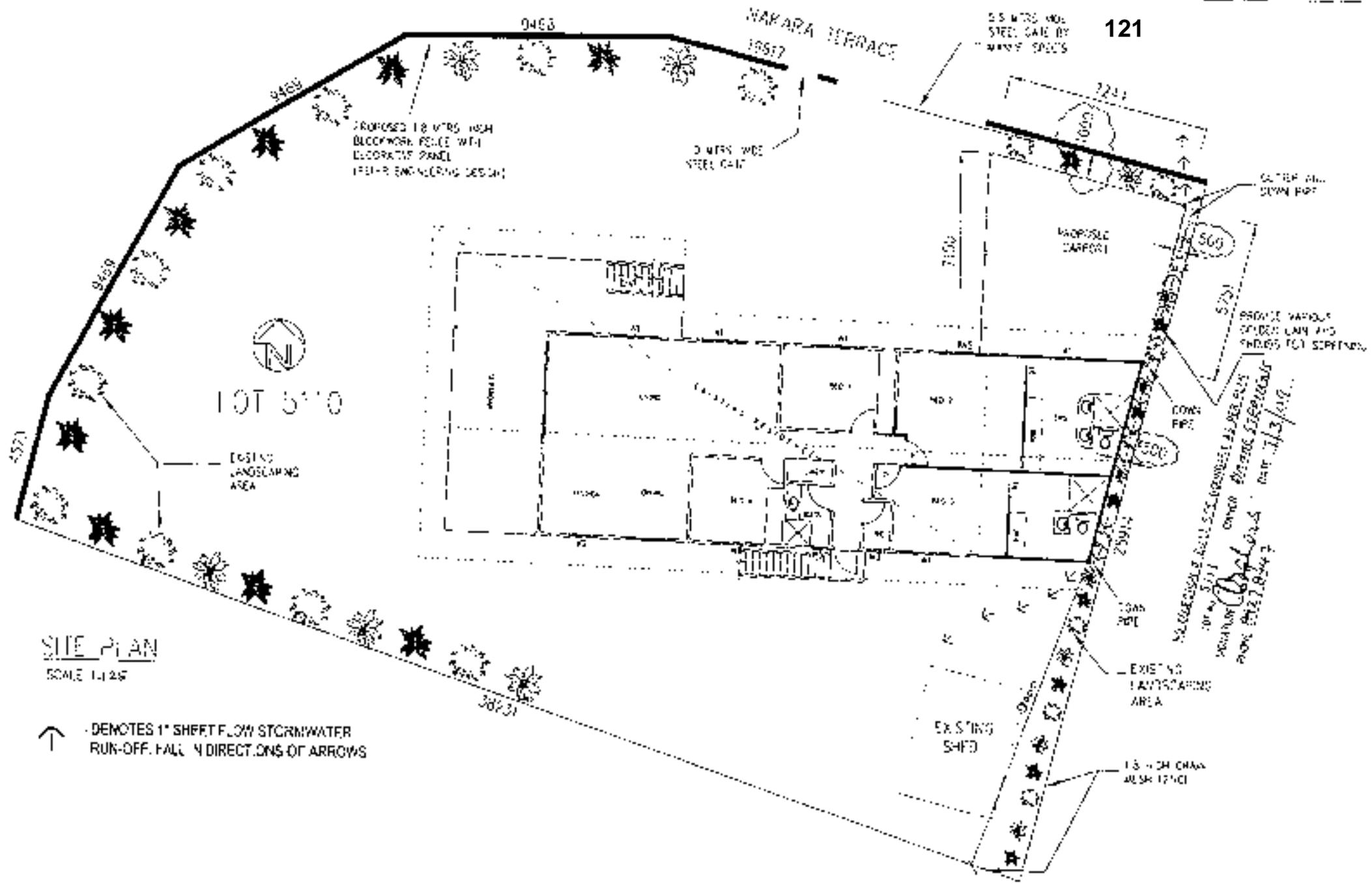
If you require any further discussion in relation to this application please feel free to contact me on 8930 0658.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Frank Bredcroft



SITE PLAN
SCALE 1:125

↑ DEMOTES 1" SHEET FLOW STORMWATER RUN-OFF. FALL & DIRECT.ONS OF ARROWS

THE R.F. DRAUGHTING
145 PARRAMATTA ROAD, PARRAMATTA NSW 2150
PH: 02 9639 1000 FAX: 02 9639 1045
MOB: 0422 521 500

PROPOSED EXTENSION A
ADDITION TO EXISTING
RESIDENTIAL LOT 5110
20 NAKARA TERRACE
121

DATE	11/13/2011
SCALE	1:125
PROJECT NO.	121
CLIENT	[Signature]
DESIGNER	[Signature]
CHECKER	[Signature]
DATE	11/13/2011

Please quote: 1551836 PL:cpd

17 April 2009

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

Dear Doug

**Portion 2658 (22) Carnoustie Circuit, Marrara – Hundred of Bagot
Verandah Addition to an Existing Multiple Dwelling (Unit 1) with a Reduced
Side Setback**

Thank you for the Development Application referred to this office 2nd April 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.

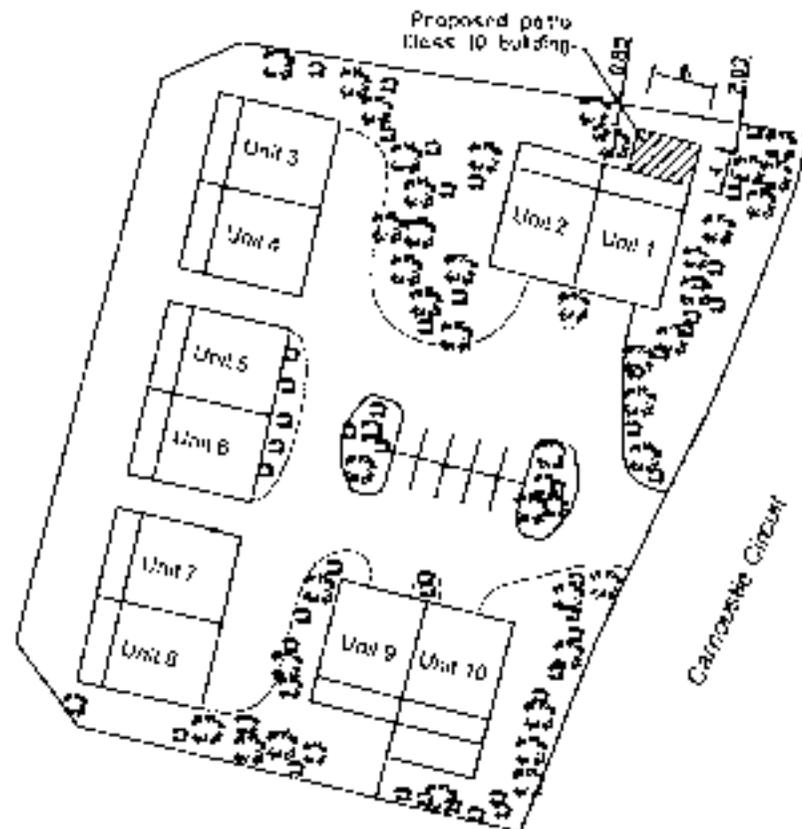
If you require any further discussion in relation to this application please feel free to contact me on 8930 0658.

