

# OPEN SECTION

PAGE

TP7/1

## DARWIN CITY COUNCIL

### TOWN PLANNING COMMITTEE

WEDNESDAY 1 JULY 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; Assistant Committee Administrator, Mrs A Adams.

**Enquiries and/or Apologies: Amanda Adams**  
**E-mail: [amanda.adams@darwin.nt.gov.au](mailto:amanda.adams@darwin.nt.gov.au) - PH: 89300 685**

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	<b><u>*** I N D E X ***</u></b>	<b><u>PAGE</u></b>
1	MEETING DECLARED OPEN .....	3
2	APOLOGIES AND LEAVE OF ABSENCE .....	3
3	ELECTED MEMBERS CONFLICT OF INTEREST DECLARATION .....	3
4	CONFIDENTIAL ITEMS .....	3
5	WITHDRAWAL OF ITEMS FOR DISCUSSION .....	4
6	CONFIRMATION OF MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING .....	4
7	BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING .....	5



## OPEN SECTION

PAGE

TP7/2

<b>8</b>	<b>DEVELOPMENT APPLICATIONS .....</b>	<b>5</b>
<b>9</b>	<b>GENERAL TOWN PLANNING REPORTS .....</b>	<b>5</b>
<b>10</b>	<b>OFFICERS REPORTS</b>	
10.1	Development Application Lot 2470 (2) Houston Street, Larrakeyah 8 x 3 Bedroom Multiple Dwellings in an 8 Storey Building plus 1 level of Basement/Under-Croft Car Parking and 1 Level of Basement/Under-Croft Recreation and Storage Facilities.....	6
10.2	Proposed Changes to Planning Rules and Guidelines for the Darwin CBD. NT Planning Scheme Amendment pa 2008/0373. ....	41
10.3	Development Application Lot 1852 (171) Dick Ward Drive Nightcliff 21 x 1 Bedroom Multiple Dwellings in a 4 Storey Building .....	55
10.4	Exceptional Development Application Sec 4129 (20) Batten Road Marrara Exceptional Development Permit for Extensions (Demountable Structure) to an Existing Licensed Club – (the Land is in Zone cp (Community Purpose) of the Northern Territory Planning Scheme and a Licensed Club is a Prohibited Use within this Zone).....	84
10.5	Changes to Darwin Suburb Boundaries.....	118
<b>11</b>	<b>INFORMATION ITEMS</b>	
11.1	Various Letters sent to Development Assessment Services under Delegated Authority .....	122
11.2	Development Consent Authority Meeting Dates 2009 – as at 15 April 2009.....	177
11.3	Minutes of the Development Consent Authority Meeting – Friday 8 May 2009.....	180
<b>12</b>	<b>GENERAL BUSINESS.....</b>	<b>181</b>



# OPEN SECTION

PAGE

TP\*/3

Town Planning Committee Meeting – Wednesday, 1 July, 2009

## 1 MEETING DECLARED OPEN

## 2 APOLOGIES AND LEAVE OF ABSENCE

### 2.1 Apologies

### 2.2 Leave of Absence Granted

- A. THAT the apology from Member H D Sjoberg be received and Leave of Absence be noted.
- B. THAT the apology from Member J D Bailey be received and Leave of Absence be noted.
- C. THAT the apology from Member K M Moir be received and Leave of Absence be noted.

## 3 ELECTED MEMBERS CONFLICT OF INTEREST DECLARATION

## 4 CONFIDENTIAL ITEMS

Nil



**OPEN SECTION**

PAGE

TP\*/4

Town Planning Committee Meeting – Wednesday, 1 July, 2009**5 WITHDRAWAL OF ITEMS FOR DISCUSSION****5.1 Items Withdrawn by Staff****COMMITTEE'S DECISION**

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

DECISION NO.20\() (01/07/09)

**5.2 Items Withdrawn by Members****COMMITTEE'S DECISION**

THAT the Committee resolve under delegated authority that Information Items and Officers Reports to the Town Planning Committee Meeting held Wednesday, 1 July, 2009, be received and all recommendations contained therein be adopted by general consent with the exception of Item Numbers: .....

DECISION NO.20\() (01/07/09)

**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, 3 June, 2009, tabled by the Chairman, be confirmed.

DECISION NO.20\() (01/07/09)



**OPEN SECTION**

PAGE

TP\*/5

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

Nil

**9 GENERAL TOWN PLANNING REPORTS**

Nil



ENCL: YES

## DARWIN CITY COUNCIL

DATE: 19/06/09

### REPORT

**TO:** TOWN PLANNING COMMITTEE **APPROVED:** CT  
MEETING/OPEN B

**FROM:** GENERAL MANAGER INFRASTRUCTURE **APPROVED:** PL

**REPORT NO:** 09TS0077 CT:cb **APPROVED:** LC

**COMMON NO:** 1577425

**SUBJECT:** DEVELOPMENT APPLICATION OT 2470 (2) HOUSTON STREET, LARRAKEYAH X 3 BEDROOM MULTIPLE DWELLINGS IN AN 8 STOREY BUILDING PLUS 1 LEVEL OF BASEMENT/UNDER-CROFT CAR PARKING AND 1 LEVEL OF BASEMENT/UNDER-CROFT RECREATION AND STORAGE FACILITIES

#### ITEM NO: 10.1

#### SYNOPSIS:

A Development Application for Lot 2470 (2) Houston Street, Larrakeyah has been referred to Council for comment pursuant to Section 48 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorse comments provided to the Development Consent Authority by staff.

#### GENERAL:

**Applicant:** Hardika Nominees, Solak Pty Ltd, Nakara Electrics

**Zone:** HR (High Density Residential) **Area:** 764m<sup>2</sup>

#### **Proposal:**

The proposal is to construct 8 x 3 bedroom apartments (1 per floor) in an 8 storey building, with 1 level of basement/under-croft car parking and 1 level of basement/under-croft recreation and storage facilities. The building will appear as an 8-storey building from its street frontage (Houston Street), but as a 10 storey building from the Gardens Park Golf Links course to the rear. This is due to the significant slope (approximate 7.0 metre) of the site away from the street. The development application is at **Attachment A**.

The proposal includes 18 car parking spaces, with vehicle access to the basement / under-croft car park from Houston Street. There is also a gymnasium and pool area proposed at the lower ground level.

PAGE: 2  
 REPORT NO: 09TS0077 CT:cb  
 SUBJECT: DEVELOPMENT APPLICATION  
 LOT 2470 (2) HOUSTON STREET, LARRAKEYAH  
 8 X 3 BEDROOM MULTIPLE DWELLINGS IN AN 8 STOREY BUILDING  
 PLUS 1 LEVEL OF BASEMENT / UNDER-CROFT CAR PARKING AND 1  
 LEVEL OF BASEMENT / UNDER-CROFT RECREATION AND STORAGE  
 FACILITIES

## Site and Surrounds

The site is located within an area zoned for high density (generally up to 8 storeys) residential use which allows development up to 8 storeys. Many properties in the street have already been redeveloped for high rise residential building and very few of the original single dwelling houses remain. Most development in this area is between 3 and 8 storeys in height. Land to the east (rear) and south (side) of the site is undeveloped and zoned OR (Organised Recreation) for the Gardens Park Golf Links course. High rise development on the site will be visually prominent from parts of the golf course. The applicant has advised that there is a significant front (west) to rear (east) slope on the site, with the ground level falling away from the Houston Street frontage of the site to the rear by about 7 metres. The applicant has further advised that there are no easements on the site.

## Northern Territory Planning Scheme:

The proposed development is in Zone HR (High Density Residential) and is a discretionary use, subject to complying with the following Planning Scheme requirements:

Clause	Requirement	Complies / Not Complies
Clause 6.5.1 Parking Requirements	2 Car Parking Spaces per multiple dwelling = 16 spaces	Complies: 18 spaces provided.
Clause 6.5.3 Parking Layout	A car parking area should have driveways with a minimum width of 6m for 2-way traffic flow.	Note: The site plan demonstrates a 6.2m wide car park ramp. However, the 'Landscape Concept Alternative' plan demonstrates a 4.0 metre car park ramp to allow a 2.0 boundary landscaping strip. This 'alternative' proposal <b>does not comply</b> .
Clause 7.1 Residential Density and Height Limitations	95m <sup>2</sup> site area for each 3-bed dwelling = 760m <sup>2</sup>	Complies: Site is 764m <sup>2</sup>
Clause 7.3 Building Setbacks	Front (Street) Setback = Levels 1 to 3 = 7.5m	Complies: Setback = 7.98m
	Front (Street) Setback = Levels 4 to 8 = 9.0m	<b>Does not Comply</b> Setback = 7.98m
	Side (South) Setback = Lower Ground Recreational Level & Lower Ground Car Parking Level = 1.5m	<b>Does not Comply</b> No Setback provided – built to boundary.
	Side (South) Setback Levels 1 = 3.0m	Complies Setback to Level 1 verandah = 3.00m

	Side (South) Setback Levels 2 to 8 = 4.5m	Complies Setback to Levels 2 to 8 = 4.50m
	Side (North) Setback = Lower Ground Recreational Level & Lower Ground Car Parking Level = 1.5m	<b>Does not Comply</b> No Setback provided – built to boundary.
	Side (North) Setback Levels 1 = 1.5m	Complies: Setback = 6.2m
	Side (North) Setback Levels 2 to 8 = 3.0m	Complies: Setback = 6.2m
	Rear (East) Setback = Lower Ground Recreational Level & Lower Ground Car Parking Level = 1.5m	<b>Does not Comply</b> No Setback provided to car parking level and building columns at the recreational level– built to boundary.
	Rear (East) Setback Levels 1 = 3.0m	Complies Setback to Level 1 verandah = 4.53m
	Rear (East) Setback Levels 2 to 8 = 4.5m	Complies Setback to Level 2 to 8 verandahs = 4.53m
Clause 7.5 Private Open Space	45m <sup>2</sup> with minimum dimensions of 5m x 5m for each dwelling with direct ground level access	Partially complies: Verandahs and balcony for level 1 apartment total 45.3m <sup>2</sup> , but min. dimensions are <5m x 5m
	12m <sup>2</sup> with minimum dimensions of 2.8m x 4m for each dwelling without direct ground level access	Complies Verandah and balcony area totals 37.1m <sup>2</sup>
Clause 7.6 Communal Open Space	15% of site not being less than 6m wide at any point	Complies 17.4% of site is communal open space > 6m wide.
Clause 7.7 Landscaping	Not less than 30% of site	Complies Applicant advises that 384m <sup>2</sup> (50%) of ground level of site is landscaped.
Clause 7.8 Building Design	Purpose of clause is to promote site-responsive designs.	Elevation plans and building design images provided to display design features of dwellings.

### 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:



PAGE: 4  
 REPORT NO: 09TS0077 CT:cb  
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 FACILITIES

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Crossover and Driveway: The submitted plans fail to show the proposed crossover and driveway to the car park entrance from Houston Street. However, there is a 6.0 metre vehicle access shown at the site boundary to the basement car park. Driver sightlines may be restricted by the proposed entry portico structure and the car park wall. Council's letter requests that a condition be included on any development permit issued to ensure driver sightlines are not restricted

Stormwater Drainage: Plans not provided. Applicant states in submission that stormwater shall be collected on site and discharged to DCC stormwater system. The gradient of the site falls significantly from street frontage to rear, by approximately 7 metres. The applicant will need to demonstrate how stormwater will be discharged to Council's drainage system. A stormwater pit is located in the Gardens Golf Course some 12 metres to the south of the subject site.

Easements: The applicant's statement in the development application submission that there are no easements on the site has been confirmed.

Footpath / Verge: The Landscape Concepts submitted by the applicant demonstrates a 'mass planted boundary embankment' adjacent to Council's Houston Street road reserve. The applicant has stated that the roadside verge is to be reinstated to Darwin City Council requirements. There is no footpath shown on the plans. Council's letter requests the footpath be reinstated as part of the frontage of the Houston Street development.

In addition Council's standard landscaping condition has been requested for inclusion on any development permit issued.

Waste Bin Storage: There is a waste bin area of approximate usable internal dimensions 2.0 x 1.0 metres shown on the Level 1 Floor Plan and the Landscaping Concepts, adjacent to the covered entrance portico.

The proposed waste bin storage area **does not meet** the requirements of Council's Waste Bin Policy (Policy No. 333 - as amended 26/02/08) for the following reasons:

- 1). **The proposed waste bin enclosure is too small.** The waste bin enclosure needs to have usable minimum dimensions of 2.9 metres (length) x 1.8 metres (depth) to meet Council's requirements. A multi-unit residential building with 8 apartments requires a bin storage area of sufficient dimensions to store 2 x 240 litre waste bins and 2 x 240 litre recycling bins. Each 240 litre bin is approximately 0.6 metres wide and 0.8 metres in depth. A gap of at least 0.1 metres should also be left between each bin and the walls for easy removal for servicing. A corridor of minimum 1.0 metres should also be provided in front of each bin to allow direct access to each bin for residents and the service contractor.
- 2). **The construction of garbage chute facilities in high-rise residential developments of more than 6-storeys is encouraged by Council.** No

PAGE: 5  
 REPORT NO: 09TS0077 CT:cb  
 SUBJECT: DEVELOPMENT APPLICATION  
 LOT 2470 (2) HOUSTON STREET, LARRAKEYAH  
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garbage chute facilities are shown on the applicant's plans. 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

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.

#### **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
- 2.1.1 Manage and improve the municipal landscaping, streetscape and infrastructure to a standard that meets community needs.
- 3.2.3 Provide parking facilities and management systems which meet the needs of the community.

#### **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.

PAGE: 6  
REPORT NO: 09TS0077 CT:cb  
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**CONSULTATION:**

Through the Development Application statutory process.

**PROPOSED PUBLIC CONSULTATION PROCESS:**

Nil.

**APPROPRIATE SIGNAGE:**

Not applicable.

PAGE: 7  
 REPORT NO: 09TS0077 CT:cb  
 SUBJECT: DEVELOPMENT APPLICATION  
 LOT 2470 (2) HOUSTON STREET, LARRAKEYAH  
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### **RECOMMENDATIONS:**

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 09TS0077 CT:cb entitled Development Application, Lot 2470 (2) Houston Street, Larrakeyah, 8 x 3 Bedroom Multiple Dwellings in an 8 Storey Building, plus 1 Level of Basement/Under-Croft Car parking and 1 Level of Basement/Under-Croft Recreation and Storage Facilities, be received and noted.
- C. THAT the letter to the Development Consent Authority relating to Lot 2470 (2) Houston Street, Larrakeyah, in **Attachment B** to Report Number 09TS0077 CT:cb 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

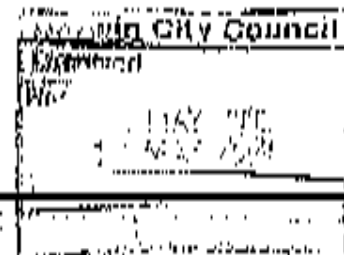
[Incoming Development Application - Lot 2470 2 Houston Street, Larrakey...](#)

Attachment B

[Outgoing Letter - Development Application - Lot 2470 2 Houston Street,...](#)

File Number: PA2009/0914  
Exhibition Period: 15/05/2009

Consent Authority: Darwin  
To: 29/05/2009



### PROPOSED DEVELOPMENT SITE

**ADDRESS:** Lot 02470 Town of Darwin ( 2 Houston St, Larrakeyah )

**ZONE:** High Density

**PROPOSAL:** 8 x 3 bedroom multiple dwellings in an 8 storey building plus 2 levels of basement / undercroft carparking

**APPLICANT:** Hardika Nominees, Solak PL, Nakara Electrics

**CLOSING DATE FOR SUBMISSIONS:** 29 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(f).
- (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.
- (6) 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 5(1)(b) until after the end of the period specified in the notice under regulation 7(f).

Penalty: 10 penalty units.

## NORTHERN TERRITORY OF AUSTRALIA

## Planning Act

## Application for Development Permit - section 46

## 1. LAND INFORMATION

## LOCATION OF PROPOSED DEVELOPMENT

Town/Land/Locality: TOWN OF DARWIN

Parcel Number(s) and/or Unit number: Lot 2151

LYO Plan:

Number and Street Name: 2, ARADON ST

Zone: 115

## LAND OWNER INFORMATION

Is the applicant the land owner?

YES/NO

Owner's name(s): Havelkes Nominees Pty. Ltd. P/L

Postal address: NAKKAWA LYNCHFIELD P/L

PO Box 2151 Darwin NT 0801

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

SEE ATTACHMENT (GUIDE) FOR FURTHER INFORMATION

ATTACHMENT A  
ONE (1) COPY

## 2. APPLICANT INFORMATION

## APPLICANT

ILIS Customer no. (if known):

Company name (if applicable): Havelkes Nominees Pty. Ltd. P/L

ABN or ACN (if applicable): NAKKAWA LYNCHFIELD P/L

Title: (Mr) Mrs Miss Ms Dr Other:

Family name(s): Kerpelars,

Given name(s): Eusebio

Preferred name(s):

Postal address: PO Box 2151 Darwin NT 0801

Telephone no. (business hours): 089413404

Facsimile no.: 08941011

E-mail address: Kerpelars@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): Kerpelars

Given name(s): Eusebio

Preferred name(s):

Postal address: AS ABOVE

Telephone no. (business hours): 089413404

Mobile no.: 0419 810066

Facsimile no.: 08941011

Email address: Kerpelars@bigpond.net.au

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

## 3. DEVELOPMENT / PROPOSAL

EXISTING LAND USE:

Residential

BRIEF DESCRIPTION OF DEVELOPMENT/PROPOSAL

PROPOSED 3 STOREY RESIDENTIAL  
DEVELOPMENT

Value of works (excluding land): \$ 6 M

VARIATIONS SOUGHT

WALKER FOR SET BACKS

## 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<sup>2</sup>):

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.

Shyamir Singh

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 grant a Development Permit. Failure to provide the information in full may result in delays in processing of the application.

Some of the personal information provided by you in 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 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](http://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 0800 6240.



## Planning Report – Proposed Residential Development at Lot 2470 No2 Houston Street Darwin

---

This report identifies the planning requirements associated with a multiple dwelling development in the Darwin area.

### The Proposal

The proposal is to construct 8 x 3 bedroom luxury apartments (1 apartment per floor) on Lot 2470.

Covered secured underground car parking is provided via a 6m wide access ramp.

The area under the title on lot 2470 is 764 m<sup>2</sup> and is zoned High Density Residential (HR) development up to 8 storeys in height under the NT Planning Scheme.

Neighbouring the site to the north and east is the Gardens Golf course. To the west of lot 2470 is a residential development.

The site is sloping considerably from west to east and has a fall of approx. 7.0 m.

### Planning Requirements

Under the NT Planning Scheme development of the above site is classified D Discretionary and the following clauses must be complied with: 6.5.1 parking, 7.1 residential density and height limitations, 7.3 building setbacks, 7.5 private open space, 7.6 communal open space, 7.7 landscaping, 7.8 building design and merit.

#### 6.5.1 Car parking

A HR development outside the CBD must provide car park spaces at the rate of 2 spaces per dwelling. This proposal provides 2 spaces per unit (8x2=16) plus 2 No visitor car parks for a total of 18 car park spaces. The design of the car parking spaces and driveways complies with the minimum dimensional requirements of the Planning guidelines, facilitates site entry and egress in a forward gear. All car spaces shall be sealed with concrete.

The proposal complies with the car parking requirements.

#### 7.1 Residential density and height limitations

The proposed development does not exceed 8 storeys which is permitted under the Planning Scheme. The density control for HR developments requires site area to be provided at the rate of 96 m<sup>2</sup> for 3 bedroom apartment. There are 8 x 3 bedroom units (8x96=768). The area under title is 764 m<sup>2</sup>.

Therefore the development complies with density and height requirements of the Planning Scheme.

### 7.3 Building setbacks

The Planning scheme requires the following setbacks: 7.5m from the front boundary, 3m from side and rear boundaries for habitable rooms, 1.5m for non-habitable rooms plus for buildings exceeding 18m in length, an additional 0.5m for each 3m exceeding 18m. Also, for each additional storey over 3 storeys above ground level, an additional setback of 1.5m to that storey from all boundaries.

The proposed development has a front setback of 7.975m, side setbacks of 4.5m and 6.2m and the rear setback is 4.5m.

Levels 1 to 4 comply with the Planning Guidelines with the setbacks noted above more than adequately as a 3m minimum setback is all that is required. With a 4.5m min side setback enhances the open communal area on the podium level. A waiver is sought for levels 5 to 8 for the additional 1.5m setback required per storey.

This waiver is necessary to accommodate the integrity of the building through ease of construction of supporting the upper floors, also, the aesthetics of this luxury development are enhanced with more open communal area and landscaping.

### 7.4 Private open space

This guideline requires that ground floor multiple dwellings have direct access to 45 m<sup>2</sup> private open space and multiple dwellings not on the ground floor to have access to 12 m<sup>2</sup> of outside space.

The ground floor dwelling has a combined front and rear private verandah area of 45.5 m<sup>2</sup>.

The upper floors have a combined front and rear private balcony area of 37 m<sup>2</sup>.

The requirement of this guideline is complied with.

### 7.5 Communal open space

In addition to the above private open space a multiple dwelling development must have 15% of the site set aside as communal open space with minimum width of 6m.

The proposal develops communal landscaped space in several areas around the site. The main communal space is at the front of the site which has a minimum width of nearly 8m and an area of 133 m<sup>2</sup>. This area alone meets the planning requirements.

(15% of 764 = 114.6 m<sup>2</sup>). Also, a recreation area is provided under the car park level with a pool and gymnasium area of approx 200 m<sup>2</sup>.

### 7.7 Landscaping

The Planning Scheme requires 30% of the site to be landscaped, the total area of the ground level landscaped podium area is 384 m<sup>2</sup>. Also, a landscaped area of 55 m<sup>2</sup> adjacent to the pool has been provided.

(30% of 764 m<sup>2</sup> = 229.2 m<sup>2</sup>) we are providing a total of 439 m<sup>2</sup>.

An alternate landscaping plan has been provided showing a 4m wide access ramp. This accommodates a 2m strip of landscaping to the west boundary for screening and privacy.

