DARWIN CITY COUNCIL

TOWN PLANNING COMMITTEE

WEDNESDAY 3 JUNE 2009

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; Strategic Town Planner, Mr P Lindwall; Committee Administrator, Ms L Elmer; Assistant Committee Administrator, Mrs A Adams.

***Enquiries and/or Apologies*: Amanda Adams**
E-mail: a.adams@darwin.nt.gov.au - PH: 89300 685

*** * * I N D E X * * *** **PAGE**

Town Planning Committee Meeting – Wednesday, 3 June, 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 Sjoberg is an apology due to a Leave of Absence being previously granted on 27 April 2009 for the period 17 - 20 May 2009 and 23 May – 17 July 2009.

B. THAT it be noted that Member F P Marrone is an apology due to Leave of Absence being previously granted on 5 May 2009 for the period 28 May 2009 to 3 June 2009.

C. THAT it be noted that Member G M Jarvis is an apology due to Leave of Absence being previously granted on 12 May 2009 for the period 27 - 30 May 2009 and 2 - 5 June 2009.

D. THAT it be noted that Member K M Moir is an apology due to Leave of Absence being previously granted on 25 May 2009 for the period 2 – 4 June 2009.

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

3 ELECTED MEMBERS CONFLICT OF INTEREST DECLARATION

4 CONFIDENTIAL ITEMS

Nil

5 WITHDRAWAL OF ITEMS FOR DISCUSSION

5.1 Items Withdrawn by Staff

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that the following items withdrawn by staff as Items of Significance, be considered: ……

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

5.2 Items Withdrawn by Members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, 6 June, 2009, be received and all recommendations contained therein be adopted by general consent with the exception of Item Numbers: …….

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

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

COMMITTEE'S DECISION

THAT the Committee resolve that the minutes of the previous Town Planning Committee Meeting held on Wednesday, 6 May, 2009, tabled by the Chairman, be confirmed.

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

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

8 DEVELOPMENT APPLICATIONS

Nil

9 GENERAL TOWN PLANNING REPORTS

Nil

ENCL: YES

DARWIN CITY COUNCIL

DATE: 22/05/09

REPORT

TO:	TOWN PLANNING COMMITTEE MEETING/ OPEN B	**APPROVED:**	CT
FROM:	GENERAL MANAGER INFRASTRUCTURE	**APPROVED:**	PL
REPORT NO:	09TS0073 CT:sv	**APPROVED:**	LC
COMMON NO:	1574045		

SUBJECT: DEVELOPMENT APPLICATION
LOT 1756 (25) DALY STREET, DARWIN
40 X 3 BEDROOM MULTIPLE DWELLINGS & OFFICES IN A 12 STOREY BUILDING INCLUDING CAR PARKING IN THE BASEMENT AND LEVELS 1 TO 3

ITEM NO: 10.1

SYNOPSIS:

A Development Application for Lot 1756 (25) Daly Street, Darwin has been referred to Council for comment pursuant to Section 48 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorse comments provided to the Development Consent Authority by staff.

GENERAL:

Applicant: Group 1 Consulting

Zone: CB (Central Business) **Area:** 1,230 m^2

Proposal:

The proposal is for a mixed use building in 12 storeys, including 1 level of basement car parking, offices and car parking at ground level, 2 upper levels of car parking, and 8 levels of 5 x 3-bedroom apartments. A copy of the Development Application is shown at **Attachment A.**

The commercial (office) space will occupy the Daly Street frontage of the ground floor. The car parking for the offices will be on the ground floor and in the basement. Car parking for the apartments will be within the basement and upper level car parks. Vehicle access to the car parking areas is proposed from both Gardens Road and Dashwood Place.

Site and Surrounds

The site is prominently located with street frontage to Daly Street, Gardens Road and Dashwood Place. The site is currently developed for commercial vehicle sales.

The site is zoned for CB (Central Business) use and all sites surrounding the site are also zoned for the same use. Lots 3762 & 3763, to the north-east of the site, on the opposite side of Dashwood Place, are currently being developed for a 9-storey mixed use development. Lot 2652 adjoins the site, to the north-west and is currently undeveloped.

There are no easements shown on the Title Plan for the site submitted as part of the development application.

Interim Development Control Order No. 18

Interim Development Control Order No. 18 (IDCO No. 18) applies to this land. The IDCO restricts building heights in Central Darwin. The construction of a building or structure of a height exceeding 36 metres above ground level is prohibited on this site. The proposed building complies with IDCO No. 18 as it is approximately 33 metres in height from ground level to roof top.

The measurement of the height of the building or structure for the purpose of this order must include the measurement of the height of any plant, lightening rod and vegetation on the building or structure. There is no plant, lightening rod or vegetation extending above the highest point on the roof on the development application plans.

Northern Territory Planning Scheme:

The proposal is for a mixed residential and commercial use within Zone CB (Central Business). The mixed use development is a discretionary land use, subject to complying with the following Planning Scheme requirements:

Clause	Requirement	Complies / Not Complies
Clause 6.3 Building Heights in Central Darwin	Refer to IDCO No. 18 – as above	
Clause 6.5.1 Parking Requirements	2 Car Parking Spaces per multiple dwelling (80 bays for 40 units) 3 bays per 100m^2 net floor area for offices (343m^2/100)x3=10.29 (11) bays	Complies - 91 bays required and 93 provided. 2 additional tandem bays not counted.
Clause 6.5.3 Parking Layout		Appears to comply
Clause 6.6 Loading Bays	A development which includes offices must provide an area wholly within the site for the loading of a vehicle	Complies There is a loading bay / rubbish truck bay included on the Dashwood Place side of the building (approx. dimensions 5.3m wide x 13.7m long x 5.0m high) .*

Clause 7.5 Private Open Space	$12m^2$ with minimum dimensions of 2.8m x 4m for each dwelling without direct ground level access	Complies
Clause 7.6 Communal Open Space	15% of site not being less than 6m wide at any point	Does not Comply No communal open space is provided. Applicant has sought a variation to this clause.
Clauses 7.8 and 8.2 Building Design	Purpose of clause is to promote site-responsive building designs.	Elevation plans and building perspectives provided to display design features of the 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:

Crossover and Driveway: There are two proposed vehicle accesses to the site. A 1 x 6 metre crossover and driveway from Gardens Road to the ground floor and upper level car parks and a 1 x 6 metre crossover and driveway from Dashwood Place to the ground floor and basement car parks. Roller grills are proposed to secure all car parking areas, but are set back from the car park entrances. Driver sightlines may be restricted by the walls of the car park for drivers exiting onto both Gardens Road and Dashwood Place.

Stormwater Drainage: Details of on-site stormwater collection and discharge underground to street stormwater mains is provided.

Council requests that the Authority places a condition on any Development Permit issued regarding developer contributions for stormwater drainage. Developer Contribution Plans for Stormwater Drainage Works were gazetted by Council on 27 June 2007. Contribution Plan CP2006/04D – Darwin Zone G covers Lot 1756.

Easements: There are no easements shown on the applicant's plans or on the Title Plan for Lot 1756, provided by the applicant.

Footpath / Verge: The Ground Floor Plan includes landscaping and footpath works within Council's verge areas on Gardens Road, Dashwood Place and Daly Street.

A new footpath, approx. 1.2 metres wide, and a landscaped and grassed verge are proposed for Gardens Road. A full width, approximately 2.5 metres wide, coloured concrete footpath is proposed for Dashwood Place, with a 1:20 cross fall to make it flush with the existing road surface. It is assumed that the cross fall is proposed to facilitate vehicle access to the loading bay. An approximate 2 metre wide footpath and street trees are shown along the Daly Street frontage of the proposed building,

but the plans do not indicate whether the path and trees already exist or are part of the proposal.

Council's standard footpath and landscaping condition should be included on any development permit issued.

Awnings: A footpath awning, approximately 2 metres wide is proposed along the Daly Street frontage of the site. Council's awning condition should be included on any development permit issued.

Waste Bin Storage: There is a waste bin room of approximate usable internal dimensions 4.0 x 2.6 metres shown on the ground floor of the submitted plans.

The proposed waste bin storage and service arrangements do not meet Council's requirements for the following reasons:

1). Council requires that separate waste and recycling chute facilities should be included as part of the building design of high-rise residential developments of six-storeys or more. A designated waste / recycling storage room with bulk bins is to be located at the bottom end of the chutes, with the waste bin rooms negatively pressured to avoid bin odours traveling back up the chutes. The chutes should be designed and maintained to the appropriate codes of practice.

2). Separate on-site waste and recycling facilities should also be provided for the ground floor commercial units.

The letter to the Authority should recommend that the applicant contacts Council's Manager Climate Change and Environment to discuss Council's waste management and waste bin storage requirements for the site.

Car Parking The car park layout in the proposal is considered to be inadequate due to the inclusion of stacked car parking spaces and the need for cars to exit in reverse gear for long stretches.

The letter to the Authority recommends the applicant be required to provide an assessment of the proposal's car parking plan by a qualified engineer to demonstrate that the layout satisfies the Australian Standards, guidelines and controls for car park layout and circulation.

FINANCIAL IMPLICATIONS:

Not assessed.

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this report are in accordance with the following goals/strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving

Darwin Strategic Directions: Towards 2020 and Beyond':-

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.

2.1.1 Manage and improve the municipal the landscaping, streetscape and infrastructure to a standard that meets community needs.

2.1.4 Provide a clean and liveable municipality.

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

LEGAL IMPLICATIONS:

This issue is not considered confidential.

PUBLIC RELATIONS IMPLICATIONS:

Not assessed.

COMMUNITY SAFETY IMPLICATIONS:

Not assessed.

DELEGATION:

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

CONSULTATION:

Through the statutory Development Application process.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not applicable.

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

A. THAT Report Number 09TS0073 entitled, Development Application, Lot 1756 (25) Daly Street, Darwin, 40 x 3 Bedroom Multiple Dwellings & Offices in a 12 Storey Building including Car Parking in the Basement and Levels 1 to 3, be received and noted.

B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 09TS0073 CT:sv be endorsed.

PETER LINDWALL
STRATEGIC TOWN PLANNER

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

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

ATTACHMENT A

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

Application for Development Permit - section 46

1. LAND INFORMATION

LOCATION OF PROPOSED DEVELOPMENT

Town/Hundred/Locality: LOT 7756 TOWN OF DARWIN

Parcel Number(s) and/or Unit number:

LTO Plan:

Number and Street Name: 45 CAVENAGH STREET

Zone: C-CBD

LAND OWNER INFORMATION

Is the applicant the land owner? YES (NO)

Owner's name(s):

Postal address:

Attach owner's authorisation if applicant is not the land owner

SEE ATTACHMENT C AND F FOR FURTHER INFORMATION

ATTACHMENT A ONE (1) COPY

2. APPLICANT INFORMATION

APPLICANT

ILIS Customer no. (if known):

Company name (if applicable): OPEN 2 CONSULTING

ABN or ACN (if applicable): 84 106 014 328

Title: Mr Mrs Miss Ms Dr Other:

Family name(s): BLOOMFIELD

Given name(s): KEITH

Preferred name(s):

Postal address: GPO BOX 8[illegible]

DARWIN

NT 0801

Telephone no. (business hours): 89810941

Facsimile no.: 89810947

E-mail address: group1@bigpond.net.au

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

ILIS Customer no. (if known):

Company name (if applicable):

ABN or ACN (if applicable):

Title: Mr Mrs Miss Ms Dr Other:

Family name(s):

Given name(s):

Preferred name(s): AS ABOVE

Postal address:

Telephone no. (business hours):

Mobile no.:

Facsimile no.:

E-mail address:

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

3. DEVELOPMENT / PROPOSAL

Existing Land Use

MEDICAL SUITES OPENED.

Brief Description of Development/Proposal

MIXED USE COMMERCIAL AND RESIDENTIAL WITH 4 BEDROOM APARTMENTS IN TRADITIONAL STYLE

Value of works (excluding land): $9 MILLION

Variations Sought

COMMUNAL 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 (m^2):
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
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.

Signature(s) 15 10 2009
Date

PRIVACY NOTE:

The Department of Planning and Infrastructure, on behalf of the Minister, is authorised under the *Planning Act* to collect the information on this form, or otherwise provided by you, in consider a proposal to grant a Planning and 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. The information is also regularly provided to other NT Government Agencies, the Australian Valuation Office, local government 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.dpi.nt.gov.au

Any personal information provided can be subsequently accessed by you on request. If you have any queries please contact the Manager Development Assessment Services on 8999 6249.

GUIDE TO ATTACHMENTS

DEVELOPMENT APPLICATION

The following information is provided to assist with the preparation of a development application and contains information on the content and the required number of copies of each attachment.

NOTE: TEN (10) COPIES OF THE APPLICATION FORM MUST BE PROVIDED IN ADDITION TO THE ATTACHMENTS LISTED BELOW.

ATTACHMENT A - OWNER'S AUTHORISATION

ONE (1) COPY REQUIRED

If the land is owned by more than one person or company, written authorisation must be obtained from each person or company named on the title.

If the land is owned by a company or body corporate, written authorisation must be obtained from the company director/s (under company seal) or from the body corporate.

ATTACHMENT B - STATEMENT OF EFFECT OF USE OR DEVELOPMENT PROPOSAL

TEN (10) COPIES REQUIRED

Development applications made under section 46 of the *Planning Act* require the applicant to provide a statement describing the effect of a proposed use or development proposal. The statement should be detailed and should address, but need not be limited to, those matters stated in section 46 of the *Planning Act*.

Applicants are advised that a consent authority to which an application has been made under section 46(1) may reject an application without further consideration if it does not address the matters specified in 46(3).

Brief summaries of these requirements are listed here for guidance. Note that 'development' below is used in the wider context of its definition in terms of the Act.

SECTION OF THE *PLANNING ACT*	MATTER TO BE ADDRESSED IN APPLICATION
46(3)(a)	an assessment demonstrating how the proposed development will comply with any planning scheme that applies to the land;
46(3)(b)	an assessment demonstrating how the proposed development will comply with an interim development control order, if any, applying to the land;
46(3)(c)	if a public environmental report or an environmental impact statement has been prepared or is required under the *Environmental Assessment Act* in relation to the proposed development – a copy of the report or statement and the results of any assessment of the report or statement under that Act by the Minister administering that Act;
46(3)(d)	an assessment demonstrating the needs of the proposed development;
46(3)(e)	a description of the physical characteristics of the land and a detailed assessment demonstrating the land's suitability for the purposes of the proposed development and the effect of development on that land and other land;
46(3)(f)	a statement specifying the public facilities or public open space available in the area in which the land is situated, whether land for public facilities or public open space is to be provided by the developer and whether it is proposed that facilities or open space be developed by the developer;
46(3)(g)	a statement specifying the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and whether public utilities or infrastructure are to be provided by the developer or land is to be provided by the developer for the provision of public utilities or infrastructure;
46(3)(h)	an assessment of the potential impact on the existing and future amenity of the area in which the land is situated;
46(3)(i)	an assessment of the benefit or detriment to the public interest of the development.

ATTACHMENT C – DIMENSIONED PLANS

TEN (10) COPIES REQUIRED AT NO GREATER THAN A3 SIZE

NOTE: Where original plans have been prepared at a size larger than A3, two (2) additional sets of plans at the original size are required.

Dimensioned plans are required as part of the application. Depending upon the complexity of the development application, or if you are having difficulty understanding these requirements, it may be in your best interests to engage a design professional to assist you in the preparation of your application or to prepare it on your behalf.

If you consider some of the following information is unnecessary due to the nature or location of the particular development, the information may be omitted from your application. Department of Planning and Infrastructure staff will then decide whether the information is required in order to assess the application.

PLANS SHOWING THE INFORMATION INDICATED BELOW ARE REQUIRED.

DEVELOPMENT / BUILDING WORKS PROPOSALS

A site plan at a legible scale, not less than 1:500, showing the following information:

1. The north point, area of the existing parcel and boundary dimensions.
2. Existing and proposed buildings and their distance from lot boundaries.
3. Any existing and proposed easements, substations and services.
4. Vehicle access points.
5. Proposed stacking of parking areas, driveways, vehicle turning areas and loading areas (locations and dimensions).
6. Landscape and open space areas including types of planting, details of screening and/or fencing (locations and descriptions).
7. The proximity of adjoining buildings and their uses.
8. The location of any trees on the subject property and adjoining land.
9. The location of any proposed and/or existing effluent disposal systems on the site.

Floor layout plans at a scale not less than 1:200, showing:

1. Dimensioned floor plans of existing and proposed buildings showing layout, partitioning, room sizes, uses.
2. A schedule stating the total area of each component use in the building, the total floor area and percentage of site cover.

Elevations and sections at a scale not less than 1:200, showing:

1. All elevations of buildings, indicating finished floor levels, existing and finished ground levels and external finishes.
2. Sufficient cross-sections and longitudinal sections to show the relationship between structures and their proper heights.

PROPOSALS TO SUBDIVIDE OR CONSOLIDATE

Plans should be at a legible scale, typically between 1:500 and 1:10 000 and show the following information:

1. The north point, area of the existing parcel and boundary dimensions.
2. Approximate area of each of the proposed parcels.
3. Existing buildings, trees and other improvements on site and on adjoining properties, in relation to lot boundaries.
4. Contours at not greater than 2 metre intervals, flood lines, tidal range lines, drainage lines and other natural features.
5. Land uses.
6. Constructed land is subject to waterlogging, with slope exceeding 5%, roads or pavement.
7. Areas of sites of conservation, cultural or heritage significance.
8. Existing substations, services, easements and reserves.
9. Proposed substations, services, easements and reserves.
10. Dimensions and bearings of proposed lot boundaries and roads.

The Director
NT Building Authority and
Development Assessment Services
Department of Planning and Infrastructure
Darwin

TO WHOM IT MAY CONCERN

Re: Lot 1796 Darwin
25 Daly Street

AUTHORISATION

We hereby authorise Group 1 Consulting to act on our behalf in relation to the above allotments, and to make applications for development assessment

We request you provide them all information as required and access to the Building Authority files.

Please contact the undersigned if you have any further clarifications or requirements.

Yours Faithfully

Owner of Land Michael Hallidis

Signed

Name (printed) Michael Hallidis

Date 5.5.07

Date Registered: 18/02/2002 Volume 644 Folio 336
Duplicate Certificate as to Title issued? No

SEARCH CERTIFICATE

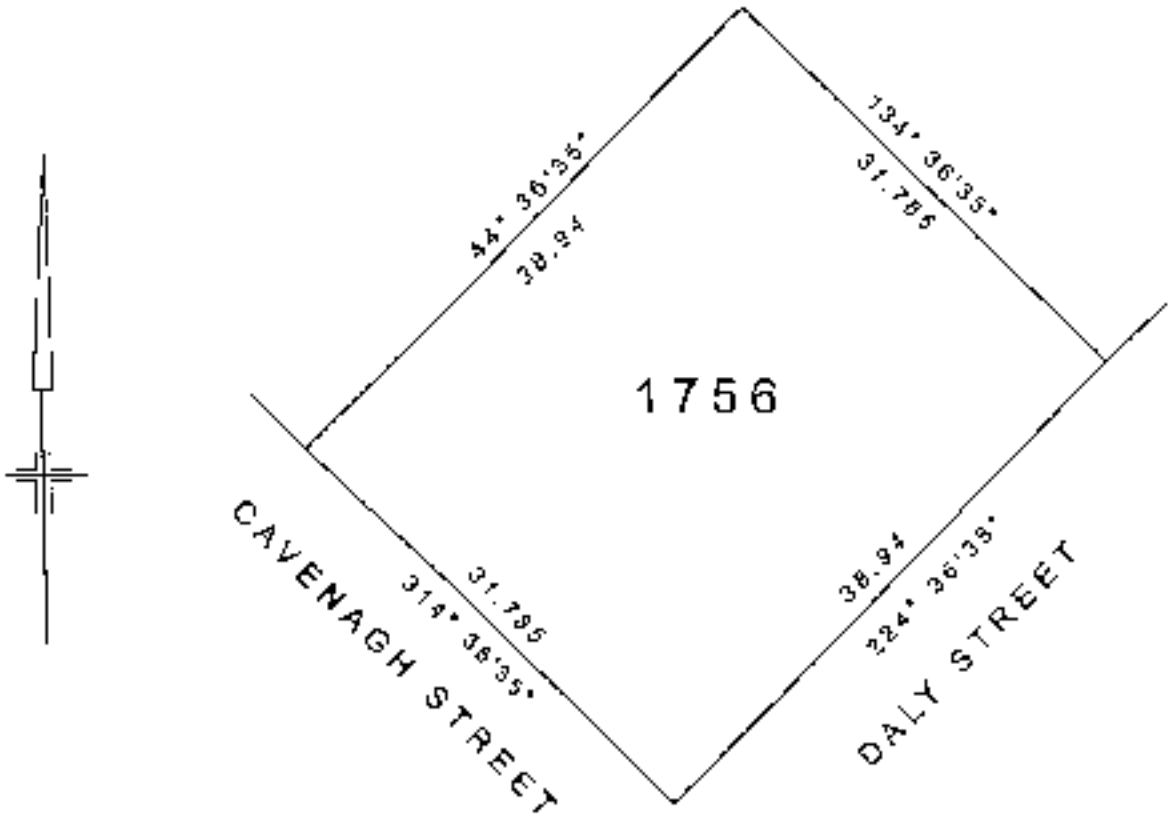
Lot 1756 Town of Darwin from plan(s) DIA000369
Area under title is 1230 square metres

17 17

Owner:
Mihail Halkitis
of 1 Strangman Court, Larrakeyah NT 0820

Registered Date	Dealing Number	Description
		Previous title is Volume 633 Folio 47

End of Dealings



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

Record of Administrative Interests and Information
The information contained in this record of Administrative Interests only relates to the below parcel reference.

Parcel Reference: Lot 01756 Town of Darwin plan(s) DIA000309

(Item section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

Government Land Register
(none found)

Custodian - Registrar General (+61 8 8999 6252)

Current Title
CUFT 044 338 (order 1)

Tenure Type
ESTATE IN FEE SIMPLE

Tenure Status
Current

Area Under Title
1230 square metres

Owners
Mihail Halkin
1 Stuartpriest Court, Leanyer/Wulagi NT 0820

Easements
(none found)

Unit Entitlements
(none found)

Transfers
26/05/1981 for $230,000
19/03/1975 for
01/01/0001 for

Tenure Comments
(none found)

Historic Titles
CUFT 632 471 (order 1)
CUFT 472 022 (order 1)
CUFT 403 132 (order 1)
CUFT 203 123 (order 1)
CUCL 023 044 (order 3)
CUCL 023 044 (order 5)
CUCL 023 044 (order 4)
CUCL 023 044 (order 2)
CUCL 023 044 (order 1)
Visit the website http://www.nt.gov.au/justice/ntlis/land_title_office/

Contention - Surveyor General (+61 8 8995 5353)

Address
25 DALY ST, DARWIN CITY

Survey Plan
DPA000038

Parcel Status
CURRENT

Parcel Area
1230 square metres

Map Reference
Code 2001 Scale 2500 Sheet 29 22

Parent Parcels
(none found)

Parcel Comments
(none found)

Survey Comments
(none found)

Proposed Easements
(none found)

Municipality
Darwin City Council

Region
DARWIN

Contention - Valuer General (+61 8 8982 5700)

Owner's Last Known Address
MR M I/A KITIS, PO Box 37221 WINNELLIE, NT 0821

Parcels in Valuation
Lot 01205 Town of Darwin

Unimproved Capital Value
$1,850,000 on 01/07/2008
$1,000,000 on 01/07/2005
$760,000 on 01/07/2002
$745,000 on 01/07/1999
$305,000 on 01/07/1996
$275,000 on 01/07/1993
$275,000 on 01/07/1991
$275,000 on 01/07/1988
$200,000 on 01/07/1985
$150,000 on 01/07/1982
$90,000 on 01/05/1978
$80,000 on 01/05/1977
$70,000 on 01/05/1974

Valuation Improvements
01/08/1982 Office
01/08/1982 Shop
01/08/1982 Commercial other
Improvement type(CBR YARD)

Custodian - Property Purchasing (+61 8 8999 7722)

Acquisitions
(none found)

Custodian - Building Advisory Service (+61 8 8999 8662)

Building Permits
(none found)

Visit the website http://www.dpi.nt.gov.au/whatworks/building/index.html

Custodian - Town Planning and Development Assessment Services (+61 8 8999 8657)

Planning Scheme Zone
CB Central Business

Interim Development Control Orders
IDCO No. 18 (Interim Development Control Order No. 18) which applies to this land restricts building height in Central Darwin. For more information telephone (08 8999) 6630 or follow this link
http://www.nt.gov.au/lands/planning/syatem/idco.html

Planning Notes
(none found)

Planning Applications
(none found)

Custodian - Power and Water Corporation (1800 245 092)

Meters on Parcel
Power Water - Electricity 2
Power Water - Water 1

For Account balances, contact the Power and Water Corporation.

Custodian - Pool Fencing Unit (+61 1300 301 059)

Swimming Pool/Spa Status
(none found)

For more information, contact the Pool Fencing Unit (+61 1300 301 059).

Custodian - Mines and Energy (+61 8 8999 5322)

For information on possible Exploration Licences, contact Mines & Energy or visit the website http://www.nt.gov.au/ntg/minerals.html

For information on possible Petroleum Titles, contact Mines & Energy for further details.

Custodian - Environment and Heritage (+61 8 8924 4138)

Results of site contamination assessment
(none found)

For further information contact Environment and Heritage or visit the website http://www.nt.gov.au/ntg/environment/waste/register/index.html

Other Interests

For Account balances, contact Darwin City Council

Proposed Mixed Use development

Lot 1756
TOWN OF DARWIN
25 Daly Street
(Hearing Date 1 July 2009)

The Sites
Area 1230m²
Zone CB
Mixed Use Offices and 40x3 bedroom apartments.

The Proposal.
The building will be

- 12 Storeys in total height comprising
- 1 level of basement carparking,
- 1 level of offices and parking
- 2 upper levels of car parking
- 8 levels of 3x3 bedroom apartments

The building is of mixed use comprising ground floor commercial space and residential apartments.

The commercial space occupies the Daly street side of the ground floor shielding the carparking and services from the street, and providing a full street address of commercial office finish.

Car parking for office tenants is provided at ground level behind the offices, accessed from both Gardens Road and Dashwood Place, and some car parks will at basement level.
Car parking for apartments are provided in one basement level, and upper levels 1+2.

Refuse room and collection is provided on site on the ground floor, with a 5.4 metre clear head height parking bay for refuse vehicles, which can also be used as a loading dock for the building occupants.

Apartments are all of 3 bedrooms and have generous balconies, taking advantage of views towards the CBD over the low rise church and parks on the opposite side of Daly Street. Views are also available to the south over the city, and to the west down Gardens Road to the Mindil Beach area beyond.
Balconies vary from smaller bedroom balconies of 11m², to larger living room balconies of 20m² to outer units and 35m² to the centre units.
The lowest level of apartments is the podium level, providing large balcony areas to each apartment, ranging from 64m², 88m² and 100m².

Ample storage is provided, each apartment having its own internal store room, storage areas for office tenants, body corporate, and additional store rooms in the car park levels to be allocated to apartment purchasers.

Shading is provided by large balconies, large roof overhangs and sunshade devices to windows and narrow balconies.
An awning is provided along Daly Street to the office windows, which also provides weather protection to pedestrians. The awning has been kept to a width which will not affect the existing established street trees.

The two storeys of car parking are concealed by a wall of perforated aluminium flat screens, to a perforated design yet to be finalised and to provide 50% minimum ventilation. These screens will provide a colourful and interesting street elevation as is now common on car park structures, and extend along Daly Street and around the corners to Gardens Road and Dashwood Place. Bays of horizontal aluminium louvres are also used to screen carparking levels, and to provide a contrast of finish and aesthetic to these levels.

All services and air-conditioning units are concealed from view behind louvre screens, and in dedicated plant rooms providing easy service access.

The refuse room is at ground level, with access directly off the main lift lobby. The refuse room in turn has direct access to the onsite loading area, allowing refuse trucks to collect from within the site. The head height to this area is 5 metres.
This is preferred to garbage chutes, which are already causing operational and health issues in a number of tower apartments in Darwin due to misuse and blockages.
The design is deliberate in this regard to provide easy and direct refuse storage and collection, being as simple and user friendly as is possible for the building occupants and collection contractors.

Objectives of the Northern Territory Planning Scheme
This proposal is consistent with the NT Planning Scheme, CB zoning, and satisfies the zone purpose statement:

"The primary purpose of zone CB is to provide for a diversity of activities including administrative, judicial, professional, office, entertainment, cultural, residential and retail and other business activities with a commitment to the separation of incompatible activities."
"Building form and design is expected to be sensitive to the needs of pedestrian movement and facilitate the creation of safe and active street frontages and public places and a vibrant commercial precinct."

In this case, the proposal provides a suitable mixed use development, including professional offices and residential units, and provides sheltered footpaths for pedestrian movement. Offices at the ground floor street front provide an active street address, whilst limited alcoves and small garden beds assist in addressing security issues.
Services such as electricity substation and fire booster arrangements are kept on the side street (Dashwood Place) and carparking and refuse access is also off both side streets, ensuring the primary Daly Street address is clean and active.

Generous balconies add to the design features and provide valuable and usable private outdoor areas, in conjunction with providing sun and weather protection. The upper level balconies provide sweeping views across Darwin.
All carpark levels are screened from the street and public view.

Construction
The construction will be of :

- Reinforced concrete main structure, with painted finish typically,
- Windows, awnings and balustrades will be of powder coat finish aluminium framed.
- Powdercoate aluminium screens will conceal all plant areas and add to the visual impact of the building by introducing differing materials, patterns and colours.
- Driveway and carpark surfaces will be concrete with all footpaths and cross overs to the requirements of the Darwin City Council.
- Landscaped strip garden beds are provided at the footpath edge.
- All air-conditioning plant are concealed from view by full height powdercoat finish aluminium louvres, or are within dedicated plant rooms.

- All balconies are internally drained, and all roofs have gutters and downpipes connecting at street level into the existing mains stormwater system running along Gardens Road, and into the existing SEP on Daly Street

Relevant NT Planning Scheme clauses: (6.2 6.3), 6.5.1, 6.6, 7.5, 7.6, 7.8, 8.1.2, 8.2

1. Clause (6.2 6.3) Building Heights
Clause 6.2 applies to Alice Springs so is NOT APPLICABLE to this application
Clause 6.3 allows a building height of 55m AHD, this building will be 33m in height to the roof top. The ground level at the site is approximately 22m AHD, which means this building does not exceed the allowable height.

2. Clause 6.5.1 Carparking
The development requires 2 car parks per residential apartment, plus 3 spaces for every 100m² of office space.

The total office area is 343m² which requires 11 car parking spaces, the apartments require 80 parking spaces, a required total parking of 91 spaces.

The development delivers a total of 93 spaces, plus 2 tandem spaces at the offices car park, a total of 95 car parks.

3. Clause 6.6 Loading Bay
This proposal provides the required loading bay of minimum dimension 7.5 x 3.5 metres. This bay will also provide on site access for standard refuse trucks.

4. Clause 7.5 Private Open Space
The NT Planning Scheme requires private open space for each dwelling, which is directly accessed from the dwelling, with an area of 12m² and a minimum dimension of 2.8x4 metres. This proposal provides each apartment with a generous balcony in excess of this requirement.

The scheme also requires communal open space if there is no private open space at ground level, this space to be a minimum of 15% of the lot size, in this case 184.5m².

As this proposal provides very large balconies a variation to this requirement is sought.

Balconies constitute a total of 1105m² beyond the minimum 12m² required above, which the applicant submits should be considered a more than adequate replacement for the communal open space requirement of 184.5m², especially when considering the location of the site which can take advantage of the amenities presented by inner city living.
There are parks nearby, the public golf course, and beaches a short distance away providing easy access to outdoor amenities, with public transport routes a short distance down Daly Street.

5. Clause 7.8 Building Design
Further to the design considerations outlined above, the applicant submits that the design of this development adequately addresses the objectives of this clause as,

- It is oriented as confined by the site, takes advantage of available views, and through sun screening devices, adequately addresses the orientation of the building for tropical sun shading,
- The apartments are set back from the street by way of 3m wide balconies.
- Variations in the facade treatment will provide an interesting and colourful aesthetic.
- All air conditioning and services are hidden from view,

- Overlooking of private spaces is minimal,
- Through the provision of partly enclosed service platforms, noise generation is controlled,
- Cross flow ventilation is achieved through generous and strategically located windows and openings, and the central common area is naturally ventilated from each end
- All balconies will be internally drained, and all roof water collected in a stormwater system
- The development is also within walking distance of nearby parklands a number of local shopping centers, public transport, and the CBD
- All carparking is adequately and appropriately screened from the street. (The car park levels will also provide an interesting and colourful street address by way of art style perforated flat panel screens, similar to those recently installed at the Waterfront car park building.)
- Colour treatment to the articulation of the building will present an interesting and attractive street address

The applicant submits this to be an appropriate development for the site.

Statement of compliance to Section 46 of the Planning Act 1999

46(3)(a) An assessment demonstrating how the proposed development will comply with the NT Planning Scheme as it applies to the land.

The subject land is within Zone CB Town of Darwin.
The proposal is for 40 apartments in 11 levels above street, plus 1 basement level.
This proposal is consistent with the NT Planning Scheme for the CB zoning.

46(3)(b) An assessment demonstrating how the proposed development will comply with an Interim Development Control Order applying to the land.

There is no Interim Development Control Order No. 18 applying to the land relating to height limitations. This proposal complies with the height limitation in central Darwin as stipulated in the Northern Territory planning Scheme clause 6.3, being 65m AHD.

46(3)(c) If a public environmental report or an environmental impact statement has been prepared or is required under the Environmental Assessment Act a copy of the report and the results of its assessment.

Not Applicable

46(3)(d) An assessment demonstrating the merits of the proposal.

Refer report on preceding pages.

46(3)(e) The physical characteristics of the land, and a detailed assessment of its suitability for the proposed development AND the effect of the development on that land and other land.

Refer report on preceding pages.

46(3)(f) The available public facilities or open spaces on the land and a description of proposed facilities and land suitable for recreation to be provided by the developer.

The site is on the NW edge of the CBD and close by all local facilities and public transport routes. There are major shopping areas within 500 metres, and parkland within 70 metres. All other facilities are available within walking distance.

46(3)(g) The public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected and how these are to be provided.

There are adequate public utilities and infrastructure to cater for the proposed development typical of the CBD. There are no perceived obstacles to the proposed works for these items.

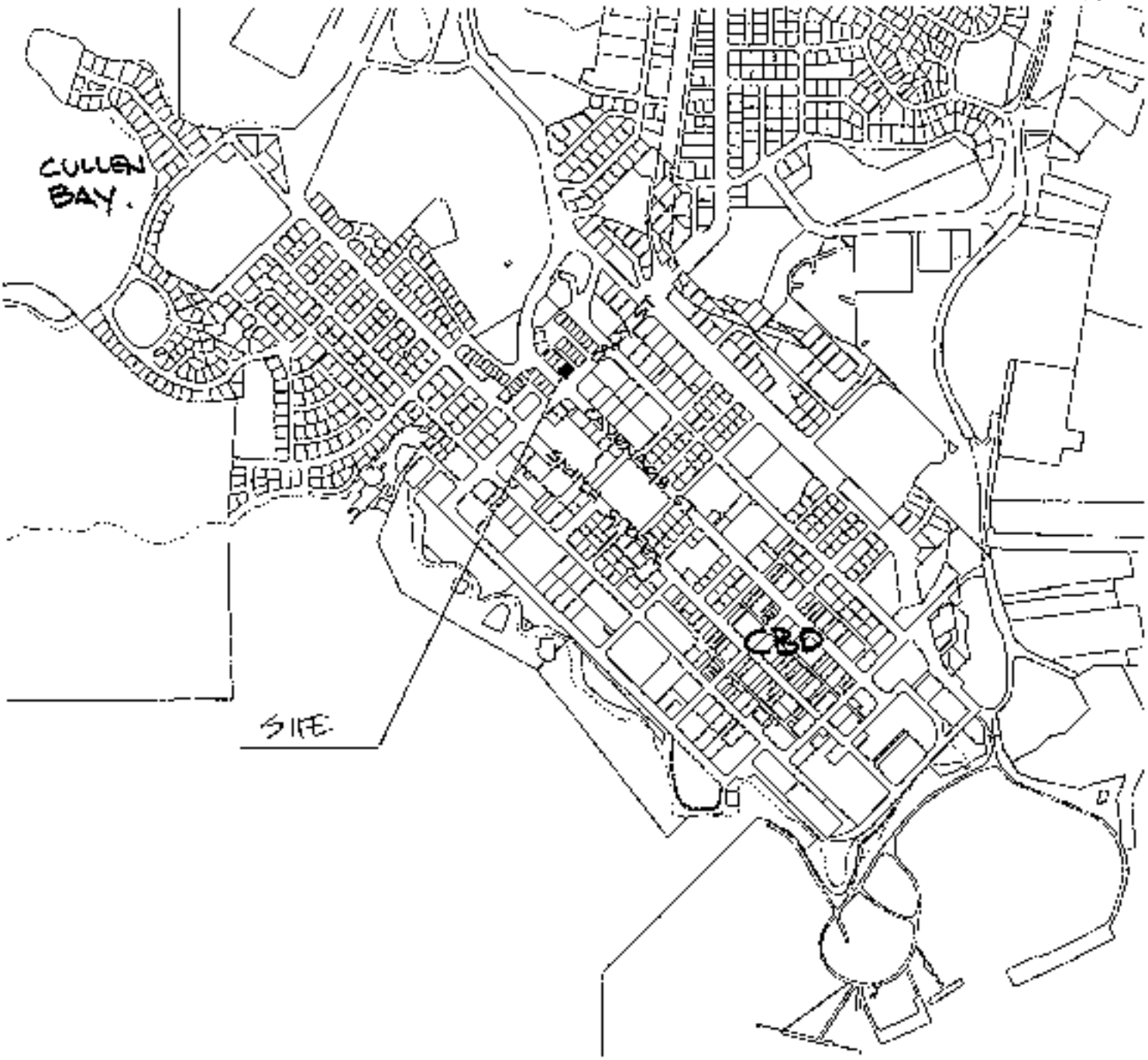
46(3)(h) An assessment of the potential impact of the development on the existing and future amenity of the area.

As outlined in the attached report, the development will not have any detrimental impact on the existing amenity of the area, and the design solutions proposed have fully considered the adjacent sites, and the area in general.
This development will have no adverse effects on the land or neighbouring land, and by replacing an old and dilapidated building used as a car sales yard, will enhance the street.

46(3)(i) An assessment of how the public interest will be affected by the proposed development addressing detriment and benefit.

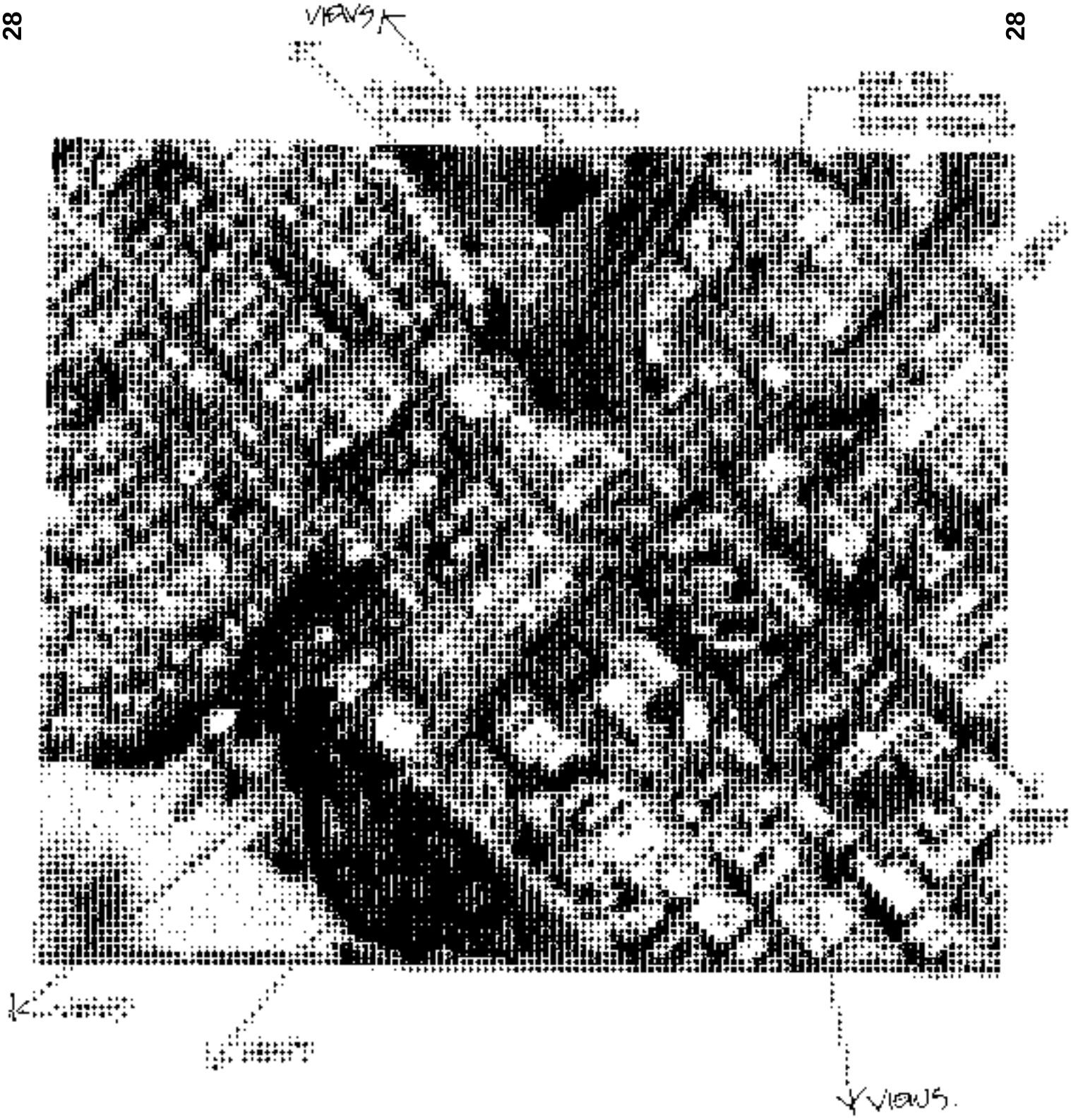
The proposed development will be beneficial to the area, and hence public interest, by the substantial upgrade and beautification of the site, which is in keeping with the continued residential and commercial development in the area, and the desire to increase residential living in the CBD.

27

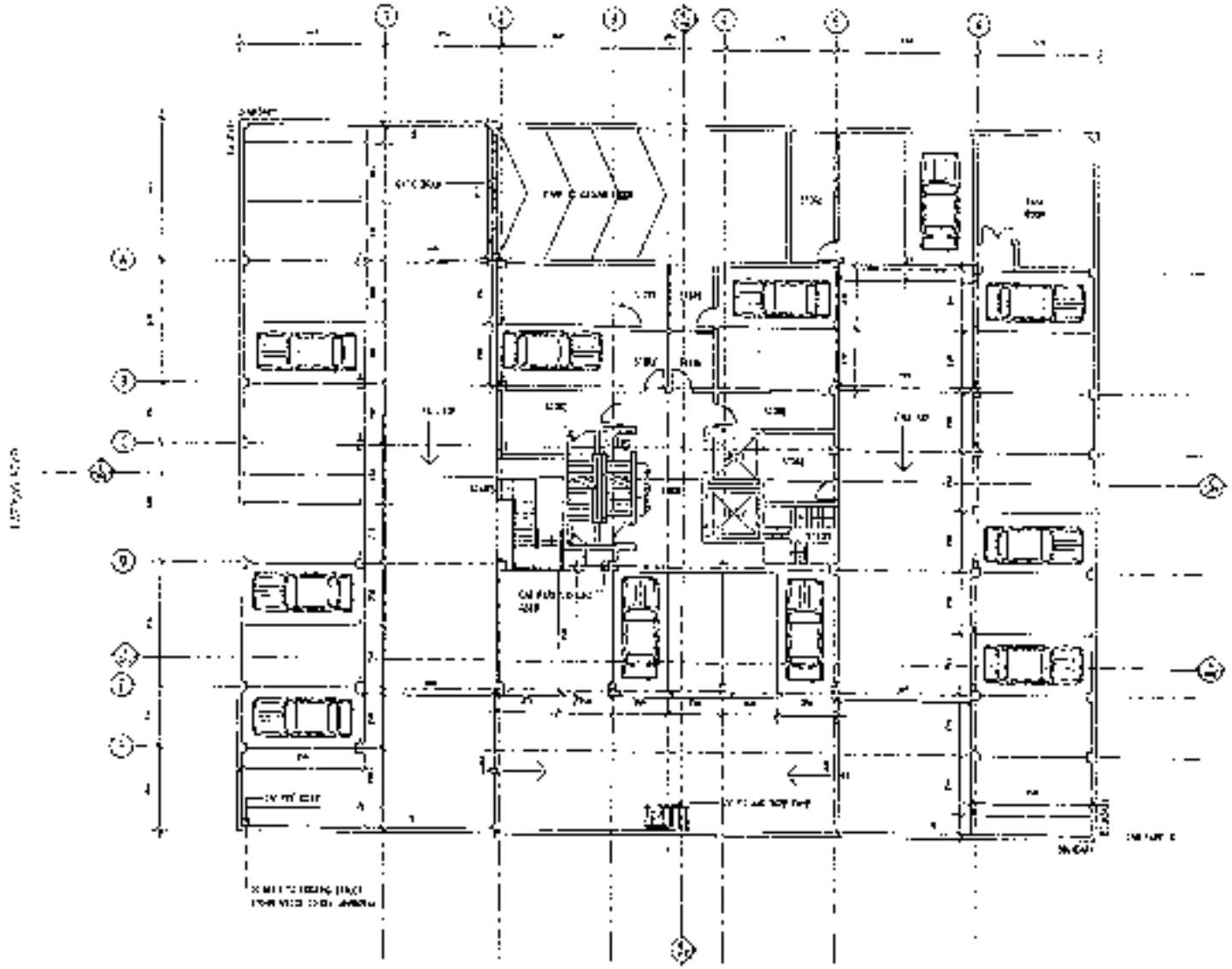


LOCALITY PLAN.

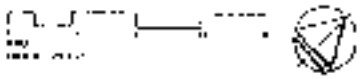
28

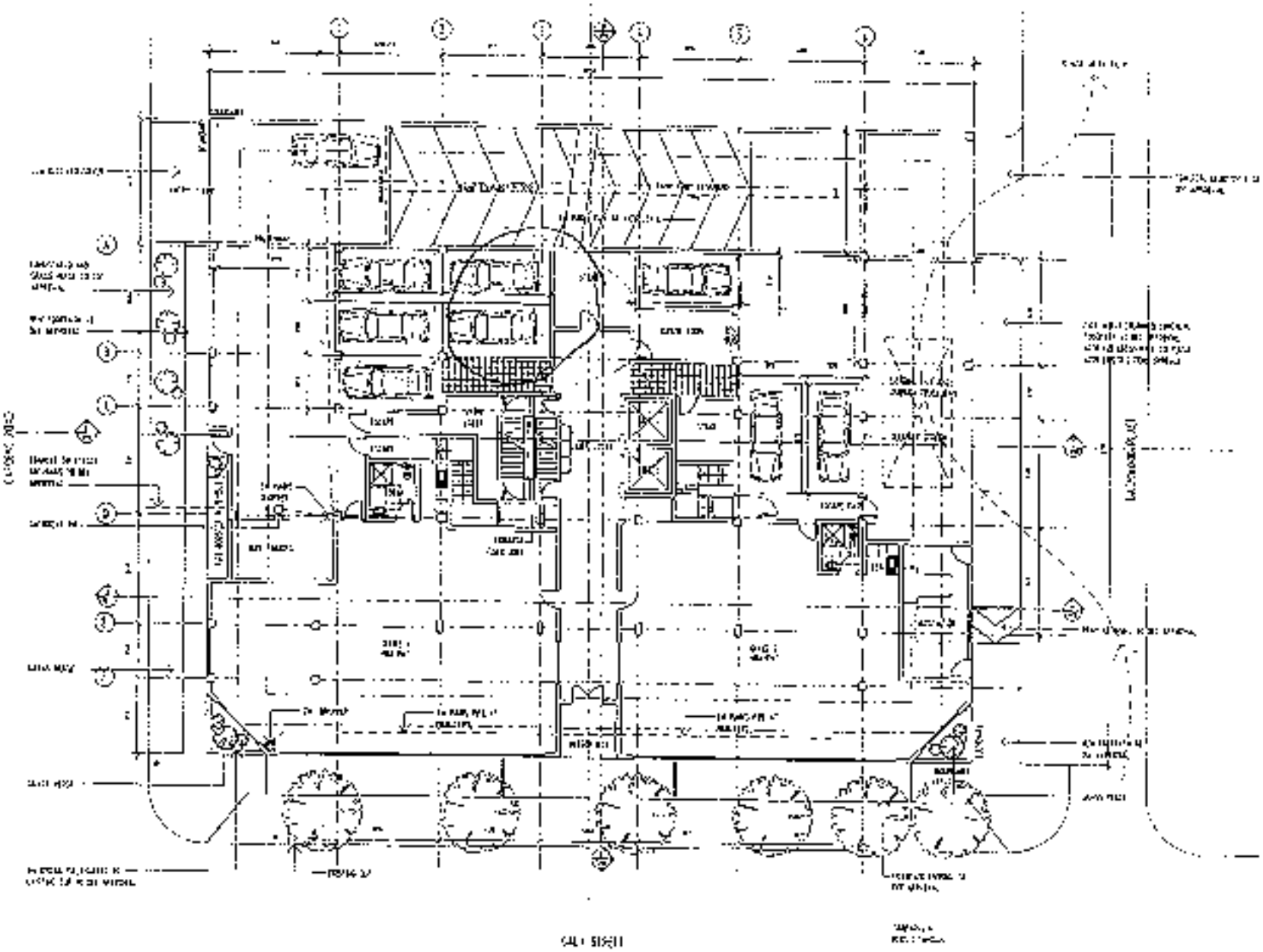


SITE INFLUENCES.



GROUP 1 CONSULTING

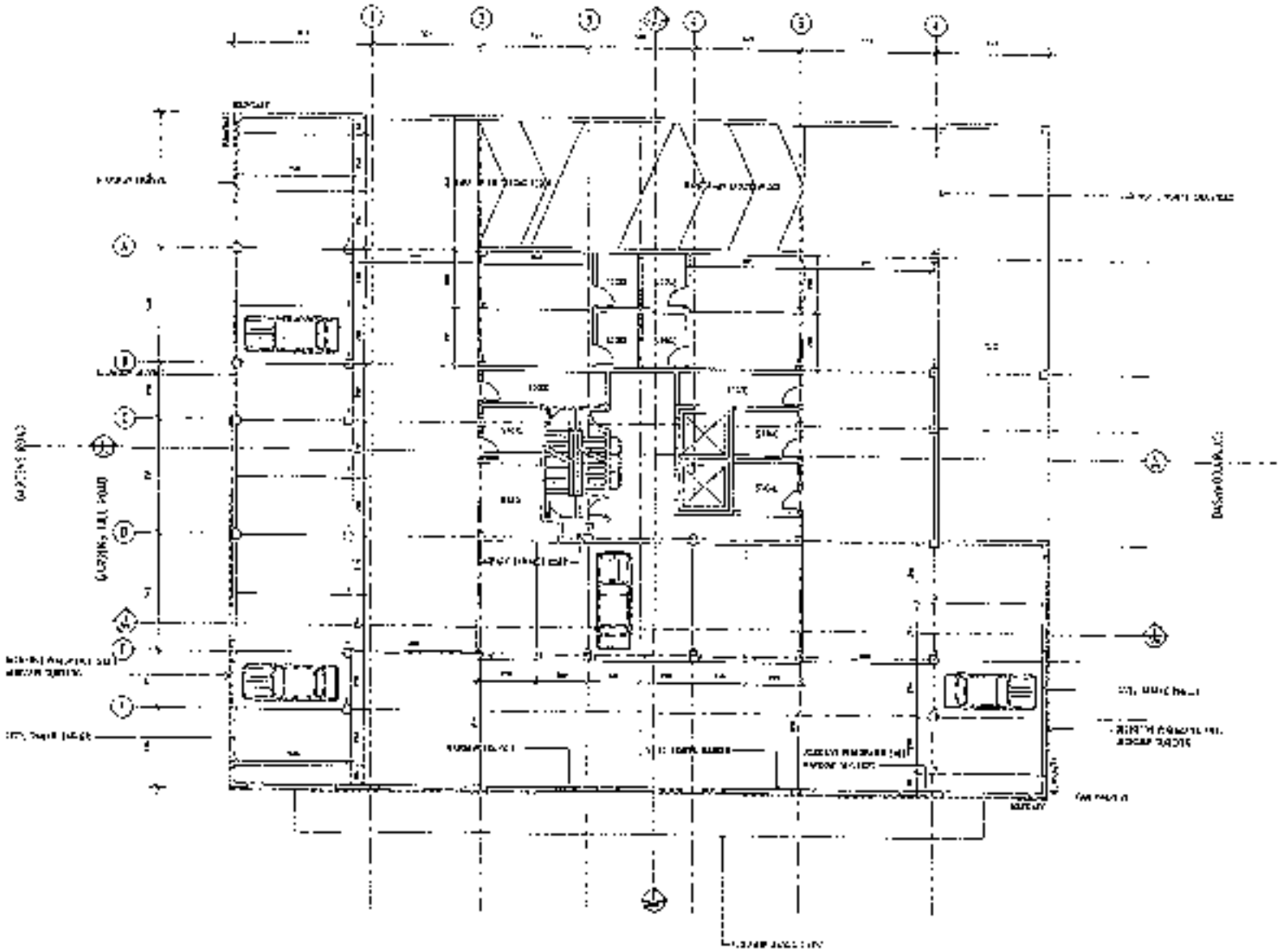




GROUP CONSULTING

25 ONLY STREET

PROPOSED MIXED USE DEVELOPMENT



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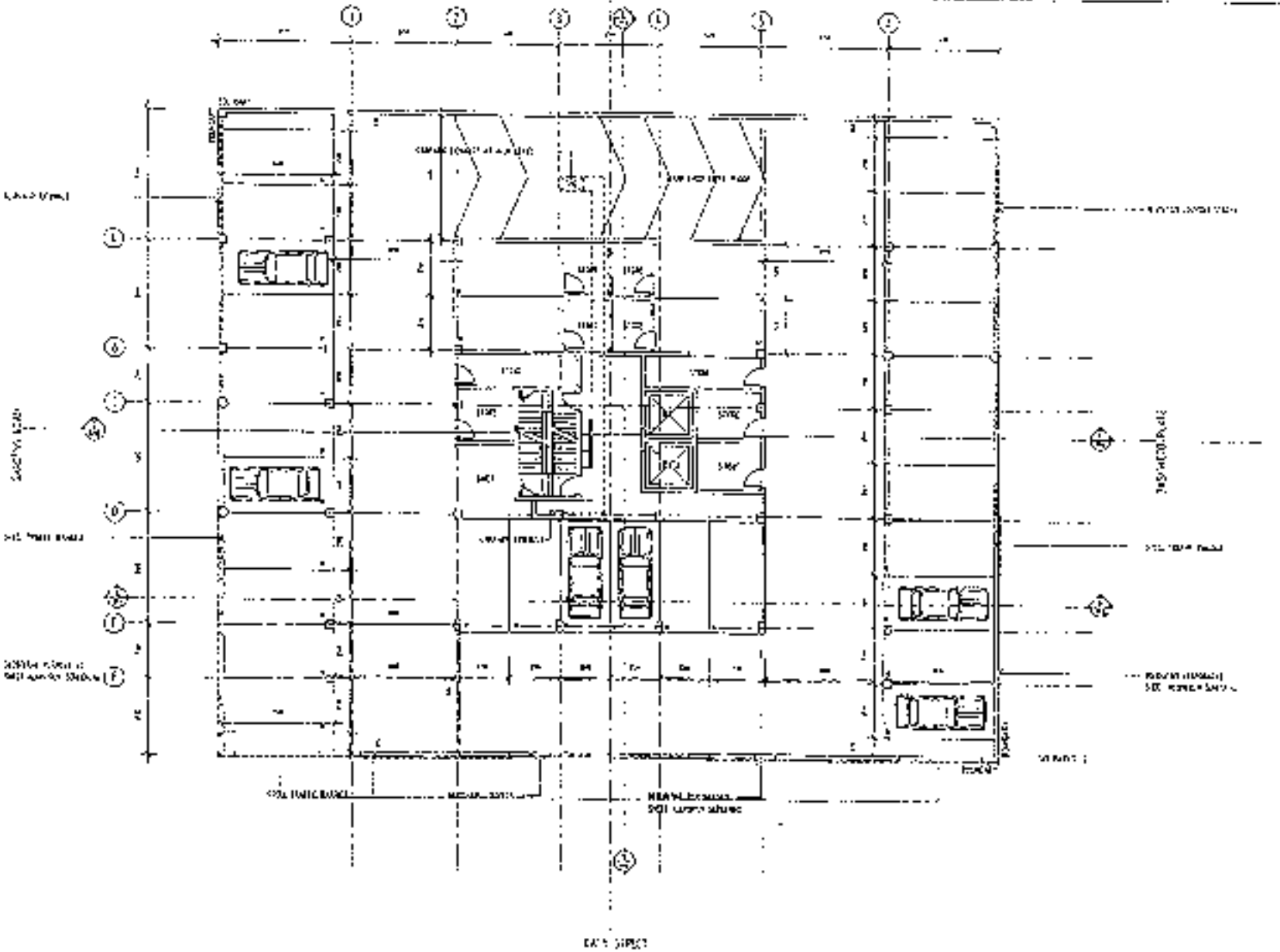
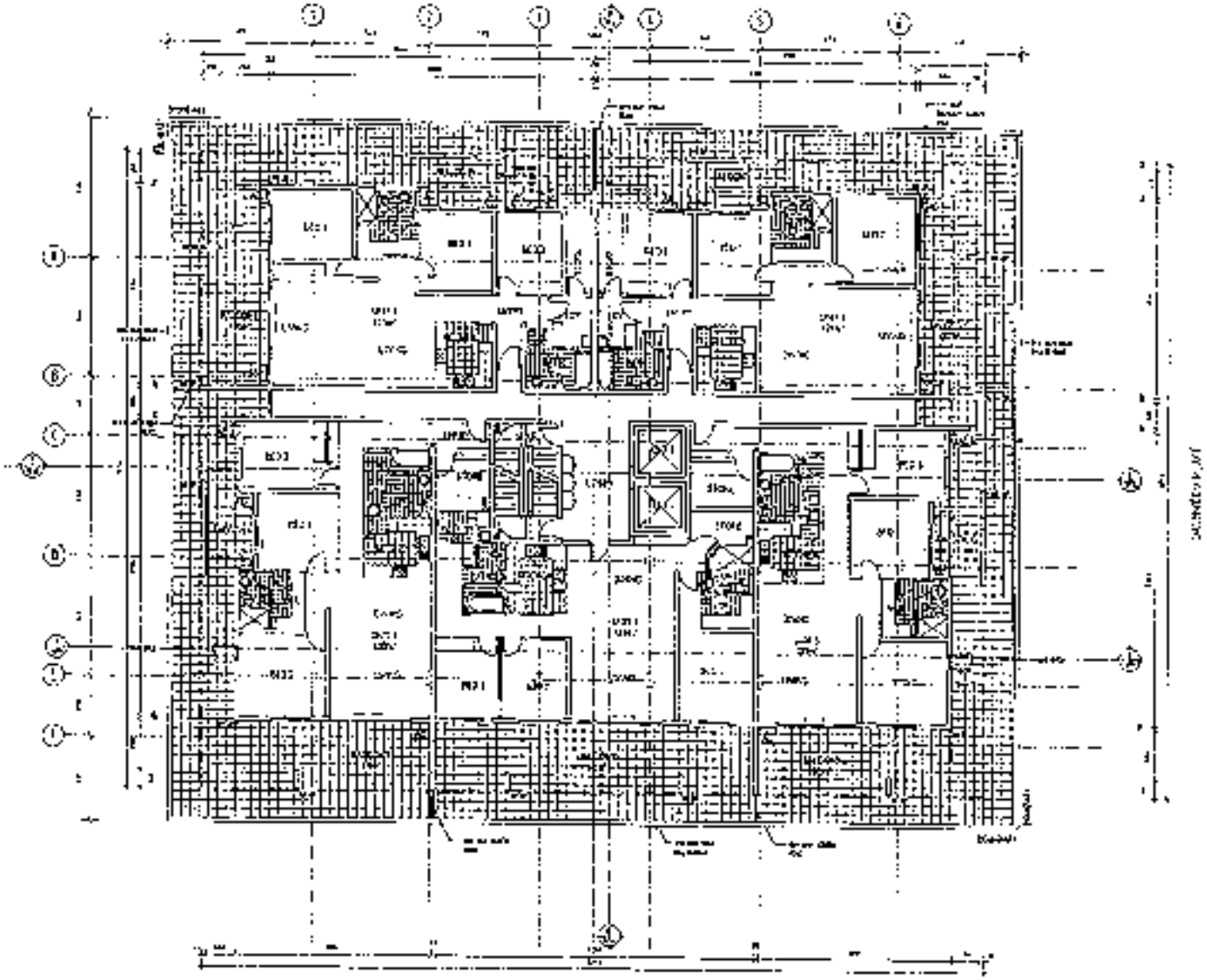


GROUP 1 CONSULTING Pty. Ltd.