Yours faithfully



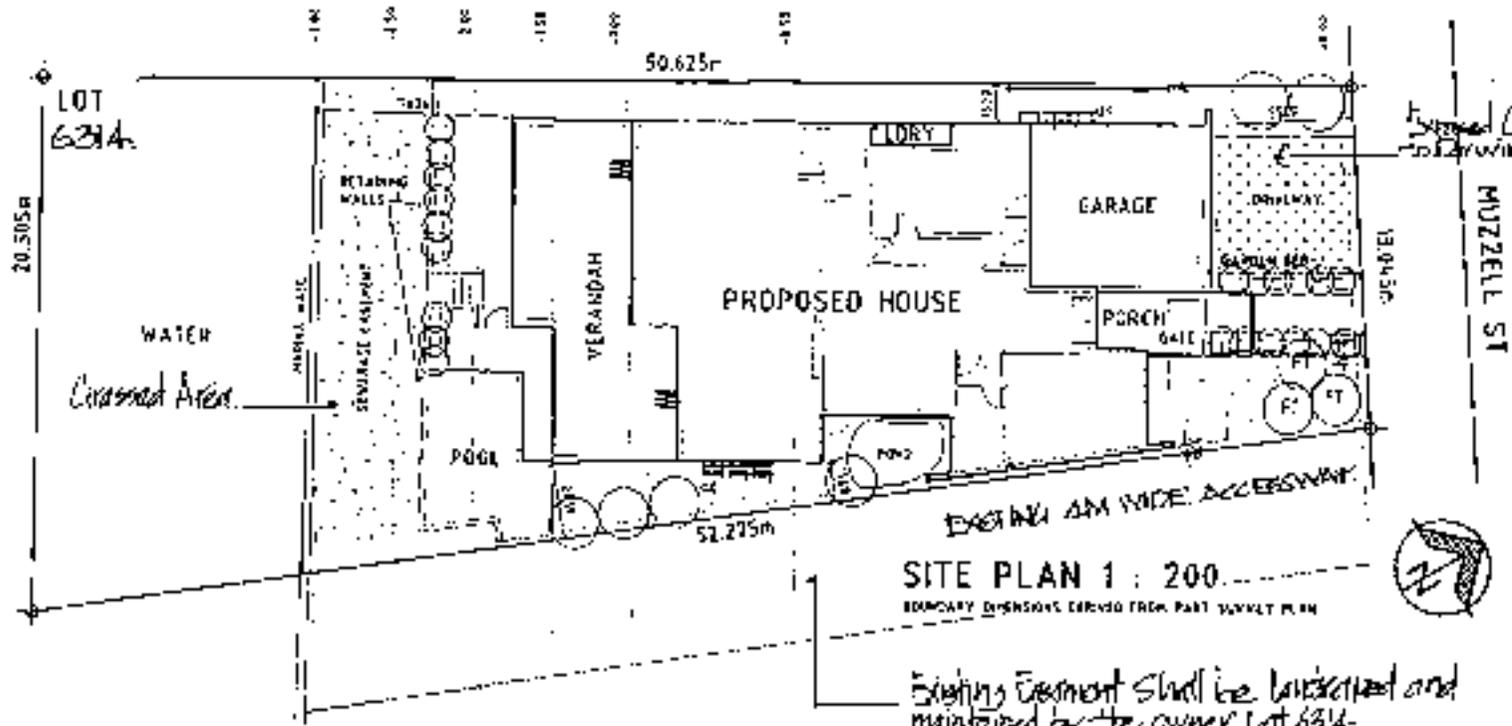
PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Peter Wood NT



Site Plan
1:500

Patio World Head Office 39 Cannon St, Cairns, Qld 4870 Ph (07) 40321160		All dimensions to be checked prior to construction		A3
 QBSA No: 56714 © COPYRIGHT 2009 Patio World		SCALE: 1:100 (10' x 10' = 1' x 1' on drawing)	Proposed patio for John & Diana Morgan 1/22 Camrouste Circuit Marrara NT 0812	
		DATE: 20-03-2009	REVISED:	
SUBMITTER: S.S. SPURSON	RS: LOT No	295H	WIN123G: C2	JOB No.
DRAWN BY: C.C. Lee	Loc	655	SHEET: 1 of 4	D123



*Typical Concrete Driveway
to be wired to City Council Department*

SITE PLAN 1 : 200

BOUNDARY DIMENSIONS DERIVED FROM PART TOWN PLAN

*Existing Easement shall be maintained and
maintained by the owner Lot 6314.
Arrangements shall be sought by relevant
Authority.*

Reduced Setbacks accepted.