### 7.8 Building design and merit

The building has been sited to achieve correct solar orientation. All windows shall be shaded with balcony projections and sunshade devices. Buildings have been sited to give the best outlook for future residents.

The mass of the building has been considered with only one unit per floor with the balconies diminishing the impact of the building mass.

Air conditioning condenser units have been sited for ease of access and maintenance with powder coated metal louvre screens.

The building is sited back from the road to reduce noise from traffic.

The selection of building materials and the design and appearance of the balconies, the sun shading to windows and the roof form shall be in keeping with adjacent developments.

The private balconies are extensions of the living room and kitchen for outdoor entertaining. The individual dwellings have been designed to facilitate all habitable rooms with access to natural light and ventilation.

The drainage of private balconies will be considered during construction documentation to ensure that stormwater drainage is collected and directed to a stormwater drainage system and not allowed to overflow onto spaces below.

### Conclusion

This development meets the planning objectives of the NT Planning Scheme Guidelines and apart from the setback waiver to the side boundary for levels 5 to 8 complies with the intent and objectives of the Town Plan.

We recommend the proposal for your approval.

### Attachment D

#### 46(3)a

#### Compliance with NT Planning Scheme

The construction of 8 No apartments is a discretionary use within the HR zone under the Darwin Town Plan. This proposal complies with the objective of the zone and is of a scale and character and architectural style that is compatible with surrounding developments.

The discussion below further reflects the compliance with the particular planning requirements.

The developers seek a minor waiver for the side setback requirements.

**46(3)b Interim Development Control Order**

There is no interim development control order applying to the land.

**46(3)c****Environmental Impact**

The proposed development of 8 No apartments on this site is not environmentally contentious. The provision of open spaces, landscaping and the architectural style all comply with the planning provisions. This has been discussed in the planning report above.

**46(3)d****Merits**

The merits of the proposal are as follows and as noted in 7.8 above:

- provision of open communal space in excess of the minimum requirements
- generous room sizes for habitable and non-habitable rooms
- balcony spaces accessible from living and kitchen areas
- good orientation of building for sun shading and to catch prevailing breezes
- undercover car parking spaces
- provision of landscaping to provide screening
- the design of the building on this sloping site suits the underground car park and the recreation area.

**46(3)e****Physical Characteristics of the Land**

The site is sloping. There is a 7m approx fall on the site from west to east. Stormwater shall be collected on site and discharged to DCC stormwater system.

**46(3)f****Available Public Facilities or Open Space**

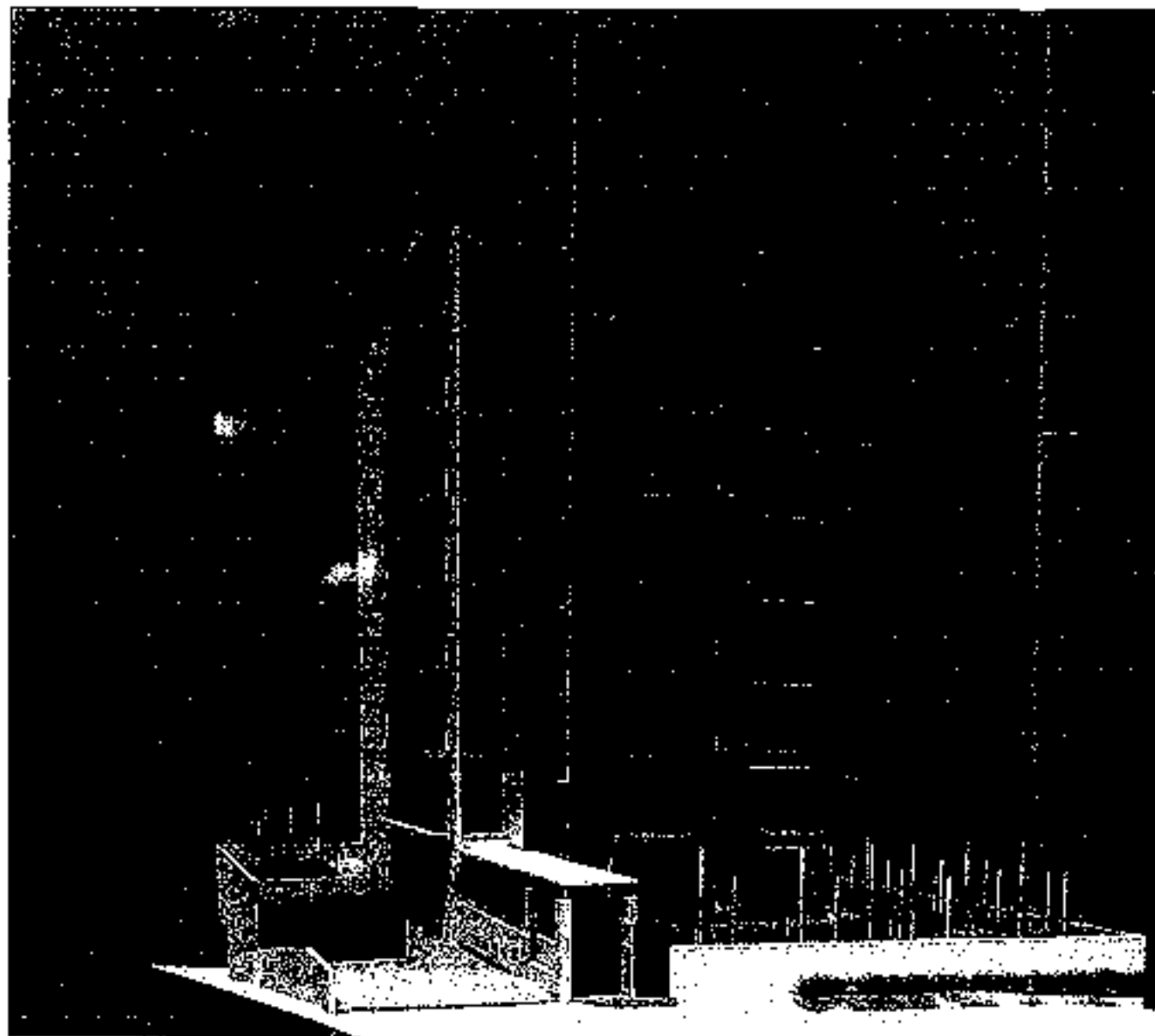
The proposal provides a large landscaped communal open space at ground level. This has been achieved by providing car parking under the building footprint. The landscaped areas are greater than the minimum areas recommended by the guidelines.

**46(3)g****Public Infrastructure**

This development will not greatly impact on the existing public utilities and services already provided in this precinct. The site is connected to these services. No easements encroach on the site.

**46(3)h****Future Amenity and Public Interest**

The proposed 8 storey development, together with the proposed landscaped treatments to the communal open space and side boundary setbacks and the handling of undercover car parking and access is of a scale and character that will enhance and improve the the amenity of adjoining development. The proposed project will exceed the aesthetic standard evident in this street precinct.



No.	Description	Qty

*Kapotas & Associates  
Architects*

Shop 14, Level 1 VC Complex Darwin  
110 Ross St Darwin N.T. 0501

Ph 08 89415401  
Fax 08 89410111

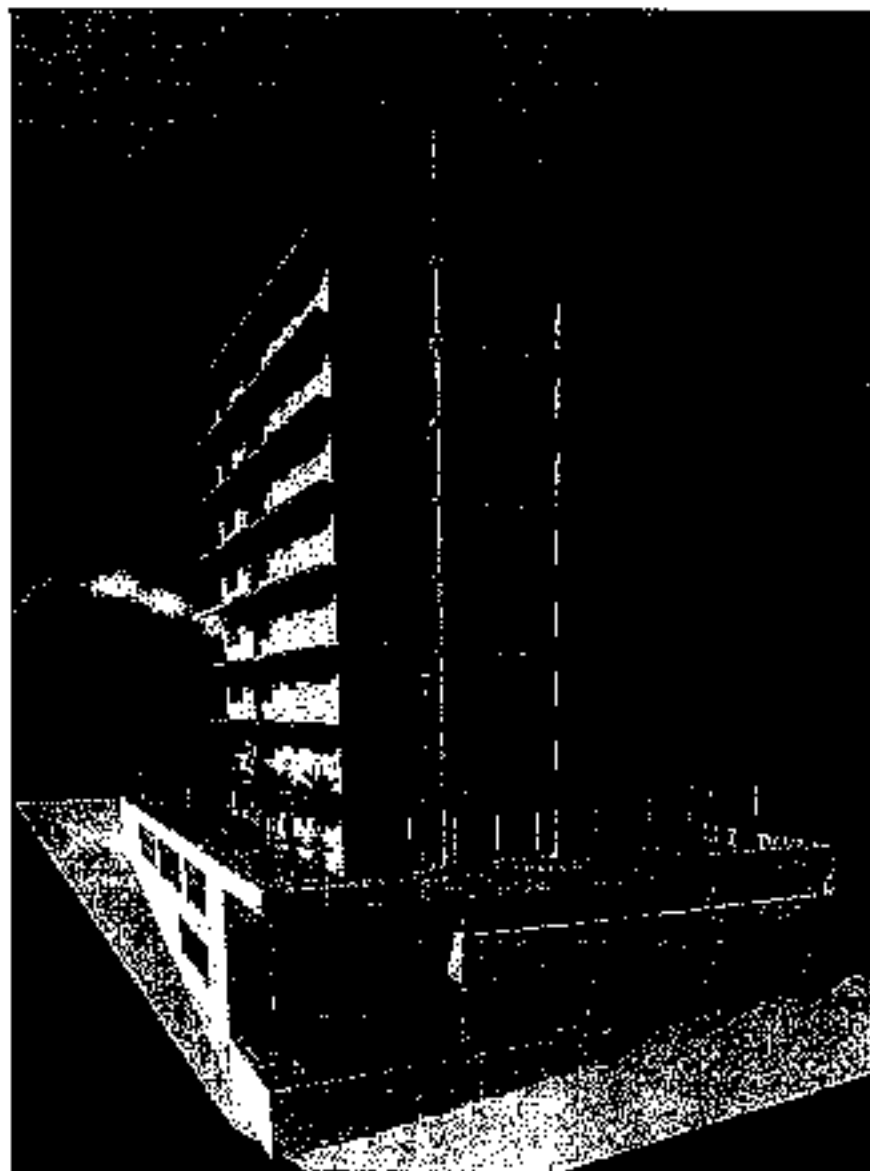
Proposed Residential Development  
Lot 247D, No2 Houston Street Darwin

Hardka Nominees P/L, Solak P/L, Nakara Electrics P/L

Cover Sheet

Project number	001
Date	25/06/08
Drawn by	Author
Checked by	Checker
	Scale

PD204-000



No.	Description	Date

**Kaplan & Associates  
Architects**

Shop 14, Level 1 Vic Complex Darwin  
PO Box 2152 Darwin N.T. 0801

PE 01 86475/04  
NAT 08 09415/04

Proposed Residential Development  
Lot 2470, No2 Houston Street Darwin

Mardka Nominees P/L, Solak P/L, Nakara Electrics P/L

Aerial Impression

Page number	284
Plot	2470/02
Owner's	AKA
Checklist	Checker
Scale	

PD204-100

1/1

## LEGEND



Densest vegetation areas  
plantings



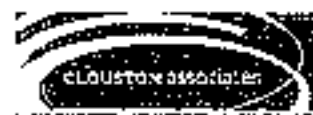
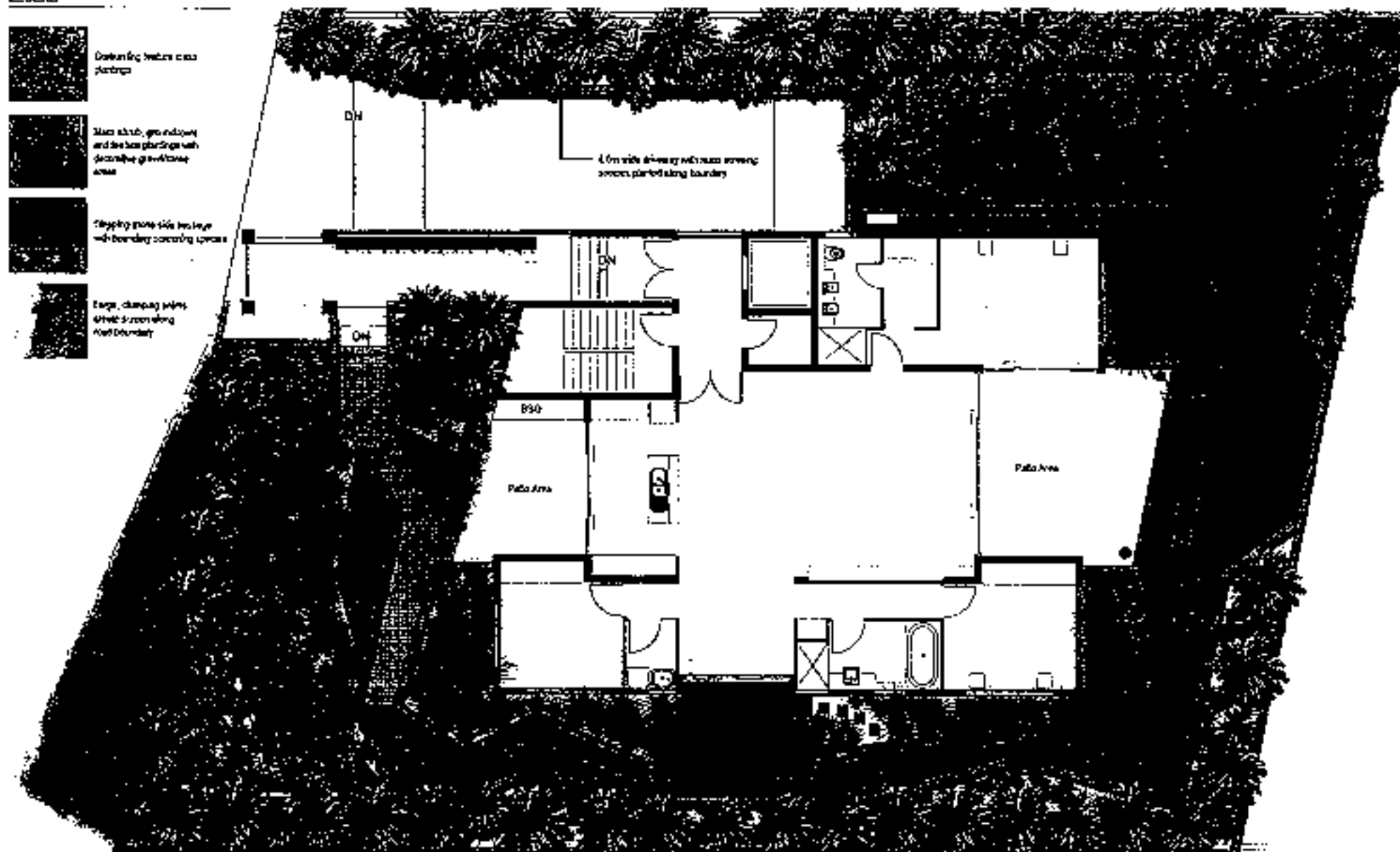
Medium shrub, grass and low  
tree plantings with  
occasional grassy areas



Light grassy areas with  
occasional shrubs



Large, clumping palms  
along road boundary



1:100 scale

LANDSCAPE ARCHITECTURE

2015.10.27

05/15/16

CLouston Associates - 1000 10th Ave - Vancouver, BC V6Z 1Y1 - Tel: 604-681-1111 - Fax: 604-681-1112 - Email: info@clouston.ca - Website: www.clouston.ca













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Kopelov & Associates  
Architects

Shop 14, Level 1 VTC Complex Marina  
PO Box 2151 Darwin N.T. 0801

For 2014-2015  
For 2015-2016

Proposed Residential Development  
Lot 2470, No2 Houston Street Darwin

Harding Nominees P/L, Sob's P/L, Makara Snuggles P/L

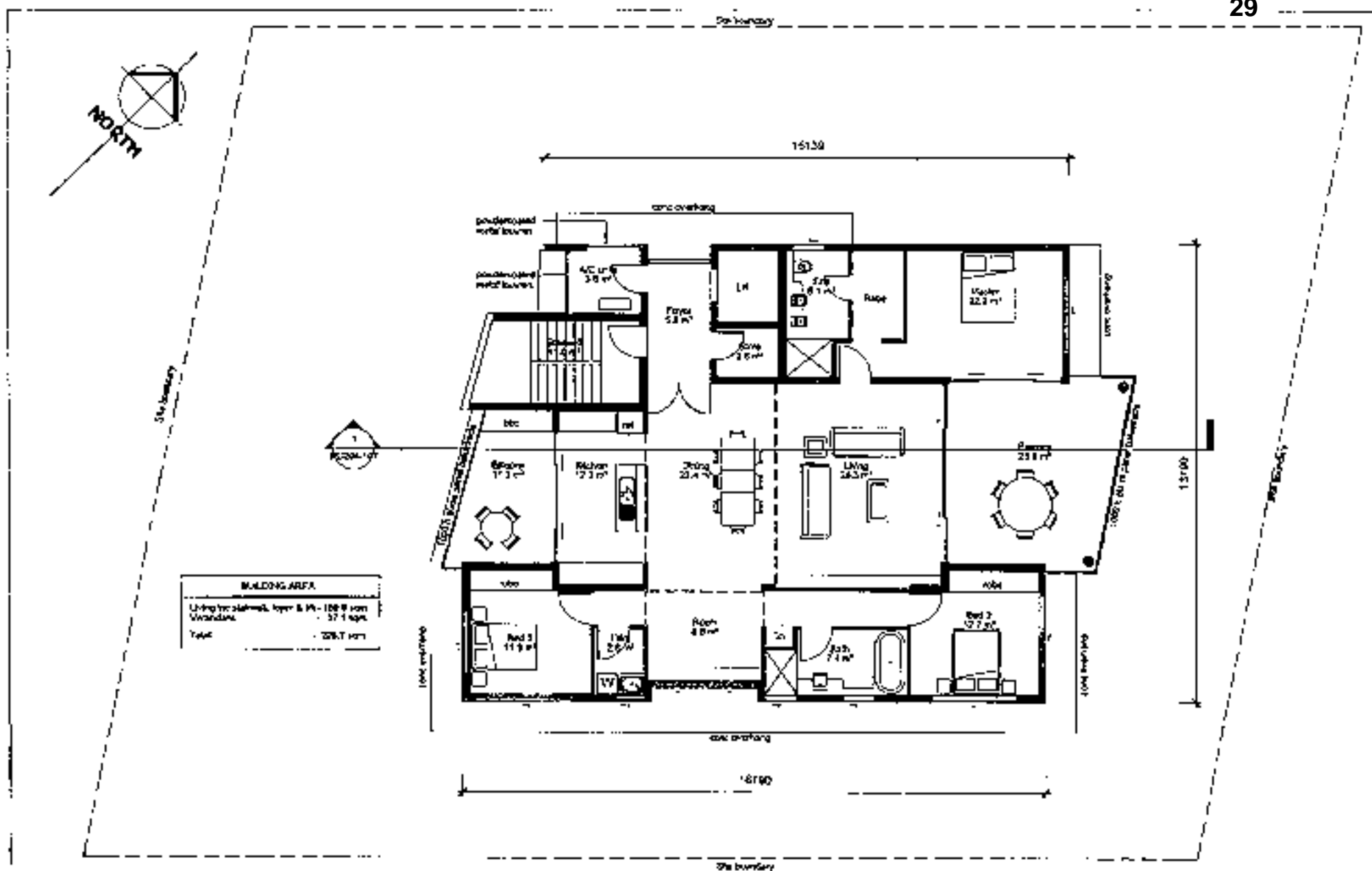
Site Plan / Level 1 Floor Plan

Project number	204
Date	27.04.95
Drawn by	Average
Checked by	Emmanuel

PD204-103

28

1,500



**Koplar & Associates**  
Architects

Shop 14, Level 1 130 Complex Darwin  
PO Box 2131 Darwin N.T. 0801

PH 08 89413401  
Fax 08 89432711

Proposed Residential Development  
Lot 2470, No2 Houston Street Darwin

Haskia Nominees P/L, Sajak P/L, Nakara Electrics P/L

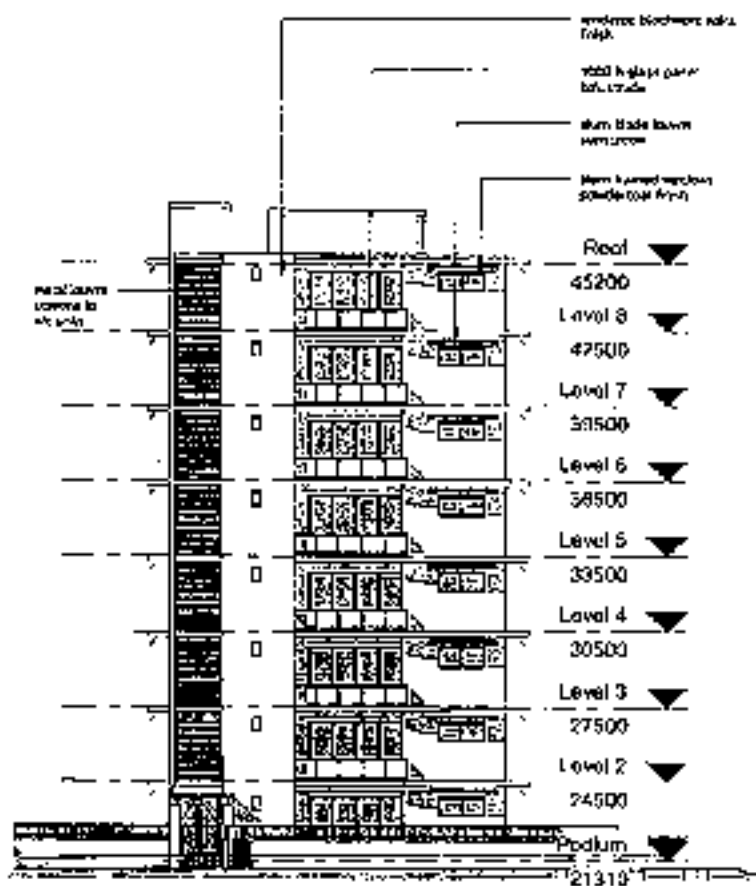
Level 2 - B Floor Plan

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Date	21/04/03
Drawn by	CS
Checked by	CK