LOT 1 SECTION
35 DAY STREET
PROPOSED MIXED USE D.W. (CONDO)

NORTH FLOOR PLAN
SCALE 1:200



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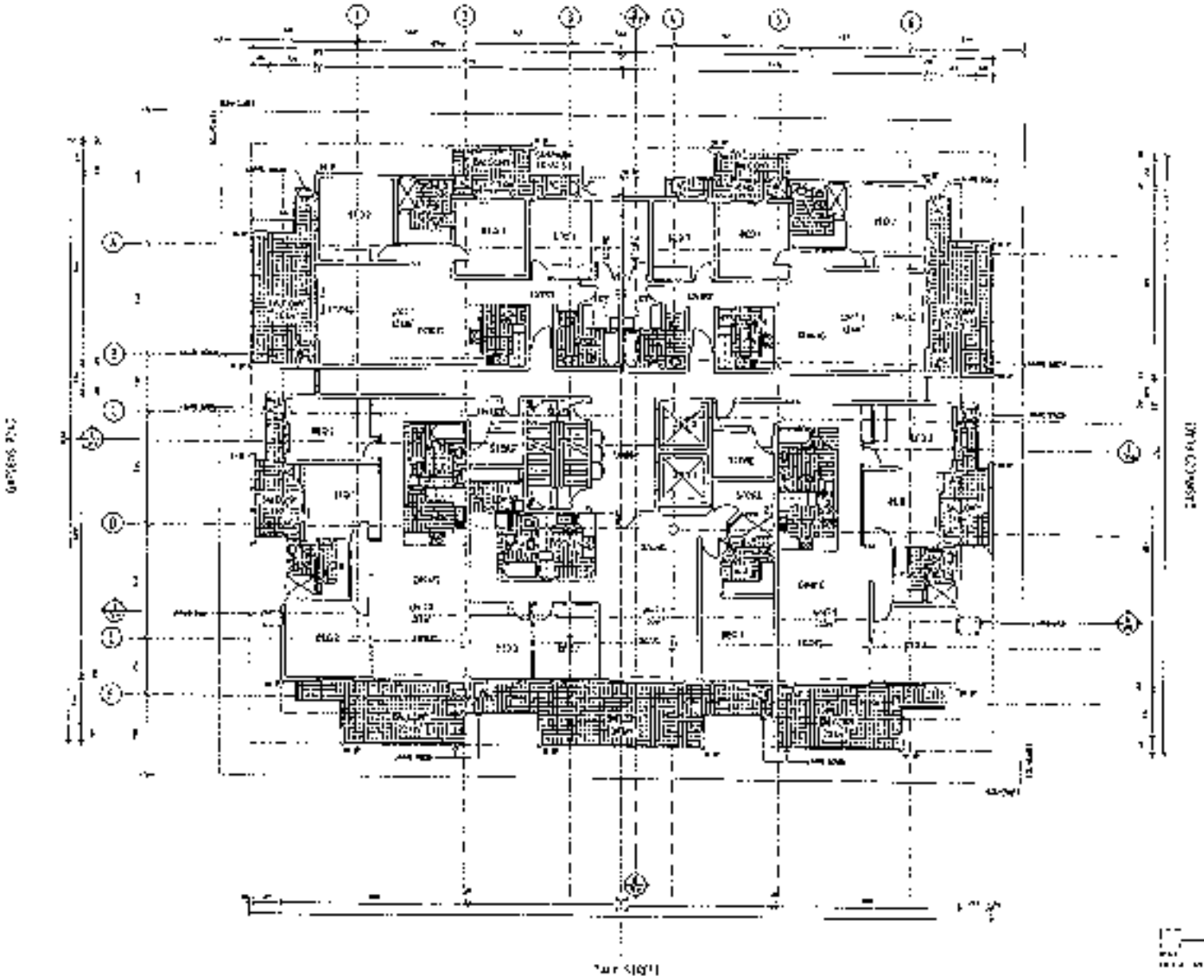

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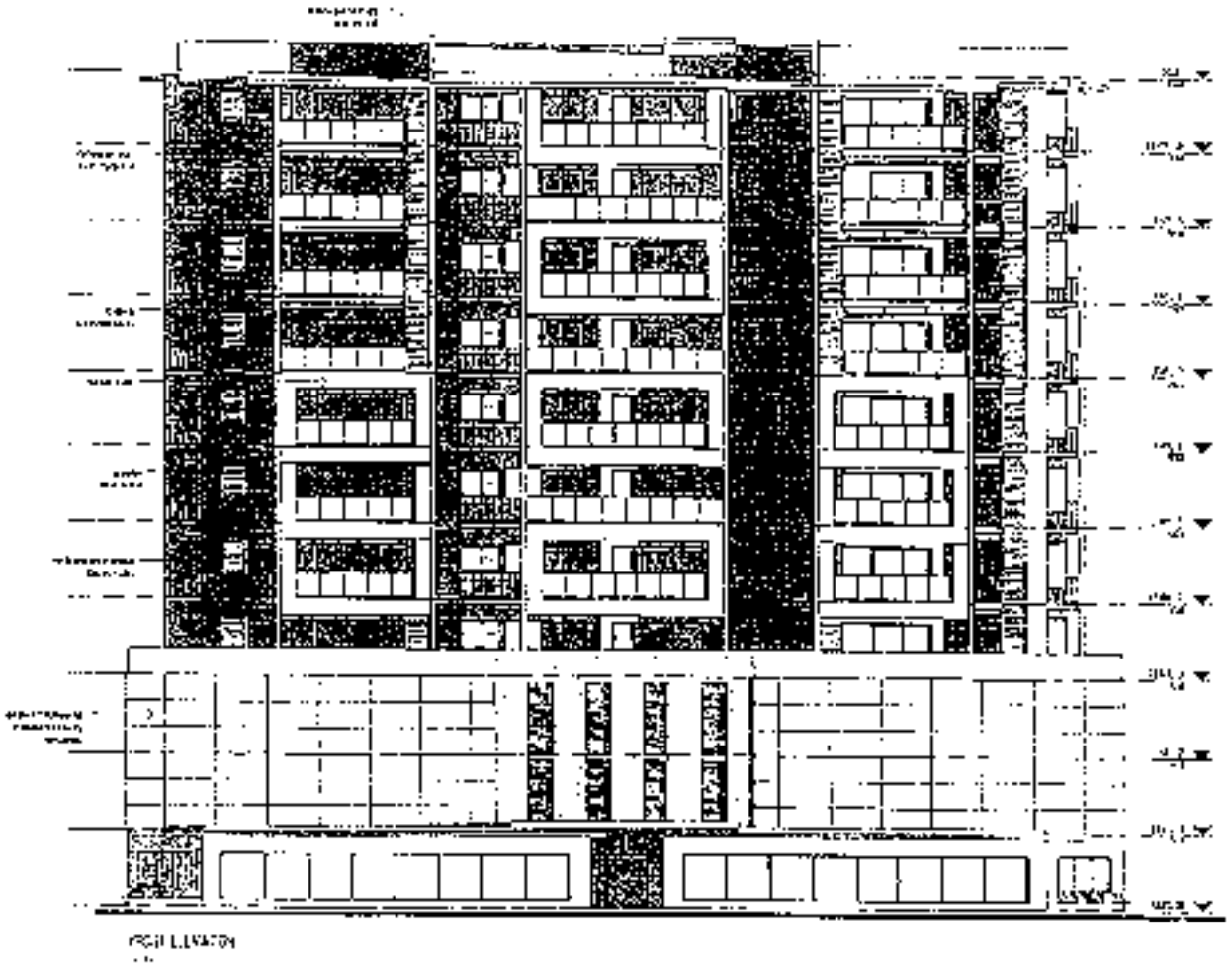
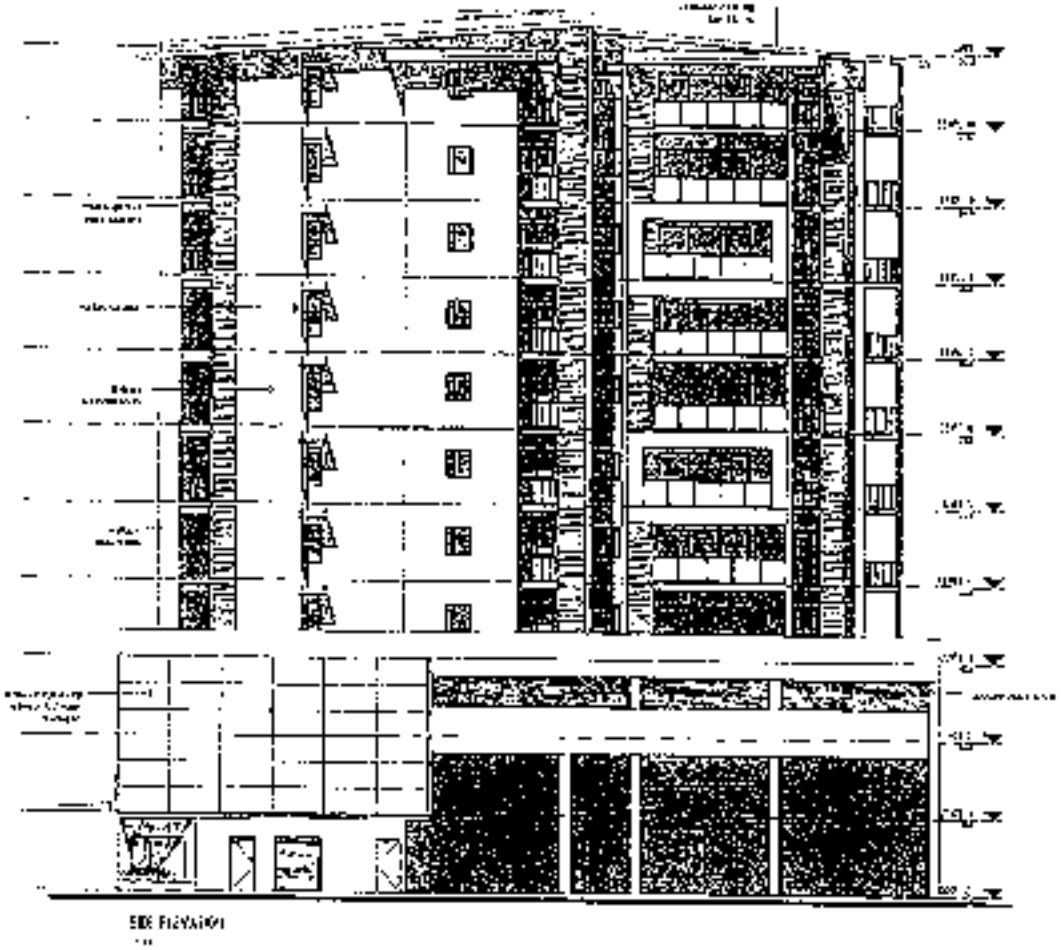
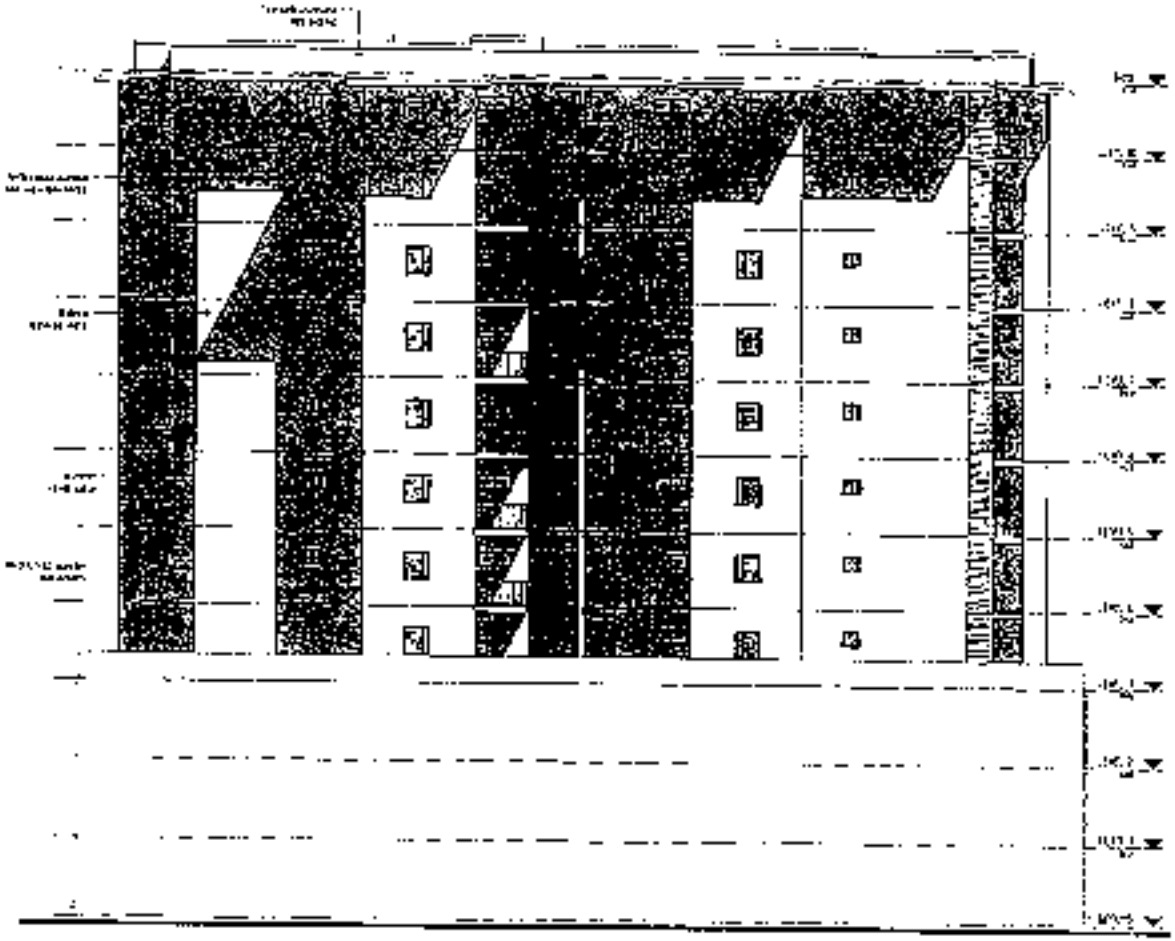
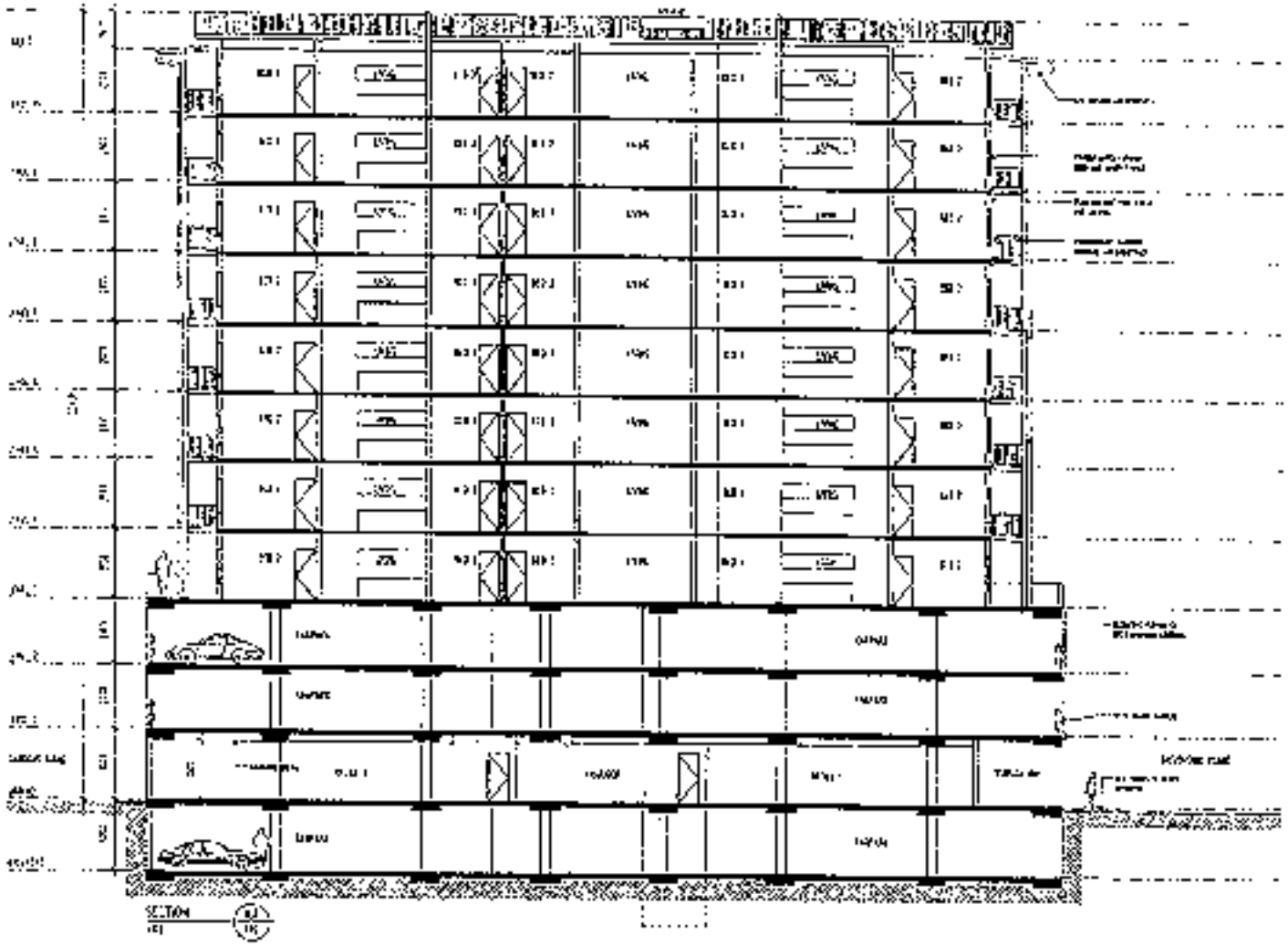


LOT 1726 DARWINS BAY STREET
PROPOSED MIXED USE DEVELOPMENT


SIDE ELEVATION





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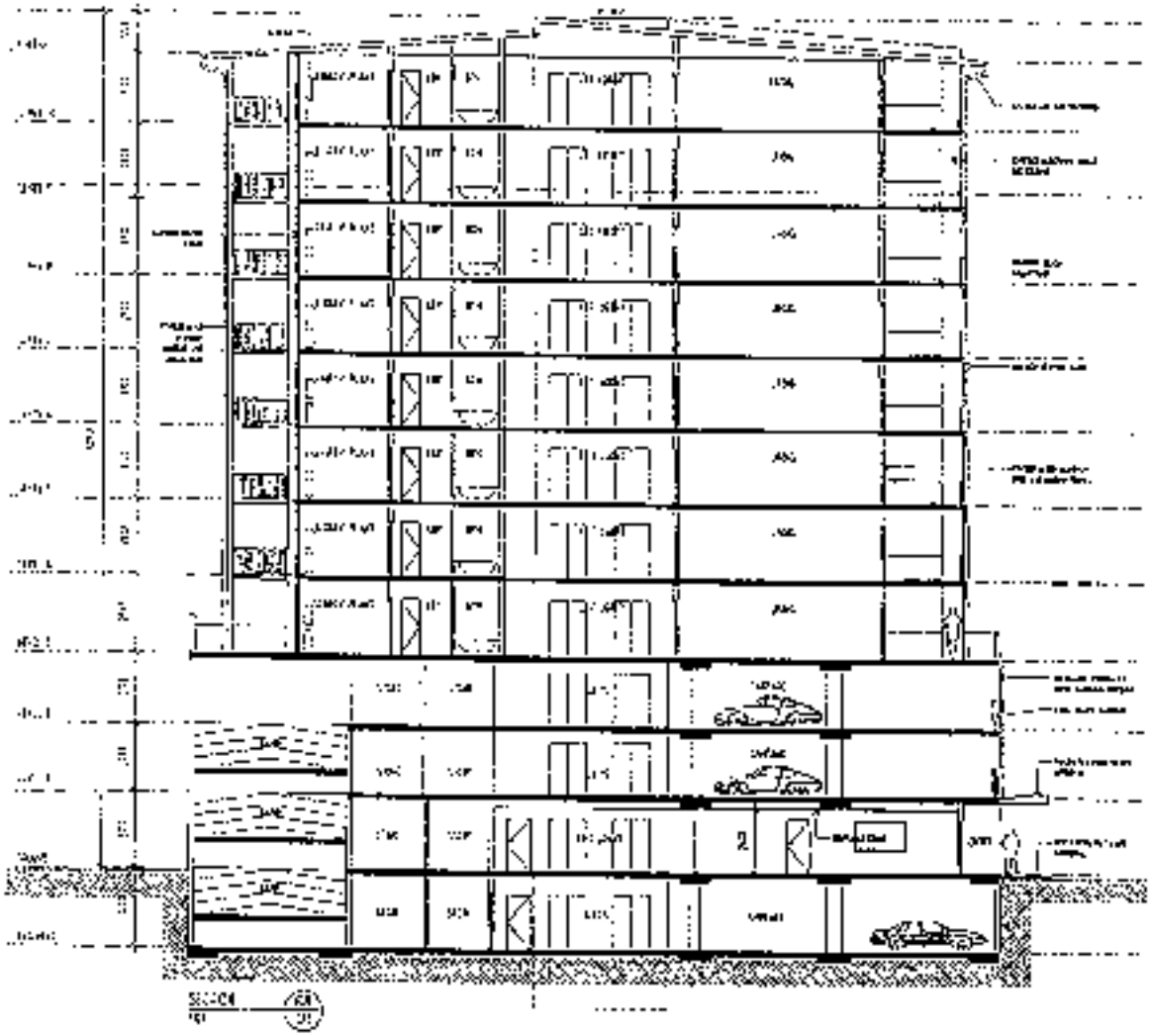

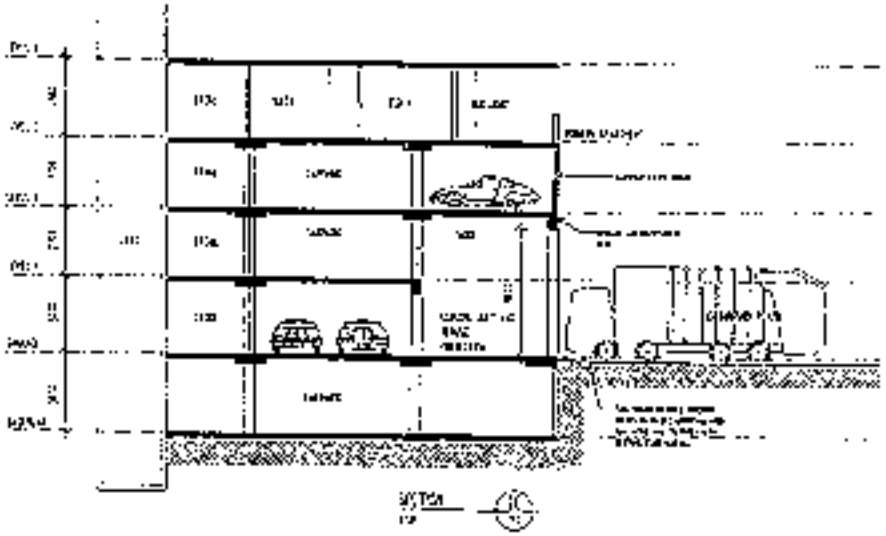

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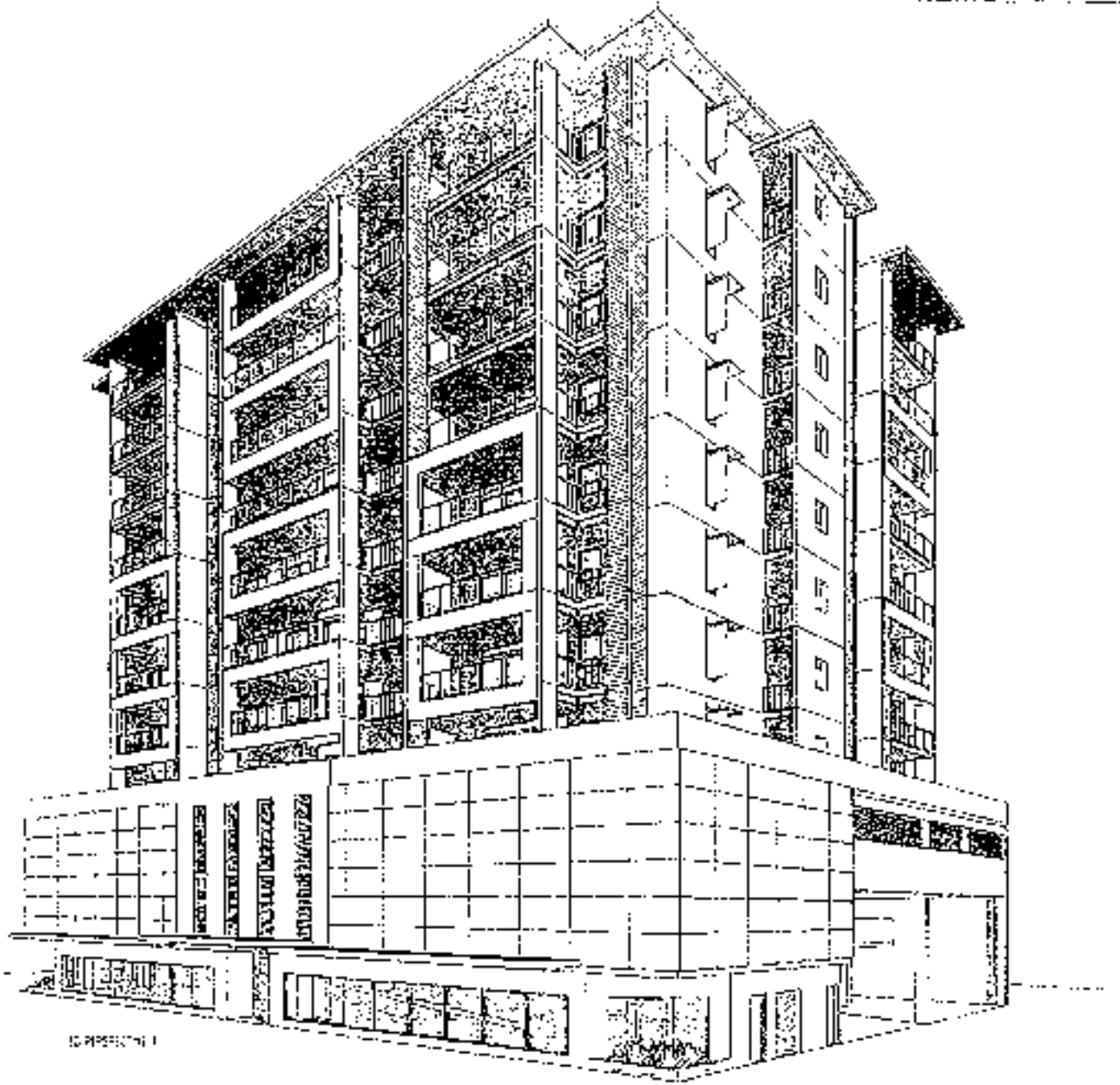
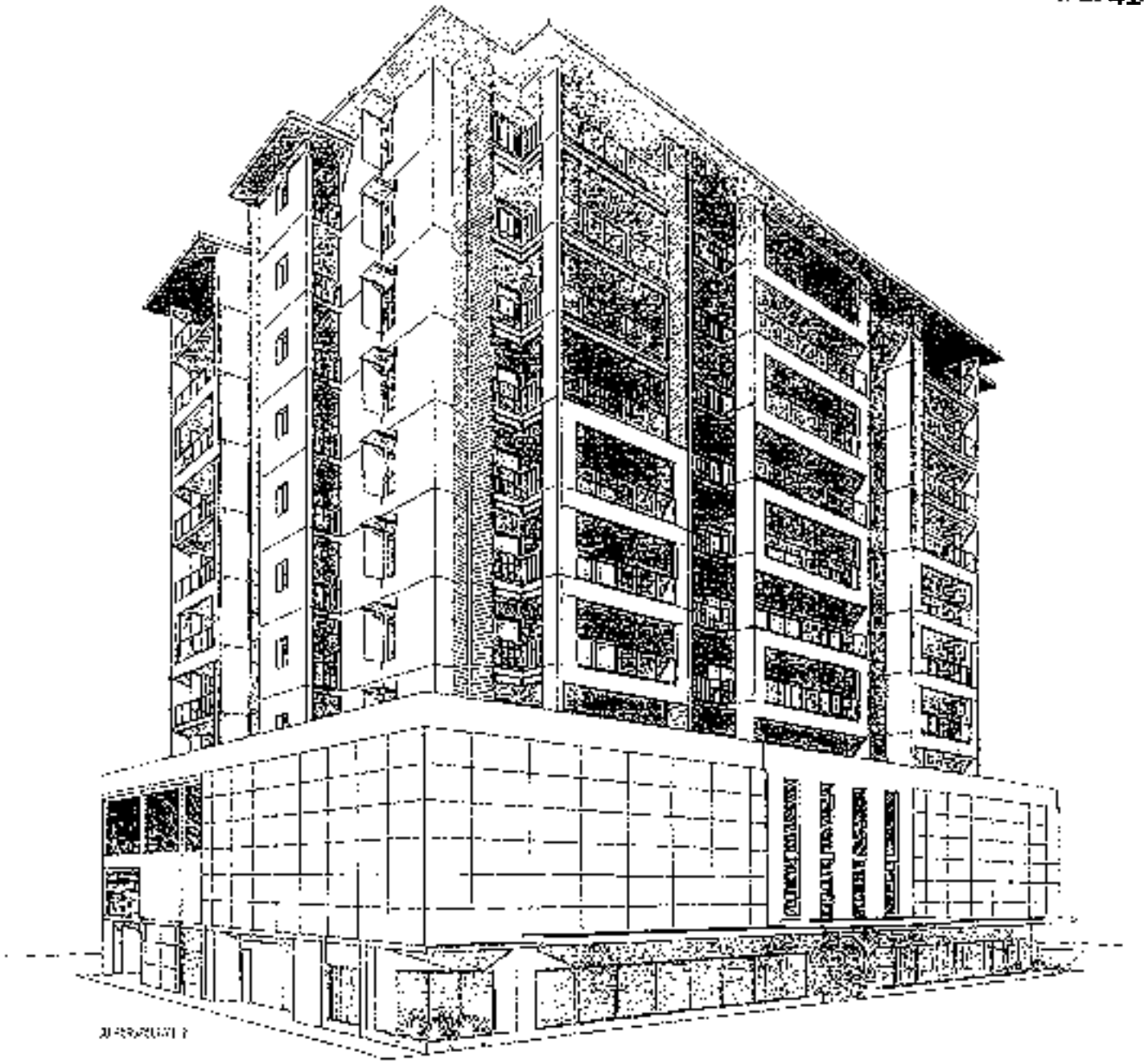
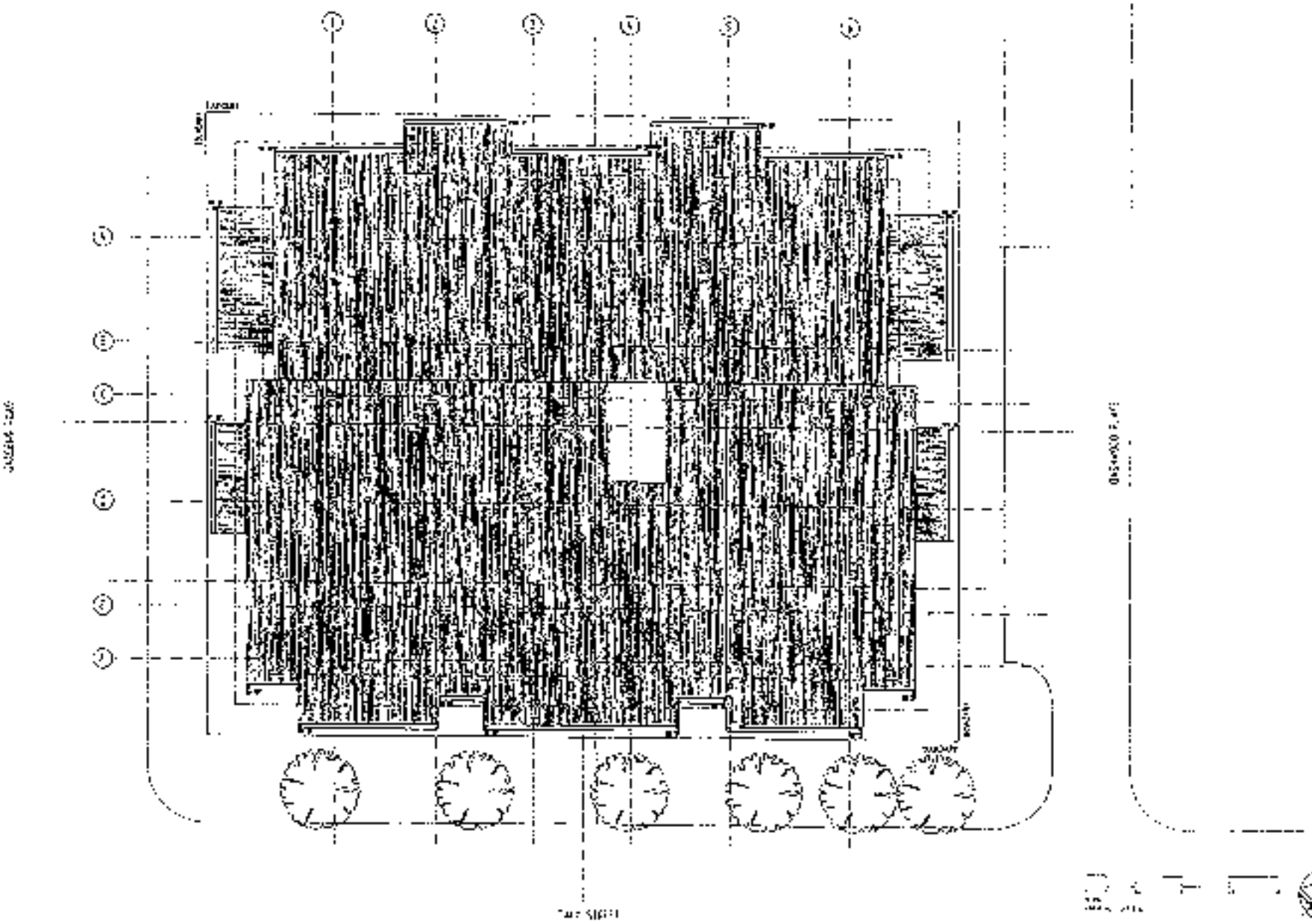






GROUP 1 CONSULTING

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1574045 CT:cb

28 May 2009

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

Dear Doug

REVISED LETTER
Lot 1756 (25) Daly Street, Darwin
40 x 3 Bedroom Multiple Dwellings and Offices in a 12 Storey Building Including Car Parking in the Basement and Levels 1 to 3

Thank you for the Development Application referred to this office on 8 May 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:**

a). **Council requests the Authority requires amended plans demonstrating on-site driver sightlines from the proposed Gardens Road and Dashwood Place car park exit ramps.** Sightlines are to be integrated into the on-site design of the development so that drivers exiting the car parks can see pedestrians 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 be constructed or planted in front of the sight line.

b). **Council requests the Authority requires amended plans demonstrating waste management and waste bin storage facilities in accordance with Council's Waste Bin Policy (Policy No. 333 – as amended 25/02/08).** This current proposal does not meet Council's requirements for the following reasons:

1) The construction of garbage chute facilities in high rise residential developments of more than 6-storeys is encouraged by Council. A designated waste / recycling storage room with bulk bins should be located at the bottom end of the chutes, with the waste bin rooms negatively pressured to avoid bin odours traveling back up the chutes. The chutes should be designed and maintained to the appropriate codes of practice.

2). Separate on-site waste and recycling facilities should also be provided for the ground floor commercial units.

3). It is recommended that the applicant contacts Council's Manager Climate Change and Environment (tel: 8930 0530) to discuss Council's waste management and waste bin storage requirements for the site.

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 that the Authority places a condition on any Development Permit issued regarding developer contributions for stormwater drainage as follows:**

"Pursuant to Part 6 - Developer Contributions of the NT Planning Act, a monetary contribution shall be paid to Darwin City Council in accordance with Council's Developer Contribution Plans for Stormwater Drainage Works."

Developer Contribution Plans for Stormwater Drainage Works were gazetted by Council on 27 June 2007. Contribution Plan CP2006/04D – Darwin Zone G covers Lots 1756. A copy of the contribution plan may be viewed on Council's website or by contacting Council's Technical Services Department on 8930 0585.

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

"Not withstanding 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 propose the following:

1). A new footpath, approx. 1.2 metres wide, and a landscaped and grassed verge for Gardens Road.

2). A full width, approximately 2.5 metres wide, coloured concrete footpath for Dashwood Place, with a 1:20 cross fall to make it flush with the existing road surface. It is assumed that the cross fall is proposed to facilitate vehicle access to the loading bay.

3). An approximate 2 metre wide footpath and street trees are shown along the Daly Street frontage of the proposed building, but the plans do not indicate whether the path and trees already exist or are part of the proposal.

c). **Council requests the Authority includes the following note on any development permit issued which demonstrates an awning over Council's road reserve:**

"Not withstanding the approved plans, any proposed awning is subject to Council 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 2.0 metre wide canopy over the Daly Street road reserve. The applicant should be advised that Council will not approve any balconies or blade walls overhanging Council's land.

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.

- The Applicant be required to provide an assessment of the proposal's car parking plan by a qualified engineer to demonstrate that the layout satisfies the Australian Standards, guidelines and controls for car park layout and circulation.

- 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.

- 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 (b) 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 0628.

Yours sincerely

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Group 1 Consulting

ENCL: YES

DARWIN CITY COUNCIL

DATE: 06/05/09

REPORT

TO: TOWN PLANNING COMMITTEE MEETING/OPEN **APPROVED:** PL

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

REPORT NO: 09TS0079 PL:sv

COMMON NO: 1544280

SUBJECT: DEVELOPMENT APPLICATION
LOT 3492 (117) MITCHELL STREET, LOT 3493 (10) DOCTORS GULLY ROAD AND LOT 5684 (3) DALY STREET, LARRAKEYAH
63 X 1 BEDROOM SERVICED APARTMENTS, 1 X 2 BEDROOM MULTIPLE DWELLING (CARETAKER'S RESIDENCE) AND A CAFÉ/RESTAURANT IN A 9 STOREY BUILDING PLUS 2 LEVELS OF BASEMENT CARPARKING

ITEM NO: 10.2

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. As a result of consultation with the NT Development Assessment Services the applicant has re-designed the building. The revised application is the subject of this report. The 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: 1,990m^2

Proposal:

The revised 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 9 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 8 floors of 1-bedroom serviced apartments (63 units) and 2 levels of basement car parking with 77 car parking bays.

The major changes to the proposal are to increase the north-west boundary of the site by subdividing an additional 2.0 metres of land form the adjoining lot. This increases setbacks to 6 metres on the front portion of the building and 7.25 metres on the rear part of the building.

To reduce the building mass facing the adjacent MD zoned land, the middle units on level 4 to 7 have been removed, breaking up the façade of the building. These four units are now located on the 8th level (9th storey) of the building.

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 subject site marks a transition in land uses permitted under the N T Planning Scheme being located on the fringe of the Darwin CBD and between Multiple Dwelling (MD) and High Density (HD) zones. The main part of the site is located

within the TC (Tourist Commercial) zone, with the remainder located within the CB (Central Business) zone. A map of the zoning of this area is at **Attachment C.** 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:

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
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) plus 6 car parking spaces per 100m^2 net floor area for the coffee shop, including alfresco area Total required = 77 spaces	Complies - 77 bays provided
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.	Does not comply
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. Does not comply

Clause	Requirement	Compliance
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.
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.
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

Building Setbacks

Clause 7.3			
Mitchell Street Frontage	**Setback Required**	**Setback Provided**	**Compliance**
Ground floor	The CB zone requires an active retail frontage at pedestrian level.	None	Yes. Provides and active retail frontage to Mitchell Street
1st floor	7.5m + 0.5m = 8.0m	4.8m to balcony wall	no
2nd & 3rd floors	7.5m + 0.5m = 8.0m	7.4m to balcony wall	no
4th to 7th floors	7.5m + 0.5m + 1.5m (additional storey) = 9.5m	7.4m to balcony wall	no
8th floor	Not applicable as no apartments to front of building – roof area only		

Doctors Gully Road Street Frontage	**Setback Required**	**Setback Provided**	**Compliance**
Pool Deck	2.5m + 0.5m = 3.0m	1.7m to car park wall shown on Ground Level floor plan	no
1st floor	2.5m + 0.5m = 3.0m	5.6m to balcony wall	yes
2nd & 3rd floors	2.5m + 0.5m = 3.0m	8.2m to balcony wall	yes
4th to 8th floors	2.5m + 0.5m + 1.5m (additional storey) = 4.5m	8.2m to balcony wall	yes

North-Western Boundary	Setback Required	Setback Provided	Compliance
Ground Floor	1.5m + 8.1m (building length***) = 9.6m	Min. 3.2m / max. 4.8m	no
1st to 3rd floors	3.0m + 8.1m (building length***) = 11.1m **(max. 10.5 setback required)**	Min. 7.0m / max. 9.0m	no
4th to 8th floors	3.0m + 8.1m (building length***) + 1.5m (additional storey) = 12.6m **(max. 10.5 setback required)**	Min. 7.0m / max. 9.0m	no

South-Eastern Boundary	Setback Required	Setback Provided	Compliance
Ground Floor	1.5m + 8.1m (building length***) = 9.6m	7.0m	no
1st to 3rd floors	3.0m + 8.1m (building length***) = 11.1m **(max. 10.5 setback required)**	7.0m	no
4th to 8th floors	3.0m + 8.1m (building length***) + 1.5m (additional storey) = 12.6m **(max. 10.5 setback required)**	7.0m	no

The proposal does not meet the setback requirements of the NT Planning Scheme on the Mitchell Street frontage but does meet them on the Doctors Gully frontage. The Development is built to the property boundary on the Mitchell Street frontage and the applicant claims that this fulfils the requirement to provide an active pedestrian oriented street frontage.

The average setback required by the NT Planning Scheme for the North Western boundary of the site is 10.2 metres. The proposal provides an average setback of 7 metres on this boundary. The average setback required by the NT Planning Scheme for the South Eastern boundary is also 10.2 metres. Again the proposal falls short in the provision of 7 metres setback on this boundary.

The re-design of the proposal has attempted to address the intent of the building setbacks as specified in the NT Planning Scheme. The re-design fails mainly due to the width of the subject site. If the proposal adhered completely to the setbacks required by the NT Planning Scheme the result would be an unviable serviced apartment development.

Access

The access to the rear of the development (Doctors Gully Road) will be used primarily by buses and service vehicles as an entrance. This arrangement is proposed to allow for larger vehicles to make a wide right-turn movement into the development rather than a short left-turn movement from Mitchell Street. This access can also be used by cars as both an entrance and an exit. The access on Mitchell Street is a full access for cars (entrance and exit), but only an exit for buses and service vehicles.

If approved Council requests that a traffic management plan be prepared as a condition of the development permit to the satisfaction of the General Manager of Infrastructure, Darwin City Council.

Waste Disposal

Based on the drawings submitted the proposed waste storage and collection arrangements for the proposal have been satisfactorily addressed.

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**).

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

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.

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

A. THAT Report Number 09TS0079 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 a 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 09TS0079 PL:sv be endorsed.

PETER LINDWALL	**LUCCIO CERCARELLI**
STRATEGIC TOWN PLANNER	**GENERAL MANAGER INFRASTRUCTURE**

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

File Number: PA2009/0197
Exhibition Period: 08/05/2009

Consent Authority: Darwin
To: 22/05/2009

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 residence), cafe/ restaurant and shop in a 9 storey building plus 2 levels of basement carparking

APPLICANT: Elton Consulting

CLOSING DATE FOR SUBMISSIONS: 22 MAY 2009 – 4PM CST

FOR DETAILS PHONE: 8999 5496

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 block 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, star pickets or similar to avoid wind damage or unauthorised 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(1).

Penalty: 10 penalty units.

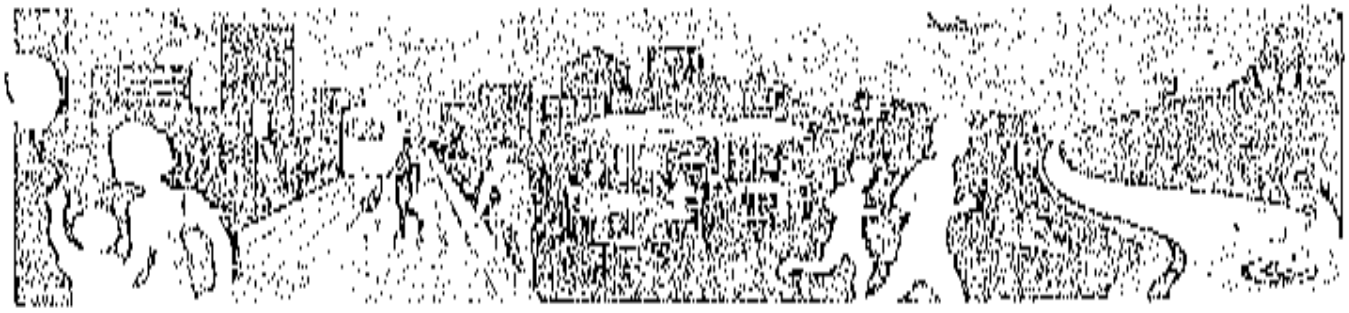
elton consulting

Client
Alaken Pty Ltd

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

Date
5 May 2009

Prepared
Kim Leslie
8941 2109
kim@elton.com.au



Darwin
[illegible] Postal Copy

GPO Box [illegible]
Level [illegible] Briggs St
Darwin NT [illegible]
[illegible]
[illegible]

ABN [illegible]

[illegible] Angela Vivian

Kim Leslie

[illegible] 5 May 2009

[illegible] D09/1201
AMENDED PLANS for Tourist Accommodation Development (Serviced Apartments, Coffee Shop & Retail) on Lots 3492, 3493 and a Portion of Lot 5684, Town of Darwin

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Contents

1. Introduction

1.1 Background

A proposal 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 a serviced apartment building has been submitted and exhibited from 20 March 2009 to 7 April 2009. No public submissions were received, but some issues were raised regarding the proposal by commenting Service Authorities.

Following an extension consultation with Development Assessment Services and Darwin City Council, the proposal was amended to address issues raised and to enhance the overall proposal.

The proposed building will now comprise:

- 77 basement level car parking spaces over two basement levels;
- A restaurant (coffee shop), retail area, communal open space, administration area, office and a 2-bedroom serviced apartment at ground floor; and
- Sixty three one-bedroom serviced apartments: 9 serviced apartments on each of floors 1 to 3; 8 serviced apartments on each of floors 4 to 7; and 4 serviced apartments on floor 8.

This report outlines changes made to the proposed development, identifying special circumstances and addressing service authority requirements. It also 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	Aiken Pty Ltd
Applicant	Ellen Consulting
Zone	CC (Tourist Commercial); CB (Central Business) (10% of the site)
Area	Lot 3492 - 660m² Lot 3493 - 720m² Part Lot 5684 - 582m²
Proposal	Tourist Accommodation Development (Restaurant, Retail & Serviced Apartments)

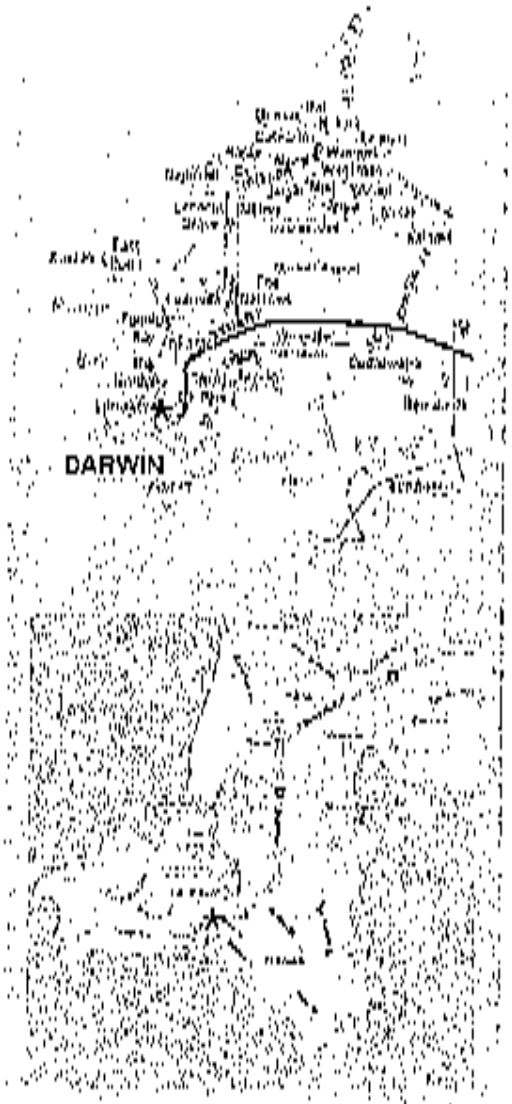

Figure 1 – Locality Plan

2 Amended Proposal

2.1 Overview of Changes

Following on consultation with Development Assessment Services, the following changes were made to the proposal:

- The setback to the north-west boundary of the site has been increased by 2.0 metres. This results in increased setbacks to this boundary to a minimum of 6 metres on the front portion of the building and 7.25 metres on the rear part of the building. This also allowed for the proposed 3 metre wide sewerage easement to be clear of any structures;

- Removal of a significant amount of the 1.0m slab overhangs, especially on the upper levels of the building where small section are retained to provide access for servicing air conditioning units. The 1.0m slab over hang on level 1 has been modified to planter modules to provide for additional landscaping on this level to soften the visual impact of the length of the building;

- The basement levels of the building have been dropped significantly to ensure that it does not project more than 800mm above ground level at Mitchell Street. This also allowed for the disabled access ramp to be shortened and to create a better interface of the commercial ground floor level with the street;

- Dropping the basement level also allowed for the building to be pushed forward towards Mitchell Street by 2.0 metres. This now allows for a significant landscaping buffer to Doctors Gully Road to be provided on site;

- To reduce the building mass facing the adjacent MD zoned land, the middle units on levels 4 to 7 have been removed. This effectively breaks the building into two and creates the impression of two smaller buildings;

- An additional 4 units have been placed on an eighth level, only to the rear of the building, to replace the units lost on levels 4 to 7. This further articulates the impression of two smaller buildings with a reduced building mass;

- The above changes necessitated a reworking of the lifts, lobbies, stairwells, coach setdown area, basement and ground floor layout, which resulted in:
  - an increased commercial area at ground floor level;
  - an increased parking provision (now 77 parking bays). The parking requirement is therefore still compliant, even with the increased commercial area;
  - all access ramps have a minimum gradient of 1:8;
  - the coach setdown area now has direct, unobstructed access to the lifts, which exit directly to the reception area on ground floor level.

- The electricity substation has been relocated to be away from the pool to comply with the Power and Water Corporation requirements.

2.2 Other Considerations under review

- There is an existing sewerage easement on Lots 3492 and 3493 that is proposed to be relocated to the north-eastern boundary of Lot 3493. Negotiations for a 3 metre easement width are currently under way with the Power and Water Corporation. All Structures are now removed from the easement.

- Stormwater drainage plans to the satisfaction of Darwin City Council are being drawn up by our civil engineers (Abecon).

- A waste service contractor has been contacted to provide details of off road waste bin servicing.

- Landscaping plans for the development proposal are being prepared by landscape architects (Clouston Associates).

2.3 Variations Sought

Special merit warrants the granting of the following two variations to the requirements of the NT Planning Scheme:

- Clause 7.3 – Building Setbacks for Residential Buildings and Pergolas, Carports and the Like. This variation is sought to enable better utilisation of this the irregular shaped lot;

- Clause 7.5 – Private Open Space. This variation is supported by the fact that the proposal entails short term tourist accommodation which does not require large private open space areas for domestic purposes.

3 NT Planning Scheme Considerations

3.1 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.

In Zone TC (Tourist Commercial), the commercial serviced apartments (*multiple dwellings*), coffee shop (*restaurant*) and retail (*shop*) are all discretionary uses. The amended development proposal is subject to the following specific provisions of the NT Planning Scheme:

Clause 6.3 – Building Heights in Central Darwin - *COMPLIES*

Required: 36m above ground or 55m AHD
Provided: approximately 30m above ground

The maximum height for Lots 3492, 3493 and 5684 are restricted to 55m AHD. Only Lot 5684 is also subject to IOCO 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 30 meters above ground level.

Figure 1 – Site plan (Clause 6.3)

Clause 6.4 – Plot Ratios - *COMPLIES*

Required: 3
Provided: 2.9

The total area of the site is 1590m². The total floor area of the proposed building is 5798m². This equates to a plot ratio of **2.93**.

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 - *COMPLIES*

Required: 77 car parking spaces
Provided: 77 car parking spaces

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 & alfresco area and retail is 164m². This generates a car parking requirement of 9.84 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 8, and one two-bedroom unit on the ground floor. This requires 64 parking spaces.