*PA GROJE
72.5.9*

C:\MSY2401-PA-0310\MSY2401 SITE PLAN-30.dwg - 25/07/2005 10:45:19 AM

**Series P Series
ARCHITECT**

1 206 BAY 25th
2 206 BAY 25th
3 206 BAY 25th
4 206 BAY 25th
5 206 BAY 25th

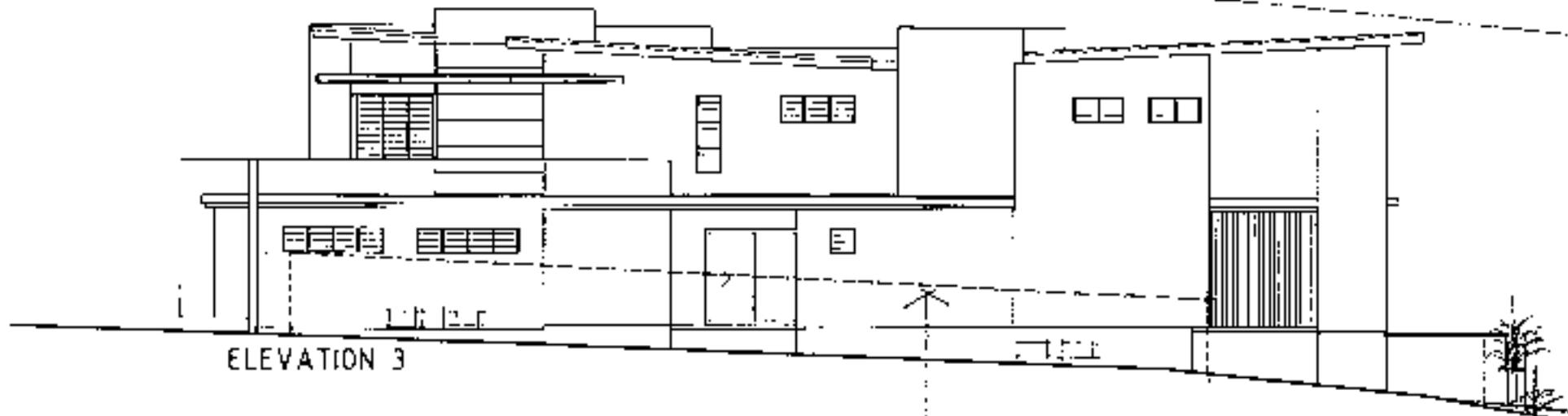
L 2008 Market Street
Columbus, PA 17102
PH: 717 233 2222
FAX: 717 233 2222

PROJECT
PROPOSED HOUSE
LOT 6314 MUZZELL STREET
BAYVIEW
PA GROJE
DRAWN BY RON BROWN

JOB OR DRAWING NO.
D66404-A1

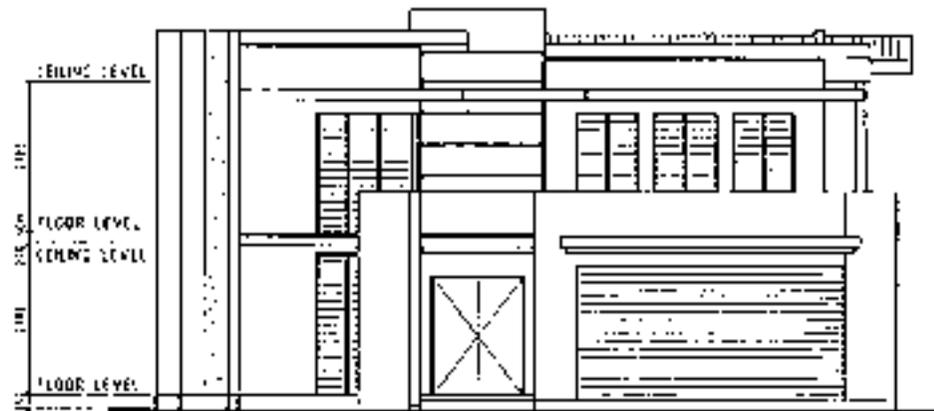
8.5m max allowable building height from natural ground level.

126



ELEVATION 3

All conditioner units condensers shall be located at ground level. Provide Good Neighbour, screen fencing along neighbouring boundary to this Western Elevation.



ELEVATION 4

PLAN 2024-01-22 10:45:53 AM

S. M. S. ARCHITECTS
 100, 1001 7th St
 Suite 1001
 Philadelphia, PA 19107
 Tel: 215 595 1234
 Fax: 215 595 1235
 www.smsarchitects.com

PROJECT: PROPOSED HOUSE
 LOT 6314 MUZZELL STREET
 BAYVIEW
 PA GROUP

JOB OR DRAWING NO. D6404-A5

Please quote: 1544428 PL:cpd

17 April 2009

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

Dear Doug

**Re-Advertised - Lot 2147 (33) Bayfield Road, Malak – Town of Sanderson
Change of Use from Single Dwelling to Community Centre**