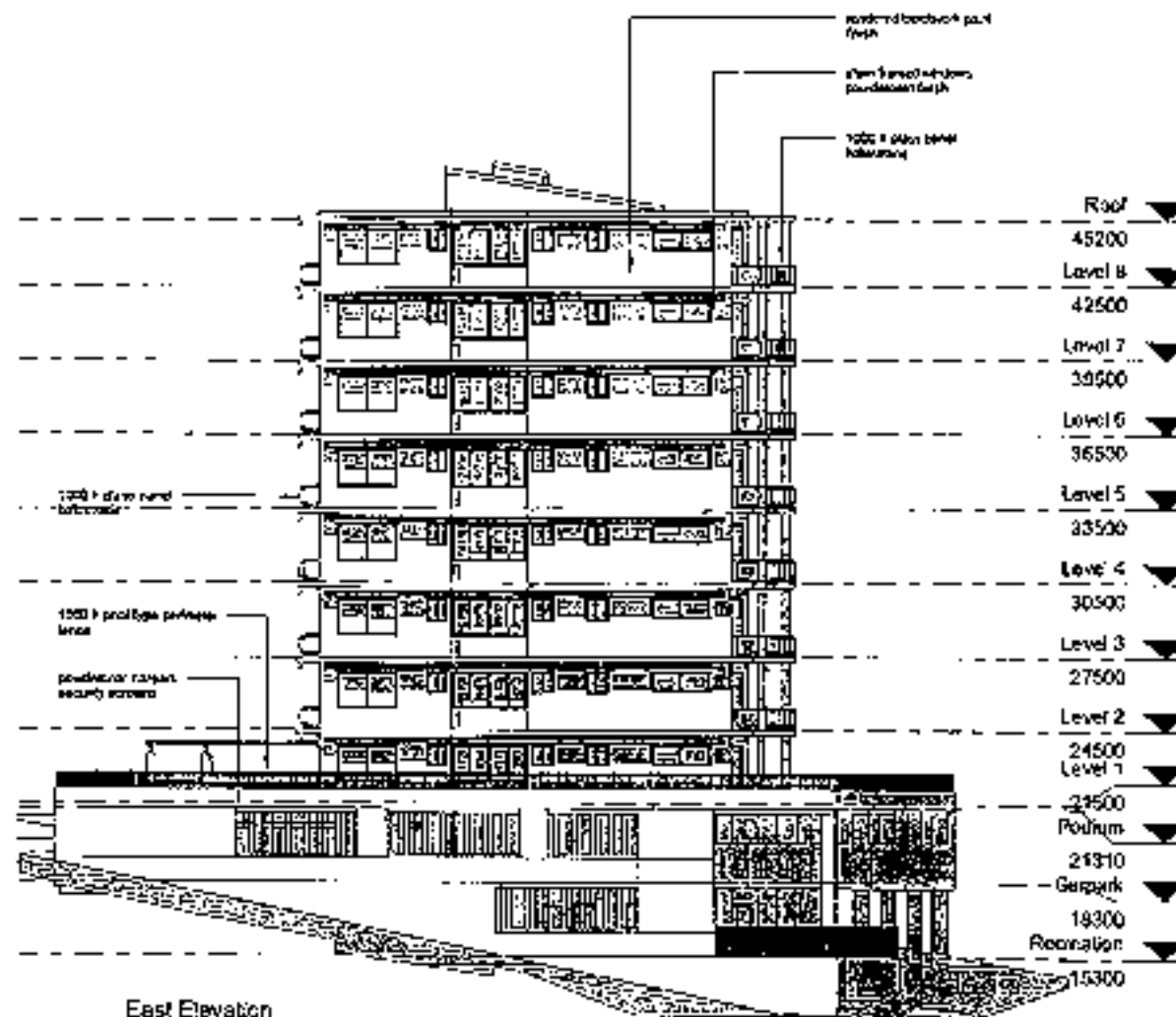
PD204-104

29

1/106



South Elevation



East Elevation

No.	Description	Date

### Report & Associates Architects

Shop 14, Level 1 McComplex Darwin  
PO Box 7131 Darwin N.T. 0801

PH 08 89413404  
Fax 08 89412432

Proposed Residential Development  
Lot 2470, No7 Houston Street Darwin

Hardie Nominees Pty., Slatk P/L, Nakas Electrical P/L

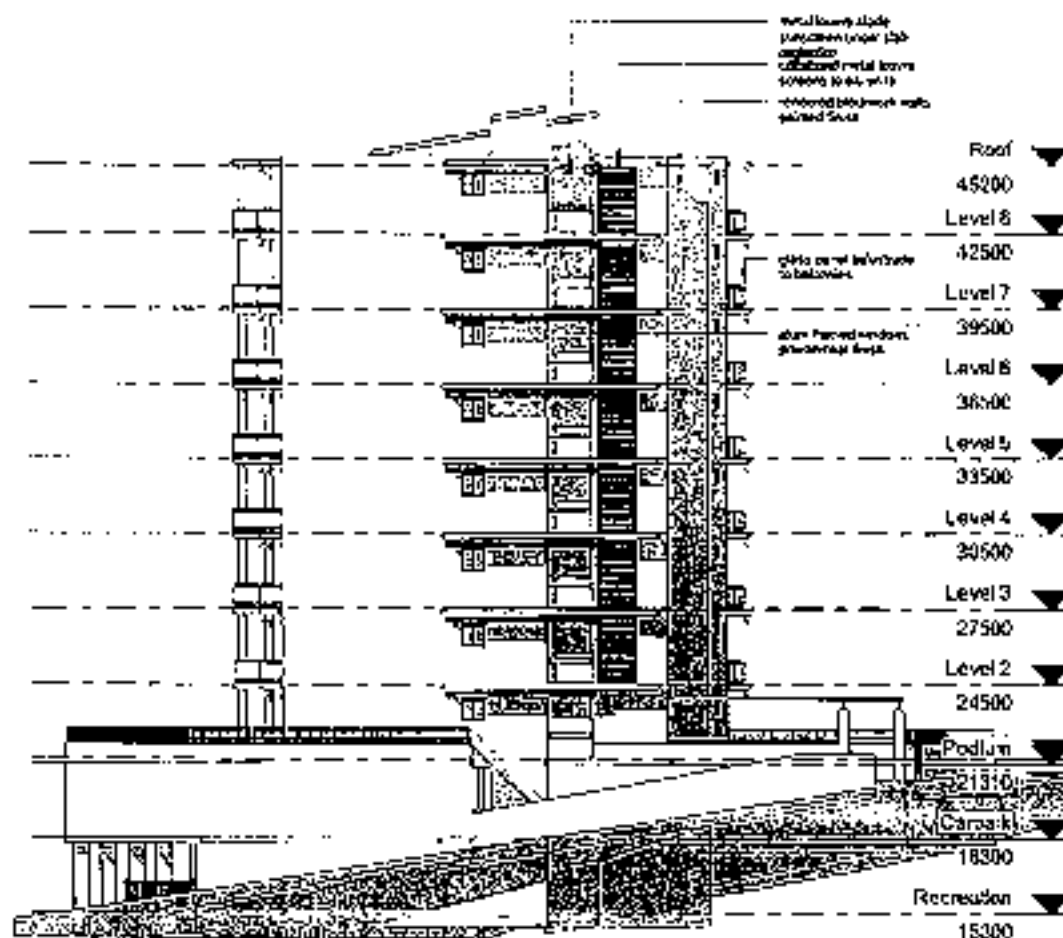
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Date 28/06/08  
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Checked by Checker

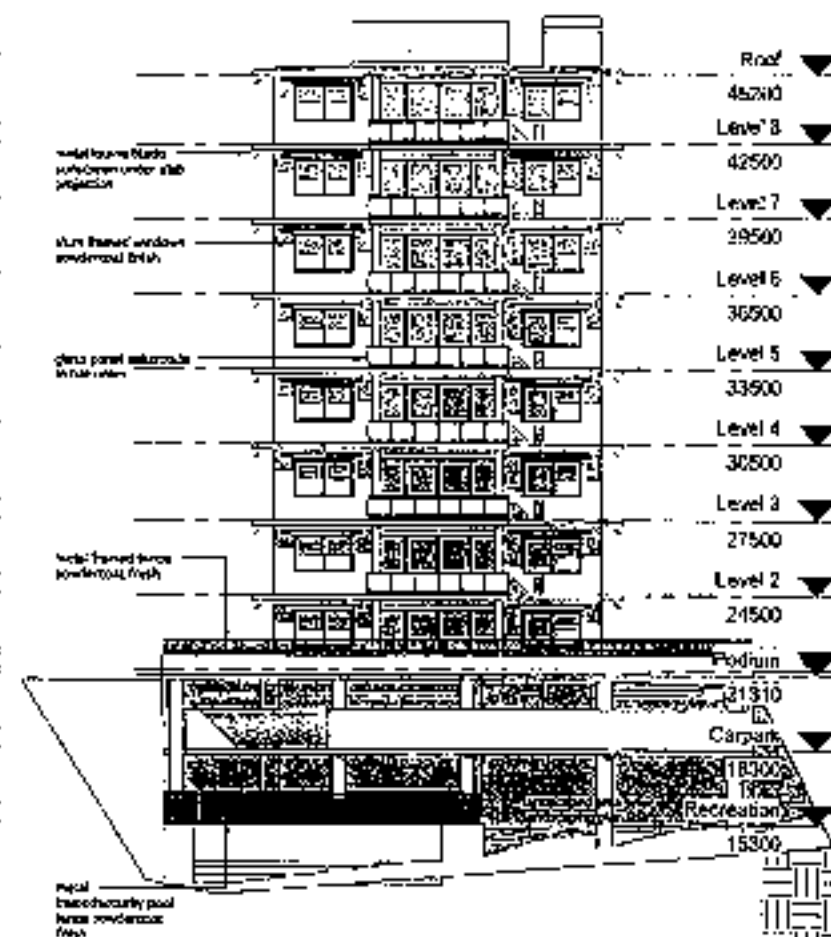
PD204-105

30

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West Elevation



North Elevation

No.	Description	Date

**Kapotee & Associates**  
**Architects**  
 Shop 14, Level 1 Yic Complex Darwin  
 PO Box 2151 Darwin NT, 0801  
 Tel: 08 94112401  
 Fax: 08 94110111

Proposed Residential Development  
 Lot 2470, No2 Houston Street Darwin

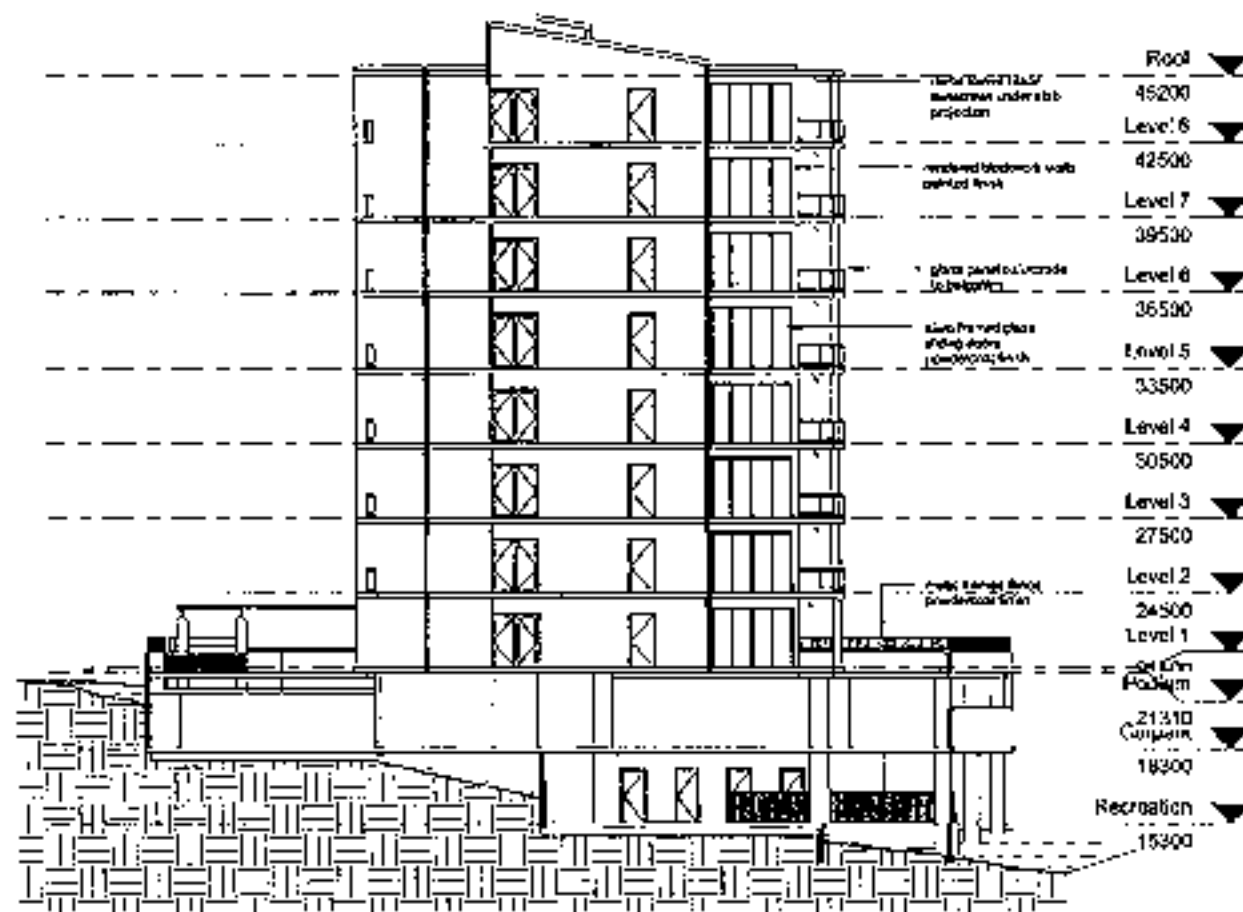
Hardy Nominees P/L, Solik P/L, Nakara Studios P/L

Elevation

Project number: 554  
 Date: 22/04/02  
 Drawn by: Author  
 Checked by: Checker

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Section 1

No.	Description	Date

**Kepetis & Associates**  
**Architects**  
 Shop 14, Level 1, MacGregor Darwin  
 PO Box 2151 Darwin N.T. 0801  
 Tel: 08 2413424  
 Fax: 08 2413411

Proposed Residential Development  
 Lot 2470, No2 Houston Street Darwin

Hārōka Nominees P/L, Salak P/L, Nakara Electrics P/L

Section

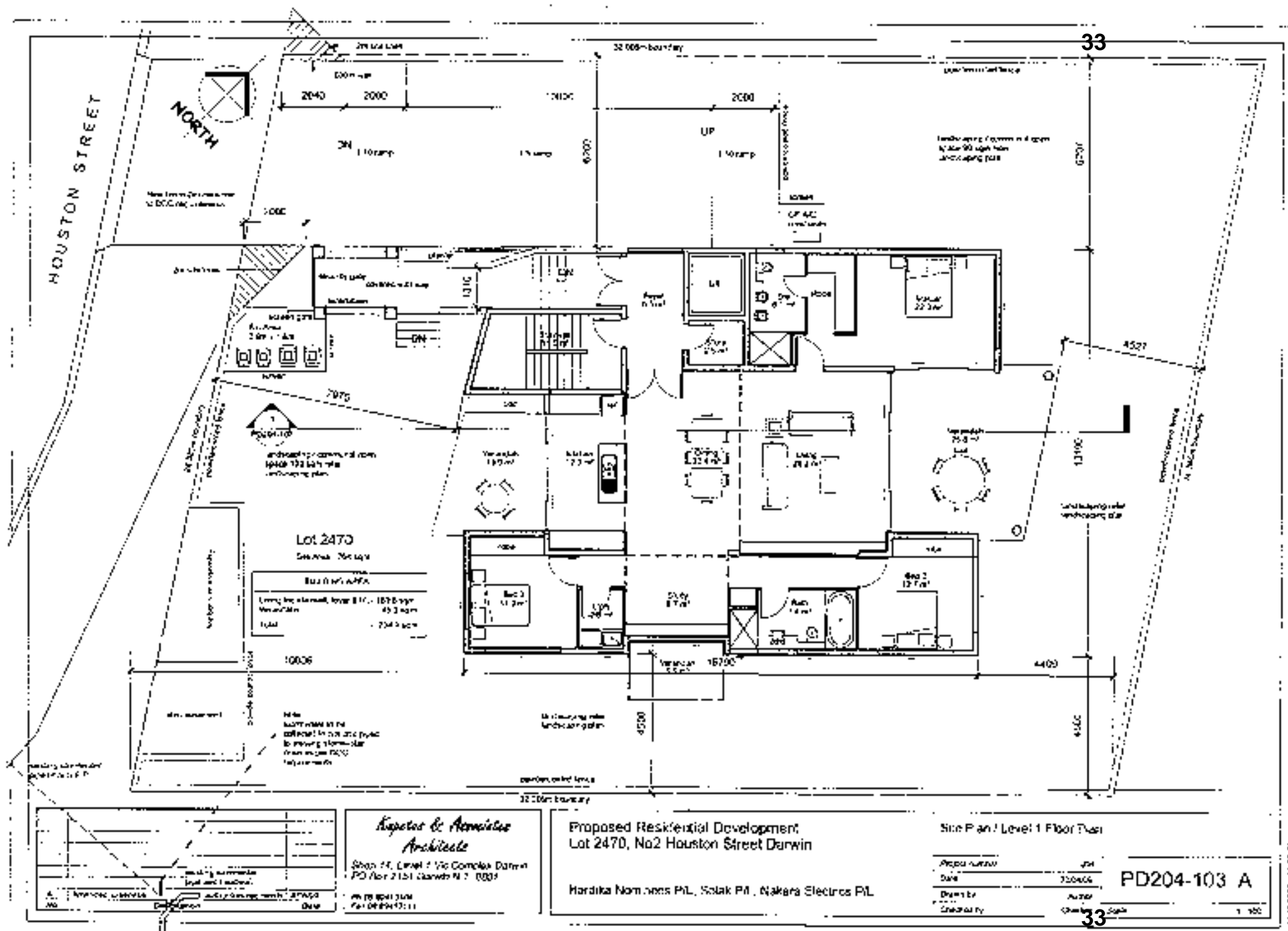
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 Checked by: Checker

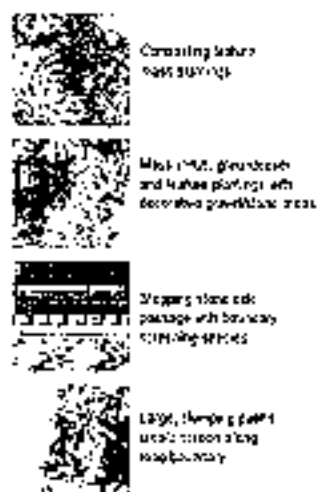
PD204-107

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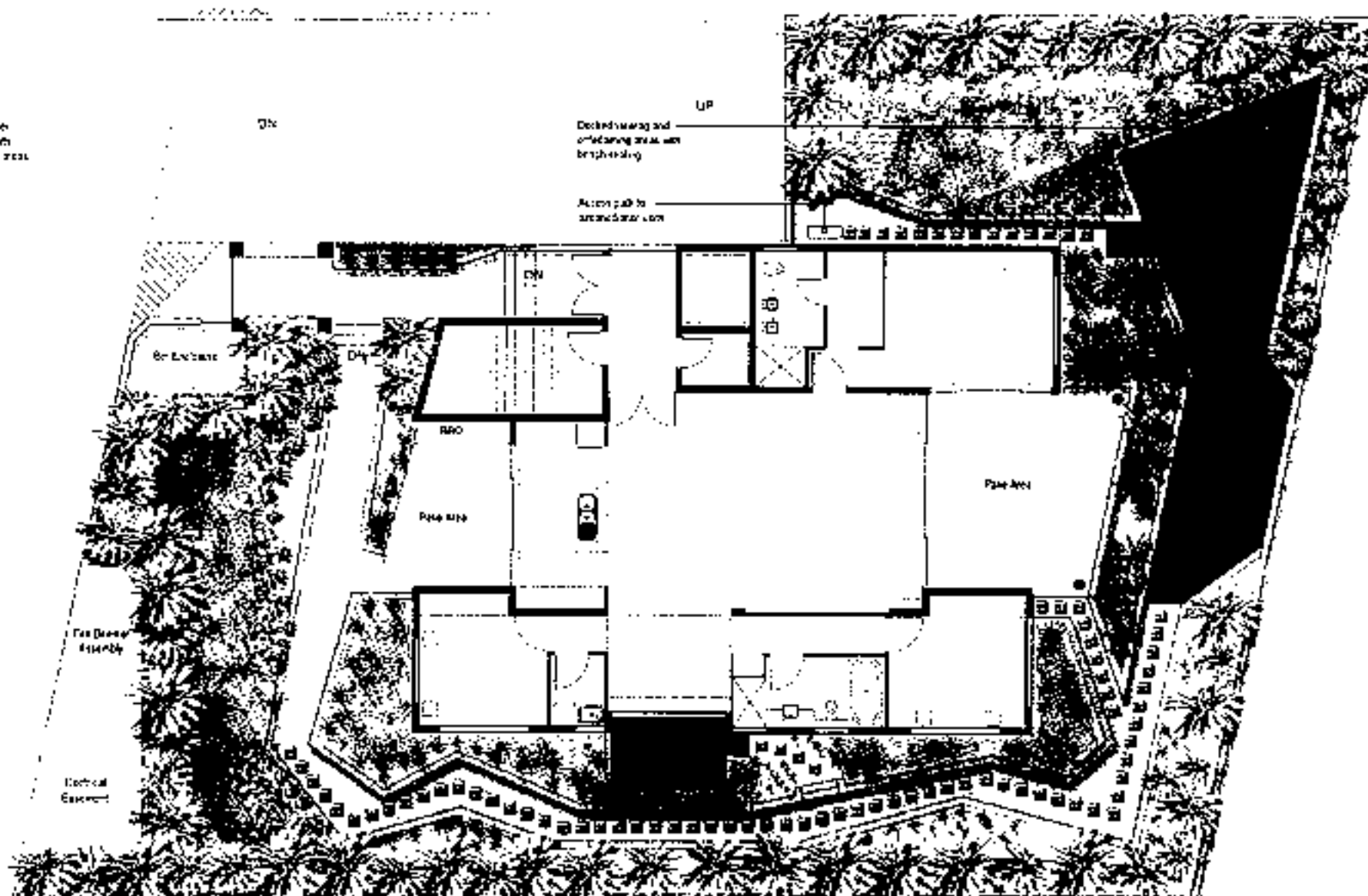
L: 300







Roadside verge treated as DGP to groundline



Client Name

Project Address

0 1 2 25 50



Houston Street - Darwin

LANDSCAPE CONCEPT



Please quote: 1577425 C15v

29 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 2470 (2) Houston Street, Larrakeyah  
 8 x 3 Bedroom Multiple Dwellings in an 8 Storey Building Plus 1 Level of  
 Basement / Under-Croft Car Parking and 1 Level of Basement / Under-Croft  
 Recreation and Storage Facilities**

Thank you for the Development Application referred to this office on 14 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 provided the following issues are adequately addressed:**

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

- a). **Council requests the Authority requires amended plans demonstrating building setbacks for the basement / under-croft car parking level and basement / under-croft recreation and storage level are in accordance with the requirements of the Planning Scheme.**
  - 1). There is no setback is provided to the sides and rear of the proposed building for the basement / under-croft car parking and recreation / storage levels. It is proposed that these lower levels of the building will be built to the site boundary.
  - 2). Due to the significant gradient of the site from front (west) to rear (east), the 8-storey residential tower sits on a level building



podium created by the lower basement levels. The basement levels are underground at the frontage of the site but above ground to the rear.