The total net floor area of the office & administration area on the ground floor is 87m². The total car parking requirement for the residential component of the development is therefore 2.61 spaces.

The total car parking requirement for the overall development is therefore 77 (76.45), and a total of 77 parking bays are provided.

Clause 6.5.3 – Parking Layout - *COMPLIES*

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 Doctors Gully Road. Circulation aisles within the parking area have a minimum width of 6 metres. One-way access ramps between levels have a minimum

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width of 3.5m. All access ramps have a minimum gradient of 1:8.

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 – *COMPLIES*

<u>None Required</u>

The loading bay requirement for a restaurant and/or shop is *1 loading bay for every 2000m² of the total net floor area.*

The proposed coffee shop and retail have a total net floor area of 164m² 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*

A variation to the setback requirement is sought. Clause 2.5 of the NT Planning Scheme however specifies that "*the consent authority may consent to the development of land that does not meet the standard ... only if it is satisfied that special circumstances justify the giving of consent.*"

Merits and special circumstances for the proposed setback variation are as follows:

- The long and narrow shape of the site restricts the development potential of the site. Compliant setbacks would result in unpractical, unusable building widths and floor space for the majority of the building.

- To improve the development potential of the site, a 9 metre strip of the adjacent CB (Central Business) zoned land has been incorporated in the site. This allowed for increased setback provisions to the adjacent MD (Multiple Dwelling) zoned land while achieving a commercially viable development on the site.

- Because of the narrow width of the block, special attention to design is given to the interface of the building with the adjacent Zone MD (Multiple Dwelling) land to the north-west.

  At ground floor level a generally 7 metre wide strip of landscaping is provided at ground level and in planter boxes, in addition to the 1.8m high solid screen fence. This serves to visually and acoustically screen the commercial uses on the ground floor from the adjoining residential land;

- The first residential floor is also provided with a 1 metre wide planter box strategically placed for:

  - visual screening,
  - cooling,
  - softening of the building,
  - enhancement of the tropical feel of the building, and
  - a green transition zone between the adjacent MD land and the higher serviced apartment development;

  The removal of the middle unit on levels 4 to 7 and replacement of these units on another level to the rear of the building further improves the interface of this building with the adjacent Zone MD land:

  - It creates a visual break in the building length and creates the perception of two smaller buildings on site,
  - it articulates the building,
  - it reduces the visual building mass,
  - it reduces overlooking, and
  - it effectively reduces the setback requirements for the higher levels;

  Other articulation treatments to the building include:

- strategically placed, varied privacy screens;
- increased setbacks to the majority of the building through the removal of a significant amount of the 1.0m slab overhangs; and
- provision for upper level landscaping;

  The majority of the units are designed to face toward the street and the adjacent Zone CB land to minimise any potential overlooking of the Zone MD land; and

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

- The setbacks provided to Mitchell Street are in keeping with building setbacks expected in this zone and the adjacent Zone CB. It is also worth noting that almost 30% of the site used for this development comprises Zone CB land, which has a much higher development potential than Zone TC land, but was intentionally incorporated to improve the development potential of the tourist commercial site.

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- The active street interface of the commercial ground floor level and increased setbacks for the commercial component allows for a transition between the Zone CB land to the south-east and the Zone MD land to the north-west.

- The proposed setbacks to Doctors Gully Road are fully compliant for the majority of the building. It is only exceeded for the top 3 storeys of the building. The impact of this encroachment is considered to be negligible:

  The building is set back 8m from the street at all residential levels;
  visually Doctors Gully Road terminates in a densely vegetated open space; and
  a minimum of 2 metre deep landscaping is provided between the street and the building.

- The reduced side setbacks will have no adverse impact on the adjacent Zone CB land where no setbacks apply. Apart from a roof cover to be provided over the coach setdown area over an access road, the proposed development is set back a clear 6m from the proposed new lot boundary. The proposed access road is intended to be used for the future development of the remainder of Lot 5084 as well.

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

Required: 12m² per unit
Provided: less than 12m² to each unit

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

- All serviced apartments are provided with private open space in the form of a balcony; 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 hotel/motel type accommodation. This reduces the requirement for domestic private open space.

- The units are only one-bedroom serviced apartments 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: 298.5m²
Provided: 310m²

For a site area of 1990m², 298.5m² of communal open space area is required. The proposal includes a total communal open space area of 310m².

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 and 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 Wet-season and south-east Dry-season breezes.

- The upper level of the basement parking projects slightly above ground level to also take advantage of natural cooling.

- The building is well articulated with varied setbacks, heights and facades.

- Design features, privacy screens and landscaping are incorporated to minimise overlooking.

- 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 (coffee shop, alfresco area, retail area; office; reception & pool area)

The proposal is a residential building consisting of commercial serviced apartments aimed at providing short term accommodation for the tourist market. A coffee shop with an alfresco area to service the serviced apartments, but which can also be accessed by other tourists not residing in the building, as well as a retail area is included on

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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, CB, C, SC, TC, OR, CP, FD and T - COMPLIES

- 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 to the front and the maximum building height allowed on Zone CB land to the rear.

- The Mitchell Street façade is designed to have an active interface with the street via a stairway and disabled access ramp which leads to a large open area and alfresco area backed by a coffee shop and retail. 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

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 at least 3 meter wide landscaping along the boundary, and a 1.8m high solid screen fence to visually soften the impact of the building.

4 Conclusion

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Alaken Pty Ltd seeks a development permit to construct a new building on Lots 3492, 3493 and a portion of Lot 5684 Town of Darwin to be used for tourist commercial purposes (serviced apartments, a coffee shop and retail).

A concerted effort was put into the overall design of the building to enhance the proposed development following on consultation with Development Assessment Services after feedback was received from the Service Authorities during exhibition.

The proposed changes effectively achieve a building design with special merit as a transitional building between the Zone CB land to the south-east and the Zone MD (Multiple Dwelling Residential) land to the north-west through:

- increased building setbacks;
- reduced building mass through varied building lines, varied building heights and design articulation; and
- minimal overlooking achieved through strategically placed screening and upper level landscaping.

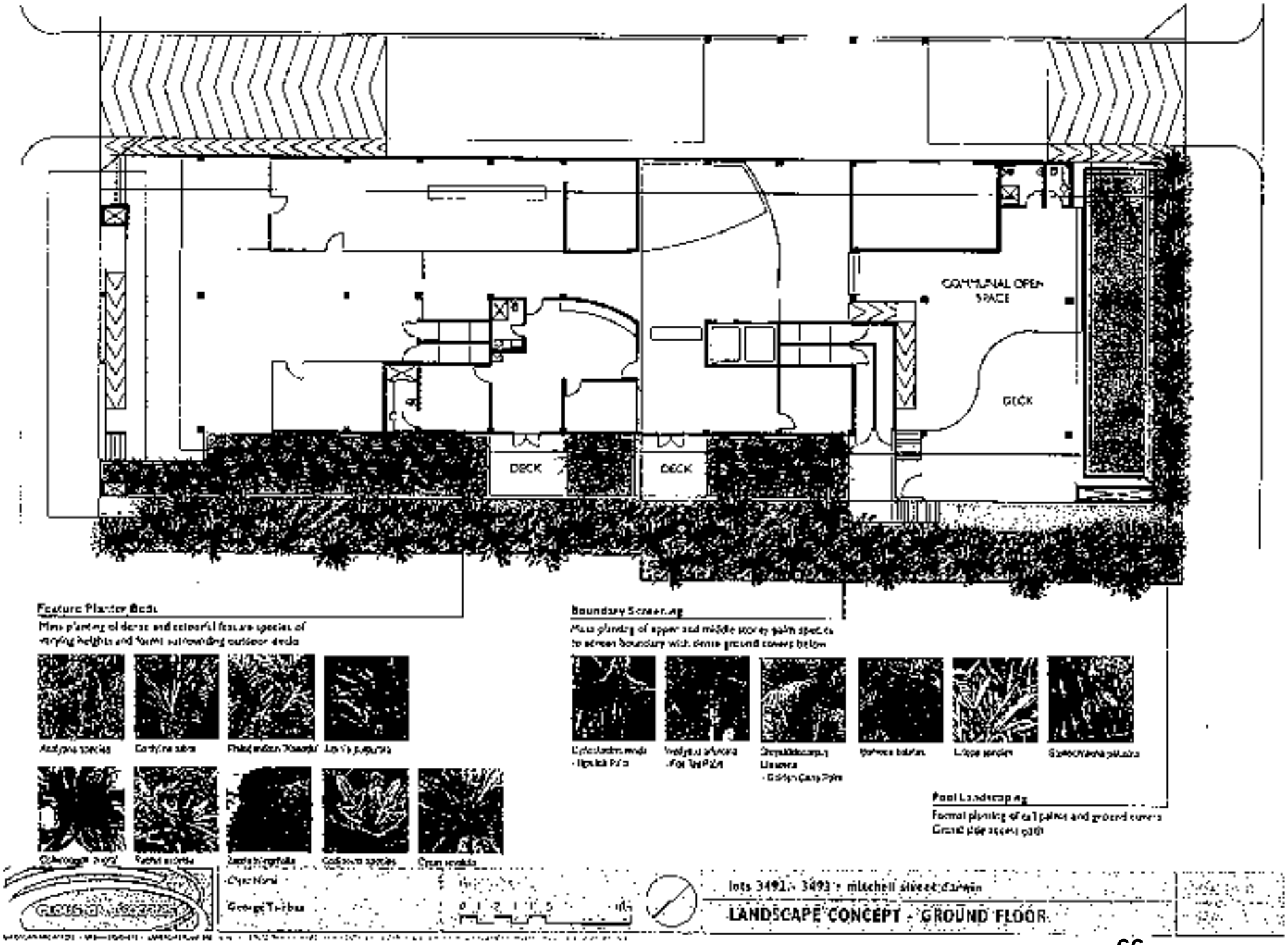
The proposed changes also ensure:

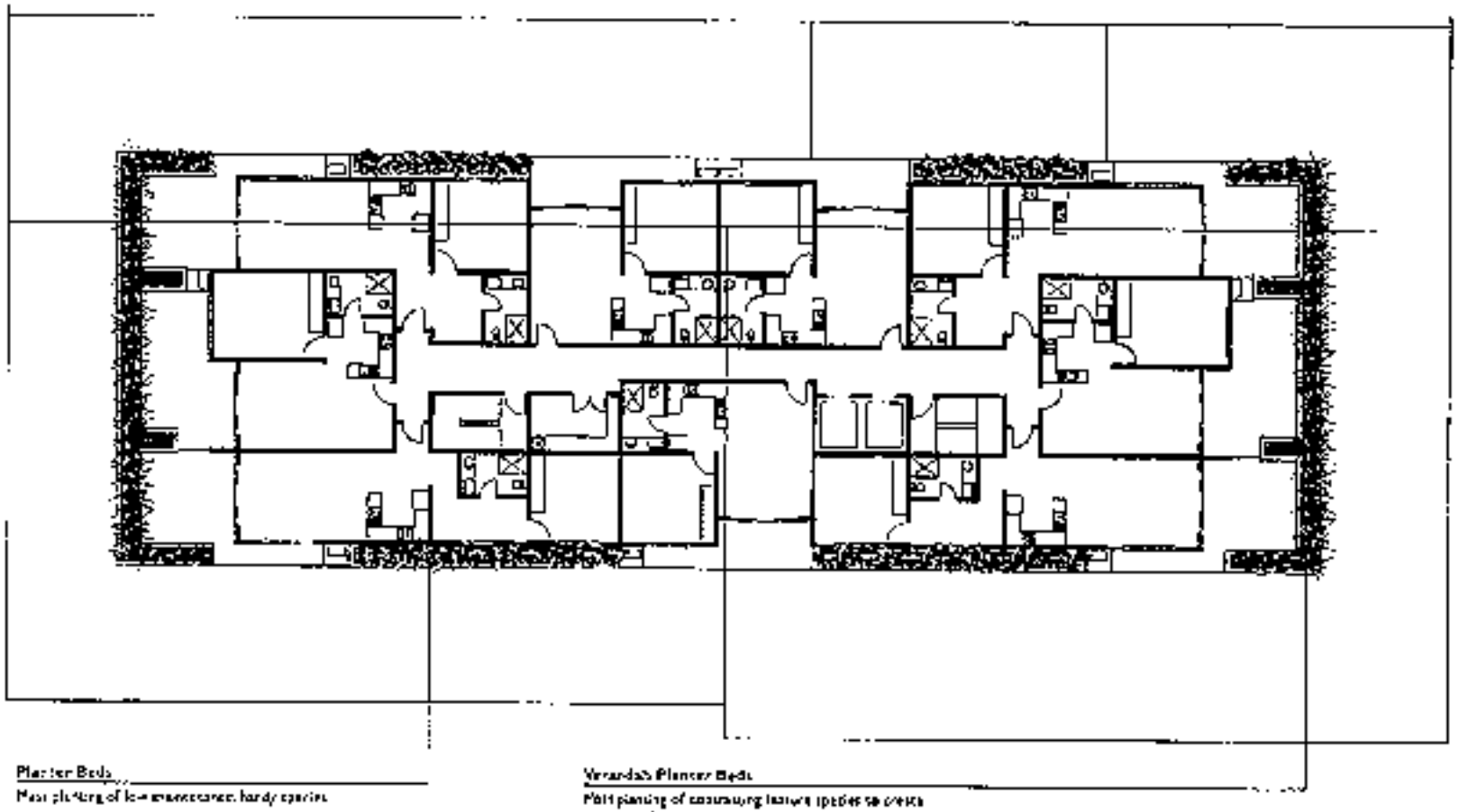
- that the basement parking level does not project more than 800mm above ground floor level;
- an increased commercial area on ground floor level;
- a good interface of the ground floor commercial area with the street;
- full compliance with the parking requirements of the NT Planning Scheme; and
- compliance with the parking layout requirements of the scheme.

The development only requires a variation to two prescriptive requirements of the NT Planning Scheme provisions as follows:

- Clause 7.3 – Building Setbacks for Residential Buildings and Pergolas, Carports and the Like. This variation is sought to enable better utilisation of this the irregular shaped lot;

- Clause 7.5 – Private Open Space. This variation is supported by the fact that the proposal entails short term tourist accommodation which does not require large private open space areas for domestic purposes.


COMMUNAL OPEN SPACE
DECK
DECK
DECK
Feature Planter Beds
Boundary Screening
Pool Landscaping
LANDSCAPE CONCEPT - GROUND FLOOR



Planter Beds

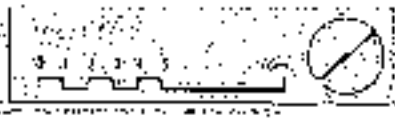
Mass planting of low maintenance, hardy species

Verandah Planter Beds

Mass planting of contrasting leaves (species to create privacy and have an open aesthetic)

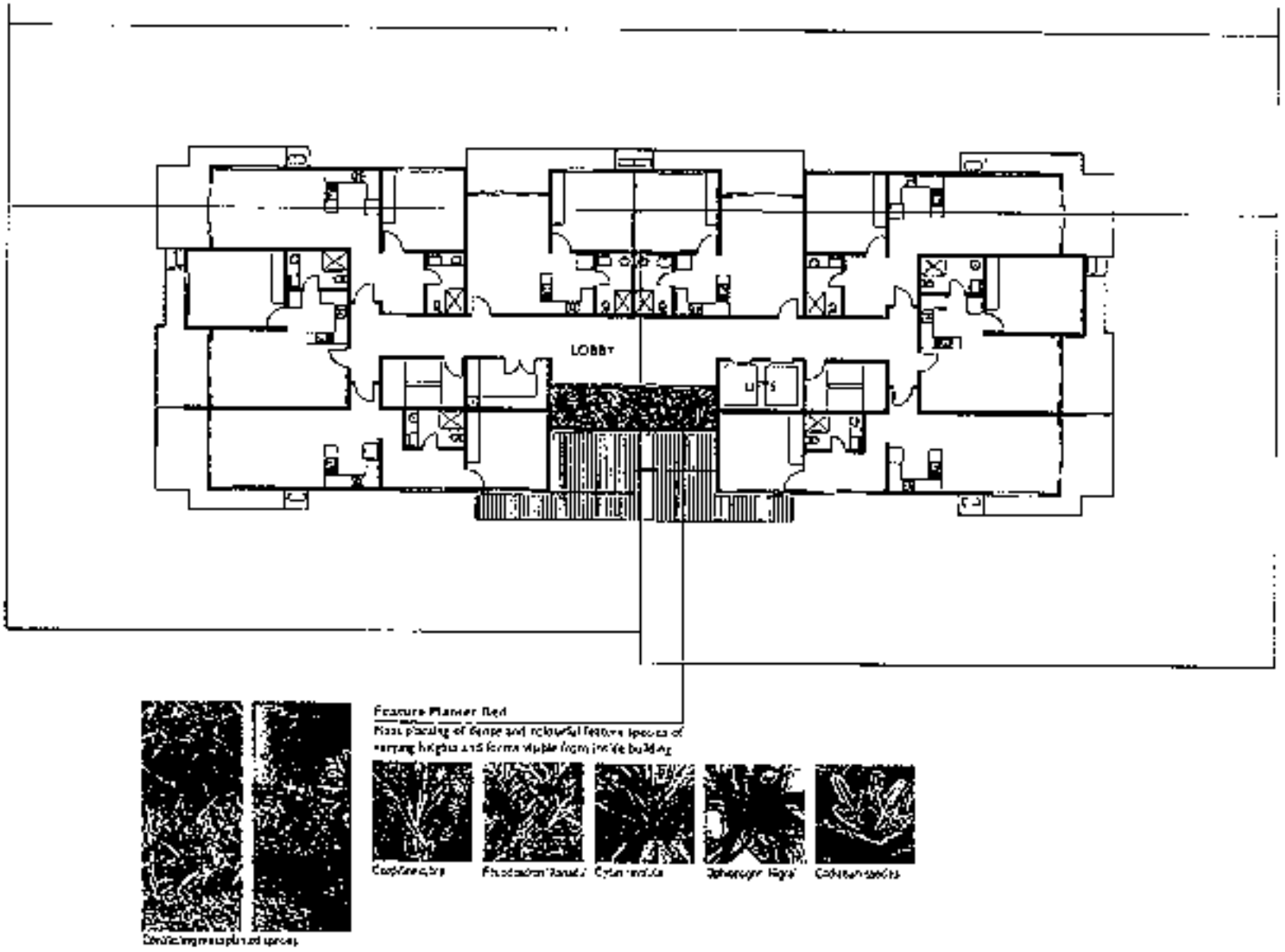
Client Name

George Tilbury



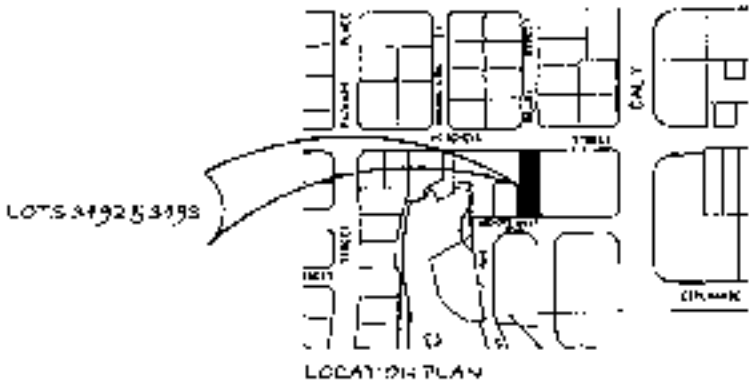
Lots 3492 - 3493 • mitchell street darwin

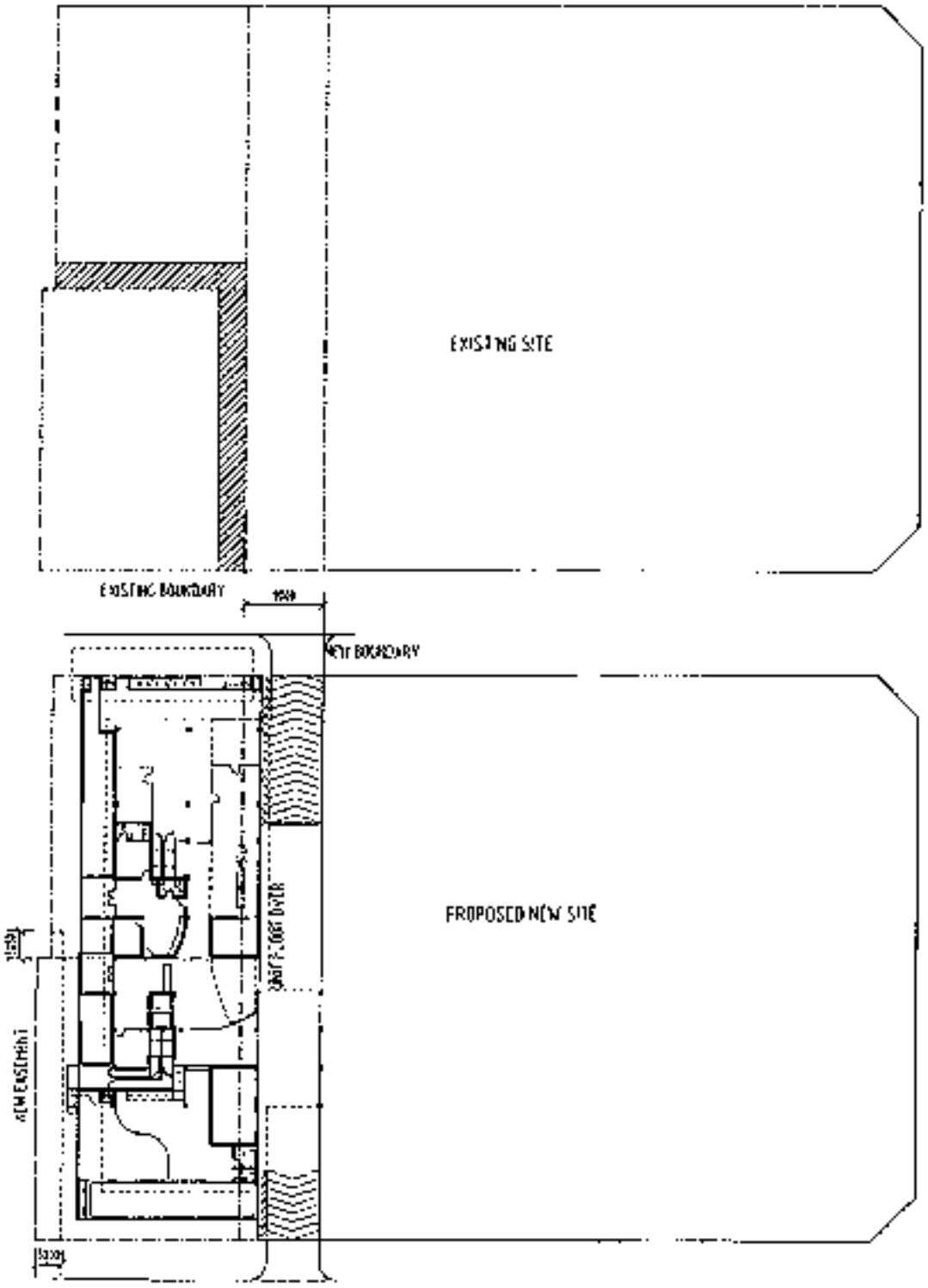
LANDSCAPE CONCEPT - LEVEL ONE



lots-3492 - 3493 + mitchell street darwin

LANDSCAPE CONCEPT - LEVEL FOUR



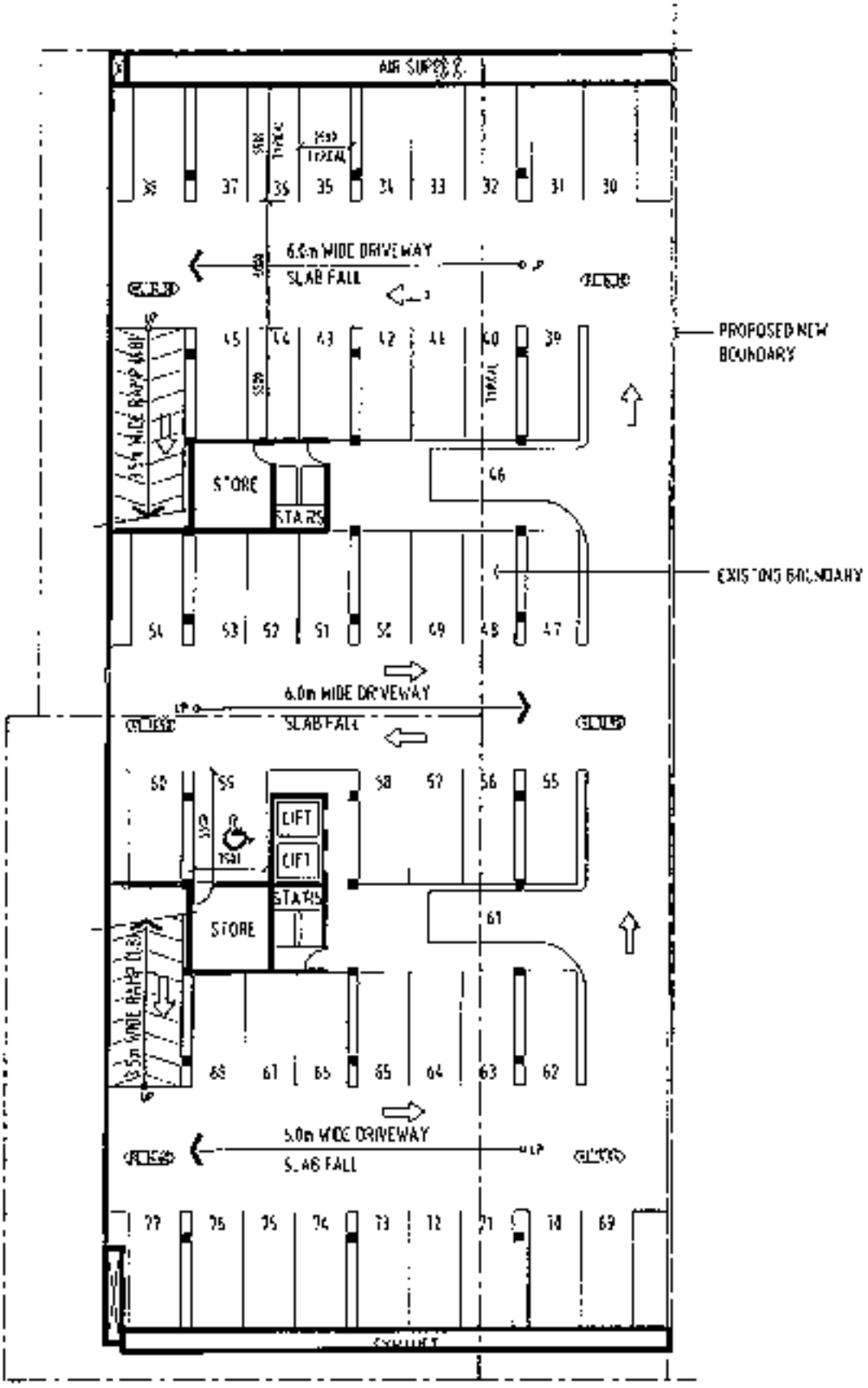


LOTS 3492, 3493 MITCHELL ST, DARWIN

2000 SKETCH	MAY 2007	EXISTING & PROPOSED SITE PLANS

69

70

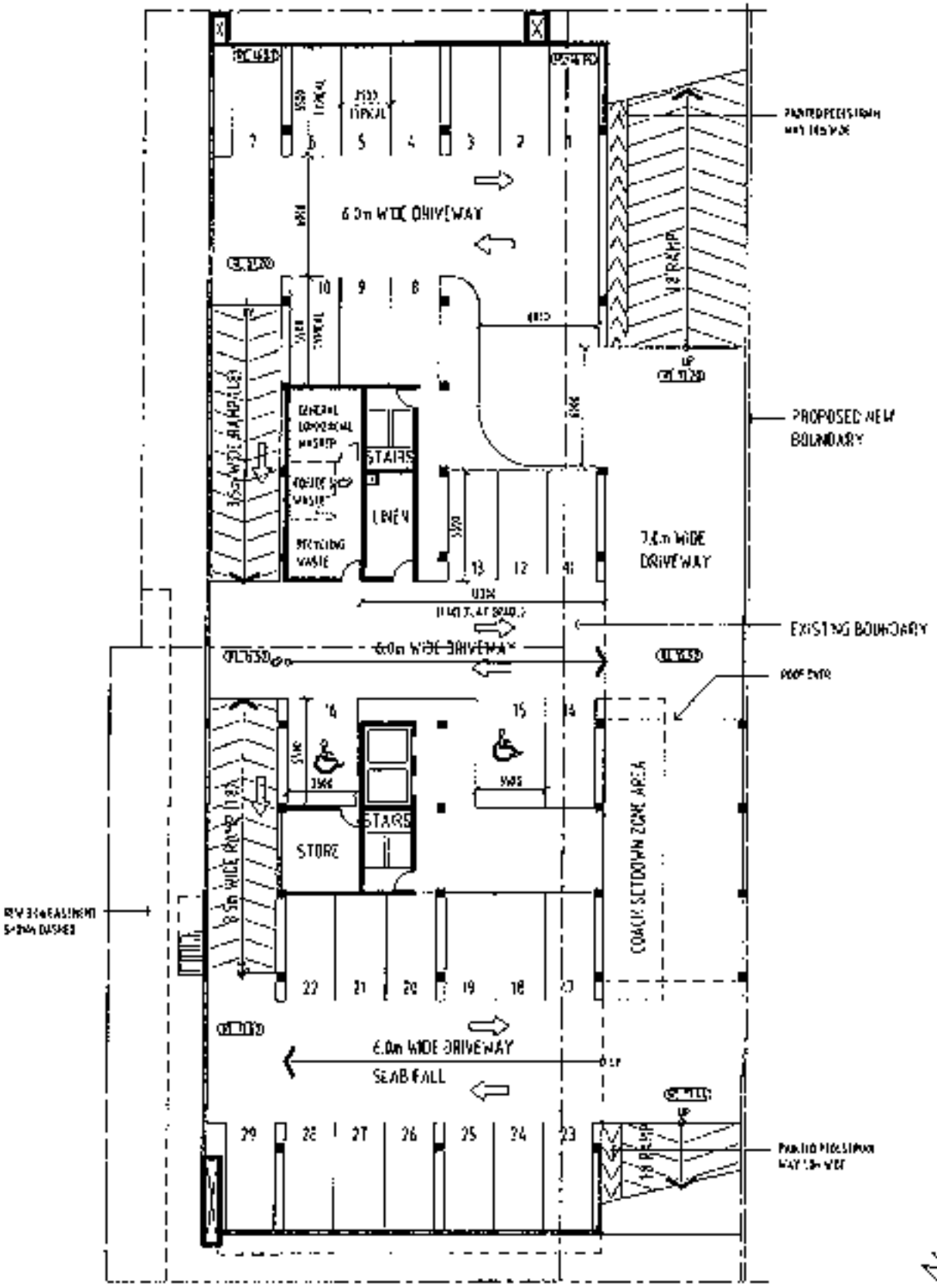


NOTE: PROVIDE DCC COMPLIANT STORMWATER CONNECTION (UNDERGROUND) TO EXISTING SYSTEM IN STREET

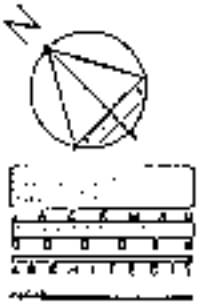
LOTS 3492, 3493 MITCHELL ST, DARWIN

2900-SK02n | MAY 2009 | BASEMENT CARPARK / LEVEL 2 FLOOR PLAN

71



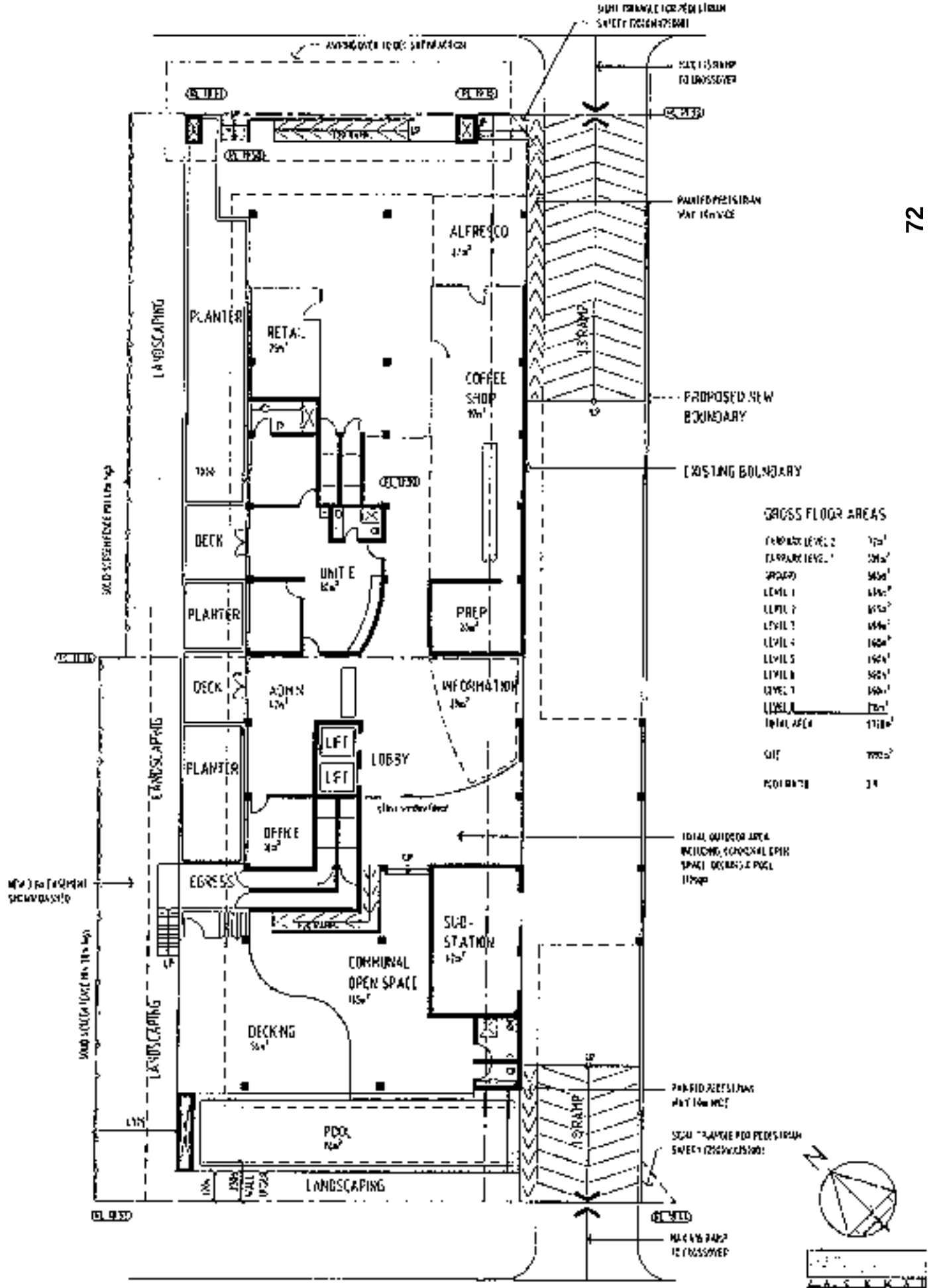
NOTE: PROVIDE DCC COMPLIANT STORMWATER CONNECTION (UNDERGROUND) TO EXISTING SYSTEM IN STREET



LOTS 3492, 3493 MITCHELL ST, DARWIN

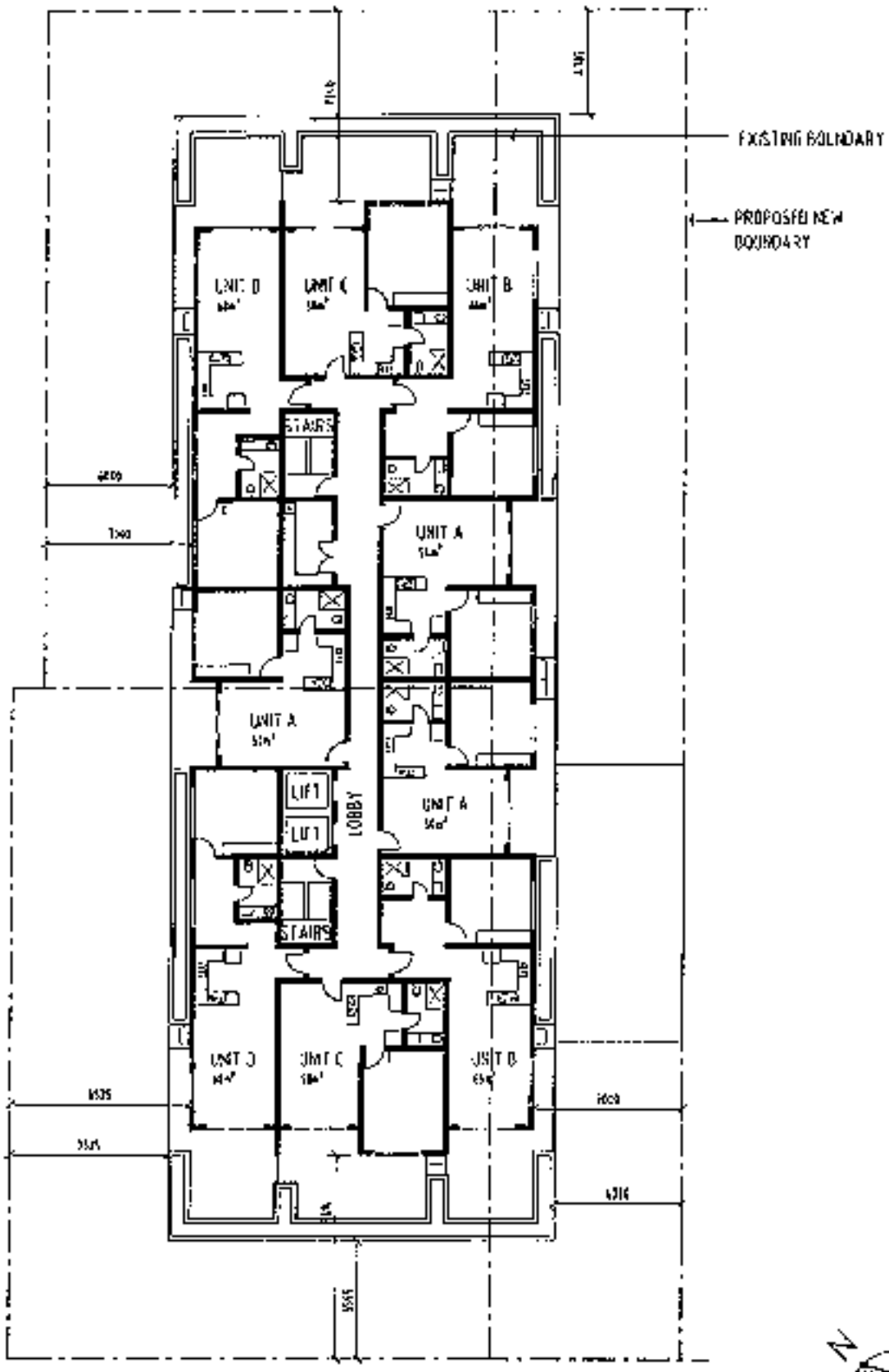
1220/1-SK03A	MAY 2009	BASEMENT CARPARK & LEVEL 1 FLOOR PLAN

72



LOTS 3492, 3493 MITCHELL ST, DARWIN

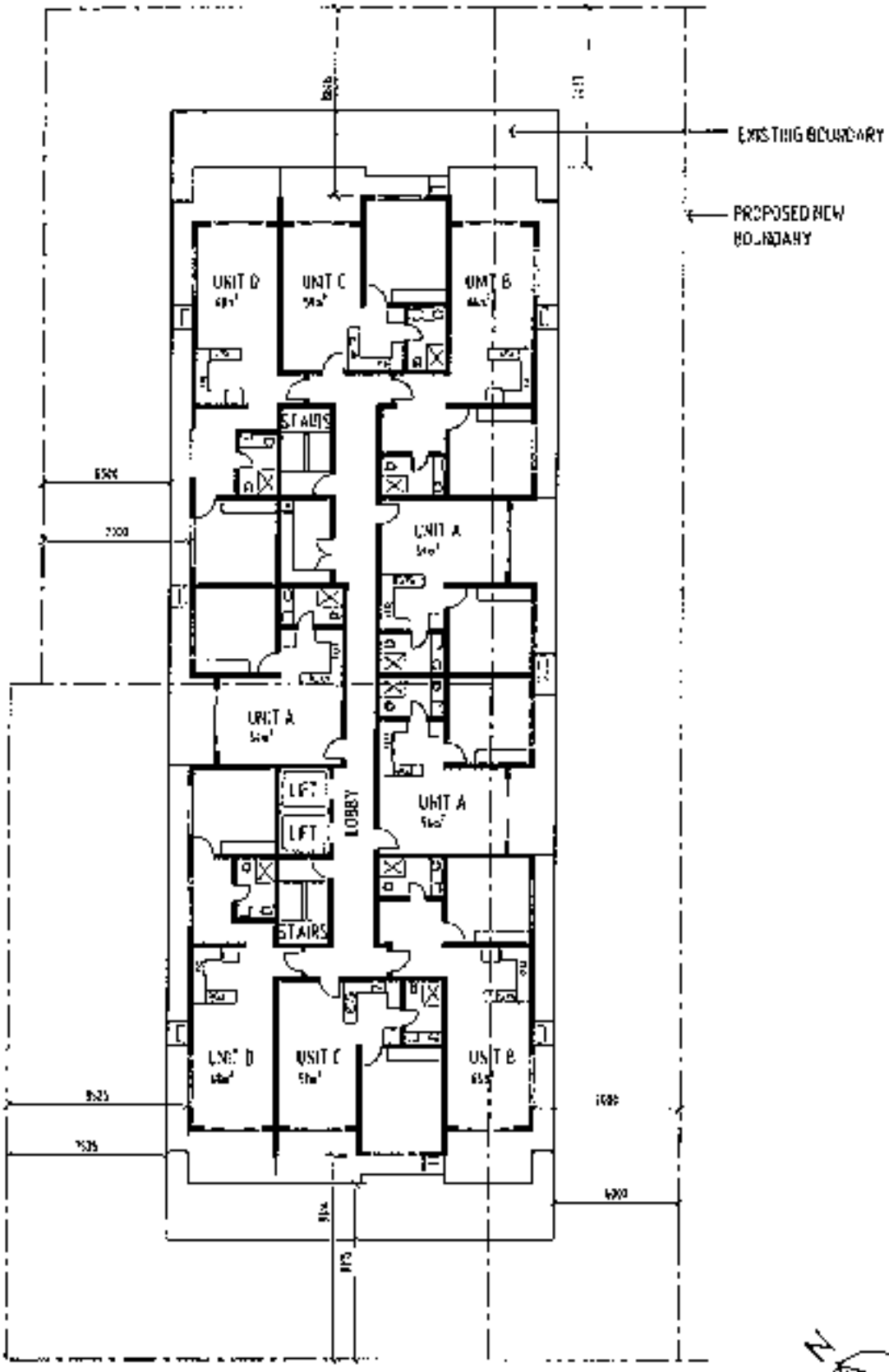
2209-SK01B MAY 2009 GROUND LEVEL FLOOR PLAN



73

LOTS 3492, 3493 MITCHELL ST, DARWIN

2009-SK056 MAY 2009 LEVEL 2 FLOOR PLAN 1:100



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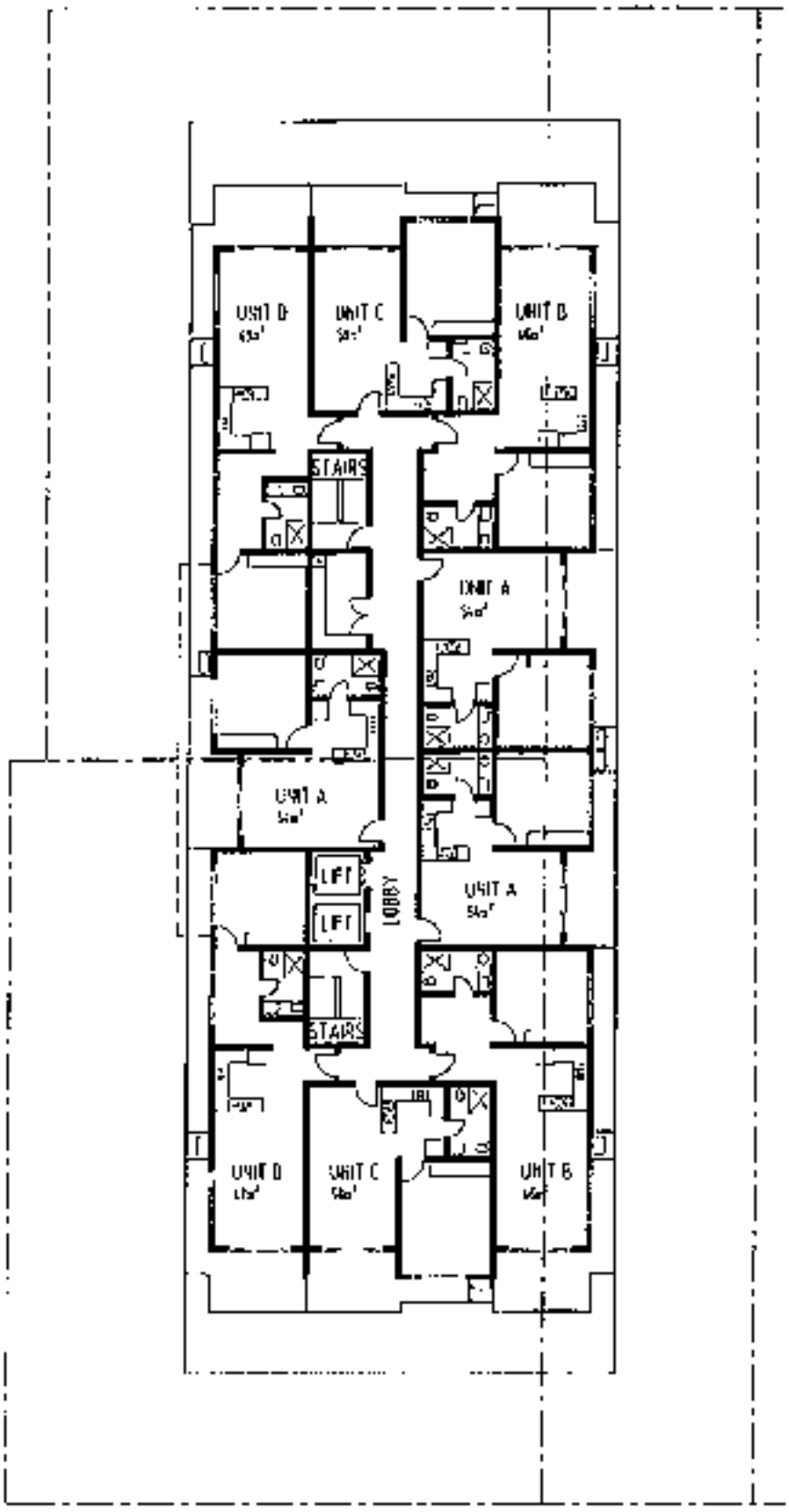
LOTS 3492, 3493 MITCHELL ST, DARWIN

2500-SK063 MAY 2009 LEVEL 2 FLOOR PLAN

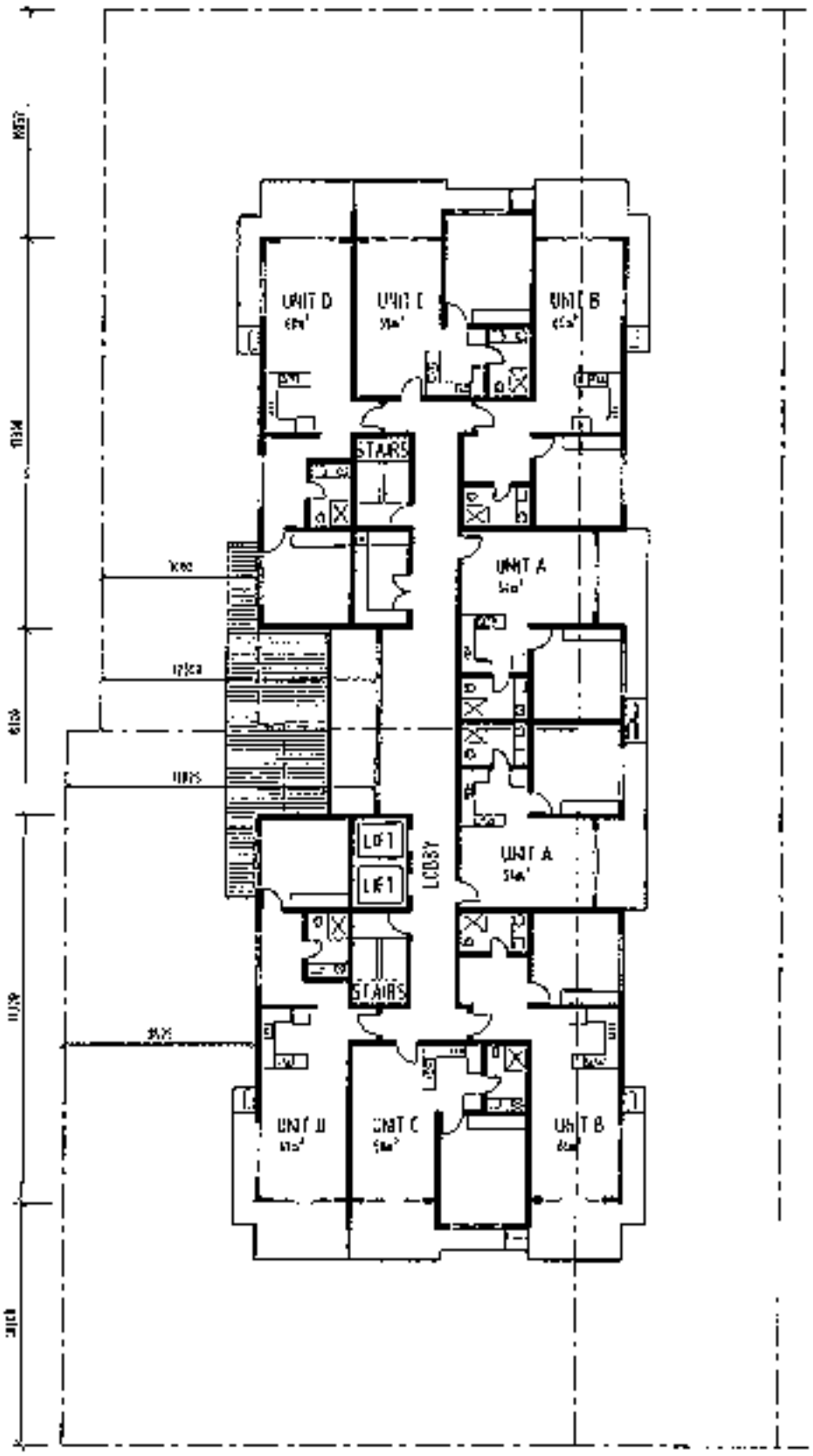
75

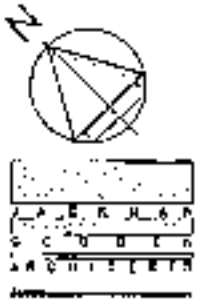


LOTS 3492, 3493 MITCHELL ST, DARWIN

MAY 2009

LEVEL 3 FLOOR PLAN

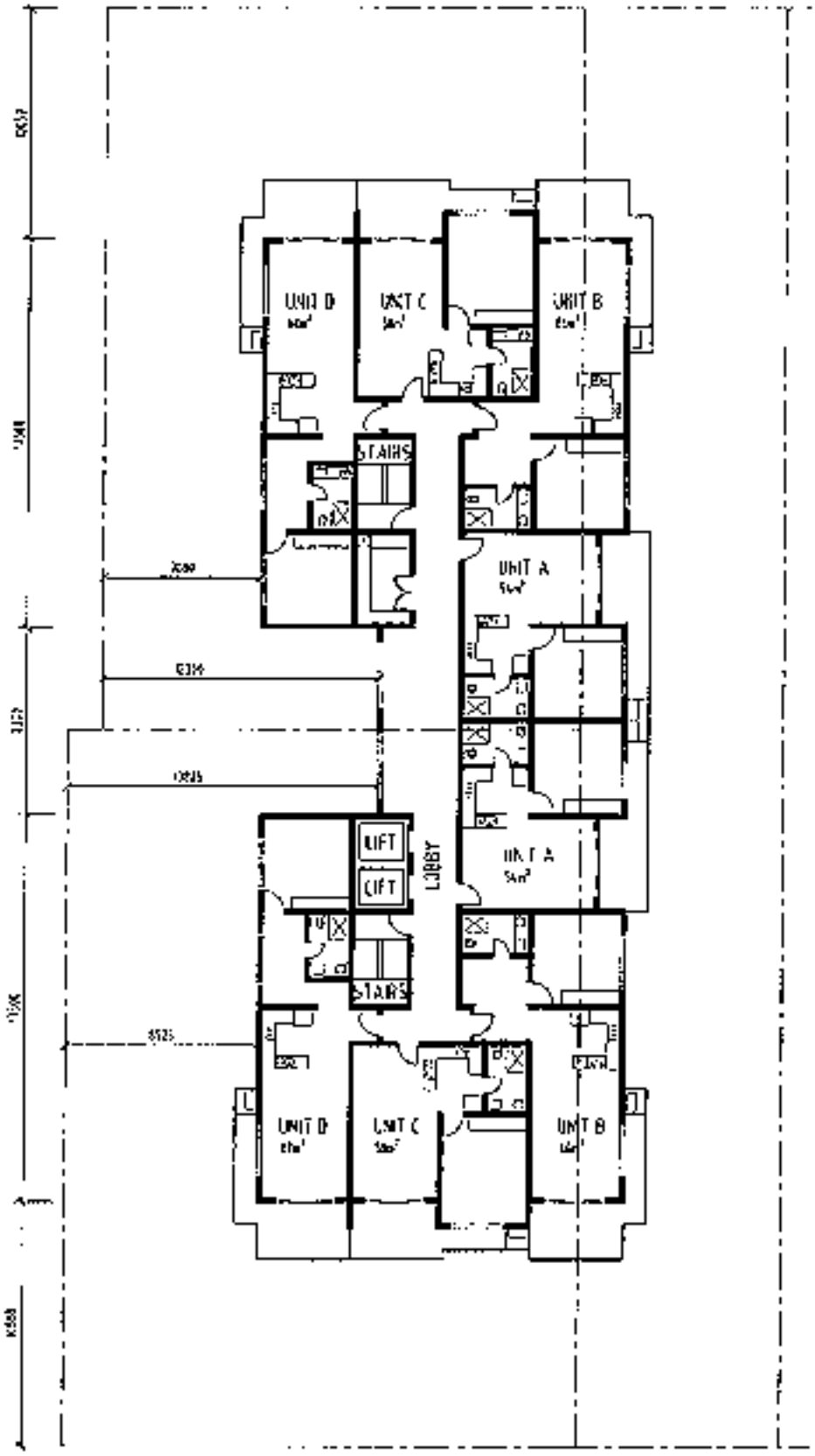




LOTS 3492, 3493 MITCHELL ST, DARWIN

2600 SKDD2 MAY 2007 LEVEL 4 FLOOR PLAN 1:100

76



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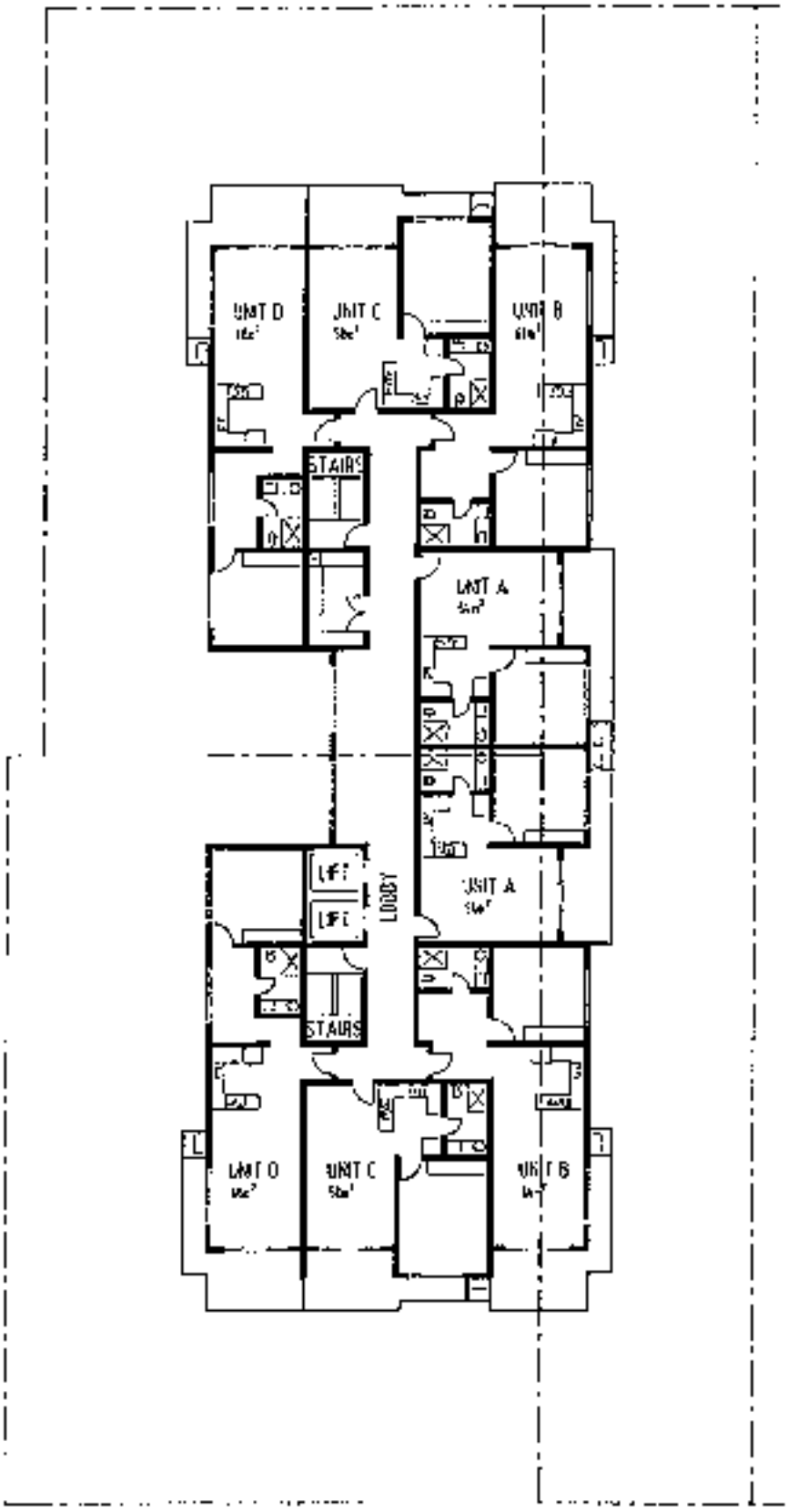
LOTS 3492, 3493 MITCHELL ST, DARWIN