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

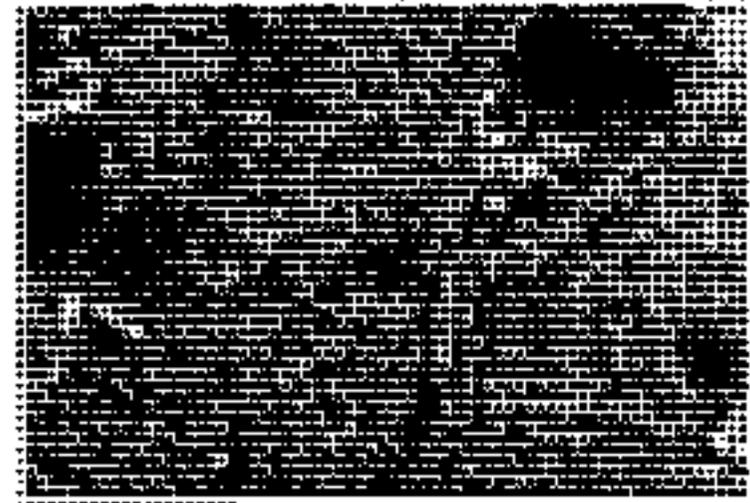
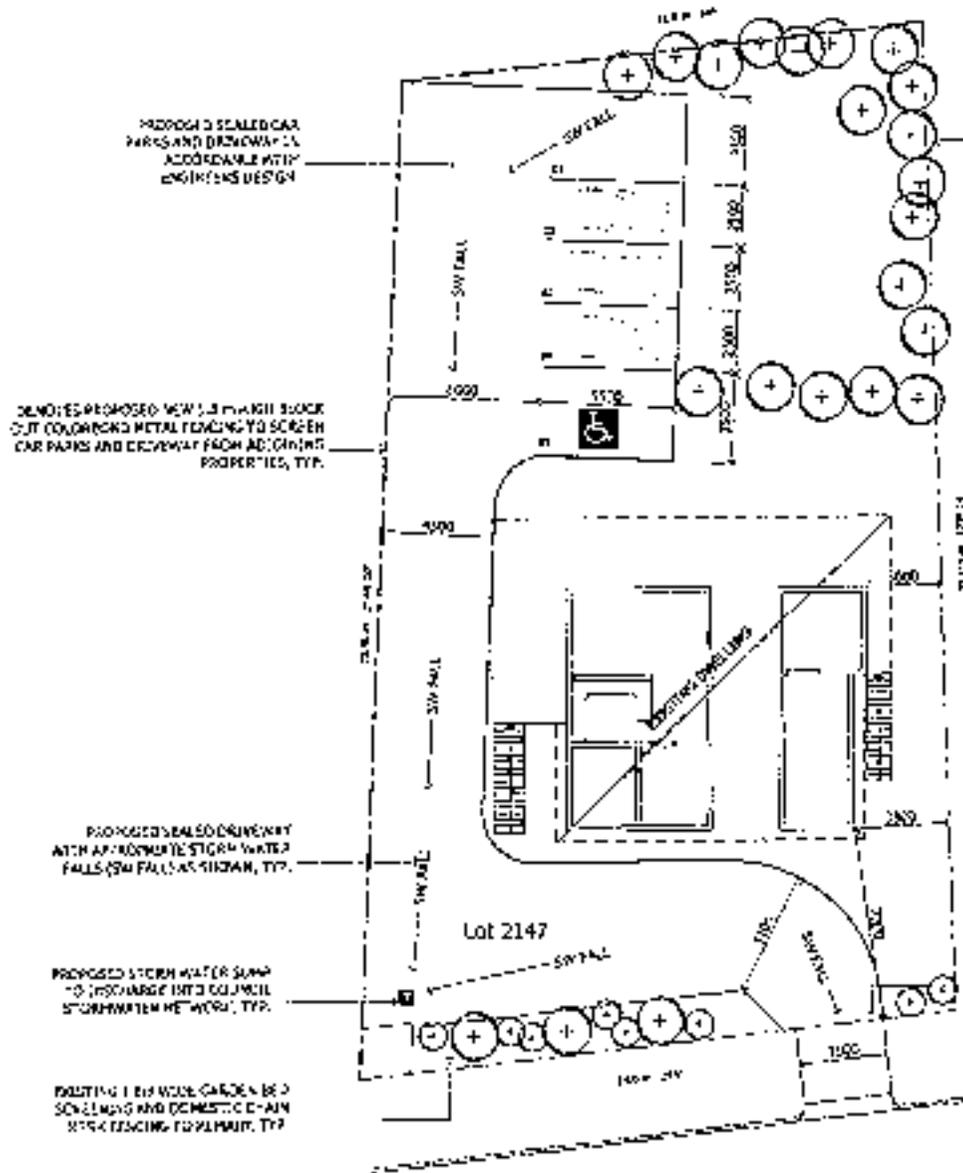
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application please feel free to contact me on 8930 0658.

Yours faithfully


PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: NT Council of Social Service



LOCALITY PLAN
NOT TO SCALE

SITE PLAN
SCALE 1:200 @ A3


 Proposed Design
 (AS SHOWN) TO BE SUBJECT TO APPROVAL BY THE LOCAL COUNCIL
 (RANGE OF USE OF EXISTING DWELLING ONLY) (2-17 200 BAYFIELD ROAD) (10) A COMMUNITY CENTRE FOR YOUNG

SITE PLAN

15-0-0000 NO. 100008 PA. 201

Please quote: 1550714 PL/cpd

7 April 2009

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

Dear Doug

**Lot 5334 (12) Vitex Court, Karama – Town of Sanderson
Verandah and Carport Addition to Existing Single Dwelling with Reduced Side
and Rear Setbacks – NOT EXHIBITED**

Thank you for the Development Application referred to this office 1st April 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 0858.