- 3). Council raises no objection to a variation to the front setback required for Levels 4 to 8 of the building. Due to the height of the building a minimum setback of 9.0 metres is required for Levels 4 to 8, but a setback of 7.98 metres is provided.
- b). **Council requests that the Authority requires a 6.0 metre car park ramp to comply with the requirements of the Planning Scheme.** Clause 6.5.3 (Parking Layout) requires that car parking areas should have driveways with a minimum width of 6 metres for 2 way traffic flow. Council notes that whilst the Site Plan demonstrates a 6.2 metre car parking ramp, the '*Landscape Concept Alternative*' Plan prepared by Clouston Associates, demonstrates a 4.0 metre car park ramp to allow a 2.0 boundary landscaping strip. This 'alternative' proposal does not comply.

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

- c). **Council requests the Authority requires amended plans demonstrating the proposed vehicle crossover and driveway to the site from Houston Street road carriageway.** The submitted plans fail to show the location and width of the proposed crossover and driveway, across Council's verge area, to the site boundary and this information is required by Council at the development application stage.
- d). **Council requests the Authority requires amended plans demonstrating on-site driver sightlines from the proposed car park exit ramp to Houston Street.** 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 driveway /ramp. The wall of the entrance portico and car park ramp wall, as shown on the development application plans, may restrict driver sightlines. It is also requested that a condition be placed upon any development permit issued that no wall, fence or tree exceeding 0.8 metres in height can be constructed or planted in front of the sight line.
- e). **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.** No stormwater plan has been provided as part of the development application submission.
- f). **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.

- 2) The gradient of the site falls significantly from street frontage to the rear of the site, by approximately 7 metres, and the applicant will need to demonstrate how stormwater will be discharged to Council's drainage system.
  - 3). The stormwater drainage plan should include details of site levels and Council's stormwater drain connection point/s within the vicinity of the site.
- f). **Council requests the Authority requires amended plans demonstrating waste bin storage facilities in accordance with Council's Waste Bin Policy (Policy No. 333 – as amended 26/02/08).** There is a waste bin area of approximate usable internal dimensions 2.0 x 1.0 metres shown on the Level 1 Floor Plan and the Landscaping Concepts, adjacent to the covered entrance portico. This current proposal does not meet Council's requirements for the following reasons:

- 1). **The proposed waste bin enclosure is too small.** The waste bin enclosure needs to have usable dimensions of 2.8 metres (length) x 1.8 metres (depth) to meet Council's requirements. A multi-unit residential building with 8 apartments requires a bin storage area of sufficient dimensions to store 2 x 240 litre waste bins and 2 x 240 litre recycling bins. Each 240 litre bin is approximately 0.6 metres wide and 0.8 metres in depth. A gap of at least 0.1 metres should also be left between each bin and the walls for easy removal for servicing. A corridor of minimum 1.0 metres should also be provided in front of each bin to allow direct access to each bin for residents and the service contractor.
- 2). **The construction of garbage chute facilities in high-rise residential developments of more than 8-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
- 3). It is recommended that the applicant contacts Council's Manager Climate Change and Environment (tel: 8930 0530) to discuss Council's 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 the Authority includes the following condition on any development permit issued which references landscaping works within Council's road reserve:

*"Notwithstanding the approved plans, the proposed landscaping works within the Houston Street road reserve 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 demonstrate a 'mass planted boundary embankment' within Council's Houston Street road reserve. There is no footpath shown on the plans. It is requested that a public footpath be reinstated on the Houston Street frontage of the proposed development

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

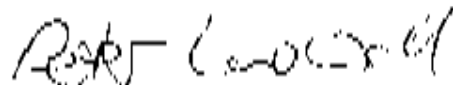
- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager of Infrastructure, Darwin City Council. No wall, fence or tree exceeding 0.6 metres in height shall be constructed or planted in front of the sight line.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council.

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

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

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

Yours sincerely



**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

cc: Hardika Nominees / Solok Pty Ltd / Nakura Electrical



ENCL: Yes

## DARWIN CITY COUNCIL

DATE: 19/06/09

### REPORT

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

FROM: STRATEGIC TOWN PLANNER **APPROVED:** LC

REPORT NO: 09TS0101

COMMON NO: 1481987

SUBJECT: PROPOSED CHANGES TO PLANNING RULES AND GUIDELINES FOR THE DARWIN CBD. NT PLANNING SCHEME AMENDMENT PA 2008/0373

---

#### ITEM NO: 10.2

#### SYNOPSIS:

The Northern Territory Government has released for public comment proposed changes to the NT Planning Scheme titled "Proposed Changes to Planning Rules and Guidelines for Darwin's Future, Planning Scheme Amendment PA 2008/0373". See **Attachment A**.

The Government has stated that: *"The key focus of the proposed changes include providing more certainty on building heights, improving building interaction and street frontage and providing for peer review on the design of major developments"*.

#### GENERAL:

In February this year Council provided its response to the Department of Planning and Infrastructure in relation to a presentation on Building Heights and Volumetric Controls for the Darwin. A copy of this letter and the relevant report is at **Attachment B**.

Recently the NT Government has consulted with the development industry, building owners and community stakeholders on changes made to the original "Building Heights and Volumetric Controls" proposal. The proposed changes to the NT Planning Scheme have been simplified and are made up of three major elements. These are:

- Building height in the Darwin CBD to be limited to 90 metres above ground level;
- Volumetric control on new buildings with a two tier scheme: a podium built to property boundary up to a maximum height of 25 metres; and a tower on the podium and setback 6 metres from all boundaries to a maximum height of 90 metres; and

PAGE: 2  
 REPORT NO: 09TS0101  
 SUBJECT: PROPOSED CHANGES TO PLANNING RULES AND GUIDELINES FOR THE  
 DARWIN CBD  
 NT PLANNING SCHEME AMENDMENT PA 2008/0373

- A requirement of an active street frontage on 75% of the development site.

The main difference between the proposal Council commented on in February and the current proposal is the element concerning volumetric control. In the original proposal the basic principles were:

- 100% site coverage up to 13 metres above ground level;
- 46% site coverage between 13 and 24 metres above ground level with a 6 metre building setback from the property boundary;
- 50% site coverage between 24 and 36 metres above ground level with a building setback; and
- 25% site coverage between 36 and 90 metres above ground level with a building setback.

This has been simplified in the current proposal as follows:

- Tier 1 - 100% site coverage up to 25 metres; and
- Tier 2 - a minimum of 6 metres off all boundaries to a maximum height of 90 metres.

The following matters raised in Council's response of February 2009 to Department of Planning and Infrastructure are still relevant in relation to the revised "Rules and Guidelines".

- The controls could result in a potential lack of variation in the architecture of development;
- No setback for pedestrians at ground level could result in bulky podium development up to 13 metres in height;
- The controls may encourage box like development if developers only develop to 13 metres with a 100% site coverage.

As the podium level has been increased to 25 metres in the revised "Guidelines" the issues previously raised in relation to the height of the podium are even more pertinent.

Other issues raised in earlier correspondence that are relevant to the revised "Guidelines" are as follows:

- The building and volumetric controls can be applied to any site regardless of the area of the site. The result of this is twofold: first it could encourage the development of 30 story towers on small sites; culminating in areas of the CBD dominated by tall thin tower buildings; second it could encourage site amalgamations and result in the loss of the low scale character of parts of the Darwin CBD .
- The volumetric controls involving building setbacks at nominated heights will mean that buildings will not produce the same amount of floor space under current height controls; and
- Highest buildings should be located in the centre of the Darwin CBD to protect views.

PAGE: 3  
 REPORT NO: 09TS0101  
 SUBJECT: PROPOSED CHANGES TO PLANNING RULES AND GUIDELINES FOR THE  
 DARWIN CBD  
 NT PLANNING SCHEME AMENDMENT PA 2008/0373

It will be recommended that **Attachment C** be endorsed as Council's response to the proposed amendment.

**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 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

**LEGAL IMPLICATIONS:**

This item is not considered "Confidential".

**PUBLIC RELATIONS IMPLICATIONS:**

Not assessed.

**COMMUNITY SAFETY IMPLICATIONS:**

Not assessed.

**DELEGATION:**

Nil.

**CONSULTATION:**

Through the Development Application statutory process.

**PROPOSED PUBLIC CONSULTATION PROCESS:**

Nil

**APPROPRIATE SIGNAGE:**

Not Applicable.

PAGE: 4  
 REPORT NO: 09TS0101  
 SUBJECT: PROPOSED CHANGES TO PLANNING RULES AND GUIDELINES FOR THE  
 DARWIN CBD  
 NT PLANNING SCHEME AMENDMENT PA 2008/0373

### **RECOMMENDATIONS:**

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 09TS0101 entitled Proposed Changes to Planning Rules and Guidelines for the Darwin CBD, be received and noted.
- B. THAT Council endorses **Attachment C** to Report Number 09TS0101 as Council's response to NT Planning Scheme Amendment PA 2008/0373.

**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

[Attachment A Report 09TS0101 Proposed changes to planning rules and gu...](#)

Attachment B

[Attachment B Report 09TS0101 Proposed Changes to Planning Rules and Gu...](#)

Attachment C

[Attachment C Report 09TS0101 Council's Response to NT Planning Scheme ...](#)

Please quote: 1481987 PI :cpd

10 February 2009

Mr Mark Meldrum  
 Manager Urban Planning  
 Director Strategic Planning  
 Department of Planning and Infrastructure  
 GPO Box 1680  
 DARWIN NT 0801

Dear Mark

**Council Feedback on Proposed Building Height and Volumetric Controls for the Darwin CB Zone**

I refer to the presentation to Darwin City Council by representatives of the Department of Planning and Infrastructure in December 2008, on the proposed "Building Height and Volumetric Controls" for the Darwin Central Business (CB) zone. Please find below comments from Darwin City Council Alderman on the proposed controls.

**Aldermen's response to the presentation:**

- The controls could result in a potential lack of variation in the architecture of development;
- No setback for pedestrians at ground level could result in bulky podium development up to 13 metres in height.
- The controls may encourage box like development if developers only develop to 13 metres with a 100% site coverage.
- Concern over the use of "merit" to allow buildings to vary the requirements of the Planning Scheme. "Merit" needs to be defined.
- If a development doesn't comply with the Planning Scheme it should not be approved.
- Awnings should be provided at ground floor level in response to Darwin's climatic conditions.
- There is a need to coordinate the development application process and create a "one stop shop" for developers so that N T Planning Scheme and Darwin City Council requirements are identified simultaneously.

**Questions raised by Alderman in response to the presentation:**

- Do the controls encourage site amalgamation?;
- Is lot amalgamation a good thing for the Darwin CBD, noting that the city has a many smaller allotments that create interest and variety in the streetscape?;
- Are the current height controls an arbitrary consideration?.

Issues Raised In Relation to the Height of Buildings:

- The volumetric controls involving building setbacks at nominated heights will mean that buildings will not produce the same amount of floor space under current height controls; and
- Council supports the Department of Planning and Infrastructure in an investigation into the need for height control in the Darwin CB zone.

Comments from Council Staff:

- As an alternative to "building height and volumetric controls" there is the opportunity of considering Floor Space Ratio (FSR) provisions to determine the development potential of land in the CB zone. FSR provisions have been used in other Australian capital cities. These controls provide a range of development outcomes for land. Usually a basic FSR is established for a CBD area and a developer can obtain bonus FSR by providing facilities that are required as part of the city's master plan. Bonuses can be achieved by providing a range of planning outcomes including the provision of:
  - o Below ground parking;
  - o A pedestrian arcade or through site link;
  - o A plaza or open space;
  - o A public transport interchange facility;
  - o 10% of residential apartments for affordable housing;
  - o A child care facility;
  - o A sport or recreation facility;
  - o Landscaping in accordance with an approved landscape master plan, etc

Council would appreciate the above comments being taken into account by the Planning Minister on future planning controls for the Darwin CBD. In addition it is suggested that the Planning Minister carry out a community consultation program on this issue prior to making a decision on the matter.

Please contact me on 8930 0628 if you wish to discuss the matter.

Yours sincerely

**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

ENCL: YES

**DARWIN CITY COUNCIL**

DATE: 04/02/2009

**REPORT****TO:** TOWN PLANNING COMMITTEE  
MEETING/OPEN**APPROVED:** MS**FROM:** STRATEGIC TOWN PLANNER**APPROVED:** PL**REPORT NO:** 09TS0008 PL:cpd**APPROVED:** MS**COMMON NO:** 1481987**SUBJECT:** BUILDING HEIGHT AND VOLUMETRIC CONTROLS FOR THE  
DARWIN CBD**ITEM NO:****SYNOPSIS:**

The April 2007 Planning Forum held in Darwin identified the need for improved development control over buildings in the Darwin Central Business (CB) zone. The Urban Design Advisory Panel (UDAP) was formed shortly after with the task of coming up with recommendations on CB zone development. A Special Council meeting was held on 10 December 2008 to hear an overview of the concepts developed by UDAP. Council has been invited to comment on the concept to introduce building height and volumetric controls for the Darwin CB zone.

**GENERAL:**

Darwin presents an historic urban form comprising one and two storey development on relatively small allotments. Along side this is a changing environment characterised by emerging lower development on larger blocks.

The Northern Territory Planning Scheme (2007) introduced height controls based on requirements of the RAAF and the principle that taller buildings be located in the centre and harbour frontage of the CB zone. In May 2008, Interim Development Control Order (18) revised the height controls to 90 metres above ground level in the centre of the CB zone and 36 metres above ground level around the edge of the CB zone.

***Building Heights and Volumetric Control***

Council was invited to respond to the building control concepts prior to the Department of Planning and Infrastructure making a recommendation to the Planning Minister.

PAGE: 2  
 REPORT NUMBER: 09TR0008 Pl repd  
 SUBJECT: BUILDING HEIGHT AND VOLUMETRIC CONTROLS FOR THE DARWIN CBD

The basic principles of the controls are as follows:

- 100% site coverage up to 13 metres above ground level;
- 46% site coverage between 13 and 24 metres above ground level with a 6 metre building setback from the property boundary;
- 50% site coverage between 24 and 36 metres above ground level with a building setback; and
- 25% site coverage between 36 and 90 metres above ground level with a building setback.

The height of the podium level can be varied to respond to the width of the road reserve. A 45 degree angle across the road reserve is used to determine the appropriate height of the podium.

Council was advised that there are a number of new controls under consideration to promote good streetscape and pedestrian access in new developments. These will be unveiled when the building and volume control issues has been resolved.

### ***Comments from Aldermen on the Proposals***

The following is a summary of comments made by Aldermen in response to the presentation:

- The controls could result in a potential lack of variation in the architecture of development;
- No setback for pedestrians at ground level could result in bulky podium development up to 13 metres in height;
- The controls may encourage box like development if developers only develop to 13 metres with a 100% site coverage;
- Do the controls encourage site amalgamation?;
- Is lot amalgamation a good thing for the Darwin CBD zone, noting that the city has a many smaller allotments that create interest and variety in the streetscape?;
- Concern over the use of "merit" to allow buildings to vary the requirements of the Planning Scheme. "Merit" needs to be defined;
- If a development doesn't comply with the Planning Scheme it should not be approved;
- Awnings should be provided at ground floor level in response to Darwin's climatic conditions;
- There is a need to coordinate the development application process and create a "one stop shop" for developers so that Planning Scheme and Darwin City Council requirements are identified simultaneously;
- The volumetric controls involving building setbacks at nominated heights will mean that buildings will not produce the same amount of floor space under current height controls; and
- Are the current height controls an arbitrary consideration?



PAGE: 3  
 REPORT NUMBER: 05150008 PL:cpd  
 SUBJECT: BUILDING HEIGHT AND VOLUMETRIC CONTROLS FOR THE DARWIN CBD

The Government representatives sort Council's view on the current height limit on development imposed by the RAAF. Council was asked would it support the Department of Planning and Infrastructure in an investigation into the need for this height control.

Further to consideration of the presentation on the building controls concept, the following town planning method of measuring land capability and development potential is offered to assist in your Department's recommendations to the Planning Minister:

- An alternative to "building height and volumetric controls" is the opportunity of considering Floor Space Ratio (FSR) provisions to determine the development potential of land in the CD zone. FSR provisions have been used in other Australian capital cities.
- These controls provide a range of development outcomes for land by establishing the maximum floor space that can be achieved. Usually a basic FSR is establish for a CBD area and a developer can obtain bonus FSR by providing facilities that are required as part of the city's master plan. Bonuses can be achieved by providing a range of planning outcomes including the provision of:
  - o Below ground parking;
  - o A pedestrian arcade or through site link;
  - o A plaza or open space;
  - o A public transport interchange facility;
  - o 10% of residential apartments for affordable housing;
  - o A child care facility;
  - o A sport or recreation facility;
  - o Landscaping in accordance with an approved landscape master plan, etc

A draft letter at **Attachment A** provides feedback to the Department of Planning and Infrastructure on Alderman's responses to the proposed controls. The letter also includes comments from staff about the potential to include floor space ratio provisions to determining the development potential of land in the Darwin CD zone. In conclusion the letter suggests that the Planning Minister carry out community consultation for the proposed "building height and volumetric controls" prior to making a final decision on the matter.

#### **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':-

PAGE: 4  
 REPORT NUMBER: 00TS0000 P1.docx  
 SUBJECT: BUILDING HEIGHT AND VOLUMETRIC CONTROLS FOR THE DARWIN CBD

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

**Goal 2: Enhance Darwin's Active, Positive and Flexible Lifestyle**

**Outcome**

2.1 Improve urban enhancement around Darwin

**Key Strategies**

- 2.1.1 Manage and maintain the municipal landscaping and infrastructure to a standard that meets community needs
- 2.1.4 Provide a clean and liveable municipality

**Goal 3: Assist Individuals and the Community Stay Connected with the Darwin Region**

**Outcome**

3.1 Promote the use of public spaces

**Key Strategies**

- 3.1.1 Enhance public spaces and encourage greater use by the community
- 3.2 Enhance transport
- 3.2.1 Review transport and parking needs systems
- 3.2.4 Provide parking facilities and management systems which meet the needs of the community.

**LEGAL IMPLICATIONS:**

This issue is not considered confidential.

PAGE: 5  
 REPORT NUMBER: 08T50000 PL:epd  
 SUBJECT: BUILDING HEIGHT AND VOLUMETRIC CONTROLS FOR THE DARWIN CBD

**PUBLIC RELATIONS IMPLICATIONS:**

Developers seeking to maximise the floor areas of their properties may not support the controls recommended.

**COMMUNITY SAFETY IMPLICATIONS:**

Not assessed.

**PROPOSED PUBLIC CONSULTATION PROCESS:**

Nil.

**APPROPRIATE SIGNAGE**

Not Applicable.

PAGE: 6  
 REPORT NUMBER: 09TS0008 PL.epd  
 SUBJECT: BUILDING HEIGHT AND VOLUMETRIC CONTROLS FOR THE DARWIN CBD

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### **RECOMMENDATIONS:**

THAT it be a recommendation of Council:-

- A. THAT Report Number 09TS0008 PL.epd entitled Building Height and Volumetric Controls for the Darwin CBD, be received and noted; and
- B. THAT the draft letter to the Department of Planning and Infrastructure at **Attachment A** be endorsed by Council.

**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

**LUCCIO CERCARELLI**  
**GENERAL MANAGER INFRASTRUCTURE**

Any queries on this report may be directed to Peter Lindwall on 5528.  
Outgoing Development Application Letter - Council Feedback on Progress...

Please quote: 1481987 PL:cpd

10 July 2009

Mr David Haylock  
Strategic Lands Planning  
Department of Planning and Infrastructure  
GPO Box 1680  
DARWIN NT 0801

Dear David

### **Council's Response to NT Planning Scheme Amendment PA 2008/0373**

I refer to the proposed NT Planning Scheme Amendment PA2008/0373 to amend Clause 6.3 Building Heights in Central Darwin. The proposal was considered at Council's Town Planning committee of 1 July 2009.

Council provides the following comments for the consideration of the Department:

Council supports the following aspects of the proposed changes to the NT Planning Scheme:

- The requirement for active street frontage on 75% of the development site;
- On-street parking to be screened from the street;
- The requirement of the provision of awnings in response to Darwin's climatic conditions;
- Incorporating the guiding principles on building design into the NT Planning Scheme; and
- Providing more certainty on building height, improving building interaction and street frontage.

Council does not support:

- The development of 100% of sites up to 25 metres in height; and
- A blanket 90 metre height limit for the whole Darwin CBD.