2000-SK070 MAY 2009 LEVEL 3 FLOOR PLAN 1:200

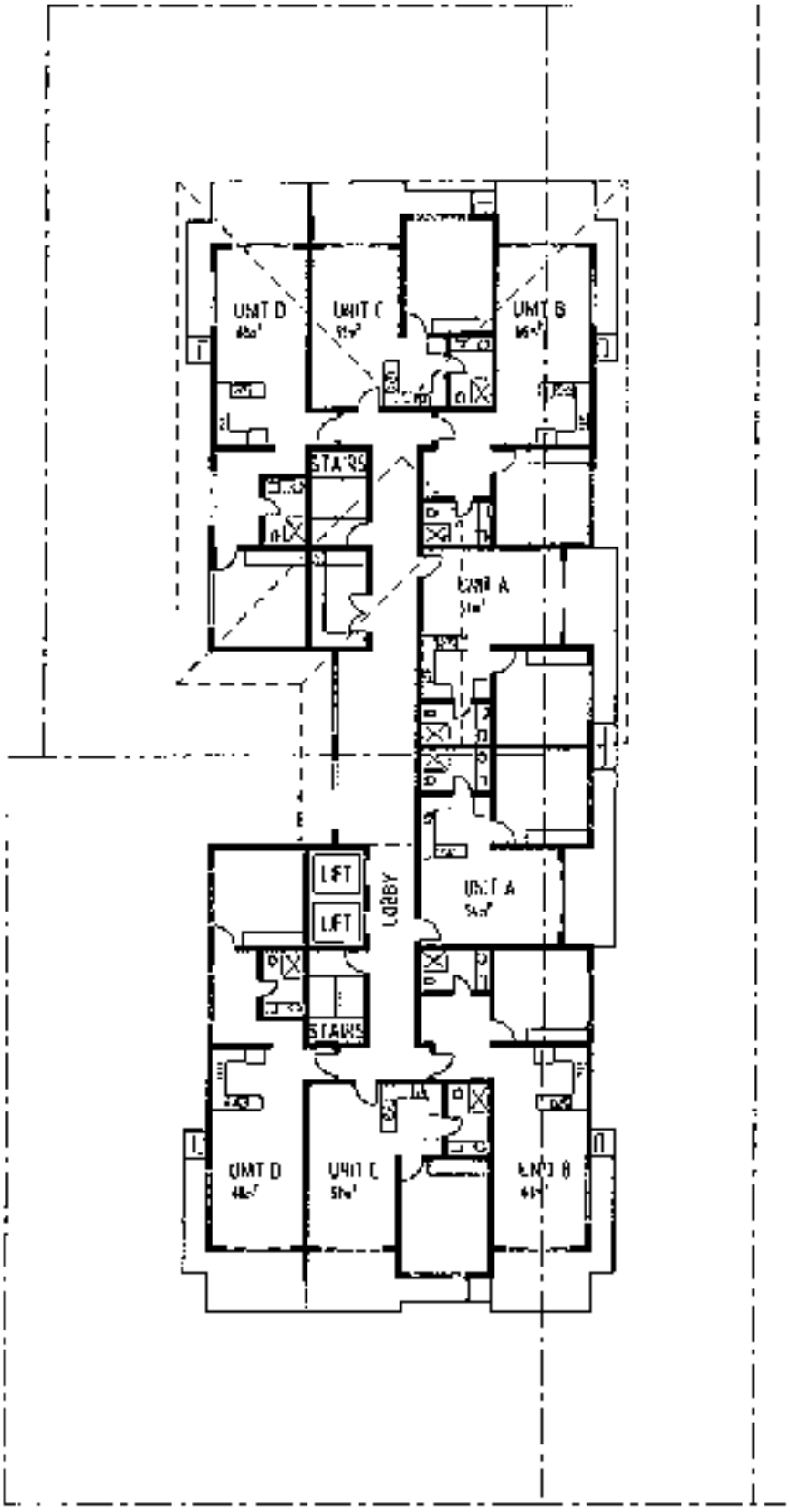
78



LOTS 3492, 3493 MITCHELL ST, DARWIN

PROD-2K108 MAY 2009 LEVEL 2 FLOOR PLAN 1:200

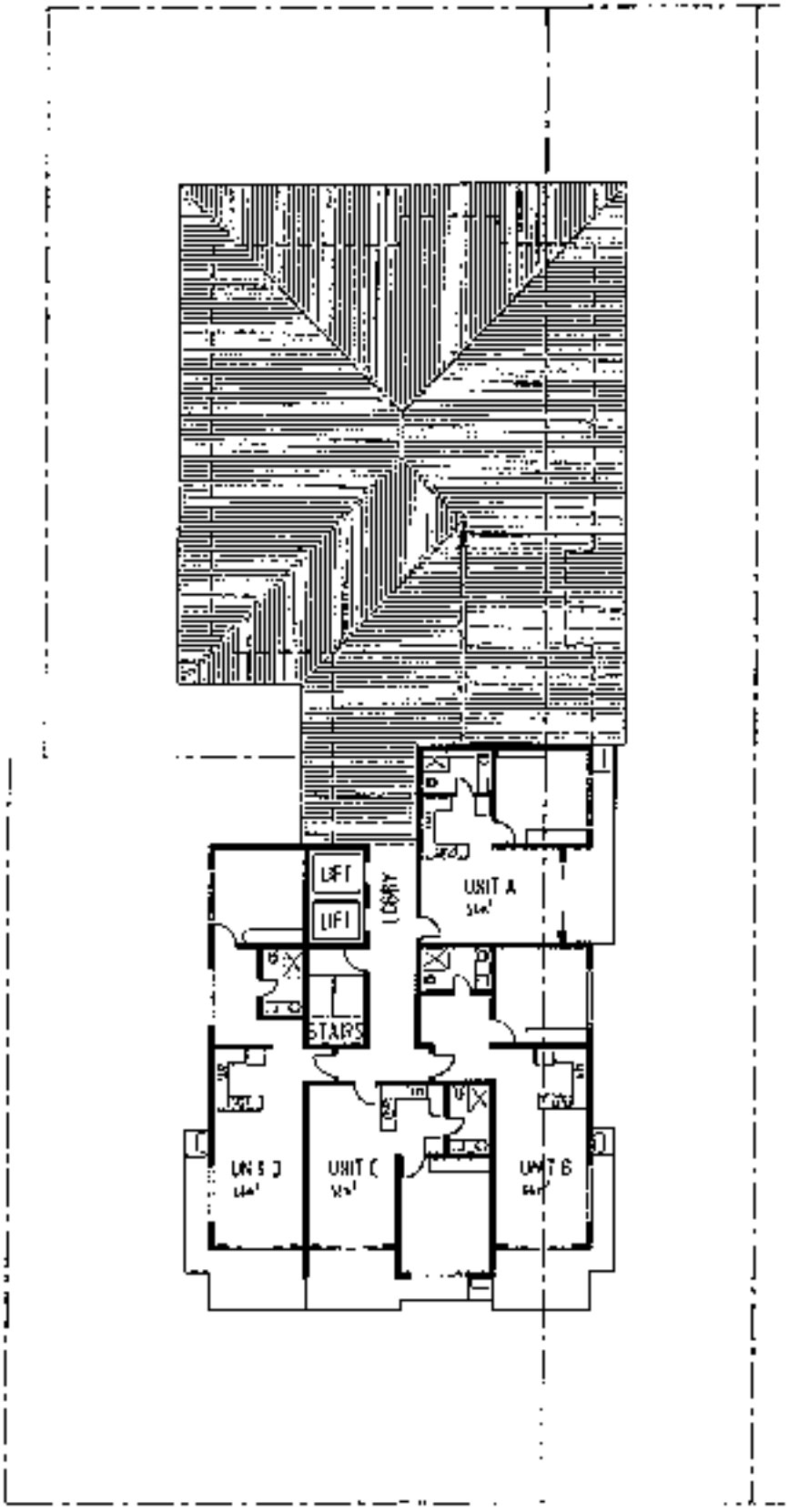
79

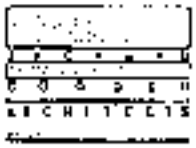


LOTS 3492, 3493 MITCHELL ST, DARWIN

2830-SK110	MAY 2009	LEVEL 7 FLOOR PLAN 1:200

80

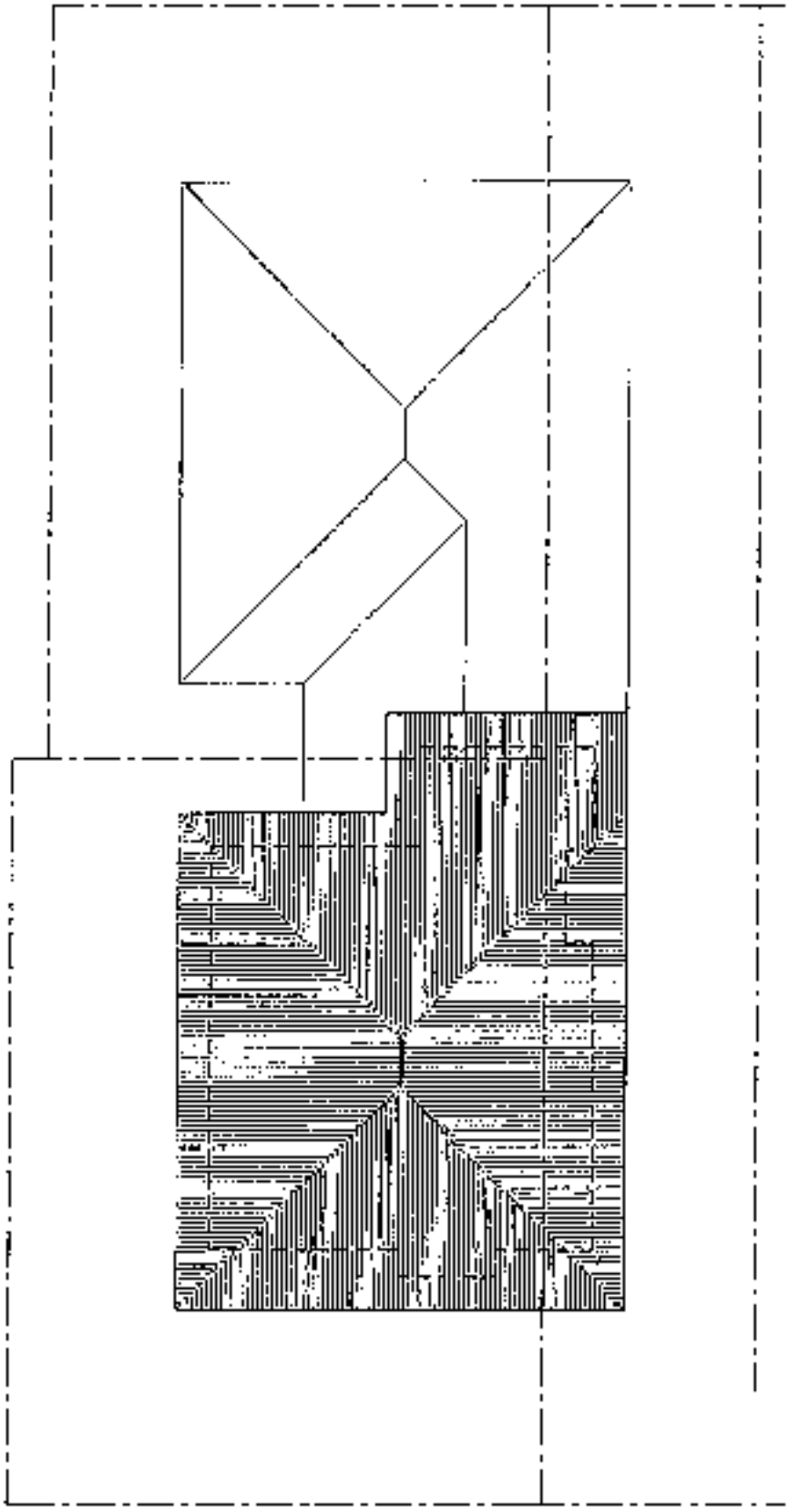




LOTS 3492, 3493 MITCHELL ST, DARWIN

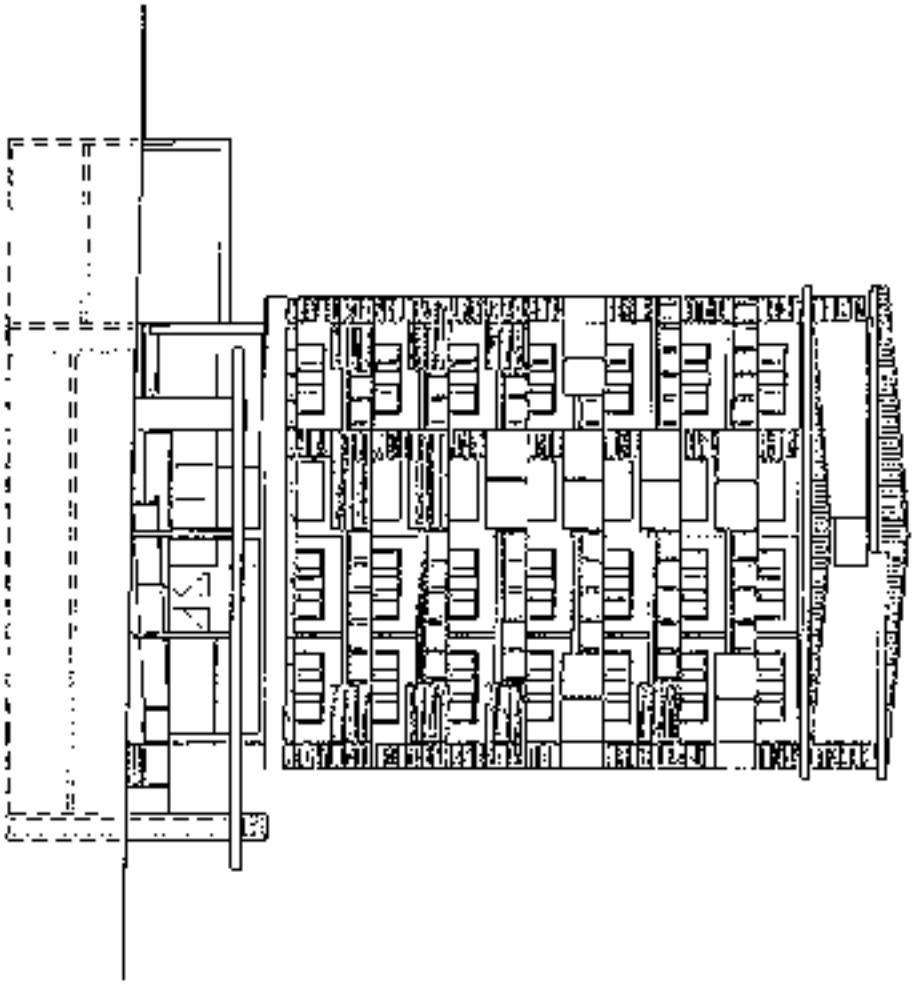
2200-SK123 MAY 2009 LEVEL 5 FLOOR PLAN 1:200

81



LOTS 3492, 3493 MITCHELL ST, DARWIN

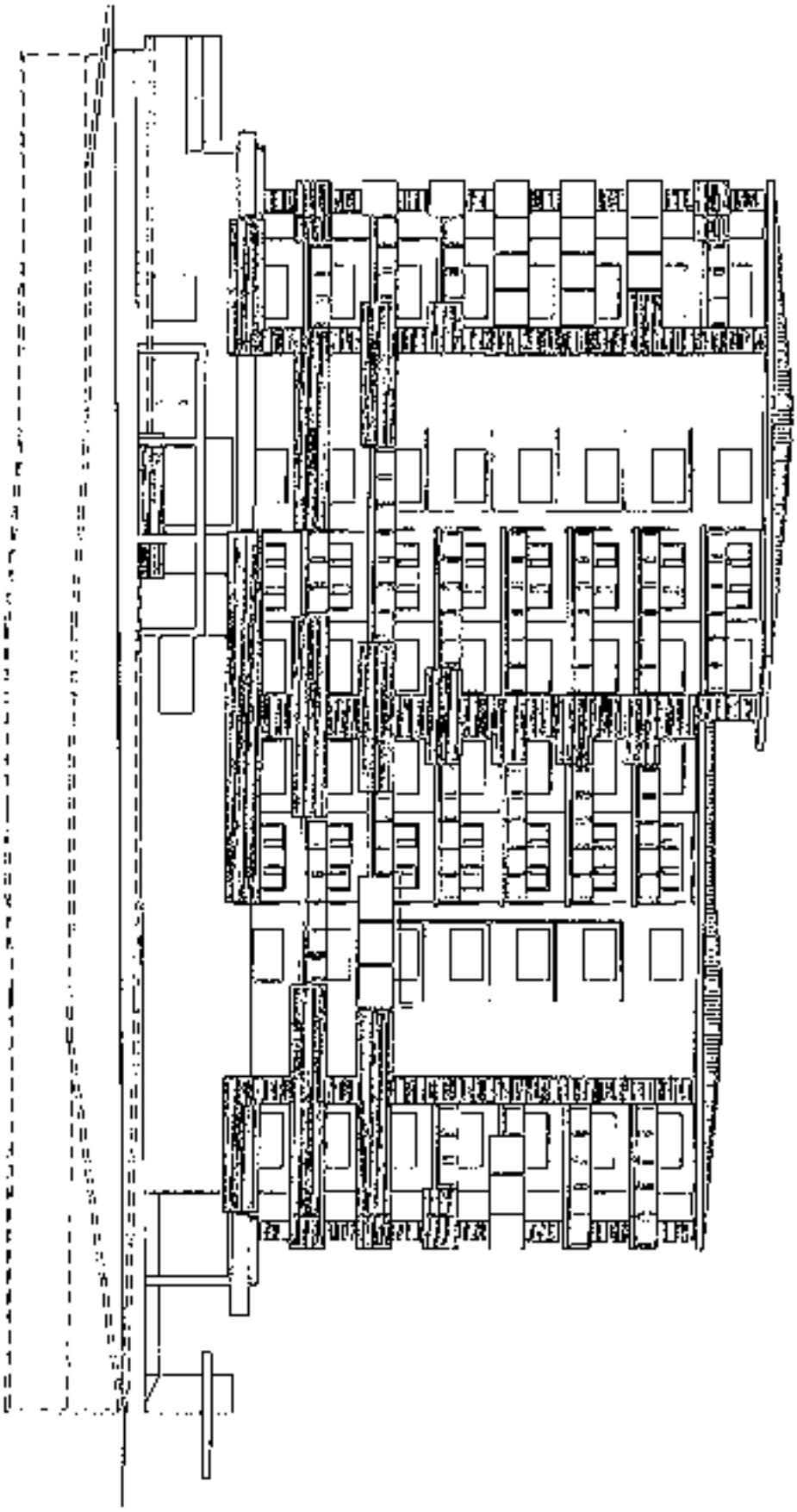
2800-SK038 MAY 2009 ROOF PLAN FLOOR PLAN



82

LOTS 3492, 3493 MITCHELL ST, DARWIN

2006-SK148 MAY 2009 NORTH ELEVATION (MITCHELL STREET) 1:200



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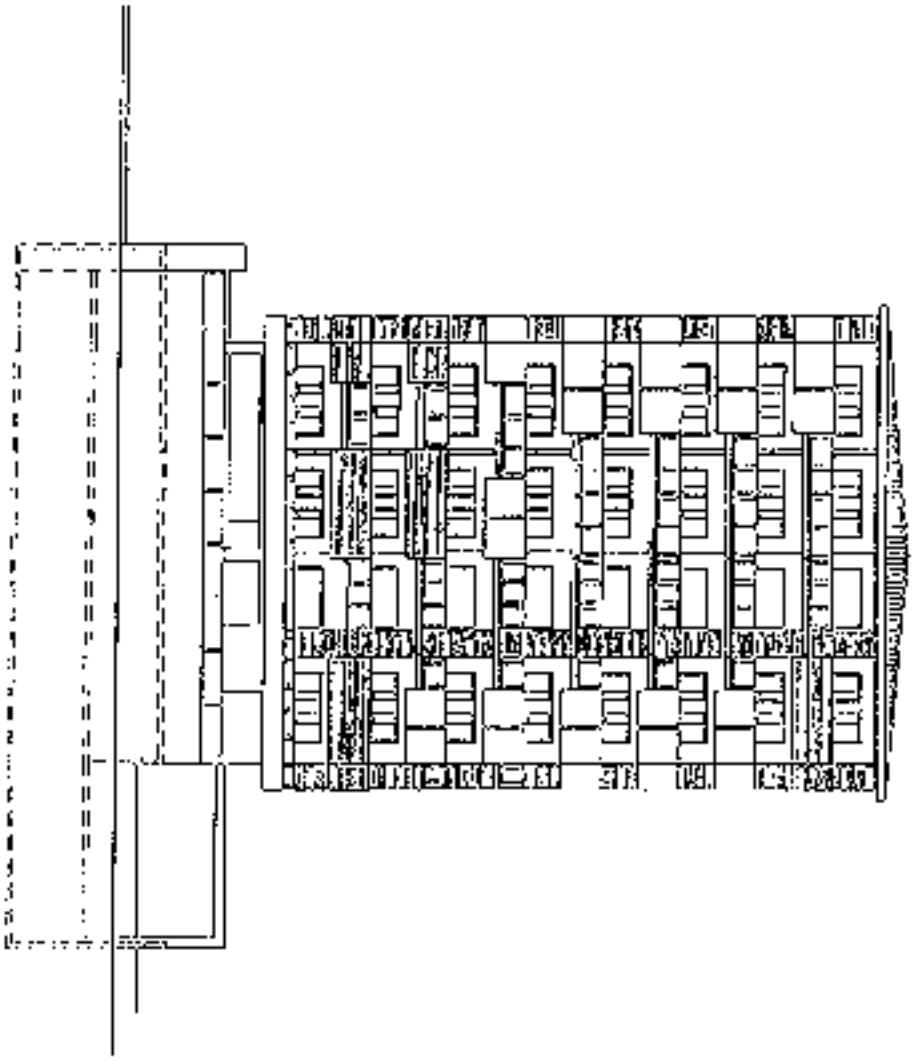
LOTS 3492, 3493 MITCHELL ST, DARWIN

2200-SK150 MAY 2009 EAST ELEVATION 1:200



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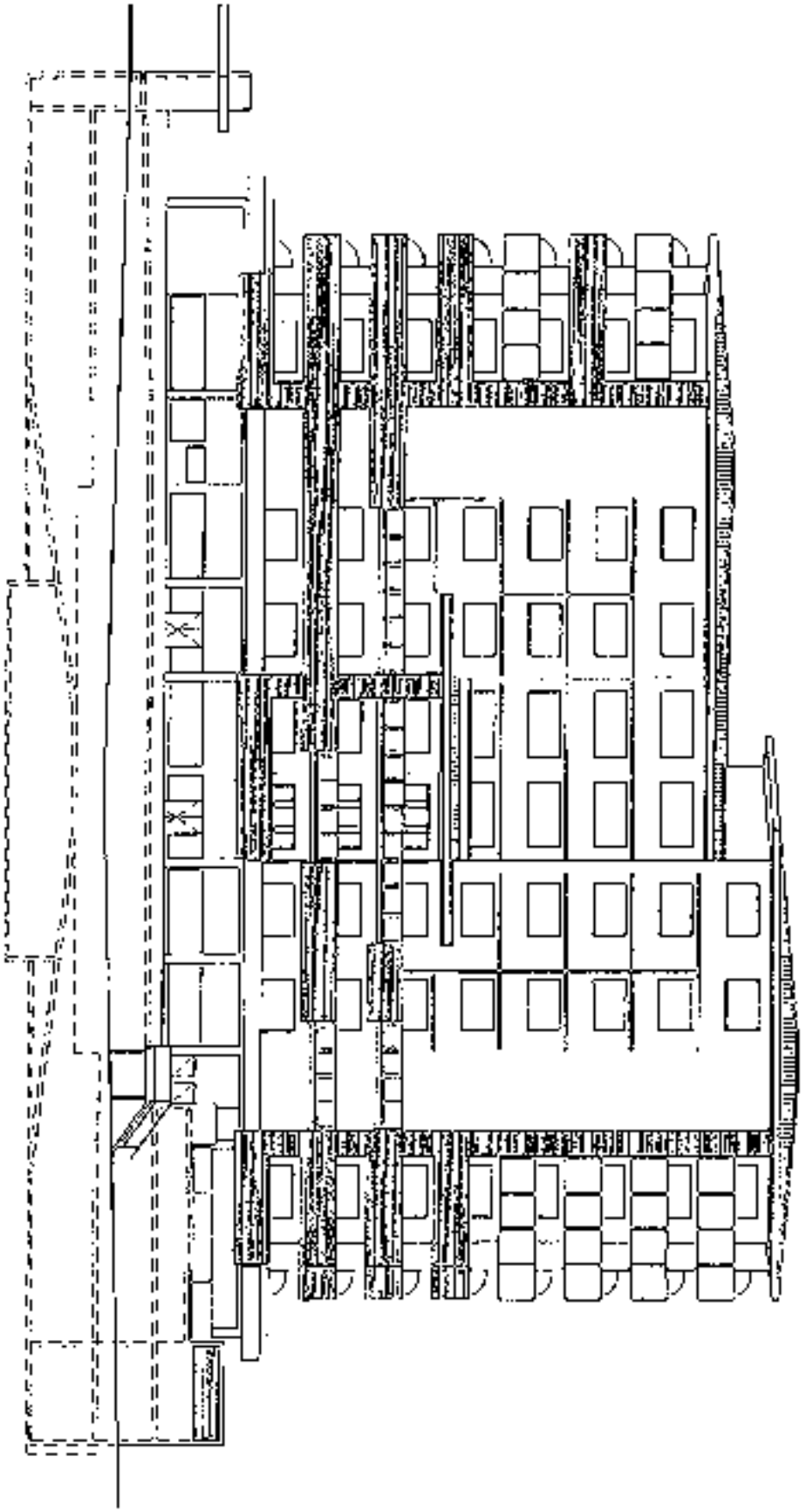
LOTS 3492, 3493 MITCHELL ST, DARWIN

2800-3403.03 MAY 2009 SOUTH ELEVATION (DOCTOR'S GULLY ROAD) 1:200



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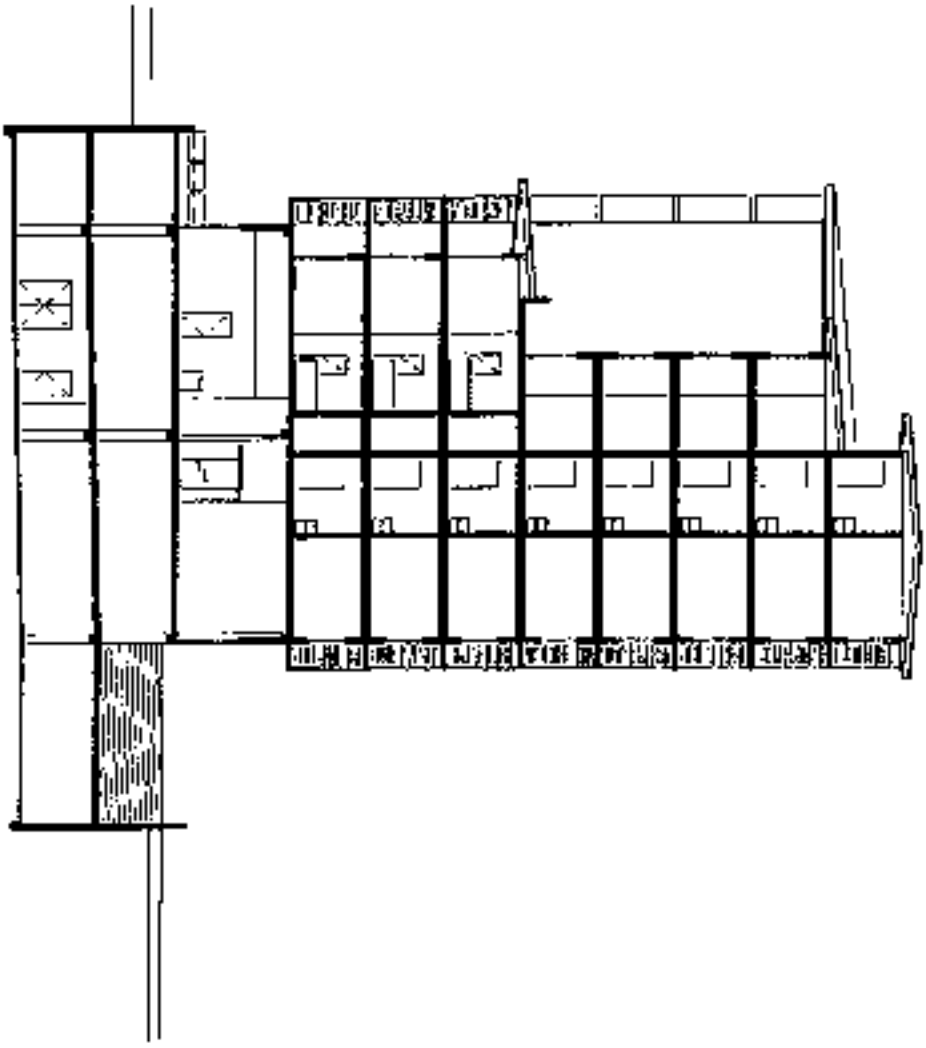
LOTS 3492, 3493 MITCHELL ST, DARWIN

2800 SKETCH MAY 2009

WEST ELEVATION



86

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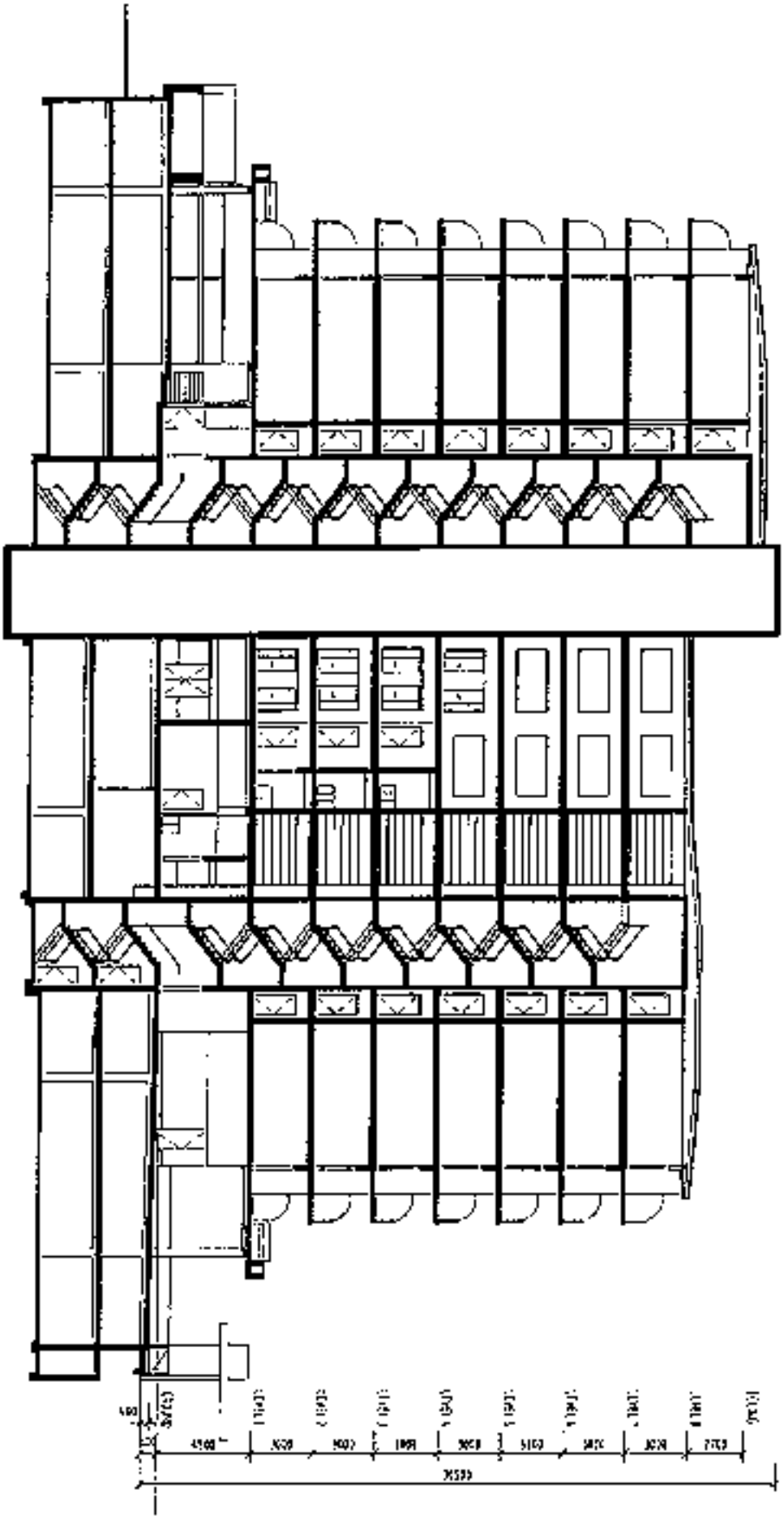
LOTS 3492, 3493 MITCHELL ST, DARWIN

2800-[illegible]

MAY 2009

CROSS SECTION 1:200

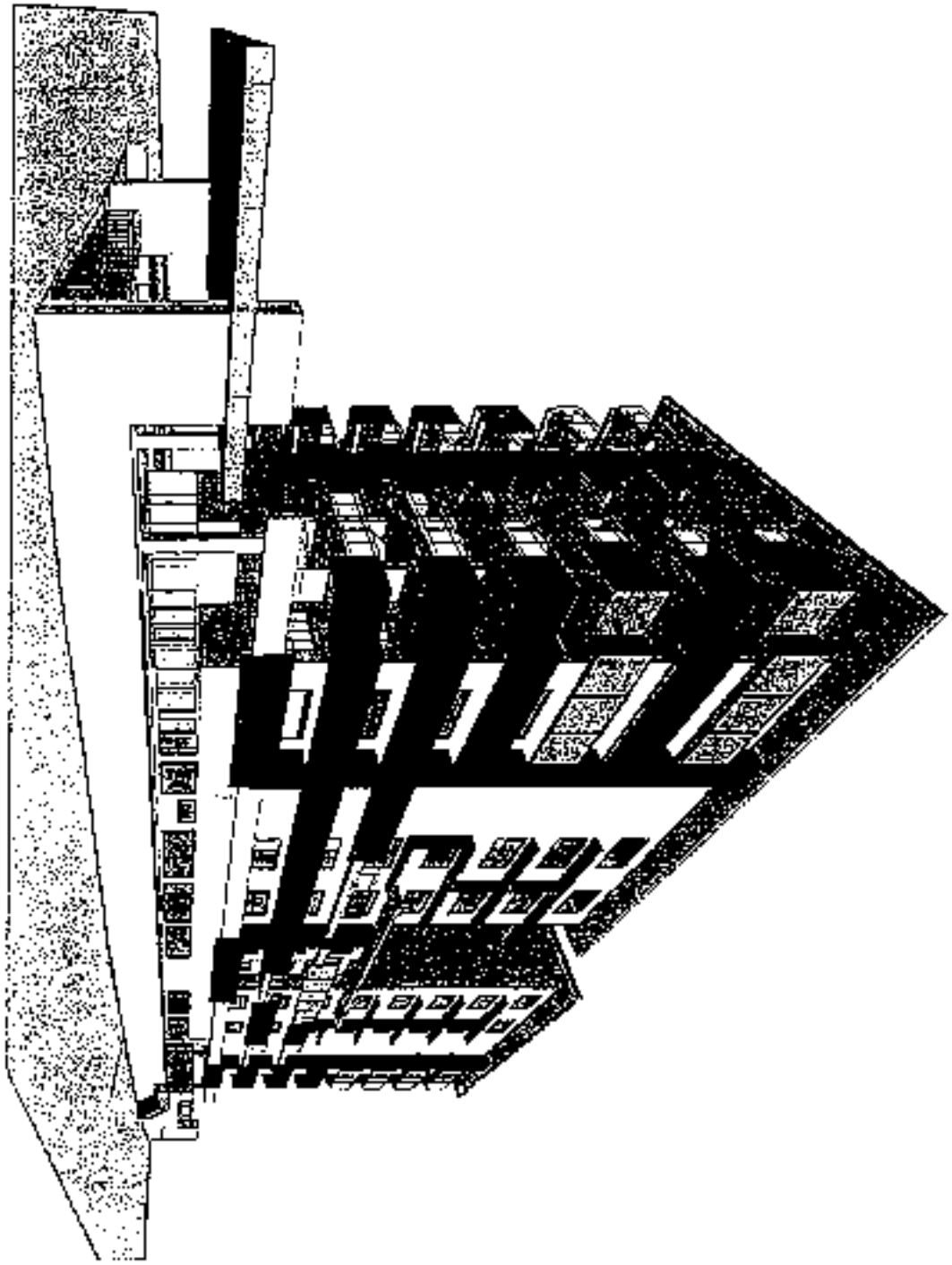


LOTS 3492, 3493 MITCHELL ST, DARWIN

2000-SK09 MAY 2009 LONG SECTION 1:200

LOTS 3492, 3493 MITCHELL ST, DARWIN

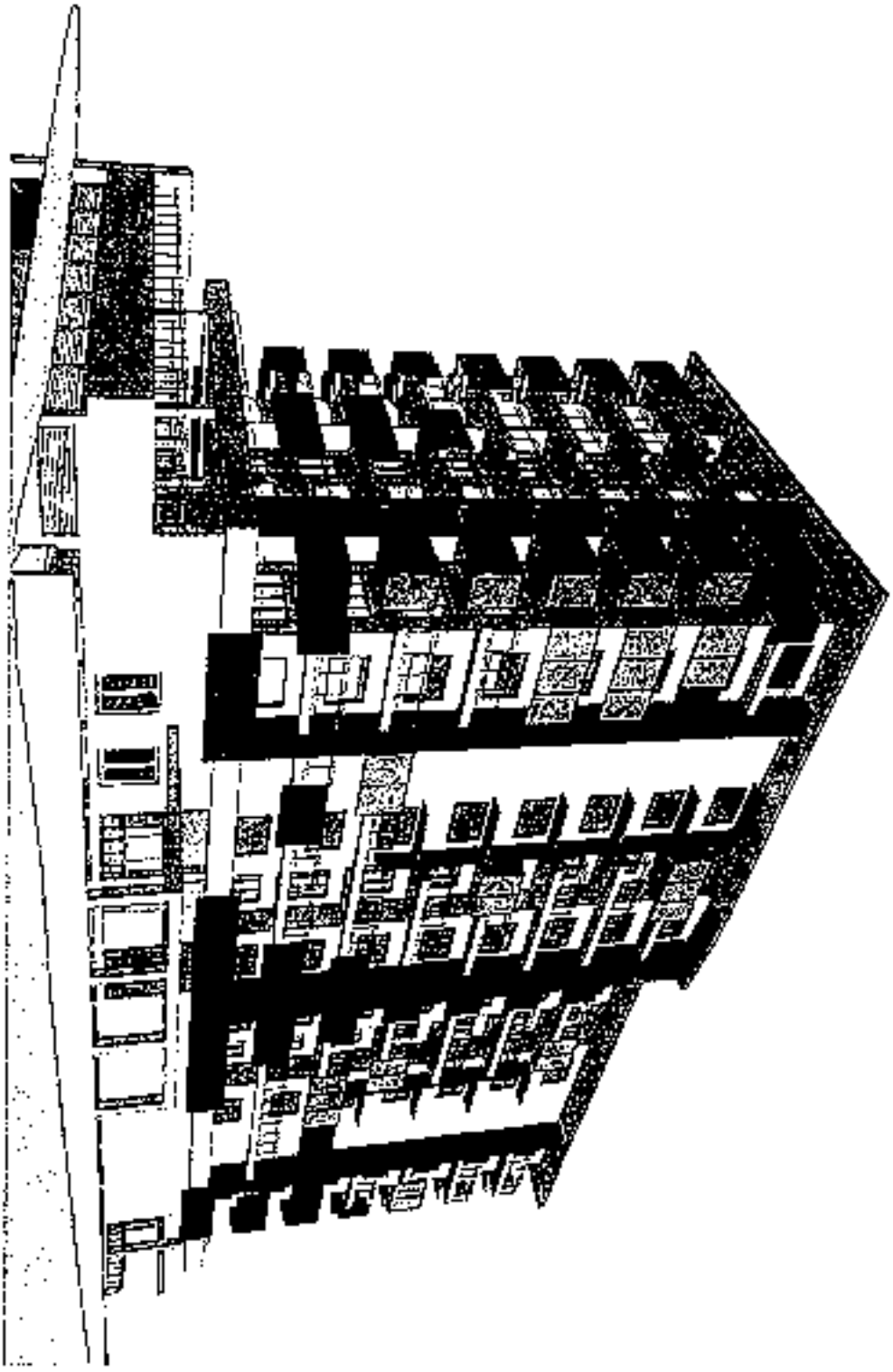
EASTERN VIEW



68

LOTS 3492, 3493 MITCHELL ST, DARWIN

2260 SK023 MAY 2009 NORTHERN VIEW 1:200



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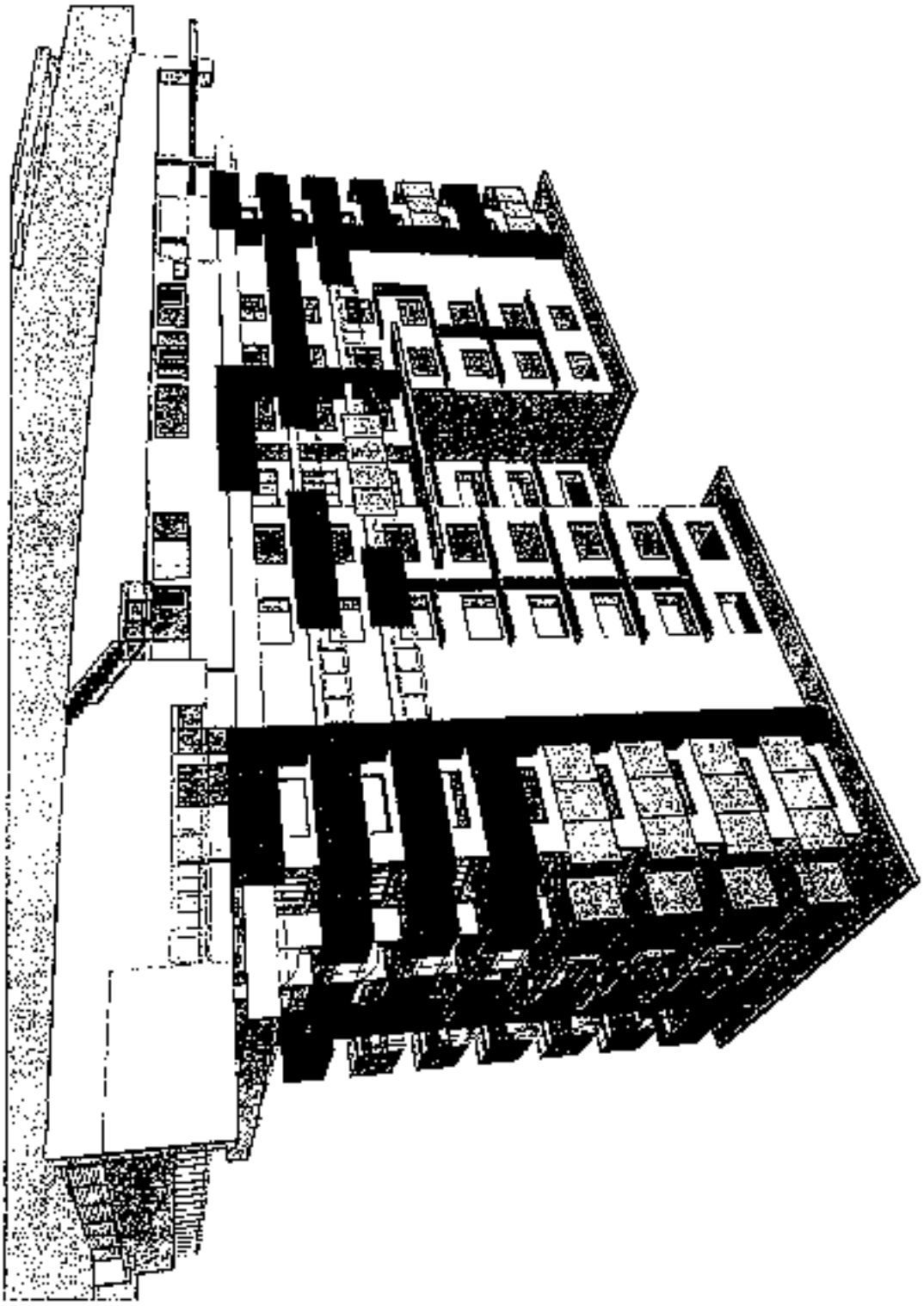
LOTS 3492, 3493 MITCHELL ST, DARWIN

2000-NK028 MAY 2009 SOUTHERN VIEW 1:500



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91

LOTS 3492, 3493 MITCHELL ST, DARWIN

2600-SK239 MAY 2009 WESTERN VIEW 1:200

LOTS 3492, 3493 MITCHELL ST, DARWIN

WESTERN AERIAL VIEW

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote 1544280 C Feb

28 May 2009

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

Dear Mr Lesh

REVISED LETTER
Lots 3492, 3493 & 5684 (117) Mitchell Street, (10) Doctors Gully Road & (3) Daly Street - 63 x 1 Bedroom Serviced Apartments, 1 x 2 Bedroom Caretaker's Residence, a Café/Restaurant and a Shop in a 9 Storey Building plus 2 Levels of Basement Parking

Thank you for the now Development Application for the above referred to this office on 7 May 2009. 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.

While Council supports in principle the granting of a Development Permit for this type of use, the following issues are raised for consideration by the Authority:

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

The subject site marks a transition in land uses permitted under the N T Planning Scheme being located on the fringe of the Darwin CBD and between the CB (Central Business) zone and the MD (Multiple Dwelling) and High Density (HD) zones. The site itself is zoned partly CB (Central Business) and partly TC (Tourist Commercial).

Building Setback Requirements

a). The building setbacks in the proposal do not comply with the requirements of Clause 7.3 (Building Setbacks) of the Planning Scheme, as recognised by the applicant within its development application submission (page 4). 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, as shown below.

DARWIN 2020

Harry Chan Avenue • GPO Box 84 Darwin NT 0801 Australia
Phone: 08 89300 300 • Fax: 08 89300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89300 577
ABN 11 505 313 301

Mitchell Street Frontage	Setback Required	Setback Provided	Compliance
Outdoor Concierge/reception	7.5m + 0.5m (building length*) = 8.0m	none	No
1st floor	7.5m + 0.5m (building length*) = 8.0m	4.8m to balcony wall	no
2nd & 3rd floors	7.5m + 0.5m (building length*) = 8.0m	7.6m to balcony wall	No
4th to 7th floors	7.5m + 0.5m (building length*) + 1.5m (additional storey) = 9.5m	7.4m to balcony wall	No
8th floor	Not applicable as no apartments in front of building – roof area only		

Doctors Gully Road Street Frontage	Setback Required	Setback Provided	Compliance
Pool Deck	2.5m + 0.5m (building length*) = 3.0m	1.7m to carpark wall shown on Ground Level floor plan**	no
1st floor	2.5m + 0.5m (building length*) = 3.0m	5.0m to balcony wall	yes
2nd & 3rd floors	2.5m + 0.5m (building length*) = 3.0m	6.2m to balcony wall	yes
4th to 8th floors	2.5m + 0.5m (building length*) + 1.5m (additional storey) = 4.5m	6.2m to balcony wall	yes

North-Western Boundary	Setback Required	Setback Provided	Compliance
Ground Floor	1.5m + 8.1m (building length***) = 9.6m	Min. 3.2m / max. 4.0m	no
1st to 3rd floors	3.0m + 8.1m (building length***) = 11.1m (max. 10.5 setback required)	Min. 7.0m / max. 9.0m	no
4th to 8th floors	3.0m + 8.1m (building length***) + 1.5m (additional storey) = 12.6m (max. 10.5 setback required)	Min. 7.0m / max. 9.0m	no

South-Eastern Boundary	Setback Required	Setback Provided	Compliance
Ground Floor	1.5m + 8.1m (building length***) = 9.6m	7.0m	no
1st to 3rd floors	3.0m + 8.1m (building length***) 11.1m (max. 10.5 setback required)	7.0m	no
4th to 8th floors	3.0m + 8.1m (building length***) + 1.5m (additional storey) = 12.6m (max. 10.5 setback required)	7.0m	no

*Building is approx. 19 metres long on the Mitchell Street frontage
** There is no setback shown on southern View Elevation Plan (SK2a)
*** Building is approx.66.5 metres long on the North Western elevation

The re-design of the proposal has attempted to address the intent of the building setbacks as specified in the NT Planning Scheme. The re-design fails mainly due to the width of the subject site. If the proposal adhered completely to the setbacks required by the NT Planning Scheme the result would not be a functional serviced apartment development. The proposal would be able to conform to the setback requirement if the parcel of land was subdivided appropriately.

Private Open Space Requirements

b). The proposed development does not provide adequate private open space to each dwelling as required by the N T Planning Scheme. Clause 7.5 of the Planning Scheme requires that each dwelling has a balcony (private open space) of minimum 12m^2, with minimum dimensions of 2.8m x 4m. The applicant (refer to page 5 of submission) has sought a variation to this clause as the private open space requirements are not met for the proposed development.

c). NT Planning Scheme requires that the coffee shop requires a loading bay which is not provided in the proposal.

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) Based on the drawings submitted, Councils requirements for the waste storage and collection arrangements to the property have been satisfactorily addressed.

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. The applicant has advised in the development application submission (page 2) that stormwater drainage plans are being drawn up by civil engineers (Aurecon).

c). Vehicular access into and out of the site appears to be adequately addressed in the revised proposal. The applicant has provided the following information in relation to access. *The access to the rear of the development (Doctors Gully Road) will be used primarily by busses and service vehicles as an entrance. This arrangement is proposed to allow for larger vehicles to make a wide right-turn movement into the development rather than a short left-turn movement from Mitchell Street. This access can also be used by cars as both an entrance and an exit. The access on Mitchell Street provides full access for cars (entrance and exit), but only an exit for busses and service vehicles.* If approved however, Council requires a traffic management plan be prepared as a condition of the development permit to the satisfaction of the General Manager of Infrastructure, Darwin City Council.

d). **Council requests the Authority requires amended plans demonstrating provision of on-site driver sightlines from the proposed Mitchell Street and Doctors Gully Road car park exit ramps.** Sightlines are to be integrated into the on-site design of the development so that drivers exiting the car parks can see pedestrians approaching the car park exit driveways and ramps. Whilst the applicant is now showing *"sight triangles for pedestrian safety (2000wx25000w)"*, at both the Mitchell Street and Doctors Gully exits to the site, the *"sight triangle"* for the Doctors Gully exit is not

included within the development application land, but on an adjacent site, which does not meet requirements. 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.

e). **Council requests the Authority includes the following note on any development permit issued which demonstrates an awning over Council's road reserve:**

"Not withstanding 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 3.0 metre wide canopy over the Mitchell Street road reserve.

f). 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 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.

- 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 applicant be required to provide as assessment of the proposal's car parking plan by a qualified Engineer to demonstrate that the layout satisfies the Australian Standards, Guidelines and Controls for car park layout and circulation.

- 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.

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 sincerely

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Liton Consulting

ENCL: YES

DARWIN CITY COUNCIL

DATE: 21/05/09

REPORT

TO:	TOWN PLANNING COMMITTEE MEETING/OPEN B	**APPROVED:**	CT
FROM:	GENERAL MANAGER INFRASTRUCTURE	**APPROVED:**	PL
REPORT NO:	09TS0023 CT:sv	**APPROVED:**	LC
COMMON NO:	1526316		

SUBJECT: PROPOSAL TO AMEND NT PLANNING SCHEME PA2009/0229
LOTS 7466 (129) STUART HIGHWAY AND 7468 (10) SALONIKA STREET, TOWN OF DARWIN
REZONE FROM ZONE SD2 AND SD15 TO ALLOW FOR A MIXED USE DEVELOPMENT

ITEM NO: 10.3

SYNOPSIS:

A proposed Planning Scheme Amendment for Lots 7466 (129) Stuart Highway And 7468 (10) Salonika Street, Town Of Darwin has been referred to Council for comment pursuant to Section 19 of the *Planning Act*. The following report addresses relevant Council issues and recommends that Council endorses comments provided to Strategic Lands Planning, Department of Planning and Infrastructure, by staff.

GENERAL:

Applicant: Osborne Family Holdings

Zone: SD2 & SD15 **Area:** 18,710 ^{2}m

Proposal:

Osborne Family Holdings has applied to the Minister for Planning and Lands to amend the NT Planning Scheme by rezoning Lot 7466 (129) Stuart Highway and Lot 7468 (10) Salonika Street, Town of Darwin from Zones SD2 and SD15 (Specific Use Zones Darwin Nos. 2 and 15) to allow for a mixed use development.

The exhibition period for PA2009/0229 is from Friday 1 May 2009 to Friday 29 May 2009.

Attachments:

Attachment A:

a). The Notice of Exhibition under section 17 of the Planning Act.
b). Extracts from the NT Planning Scheme relating to Zone SD2 and SD15 (Specific Use Zone Darwin No. 2 and 15) which presently apply to the land.
c). Extracts from the NT Planning Scheme relating to Zone MD (Multiple Dwelling Residential)
d). A locality map.
e). A copy of the application from Osborne Family Holdings.

Attachment B:

Letter to Ms Ann Stephens, Strategic Lands Planning, Department of Planning and Infrastructure, setting out Council's comments on the proposed Planning Scheme Amendment (PSA) for Lots 7466 (129) Stuart Highway And 7468 (10) Salonika Street, Town Of Darwin.

Attachment C:

Dean Osborne, Director of Osborne Family Holdings, met with Council's Strategic Town Planner in February 2009 and provided a copy of the draft wording for the rezoning of the site. Council's Strategic Town Planner provided comments to the developer on the draft wording and these have been incorporated in part, within the now exhibited PSA wording. Council's email comments to Dean Osborne are provided as Attachment C.

Site and Surrounds:

The land proposed for the rezoning covers Lot 7468 (10) Salonika Street, and Lot 7466 (129) Stuart Highway and is located to the south-east of the prominent Hastings over Mindil residential development. Both lots have road frontage to Salonika Street with Lot 7466 also having road frontage to the Stuart Highway Service Road. Lot 7468 is vacant, cleared land, owned by Hammer JV P/L. Lot 7466 is Crown Land with a Crown Lease in Perpetuity in favour of the Salvation Army Property Trust and is developed for buildings used by the Salvation Army. The applicant, Osborne Family Holdings has advised within the rezoning submission that arrangements have been made to relocate the Salvation Army Sunrise Centre, currently located on Lot 7466 to a site in Berrimah.

The wording for the existing Specific Use zonings of Lot 7468 (SD15) and Lot 7466 (SD2) is set out in Attachment A.

The subject site is an important site within the Darwin Municipality, both in terms of its size and location. The Hastings over Mindil residential development is located directly to the north-west of the site. Hastings over Mindil is a 'resort' style residential development, completed in 2006, comprising 2 x 8 storey buildings joined

at podium level, with communal open space and leisure facilities. The proposed rezoning is to facilitate a 'second' stage of the development, by the same property development company, Osborne Family Holdings.