Yours faithfully

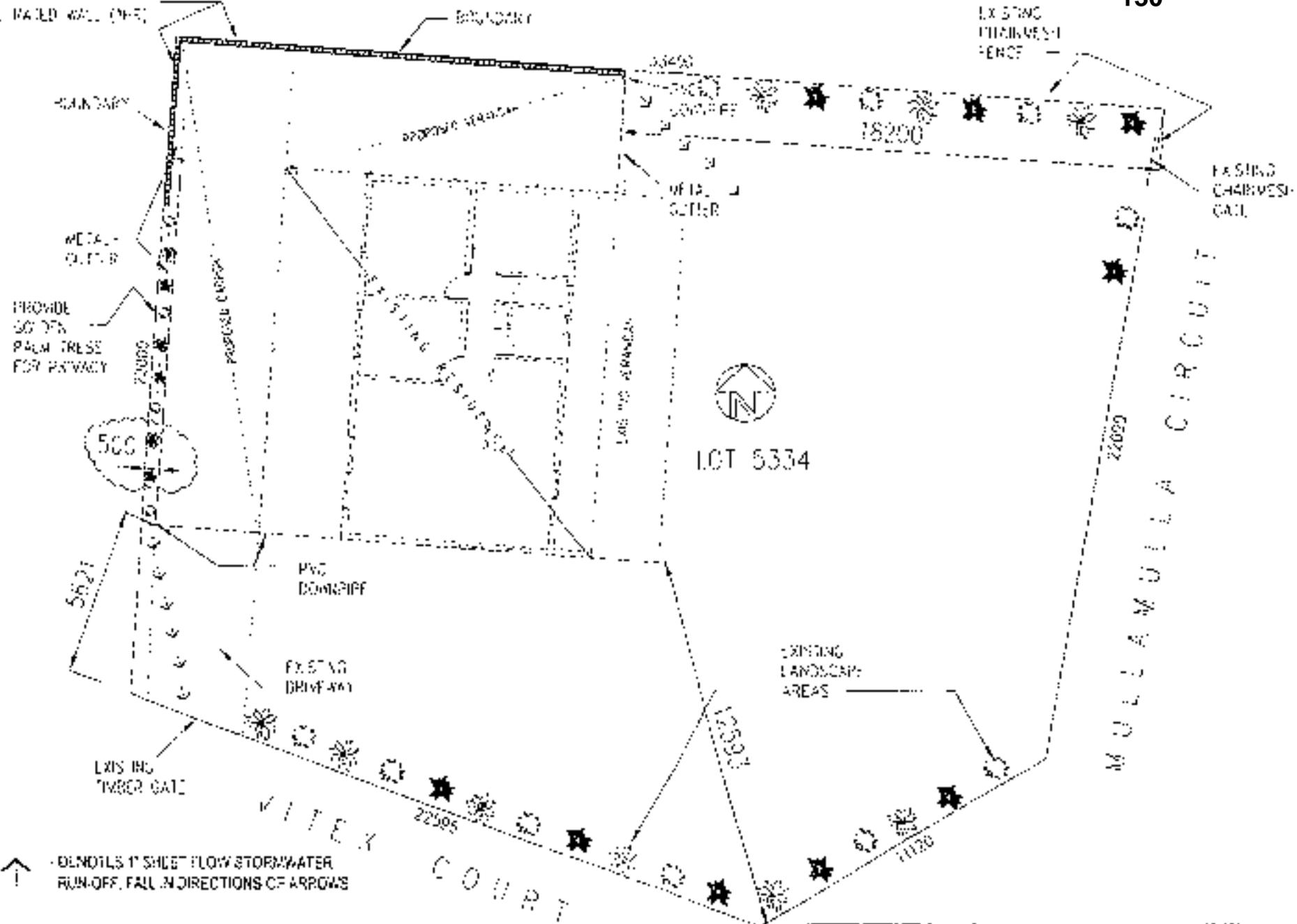


PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Project Building Certifiers Pty Ltd

200 PILES BOUNDARY
FIRE RATED WALL (FR)

130

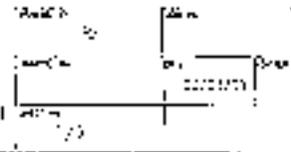


↑ DETAILS 1" SHEET FLOW STORMWATER
RUN-OFF, FALL IN DIRECTIONS OF ARROWS

SITE PLAN
SCALE 1/125

PROFESSIONAL SEAL
REGISTERED ARCHITECT
 THE ARCHITECT
 115 PARK BLVD
 TORONTO, ONTARIO M5S 1A5
 TEL: (416) 593-8888
 FAX: (416) 593-8889
 www.the-architect.com

PROPOSED EXTENSION TO
 EXISTING RESIDENCE
 LOT 5334, 103 MULLA MULLA CR
 AND VITEX COURT
 130



Please quote: 1544423 PL:cpd

3 April 2009

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

Dear Doug

**Lot 1951 (16) Moody Court, Malak – Town of Sanderson
Verandah Addition to an Existing Single Dwelling with a Reduced Secondary
Front Setback**

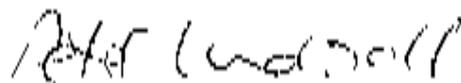
Thank you for the Development Application referred to this office 19th March 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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 0658.

Yours faithfully



**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: Design NI

I/we have read the proposed plan as per drawing number G171, Address 14 to Lot 151 (15) Moody Court, Moody. We have no objections to the proposed extensions, we understand the boundaries and areas of the site and have no objections to the proposed construction based on the data provided.

Neighbour Name _____
 Neighbour Address _____
 Signature _____ Date _____

I/we have read the proposed plan as per drawing number G171, Address 14 to Lot 151 (15) Moody Court, Moody. We have no objections to the proposed extensions, we understand the boundaries and areas of the site and have no objections to the proposed construction based on the data provided.

Neighbour Name _____
 Neighbour Address _____
 Signature _____ Date _____

I/we have read the proposed plan as per drawing number G171, Address 14 to Lot 151 (15) Moody Court, Moody. We have no objections to the proposed extensions, we understand the boundaries and areas of the site and have no objections to the proposed construction based on the data provided.

Neighbour Name _____
 Neighbour Address _____
 Signature _____ Date _____

I/we have read the proposed plan as per drawing number G171, Address 14 to Lot 151 (15) Moody Court, Moody. We have no objections to the proposed extensions, we understand the boundaries and areas of the site and have no objections to the proposed construction based on the data provided.

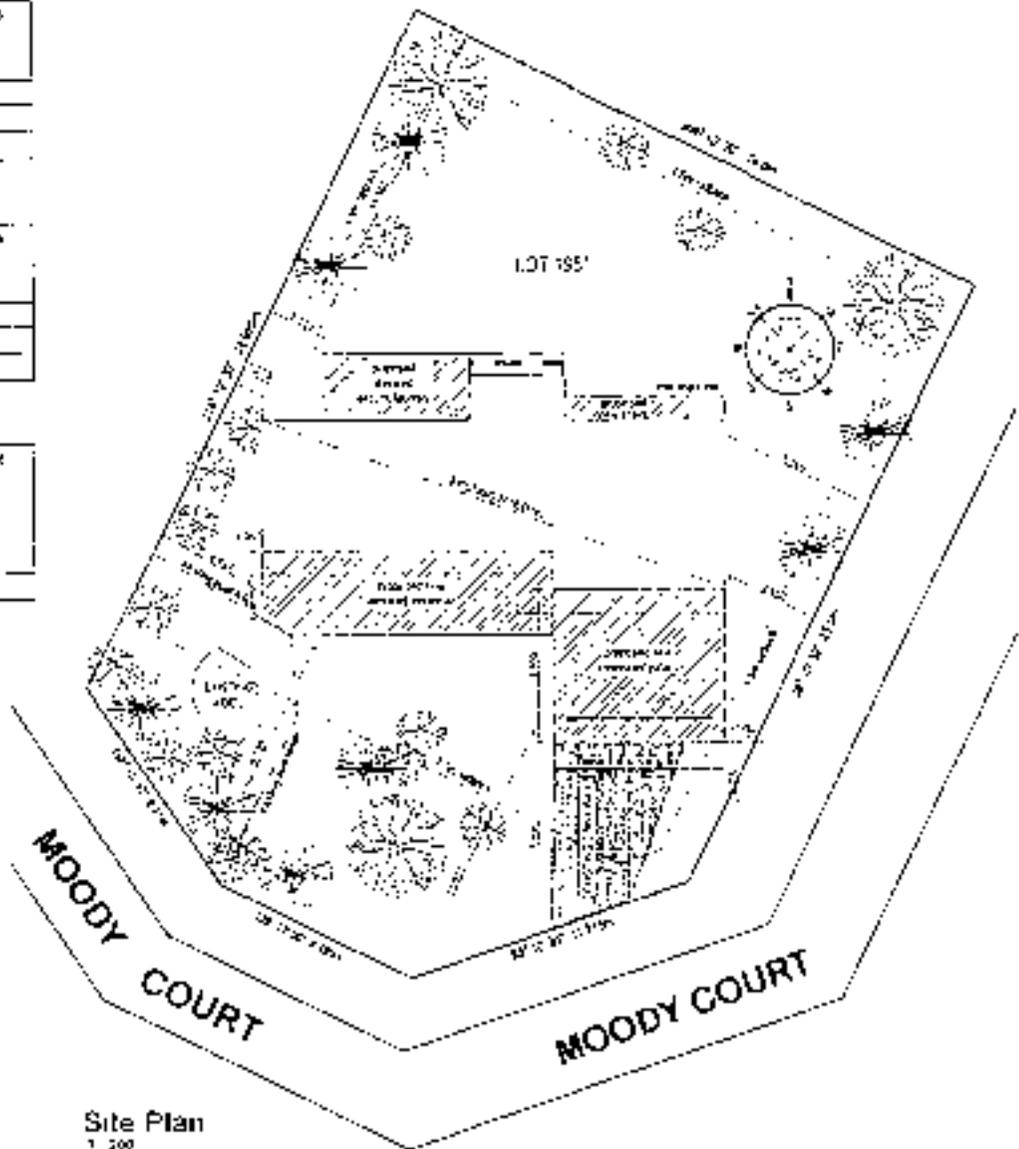
Neighbour Name _____
 Neighbour Address _____
 Signature _____ Date _____