Council raises the following concerns in relation to the proposed amendment and requests that the Government take these matters into consideration:

- The development of 100% of sites up to 25 metres in height could mean no setback for pedestrians at ground level and could result in bulky podium development throughout the CBD;
- The controls may encourage box like development if developers only develop to 25 metres with a 100% site coverage;



DARWIN

- The building and volumetric controls can be applied to any site regardless of the area of the site. The result of this is twofold: first it could encourage the development of 30 storey towers on small sites; culminating in areas of the CBD dominated by tall thin tower buildings; second it could encourage site amalgamations and result in the loss of the low scale character of parts of the Darwin CBD;
- The volumetric controls involving building setbacks at the nominated height will mean that buildings will not produce the same amount of floor space under current height controls; and
- Highest buildings should be located in the centre of the Darwin CBD to protect views and breezeways rather than a blanket 90 metre height limit across the whole of the Darwin CBD.

There is concern that the proposed controls could promote monotonous development in the Darwin CBD.

Consideration needs to be given to providing planning controls that respond appropriately to different allotment sizes in the Darwin CBD. The size of a piece of land has traditionally provided a basis for the diversity of development. Small sites have been developed at a lower height and density. Larger sites have been developed to a greater height and density.

A concern with the proposed controls is that no distinction has been made on the development capacity of different size allotments. It appears that even site less than 1,000 square metres can be developed to a height of 90 metres.

Other issues requiring consideration in planning the Darwin CBD:

- The capacity of public space to support a potential increase in workforce numbers, residential population density and traffic volumes;
- Consideration of planning opportunities for significant CBD sites, i.e.: the Woolworths and the GPO car park sites;
- The identification of special issues applying in various precincts in the CBD such as: retail, civic, cultural and tourist precincts; and
- Contribution by developers to public art, culture and heritage within the Darwin CBD.

Please find attached a copy of Council's letter of 10 February 2009 in relation to the earlier proposal on "Building Height and Volumetric Controls for the Darwin CBD", for your information.

Yours faithfully

**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

ENCL: Yes

**DARWIN CITY COUNCIL****REPORT****DATE:** 19/06/09**TO:** TOWN PLANNING COMMITTEE MEETING /  
OPEN**APPROVED:** CT**FROM:** STRATEGIC TOWN PLANNER**APPROVED:** PL**REPORT NO:** 09TS0085 PL:sv**APPROVED:** LC**COMMON NO:** 1590460**SUBJECT:** DEVELOPMENT APPLICATION LOT 1852 (171) DICK WARD DRIVE  
NIGHTCLIFF 21 X 1 BEDROOM MULTIPLE DWELLINGS IN A 4  
STOREY BUILDING**ITEM NO: 10.3****SYNOPSIS:**

A Development Application for Lot 1852 (171) Dick Ward Drive Nightcliff 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:** Norman Design**Zone:** MR (Medium Density Residential)**Area:** 1,287 m<sup>2</sup>**Proposal:**

The proposal is to construct 21 x 1 bedroom units in 4 storeys, including ground level / under-croft car parking. The proposal is to provide 1 car parking space per dwelling, with an additional 5 bays for visitors' cars. Vehicle access will be from Dick Ward Drive. The Development Application is at **Attachment A**.

The applicant makes a case for the proposal to be considered as an affordable housing project. The cost of the project is reduced significantly by the provision of one car space per unit. It is stated in the application that the site is well suited to comply with the principles of Transit Oriented Development (TOD) as it is located on a major public bus transport route. However the NT Planning Scheme does not contain a strategic plan where TODs are identified and consideration of this project has to take into account the requirements of the planning scheme in relation to car parking and the density of development. While the provision of affordable housing is acknowledged as a positive residential use, the non compliance of the project with the NT Planning Scheme in relation to car parking and density, means that such a

PAGE: 2  
 REPORT NO: 09TS0085 PL:sv  
 SUBJECT: DEVELOPMENT APPLICATION  
 LOT 1852 (171) DICK WARD DRIVE NIGHTCLIFF  
 21 X 1 BEDROOM MULTIPLE DWELLINGS IN A 4 STOREY BUILDING

project cannot be supported by council until these areas of non compliance are resolved.

### Site and Surrounds

The site is located on the northern section of Dick Ward Drive, between the Woolworth's roundabout and the Dick Ward Drive / Progress Drive roundabout. The site has a 25.3 metre wide frontage to Dick Ward Drive. It is relatively flat and has been cleared for development.

There is a service station located directly to the north of the site (with a Commercial zoning). The land to the south and east of the site is zoned and developed for medium density residential. The land on the opposite side of Dick Ward Drive is zoned for community purposes and is used for various medical services.

### Northern Territory Planning Scheme:

The proposed development is in Zone MR (Medium Density Residential) and is a discretionary use, subject to complying with the following Planning Scheme requirements:

Clause	Requirement	Complies / Not Complies
Clause 6.5.1 Parking Requirements	2 Car Parking Spaces per multiple dwelling = 42 spaces	<b>Does Not Comply:</b> 26 spaces provided. Variation is sought
Clause 6.5.3 Parking Layout	The driveway should project 1m beyond bays at the end of the driveway.	<b>Does Not Comply:</b> The driveway projects only 0.6m beyond visitor bays 1 & 2.
Clause 7.1 Residential Density and Height Limitations	85m <sup>2</sup> site area for each 1-bed dwelling = 1,785m <sup>2</sup>	<b>Does Not Comply:</b> The site area is 1,287m <sup>2</sup> . The proposal exceeds permitted maximum density by 39%. Variation is sought.
Clause 7.3 Building Setbacks	<p><b>Front Building</b>            Front (Street) Setback = Levels 1 &amp; 2 = 7.5m            Front (Street) Setback = Level 3 = 7.5m + 1.5m* = 9.0m</p> <p>Side (North) Setback Levels 1 &amp; 2 = 1.5m + 1.0m** = 2.5m            Side (North) Setback Level 3 = 1.5m + 1.5m*+1.0m** = 4.0m</p> <p>Side (South) Setback Levels 1 &amp; 2 = 3.0m + 1.0m** = 4.0m            Side (South) Setback Level 3 = 3.0 + 1.5m* +1.0m** = 5.5m</p> <p><b>Rear Building</b>            Rear (west) Setback = Levels 1 &amp; 2 = 3.0m            Rear (west) Setback = Level 3 = 3.0m + 1.5m* =</p>	<p>Setback=7.85m (Complies)            Setback=7.85m (<b>Does Not Comply</b>)</p> <p>Setback =4.00m to walkway balcony (Complies)            Setback =4.00m to walkway balcony (Complies)</p> <p>Setback =7.2m to window/verandah (Complies)            Setback =7.2m to window/verandah (Complies)</p> <p>Setback =4.50m (Complies)            Setback =4.50m (Complies)</p>



PAGE: 3  
 REPORT NO: 09TS0085 PL:sv  
 SUBJECT: DEVELOPMENT APPLICATION  
 LOT 1852 (171) DICK WARD DRIVE NIGHTCLIFF  
 21 X 1 BEDROOM MULTIPLE DWELLINGS IN A 4 STOREY BUILDING

	4.5m  Side (North) Setback Levels 1 & 2 = 3.0m Side (North) Setback Level 3 = 3.0m + 1.5m* = 4.5m  Side (South) Setback Levels 1 & 2 = 3.0m Side (South) Setback Level 3 = 3.0m + 1.5m* = 4.5m  <b>Setback Between Buildings</b> Setback required = 3.0m	Setback =3.00m (Complies) Setback =3.00m ( <b>Does Not Comply</b> )  Setback =4.30m (Complies) Setback =4.30m ( <b>Does Not Comply</b> )  Setback =3.00m (Complies)
Clause 7.5 Private Open Space	12m <sup>2</sup> with minimum dimensions of 2.8m x 4m for each dwelling without direct ground level access	Complies Verandahs are 2.8m x 4.3m = 12.0m <sup>2</sup>
Clause 7.6 Communal Open Space	15% of site not being less than 6m wide at any point	Complies 18.7% of site is communal open space > 6m wide.
Clause 7.7 Landscaping	Not less than 30% of site	Marginal Applicant advises that 357.2m <sup>2</sup> (27.8%) of ground level of site is landscaped.
Clause 7.8 Building Design	Purpose of clause is to promote site-responsive designs.	Elevation plans are provided to display design features of proposed development.

\* For each additional storey over 3 storeys above ground level an additional building setback of 1.5m to all boundaries is required.

\*\* For each additional 3m or part thereof in building length over 18m requires an additional setback to the boundary of 0.5m.

### 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:

Car Parking Short Fall: The proposal only provides one car space per dwelling. Visitors would be forced to park on Dick Ward Drive. This busy road has limited on-street parking and a potential impact of providing insufficient car parking on site could lead to car parking on the public footpath.

Crossover and Driveway: There is a new 6.0 metre wide vehicle crossover and driveway to Dick Ward Drive shown on the development application plans. The proposed vehicle crossover and driveway is approximately 60 metres to the south of the Dick Ward Drive / Progress Drive roundabout and very close to the roundabout entry chevrons. Due to the high volumes of traffic using Dick Ward Drive and due to the proximity to the roundabout, the applicant is required to provide a traffic study to demonstrate that safe vehicle entry to and exit from the site is possible, especially during peak traffic periods. Council may require the applicant to construct a raised barrier in the middle of Dick Ward Drive to prevent right-turns in and out of the site. The traffic study and resulting works need to be designed and constructed to the

PAGE: 4  
 REPORT NO: 09TS0085 PL:sv  
 SUBJECT: DEVELOPMENT APPLICATION  
 LOT 1852 (171) DICK WARD DRIVE NIGHTCLIFF  
 21 X 1 BEDROOM MULTIPLE DWELLINGS IN A 4 STOREY BUILDING

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requirements of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.

Stormwater Drainage: Plans not provided. Applicant states in submission that stormwater shall be collected on site and discharged to DCC stormwater system.

Easements: No easements are shown on the development application plans.

Footpath / Verge: The Landscape Concepts submitted by the applicant do not show any landscaping of Council's Dick Ward Drive verge area. An existing footpath is shown.

Council will require the applicant to landscape the verge areas adjacent to the allotment. All works are to be to the satisfaction of the General Manager, Infrastructure, Darwin City Council.

## **CONCLUSION**

While the proposed provision of affordable housing in this area is acknowledged as a positive objective of the development, there are no mechanisms in place to ensure it remains affordable housing in the future.

In addition, there are a number of significant areas where this development application fails to comply with the NT Planning Scheme. These can be summarised as insufficient car parking on site; exceeding the maximum permitted density by almost 40%, and not complying with front and rear building setback requirements.

In its revised letter to Development Assessment Services, Council requests amended plans and a traffic management study before it could support the approval of such a development.

## **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

PAGE: 5  
REPORT NO: 09TS0085 PL:sv  
SUBJECT: DEVELOPMENT APPLICATION  
LOT 1852 (171) DICK WARD DRIVE NIGHTCLIFF  
21 X 1 BEDROOM MULTIPLE DWELLINGS IN A 4 STOREY BUILDING

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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:**

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.

PAGE: 6  
 REPORT NO: 09TS0085 PL:sv  
 SUBJECT: DEVELOPMENT APPLICATION  
 LOT 1852 (171) DICK WARD DRIVE NIGHTCLIFF  
 21 X 1 BEDROOM MULTIPLE DWELLINGS IN A 4 STOREY BUILDING

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### **RECOMMENDATIONS:**

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 09TS0085 PL:sv entitled Lot 1852 (171) Dick Ward Drive Nightcliff - 21 X 1 Bedroom Multiple Dwellings in a 4 Storey Building be received and noted.
- B. THAT the **revised letter** to the Development Consent Authority in **Attachment B** to Report Number 09TS0085 PL: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

[Incoming Development Application Lot 1852 \(171\) Dick Ward Drive Nightc...](#)

Attachment B

[Attachment B Report 09TS0085 revised outgoing letter Lot 1852 \(171\) Di...](#)

File Number: PA2009/0986  
Exhibition Period: 05/06/2009

Consent Authority: Darwin  
To: 19/06/2009

1 JUN 2009

### PROPOSED DEVELOPMENT SITE

ADDRESS: Lot 01852 Town of Nightcliff ( 171 Dick Ward Dr, Nightcliff )

ZONE: Medium Density

PROPOSAL: 21 x 1 bedroom multiple dwellings in a 4 storey building

APPLICANT: Norman Design

CLOSING DATE FOR SUBMISSIONS: 4 PM 19/06/2009

FOR DETAILS PHONE:

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 8981 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.

## NORTHERN TERRITORY OF AUSTRALIA

## Planning Act

## Application for Development Permit - section 46

## 1. LAND INFORMATION

## LOCATION OF PROPOSED DEVELOPMENT

Town/Hundred/Locality:

Parcel Number(s) and/or Unit number:

CTO Plan: LOT 1852Number and Street Name: 171 PICKWICK DRIVE NIGHTCLIFFZone: MR

## LAND OWNER INFORMATION

Is the applicant the land owner?

YES ☒ NO ☐Owner's name(s): T. KEMKOSPostal address: 21 BYRNE CIRCLE, HOUL CB12Attach owner's authorisation if applicant is not the land owner  
SEE ATTACHMENT GUIDE FOR FURTHER INFORMATIONATTACHMENT A  
ONE (1) COPY

## 2. APPLICANT INFORMATION

## APPLICANT

ILIS Customer no. (if known):

Company name (if applicable): NORMAN DESIGN

ABN or ACN (if applicable):

Title: ☒ Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Dr ☐ Other:Family name(s): MULLINGTONGiven name(s): NORMAN

Preferred name(s):

Postal address: PO BOX 35984VINNELLIE NT 0821Telephone no. (business hours): 08 19878105

Facsimile no.:

E-mail address: norman@norman.design.com.au

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

ILIS Customer no. (if known):

Company name (if applicable):

ABN or ACN (if applicable): AS ABOVE

Title: Mr Mrs Miss Ms Dr Other:

Family name(s):

Given name(s):

Preferred name(s):

Postal address:

Telephone no. (business hours):

Mobile no.:

Facsimile no.:

E-mail address:

## NOTE:

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

## 3. DEVELOPMENT / PROPOSAL

## EXISTING LAND USE

VACANT

## BRIEF DESCRIPTION OF DEVELOPMENT/PROPOSAL

Value of works (excluding land): \$2.5 million

## VARIATIONS SOUGHT

FENCING, CAR PARKING

## 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<sup>2</sup>):

Number of existing lots:

Number of lots to be created:

Existing buildings on site:

YES/NO

If YES, attach statement of compliance of existing building(s)

with the

Building Act following subdivision/consolidation.

SEE ATTACHMENT GUIDE FOR DETAILED INFORMATION

ATTACHMENT D  
ONE (1) COPY

## 7. APPLICANT TO SIGN AND/OR AFFIX SEAL

The application is complete and all required documentation is attached.

Signature(s)

Date

## PRIVACY NOTE:

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

Some of the personal information provided by you on this application may be publicly available, as part of a public exhibition process. The information is also regularly provided to other 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* (NZ). For more information please refer to the Department of Planning and Infrastructure privacy statements located at [www.dpi.govt.nz](http://www.dpi.govt.nz)

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 0909 6700.



**NORMAN DESIGN**

P.O. Box 35934 Winnunga (NT)

Telephone: (08) 1927 1266 Facsimile: (08) 1927 1239 email: norman@normandesign.com.au

## **Development Consent Authority**

Darwin

01 June 2008

### **Re: Proposed Multiple Residential Dwellings at Lot 1852 Dickward Drive, Ntutellu**

#### **Description of proposal:**

To construct 21 x 1 bedroom Units in four storeys (multiple dwellings) with 1 car parking space per dwelling. This is following the huge trend around the country to minimize the carbon footprint of the motor car.

This site is situated perfectly to comply with the principles of the Transit Orientated Development (TOD). The site is on a major road with Public bus transport right out the front door.

The site is also situated between two shopping centres with easily walking distances to both. There are a number of public parking spaces on the road and ample Taxi set down and pick up locations within the shopping centres.

As the last MR development site along Dickward Drive, it makes a lot of sense to attempt to be responsible to the ever changing environment. TOD's are a solution to minimizing the use of motor vehicles and providing affordable housing to the growing number of Australians as they allow for high density living extremely close to public transport and facilities.

The site is perfect for a lower income 'affordable' housing scheme as the surrounding facilities is ideal for the demographic. With this type of demographic, the proposal to provide 2 car parking spaces per dwelling is antiquated. Lower income earners generally only ever have the one vehicle (if any) and because we are only providing 1 bedroom apartments, the tendency to 'rent out' the spare bedroom is not applicable.

We are seeking development consent for the proposed development in accordance with current Northern Territory Planning Scheme.

The Zoning on the title is a MR zone for the purpose of this development - 'Medium Density Residential' is with consent in accordance with the guidelines of the Planning Scheme.

Our proposed drawings summarize the following.

Total areas :	
Site	= 1,287 sq/m
No. of Dwellings	= 21 off
No. of Car parking	= 26 bays at ground level





In accordance with the Planning Scheme and in relation to the specific clauses for MR Zoning Table, we address the development as follows.

Multiple Dwellings –	6.5.1	Parking Requirements
	7.1	Residential Density and Height Limitations
	7.3	Building Setbacks of Residential Buildings, pergolas, carports, etc
	7.4	Building setbacks & fencing of Multiple dwellings and supporting accommodation in Zone MR
	7.5	Private Open Space
	7.6	Communal Open Space
	7.7	Landscaping for Multiple Dwellings
	7.8	Building Design for Multiple Dwellings

#### 6.5.1 Parking Requirements

1. For the proposed development there is sufficient off street parking, and is constructed to a standard and conveniently located as described as follows
2. For the proposed use, the number of car parking bays required in column 2 of the Table of 2 bays per dwelling is not supported. We believe clause 6.5.2 is appropriate as the requirement for only 1 car parking space per dwelling is proposed.
3. Not applicable
4. The car parking area has been designed in accordance with clause 6.5.3, i.e.:

The car parking area (as detailed on the attached drawings) is:

- (a) Of a suitable gradient for safe and convenient parking
- (b) All sealed and well drained
- (c) Functional and has provided separate access for each car parking bay
- (d) Designed with only one access point to the road
- (e) Designed to allow vehicles to enter and exit the site in forward gear
- (f) Designed to maximize sight lines for entering/exiting drivers with enclosure setback from driveway areas, extra wide car ramping and a 6.0 meter wide driveway.
- (g) Screened from the road with the addition of a garbage and letterbox enclosure, screening plants and a 900mm x 1800mm high screen fence to either side of the driveway.
- (h) In accordance with the minimum dimensions set out in this clause
- (i) Accessed from the 6.0m min. wide dual directional driveway
- (j) Designed with a driveway projection of 1m past the last parking bay for each designated unit parking space.

#### 6.5.2 Reduction in Parking Requirements

1. We are requesting the Authority to consider this clause over clause 6.5.1
2. The following matters have been considered in the calculation of reducing the number of car parks required.

- (a) The Zoning allows for multiple dwellings and the proposed use is to provide an opportunity to construct 'affordable housing' within the area of Nightcliff. The site is the last MR development block on the west side of Dickward Drive as all surrounding sites have been constructed. The opportunity to redevelop this or other 'strata titled' sites is highly unlikely.
- (b) The site is situated within walking distances of two shopping centres. Both of these centres have ample car parking facilities. There are approximately 20 public car parking spaces along Progress Drive, immediately around the corner from this site.
- (c) The site is in between two shopping centres and each of these centres have access to taxi pick up and drop off bays. The site is also located on a major Bus Route (No.4) with direct access to Casuarina Shopping Centre and Darwin City. These are the two main areas of employment for Darwin. The bus stop is only 18m away from the site.
- (d) There is no heritage significance of this site.

### 7.1 Residential Density and Height Limitations

1. (a) The existing zone of the site is MR, which allows for a number of dwellings ranging from 1 – 4 bedrooms and between 1 – 4 storeys. There are a number of multiple dwellings in the area and adjoining the site. As this is the last undeveloped site in this small cluster of MR zoned lots, the existing reticulated services and community facilities should be compatible.
  - (b) The land capability is suited for this type of development
  - (c) There are a number of existing 4 storey building within the area on similar zoned lots. 4 storey examples can be found on Giuseppe Court, Athanaslou Road and Progress Drive. There are 3 storey 'public housing' dwellings approximately 420 metres down Dickward Drive.
3. Density is calculated in regards to Table A to clause 7.1 – Dwelling in Zone MR other than Alice Springs

If we were to calculate the density referring to the building as a 4 storey structure, we would probably be allowed to apply for consent for 15 x 2 bedroom apartments in four storeys. This equates to 30 bedrooms and 60 persons living at this address as the current trend is to share or 'rent out' the second bedroom. This is becoming more evident as the current world economic crisis and extremely high local demand for affordable housing is taking precedence.

Our proposal is to specifically target low income 'affordable housing' by providing an efficient, smart, usable low cost housing solution. The current demand for accommodation in the area is far greater than the supply of homes. Although 21 units is 40% greater than what Table B to clause 7.1 allows, it is in fact 45% less bedrooms than what is possibly allowed.

The maximum height of the building is 14.5m above ground level (refer to elevations).

4. There are NO zone SD sites adjoining or across from this site.

### 7.3. Building Setbacks of Residential Buildings, garages, carports, etc

The site has only one street frontage and the other three boundaries adjoin to neighboring properties.

<u>Table A to clause 7.3 is as follows for zone MR</u>		<u>Proposed development Achieved</u>
Primary street frontage	- 7.5 m	- 7.5m
Side & Rear		
With habitable doors/windows	- 3.0m	- 3.0m minimum
With non-habitable doors/windows-	1.5m	- 1.5m minimum

#### 1. Plus (other than for a single dwelling):

- (a) For each additional 3m building length over 18m, an additional 0.5m is added to the building setback.

There are two buildings on the site with a covered walkway of 3.0m between non-habitable openings. The North & South sides of building one is 21.9 metres long, thus incurring 3.5 times the setback requirement of 0.5metres = and additional 1.95 metres to these setbacks.