Land to the north-east of the site is zoned for SC (Service Commercial) development under the Northern Territory Planning Scheme (NTPS). It is typically developed for low-rise service commercial buildings. Land directly to the south-west of the site is developed for St Johns Catholic High School, which is set within the George Brown Darwin Botanic Gardens. The Stuart Highway road corridor forms the south-eastern boundary to the site, with the residential areas of Stuart Park directly opposite.

Relevant Issues:

Lot 7468 was rezoned in May 2002, as part of the overall rezoning for the Hastings over Mindil development, with Lot 7468 intended for the 'Stage 2' part of the development. The current proposal however, is to create a new Specific Use zone wording for Lot 7468, to facilitate a different mix of uses and built form of development on the site. The main changes are as follows:

	Current SD15 Wording	**Proposed SD Wording**
Purpose of SD Zone	Primarily residential purposes providing opportunities for commercial and ancillary activities.	Complementary use mix of commercial and residential activities.
Site Coverage	Buildings shall not cover more than 50% of site.	Buildings above the second level are not to cover more than 30% of site.
Building Height	Buildings to a maximum height of 8 storeys may be permitted if the development demonstrates special architectural merit and makes a positive contribution to the future amenity and identity of the location.	Buildings on the site are not to exceed a height of 14 storeys or RL 73.5 AHD, whichever is the lesser.
Number of Dwellings	Not included.	A maximum of 300 multiple dwellings are to be developed on the site
Interchangeable Uses	Not included.	Premises lawfully used for, office, restaurant shop, medical clinic, veterinary clinic or showroom sales may be used without consent for any one of those uses if the net floor area and any other area occupied by the use does not increase.
Clause to promote site responsive designs of commercial, civic, community, recreational, tourist and	Not included.	Included – Clause 8.2 of the Scheme applies to the proposed development of the site.

mixed use developments.		
Traffic Study	Not included.	A traffic study completed by qualified traffic engineers.

The following table compares the existing (with consent) uses for the SD15 and SD2 zones with the (with consent) uses proposed for the amended SU zone. It should be noted that Lot 7466 is currently zoned for the community uses undertaken by the Salvation Army.

Land Use	**Existing SD15 Zone**	**Existing SD2 Zone**	**Proposed SD Zone**
Bed & Breakfast	✓	✘	✓
Caretaker's Residence	✓	✘	✓
Child Care Centre	✓	✘	✓
Community Centre	✓	✘	✓
Convention Centre	✓	✘	✓
Education Establishment	✘	✘	(new)✓
Dependent Unit	✓	✘	✘
Home Occupation	✓	✘	✓
Hospital	✓	✘	✓
Hostel	✓	✓	✓
Hotel	✓	✘	✓
Licensed Club	✓	✘	✓
Light Industry	✘	✓	✘
Medical Clinic	✓	✘	✘
Medical Consulting Rooms	✓	✘	✓
Motel	✓	✘	✓
Multiple Dwellings	✓	✘	✓
Office	✓	✓	✓
Place of Worship	✓	✓	✓
Plant Nursery	✘	✓	✘
research centre	✓	✘	✘
Restaurant	✓	✘	✓
Shop	✓	✓	✓
Showroom Sales	✓	✘	✓
Single Dwelling	✓	✘	✘
Supporting Accommodation	✓	✘	✓
units for aged persons	✘	✓	✘
Veterinary Clinic	✓	✘	✓
Warehouse	✘	✓	✘
associated uses necessary for the rehabilitation of clients	✘	✓	✘

<u>Building Heights and Density of Development</u>

The current SD15 zoning for the site has lower building heights than the proposed PSA wording. Clauses 6 and 7 of SD15 limit building heights to a maximum of between 6 and 8 storeys with variations in the roof lines required. The current PSA

wording is proposing building heights that do not exceed 14 storeys or RL73.5m AHD, whichever the lesser. To introduce this 'high rise' development concept in this locality would need extensive consultation with the community. Council is unaware of any building approaching this height outside of the Central Business Area of Darwin. (Royal Darwin Hospital is 10 storeys high).

A building of 14 storeys could be over 40 metres in height, allowing for a 4.0 metre floor to ceiling height for the ground floor and 2.9 metre floor to ceiling height for the upper storeys. This would exceed the 36 metre above ground height limit for buildings within the peripheral CBD area set out within Interim Development Control Order (IDCO) No. 18. Therefore, in time, if land in the adjacent SC (Service Commercial) zone is rezoned for a similar style of development, a high-rise mixed use precinct could develop outside the CBD.

Site Coverage

The applicant is requesting a change to the site coverage control for the site which would further increase the potential development density of the site. Clause 5 of SD15 states that *"buildings shall not cover more than 50% of the site"*, whilst the amended site coverage control is that *"buildings above the second level are not to cover more than 30% of the site area."*

Interchangeable Uses

The proposed PSA clause 10 would allow an interchangeable use, without development consent, for the following uses; office; restaurant; shop; medical clinic; veterinary clinic or showroom sales. However, the Planning Scheme (refer Clause 6.5.1) car parking requirements for these uses vary as follows:

The applicant has removed Leisure and Recreation from the list of proposed uses in the amended SU zone.

Use or Development	**Minimum No. of Car Parking Spaces Required**
Office	2.5 for every 100m^2 of net floor area
Restaurant	6 for every 100m^2 of net floor area and any alfresco dining areas
Shop	6 for every 100m^2 of net floor area
Medical Clinic	4 for every consulting room
Veterinary Clinic	4 for every 100m^2 of net floor area
Showroom Sales	4 for every 100m^2 of net floor area plus 1 for every 250m^2 used as outdoor storage

It is important that sufficient on-site car parking is provided as part of any future development, as there are very limited opportunities for off-site car parking within the vicinity of the site. Based on the *Planning Scheme* car parking requirements, it may be reasonable to suggest that an interchangeable use be allowed for restaurants and shops with a requirement for 6 car parking spaces per 100m^2 of net floor area, and also for veterinary clinics and showroom sales with a requirement for 4 car parking spaces per 100m^2 of net floor area.

Infrastructure Report

A report is requested to identify any potential need to upgrade infrastructure including: vehicular, pedestrian, water and power to service the proposed development.

Traffic study

Clause 12. (d) of the proposed PSA should be reworded as follows:

"a traffic study completed by qualified traffic engineers, to the requirements of the General Manager of Infrastructure, Darwin City Council."

The applicant has advised in its submission that conditional approval has been sought and received from Road Networks to utilize a section of the Stuart Highway corridor to allow the extension of Salonika Street directly to the Stuart Highway for a left in and left out road connection.

Typographical Errors

Clause 3 of the proposed PSA should read subject to paragraphs 4 to 12 inclusive and not 4 to 13 inclusive.

Clause 11 of the proposed PSA should state that clause 7.8 for site-responsive designs for residential buildings should apply, as well as clause 8.2 for site-responsive designs for commercial buildings.

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.

FINANCIAL IMPLICATIONS:

Not assessed.

STRATEGIC PLAN IMPLICATIONS:

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

Goal 1: Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome
1.1 Improve relations with all levels of Government

Key Strategies

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

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

1.2 Effectively engage with Community

LEGAL IMPLICATIONS:

This item is not considered "Confidential".

PUBLIC RELATIONS IMPLICATIONS:

Not assessed.

COMMUNITY SAFETY IMPLICATIONS:

Not assessed.

DELEGATION:

None required.

CONSULTATION:

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

PROPOSED PUBLIC CONSULTATION PROCESS:

See above.

APPROPRIATE SIGNAGE:

Not Applicable.

RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

A. THAT Report Number 09TS0023 entitled, Planning Scheme Amendment PA2009/0229, Proposal to Amend NT Planning Scheme by Rezoning Lots 7466 (129) Stuart Highway and 7468 (10) Salonika Street, Parap from Zone SD2 and SD15 to allow for a mixed use Development, be received and noted.

B. THAT the letter to Strategic Lands Planning, Department of Planning and Infrastructure in **Attachment B** to Report Number 09TS0023 CT:sv be endorsed.

PETER LINDWALL
STRATEGIC TOWN PLANNER

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

NORTHERN TERRITORY OF AUSTRALIA

PROPOSAL TO AMEND NT PLANNING SCHEME
PA2009/0229

Osborne Family Holdings have applied to the Minister for Planning and Lands to amend the NT Planning Scheme by rezoning Lots 7466 and 7468 Town of Darwin (129 Stuart Highway and 10 Salonika Street Parap) from Zone SD2 and SD15 (Specific Use Zone Darwin No 2 and 15) to allow for a mixed use development.

Attached are:

- the Notice of Exhibition under section 17 of the *Planning Act*;
- extracts from the NT Planning Scheme relating to Zone SD2 and SD15 (Specific Use Zone Darwin No 2 and 15);
- a locality map; and
- a copy of the application from Osborne Family Holdings.

The exhibition period is from Friday 1 May 2009 to Friday 29 May 2009.

Written submissions about the proposed planning scheme amendment are to be received by 4.00pm on Friday, 29 May 2009 and made to:

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

Email: planning@nt.gov.au

Fax: (08) 8999 7189 or

Hand delivered to Ground Floor, Cavenagh House, 38 Cavenagh Street, Darwin.

For more information please telephone 8999 8953.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

NOTICE OF EXHIBITION OF PROPOSAL
TO AMEND NT PLANNING SCHEME
PA2009/0229

I, MARJ MORRISSEY, delegate for the Minister for Planning and Lands, give notice under section 17 of the *Planning Act* of the following:

(a) a proposal to amend the NT Planning Scheme, numbered PA2009/0229 as referred to in (c), is to be exhibited under Division 3 of Part 2 of the Act;

(b) the amendment is to be exhibited at the following location:

Offices of the Department of Planning and Infrastructure
Ground Floor, Cavenagh House, 38 Cavenagh Street, Darwin

(c) the period of exhibition is for 28 days, commencing upon first newspaper publication of the notice required by section 17(1);

(d) written submissions in respect of this exhibition should be made to:

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

Fax: (08) 8999 7186 or

Email: planning@nt.gov.au

(e) the proposed amendment is to the NT Planning Scheme, to rezone Lots 7466 and 7468 Town of Darwin from zone SD2 and SD15 to a new specific use zone to allow for a mixed use development.

Dated 20 April 2009.

MARJ MORRISSEY
Delegate for the Minister for Planning and Lands

Specific Uses – Darwin

SD1 OMITTED

Amendment 67 gazetted 14.12.2005 omits SD1

SD2 Lot 7498 (120) Stuart Highway Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for a range of community service activities and facilities.
2. With consent:
   (a) hostel;
   (b) light industry;
   (c) offices;
   (d) place of worship;
   (e) plant nursery;
   (f) shop;
   (g) units for aged persons;
   (h) warehouse; and
   (i) associated uses necessary for the rehabilitation of clients.

SD3 Lot 3327 Hudson Fyah Avenue, Ludmilla, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for a limited range of residential and commercial activities.
2. A use or development in accordance with Zone C and with consent:
   (a) a maximum of two shops;
   (b) single dwelling;
   (c) home occupation; and
   (d) office.

S[illegible] Lots 7467 and 7468 (10 and 14) Salonika Street, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land primarily for residential purposes providing opportunities for complementary commercial and ancillary activities.

2. A use or development is to contribute to the development of the Gardens Hill area as an integrated and humanised mixed use area by:

   (a) comprising residential and commercial activity incorporating public open space;

   (b) taking advantage of outlooks and physical connections to surrounding precincts; and

   (c) the creation of a land mark development through definitive streetscaping and quality architecture.

3. With consent, and subject to paragraphs 4 to 13 inclusive:

   (a) bed and breakfast accommodation;
   (b) caretaker's residence;
   (c) child care centre;
   (d) community centre;
   (e) convention centre;
   (f) dependent unit;
   (g) home occupation;
   (h) hospital;
   (i) hostel;
   (j) hotel;
   (k) licensed club;
   (l) medical consulting rooms;
   (m) medical clinic;
   (n) motel;
   (o) multiple dwellings;
   (p) office;
   (q) place of worship,
   (r) research centre;
   (s) restaurant;
   (t) shop;
   (u) showroom sales;
   (v) single dwelling;
   (w) supporting accommodation;
   (x) veterinary clinic.

4. A development application for a use or development specified above is to include:

   (a) a master plan for development of the site;

   (b) a staging plan for the proposed development;

   (c) information regarding the timeframes for development and the provision of shared facilities to the site; and

   (d) an interface management strategy which addresses the relationship of the proposed land uses with adjoining existing land uses and in the case of the Salvation Army site, possible future expansion of activities on that site.

5. Buildings shall not cover more than 50% of the site.

6. Buildings or structures on the site are to provide for variations in the roofline and heights of buildings and be limited to a maximum of six storeys for sites of less than 5000m² in area and four storeys for sites less than 2500m² in area.

7. Buildings to a maximum height of 8 storeys may be permitted if the development demonstrates special architectural merit and makes a positive contribution to the future amenity and identity of the locality.

8. Setbacks to commercial development are to:

   (a) ensure privacy for residential development on the site and adjoining sites;

   (b) be cognisant of the impacts of and on adjoining land uses; and

   (c) provide appropriate amenity for the streetscape.

9. All car parking is to be screened from the street, preferably in basement car parks and where car parking is not under cover, shade landscaping is to be incorporated into the design of the car parking areas.

10. Loading and unloading areas for commercial developments are to be screened from passing traffic and pedestrians and are to be accessed from Smiths Street.

11. Any perimeter fencing is to be unobtrusive and complement the streetscape by:

   (a) providing a link between differing buildings and structures; and

   (b) facilitating appropriate pedestrian connections through, to and from the site.

12. Lighting is to be designed and constructed to ensure compatibility with any residential use on the land and to prevent overspill to adjoining properties.

13. Buildings or works are to be designed and constructed to be compatible with the surrounding environment having regard to:

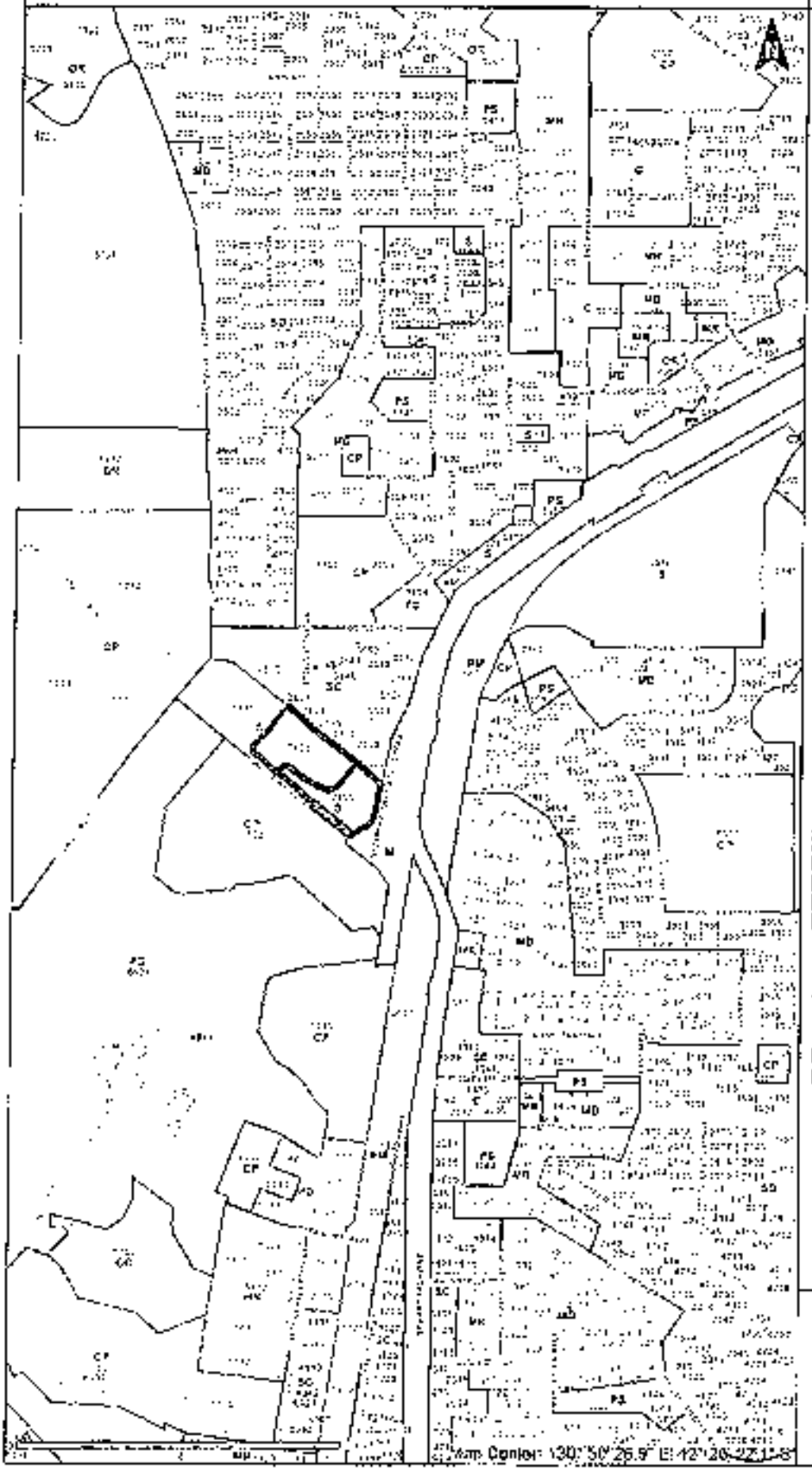
   (a) the topography and relationship to adjoining land uses;

   (b) the impact of the bulk and height of buildings or structures on development of an identity for the area and the visual impact when viewed from other precincts;

   (c) the need to create a pedestrian scale at ground level and develop pedestrian connections within the precinct and to other precincts and land uses; and

   (d) the type and colour of materials.

Locality map of Lots 7466 & 7468 Town of Darwin



Legend

- Town Planning IDCO
- General Lots
- Lot Boundaries
- Town Planning Zones
- A - Agriculture
- CV - Conservation
- CB - Central Business
- C - Commercial
- CL - Community Living
- CP - Community Purpose
- GM - General Industry
- H - Hospital
- HI - High Density
- LI - Light Industry
- M - Mixed Use
- MR - Medium Density
- MD - Multiple Dwelling
- OR - Old Railway Other Conservation
- OW - Old Water Reservoir
- PR - Proposed Park Road
- PS - Public Open Space
- TW - Tourist
- SD - Restricted Development
- R - Rural
- RL - Rural Living
- SC - Street Commercial
- SD - Single Dwelling
- S - Special Use
- TC - Tourist Commercial
- U - Utilities
- WM - Water Management
- FD - Future Development
- JABIG - Town Centre
- JABIL5 - Hotel Motel
- JABSI - Service Facilities
- JAIGI - Industry
- JAMHC - Horticulture
- JAUC - Core Space
- JAUSP - Special Purpose
- JAUTD - Tourist Zone
- Road Labels
- Road Centre Lines
- Highways
- Water Areas
- Parcel Numbers
- Geobase
- Geodata

Created by WJULIA

Bottom Left: 130°50'00" -12°30'30"
Top Right: 130°50'47" -12°25'11"
Approximate Scale: 1:8000
Datum: GDA 1994
Data for information purposes only
- does not guarantee
N.T. Land Information System
Copyright Northern Territory of Australia

PA2009/0229

NORTHERN TERRITORY OF AUSTRALIA
Planning Act

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

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

Town/~~Hundred/Locality~~: TOWN OF DARWIN
Parcel Number(s) and/or Unit number: LOTS 7466, 7468
LTO Plan:
Number and Street Name: SOLOMON ST DARWIN
and
Existing Zone: LOT 7466 (SD2), LOT 7468 (SD15)
Proposed Zone: DETAILS ATTACHED
Tenure:
Is the proposed the land owner? YES / NO

LOT 7466 - OWNED BY CROWN
LOT 7468 - YES, OWNED BY HAMMER ST PTY LTD

2. PROPONENT INFORMATION

PROPONENT INFORMATION
ILIS Customer no. (if known):
Company name (if applicable): HAMMER ST PTY LTD
ABN or ACN (if applicable): 98 098 924 782
Title: Mr Mrs Miss Ms Dr Other:
Family name(s): O'BRIEN
Given name(s): DEAN STEWART
Preferred name(s): DEAN
Postal address: PO. BOX 39292

Telephone no. (business hours): 89 439902
Mobile no.: 0445 872 954
Facsimile no.: 89 43 9999
Email address: dean@oth.com.au

3. DESCRIPTION OF PROPOSED AMENDMENT

Attach a detailed statement describing the proposed amendment. ATTACHMENT A

and

Where the proposed amendment relates to a published document, the title of the document proposed to be amended:

4. REASON(S) FOR PROPOSAL

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

ATTACHMENT B

5. APPLICANT TO SIGN AND/OR AFFIX SEAL

The application is complete and all required documentation is attached.

Signature(s)

26 / 5 / 09.

Date

PRIVACY NOTE:

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

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

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

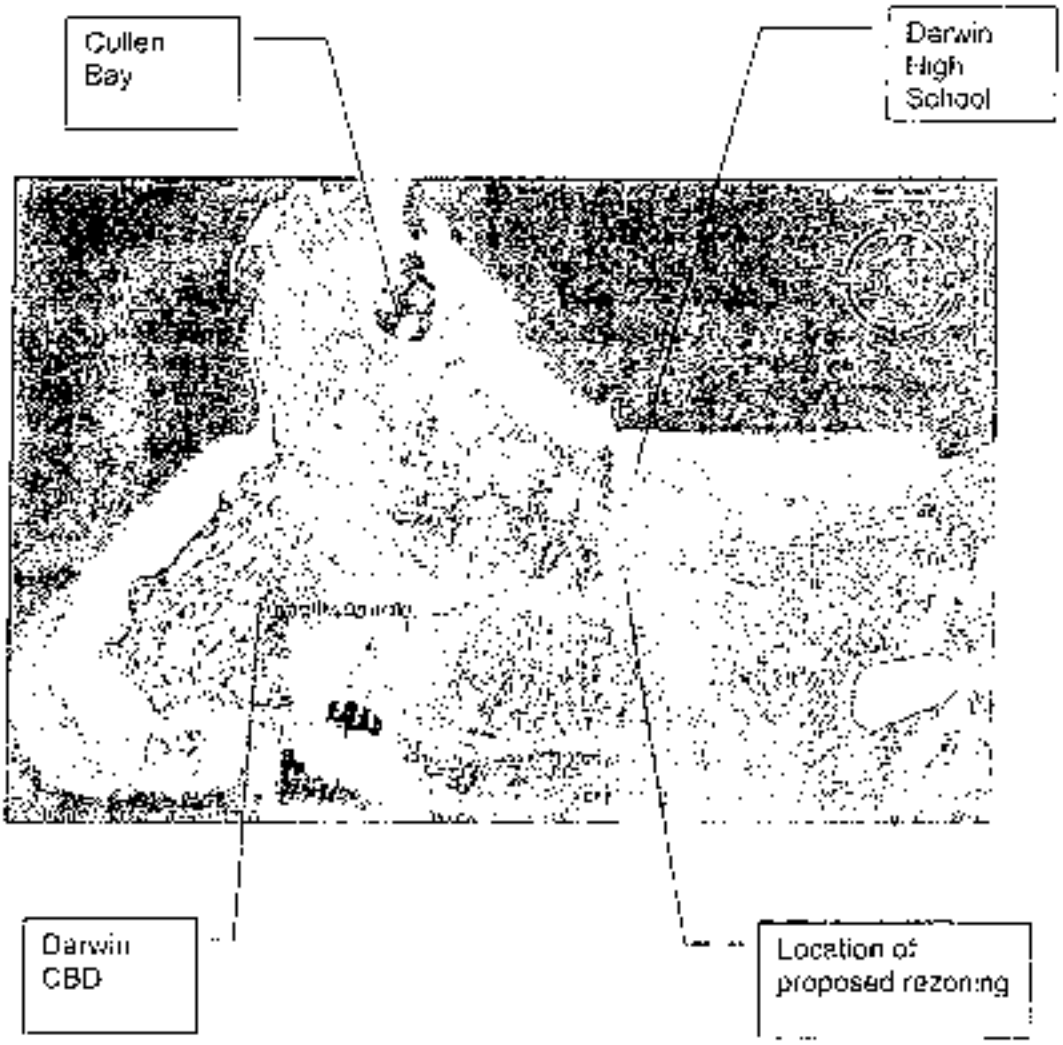
Any personal information provided can be subsequently accessed by you on request. If you have any queries please contact the Manager Development Assessment Services on 8999 6240.

Proposal to Amend a Planning Scheme - Section 13(1)

(26 march 2009)

Lot 7466 and Lot 7468 Salonika Street, Town of Darwin

Site Location



Property Developers - Project Managers
3/133 Stuart Hwy, Parap Darwin 0820
Phone 89 43 9900, Fax 08 43 9999, Email dean@oth.com.au

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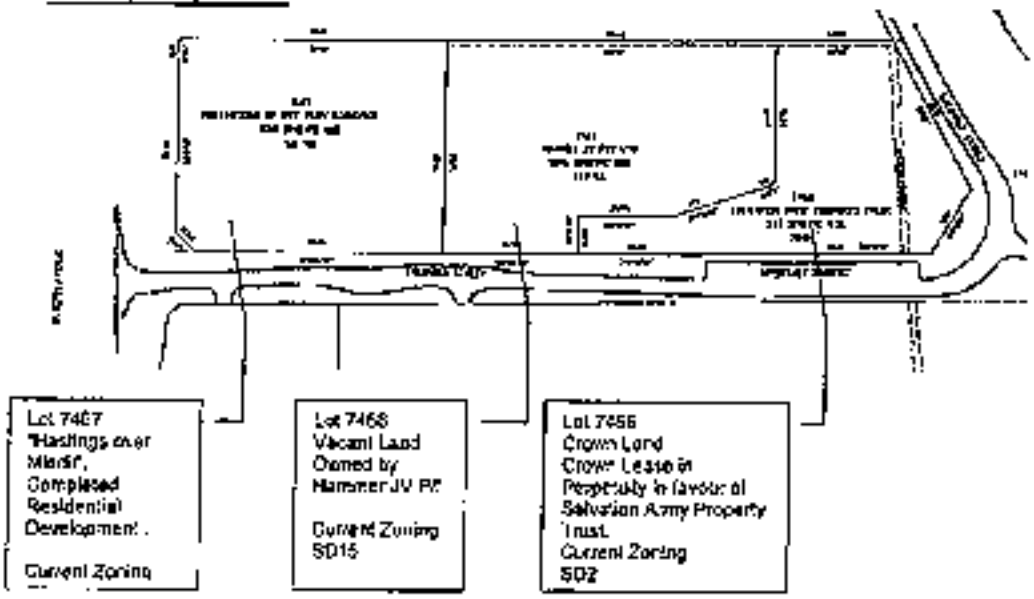
Site (Lot) Plan



Item 3 – Description of Proposed Amendment

The rezoning proposal relates to two lots each with differing existing zonings.

Lot 7468 is currently zoned SD15 (current zoning details attached - Appendix 1)
Lot 7466 is currently zoned SD2 (current zoning details attached - Appendix 2)

It is proposed to rezone both lot 7468 and lot 7466 to the new special zoning.

The proposed wording for the new zoning (SDxx) is :

Lots 7468 and 7466, Salonika Street, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for a complementary mix of commercial and residential activities.

2. A use or development is to contribute to the development of the Gardens Hill area as an integrated and harmonised mixed use area by;
   (a) comprising residential and commercial activity incorporating publicly accessible linkages;
   (b) taking advantage of outlooks and physical connections to surrounding precincts; and
   (c) the creation of a land mark development through definitive street scaping and quality architecture.

Property Developers • Project Managers
3/133 Stuart Hwy, Parap Darwin 0820
Phone 89 43 9900, Fax 08 43 9899, Email dean@pfh.com.au

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3. With consent, and subject to paragraphs 4 to 13 inclusive

(a) Bed and breakfast accommodation;

(b) Caretaker's residence;

(c) Child care centre;

(d) Community centre;

(e) Convention centre;

(f) Educational establishment

(g) Home occupation;

(h) Hospital;

(i) Hostel;

(j) Hotel;

(k) Leisure and recreation

(l) Licensed club;

(m) Medical consulting rooms;

(n) Motel

(o) Multiple Dwellings

(p) Office

(q) Place of worship

(r) Restaurant

(s) Shop

(t) Showroom sales

(u) Supporting accommodation

(v) Veterinary clinic

4. Setbacks to commercial development are to:

(a) ensure privacy for residential development on the site and adjoining sites;

(b) be cognisant of the impacts of and on adjoining land uses; and

(c) provide appropriate amenity for the streetscape.

5. All car parking is to be screened from the street, preferably in basement car parks and where car parking is not under cover, shade landscaping is to be incorporated into the design of the car parking areas.

6. Buildings or works are to be designed and constructed to be compatible with the surrounding environment having regard to:

(a) the topography and relationship to adjoining land uses;

(b) the impact of the bulk and height of buildings or structures on development of an identity for the area and the visual impact when viewed from other precincts;

(c) the need to create a pedestrian scale at ground level and develop pedestrian connections within the precinct and to other precincts and land uses; and

(d) the type and colour of materials

7. Buildings on the site are not to exceed a height of 14 storeys or RL 73.6m AHD, whichever is the lesser.

8. Buildings above the second level are not to cover more than 30% of the site area.

9. A maximum of 300 multiple dwellings are to be developed on the site.

10. Premises lawfully used for leisure and recreation, office, restaurant, shop, medical clinic, veterinary clinic or showroom sales may be used without consent for any one of those uses if the net floor area and any other area occupied by the use does not increase.

11. Clause 8.2 of the Scheme applies to any proposed development of the site.

12. A development application for a use or development specified above is to include:

(a) a master plan for development of the site;
(b) a staging plan for the proposed development;
(c) information regarding the timeframes for development and the provision of shared facilities to the site; and
(d) a traffic study completed by quality traffic engineers.

Property Development - Project Managers
3/133 Stuart Hwy, Parap Darwin 0820
Phone 08 43 0900, Fax 08 43 0900, Email dean@ofn.com.au

Item 4 - Reasons for Proposal

4.1 Overview

The rezoning will continue to allow the transformation of this prominent precinct at the entry to the City to a master planned mixed use hub.

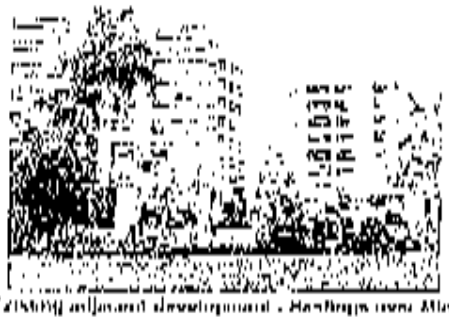
This type of precinct is highly successful and prevalent adjacent other CBDs around Australia. An excellent example of a similar successful precinct is Park Street, Milton in Brisbane. It links two arterial Roads, Coronation Drive and Milton Road, with a well designed street and incorporates commercial and retail premises. Medium to high density residential buildings are intimately linked and the streetscape includes alfresco dining, easy parking, good pedestrian linkages and strong landscaping.

The commercial centers of the precinct will be occupied by businesses who do not require a CBD presence (and there are numerous major groups in this category). The residential sector will benefit from the location and the services and convenience that the economies of scale will bring.

The land in question (lots 7466 and 7468) combined with Lot 7467 (the existing Hastings over Mindil development), form a vista between the Stuart Highway and Gilruth Avenue. Conditional approval has been sought and received from Road Networks to utilize a section of the Stuart Highway corridor to allow the extension of Salonika Street directly to the Stuart Highway for a left in and left out road connection.

4.2 Architecture and Streetscape

The built development including the streetscape will be highly visible from the Stuart Highway and Gilruth Avenue hence the final architecture and street design will be critical.



Existing adjacent development - Hastings over Mindil

The proposed zoning ensures that the building structures have architectural merit and compliment the existing built environment. The master planning for the entire precinct includes structures that have a similar architectural theme to the adjacent development Hastings over Mindil.

4.3 Density and Linkages to Public Transport

As Darwin evolves there will be increasing pressure on the land bank from the CBD to the airport. That area is finite, but is well serviced and allows the efficient growth of Darwin. Large scale urban renewal is difficult to achieve however the rezoning and subsequent consolidation of the land in question along with improved vehicular and pedestrian access will provide an opportunity to deliver a unique high density precinct very close to the City.

Property Developers Project Managers
3/133 Stuart Hwy, Parap Darwin 0820
Phone 89 43 0000, Fax 08 43 0000, Email dean@nth.com.au

As the surrounding existing residential subdivisions (Parap, Stuart Park and The Gardens) are a significant distance away, concerns relating to privacy, noise and shadow lines that are sometimes related to multistory development are reduced.

Bus stops and bicycle tracks currently existing at either end of the precinct (Stuart Highway and Gilruth Avenue). The extension of bicycle and footpaths through the precinct will allow efficient access to existing public transport and infrastructure

4.4 Stakeholders

Presentations of the development for the area including proposed road changes, streetscape, height restrictions, land use and density have been completed to the following groups :

- Parap Residents Association
- Stuart Park Residents Association
- St John's School
- Residents of Hastings river Mindil
- Development Assessment Services
- Darwin City Council (Technical Division)

Feedback has generally been positive and we are unaware of any major objections to the potential changes to land use.

4.5 Salvation Army

Arrangements have been made to relocate the Salvation Army Sunrise Centre currently located on Lot 7466 to an improved and expanded site in Berrimah.

Property Development - Project Management
3/733 Stuart Hwy, Parap Darwin 0820
Phone 08 43 8800, Fax 08 43 0008, Email dean@olh.com.au

Appendix 1

The wording for the existing zoning of Lot 7468 (SD15) is :

Lots 7468 (10) Bulwalla Street, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land primarily for residential purposes providing opportunities for complementary commercial and ancillary activities.

2. A use or development is to contribute to the development of the Gardens Hill area as an integrated and harmonized mixed use area by:

(a) comprising residential and commercial activity incorporating public open space;
(b) taking advantage of outlooks and physical connections to surrounding precincts; and
(c) the creation of a land mark development through definitive streetscaping and quality architecture.

3. With consent, and subject to paragraphs 4 to 13 inclusive:

(a) bed and breakfast accommodation;

(b) caretaker's residence;

(c) child care centre;

(d) community centre;

(e) convention centre;

(f) dependant unit;

(g) home occupation;

(h) hospital;

(i) hostel;

(j) hotel;

(k) licensed club;

(l) medical consulting rooms;

(m) medical clinic;

(n) motel;

(o) multiple dwellings;

(p) office;

(q) place of worship;

(r) research centre;

(s) restaurant;

(t) shop;

(u) showroom sales;

Property Developers Project Managers
3/133 Stuart Hwy, Parap Darwin 0820
Phone 89 43 0000, Fax 08 43 0000, Email dwm@bdh.com.au

(v) single dwelling;

(w) supporting accommodation;

(x) veterinary clinic.

4. A development application for a use or development specified above is to include:

(a) a master plan for development of the site;
(b) a staging plan for the proposed development;
(c) information regarding the timeframes for development and the provision of shared facilities to the site; and
(d) an interface management strategy which addresses the relationship of the proposed land uses with adjoining existing land uses and in the case of the Salvation Army site, possible future expansion of activities on that site.

5. Buildings shall not cover more than 50% of the site.

6. Buildings or structures on the site are to provide for variations in the roofline and heights of buildings and be limited to a maximum of six storeys for sites of less than 5000m² in area and four storeys for sites less than 2500m² in area.

7. Buildings to a maximum height of 8 storeys may be permitted if the development demonstrates special architectural merit and makes a positive contribution to the future amenity and identity of the locality.

8. Setbacks to commercial development are to:

(a) ensure privacy for residential development on the site and adjoining sites,

(b) be cognisant of the impacts of and on adjoining land uses; and

(c) provide appropriate amenity for the streetscape.

9. All car parking is to be screened from the street, preferably in basement car parks and where car parking is not under cover, shade landscaping is to be incorporated into the design of the car parking areas.

10. Loading and unloading areas for commercial developments are to be screened from passing traffic and pedestrians and are to be screened from Smith Street.

11. Any perimeter fencing is to be unobtrusive and complement the streetscape by:

(a) providing a link between differing buildings and structures, and

(b) facilitating appropriate pedestrian connections through, to and from the site.

12. Lighting is to be designed and constructed to ensure compatibility with any residential use on the land and to prevent overspill to adjoining properties.

13. Buildings or works are to be designed and constructed to be compatible with the surrounding environment having regard to:

(a) the topography and relationship to adjoining land uses;

(b) the impact of the bulk and height of buildings or structures on development of an identity for the area and the visual impact when viewed from other precincts;

(c) the need to create a pedestrian scale at ground level and develop pedestrian connections within the precinct and to other precincts and land uses; and
(d) the type and colour of materials.

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Appendix 2

The wording for the existing zoning of Lot 7466 (SD2) is :

Lot 7466 (120) Stuart Highway Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for a range of community service activities and facilities.

2. With consent:

(a) hostel;

(b) light industry;

(c) offices;

(d) place of worship;

(e) plant nursery;

(f) shop;

(g) units for aged persons;

(h) warehouse; and

(i) associated uses necessary for the rehabilitation of clients.

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3/133 Stuart Hwy, Parap Darwin 0820
Phone 08 43 9900, Fax 08 43 0009, Email dwm@ozi.com.au

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1526316 PL:sv

29 May 2009

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

Dear Ann

REVISED LETTER
Lots 7466 (129) Stuart Highway and 7468 (10) Salonika Street, Town of Darwin
Proposal to Amend NT Planning Scheme – PA2009/0229
Rezone from Zone SD2 and SD15 to allow for a Mixed Use Development

Thank you for the Proposal to amend the NT Planning Scheme referred to this office on 1 May 2009, concerning the above site. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

Council raises no objection in principle, to the proposed rezoning of this site for a mixed use development, the following issues are raised for consideration by the Minister.

Building Height and Site Coverage

The proposed rezoning allows an increase in the height of buildings from 8 storeys to 14 Storeys.

1). Lot 7468 was rezoned in May 2002, as part of the overall rezoning for the Hastings over Mindil development, with Lot 7468 intended for the 'Stage 2' part of the development. The current proposal is to create a new SU (Specific Use) zone wording for Lot 7468, to facilitate a different mix of uses and built form of development on the site.

2). The current *Planning Scheme* SD15 zone for the site has lower building heights than the proposed Planning Scheme Amendment (PSA) wording. Clauses 6 and 7 of SD15 limit building heights to a maximum of between 6 and 8 storeys with variations in the roof lines required.

DARWIN

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ABN 11 505 313 301

3). The proposed PSA wording however, is for building heights that do not exceed 14 storeys or RL73.6m AHD, whichever the lesser. Council is unaware of any building approaching this height outside of the Central Business Area of Darwin. It is understood the applicant has undertaken targeted community consultation with relevant stakeholders in relation to the proposed development.

4). A building of 14 storeys could potentially be over 40 metres in height, allowing for a 4.0 metre floor to ceiling height for the ground floor and say 2.9 metre floor to ceiling height for the upper storeys. This would exceed the 36 metre above ground height limit for buildings within the peripheral CBD area set out within Interim Development Control Order (IDCO) No. 18.

5). The applicant is also requesting a change to the site coverage control for the site which would increase the potential development density of the site. Currently, clause 5 of SD15 states that *"buildings shall not cover more than 50% of the site"*, whilst the amended site coverage control is that *"buildings above the second level are not to cover more than 30% of the site area."* An increase of development at ground level allows for an active pedestrian frontage to the development

Interchangeable Uses

1). The proposed PSA Clause 13 would allow an interchangeable use, without development consent, for the following uses: office; restaurant; shop; medical clinic; veterinary clinic and showroom sales. The Planning Scheme (refer Clause 6.5.1) has varying car parking requirements for those uses as follows:

Use or Development	Minimum No. of Car Parking Spaces Required
Office	2.5 for every 100m^2 of net floor area
Restaurant	6 for every 100m^2 of net floor area and any alfresco dining areas
Shop	6 for every 100m^2 of net floor area
Medical Clinic	4 for every consulting room
Veterinary Clinic	4 for every 100m^2 of net floor area
Showroom Sales	4 for every 100m^2 of net floor area plus 1 for every 250m^2 used as outdoor storage

2). It is important that sufficient on-site car parking is provided as part of any future development, as there are very limited opportunities for off-site car parking within the vicinity of the site. Based on the *Planning Scheme* car parking requirements, it appears to be reasonable to suggest that an interchangeable use be allowed for restaurants and shops with a requirement for 6 car parking spaces per 100m^2 of net floor area, and also for veterinary clinics and showroom sales with a requirement for 4 car parking spaces per 100m^2 of net floor area.

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

Traffic study

a). Clause 12. (d) of the proposed PSA should be reworded. Discussion with the applicant has been reached on the in inclusion of the following clause:

"a traffic study completed by qualified traffic engineers, to the requirements of the General Manager of Infrastructure, Darwin City Council."

The applicant has advised in its submission that conditional approval has been sought and received from Road Networks to utilize a section of the Stuart Highway corridor to allow the extension of Salonika Street directly to the Stuart Highway for a left in and left out road connection.

If the rezoning application is approved, a report is requested to identify any potential need to upgrade vehicular and pedestrian infrastructure to service the proposed development.

Typographical Errors

b). Clause 3 of the proposed PSA should read subject to paragraphs 4 to 12 inclusive and not 4 to 13 inclusive.

c). Clause 11 of the proposed PSA should state that clause 7.8 for site-responsive designs for residential buildings should apply, as well as clause 8.2 for site-responsive designs for commercial buildings.

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 sincerely

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Osborne Family Holdings

Attachment C

Comments on Draft Rezoning Proposal for Lots 7466 and 7468 Salonika Street, Darwin

The development site is an important site within the Darwin Municipality both in terms of its size and location. Clause 1 of the proposed Planning Scheme Amendment (PSA) states that the zone will be for a mix of commercial and residential activities with a maximum of 300 multiple dwellings (proposed Clause 9) on the site. The site is located adjacent to a major residential development, two high schools, service commercial uses and a tourism precinct.

The existing Specific Use SD15 zone – Clause 4 has the requirement for a master plan, staging plan, timeframe, and interface management strategy the development. It is considered that the requirement for a master plan be retained in the proposed rezoning.

Considering the location of the site it would appear to be of upmost importance that the requirements of SD15 - Clause 4 are retained within the proposed Specific Use zoning and that a master plan is required for the site, and is exhibited and approved prior to any development commencing on the site. In addition a clause should be added to the proposed Specific Use zone that a full traffic assessment is to be carried out by qualified traffic engineers (at the developers cost) as part of the master plan process. The traffic assessment should address whether the existing road network can support the proposed development and make recommendations for required improvements.

Improvements will relate to the traffic intersections of Salonika Street with the Stuart Highway (Government road), Gilruth Avenue (DCC road) and to Salonika Street (DCC road). In addition to the required road network improvements, the master planning process may need to address any requirements for other headworks to support the development, such as drainage headworks, and electricity headworks.

The current SD15 zoning for the site is far more stringent on building heights than the proposed PSA wording. Clauses 6 and 7 of SD15 limit building heights to a maximum of between 6 and 8 storeys with variations in the roof lines required

The current PSA wording is proposing building heights that do not exceed 14 storeys or RL73.5m AHD, whichever the lesser. To introduce this 'high rise' development concept in this locality would need extensive consultation with the community.

In relation to the reduction in car parking for the one bedroom apartments, Council in the past has not supported a reduction in Planning Scheme car parking requirements.

Finally, the proposed PSA Clause 13 would allow an interchangeable use, without development consent, for premises within the development for the following uses: licensed club; leisure and recreation; office; restaurant; shop; medical clinic; veterinary clinic or showroom sales. The NTPS car parking requirements for these uses vary quite considerably. For example, in Clause 6.5.1 of the NTPS only 2.5 car

parking spaces are required for every 100m2 of net floor area, whereas 6 car parking spaces per 100m2 net floor area are required for a shop and up to 20 for every 100m2 of net floor area used for a bar in a licensed club.

It is recommended that further consultation with Council, the Department of Planning & Infrastructure and the developer will be required in the drafting of the rezoning application.

11 INFORMATION ITEMS

11.1 Minutes of the Development Consent Authority Meeting – Friday 3 April, 2009

Document No. 1585646 (03/04/09) Common No. 1566012

The Minutes of the Development Consent Authority Meeting held on Friday 3 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 Friday 3 April, 2009, be received and noted.

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

11 INFORMATION ITEMS

11.2 Various Letters sent to Development Assessment Services under Delegated Authority

COMMITTEE'S DECISION

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

i) Lot 6211 (81) O'Ferrals Road, Bayview – Town of Darwin 6 x 4 and 2 x 3 Bedroom Multiple Dwellings in 4 x 2 Storey Buildings (with **Attachment**) – Common Number 1559186 CT:cpd dated 1 May 2009.
ii) Lot 1986 (3) Coronation Drive, Stuart Park – Town of Darwin 6 x 3 and 3 x 3 Bedroom Multiple Dwellings in a 4 Storey Building (with **Attachment**) – Common Number 1559174 CT:cpd dated 1 May 2009.
iii) Re-advertised - Lot 6579 (44) Kalymnos Drive, Karama – Town of Sanderson 6 x 1 & 6 x 2 Bedroom Multiple Dwellings in a 4 Storey Building (with **Attachment**) – Common Number 1556292 CT:cpd dated 8 May 2009.
iv) Lot 11961 (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 **Attachment**) – Common Number 1544319 CT:cpd dated 15 May 2009
v) Response to Additional Information on the Development of a Single Residential Dwelling at Lot 7310 (19) Kirkland Crescent, Larrakeyah – Town of Darwin (with **Attachment**) – Common Number 11544398 PL:cb dated 22 May 2009
vi) Portion 1044 (1) College Road, Berrimah – Hundred of Bagot Extension to an Existing Building Exceeding the 8.5m Height Limitation (Language Centre) (with **Attachment**) – Common Number 1559142 CT:cpd dated 1 May 2009
vii) Portion 1044, Section 4356 (1) College Road, Berrimah – Hundred of Bagot Subdivision and Consolidation to Create 1 Lot (Proposed Lot 5696) (with **Attachment**) – Common Number 1559128 CT:cpd dated 1 May 2009
viii) Lot 3115 (102) Reichardt Road, Winnellie Subdivision to Create 2 Lots with **Attachment**) – Common Number 1572884 CT:cb dated 22 May 2009
ix) Lot 9490 (3) Wanguri Place, Wanguri – Town of Nightcliff Change of Use (Tenancy 2A & 2B) from Shop and Restaurant to Medical Clinic with Associated Offices and Training Room (with **Attachment**) – Common Number 1558630 CT:cpd dated 29 April 2009
x) Section 4358 (432) Stuart Highway, Winnellie – Hundred of Bagot Extension to Existing Warehouse (with **Attachment**) – Common Number 1559151 CT:cpd dated 1 May 2009

(continued on next page….)

11 INFORMATION ITEMS

11.2 Various Letters sent to Development Assessment Services under Delegated Authority

(….continued from previous page)

xi) Lots 1852 & 5002 (20) Bishop Street, Woolner Subdivision and Consolidation to Create 1 Lot – *NOT EXHIBITED* (with **Attachment**) – Common Number 1570272 PL:cb dated 15 May 2009

xii) Lots 1972 & 1977 (46 & 44) Stuart Highway, Lots 1973 & 1974 (2 & 4) Henry Street & Lots 1975 & 1976 (3 & 1) James Street, Stuart Park – Town of Darwin Consolidation to Create 1 Lot – *NOT EXHIBITED*. (with **Attachment**) – Common Number 1566348 PL:cpd dated 11 May 2009

xiii) Lot 4629 (55) V.R.D Drive, Leanyer – Town of Sanderson Carport Addition to an Existing Single Dwelling with a Reduced Front Setback (with **Attachment**) – Common Number 1562815 PL:cpd dated 8 May 2009.

xiv) Lot 4708 (7) Bullo Court, Leanyer – Town of Sanderson Carport Addition to an Existing single Dwelling with a reduced Side Setback – *NOT EXHIBITED* (with **Attachment**) – Common Number 1564740 PL:cpd dated 12 May 2009.

xv) Lot 4722 (2) Guy Court, Stuart Park – Town of Darwin Garage Addition to an Existing Single Dwelling with Reduced Side and Rear Setbacks – *NOT EXHIBITED* (with **Attachment**) – Common Number 1564568 PL:cpd dated 12 May 2009.

xvi) .Lot 1674 (76) Vanderlin Drive, Wulagi – Town of Sanderson Shade Structure Additions with Reduced Front and Side Setbacks (with **Attachment**) – Common Number 1566347 PL:cb dated 15 May 2009.

xvii) Lot 2580 (9) Karrintup Place, Marrara Extensions to and Existing Single Dwelling with a reduced side Setback *NOT EXHIBITED*. (with **Attachment**) – Common Number 1569583 PL:cb dated 15 May 2009.

xviii) Lot 6869 (4/2) Annear Court, Stuart Park Shade Structure Additions with Reduced Front and Side Setbacks (with **Attachment**) – Common Number 1568552 PL:cb dated 15 May 2009.

xix) Lot 1173 (20) Sanderling Street, Wulagi – Town of Sanderson Addition of a Timber Deck/Verandah with a Reduced Side Setback – *NOT EXHIBITED* (with **Attachment**) – Common Number 1564569 PL:cpd dated 6 May 2009.

xx) Lot 6617 (5) Swan Crescent, Winnellie – Town of Darwin 3 Warehouses with Reduced Side and Rear Setbacks - *NOT EXHIBITED* (with **Attachment**) – Common Number 1560237 PL:cpd dated 1 May 2009.

(continued on next page….)

11 INFORMATION ITEMS

11.2 Various Letters sent to Development Assessment Services under Delegated Authority

(….continued from previous page)

xxi) Lot 1067 (11) Kestrel Circuit, Wulagi – Town of Sanderson Extensions to an Existing Single Dwelling with a reduced Side Setback (with **Attachment**) – Common Number 1570273 PL:cb dated 22 May 2009.

xxii) Lot 9759 (53) Freshwater Road, Jingili Variation to Subdivision Plan DP07/0453 (with **Attachment**) – Common Number 1241635 PL:cb dated 5 May 2009.

xxiii) Lot 2898 (92) Reichardt Road, Winnellie – Hundred of Bagot Warehouse and Showroom Sales Exceeding the 8.5m Height Limitation - *NOT EXHIBITED* (with **Attachment**) – Common Number 1560236 PL:cpd dated 1 May 2009.

xxiv) Lot 5101 (45) Hickman Street, Winnellie Application to Vary Development Permit for Warehouse Development (with **Attachment**) – Common Number 1575943 PL:sv dated 22 May 2009.

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

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1559186 CT:cpd

1 May 2009

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

Dear Doug

Lot 6211 (81) O'Ferrals Road, Bayview – Town of Darwin
6 x 4 and 2 x 3 Bedroom Multiple Dwellings in 4 x 2 Storey Buildings

Thank you for the Development Application referred to this office on 16th 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:

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 6 metre crossover and driveway from O'Ferrals Road appears to meet Council's requirements. The applicant should note that any electronic gate for the vehicle driveway must be set back a minimum of 4.5 metres from the O'Ferrals Road kerb line.

b). The schematic stormwater drainage proposal shown on the Site Plan, with the underground connection to an existing SEP in O'Ferrals Road appears to meet Council's requirements. Council will not approve any stormwater flow to the waterway to the rear of the site.

c). The waste bin enclosure shown on the Site Plan appears to meet Council's requirements. The development should include a waste bin enclosure to store 4 x 240 litre waste bins (2 for general garbage and 2 for recycling). The enclosure shown on the Site Plan is an

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Phone: 08 89 300 300 • Fax: 08 89 300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89 300 577
ABN 11 503 313 301

irregular shape with walls of approximately 3.0 metres and 2.0 metres width and a depth of approximately 2.6 metres. This enclosure could store up to 6 x 240 litre bins and allow an access corridor for residents and the waste bin contractor.

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.

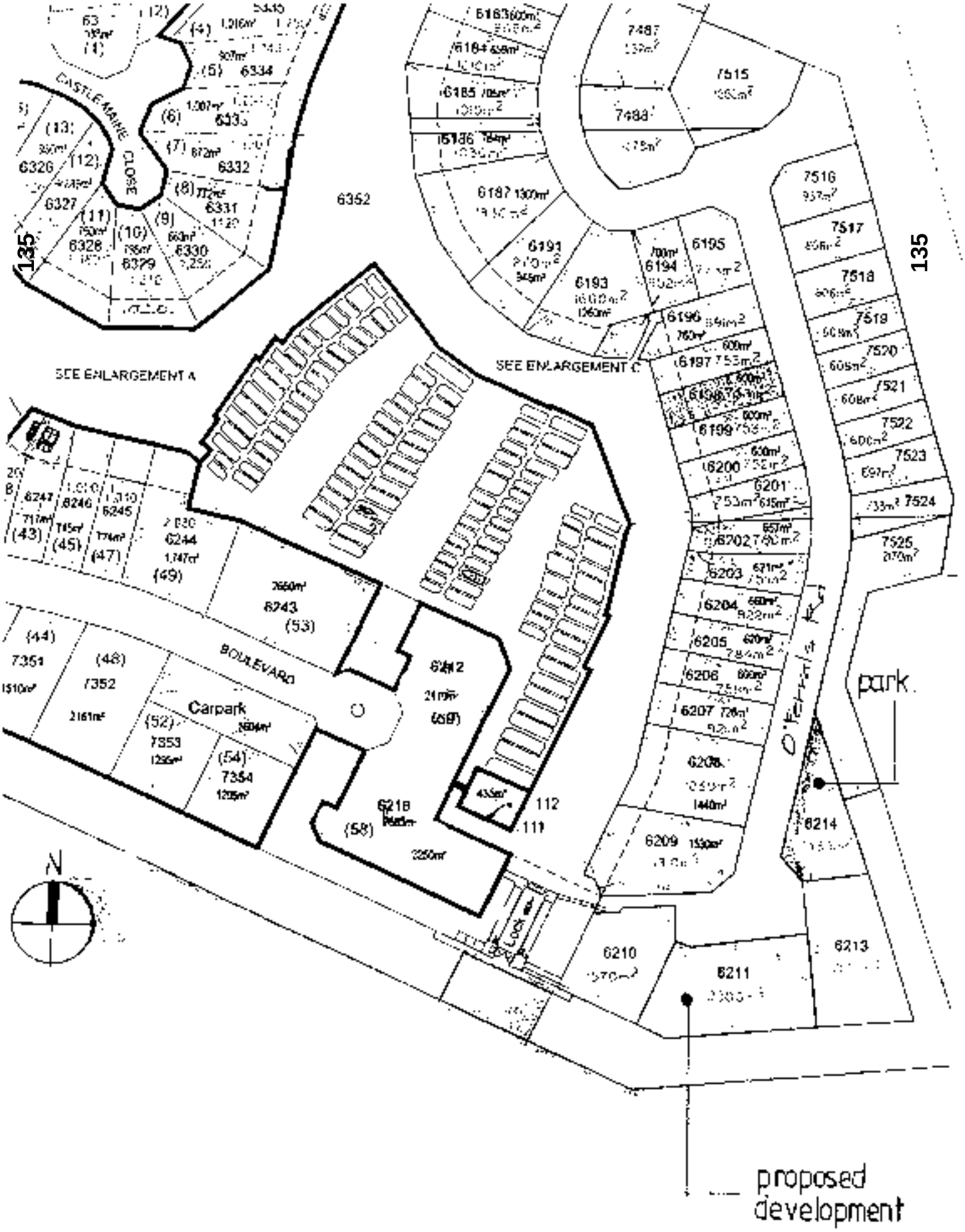
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

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: Tommy Mavros



LOCALITY PLAN
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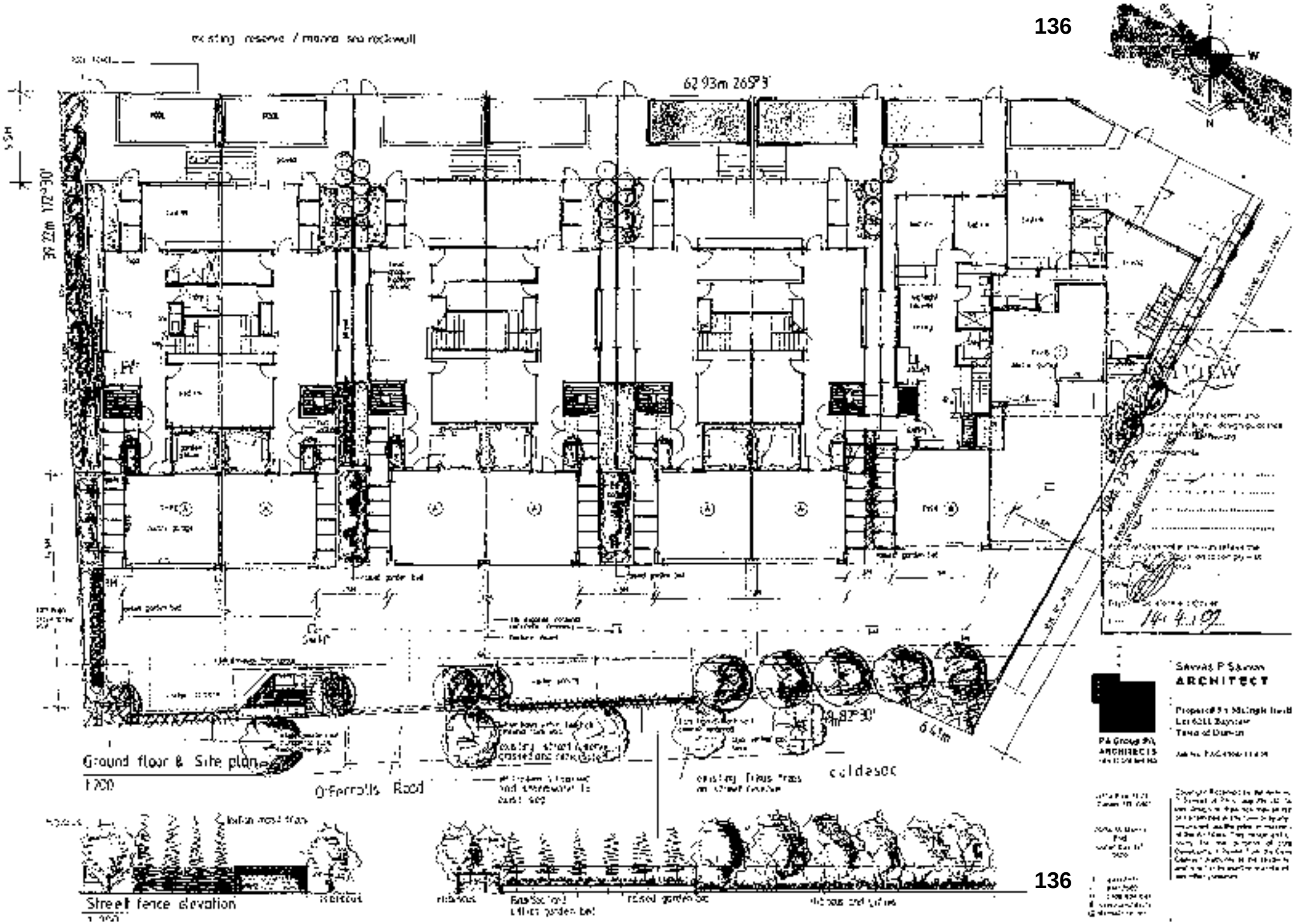
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Ground floor & Site plan
1:200
O'Ferralls Road
cul-de-sac
Street fence elevation
1:200
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PA Group (NL)
ARCHITECTS

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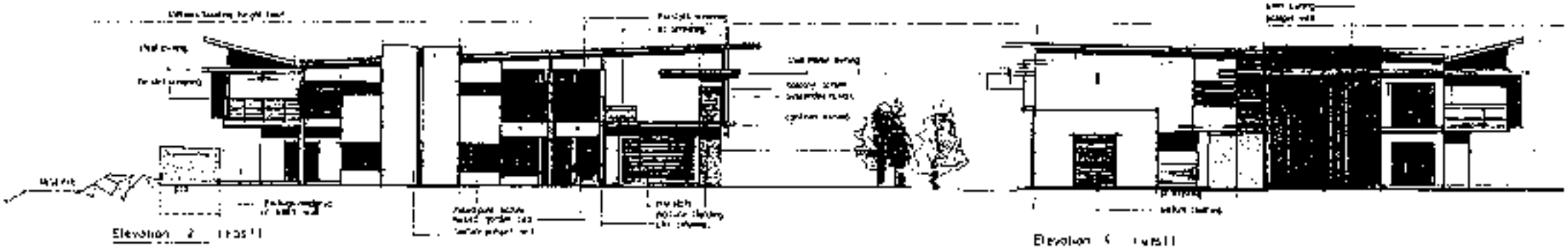
ARCHITECT

PA Group P.L.
ARCHITECTS

Elevation 1 (North)
1:200



Elevation 2 (East)
1:200

Elevation 3 (West)

Elevation 4 (South)
1:200

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 15591/4 CT:cpd

1 May 2009

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

Dear Doug

Lot 1986 (3) Coronation Drive, Stuart Park – Town of Darwin
6 x 3 and 3 x 3 Bedroom Multiple Dwellings in a 4 Storey Building

Thank you for the Development Application referred to this office on 16th 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:

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 that the Authority requires amended Site and Ground Floor Plans that demonstrate a waste bin enclosure that meets Council's requirements.** The development should include a waste bin enclosure to store 5 x 240 litre waste bins (3 for general garbage and 2 for recycling). The enclosure shown on the Site and Ground Floor Plans has a width of approximately 3.6 metres and a depth of 1.8 metres. The area of the enclosure is reduced by the inward opening door and the siting of a 3.4 metre high *'stone clad feature wall'* placed partially within the enclosure. This leaves an approximate 3.0 metre by 1.8 metre enclosure, which could house 4 x 240 litre bins, and would allow an access corridor for residents and the waste bin contractor. Driver sightlines in accordance with the Australian Standard 2890.1 1993 (Clause 3.2.4 – Sight distance at driveway exits) must be maintained should the applicant chose to increase the length of the waste bin enclosure.