I/we have read the proposed plan as per drawing number G171, Address 14 to Lot 151 (15) Moody Court, Moody. We have no objections to the proposed extensions, we understand the boundaries and areas of the site and have no objections to the proposed construction based on the data provided.

Neighbour Name _____
 Neighbour Address _____
 Signature _____ Date _____

I/we have read the proposed plan as per drawing number G171, Address 14 to Lot 151 (15) Moody Court, Moody. We have no objections to the proposed extensions, we understand the boundaries and areas of the site and have no objections to the proposed construction based on the data provided.

Neighbour Name _____
 Neighbour Address _____
 Signature _____ Date _____



Site Plan
1:200

Copy for deposit of this drawing shall be provided and the same prepared in PDF.

AMENDMENTS	DATE	PAGE



370 Park Road
 Lower Hutt 6001
 New Zealand Tel: 04 512 1880
 Fax: 04 512 270 063



PROJECT:
 Proposed Major Extensions
 & Access

CLIENT:
 Lynton & Paula Cheng
 141 151 (15) Moody Court
 Lower Hutt 6001

CHECK ALL DIMENSIONS PRIOR TO STARTING ANY WORK ON OR OFF SITE.

Site Plan		Scale: AS NOTED
Drawn		
Drawing No		
G171		

Please quote: 1544419 Pl :cpd

3 April 2009

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

Dear Doug

Lot 6152 (3) Eaton Place, Karama – Town of Sanderson
Garage Addition to an Existing Single Dwelling with a Reduced Front Setback

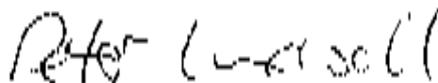
Thank you for the Development Application referred to this office 19th March 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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.

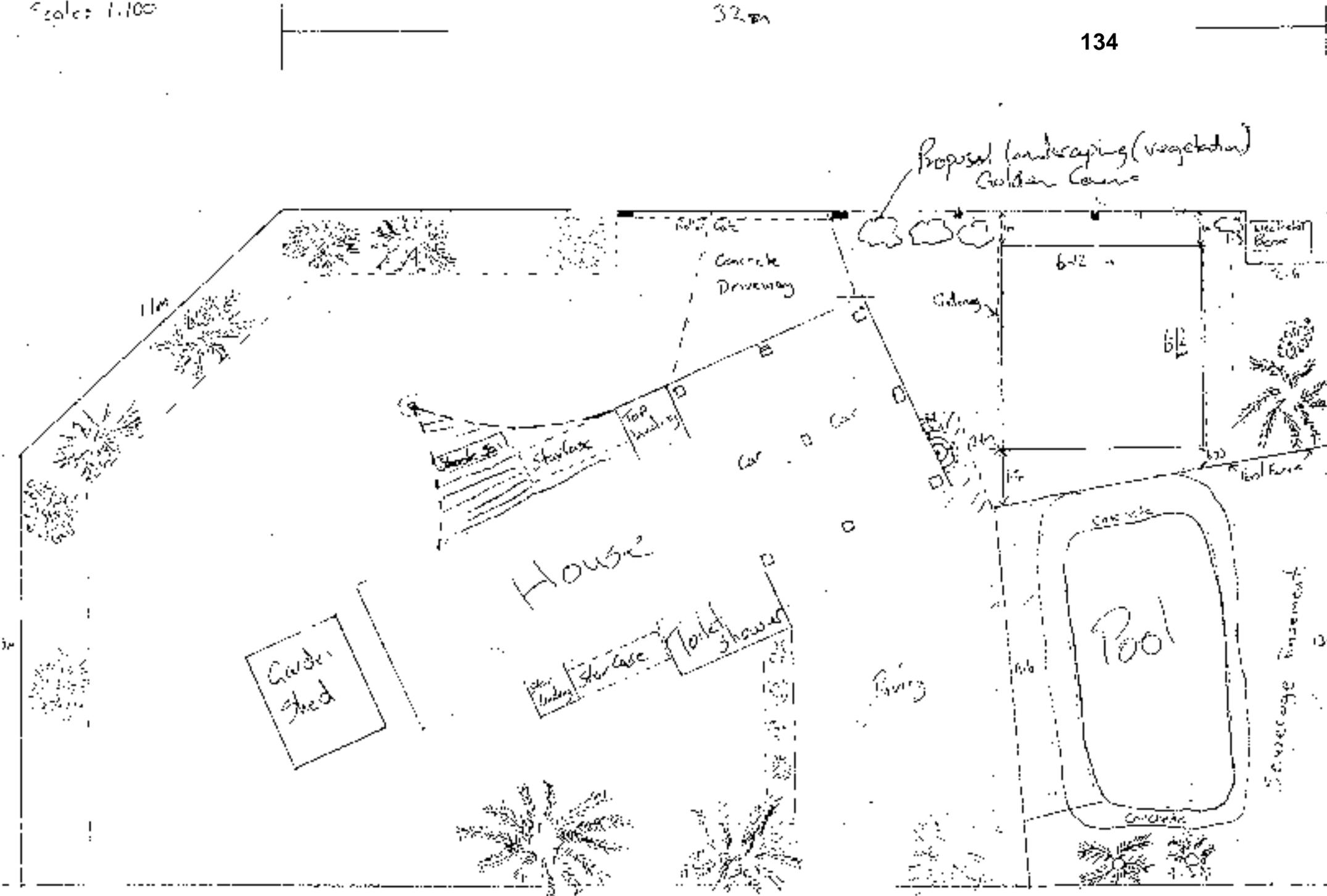
If you require any further discussion in relation to this application please feel free to contact me on 8930 0658.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Damien Connor