This side setback is now;

<u>Table A to clause 7.3 is as follows for zone MR</u>		<u>Proposed development/Achieved</u>
<u>Building One</u>		
North, & South Side setback		
With habitable doors/windows	- 5.0m	- N/A
With non-habitable doors/windows-	3.5m	- 7.15m minimum
<u>Building Two</u>		
West rear setback		
With habitable doors/windows	- 3.0m	- 4.5m minimum
With non-habitable doors/windows-	1.5m	- N/A

And plus

- (b) For each additional storey over three storeys above ground level, an additional building setback to that storey of 1.5m from all boundaries.

The setbacks for that 4<sup>th</sup> storey are now as follows;

<u>Table A to clause 7.3 is as follows for zone MR</u>		<u>Proposed development/Achieved</u>
Front Setback	9.0m	- 7.8m minimum
<u>Side setback (23.9m long)</u>		
With habitable doors/windows	- 5.5m	- 7.15m minimum
With non-habitable doors/windows-	3.0m	- 4.3m minimum
<u>Rear setback</u>		
With habitable doors/windows	- 4.5m	- 4.5m minimum
With non-habitable doors/windows-	3.0m	N/A

- No building exceeds 10.5m setback
- There are two buildings on site with a covered walkway of 3.0m between non-habitable openings.



4. Complies
5. All dimensions to rear verandahs are taken from the outer projection of the verandah. The North side setback is taken from the opening and not the balustrading as the balustrading does not form a verandah or balcony (or habitable space). This balustrading is part of a walkway / public thoroughfare.

Table B to clause 7.3

All Carports are setback a minimum of 7.5m from the street.

#### 7.4 Building setbacks & fencing of Multiple dwellings and supporting accommodation in Zone MR

1.- 4. This clause is not applicable as there is no adjoining SD properties to the proposed site.

#### 7.5 Private Open Space

2. The private open spaces for each dwelling as per Table to clause 7.5; Multiple dwellings without direct access to ground level have areas as follows  
Units 1 – 21 all have verandahs  $4.275 \times 2.825 \text{ m} = 12.0 \text{ sq/m}$  in area as per Table to Clause 7.5

#### 7.6 Communal Open Space

In reference to the site plan, the site has a communal area with direct access from both stairs, lift and associated car parking spaces. The communal area is divided into two distinctive areas of use. There is an under covered area as well as an open grassed area. The open area comprises of a functional open area surrounded by tropical palms, trees and flowering shrubs and access to a communal Barbecue facility. This area is ideal for sitting, relaxing or sun bathing for all the residents. The undercover communal area comprises of different use areas with a variety of flooring materials, such as timber decking, concrete walkways, soft fall children friendly safety flooring, pebble zen garden and cement pavers, all to create a tropical 'designer' courtyard garden. Extensive use of screening plants and an attractive colorbond surrounding fence all add to the privacy for the participating residents.

The Garden has zones created with different uses of plants, smells and textures.

While the proposal does provide communal open space on the site, the site is situated between two suburban shopping centres of Nightcliff. These centres provide facilities such as coffee shops, children's play equipment, park benches all sufficient to provide additional communal areas for the residents. The site is situated approximately 640 metres from the Nightcliff Beach front, with adequate children's activities, large lawn areas, shaded trees, public car parking, street lights and open visual access from the main road.



### 7.7. Landscaping for Multiple Dwellings

The landscaping of the development is designed to enhance the streetscape and the amenity of the residents. Please refer to the site & landscaping plan for plant species.

The total amount of landscaped area (not including driveways, verandahs and car parks) is 357.2 sq/m, this equates to exactly 27.8 of the site in total.

### 7.8. Building Design for Multiple Dwellings

2.

- (a) The building has been orientated on the site for maximum energy efficiency from solar heat. All Units have large verandahs that are positioned off the main living areas. All windows to habitable rooms have awnings and roof overhangs to shade from direct sun light.
- (b) Wall expenses have been minimized with each unit staggering the side setbacks to meet with the Town Plan.
- (c) All air conditioner compressors are located on the service landings to each stairwell, out of sight from public view. The service area is shrouded with the use of double chevron grilles, thus insulating it from weather and minimizing radiated noise. Each unit can be accessed for servicing without the need to enter the dwelling.
- (d) All plumbing is concealed through the ceiling space of the suspended floor above and without being exposed externally.
- (e) All effort to reduce undue over looking has been made with the setbacks from bedrooms on the upper floor being achieved, as well as including alcoves to create increased privacy.
- (f) All bedrooms and private open spaces are located away from noise sources.
- (g) All dwellings are separated by a fire rated wall with heat and noise transmission minimized in accordance with the Australian Standards.
- (h) not applicable
- (i) All dwellings are screened with appropriate noise and visual barriers as in accordance with the landscaping plan and the Building Code of Australia.
- (j) All rooms have adequate 'cross flow' and 'shared' ventilation paths.
- (k) Corrugated Colorbond cladding and Soler products minimize reflective surfaces onto neighboring properties
- (l) All balconies to upper floors have internal drainage and coving to discharge into storm water downpipes.

In Summary

The proposed Residential complex at Lot 1852 Dickward Drive has been designed to cater for the lower income housing market with options to accommodate single, couples and single families.

Due to its desired location, the surrounding properties and the type of aspect and views achievable on this property, the quality of the development will be highly sought after.

We request that the Development Consent Authority approve the proposed Residential Complex at Lot 1852 Dickward Drive, Nightellil.

Thank You.

Yours faithfully  
Norman Millington



Section 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 the facilities or open space be developed by the developer;

*The site is located within a growing area of Nightcliff with the emphases on rental dwellings. Two shopping centres are within easily walking distance from the site as well as access can be made to the beach and there are two bus stops directly out the front of the site.*

Section 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 the 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;

*The site has adequate power and water utilities nearby and there is need to upgrade the existing services will be in accordance with Power Water, Road Networks standards.*

Section 46(3)(h) -- An assessment of the potential impact on the existing and future amenity of the area in which the land is situated;

*The proposed residential complex is in keeping with the ever growing trend of the area to provide more affordable accommodation close to the Casuarina Shopping Centre, Darwin Hospital and the University.*

Section 46(3)(i) -- An assessment of the benefit or detriment to the public interest of the development;

*With the option of 'first home buyers' and the ever expanding rental market, the need for good quality, low cost affordable housing in this area is of great demand.*

## Attachment B - STATEMENT OF EFFECT OF USE OR DEVELOPMENT PROPOSAL

Section 46(3)(a) - An assessment demonstrating how the proposed development will comply with any planning scheme that applies to the land;

*Please refer to the statement prior in relation to the specific clauses for MR Zoning Table.*

Section 46(3)(b) - An assessment demonstrating how the proposed development will comply with an interim development control order, if any, applying to the land;

*Not applicable*

Section 46(3)(c) - If a public 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 the Act by the Minister administering the Act;

*No environmental impact report or statement has been undertaken, as it is not required.*

Section 46(3)(d) - An assessment demonstrating the merits of the proposed development;

*This site is situated perfectly to comply with the principles of the Transit Orientated Development (TOD). The site is on a major road with Public bus transport right out the front door.*

*The site is also situated between two shopping centres with easily walking distances to both. There are a number of public parking spaces on the road and ample Taxi set down and pick up locations within the shopping centres.*

*As the last MR development site along Dickward Drive, it makes a lot of sense to attempt to be responsible to the ever changing environment. TOD's are a solution to minimizing the use of motor vehicles and providing affordable housing to the growing number of Australians as they allow for high density living extremely close to public transport and facilities.*

*The site is perfect for a lower income 'affordable' housing scheme as the surrounding facilities is ideal for the demographic. With this type of demographic, the proposal to provide 2 car parking spaces per dwelling is antiquated. Lower income earners generally only ever have the one vehicle (if any) and because we are only providing 1 bedroom apartments, the tendency to 'rent out' the spare bedroom is not applicable.*

Section 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 the development on that land and other land;

*The site is relatively flat and well connected with an approx. 25m frontage onto Dickward Drive has a great opportunity to plant an attractive street presence within the front setback. The site is also situated adjoining a existing patrol station to the North and a two storey building to the South.*

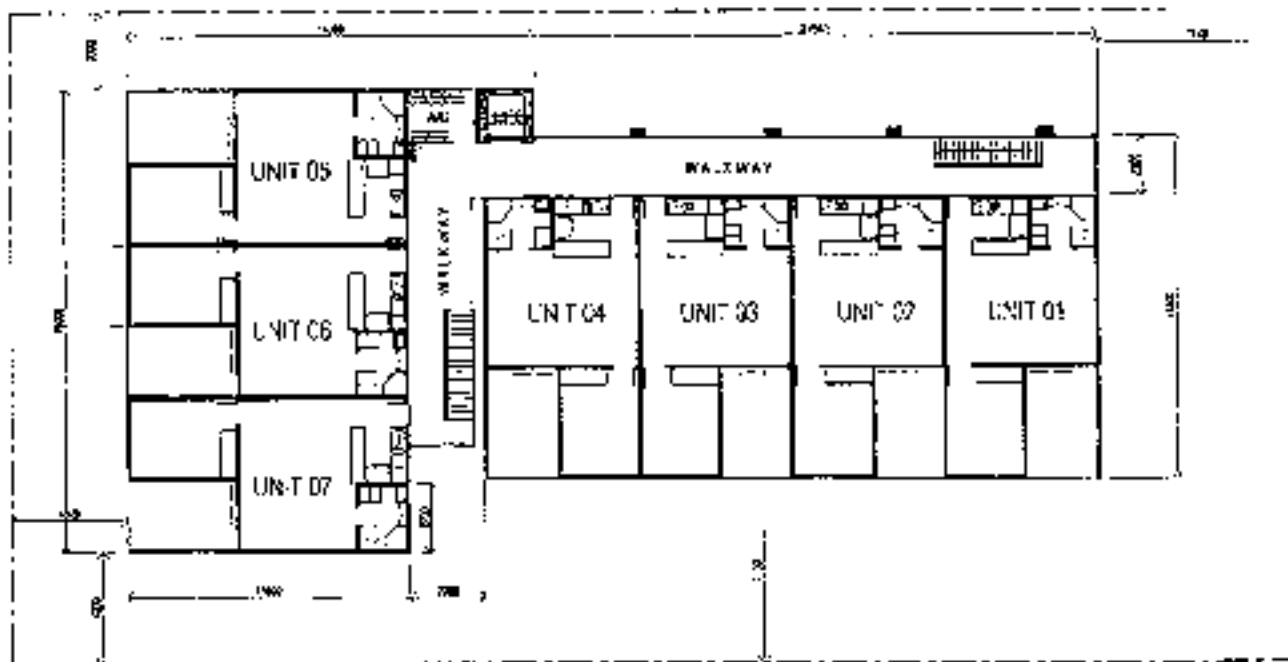








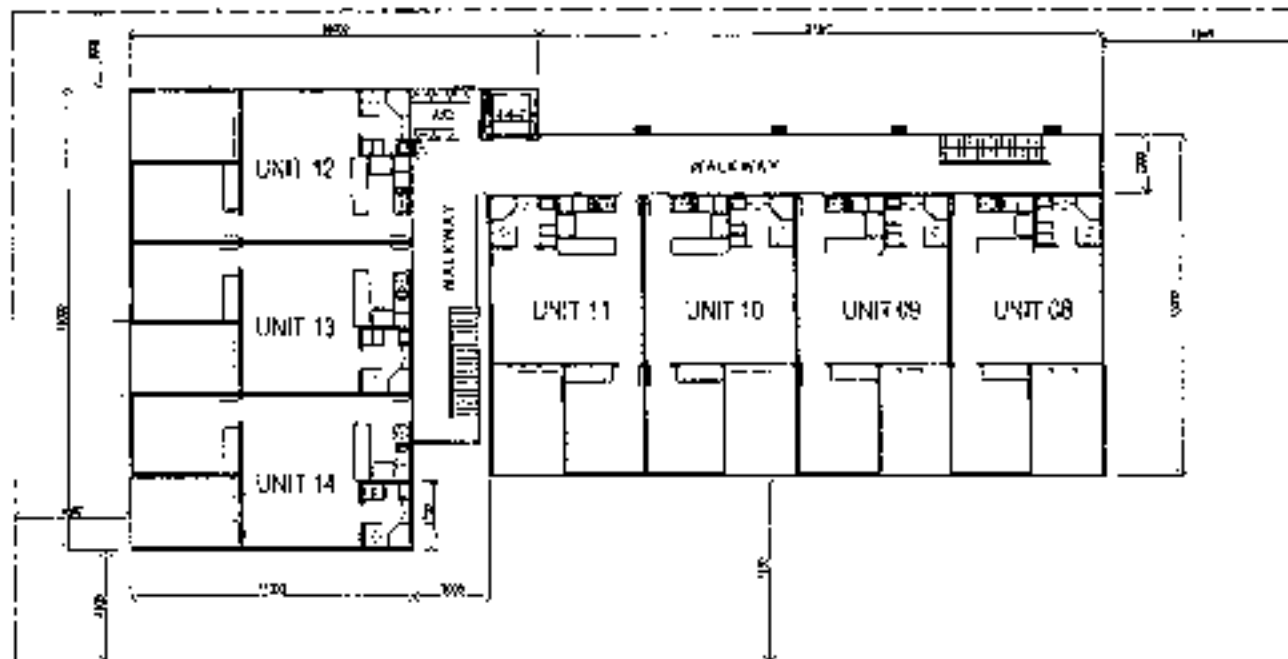
FIRST FLOOR PLAN



74

DICKWARD DRIVE

SECOND FLOOR PLAN



74

DICKWARD DRIVE

NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.

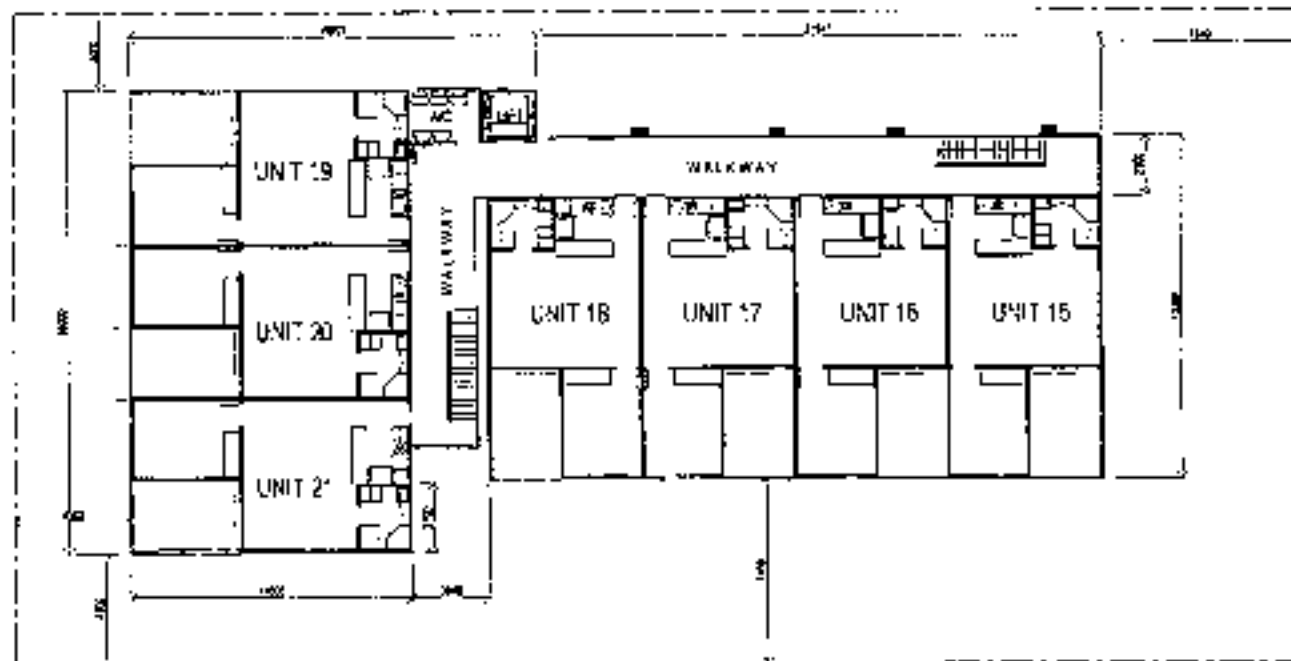
DATE: 10/15/2022  
BY: [Signature]  
FOR: [Signature]

PROPOSED 100 APARTMENTS  
AT 101 WEST DICKWARD DRIVE  
MID-CLEVELAND AFFORDABLE HOUSING

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

10/15/2022 HOME SDA1000

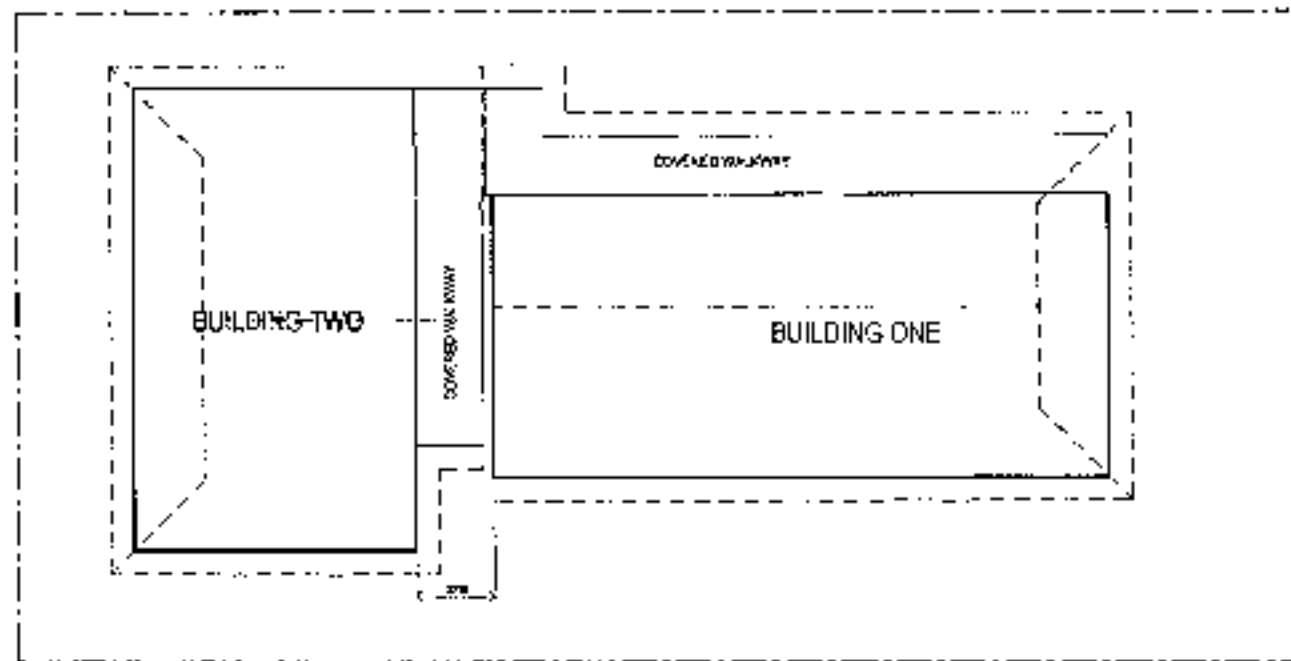
THIRD FLOOR PLAN



75

DICKWARD DRIVE

ROOF PLAN



75

DICKWARD DRIVE

ALL INFORMATION IS TO BE KEPT IN CONFIDENCE AND NOT TO BE DISCLOSED TO THE PUBLIC OR TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN AUTHORIZATION OF THE PROJECT MANAGER. ANY VIOLATION OF THIS POLICY WILL BE CONSIDERED A BREACH OF THE EMPLOYMENT AGREEMENT AND WILL BE SUBJECT TO IMMEDIATE DISCIPLINARY ACTION, UP TO AND INCLUDING TERMINATION OF EMPLOYMENT.

NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE PROJECT MANAGER.

DATE	BY	REVISION

PROPOSED STUDIO APARTMENTS  
AT 10111 DICKWARD DRIVE  
ARLINGTON, VA 22204

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

10-20-2020 10/20/2020









Please quote: 1590460 PL jsv

1 July 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 1852 (171) Dick Ward Drive Nightcliff  
21 X 1 Bedroom Multiple Dwellings in a 4 Storey Building**

Thank you for the Development Application referred to this office on 4 June 2009, concerning the above. Council's letter of 19 June 2009, in relation to this proposal was placed before Council's Town Planning Committee at its 1 July 2009 meeting. Additional comments from Council have been added in this revised letter on this proposal.

The following issues are raised for consideration by the Authority:

- i). **Council cannot support the granting of a Development Permit until amended plans are received that addressed the issues raised in this letter.**

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

The applicant makes a case for the proposal to be considered as an affordable housing project. The cost of the project is reduced significantly by the provision of one car space per unit. It is stated in the application that the site is well suited to comply with the principles of Transit Oriented Development (TOD) as it is located on a major public bus transport route. However the NT Planning Scheme does not contain a strategic plan where TODs are identified and consideration of this project has to take into account the requirements of the planning scheme in relation to car parking and the density of development.

**Over Development of Site**

- a). The proposal exceeds the maximum building density permitted by the Northern Territory Planning Scheme by 39%. Clause 7.1 of the Planning Scheme sets out dwelling density within Zone MR. The





maximum density for 1 or 2 bedroom units in a 4 storey building is: 1 per 85m<sup>2</sup> site area. As the site area of Lot 1852 is 1,287m<sup>2</sup>, the maximum number of 1 or 2 bed dwellings permitted is 15 and 21 dwellings are proposed.

- b). The proposal fails to provide the building setback requirements for Level 3 of the building. Clause 7.3 of the Northern Territory Planning Scheme sets out building setback requirements within Zone MR. Notes to Clause 7.3 state that "for each additional storey over 3 storeys above ground level, an additional building setback to that storey of 1.5m from all boundaries" is required. The following setbacks do not comply.

- 1). Front (street) setback for Level 3 is 9.0m (7.5m+1.5m). A setback of 7.85m is provided.
- 2). Side (north) setback for level 3 of building 2 (rear building) is 4.5m (3.0m + 1.5). A setback of 3.0m is provided.
- 3). Side (south) setback for level 3 of building 2 (rear building) is 4.5m (3.0m + 1.5). A setback of 4.3m is provided.