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ABN 11 503 111 401

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 new 6 metre crossover and driveway from Coronation Drive shown on the Wallbridge & Gilbert General Site Stormwater and Access Plan (dated October 2007) appears to meet Council's requirements. The applicant should note that any electronic gate for the vehicle driveway must be set back a minimum of 4.5 metres from the Coronation Drive kerb line.

b). The schematic stormwater drainage proposal shown on the Wallbridge & Gilbert General Site Stormwater and Access Plan (dated October 2007), with the connection to Coronation Drive appears 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.

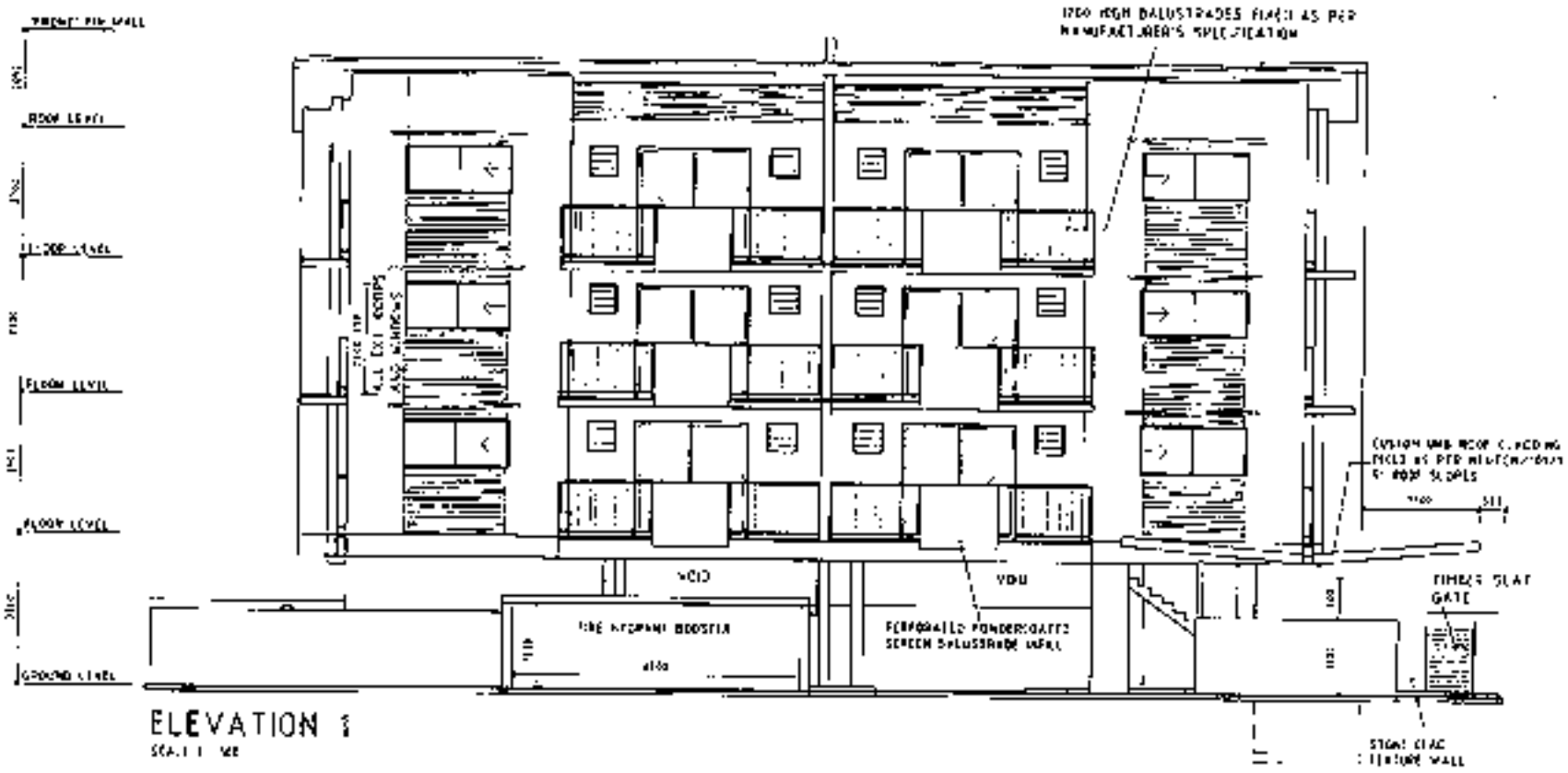
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

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: PA Group Pty Ltd

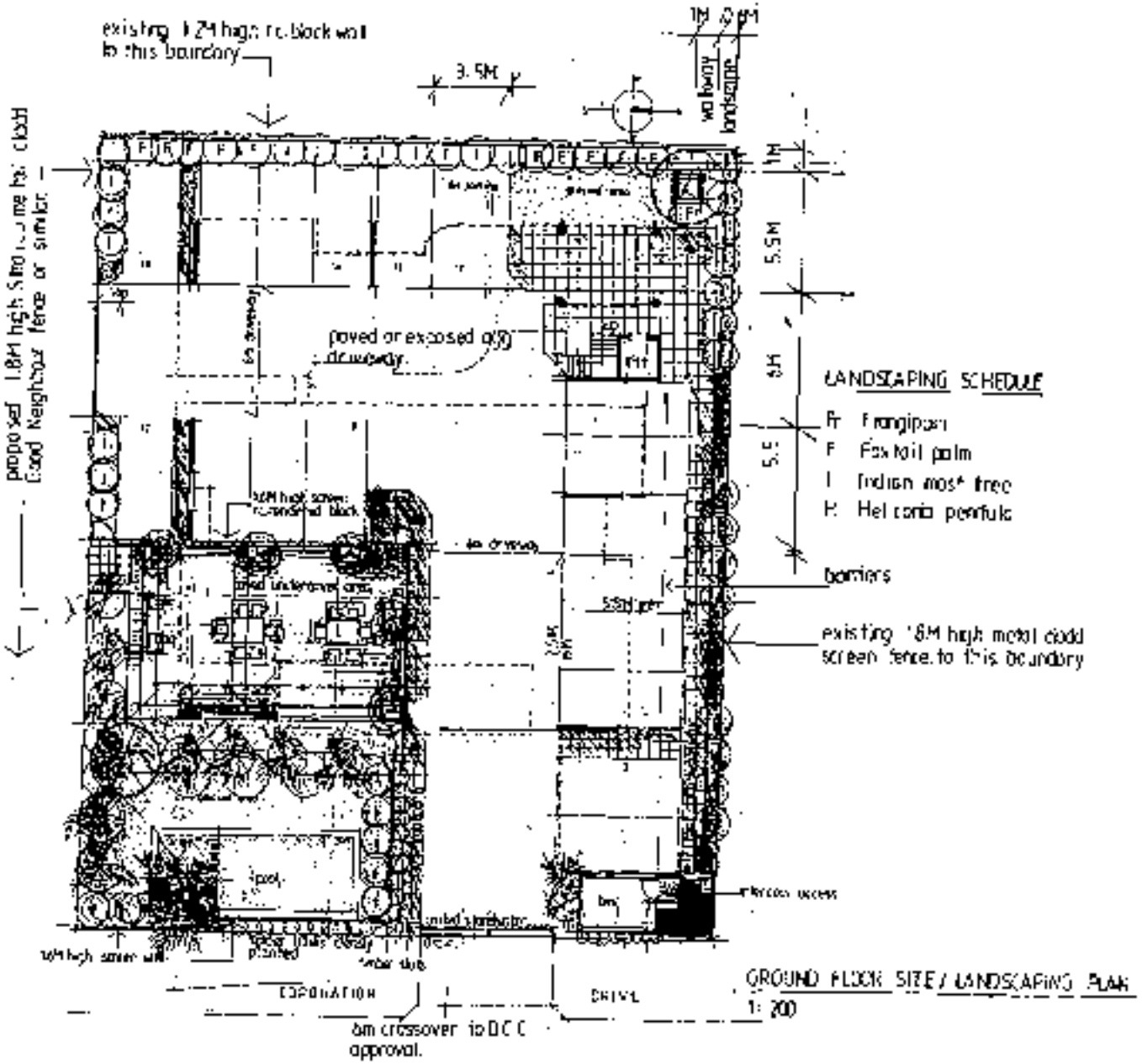


PA GROUP PTY LTD
ARCHITECTS

PROJECT
PROPOSED DEVELOPMENT
LOT 1986 COSONATION DRIVE
STUART PARK
P.A. GROUP
DRAWN
JULY 2007

JOB NO. DWG NO.
D5967-A5

REV "A"



T.A. GROUP P/L
ARCHITECTS

PROPOSED 6 X 1 BEDROOM & 3 X 2 BEDROOM DWELLINGS IN A FOUR STOREY BUILDING

LOT 1986 TOWN OF DARWIN NT.

Job No. PAG 35392

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1556292 CT:cpd

8 May 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 6579 (44) Kalymnos Drive, Karama – Town of Sanderson 6 x 1 & 6 x 2 Bedroom Multiple Dwellings in a 4 Storey Building

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

A development permit (DP07/0107) for this development was issued on 7th February 2007, but has now lapsed. The applicant has advised that this new development application remains the same in all respects to the previously approved application, with the exception of some minor detailing changes.

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 requires the applicant to comply with the sightline requirements of AS 2890.1-1993 (Clause 3.2.4 – Sight distance at driveway exits).** The site is located on a very busy section of Kalymnos Drive and sightlines are required for the safety of drivers exiting the property as well as drivers passing by on Kalymnos Drive. The sightlines are also required to protect the safety of pedestrians and cyclists using the Kalymnos Drive public footpath in front of the property. The applicant has shown driver sightlines on the

Landscape Plan submitted as part of the development application. Sitelines should also be shown on the Site and Ground Plan (Troppo Architects 12 March 2008) to demonstrate that the walls of the letterbox structure and waste bin enclosure do not restrict driver sightlines.

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 stormwater drainage and vehicle access plan (Irwin Consult Site Plan June 2007) appears to meet Council's requirements. Council previously approved a copy of this plan for construction on 27 August 2007. The plan demonstrates a 6 metre wide vehicle driveway and crossover to Kalymnos Drive and a stormwater connection to Kalymnos Drive. The plan also includes footpath pram crossings to the vehicle driveway.

b). The waste bin enclosure shown on the Site and Ground Plan (Troppo Architects 12 March 2008) appears to meet Council's requirements. The development should include a waste bin enclosure to store 5 x 240 litre waste bins (3 for general garbage and 2 for recycling). The enclosure shown on the Site and Ground Plan is approximately 3.5 metres wide and 2.6 metres deep. This enclosure could store 4 bins along the rear wall and 1 on each side wall and allow an access corridor for residents and the waste bin contractor.

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.

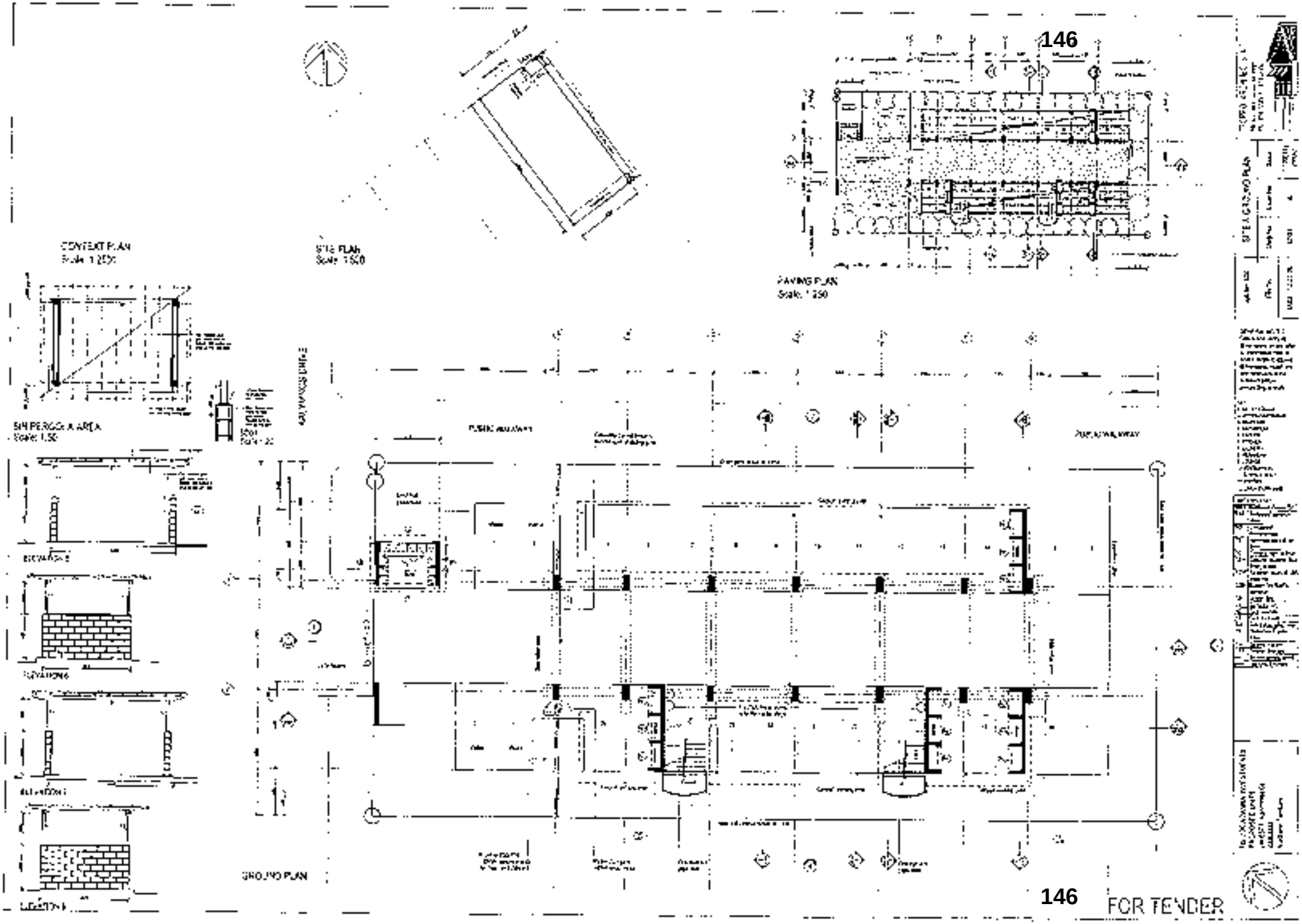
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

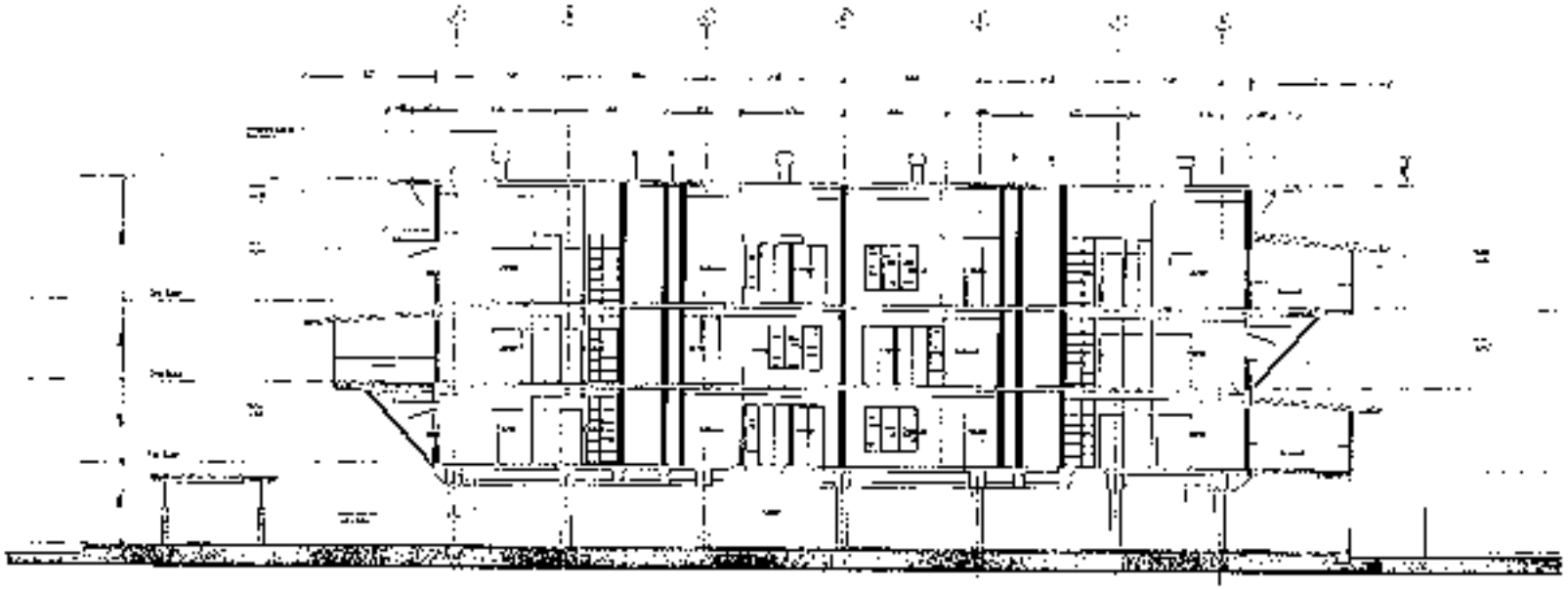
If you require any further discussion in relation to this application please contact me on 8930 0658.

Yours faithfully

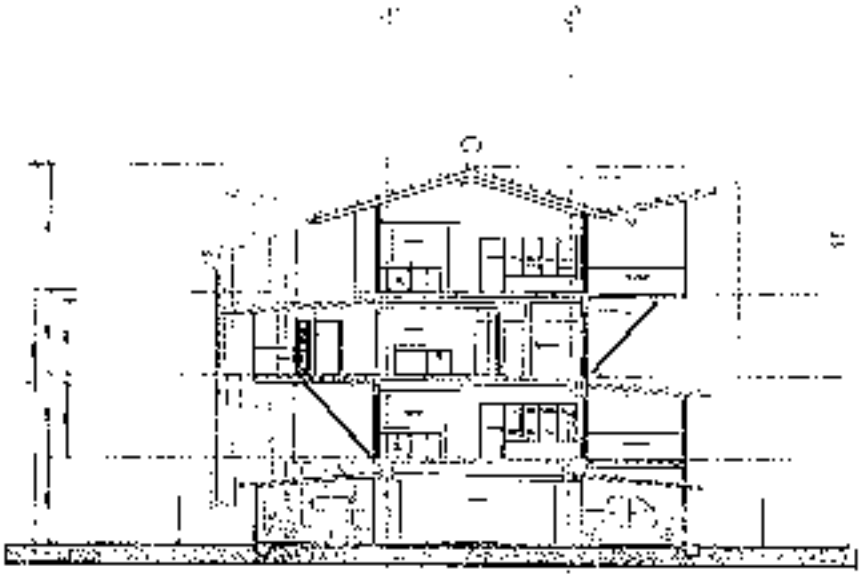
PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Troppo Architects (N1)

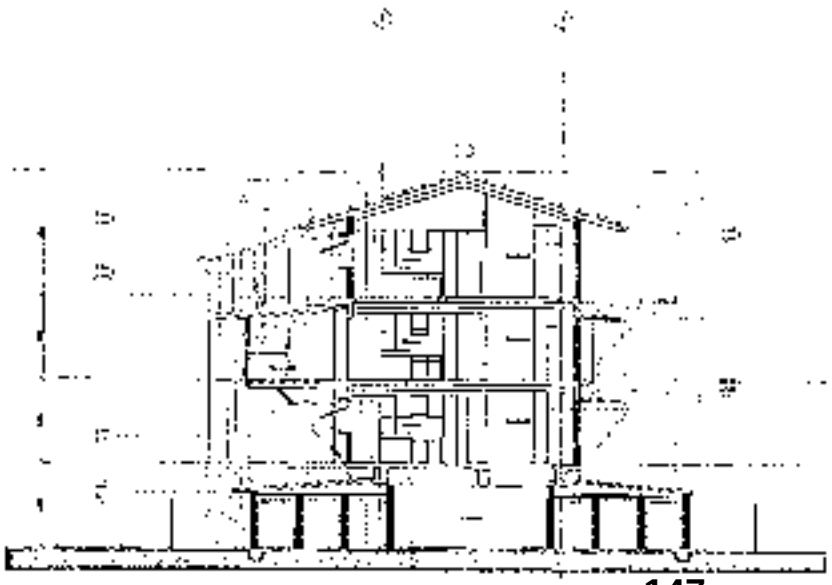

CONTEXT PLAN
SITE PLAN
PAVING PLAN
SIM PERGOLA AREA
GROUND PLAN
FOR TENDER



SECTION A



SECTION B



SECTION C

FOR TENDER

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1544319 CT:cpd

15 May 2009

Mr Doug Lesh
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:

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

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

a). **Council requests the Authority requires a schematic plan demonstrating how stormwater will be collected on the site and discharged underground to Council's stormwater drainage system.** The applicant's plans fail to demonstrate how on-site stormwater will be collected 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 4696. An agreement with the owners of these allotments will need to be

DARWIN

Harry Chan Avenue • GPO Box 84 Darwin NT 0801 Australia
Phone: 08 89300 300 • Fax: 08 89300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89300 577
ABN 11 563 113 301

obtained for water to be discharged across their land. Proof of an agreement with the owners of Lots 4695 and 4696 is required to allow drainage across their land to Gothenburg 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 1:5.6 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:**

"Not withstanding 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.

l) **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 0.6 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.

- 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.

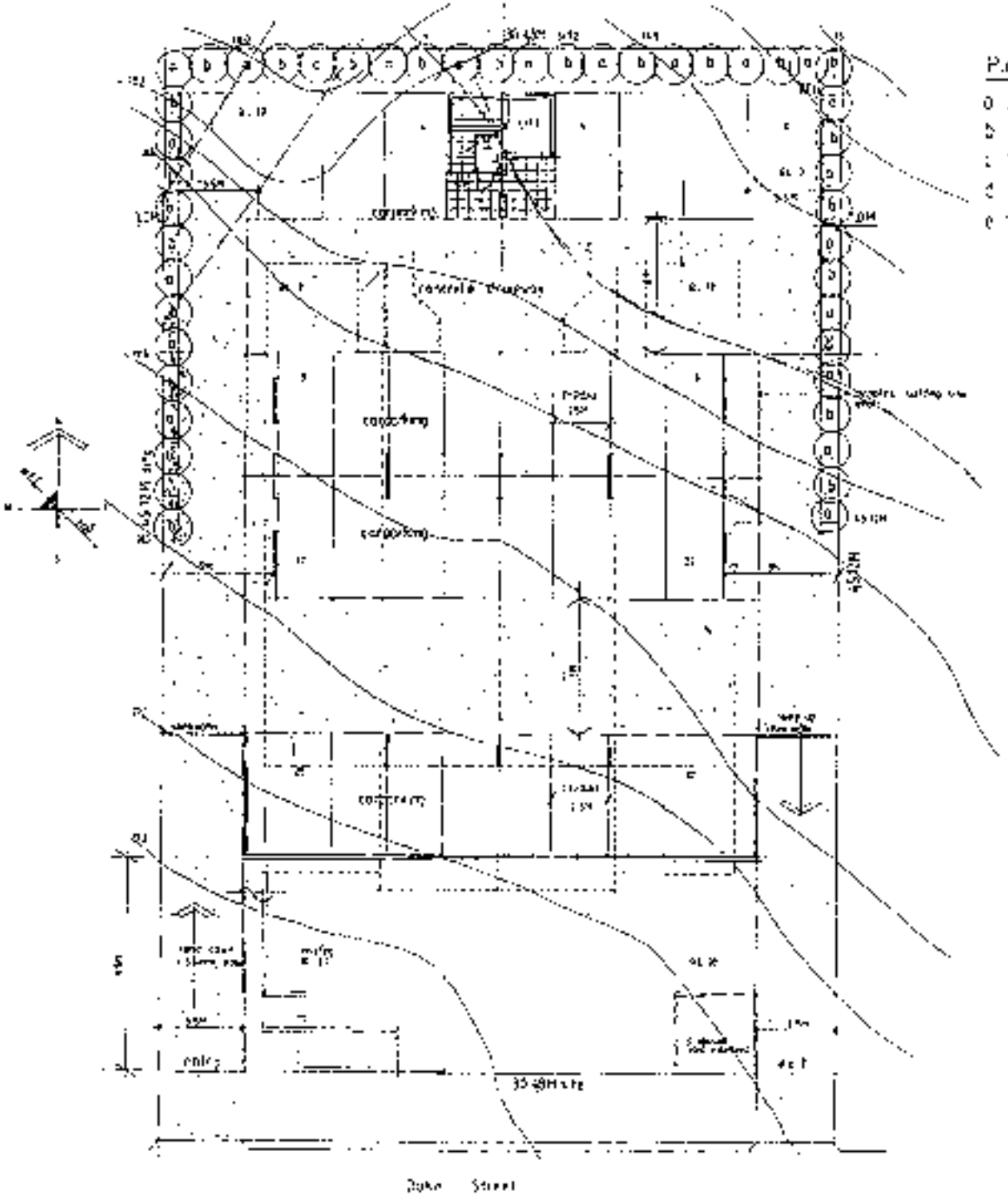
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

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: Keogh Investments NT Pty Ltd
[illegible]



SITE / BASEMENT FLOOR PLAN
1:200

Planting Schedule

a . Rox hail palms
b . [illegible] thuns
c . sealing wax palm.
d . philodendron selloum
e . alpinia purpurea.

Savvas P Savvas
ARCHITECT

5.2.2009

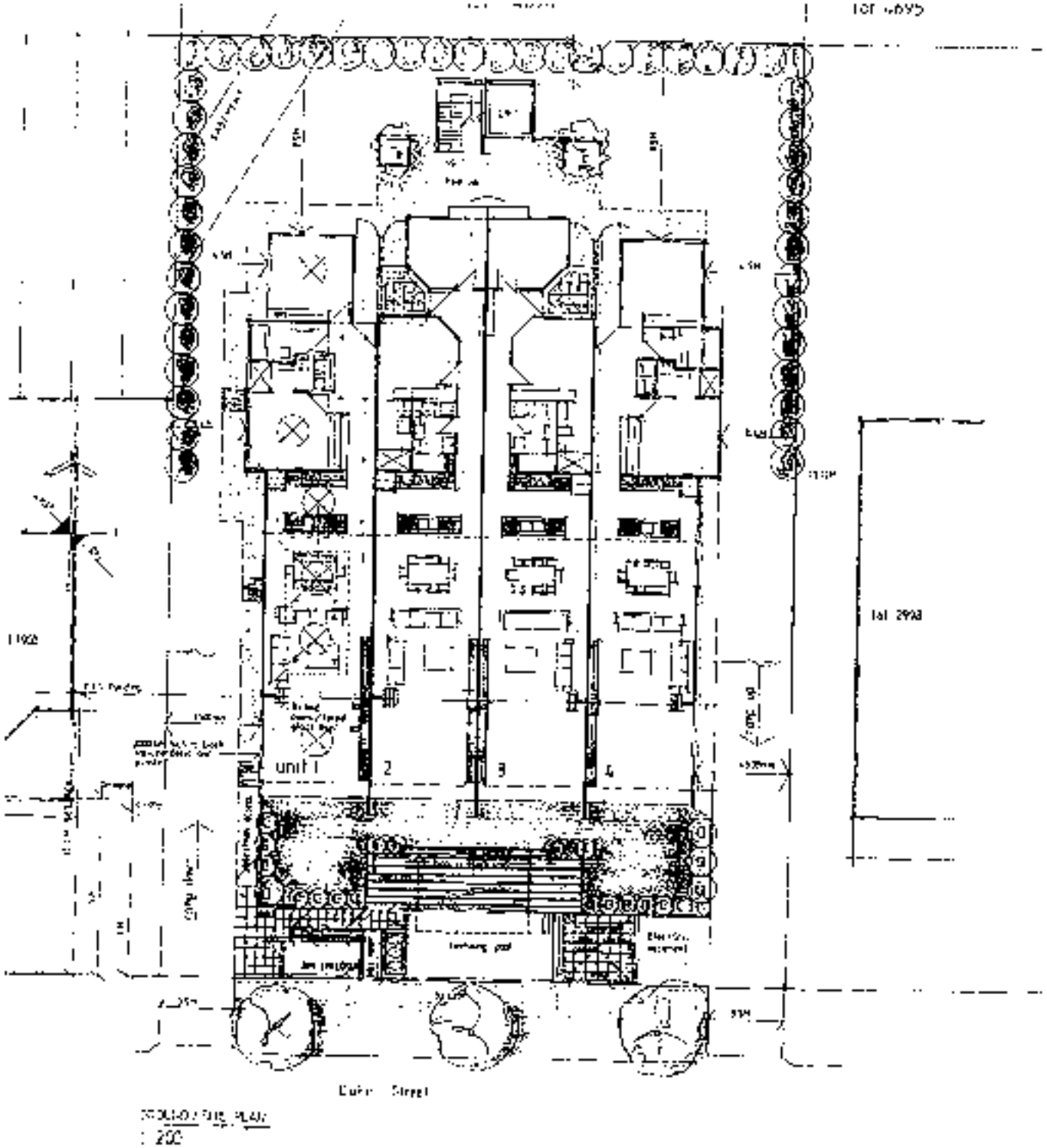
Proposed Two Bedroom
Residential Unit Development

Lot 4961 , Duke Street,
Stuart Park , Town of Darwin

Job No : PAG 0901

PA Group Pty Ltd
ARCHITECTS

Sheet 1 of 5



Savvas P Savvas
ARCHITECT

5.7.2009

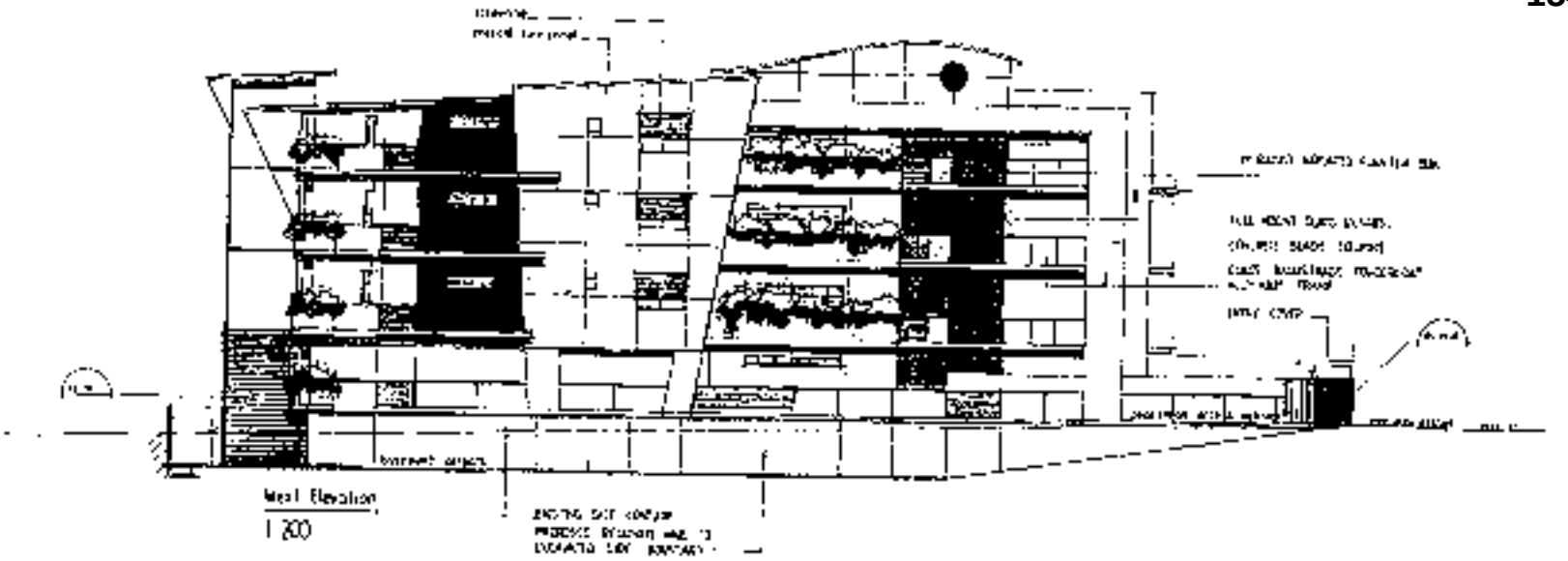
PA Group Pty. Ltd.
ARCHITECTS

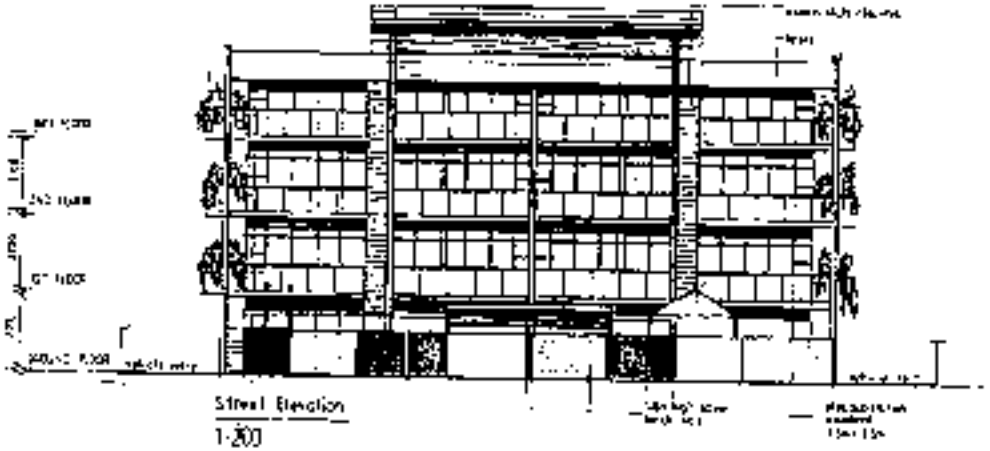
Proposed Two Bedroom
Residential Unit Development

Lot 1061, Blake Street,
Stuart Park, Town of Darwin

Job No. PAG 0901

Sheet 2 of 6





Savvas P Savvas
ARCHITECT

5.2.2009

PA Group P/L
ARCHITECTS

Proposed Two Bedroom
Residential Unit Development

Lot 1981, Duke Street,
Stuart Park, Town of Darwin

Job No PAG 0901

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1544398 PLeah

22 May 2009

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

Dear Doug

Response to Additional Information on the Development of a Single Residential Dwelling at Lot 7310 (10) Kirkland Crescent, Larrakeyah – Town of Darwin

Thank you for the additional information on the Development Application for Lot 7310, referred to this office on 12 May 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 as the proposal has been significantly redesigned to address the key concerns raised in relation to the previous application which concerned the height limit and setback requirements of the NT Planning Scheme.**

The proposed building height has been lowered by 1.2 metres and appears to be compliant with the height limitation of 8.5 metres above ground level.

The pool pump house and shed have been relocated and the western boundary of the proposal is now compliant with setback requirements.

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

.../2

DARWIN 200

Harry Chan Avenue • GPO Box 84 Darwin NT 0801 Australia
Phone: 08 89300 300 • Fax: 08 89300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89300 377
ABN 11 505 315 301

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). 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 sheet-flow into the road reserve or onto adjoining properties.

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

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the 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 altered 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.

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

.../3

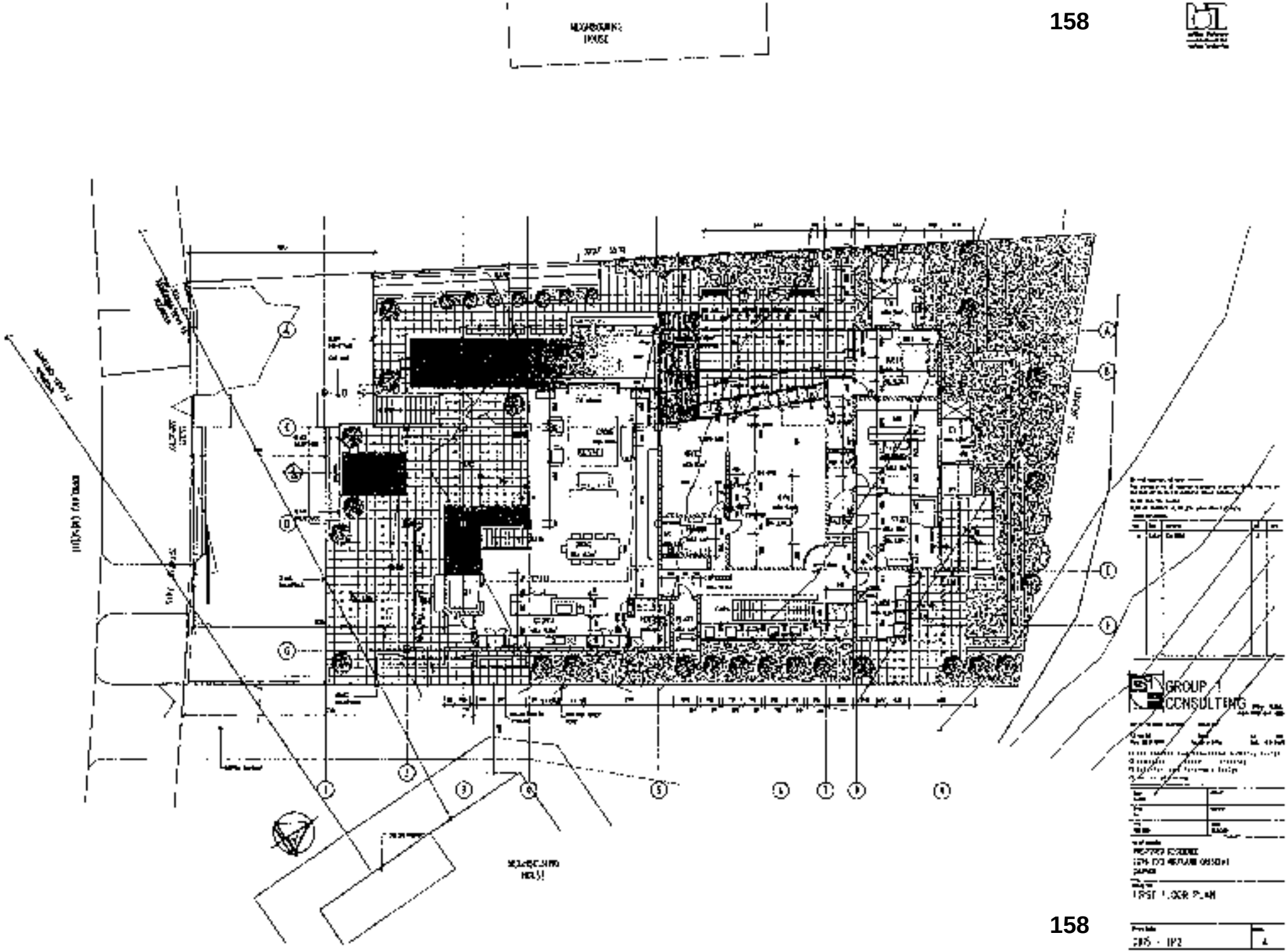
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

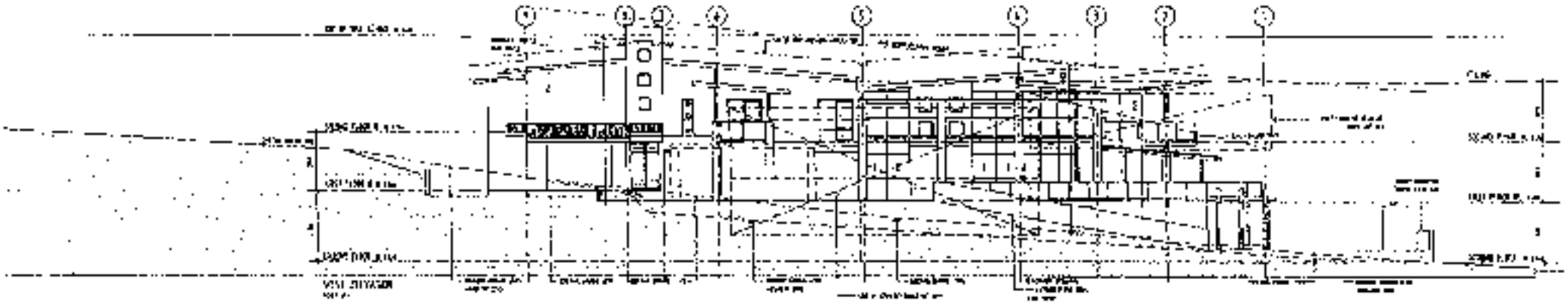
If you require any further discussion in relation to this application please contact me on 8930 0658.

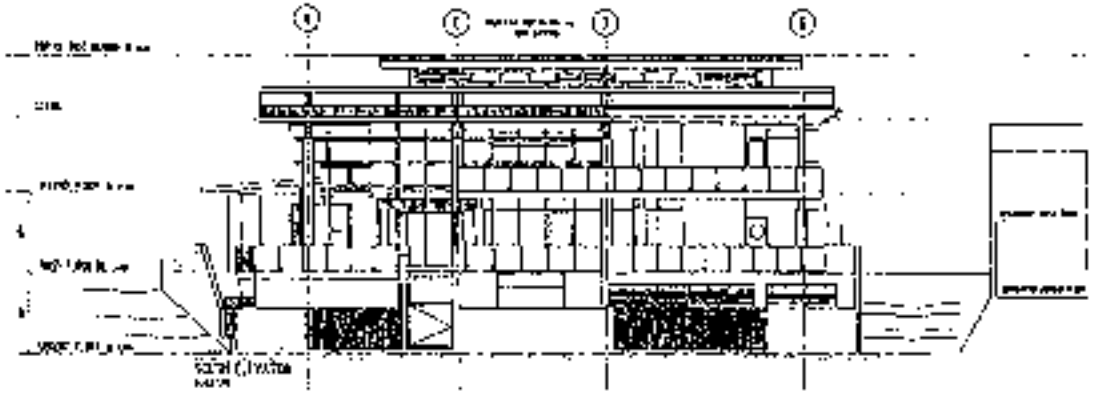
Yours sincerely

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Group 1 Consulting

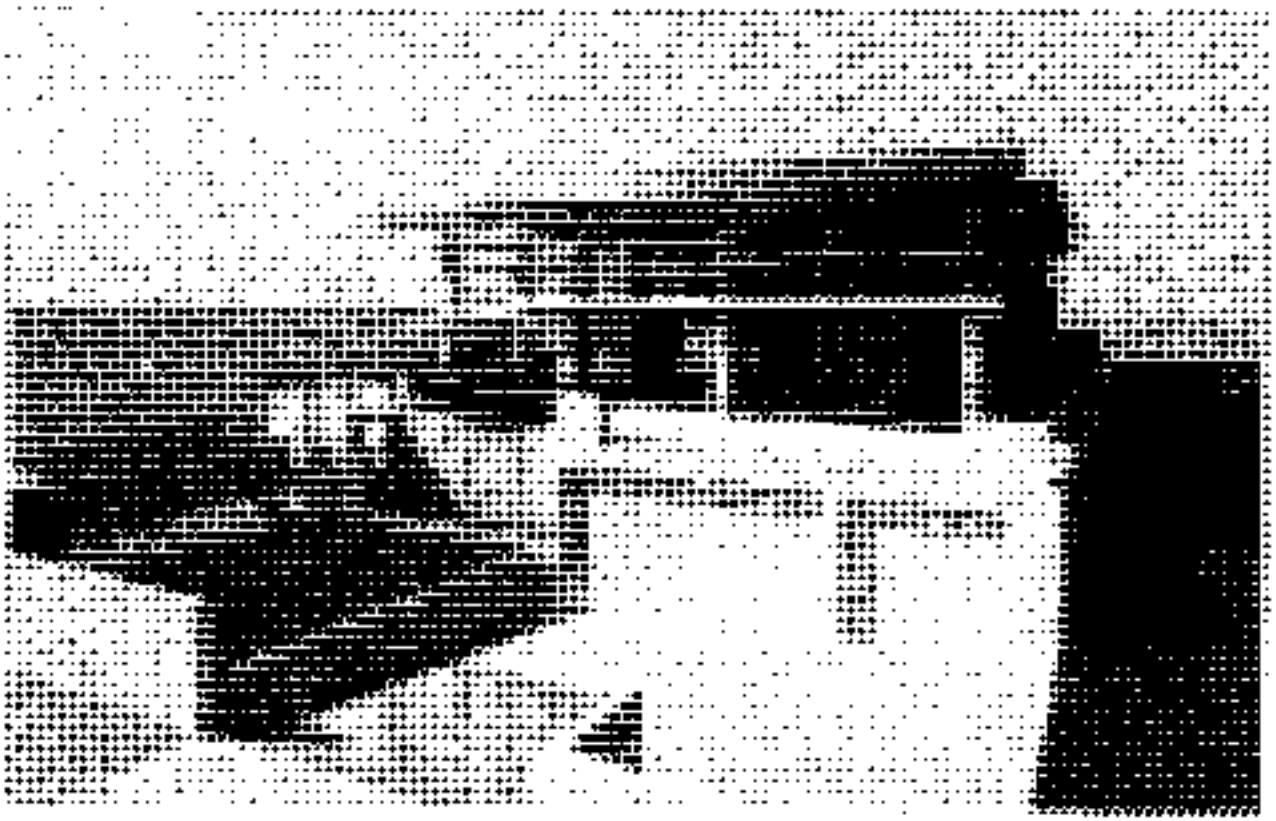

GROUP 1
CONSULTING
FIRST FLOOR PLAN





PRELIMINARY

GROUP 1 CONSULTING



ARTIST IMPRESSION FROM FRONT (SE)

UPDATED OPTION

PRELIMINARY

GROUP 1 CONSULTING

PROPOSED RESIDENCE
LOT 7310 KIRKLAND CRESCENT
3D View 1

ISSUED 10.03.09

DRAWING 0815 - A125

REVISION A

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1559142 CT:cpd

1 May 2009

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

Dear Doug

Portion 1044 (1) College Road, Berrimah Hundred of Bagot
Extension to an Existing Building Exceeding the 8.5m Height Limitation (Language Centre)

Thank you for the Development Application referred to this office on 16th 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:

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

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

- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be linemarked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- 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.

DARWIN

Harry Chan Avenue • GPO Box 84 Darwin NT 0801 Australia
Phone: 08 89300 300 • Fax: 08 89300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89300 577
ABN 11 501 114 301

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

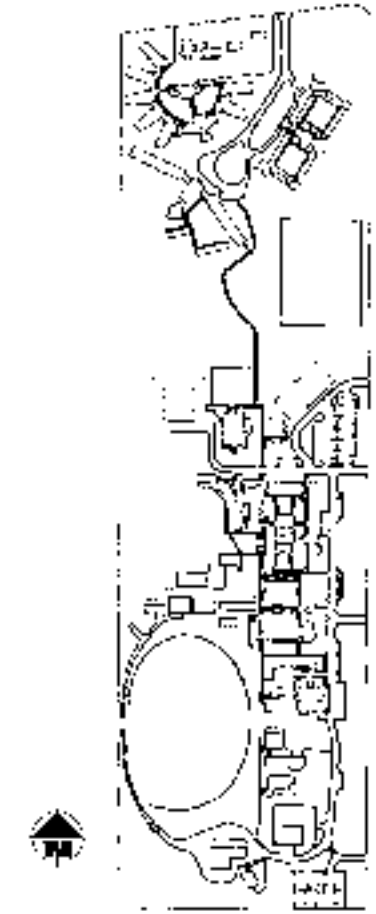
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

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

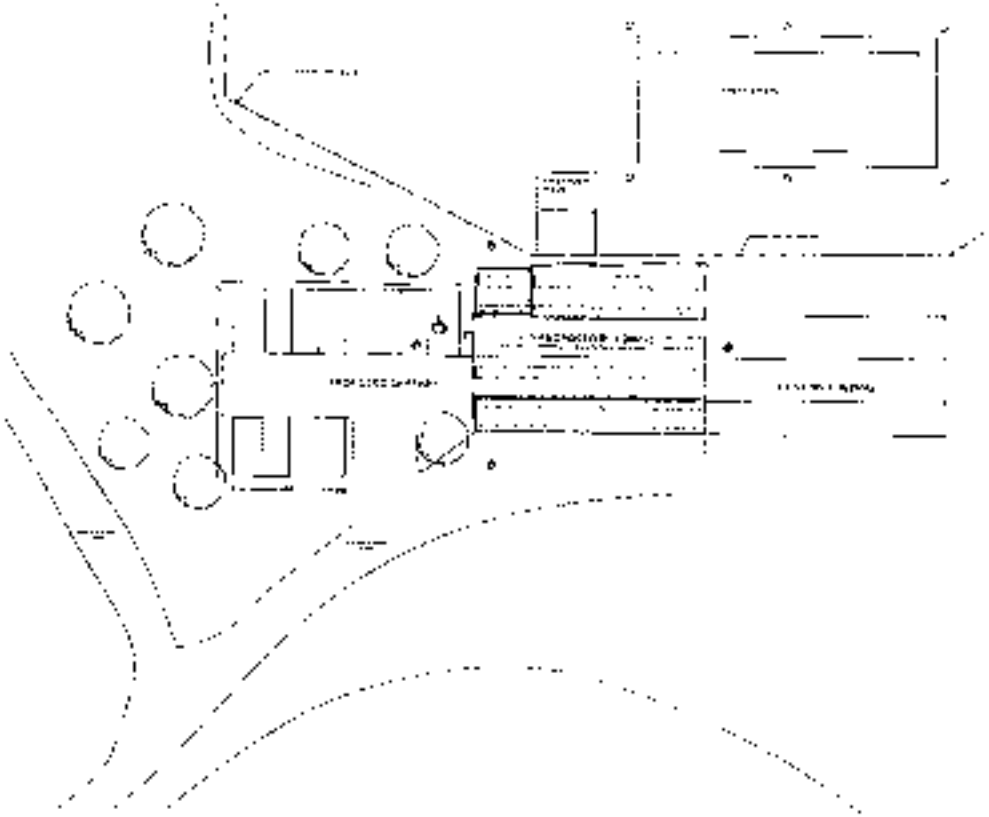
Yours faithfully

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: MKLA Architects Pty Ltd

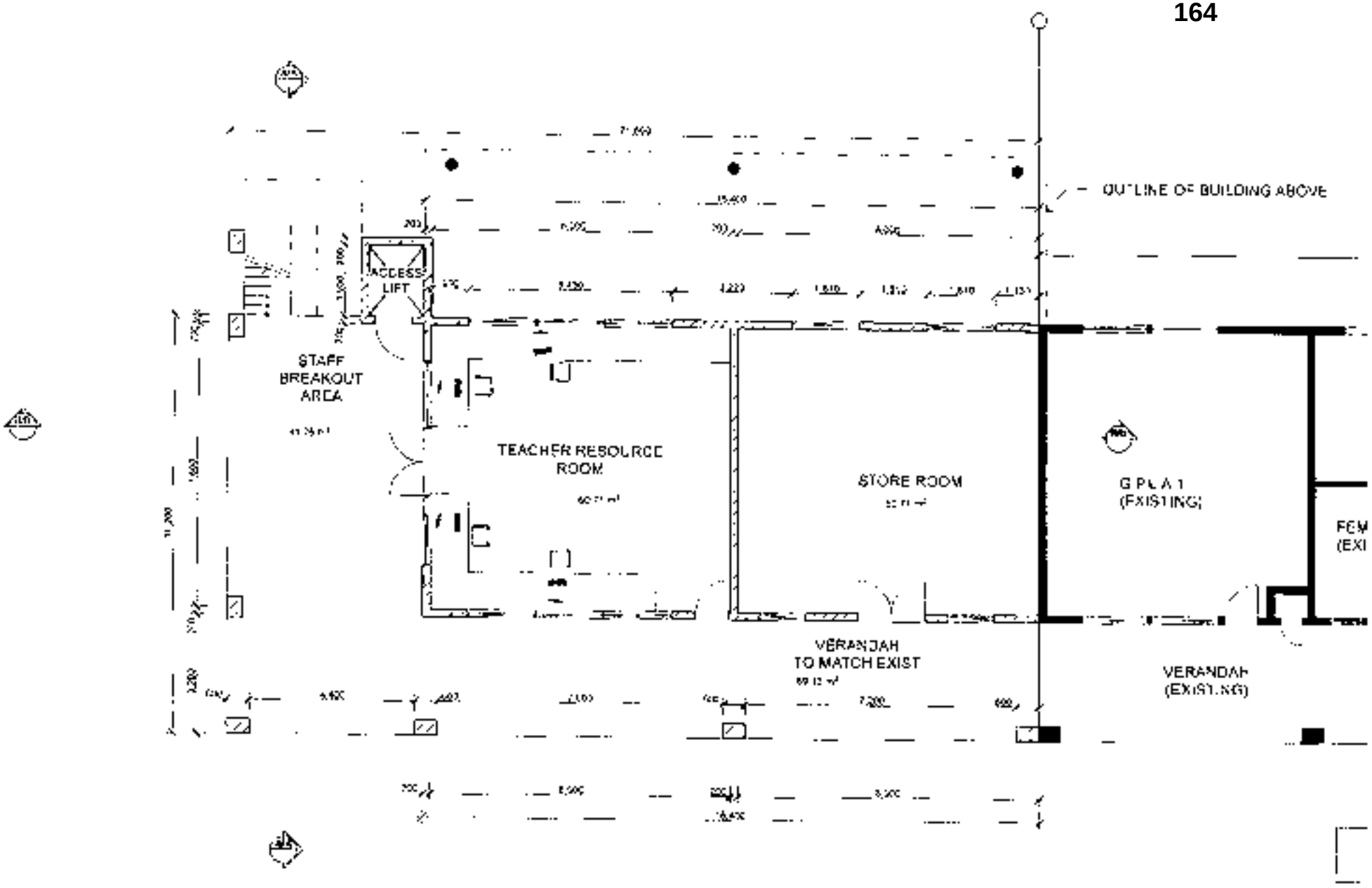


LOCALITY PLAN
1:5000



2 ROOF + SITE PLAN
1:500

mke
ARCHITECTS



1 Lower ground floor
1:100

mke
ARCHITECTS

KORMILDA COLLEGE- LANGUAGE CENTRE

Darwin City Council

Website: www.darwincit.gov.au

Please quote:1559128 CT:cpd

1 May 2009

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

Dear Doug

Portion 1044, Section 4356 (1) College Road, Berrimah – Hundred of Bagot Subdivision and Consolidation to Create 1 Lot (Proposed Lot 5696)

Thank you for the Development Application referred to this office on 16th April, 2009, concerning the proposed subdivision and consolidation of land. 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's comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws.