Please quote: 1541209 PL:cpd

25 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 3923 (40) Carstens Crescent, Wagaman – Town of Nightcliff
Carport and Shed Addition to an Existing Single Dwelling with a Reduced Side
Setback – NOT EXHIBITED**

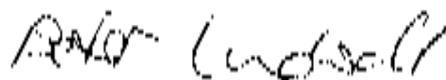
Thank you for the Development Application referred to this office 16th March 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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: Mr JRS Maxfield



DARWIN NT

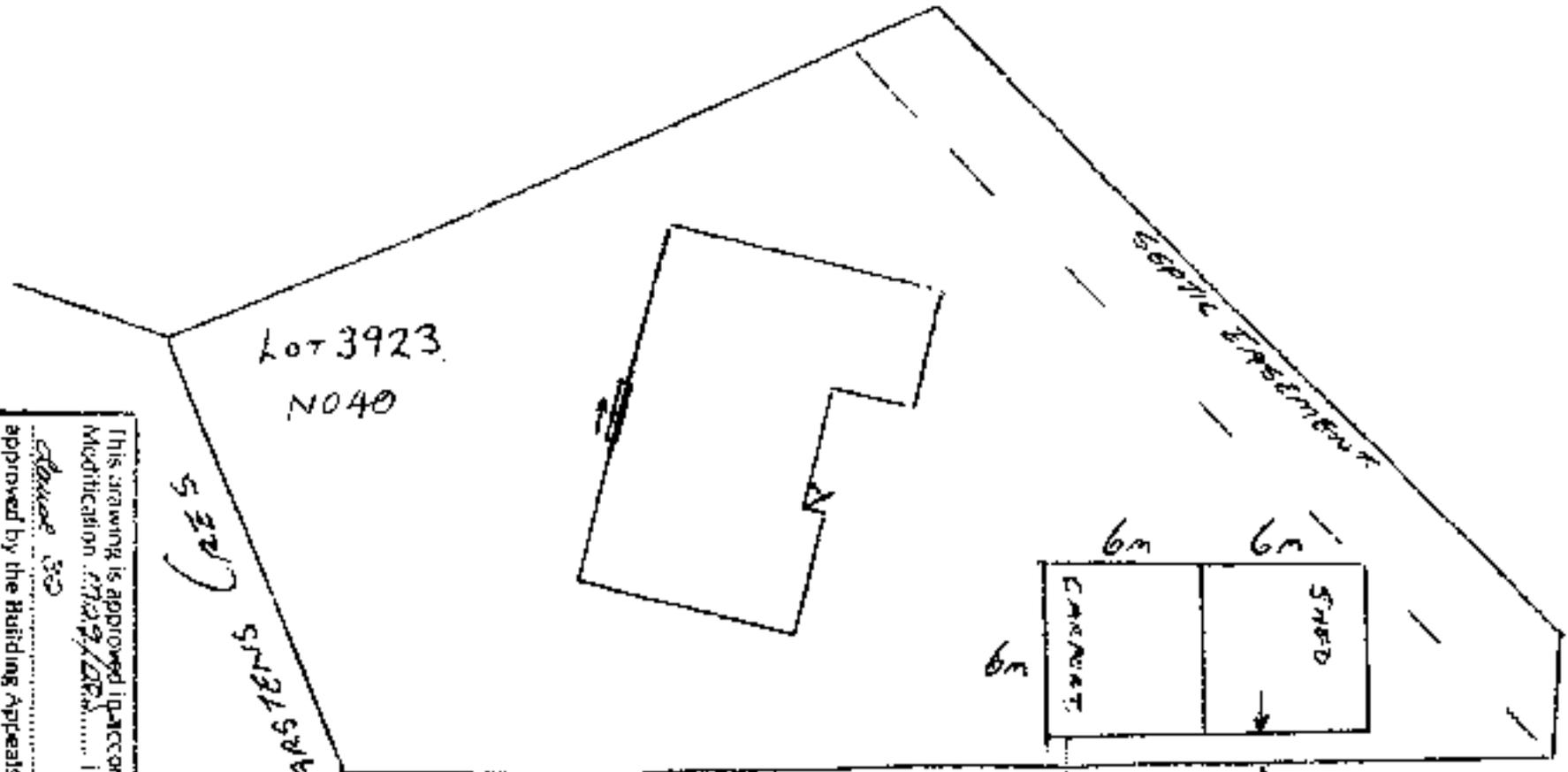
JOHN MAXFIELD

40 CARSTENS CREEK

WAGAMAN.

GUTTERS DOWN BOTH SIDES

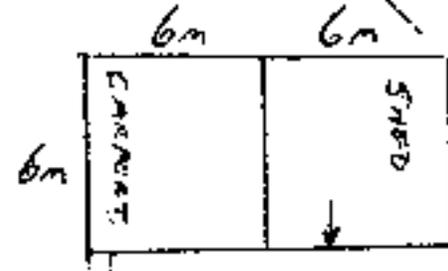
DATE NO.
M09/005



Lot 3923
NO 40

SEPTIC EASEMENT

CARSTENS CREEK



Lot 3922.
NO 38

900mm TO FENCE.

OWNERS SIGNATURE: *Bob Kroellig* / *Marilyn Kroellig*
NAME: HARTLEY & MARILYN KROELLIG

This drawing is approved in accordance with Modification M09/005 in respect of Clause 53 approved by the Building Appeals Board on 4-3-2009

John Maxfield
CHAIRMAN

Please quote: 1539674 Pl:cpd

27 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 4751 (38) Jacksonia Circuit, Nightcliff – Town of Nightcliff
Verandah and Carport Additions to an Existing Single Dwelling with Reduced
Front and Side Setbacks**

Thank you for the Development Application referred to this office 12th 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.