#### **Car Parking Shortfall**

The proposed development has a car parking shortfall of 38%. Clause 6.5 of the Northern Territory Planning Scheme requires that 42 car parking spaces are required for the development (2 per dwelling) and only 26 spaces are provided. Council also notes that proposed visitor bays 1 & 2 do not comply with Clause 6.5.3 of the Planning Scheme. This clause requires that the vehicle driveway should project 1m beyond bays the end bays of the car park for safe manoeuvring of vehicles. However, the driveway shown on the development application Site Plan projects only 0.8m beyond visitor bays 1 & 2.

#### **Traffic Study**

There is a new 60 metre wide vehicle crossover and driveway to Dick Ward Drive shown on the development application plans. The proposed vehicle crossover and driveway is approximately 80 metres to the south of the Dick Ward Drive / Progress Drive roundabout and very close to the roundabout entry chevrons.

Due to the high volumes of traffic using Dick Ward Drive and due to the proximity to the roundabout, the applicant is required to provide a traffic study prepared by a qualified engineer, to demonstrate that safe vehicle entry to and from the site is possible, especially during peak traffic periods. Council may require the applicant to construct a raised barrier in the middle of Dick Ward Drive to prevent right turns in and out of the site. The traffic study and any resulting works need to be designed and

constructed to the requirements of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.

### **Footpath Verge**

The landscape concepts submitted by the applicant do not show any landscaping of council's Dick Ward Drive verge area. Council will require the applicant to landscape the verge areas adjacent to the allotment. All works are to be to the satisfaction of the General manager, Infrastructure, Darwin City Council.

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

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

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

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

- 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.
- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70 (5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

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

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

Yours faithfully

**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

cc: Norman Design

ENCL: Yes

**DARWIN CITY COUNCIL****REPORT****DATE:** 19/06/09**TO:** TOWN PLANNING COMMITTEE  
MEETING/OPEN B**APPROVED:** CT**FROM:** STRATEGIC TOWN PLANNER**APPROVED:** PL**REPORT NO:** 09TS0086 PL:sv**APPROVED:** LC**COMMON NO:** 1582731

**SUBJECT:** EXCEPTIONAL DEVELOPMENT APPLICATION SEC 4129 (20) BATTEN ROAD MARRARA EXCEPTIONAL DEVELOPMENT PERMIT FOR EXTENSIONS (DEMOUNTABLE STRUCTURE) TO AN EXISTING LICENSED CLUB – (THE LAND IS IN ZONE CP (COMMUNITY PURPOSE) OF THE NORTHERN TERRITORY PLANNING SCHEME AND A LICENSED CLUB IS A PROHIBITED USE WITHIN THIS ZONE)

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**ITEM NO: 10.4****SYNOPSIS:**

A Development Application for Sec 4129 (20) Batten Road, Marrara has been referred to Council for comment pursuant to Section 19 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorse comments provided to the Development Consent Authority by staff.

**GENERAL:****Applicant:** Darwin North Sub Branch RSL Inc**Zone:** CP (Community Purposes)**Area:** 1 hectare 1600 m<sup>2</sup>**Proposal:**

An application is sought for an Exceptional Development Permit (EDP) for the upgrading of kitchen facilities in a demountable structure at the Darwin North RSL premises at Marrara. An EDP is required as the RSL premises is classified as a licensed club under the Planning Scheme, and this type of use is prohibited use within the CP zone. The Development Application is shown at **Attachment A**.

**History:**

Darwin North RSL Inc has been established at Marrara since 1986 and the main aim of the RSL is to support war veterans, ex-servicemen and their families.

PAGE: 2  
 REPORT NO: 09TS0086 PL:sv  
 SUBJECT: EXCEPTIONAL DEVELOPMENT APPLICATION  
 SEC 4129 (20) BATTEN ROAD MARRARA  
 EXCEPTIONAL DEVELOPMENT PERMIT FOR EXTENSIONS  
 (DEMOUNTABLE STRUCTURE) TO AN EXISTING LICENSED CLUB –  
 (THE LAND IS IN ZONE CP (COMMUNITY PURPOSE) OF THE  
 NORTHERN TERRITORY PLANNING SCHEME AND A LICENSED CLUB IS  
 A PROHIBITED USE WITHIN THIS ZONE)

The existing premises on Sec 4129 consists of the club house with bar and beer garden facilities, a covered outdoor barbeque area, a lawn bowling green, storage facilities, caretaker facilities and open space areas.

The EDP submission states that the existing club house is already approved as a licensed club under Development Permit DV2453 (1986).

### **Site and Surrounds**

Sec 4129 is located between Batten Road and Amy Johnson Avenue, Marrara. The site is accessed from Batten Road. A memorial garden is developed on the adjacent site, Sec 4130. Darwin Funeral Services are located on Sec 4128, directly to the north of the RSL club and the Filipino Association premises is located on Sec 3461, directly to the south of the memorial garden. All sites adjoining Sec 4129 are located within Zone CP.

The applicant has stated within the EDP submission that there are no easements on the site.

### **Northern Territory Planning Scheme:**

Placement of a demountable structure on zoned land requires the consent of the Authority, under Clause 6.8 “Demountable Structures” of the Planning Scheme. The purpose of this clause is to ensure that demountable structures do not detract from the visual amenity of an area.

The proposed location of the new kitchen is between the existing club facilities and bowling green, adjacent to the access steps to the raised bowling green area. The applicant has stated within the EDP submission that the demountable will be substantially screened from adjacent property and the view of passing vehicles by the existing building and landscaping on site.

The applicant's plans show 42 existing sealed car parking spaces on the site, which appear to meet requirements. The EDP submission notes that there is adequate car parking on the site to support members and bowlers and that the only time a shortage is experienced is on ANZAC day and the Ulysses Pre-Christmas Toy Run event. On these particular days unsealed overflow car parking areas are available on site.

### **Disability Discrimination Legislation:**

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

PAGE: 3  
 REPORT NO: 09TS0086 PL:sv  
 SUBJECT: EXCEPTIONAL DEVELOPMENT APPLICATION  
 SEC 4129 (20) BATTEN ROAD MARRARA  
 EXCEPTIONAL DEVELOPMENT PERMIT FOR EXTENSIONS  
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### **Council Issues:**

The 'Demountable Structures and Sea Containers Policy' (Policy No. 364) sets out Council's recommendations on the siting and design for demountable structures within certain zones in the municipality. The policy does not support the use of demountable structures in residential and open space zones and only a restricted (2 year maximum) use in industrial and commercial zones, subject to certain criteria. The policy however, does not cover land zoned for Community Purposes.

The proposed development does not appear to change any existing arrangements for vehicle access to the site or to waste bin storage. In addition, the proposal does not appear to require any use or landscaping of Council land.

Council's standard stormwater drainage condition should be included on any Development Permit issued.

### **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.

PAGE: 4  
 REPORT NO: 09TS0086 PL:sv  
 SUBJECT: EXCEPTIONAL DEVELOPMENT APPLICATION  
 SEC 4129 (20) BATTEN ROAD MARRARA  
 EXCEPTIONAL DEVELOPMENT PERMIT FOR EXTENSIONS  
 (DEMOUNTABLE STRUCTURE) TO AN EXISTING LICENSED CLUB –  
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 NORTHERN TERRITORY PLANNING SCHEME AND A LICENSED CLUB IS  
 A PROHIBITED USE WITHIN THIS ZONE)

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**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.

PAGE: 5  
 REPORT NO: 09TS0086 PL:sv  
 SUBJECT: EXCEPTIONAL DEVELOPMENT APPLICATION  
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 (DEMOUNTABLE STRUCTURE) TO AN EXISTING LICENSED CLUB –  
 (THE LAND IS IN ZONE CP (COMMUNITY PURPOSE) OF THE  
 NORTHERN TERRITORY PLANNING SCHEME AND A LICENSED CLUB IS  
 A PROHIBITED USE WITHIN THIS ZONE)

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### **RECOMMENDATIONS:**

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 09TS0086 entitled Exceptional Development Permit Lot 4129 Batten Road, Marrara, be received and noted.
- C. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 09TS0086 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

[Incoming - Exceptional Development Application - Lot 4129, 20 Batten R...](#)

Attachment B

[Outgoing Letter -Lot 4129 \(20\) Batten Road, Marrara Exceptional Develo...](#)



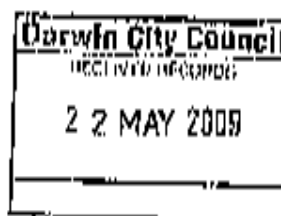


# DEPARTMENT OF PLANNING AND INFRASTRUCTURE

[www.dpi.nt.gov.au](http://www.dpi.nt.gov.au)

Your Ref: \_\_\_\_\_  
Our Ref: PA2009/0291

Darwin City Council  
GPO Box 34  
DARWIN NT 0801



Development Assessment Services  
Ground Floor, Government House  
30 Cavenagh Road, Darwin  
Postal GPO Box 1880  
DARWIN NT 0801  
Tel (08) 8999 1007  
Fax (08) 8999 0066  
Email [planning@nt.gov.au](mailto:planning@nt.gov.au)

Dear Sir/ Madam

## PROPOSED EXCEPTIONAL DEVELOPMENT PERMIT LOT 4129 (20) BATTEN ROAD, HUNDRED OF BACOT NOTIFICATION UNDER SECTION 19 OF THE *PLANNING ACT*

An application for an Exceptional Development Permit under the *Planning Act* has been made by Darwin North Sub Branch RSL Inc. The Minister for Planning and Lands has determined pursuant to section 39(1)(a) to exhibit the proposal. A copy of the Minister's determination and exhibition documentation has been included for your information.

The application is seeking consent to allow extensions (dismountable structure) to an existing licensed club. The site is in Zone CP (Community Purposes) of the Northern Territory Planning Scheme and is developed and used for a licensed club with existing use rights and the use of the site for this purpose would otherwise be prohibited in this zone.

Section 39 requires applications for Exceptional Development Permits to be exhibited in accordance with Part 2, Divisions 3, 4 and 5 of the *Planning Act*. The proposal will be on public exhibition from 22 May 2009 to 19 June 2009 (inclusive).

In accordance with section 19 of the *Planning Act* Council is invited to make a submission on this proposal under section 22 of the Act. You are requested to forward any submission relating to the proposal by 19 June 2009 to the above address.

If you have any queries relating to this matter please contact me on 8999 8962.

Yours faithfully

Peter Schraufli  
Senior Planner

14 May 2009

## NORTHERN TERRITORY OF AUSTRALIA

### PROPOSED EXCEPTIONAL DEVELOPMENT PERMIT NORTHERN TERRITORY PLANNING SCHEME

Darwin North Sub Branch RSL Inc. has applied to the Minister for Planning and Lands for an Exceptional Development Permit (EDP) to allow extensions to the existing licensed club comprising the placement of a demountable structure on the site to be used for a kitchen as part of the clubrooms.

The land is in Zone CP (Community Purposes) of the Northern Territory Planning Scheme and is developed and used for a licensed club with existing use rights and the use of the site for this purpose would otherwise be prohibited in this zone.

Attached are:

- the Minister for Planning and Lands' section 17 determination under the *Planning Act* to exhibit the proposed EDP;
- a locality map; and
- a copy of the application from Darwin North Sub Branch RSL Inc.

The exhibition period is from Friday 22 May 2009 to 19 June 2009.

Written submissions with respect to the proposed EDP are to be received by 4pm on Friday 19 June 2009 and made to:

Manager Urban Planning  
Department of Planning and Infrastructure  
GPO Box 1680  
Darwin NT 0801; or

Facsimile : (08) 8999 6055

## NORTHERN TERRITORY OF AUSTRALIA

## PLANNING ACT

## PROPOSED EXCEPTIONAL DEVELOPMENT PERMIT

I, DELIA PHOEBE LAWRIE, the Minister for Planning and Lands, determine pursuant to section 17 of the *Planning Act*, that:

- (a) a proposed exceptional development permit, as described in (c), is to be exhibited;
- (b) the proposal is to be exhibited at the following location:

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

- (c) I have determined, pursuant to section 15(1), that the proposal is to be exhibited for a period of 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:

Manager Urban Planning  
Department of Planning and Infrastructure  
GPO Box 16880  
DARWIN NT 0801 or

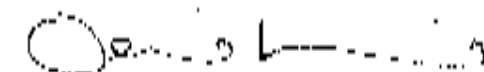
Facsimile: (08) 8999 6055; and

- (e) the proposed exceptional development permit seeks extensions (dismountable structure) to an existing licensed club on Lot 4129 (20) Batten Road, Hundred of Bayot. The land is in Zone CP (Community Purposes) of the Northern Territory Planning Scheme and a licensed club is a prohibited use within this zone.

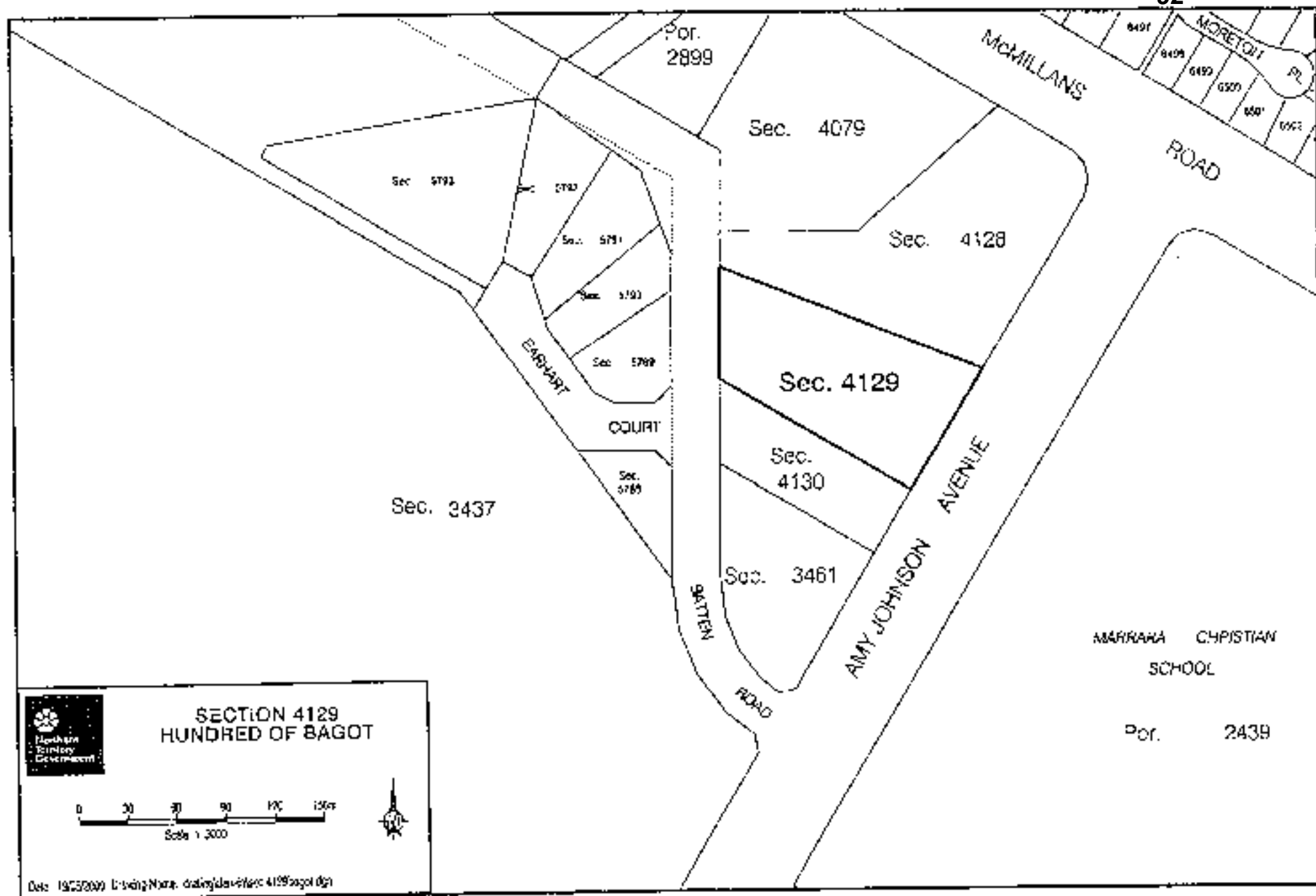
Dated

15 May

2009



DELIA PHOEBE LAWRIE  
Minister for Planning and Lands



**NORTHERN TERRITORY OF AUSTRALIA**  
**Planning Act**

**Application for Exceptional Development Permit - section 33**

**1. LAND INFORMATION**

<b>LOCATION OF PROPOSED DEVELOPMENT</b>	
Locality (if known):	OF BAGOT
Parcel Number(s) and/or Unit number:	SECTION 4129
Lot Plan:	
Number and Street Name:	20 BATTERED ROAD
Zone:	C.P. COMMUNITY PURPOSES
<b>LAND OWNER INFORMATION</b>	
Is the applicant the land owner?	<input checked="" type="radio"/> YES <input type="radio"/> NO
Owner's name(s):	DARWIN NORTH SUB BRANCH
Postal address:	R.S.L. INC
	PO BOX 682
	SAUNDERSON NT 0813

**2. APPLICANT INFORMATION**

<b>APPLICANT</b>	
It is Customer no. (if known):	
Company name (if applicable):	DARWIN NORTH SUB BRANCH
ABN or ACN (if applicable):	RSL INC
Title: <input checked="" type="radio"/> Mr <input type="radio"/> Mrs <input type="radio"/> Mhs <input type="radio"/> Ms <input type="radio"/> Dr Other:	
Family name(s):	DOYLE
Given name(s):	MERV
Preferred name(s):	
Postal address:	PO BOX 682
	SAUNDERSON NT 0813
Telephone no. (business hours):	0438 107001
Facsimile no.:	
E-mail address:	merv.doyle@northline.com.au
<b>CONTACT PERSON FOR FURTHER INFORMATION (OR WRITE 'AS ABOVE')</b>	
It is Customer no. (if known):	
Company name (if applicable):	DRAFT LINK
ABN or ACN (if applicable):	
Title: <input type="radio"/> Mr <input type="radio"/> Mrs <input type="radio"/> Miss <input checked="" type="radio"/> Ms <input type="radio"/> Dr Other:	
Family name(s):	MARKIE
Given name(s):	PAKELA
Preferred name(s):	PAVA
Postal address:	PO BOX 1461
	DARWIN NT 0801
Telephone no. (business hours):	08 8981 6466
Mobile no.:	0413 833 843
Facsimile no.:	8941 0414
Email address:	dlink@bigpond.net.au

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

## 3. BRIEF DESCRIPTION OF DEVELOPMENT / PROPOSAL

PROPOSE TO FIT OUT A NEW  
DEMOUNTABLE STRUCTURE  
AS THE CLUB'S KITCHEN

## 4. EXISTING LAND USE

CP- COMMUNITY SERVICES

## 5. STATEMENT OF EFFECT OF DEVELOPMENT / PROPOSAL

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION

ATTACHMENT A  
TEN (10) COPIES



## 6. DIMENSIONED PLANS


SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION

ATTACHMENT B  
TEN (10) COPIES



## 7. APPLICANT TO SIGN AND/OR AFFIX SEAL

The application is complete and all required documentation is attached



Signature(s)

15/4/09

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 grant an Exceptional Development Permit. Failure to provide the information in full may result in non-consideration of the proposal.

Some of the information provided on this application may be publicly available, as part of a public exhibition process. The information may also be provided to other NT Government departments and agencies, the Australian Valuation Office, local governments and Commonwealth Government Departments, 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](http://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 0800 6240.

**REPORT ACCOMPANYING EXCEPTIONAL DEVELOPMENT  
APPLICATION**

**DARWIN NORTH RSL**

SEC 4129 (20) BATTEN ROAD MAHARA

ISSUED April, 2008

## APPLICATION

Application is sought for an Exceptional Development Permit for the upgrading of the current Kitchen Facilities associated with the operation of the Darwin North RSL.

PROPERTY	:	No 20, Sec 4129 Batten Road, Marrara
LAND OWNER	:	Darwin North RSL Sub Branch Inc.
TITLE REF	:	CUFT 355 020 (Order 1)
ZONE	:	CP - Community Purposes
SITE AREA	:	1 hectare 1600 square metres

Darwin North RSL (Returned Services League) Incorporated has been established at Marrara since it's official opening in 1986. The main aim of the RSL is to support war veterans, ex-servicemen, servicemen, and their families, and they also provide support to other local non profit organisations.

The premises on Sec 4129 Batten Road, all of which has been built and developed by volunteers over the years, consists of their club house with bar and beer garden facilities, a covered outdoor barbecue area, a lawn bowling green with seating and shade structures around the perimeter, storage sheds and containers, bowling shed, landscaped gardens, manicured open spaces, and serviced caretaker facilities.

In 1988 the RSL were permitted to operate as a licensed club. Over the years the club has expanded to suit their growing needs.

The existing covered outdoor barbecue area is a basic facility that suits the needs of any individual member that wishes to prepare a barbecue for themselves, however it is no longer endorsed by the Health Department as suitable for club functions to a group of paying diners.

As a result of this the RSL are applying for a permit for a new demountable/prefabricated structure shell to be located on their property and fitted out as a new commercial kitchen.

The RSL pays homage to their members, past and present, and their families with the peaceful and manicured Memorial Garden on the adjoining site.

## SITE DESCRIPTION

Sec 4129 is situated between Batten Road and Amy Johnson Avenue Marrara. The facilities are accessed from Batten Road Marrara with the Bowling Green outlook toward Amy Johnson Avenue. A Memorial Garden is developed on the adjacent site (Sec 4130) and is an integral part of the RSL, usage with a pedestrian link to this area.

Developed sites surrounding Sec 4129 are zoned CP - Community Purposes

- There are no easements on the site
- The site is zoned CP - Community Purpose under the Northern Territory Planning Scheme
- Sites adjoining the RSL club house on Sec 4129 are developed as follows
 

•	Memorial Gardens	•	Sec 4130
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...	Philippine Association	-	Sec 34B1
...	Darwin Funeral Services	-	Sec 412B

#### EXISTING STRUCTURES

Sec 412B Batten Road Mennars is a 1 hectare 1800m<sup>2</sup> site that Darwin North RSL have a crown lease in perpetuity over for the operation of their club facilities as outlined below

Licensed Club (current user rights)  
 External Barbecue/Kitchen area  
 Caretaker Accommodation  
 Storage Sheds  
 Lawn Bowling Green  
 Landscaped Gardens  
 Maintained lawns/open spaces  
 Car parking for 42 vehicles  
 Green & Club areas are accessible by disabled

#### APPLICATION DESCRIPTION

The applicant seeks to obtain approval for a new demountable structure to be fitted out as a commercial kitchen to replace the existing sub standard external barbecue/kitchen area. Location as noted on the attached site plan.