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

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

- Any easements or reserves required for the purposes of stormwater drainage, roads, access or for any other purpose shall be made available free of cost to the Darwin City Council.

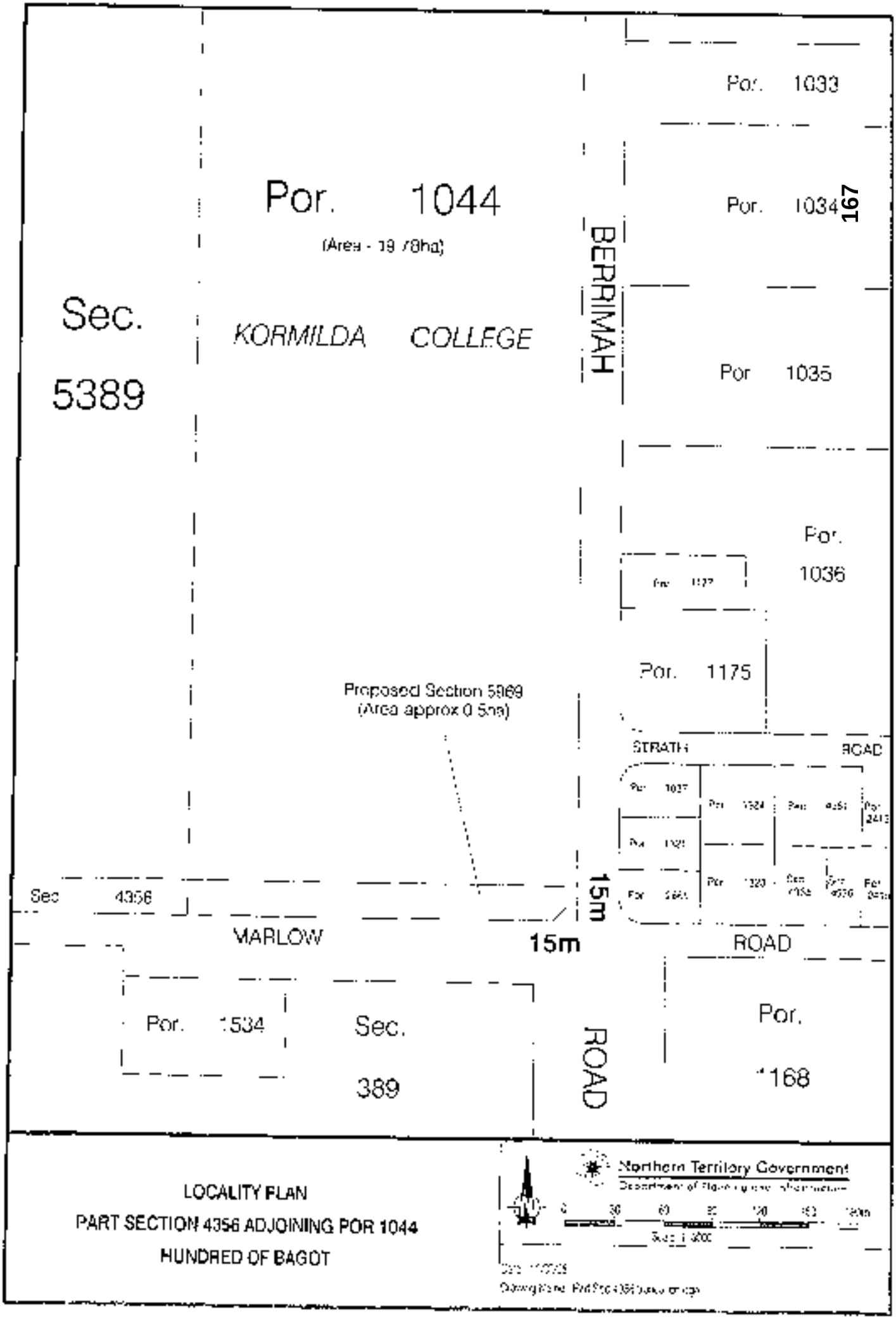
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

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

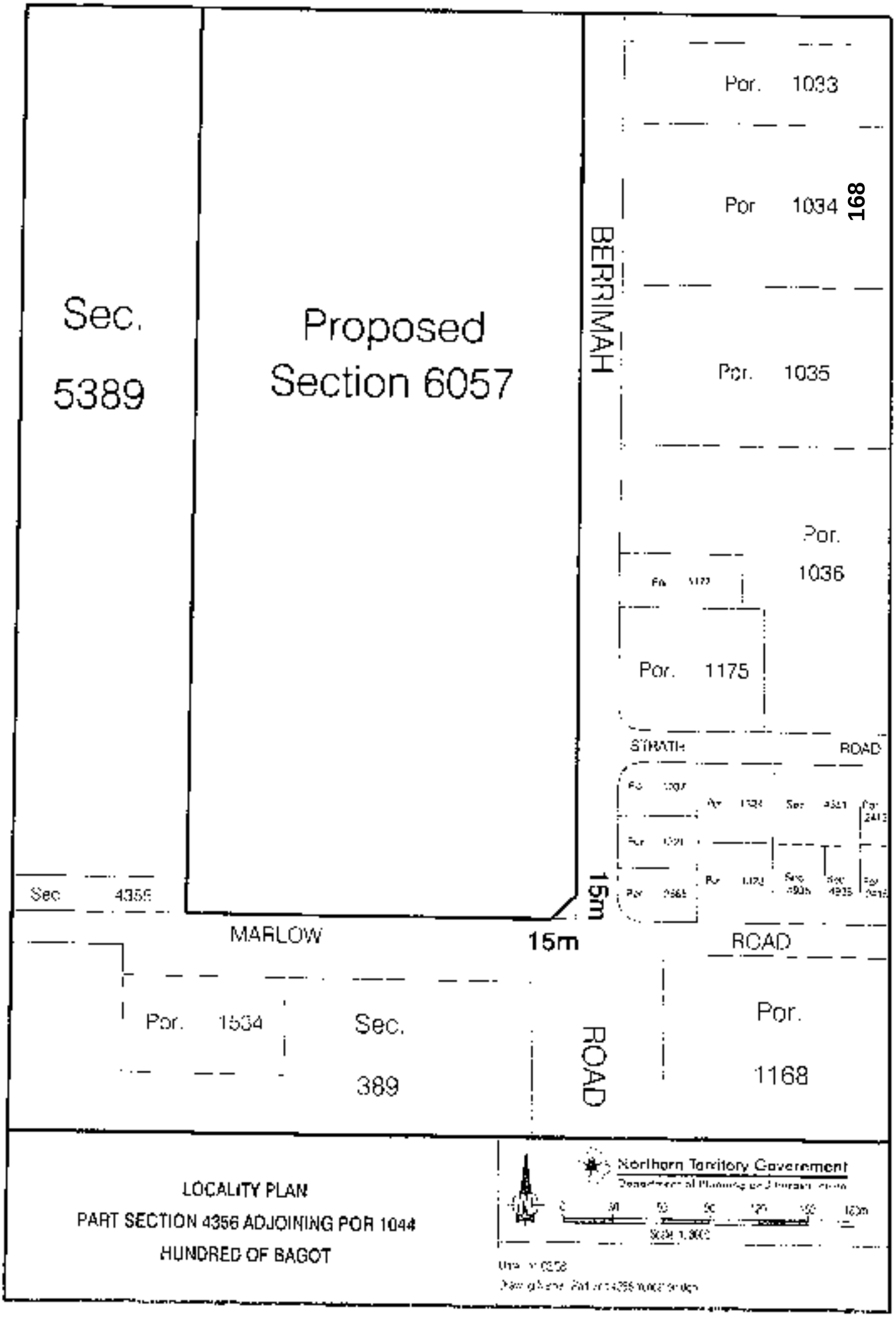
Yours faithfully

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Department of Planning & Infrastructure



LOCALITY PLAN
PART SECTION 4356 ADJOINING POR 1044
HUNDRED OF BAGOT



LOCALITY PLAN
PART SECTION 4356 ADJOINING POR 1044
HUNDRED OF BAGOT

168

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1572884 CT:cb

22 May 2009

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

Dear Doug

Lot 3115 (102) Reichardt Road, Winnellie
Subdivision to Create 2 Lots

Thank you for the Development Application referred to this office on 8 May 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:

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 street lighting, stormwater drainage, vehicular access, pedestrian/cycle corridors, street-scaping 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 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.

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.

DARWIN

Harry Chan Avenue • GPO Box 84 Darwin NT 0801 Australia
Phone: 08 89300 300 • Fax: 08 89300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89300 577
ABN 11 883 415 301

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

Yours sincerely

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Morandini Investments

E. DEVELOPMENT/PROPOSAL

EXISTING LAND USE

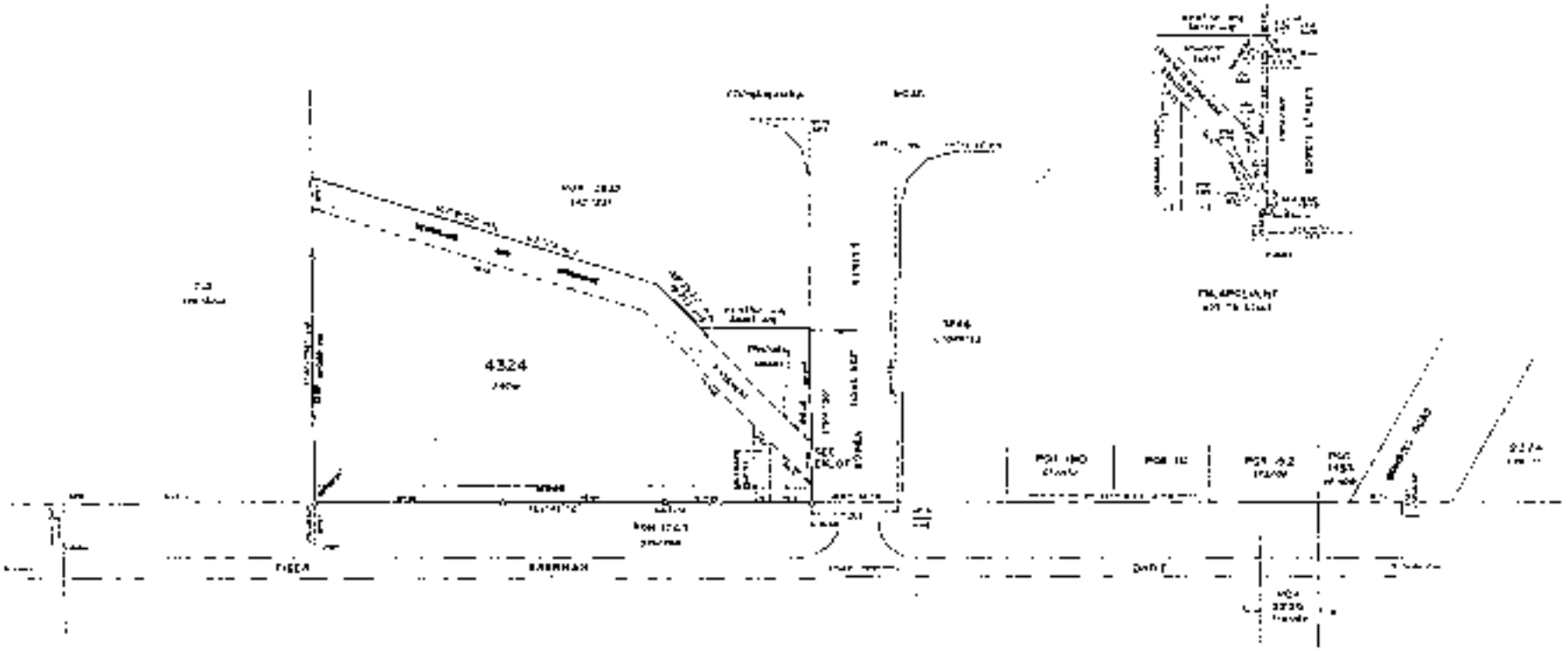
THE LAND IS USED IN ACCORDANCE WITH ITS ZONING.

BRIEF DESCRIPTION OF DEVELOPMENT/PROPOSAL

IT IS PROPOSED TO SUBDIVIDE PORTION OF SECTION 3025 HUNDRED OF BAGOT TO CREATE SECTION 4324 (LETTER ATTACHED SURVEY PLAN 591/270.

THE PROPOSAL RELATES TO A PREVIOUSLY APPROVED DEVELOPMENT (DP97/0747) WHICH HAS LAPSED DUE TO TIME.

Supersedes Part of 586/3213



PROVISIONAL PLAN ONLY

SECTION 4324
HUNDRED OF BAGOT

172

591/270

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1558630 CTcpd

29 April 2009

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

Dear Doug

Lot 9490 (3) Wanguri Place, Wanguri –Town of Nightcliff
Change of Use (Tenancy 2A & 2B) from Shop and Restaurant to Medical Clinic with Associated Offices and Training Room

Thank you for the Development Application referred to this office on 16th 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:

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

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

- 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.

DARWIN CITY

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Phone: 08 89300 300 • Fax: 08 89300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89300 577
ABN 11 503 115 301

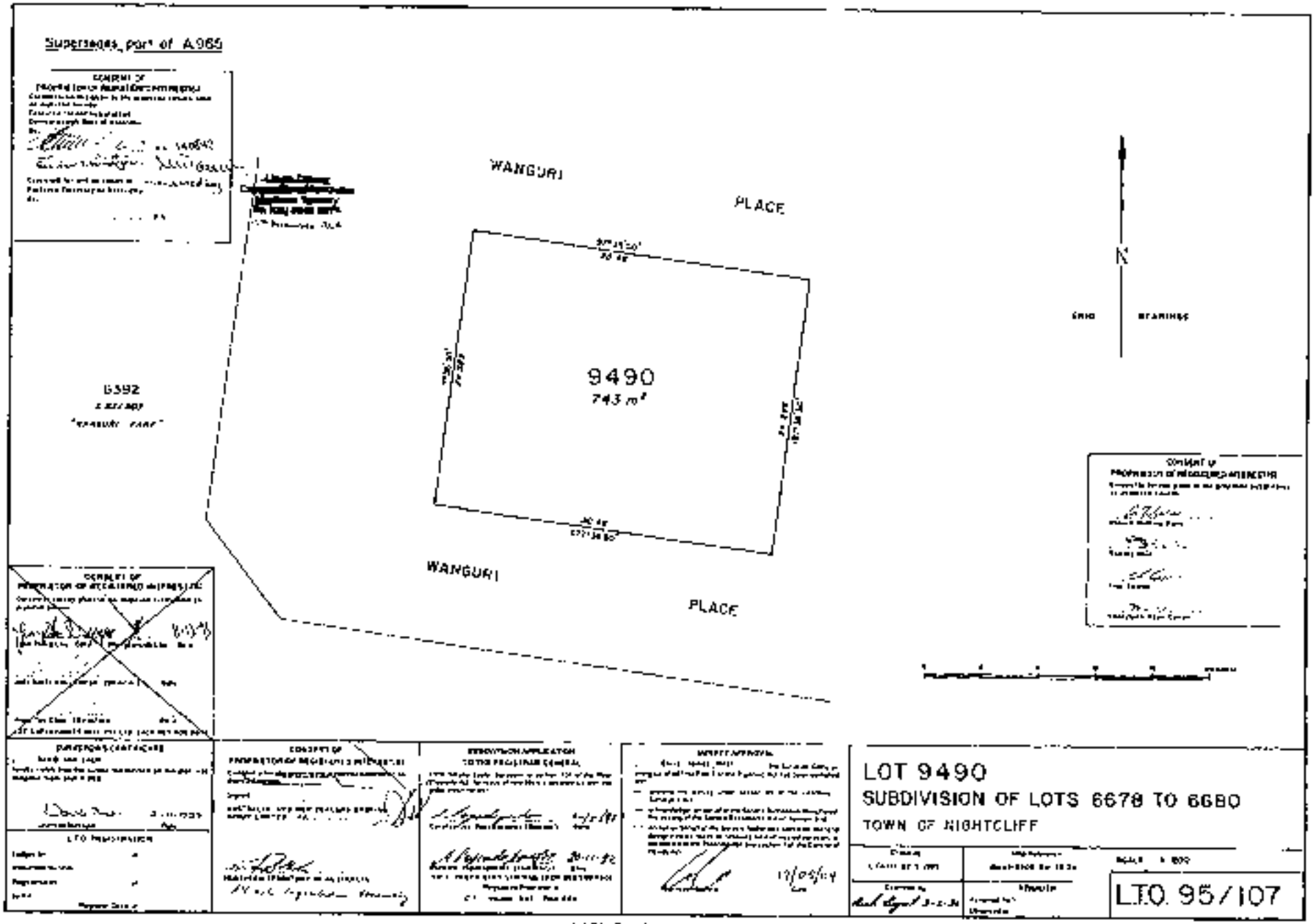
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

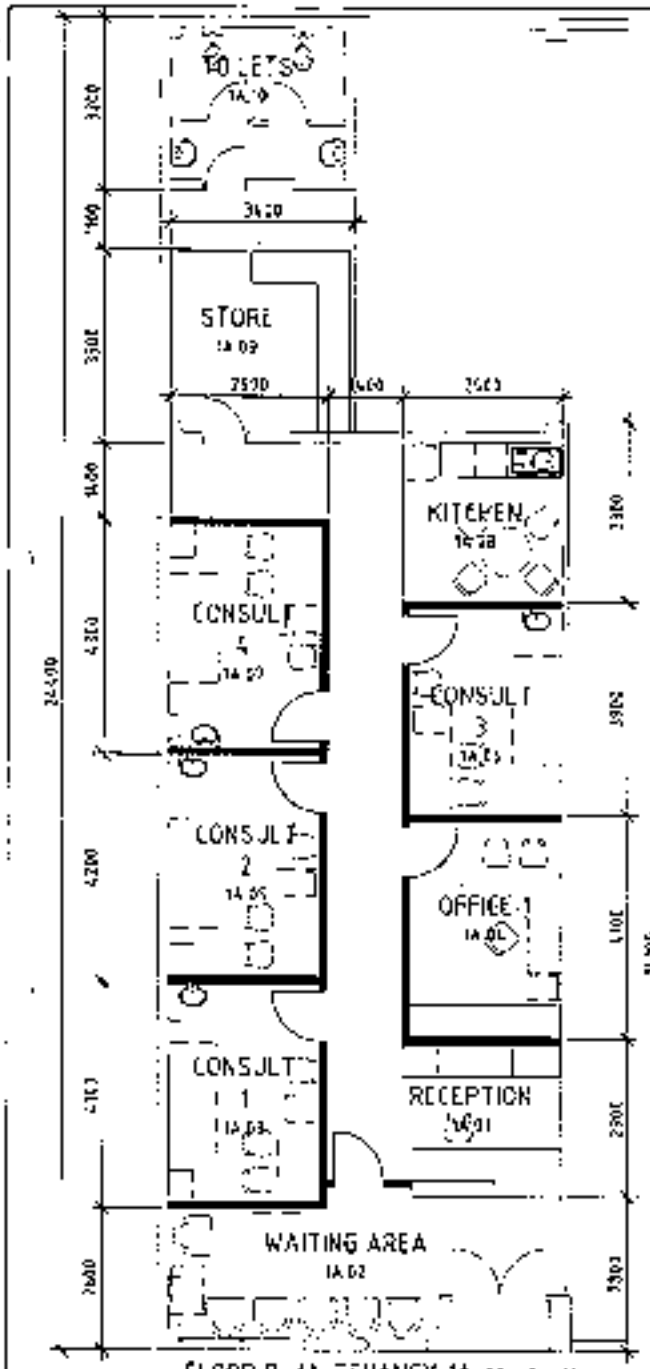
If you require any further discussion in relation to this application please contact me on 8930 0658.

Yours faithfully

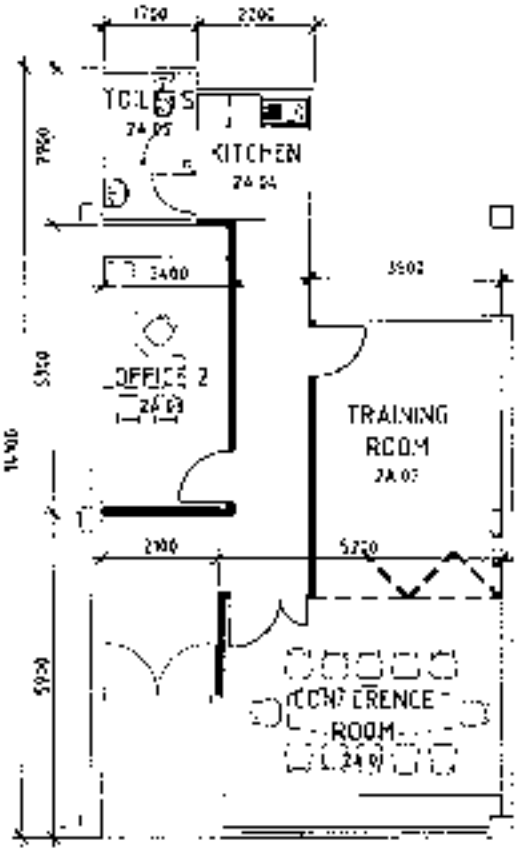
PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Johan Fourie NTG Construction Division

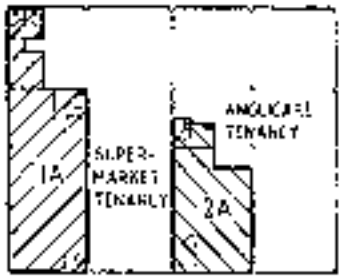

Supersedes part of A965
WANGURI
PLACE
9490
743 m²
6392
WANGURI
PLACE
N
GRID BEARINGS
LOT 9490
SUBDIVISION OF LOTS 6678 TO 6680
TOWN OF NIGHTCLIFF
LTO 95/107



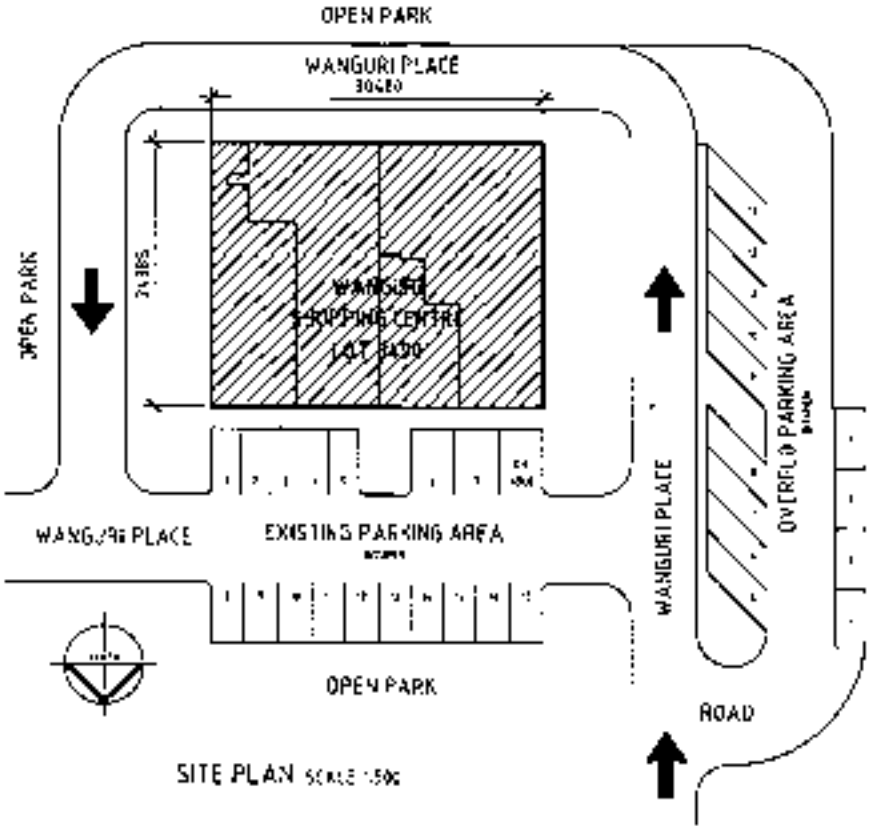
FLOOR PLAN TENANCY 1A SCALE 1:100



FLOOR PLAN TENANCY 2A SCALE 1:100



KEY PLAN SCALE 1:500



SITE PLAN SCALE 1:500

Northern Territory Government

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1559151 CT:cpd

1 May 2009

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

Dear Doug

Section 4358 (432) Stuart Highway, Winnellie – Hundred of Bagot
Extension to Existing Warehouse

Thank you for the Development Application referred to this office on 16th 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:

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

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

- 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.

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Phone: 08 89300 300 • Fax: 08 89300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89300 577
ABN 11 503 311 391

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

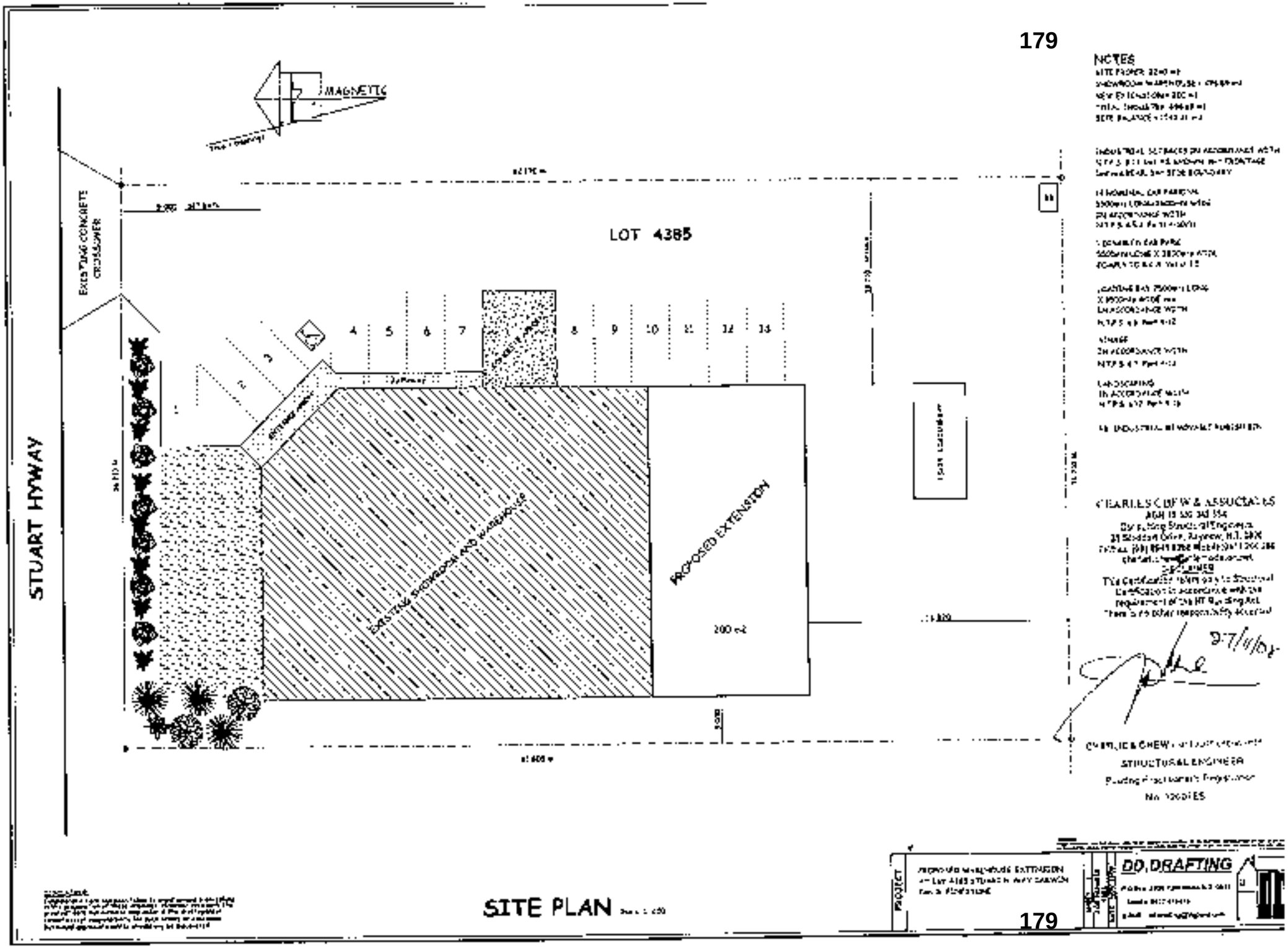
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

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: Melinda Finnigan


MAGNETIC
STUART HYWAY
EXISTING CONCRETE CROSSOVER
LOT 4385
4
5
6
7
8
9
10
11
12
13
EXISTING SHOWROOM AND WAREHOUSE
PROPOSED EXTENSION
200 m2
NOTES
CHARLES C DEW & ASSOCIATES
STRUCTURAL ENGINEER
SITE PLAN
PROJECT
DD DRAFTING

The Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 15/0272 PLcab

15 May 2009

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

Dear Doug

Lots 1852 & 5002 (20) Bishop Street, Woolner
Subdivision and Consolidation to Create 1 Lot – NOT EXHIBITED

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

Council supports in principle the granting of a Development Permit for the amalgamation of the subject allotments 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:-

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

- Any easements or reserves required for the purposes stormwater drainage, roads, access or for any other purpose shall be made available free of cost to the Darwin City Council or neighbouring property owners.

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.

.../2

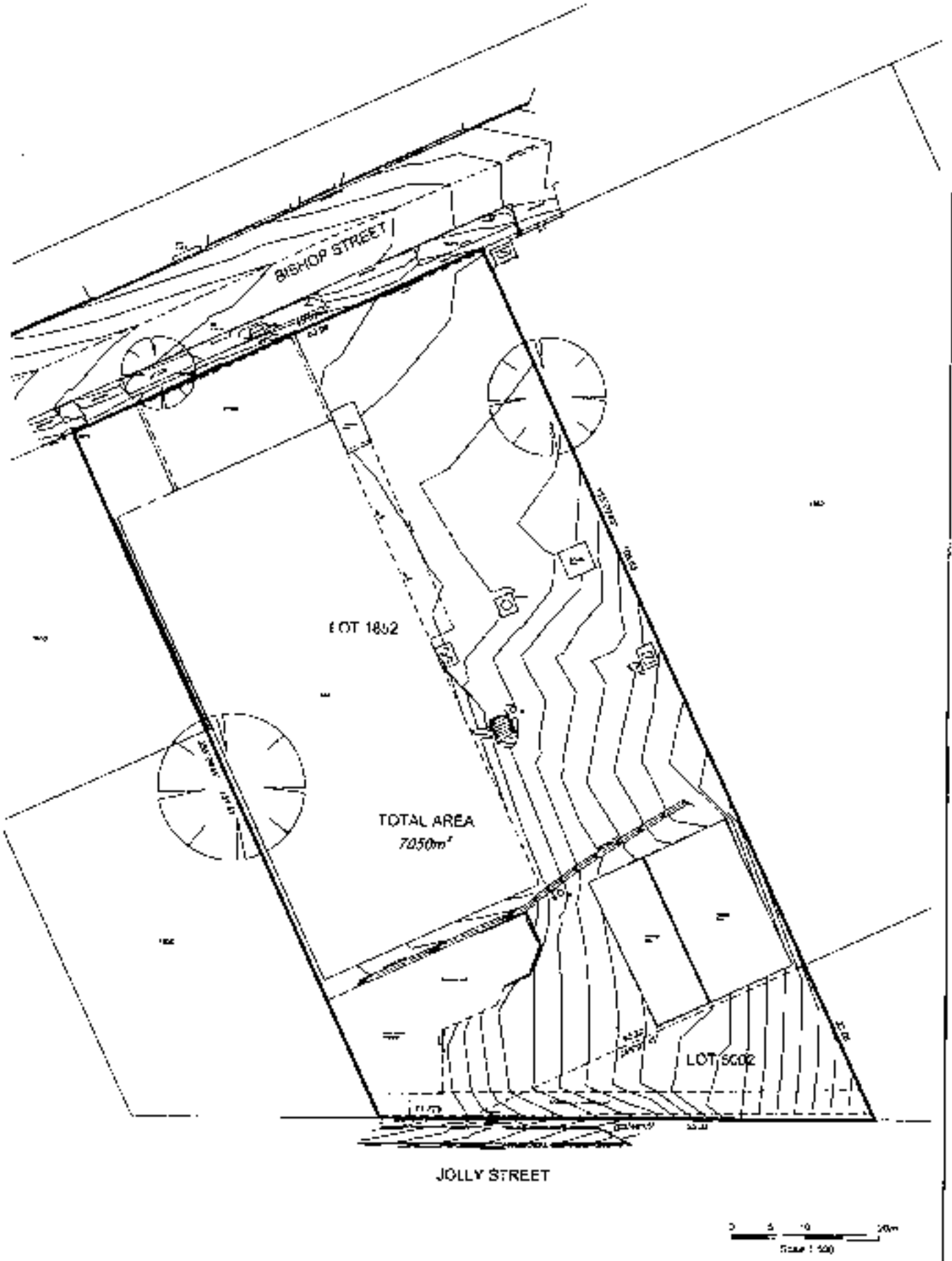
Harry Chan Avenue • GPO Box 84 Darwin NT 0801 Australia
Phone: 08 89300 300 • Fax: 08 89300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89300 577
ABN 11 503 313 301

If you require any further discussion in relation to this application please feel free to contact me on 8930 0628.

Yours sincerely

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc. GASCO Northern Surveys



PROPOSED SUBDIVISION

LOTS 1852 AND 5002

TOWN OF DARWIN

Bishop & Jolly St Wagaman

Date	April 2006
Current Surface	Yes
Height Datum	AHD
Contour Interval	0.1m
Local Authority	Darwin City Council
Drawn By	G Abrahams
Field Book Ref	NA
Reference	253285 Svg

QASCO NORTHERN SURVEYS PTY. LTD.

ABN 35 008 614 668

41 Lindsay Street, Darwin City, NT 0800

P.O. Box 497, Darwin NT 0801, Australia

Telephone (08) 8931 1460 Facsimile (08) 8941 0828 Email darwin@qasco.com.au

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1666348 PL:cpd

11 May 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, Lots 1973 & 1974 (2 & 4) Henry Street & Lots 1975 & 1976 (3 & 1) James Street, Stuart Park – Town of Darwin Consolidation to Create 1 Lot – NOT EXHIBITED

Thank you for the Development Application referred to this office 29th 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: Carl James and Associates

DARWIN

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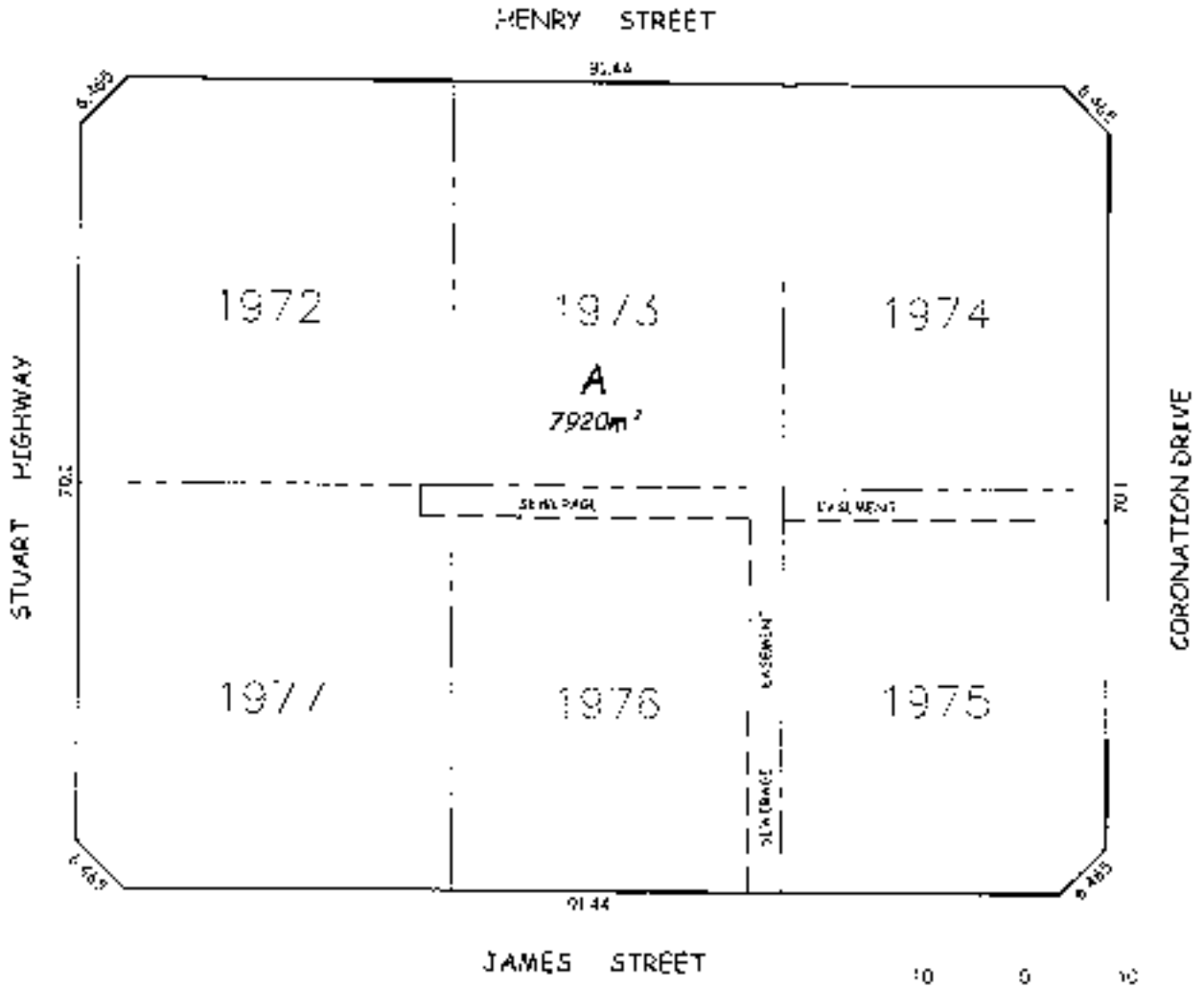
Phone: 08 89300 300 • Fax: 08 89300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89300 577
ABN 11 503 313 301

LOCATION PLAN

Not to Scale



eja

earl james & associates

SURVEY & PLANNING CONSULTANTS

SURVEY & PLANNING - Note

All areas and dimensions are subject to survey

denotes existing boundary

LOTS 1972 TO 1977

TOWN OF DARWIN

PROPOSED CONSOLIDATION

Client: OATMARK PROPERTY GROUP

Scale

Date

Drawing No.

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1562815 PI :cpd

8 May 2009

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

Dear Doug

Lot 4629 (55) V.R.D. Drive, Leanyer – Town of Sanderson
Carport Addition to an Existing Single Dwelling with a Reduced Front Setback

Thank you for the Development Application referred to this office 23rd 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.

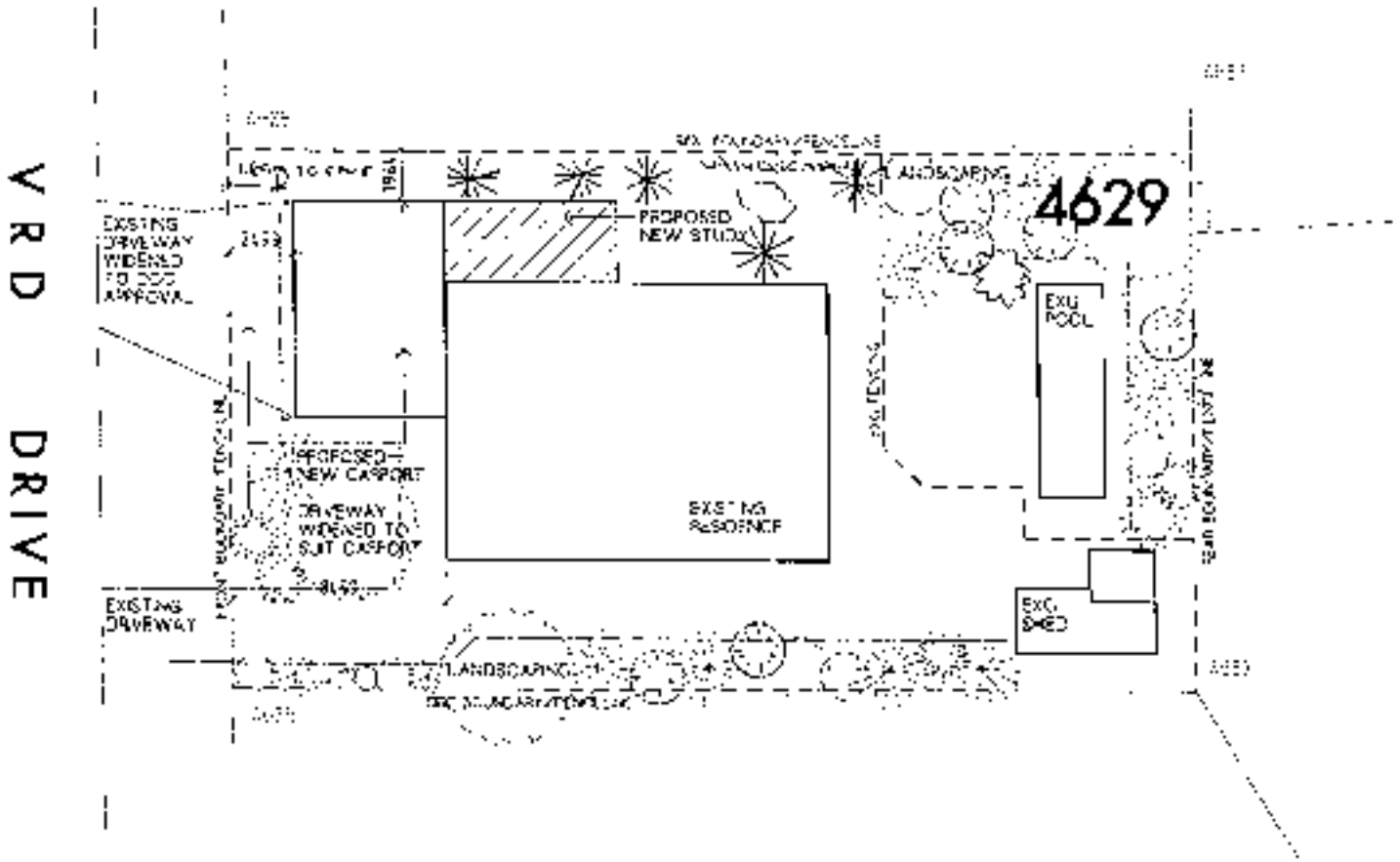
If you require any further discussion in relation to this application please feel free to contact me on 8930 0658.

Yours faithfully

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Penelope Whinney-Houghton

Harry Chan Avenue • GPO Box 84 Darwin NT 0801 Australia
Phone: 08 89300 300 • Fax: 08 89300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89300 577
ABN 11 503 313 301



SITE PLAN

DraftLINK

PROPOSED EXTENSIONS TO RESIDENCE
LOT 4629 ISLAND DRIVE, LEANYER
For Mr & Mrs Houghton

SITE PLAN

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1564740 PL:cpd

12 May 2009

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

Dear Doug

Lot 4708 (7) Bullo Court, Leanyer – Town of Sanderson
Carport Addition to an Existing Single Dwelling with a Reduced Side Setback – NOT EXHIBITED

Thank you for the Development Application referred to this office 27th 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.

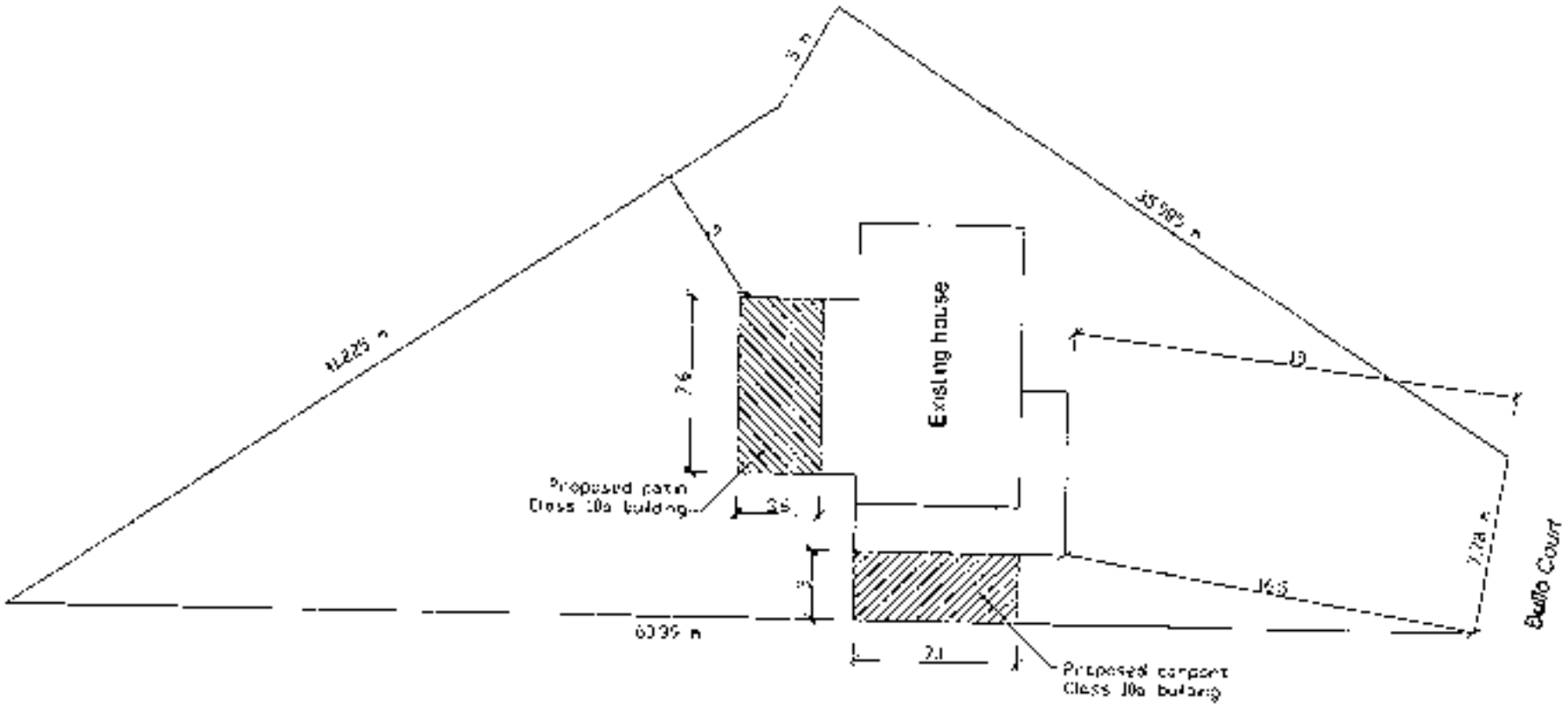
Yours faithfully

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Bullo Weald NT

DARWIN 100

Harry Chan Avenue • GPO Box 84 Darwin NT 0801 Australia
Phone: 08 89300 300 • Fax: 08 89300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89300 577
ABN 11 563 411 301



Site Plan
1:200

Patio World Head Office 39 Cannon St, Cairns Qld 4870 Ph (07) 40321166 All dimensions to be checked prior to construction A3

PATIO WORLD

QBSA No. 56714

SCALE 1:100
DATE: 11-03-2009
REVISED
SALESPERSON: RF LOT No. 4708 WIND C. ASS C2 JOB No REV
DRAWN BY: GR LOT

Proposed carport & patio for
David & Debbie Sachs
7 Bullo Court
Woodleigh Gardens NT 0810

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1564568 PL:cpd

12 May 2009

Mr Doug Lesh

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

Dear Doug

Lot 4722 (2) Guy Court, Stuart Park – Town of Darwin
Garage Addition to an Existing Single Dwelling with Reduced Side and Rear Setbacks – NOT EXHIBITED

Thank you for the Development Application referred to this office 27th 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.

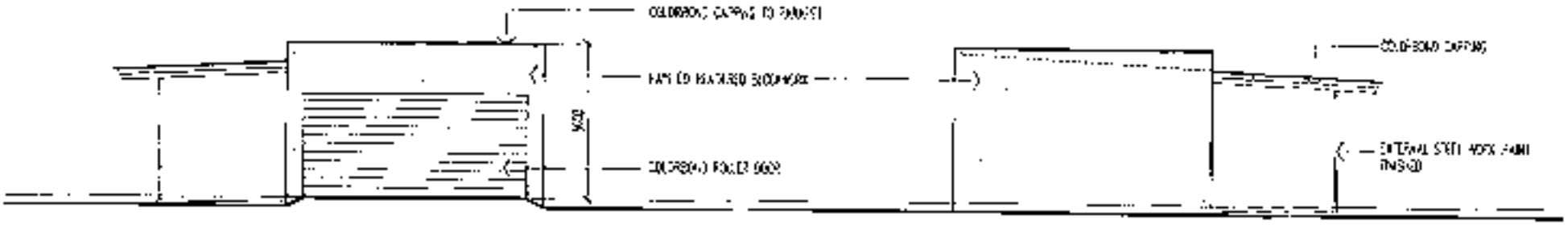
Yours faithfully

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Rose Designs

DARWIN

Harry Chan Avenue • GPO Box 84 Darwin NT 0801 Australia
Phone: 08 89 300 300 • Fax: 08 89 300 311 • Email: devcon@darwin.nt.gov.au • TTY: 08 89 300 577
ABN 11 301 313 301

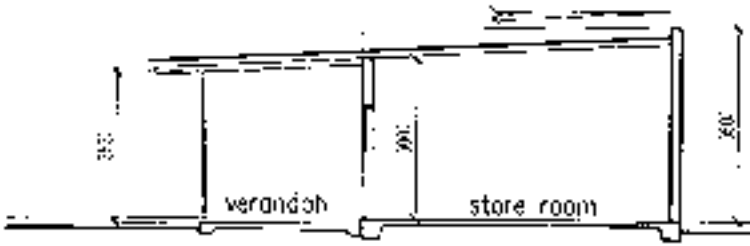


elevation 1

SCALE 1 : 100

elevation 2

SCALE 1 : 100

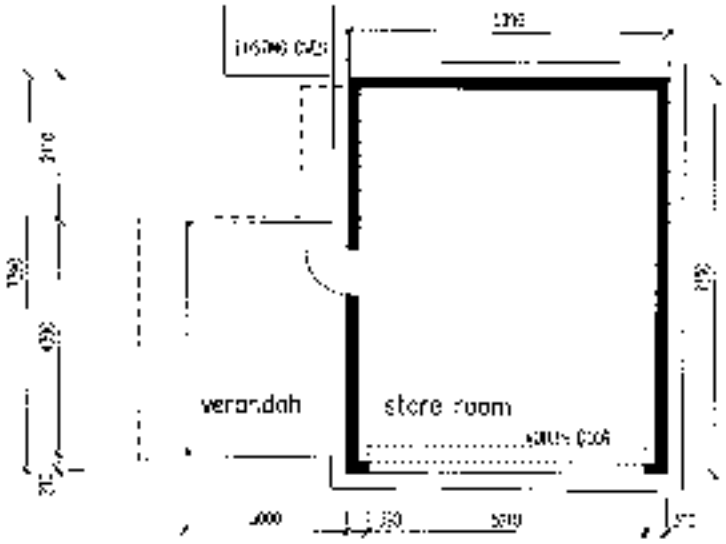


typical section

SCALE 1 : 100

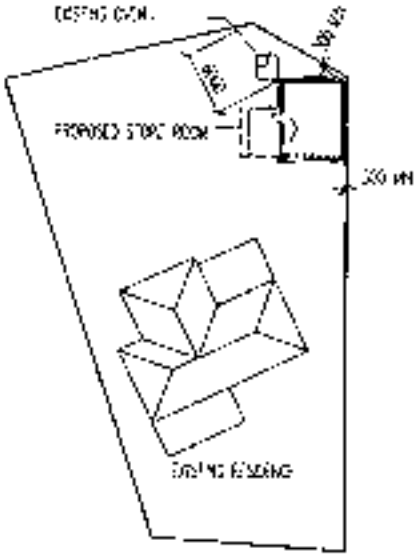
elevation 3

SCALE 1 : 100



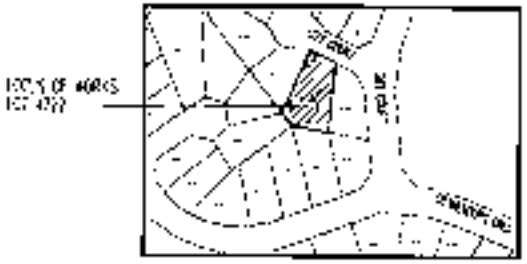
floor plan

SCALE 1 : 100



site plan

SCALE 1 : 200



locality

SCALE

LOT 4722

CUT COURT
STUART PARK

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1566347 PL:cb

15 May 2009

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

Dear Doug

Lot 1674 (76) Vanderlin Drive, Wulagi – Town of Sanderson
Shade Structure Additions with Reduced Front and Side Setbacks

Thank you for the Development Application referred to this office 29th 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: Shadetech

DARWIN

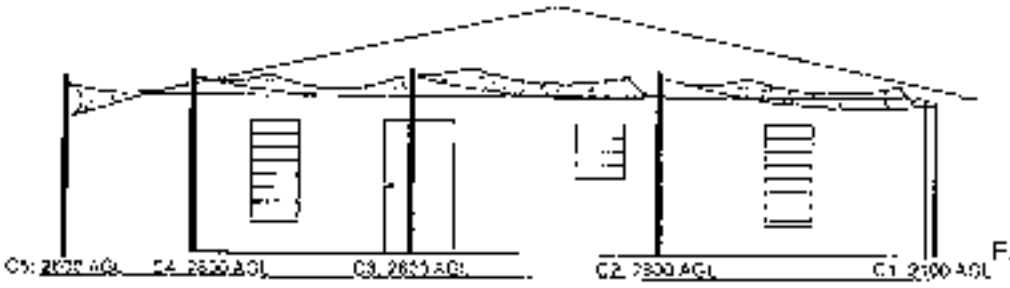
Harry Chan Avenue • GPO Box 84 Darwin NT 0801 Australia
Phone: 08 89300 300 • Fax: 08 89300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89300 577
ABN 11 503 313 301

192

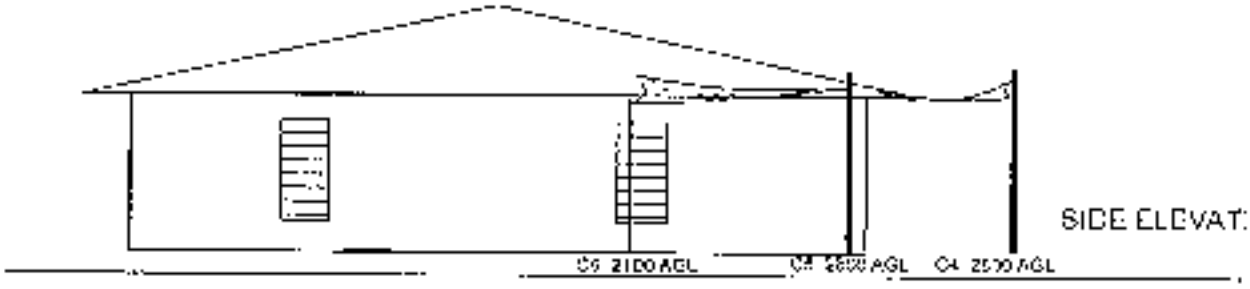
192

SHADE

PO BOX 37515 WINNELLIE NT 0821
PHONE 89844940 FAX 8984 3193

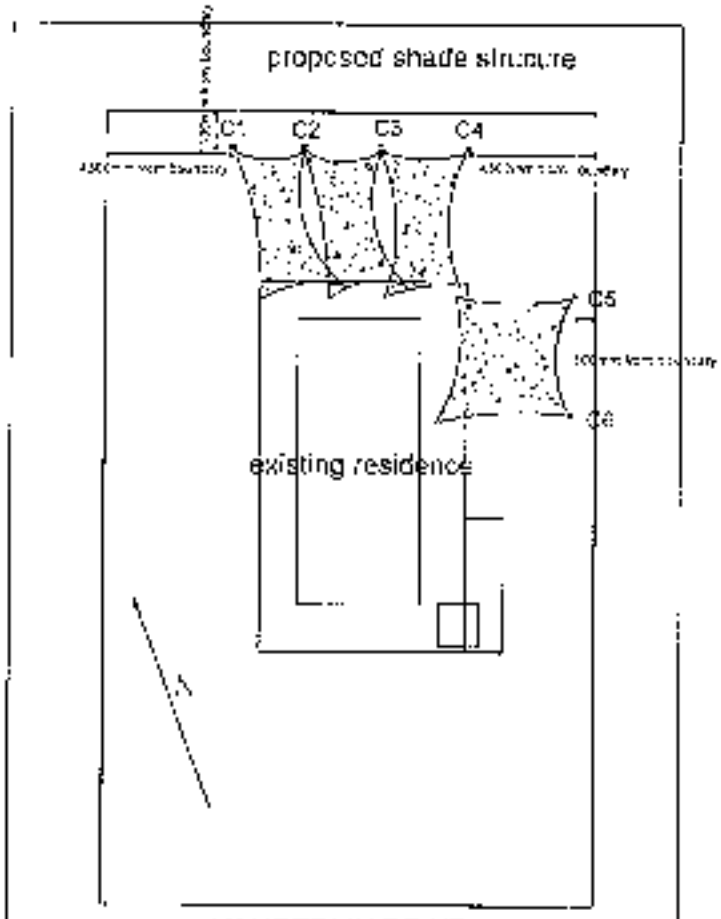


FRONT ELEVATION:



SIDE ELEVATION:

LOT 1674



VANDERLIN DRIVE
SITE PLAN

685 / 1674 / 004
10570SC

POST SCHEDULE

C1 - 100 x 3 SHS 2100 AGL
C2 - 100 x 4 SHS 2800 AGL
C3 - 100 x 4 SHS 2800 AGL
C4 - 100 x 4 SHS 2800 AGL
C5 - 100 x 4 SHS 2800 AGL
C6 - 100 x 3 SHS 2100 AGL

SHADETECH
PROPOSED
SHADE STRUCTURE

LOT 1674

76 VANDERLIN DRIVE
WULAGI

1:200,1:250	2009
G0200022	1 OF 1

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1969583 PL:cb

15 May 2009

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

Dear Doug

Lot 2580 (9) Karrinyup Place, Marrara
Extensions to an Existing Single Dwelling with a Reduced Side Setback
NOT EXHIBITED

Thank you for the Development Application referred to this office 1 May 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.