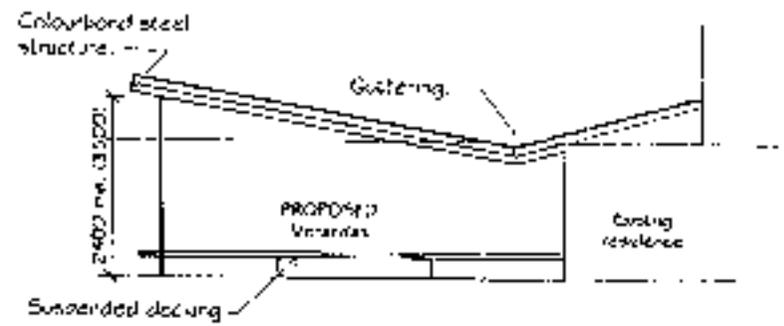
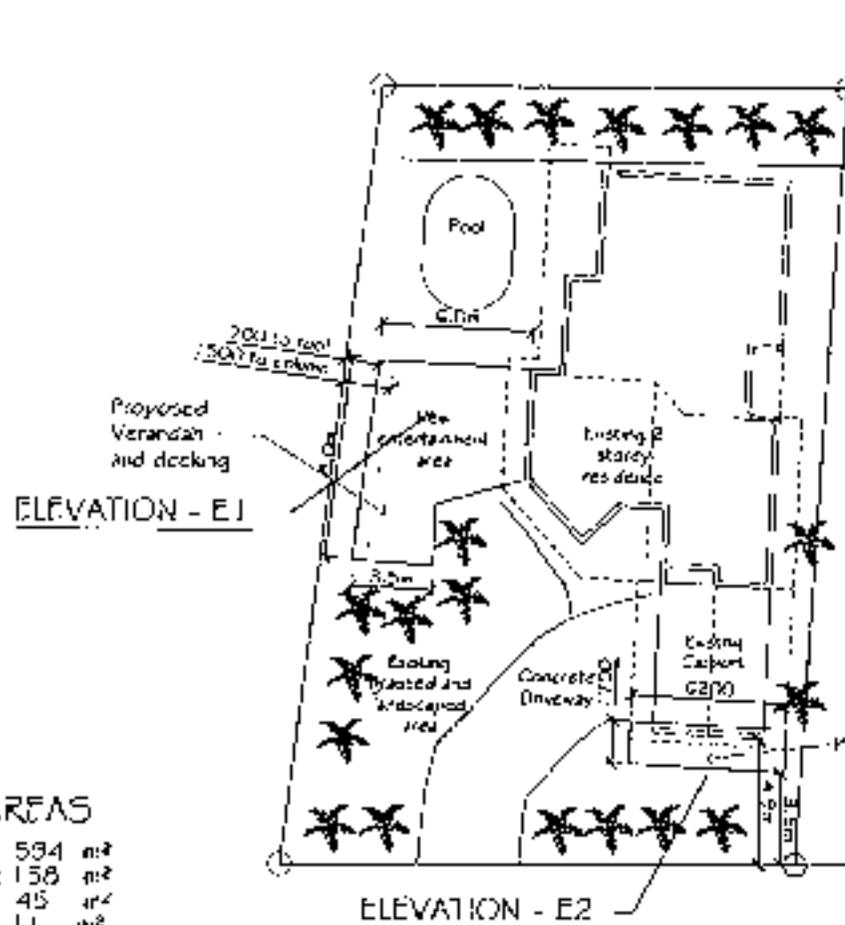
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



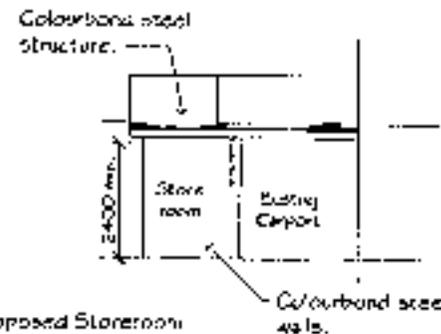
**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: JB Drafting



TYPICAL ELEVATION - E1

SCALE: n/s



TYPICAL ELEVATION - E2

SCALE: n/s

SCHEDULE OF AREAS

Existing titled area	594	m ²
Existing house - footprint	158	m ²
New Verandah	45	m ²
Store room	11	m ²
Plot Ratio	36	%

SITING PLAN - LOT 4751

SCALE: 1:200

CONSTRUCTION NOTES

- 1. Builder to ensure that all written requirements are adhered to during the course of construction and to comply with the Building Code of any changes made.
- 2. All dimensions are in metres unless noted otherwise.

JB DRAFTING
 BUILDING DESIGN AND DRAFTING
 RESIDENTIAL, COMMERCIAL AND INDUSTRIAL
 PHONE: 08 833 2337
 FAX: 08 833 2338
 MOBILE: 08 933 1400
 EMAIL: jbdrafting@bigpond.com

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Please quote: 1545087 PL:cpd

31 March 2009

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

Dear Doug

**Section 5095 (49) Hickman Street, Winnollie - Hundred of Bagot
Warehouse and Office addition with Reduced Rear Setback - NOT EXHIBITED**

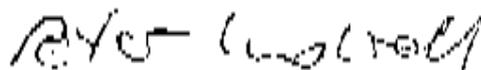
Thank you for the Development Application referred to this office 24th March 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

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If you require any further discussion in relation to this application please feel free to contact me on 8930 0658.

Yours faithfully



**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: Jucuna Waters Development Pty Ltd



DARWIN NT

Please quote: 1545700 PL :cpd

3 April 2009

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

Dear Doug

**Portion 2898 (70) Reichardt Road, Winnelle – Hundred of Bagot
Canopy Addition to Existing Warehouse Exceeding the 8.5m Height Limitation,
and Shade Sail Addition with Reduced Front Setback – NOT EXHIBITED**

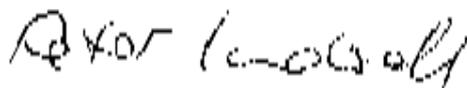
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If you require any further discussion in relation to this application please feel free to contact me on 8930 0658.

Yours faithfully



**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: Morndini Earthworks Pty Ltd

Please quote: 1546483 PL:cpd

3 April 2009

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

Dear Doug

**Portion 2241 (115) Reichardt Road, Winnello - Hundred of Bagot
Warehouse Extension with Reduced Side and Rear Setbacks**

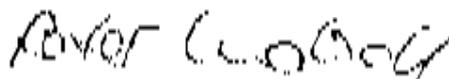
Thank you for the Development Application referred to this office 25th March 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

If you require any further discussion in relation to this application please feel free to contact me on 8930 0658.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Donaki Fulton

OPEN SECTION

PAGE

TP5/12

Town Planning Committee Meeting – Wednesday, 06 May, 2009

12 **GENERAL BUSINESS**