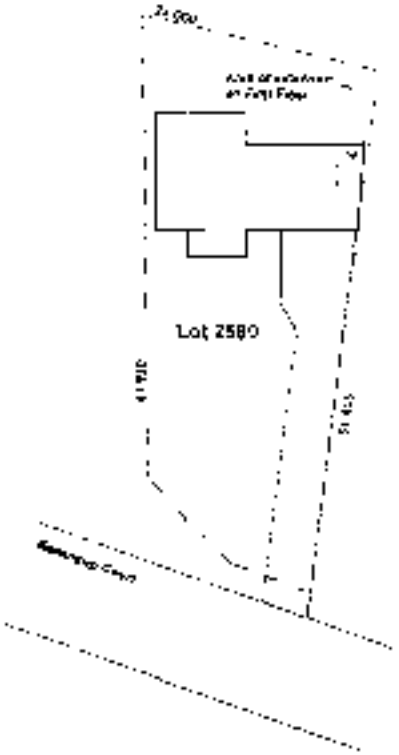
Yours sincerely

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Acor Forester Pty Ltd

DARWIN

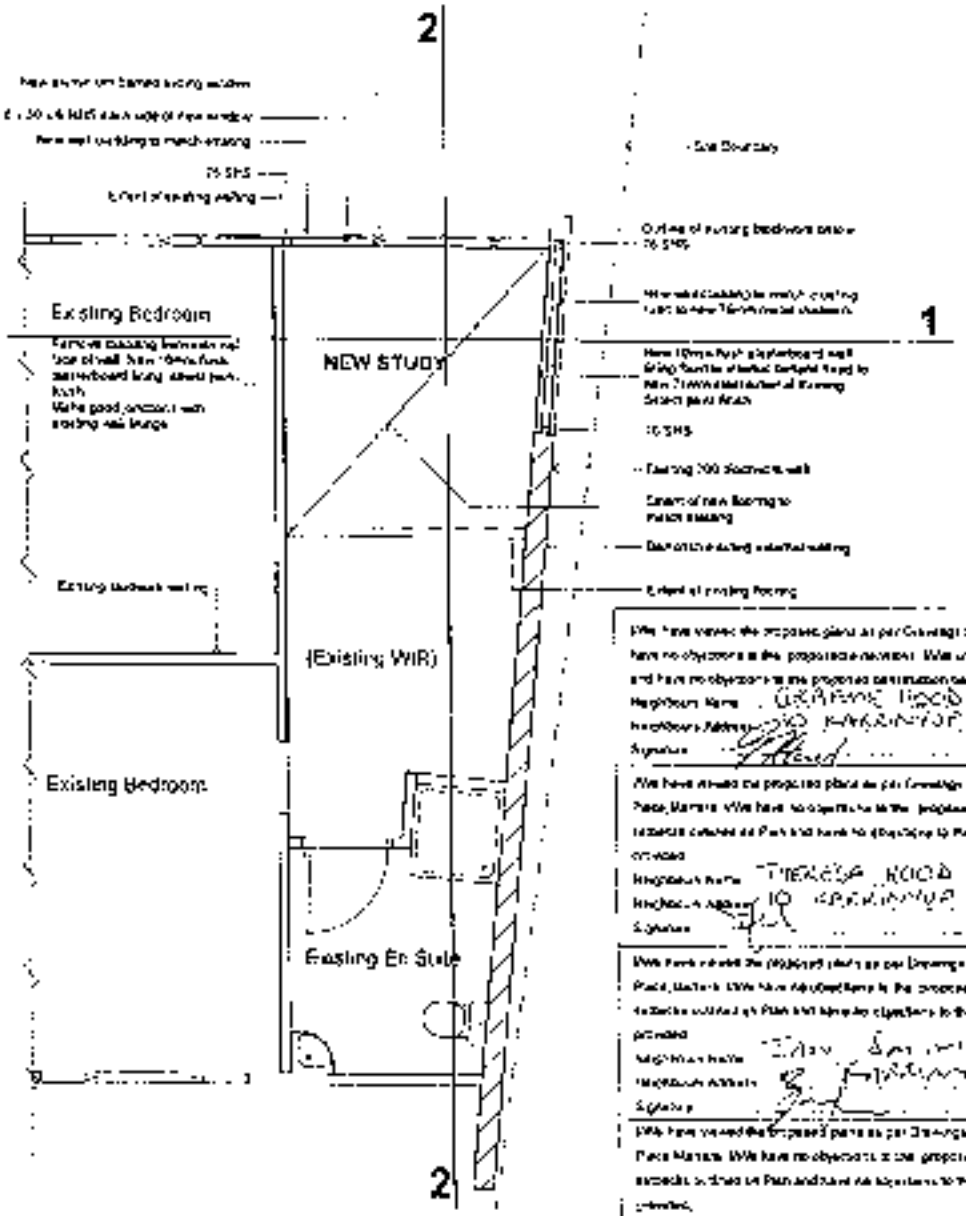
Harry Chan Avenue • GPO Box 84 Darwin NT 0801 Australia
Phone: 08 89300 300 • Fax: 08 89300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89300 577
ABN 11 503 313 301



3 Site/location Plan 1:500

Notes

1. All dimensions shall be checked and verified on site
2. Aluminium framed windows including glazing and fixings shall comply with AS 1288 and certified by the manufacturer
3. Insert 1% to match existing
4. Selections from existing to all new rooms will be to the same quality as existing
5. New brick work walls to be finished with the same of the highest finishes of the adjacent part of the house.



3 First Floor Plan 1:50

We have viewed the proposed plans as per Drawings No 1001-1007 incl for No 9 Kamunyo Place, Mareeba. We have no objections to the proposed alterations. We understand the boundary setbacks outlined on Plan and have no objections to the proposed construction based on the plans provided.

Neighbours Name: GRAHAME HOOD
Neighbours Address: 10 KAMUNYO PL MAREEBA
Signature: Date: 22-4-09

We have viewed the proposed plans as per Drawings No 1001-1007 incl for No 9 Kamunyo Place, Mareeba. We have no objections to the proposed alterations. We understand the boundary setbacks outlined on Plan and have no objections to the proposed construction based on the plans provided.

Neighbours Name: THERESA HOOD
Neighbours Address: 10 KAMUNYO PLACE MAREEBA
Signature: Date: 22-4-09

We have viewed the proposed plans as per Drawings No 1001-1007 incl for No 9 Kamunyo Place, Mareeba. We have no objections to the proposed alterations. We understand the boundary setbacks outlined on Plan and have no objections to the proposed construction viewed on the plans provided.

Neighbours Name: [illegible]
Neighbours Address: 8 KAMUNYO PL MAREEBA
Signature: Date: 21/4/09

We have viewed the proposed plans as per Drawings No 1001-1007 incl for No 9 Kamunyo Place, Mareeba. We have no objections to the proposed alterations. We understand the boundary setbacks outlined on Plan and have no objections to the proposed construction based on the plans provided.

Neighbours Name:
Neighbours Address:
Signature: Date:

194

Additions and Alterations

070401 1:50

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1568552 PL:cb

15 May 2009

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

Dear Doug

Lot 6869 (4/2) Annear Court, Stuart Park
Shade Structure Additions with Reduced Front and Side Setbacks

Thank you for the Development Application referred to this office 30 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

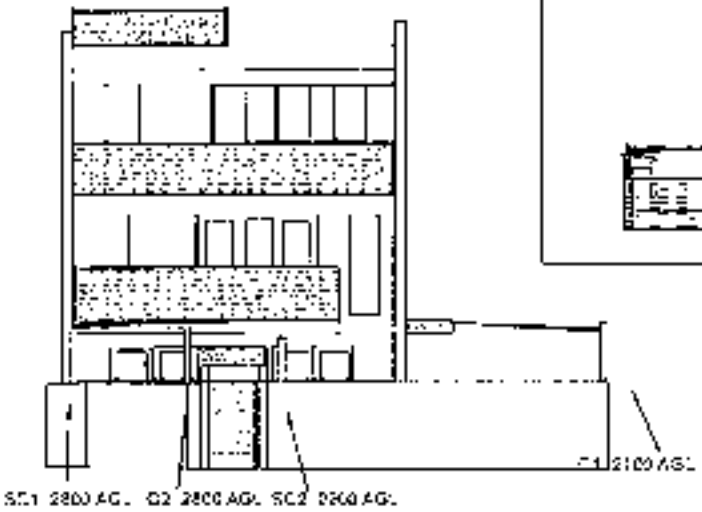
cc: Shadetech

DARWIN 200

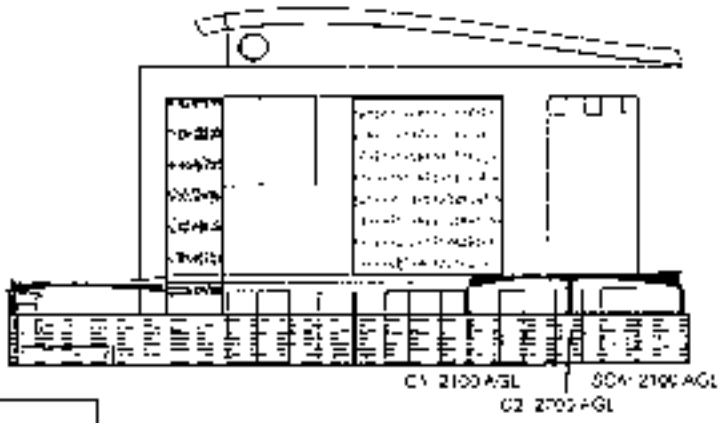
Harry Chan Avenue • GPO Box 84 Darwin NT 0801 Australia
Phone: 08 89300 300 • Fax: 08 89300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89300 577
ABN 11 503 311 301

SHADE

PO BOX 37615 WINNELLIE NT 0821
PHONE 89844945 FAX 8984 3183



FRONT ELEVATION:

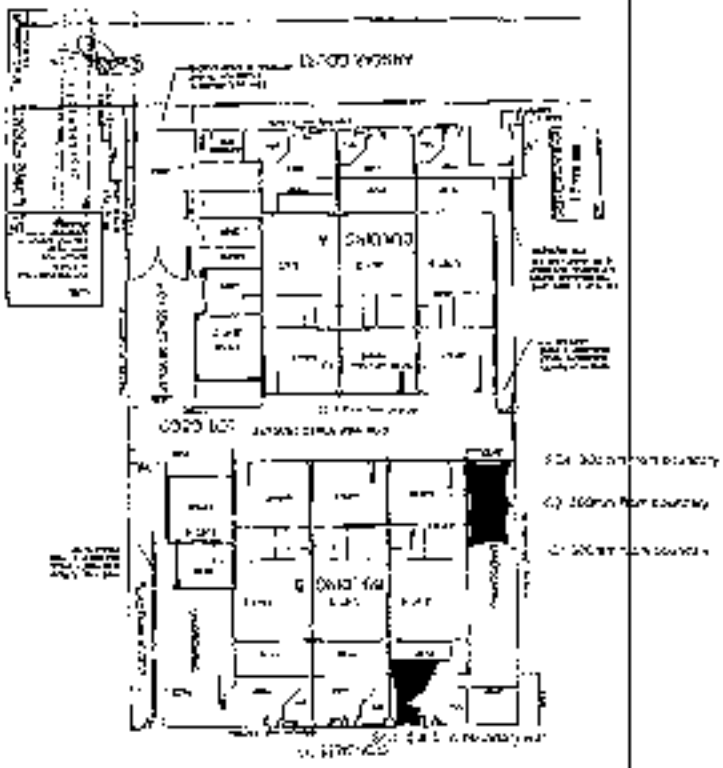


SIDE ELEVATION:

LOT 6869

200 / 6869 / U4 /001
1057DSC

proposed shade structure



SITE PLAN

STUB COLUMN & POST SCHEDULE

SC1 - 75 x 5 SHS 2800 AGL
SC2 - 75 x 5 SHS 2800 AGL
SC3 - 75 x 5 SHS 2200 AGL
SC4 - 75 x 5 SHS 2100 AGL
C1- 100 x 3 SHS 2100 AGL
C2 - 100 x 4 SHS 2700 AGL

SHADETECH
PROPOSED
SHADE STRUCTURE

LOT 6869

4/2 ANNEAR COURT
TIPPERARY WATERS

1:65	2009
G040935	1 OF 1

196

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1564569 PL:cpd

6 May 2009

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

Dear Doug

Lot 1173 (20) Sanderling Street, Wulagi – Town of Sanderson
Addition of a Timber Deck/Verandah with a Reduced Side Setback – NOT EXHIBITED

Thank you for the Development Application referred to this office 27th 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.

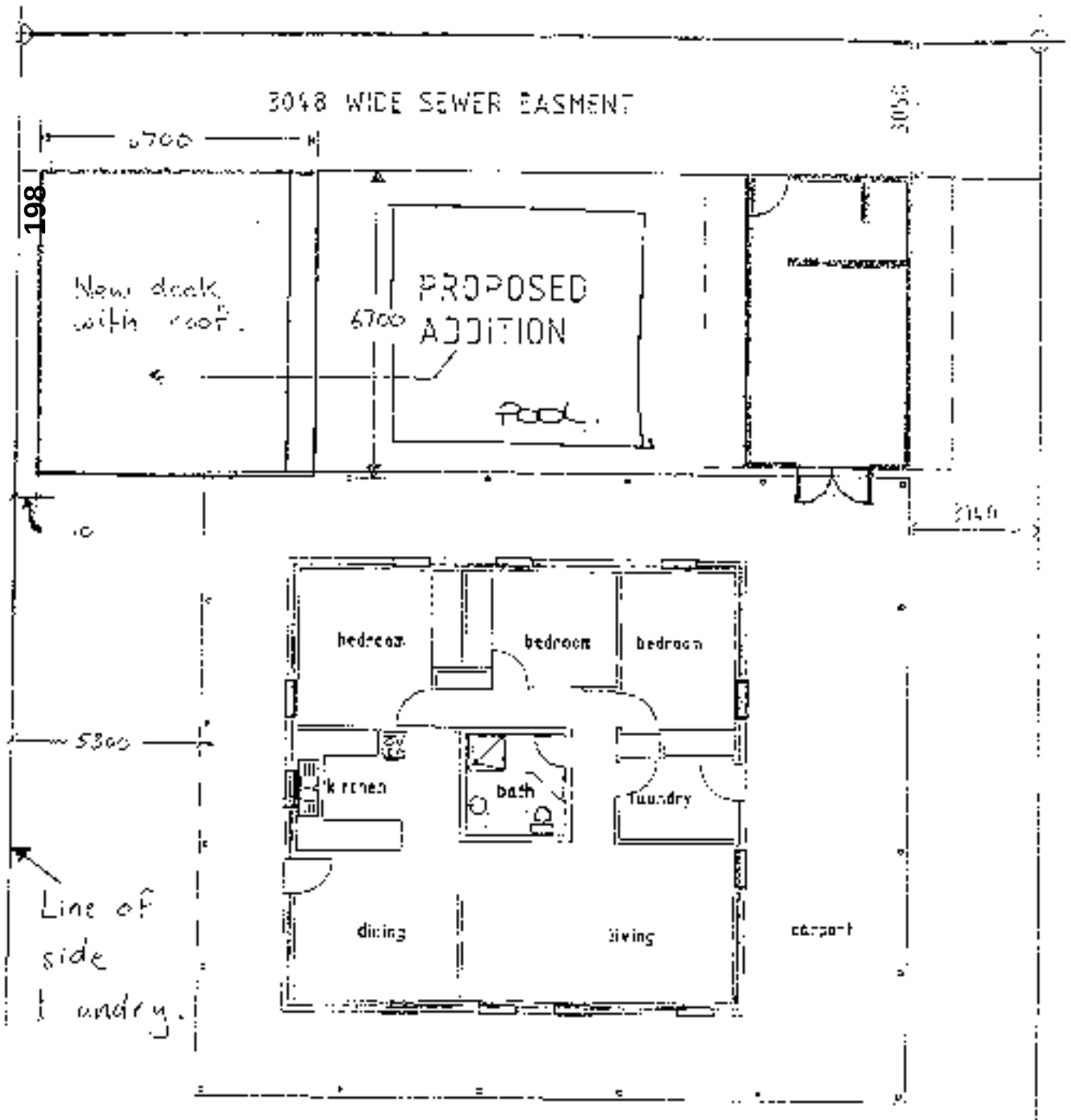
Yours faithfully

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Project Building Certifiers Pty Ltd

Harry Chan Avenue • GPO Box 84 Darwin NT 0801 Australia
Phone: 08 89 300 300 • Fax: 08 89 300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89 300 377
ABN 11 503 313 301

198



CLEARLIFE C HIEW & ASSOCIATES
Consulting Structural Engineers
35 Spencer Street, Clayton, VIC 3168
Tel/Fax: (03) 9543 6260 Mobile: 0411 266 762
charles.chiew@pacific.net.au
DISCLAIMER
This Certification refers only to Structural Certification in accordance with the requirements of the VIC Building Act. There is no other responsibility implied.

CHARLES CHIEW
STRUCTURAL ENGINEER
Building Practitioners Registration
No 1990/[illegible]

CERTIFICATION KEY

SANDERLING STREET

PROPOSED ADDITION ON
LOT 173 SANDERLING STREET,
WYNDGATE - FOR D. CAREY
DRWG. NO.: PV 2008/1 OF 8

SITE PLAN 1 : 150

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1560237 PL:cpd

1 May 2009

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

Dear Doug

Lot 6617 (5) Swan Crescent, Winnellie – Town of Darwin
3 Warehouses with Reduced Side and Rear Setbacks – NOT EXHIBITED

Thank you for the Development Application referred to this office 20th 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.

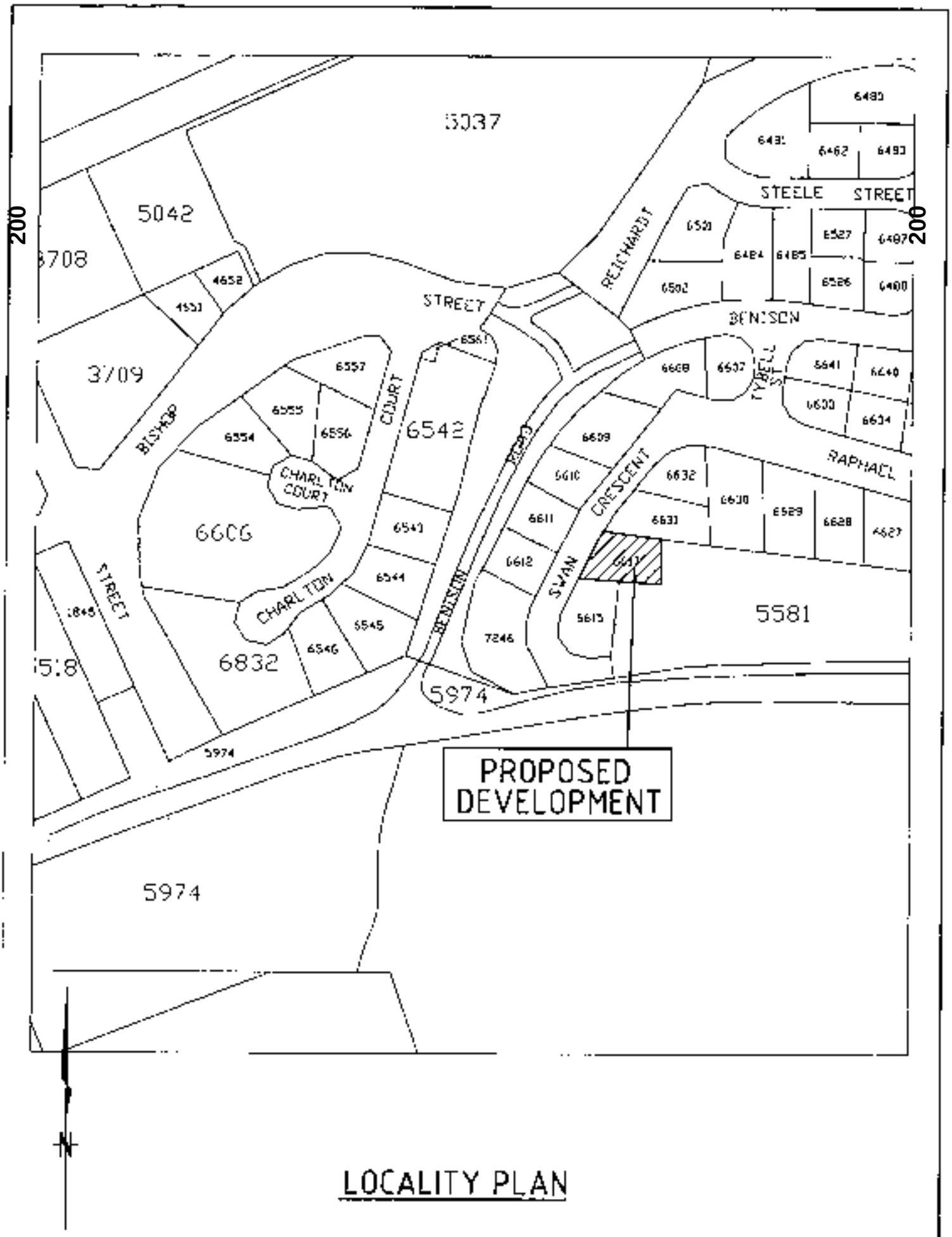
If you require any further discussion in relation to this application please feel free to contact me on 8930 0658.

Yours faithfully

PETER LINDWALL
STRATEGIC TOWN PLANNER

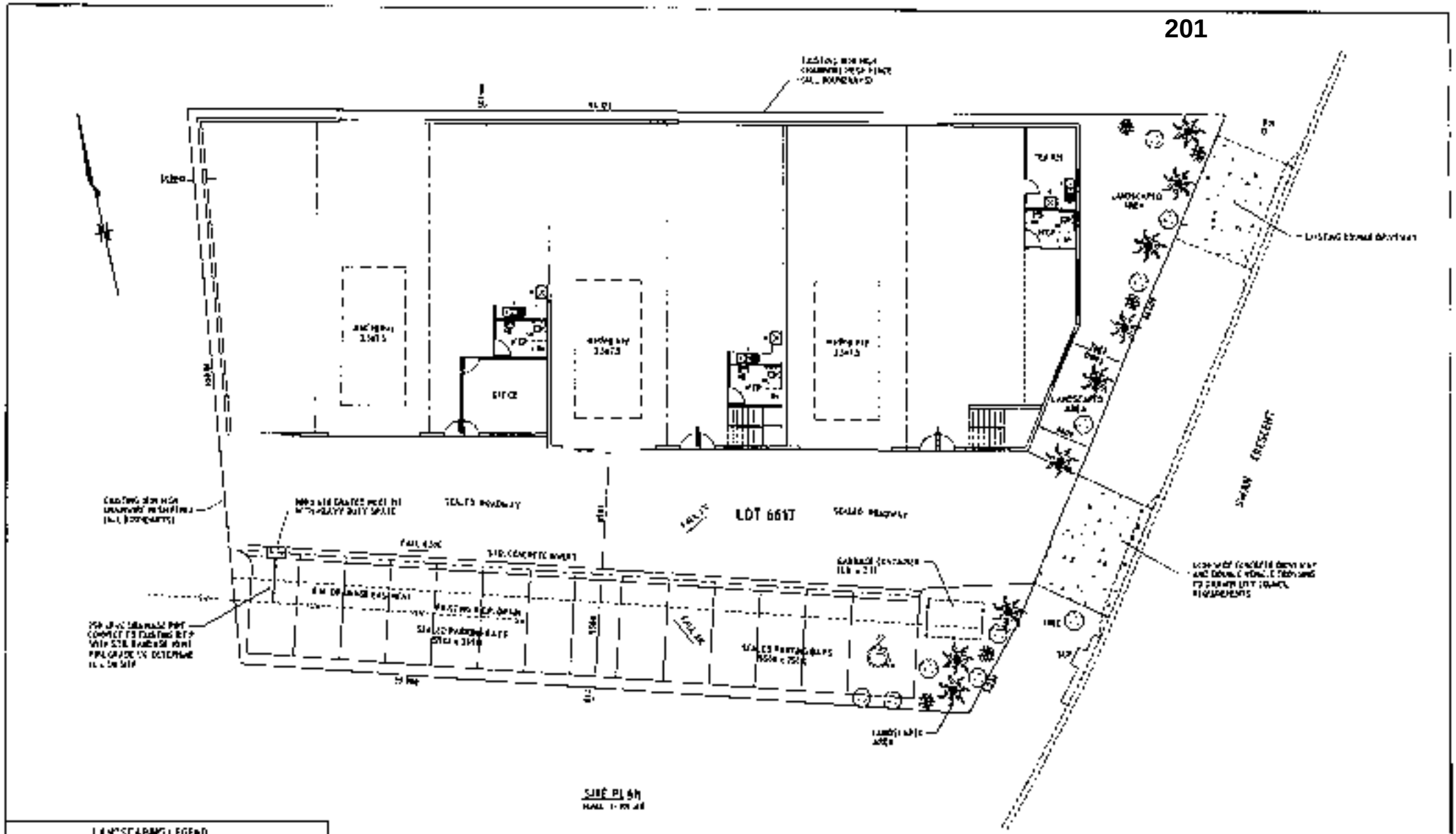
cc: T & V Poulios Pty Ltd

Harry Chan Avenue • GPO Box 84 Darwin NT 0801 Australia
Phone: 08 89300 300 • Fax: 08 89300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89300 577
ABN 11 503 313 501



LOCALITY PLAN

PROPOSED WAREHOUSE DEVELOPMENT ON LOT 6117
SWAN CRESCENT - WINNELLIE - DARWIN



SITE PLAN

LANDSCAPING LEGEND		
SYMBOL	SPECIES	FUNCTION

AREA SCHEDULE

SITE AREA	[illegible]
WAREHOUSE AREA	[illegible]
OFFICES AREA	[illegible]
OFFICE AREA	[illegible]
CAR PARKS REQUIRED	[illegible]
CAR PARKS PROVIDED	[illegible]

PROPOSED DEVELOPMENT OF LOT 661J - SWAN CRESCENT - WINNELLIE - DARWIN - FOR T. & V. POULLAS PTY LTD

DRG. No. GP114-01

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 15/0273 PL:ch

22 May 2009

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

Dear Doug

Lot 1067 (11) Kestrel Circuit, Wulagi – Town of Sanderson
Extensions to an Existing Single Dwelling with a Reduced Side Setback

Thank you for the Development Application referred to this office 5 May 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.

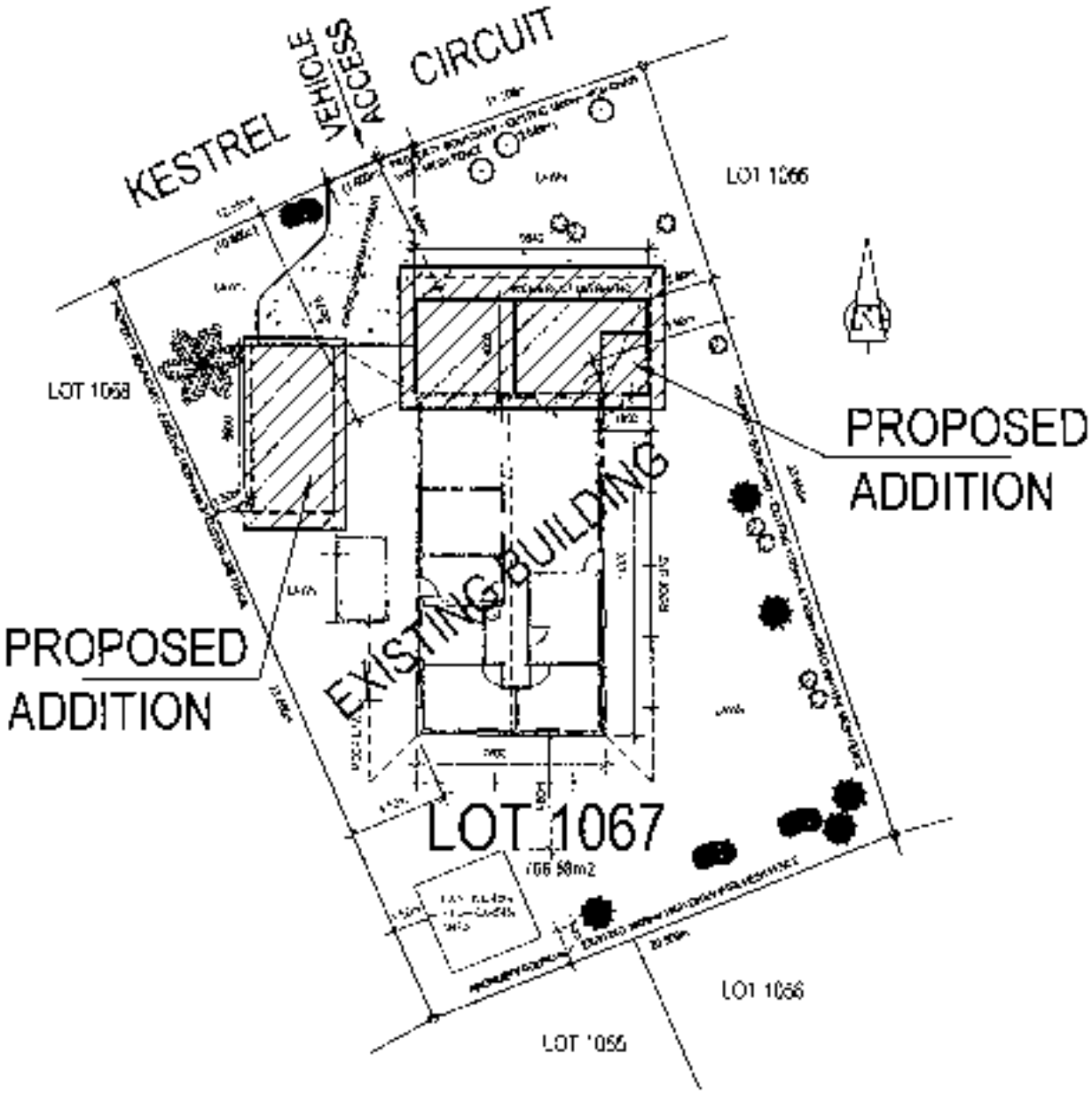
Yours sincerely

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Thien An Nguyen

DARWIN

Harry Chan Avenue • GPO Box 84 Darwin NT 0801 Australia
Phone: 08 89300 300 • Fax: 08 89300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89300 577
ABN 11 503 110 301



SITE PLAN

PLANTING LEGEND

PROPOSED ADDITION DETAILS ON LOT 1067, 11 KESTREL CIR. WULAGI, TOWN OF SANDERSON FOR T A NGUYEN

April 2009

1 : 100 ; as shown

AK09-279

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1241630 PLrab

5 May 2009

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

Dear Doug

Lot 9759 (53) Freshwater Road, Jingili
VARIATION TO SUBDIVISION PLAN DP07/0453

Thank you for the development application referred to this office 20 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.

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

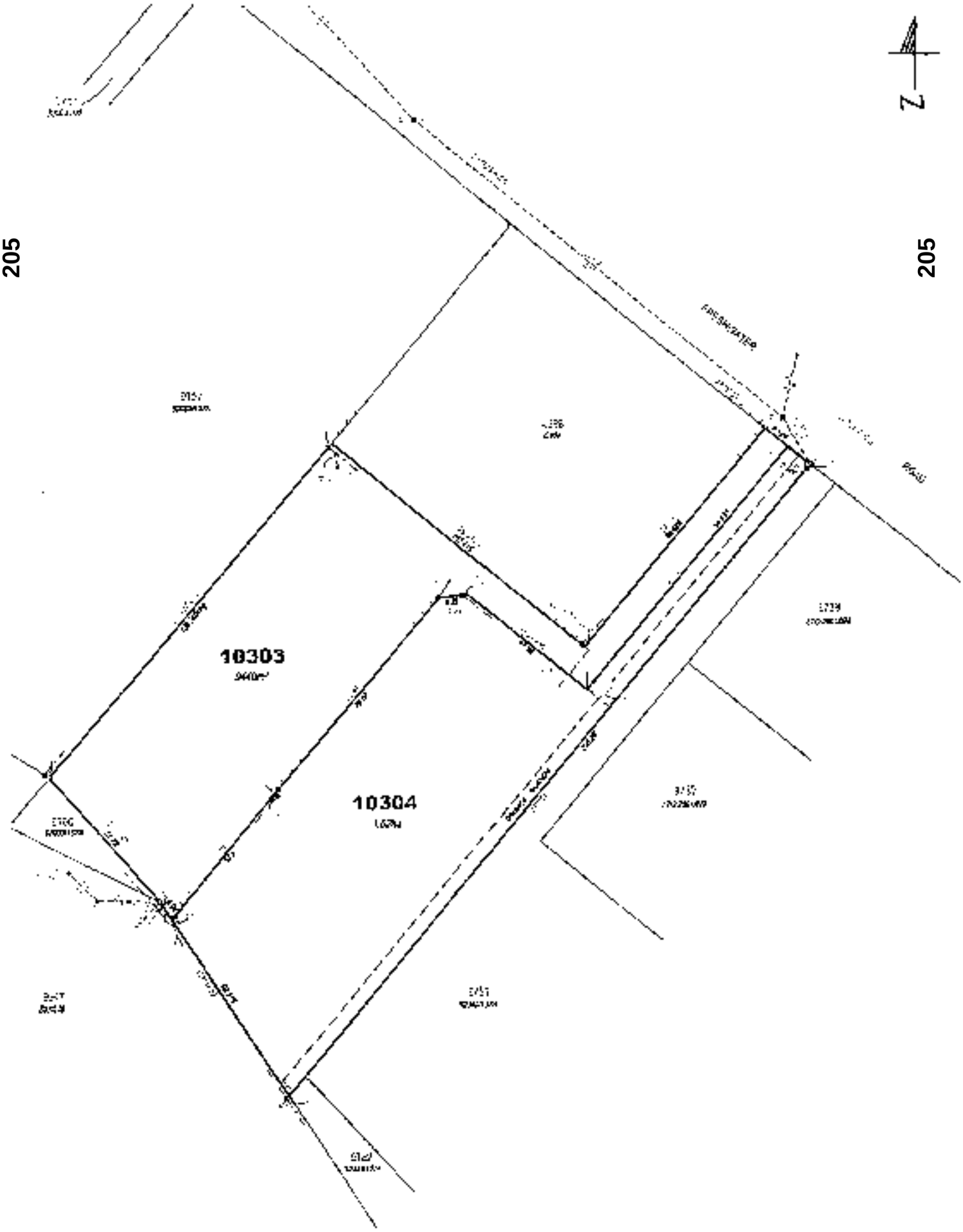
Yours sincerely

PETER LINDWALL
STRAGEGIC TOWN PLANNER

cc: Jennie Condingley, Condingley Trading

Harry Chan Avenue • GPO Box 84 Darwin NT 0801 Australia
Phone: 08 89300 300 • Fax: 08 89300 311 • email: dcc@darwin.nt.gov.au • TTY: 08 89300 577
ABN 11 503 413 301

205



Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 19600236 PLcpd

1 May 2009

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

Dear Doug

Lot 2898 (92) Reichardt Road, Winnellie – Hundred of Bagot
Warehouse and Showroom Sales Exceeding the 8.5m Height Limitation – NOT EXHIBITED

Thank you for the Development Application referred to this office 20th 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.

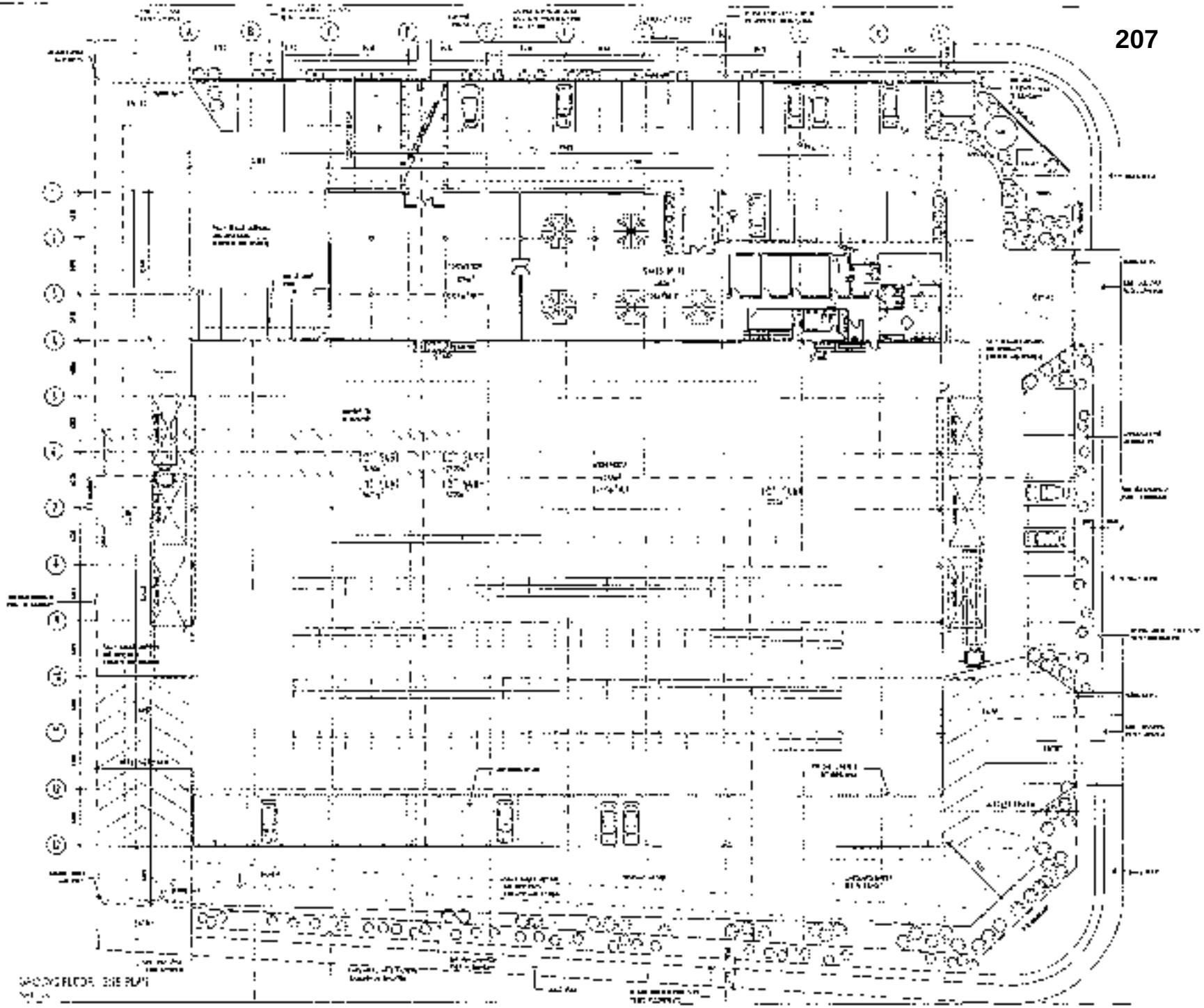
Yours faithfully

PETER LINDWALL
STRATEGIC TOWN PLANNER

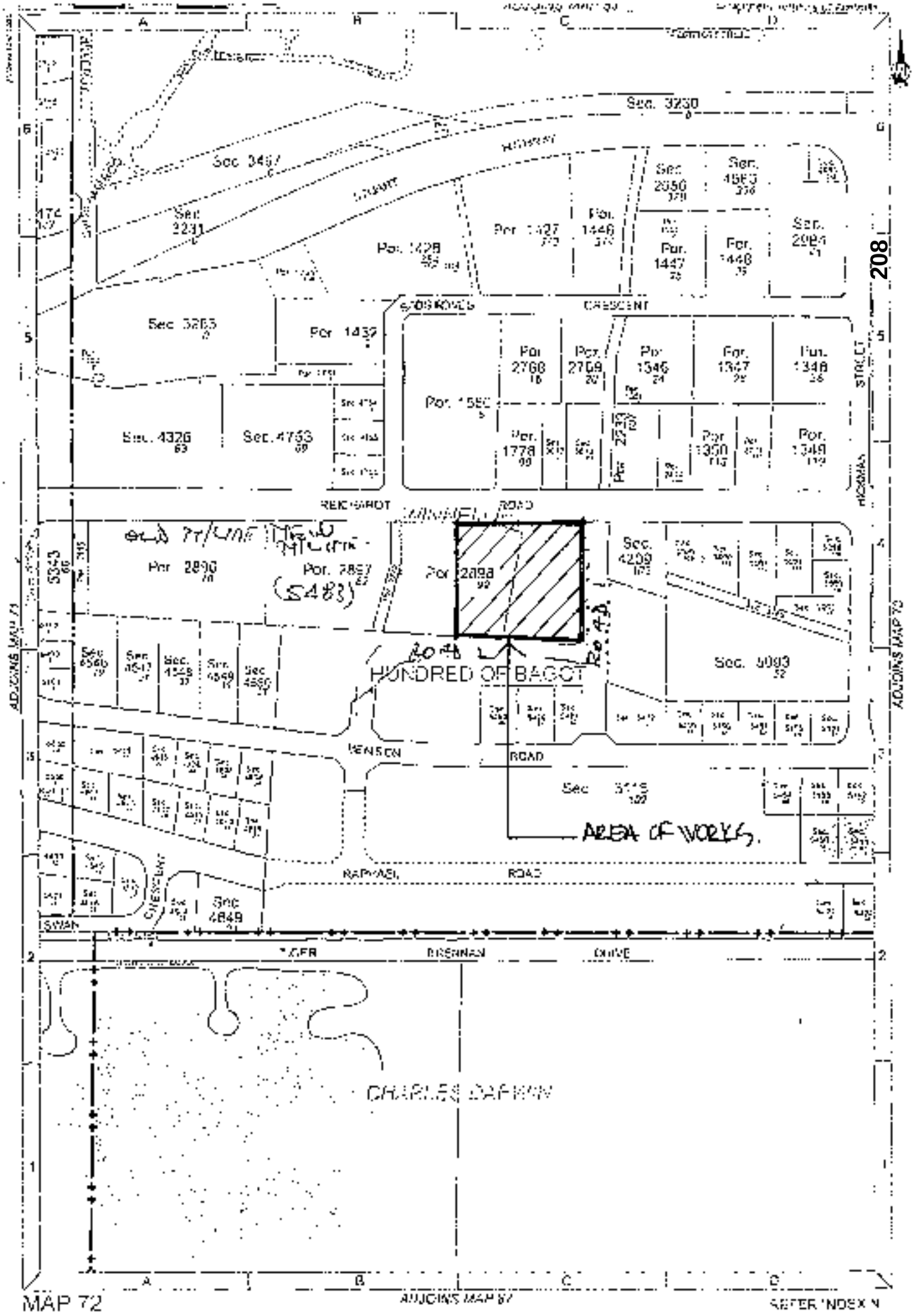
cc: Group 1 Consulting Pty Ltd

DARWIN

Harry Chan Avenue • GPO Box 84 Darwin NT 0801 Australia
Phone: 08 89300 300 • Fax: 08 89300 311 • Email: dcc@darwin.nt.gov.au • TTY: 08 89300 577
ABN 11 503 313 301


SITE AREA
ZONE
AREAS
CARPARKING

208



LOCALITY PLAN.

Darwin City Council

Website: www.darwin.nt.gov.au

Please quote: 1575943 PL:sv

22 May 2009

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

Dear Doug

Lot 5101 (45) Hickman Street, Winnellie
Application to Vary Development Permit for Warehouse Development

Thank you for the Application to Vary Development Permit referred to this office 13 May 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

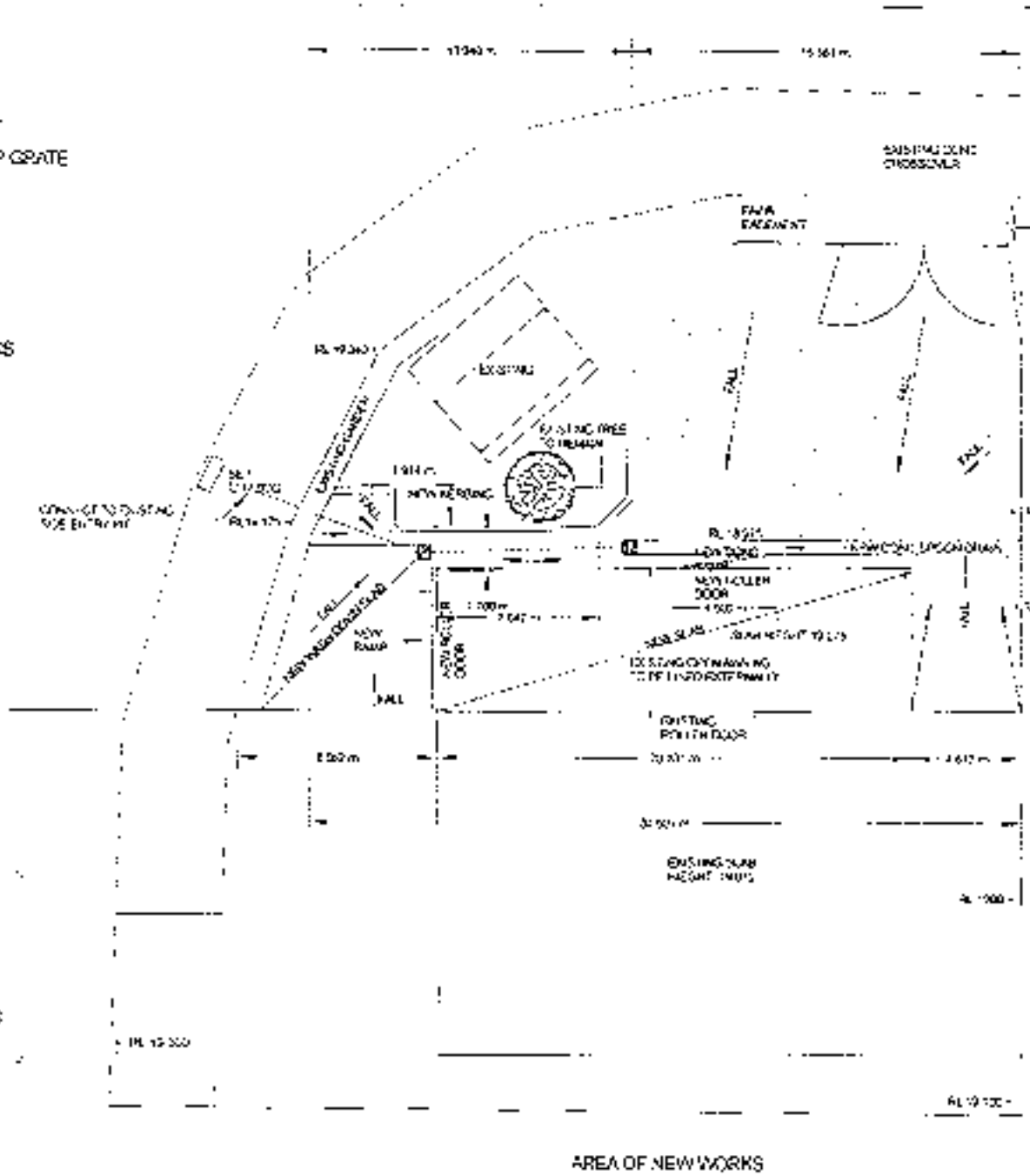
Yours faithfully

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: JM1 Builders Pty Ltd

TWO COAT BITUMEN SEAL

GATIC 33' S69L GAL SUMP GRATE



DRAWING AND DESIGN
CHECKED AND ACCEPTED
BY _____
ON BEHALF OF BILL WARREN
AND WITNESSED BY
_____
ON BEHALF OF JMT BUILDERS
DATED _____

CONCRETE
1.0 GENERAL
ALL CONCRETE CONSTRUCTION TO COMPLY WITH AS 3600
CONCRETE SHALL BE GRADE N20 OR HIGHER AS SPECIFIED
ALL CONCRETE SHALL BE COMPACTED WITH A MATERIAL TYPE OF VIBRATOR
AND SHALL BE CURED AT AMBIENT ENVIRONMENT FOR A PERIOD OF 7 DAYS
CONCRETE SHALL HAVE A MIN OF STRENGTH OF 20 MPA
1.1 FILL UNDER SLABS
FILL INCLUDING WATERPROOFING SHALL BE IN STRICT ACCORDANCE WITH
THE REQUIREMENTS OF AS 2870 - 1996 PARTICULARLY CLAUSE 4.2 OF AS
2870
MAXIMUM DEPTH OF NON COMPACTED FILL BENEATH SLAB ON GROUND
TO BE 100 MM
1.2 FALLS & GRADES
TO COMPLY WITH THE RELEVANT A.S. AND B.C.A. REQUIREMENTS CONTRACTOR
SHALL BE RESPONSIBLE FOR THE REQUISITE FALLS AND GRADES TO ALL
CONCRETE EXPOSED TO WEATHER LEVELS GIVEN IN CONTRACT MATERIAL
OTHERWISE AS PER SITE SET OUT. ANY AREAS VARIATIONS IN LEVELS SHALL BE
TO THE BUILDING DESIGNER PRIOR TO COMMENCEMENT OF WORKS

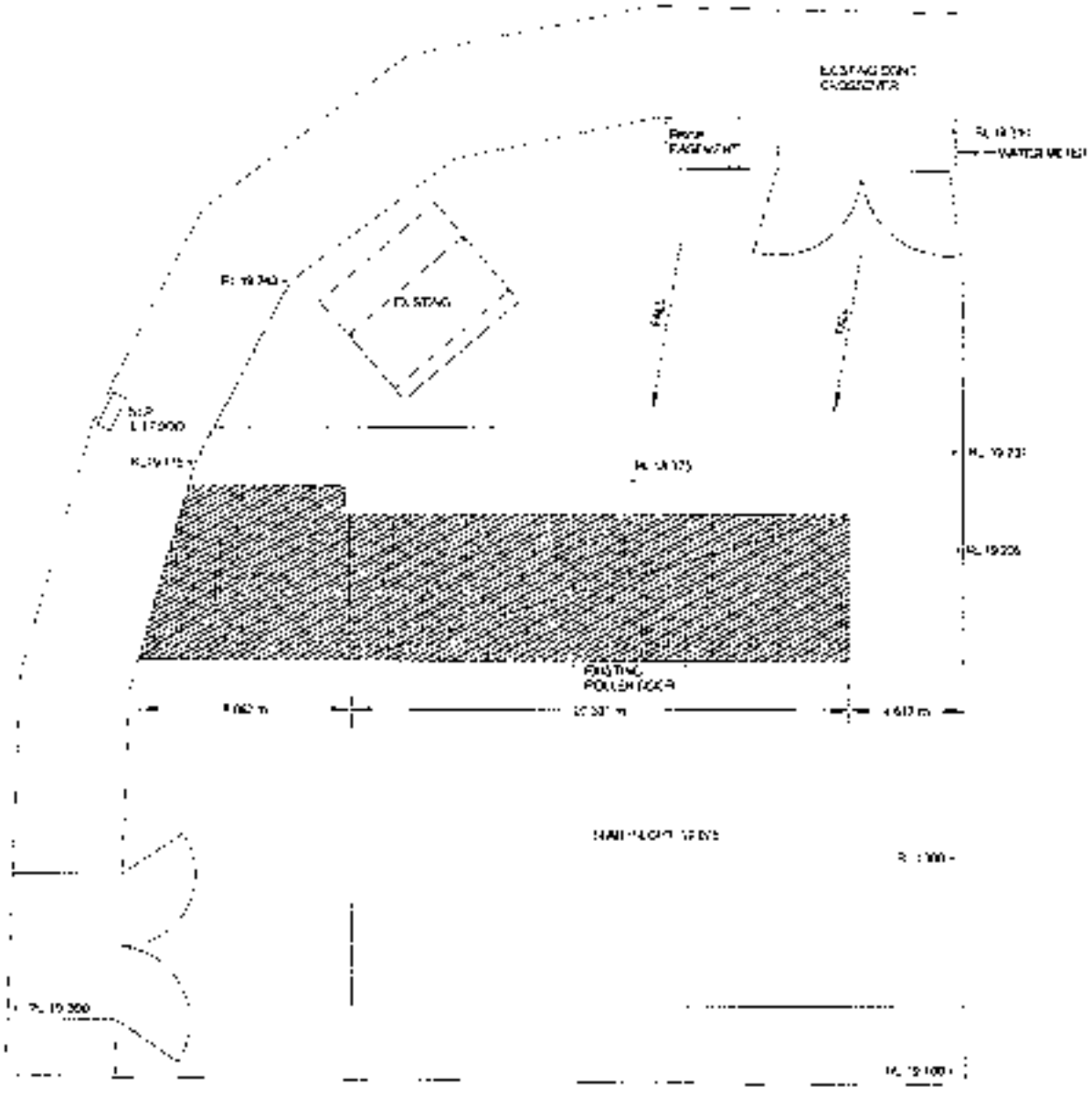
NOTE
ALL DIMENSIONS MUST
BE VERIFIED ON SITE BY
CONTRACTOR

JMT Builders
PO BOX 85
SANDERSON
PH 8932 9950
FAX 8932 9956

Project: BILL WARREN PAINTING SERVICES	Drawn: NSK	Drawing No: BW 2	
Client: BILL WARREN	Scale: 1:200	Date: 07 / 10 / 08	
		Revision:	

DEMOLISH AND REMOVE CONCRETE SLAB

REGRADE EXISTING CARPARK AND FALL TO NEW SPOON DRAIN AND STORM WATER PITS



NOTE
ALL DIMENSIONS MUST BE VERIFIED ON SITE BY CONTRACTORS

DEMOLITION

DRAWING AND DESIGN CHECKED AND ACCEPTED BY_____
ON BEHALF OF BILL WARREN
AND WITNESSED BY
_____
ON BEHALF OF JMT BUILDERS
DATED_____

JMT Builders
PO BOX 89
SANDERSON
PH 8932 9950
FAX 8932 9956

Project: BILL WARREN PAINTING SERVICES	Drawn by: NSK	Drawing No: BW1	
		Date: 07 / 10 / 08	
Client: BILL WARREN	Scale: 1 : 200	Revision:	

12 GENERAL BUSINESS