Refer attached demountable plans and kitchen layout options (DL08/195-A02) that are currently being considered. Final kitchen fit-out will be fully compliant with Australian Standard AS 4674 2004 Design, Construction and fit-out of food premises

#### STATEMENT OF EFFECT

Section of the Planning Act, Matters to be addressed

##### 51(d)

An environment protection objective within the meaning of the *Waste Management and Pollution Control Act* that is relevant to the land to which the application relates.

This section is not applicable to this submission

##### 51(g)

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 – the report or statement and the results of any assessment of the report or statement under that Act by the Minister administering that Act;

This section is not applicable to this submission

##### 51(h)

The merits of the proposed development as demonstrated in the application;

The existing external covered barbecue/kitchen area is sub standard and requires substantial upgrading to comply with AS 4674-2004. The RSL has considered upgrading the area to full compliance but have decided that it would be more cost effective to fit out a new prefabricated demountable shell to suit their needs, leaving the existing area for the use of the individual

members, not for any commercial food preparation.

This new Kitchen would then become an asset for the RSL and could be relocated if necessary should they ever have to move premises.

#### Car parking

42 sealed and drained car parking spaces are currently provided (includes 1 disabled car park) within the public car parking area. The car parking layout and access roads comply with Clause 6.5.3. Additional caretaker car parking is provided adjacent the residence/caravan.

#### Car parking bay Assessment

(Refer Table to Clause 6.5.1)

Caretaker	:	1 No. required/provided
Lawn Bowling Green	:	20 No. required/provided
Club House/Licensed Club	:	22 No. required/provided
		10 No. required for every 100m <sup>2</sup> of net floor area used as a beer garden
		... 172m <sup>2</sup> = 18 car parks req'd
		20 No. required for every 100m <sup>2</sup> of net floor area used as a bar
		... 9m <sup>2</sup> = 2 car parks req'd
		2.5 No. required for every 100m <sup>2</sup> of net floor area used as an office (First Floor)
		40m <sup>2</sup> = 1 car park req'd
		1 No. required for every 100m <sup>2</sup> of net floor area as a store
		... 65m <sup>2</sup> = 1 car park req'd

The RSL site provides adequate car parks to support the members and bowlers. It should be noted that the only time the club experiences a shortage of car parking is on Anzac Day, and the Ulysses Pre-Christmas Toy Run event, which is bikes not cars.

On these particular days, the overflow cars and bikes park near the club in the allocated dirt overflow car parking areas. Refer Site Plan attached, DLOW/195-A01.

#### Loading Bay area

The service road around the rear of the club facilities provides access to a set down area for loading and unloading of vehicles associated with the RSL use of the property. This loading bay is near the rear entrance, existing cool room and proposed location of the new kitchen.

#### Existing Approved Use

The existing club house is already approved as a licensed club, refer Permit No. DV2403, 1986. While this use is now prohibited for Zone GP, the RSL maintains existing user rights.

The Club also supports a lawn bowling green, caretaker accommodation area, storage sheds, car parking areas, manicured lawns and open areas.

**51(i)**

The capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development,

The existing 1 hectare 1600m<sup>2</sup> site currently has a licensed club, bowling green and facilities, caretaker accommodation and facilities, storage sheds, car parking areas, manicured lawns and open areas developed on the site. The location of the buildings associated with this site are more than 47 metres from the Balton Road boundary, and more than 16 metres from the boundary shared with Darwin Funeral Services.

The RSL Memorial Gardens on Sec 4130, are ancillary to the club and are within walking distance from the club.

**51(k)**

The public facilities or public open space available in the area in which the land is situated and the requirement, if any, for the facilities, or land suitable for public recreation, to be provided by the developer;

The site, as previously developed, provides a bowling green, a large open space area for display equipment adjacent the club facilities, a manicured lawn for children to play on, landscaped gardens around the building for screening and ventilation, landscaped open space between the roads either side of the site and the facilities that are set back from these potentially noisy roads, (Refer photos attached).

The Memorial Gardens on Sec 4130 are an integral part of the RSL development and are readily accessible from Sec 4129.

Sec 4129 is fenced around all boundaries except Balton Road.

**51(m)**

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 the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose;

Sewer services are provided in the Balton Road reserve.

Water and electrical services are provided in the Amy Johnson Avenue road reserve.

There is currently no Trade Waste agreement for the site.

**51(n)**

The potential impact on the existing and future amenity of the area in which the land is situated;

The proposed location of the new Kitchen is nestled between the existing club facilities and lawn bowling green, adjacent the access steps to the outdoor bowling green area. While it will be positioned in what is now a garden area, it has a close relationship with the beer garden area, the

cool room and store areas, delivery area, and back of house facilities.

The demountable will be substantially screened from the view of passing vehicles by the surrounding building and facilities, and the existing site landscaping.

With the actual distance the work will be from the public roadways, the applicant believes there is no observable impact on the property or neighbouring property amenities as a result of the new work.

#### 51(p)

The public interest, including (if relevant) how the following matters are provided for in the application:

1. Community safety through crime prevention principles in design;
2. Water safety;
3. Access for persons with disabilities;

The existing development allows for disabled car parking and access from the car park, into the beer garden and bar areas, and onto the lawn bowling green. Disabled WC amenities are provided within the club house.

The RSL encourage and support disabled members and guests to make use of all their facilities.

Security lighting is provided around the main building and external areas.

#### 51(r)

Any potential impact on natural, social, cultural or heritage values;

The new kitchen facilities proposed by the owners will provide food handling and preparation facilities that are a substantial improvement on the existing food area that the Health Department have issues with, if used commercially.

The new fitout and building will comply with all the relevant codes and regulations.

#### 51(s)

Any biological uses, quality standards, criteria, or objectives, that are declared under section 73 of the *Water Act*;

This section is not applicable to this submission.

#### 51(t)

Other matters it thinks fit;

As a popular meeting place for Darwin members of the RSL, and associated clubs, the proposed new Kitchen will provide modern food preparation facilities for the members and their friends.

The proposed new work will further develop and upgrade club facilities for the patrons and any future social functions.

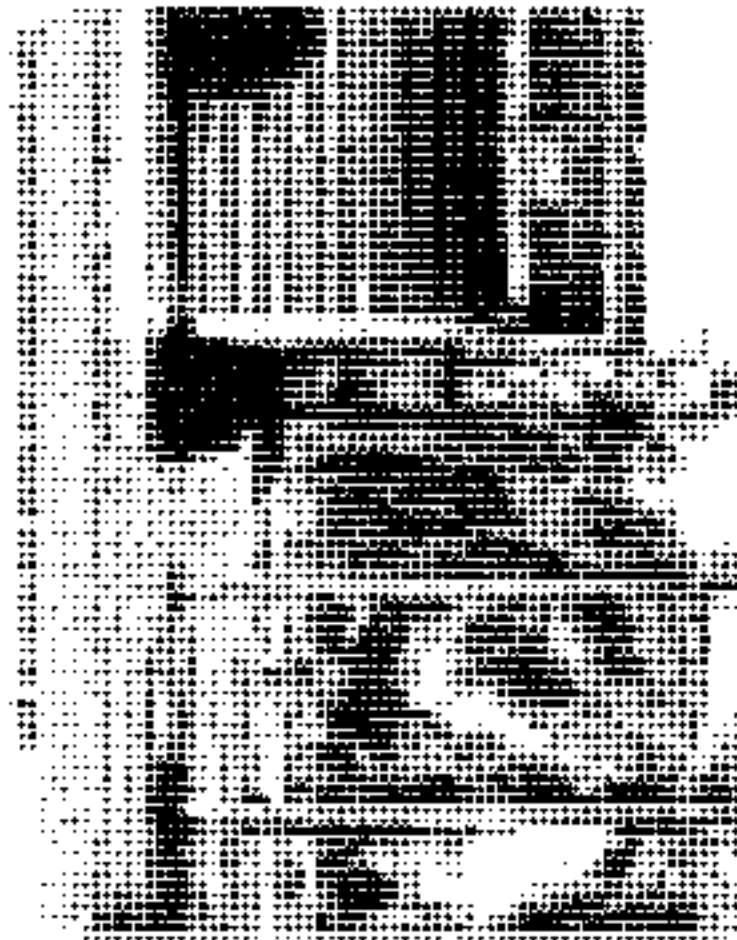
The existing kitchen facilities are no longer suitable for the clubs needs and demand has declined that they provide an improved standard of food preparation to complement the existing club facilities.

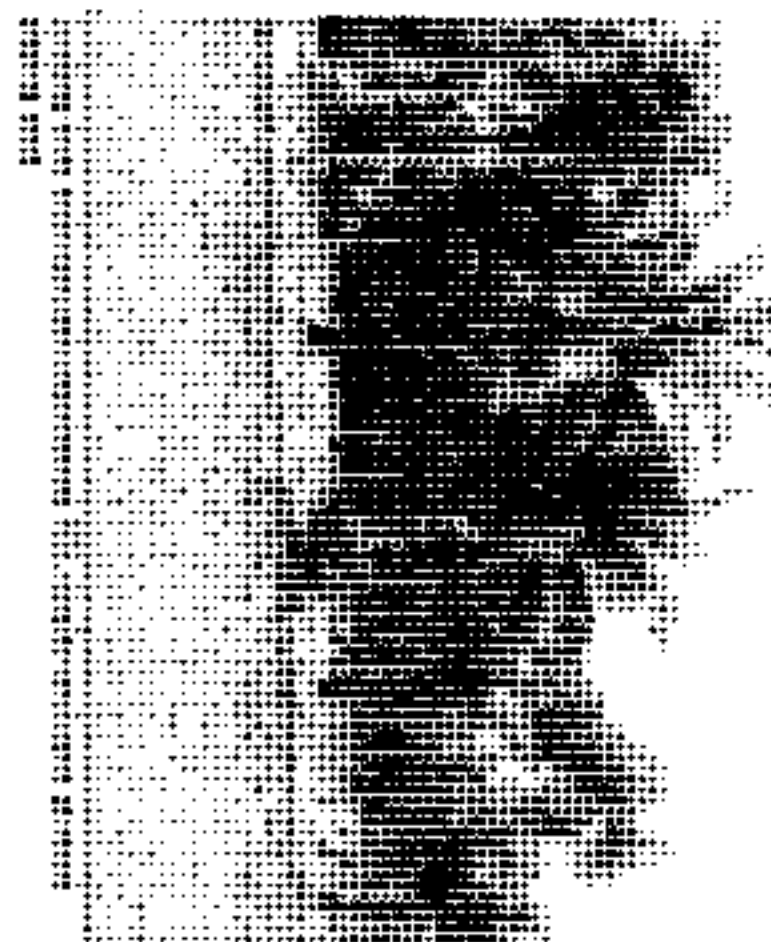
Special Circumstances

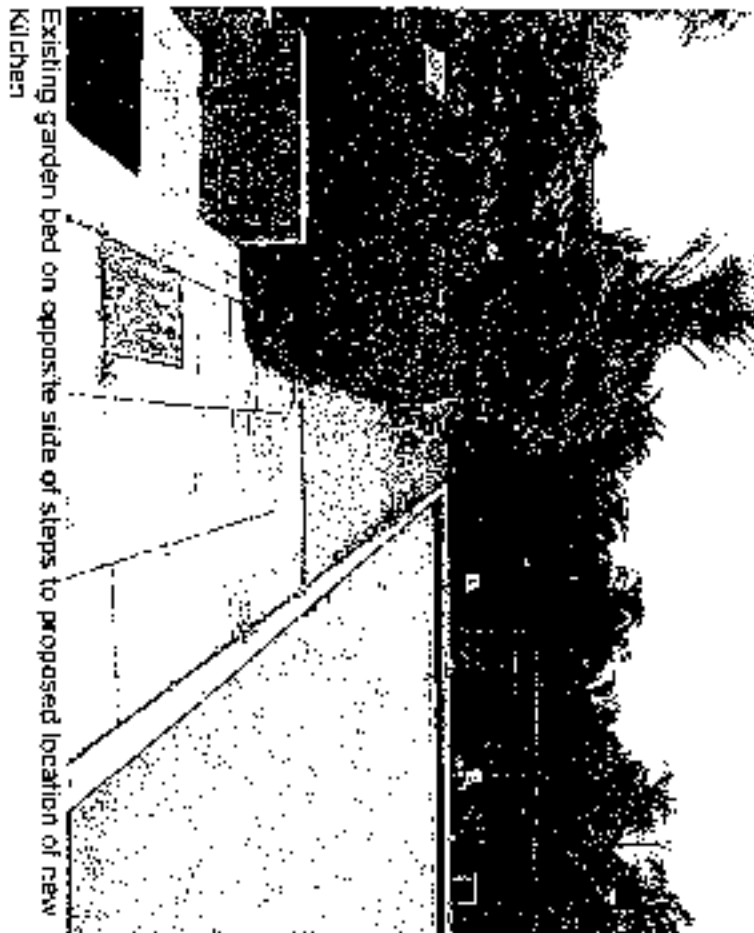
As an established Australian wide organization that supports war veterans, serviceman and their families, the Darwin North RSL request

- The RSL be permitted to continue operating as a licensed club on their property zoned CP – Community Purposes
- They are permitted to provide a new commercial standard kitchen fit-out in a prefabricated shell
- A waiver for the \$1,600 application fee as the RSL is a non-profit organisation



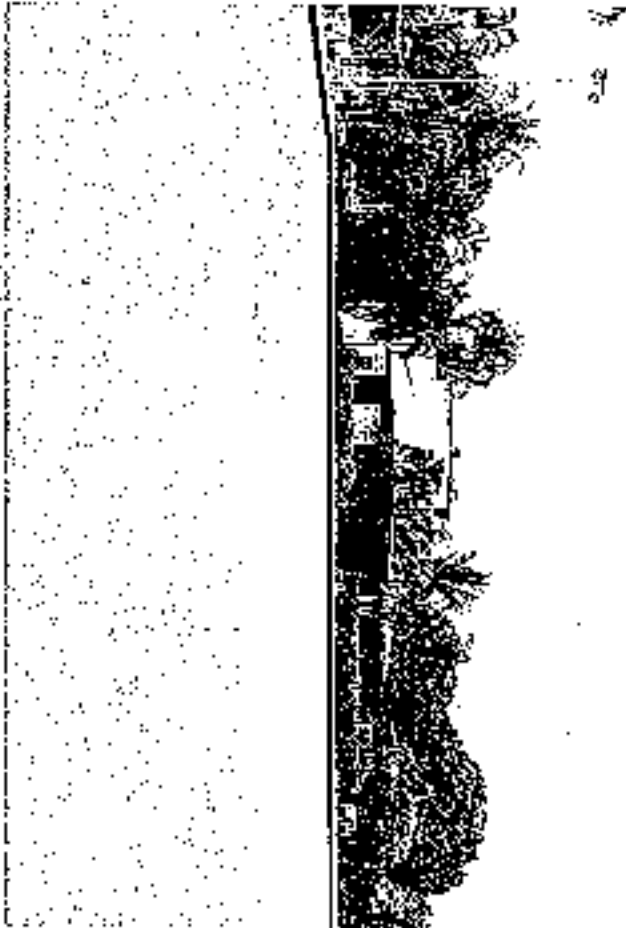




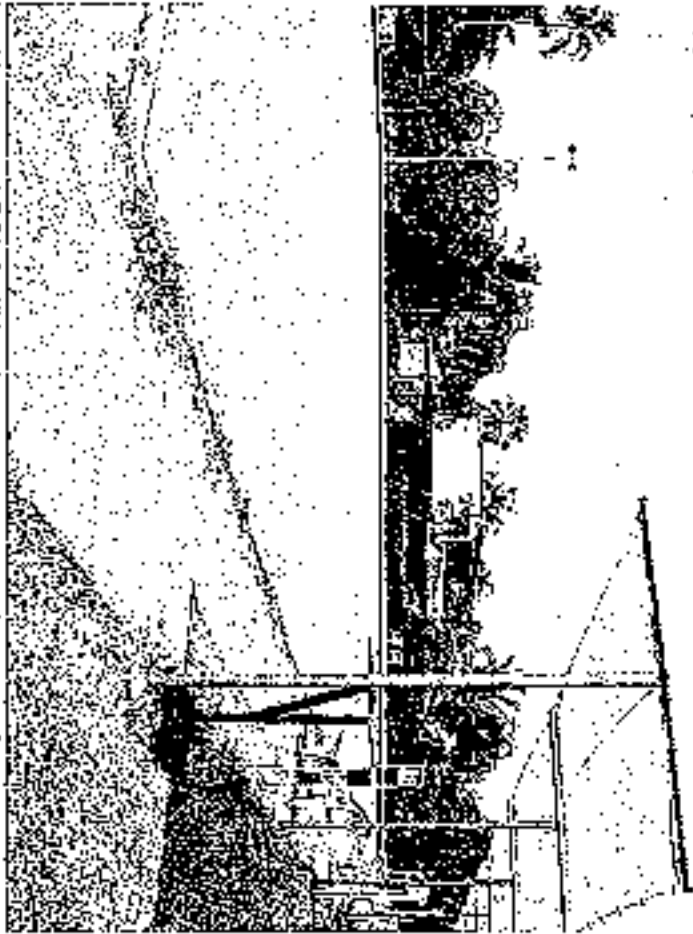


Existing garden bed on opposite side of steps to proposed location of new kitchen

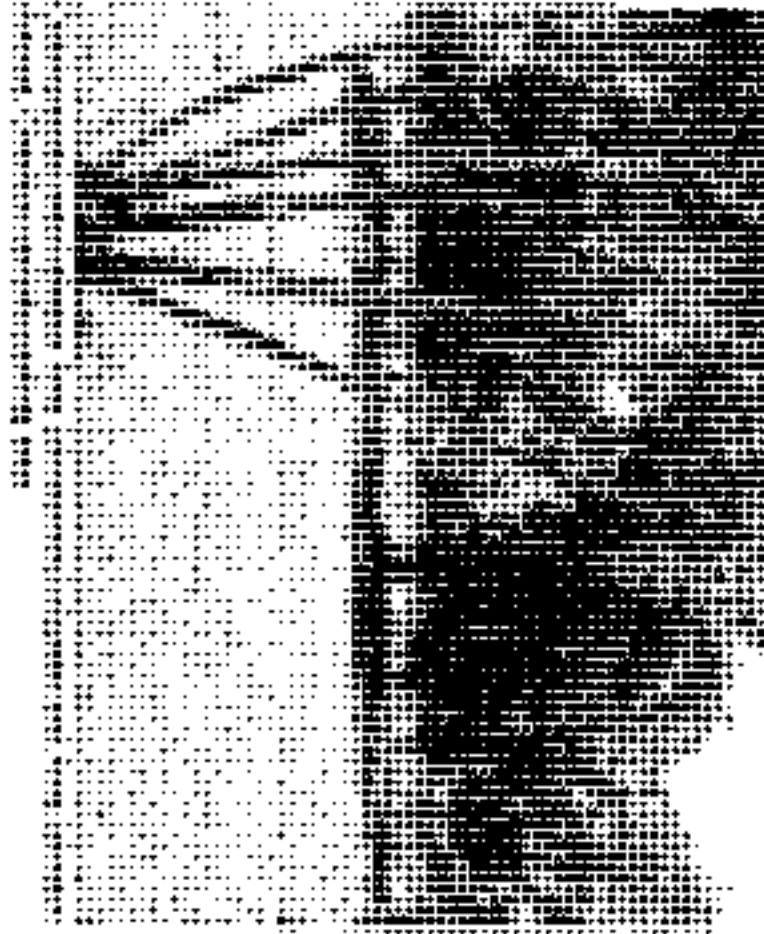




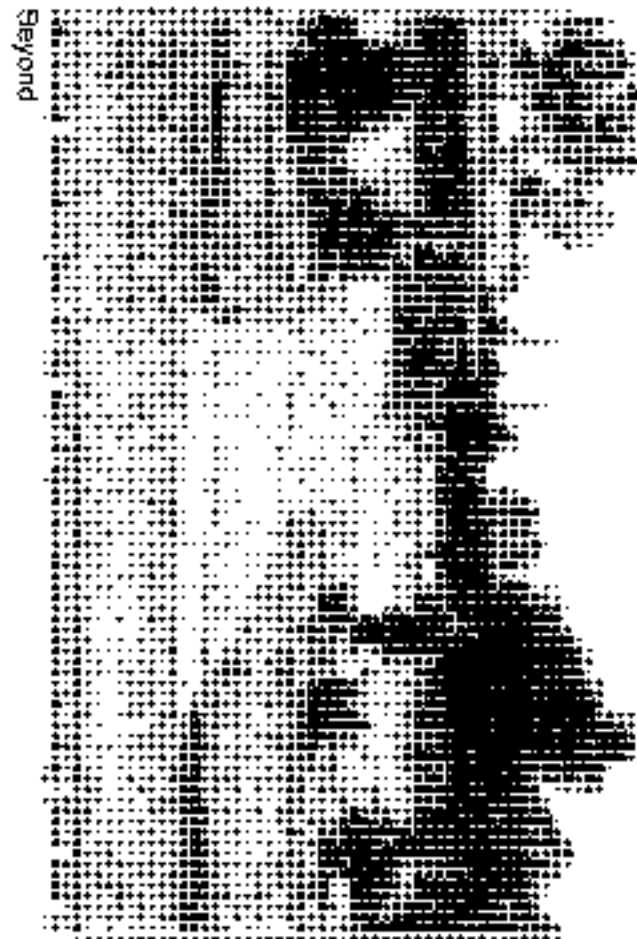
Looking toward RSL facilities from Amy Johnson Ave end of bowling green  
Note the amount of established landscaping around the building



Looking toward RSL facilities from Amy Johnson Ave end of bowling green  
Note the amount of established landscaping around the building



Established screen planting between service road behind display area and  
Caretaker area beyond

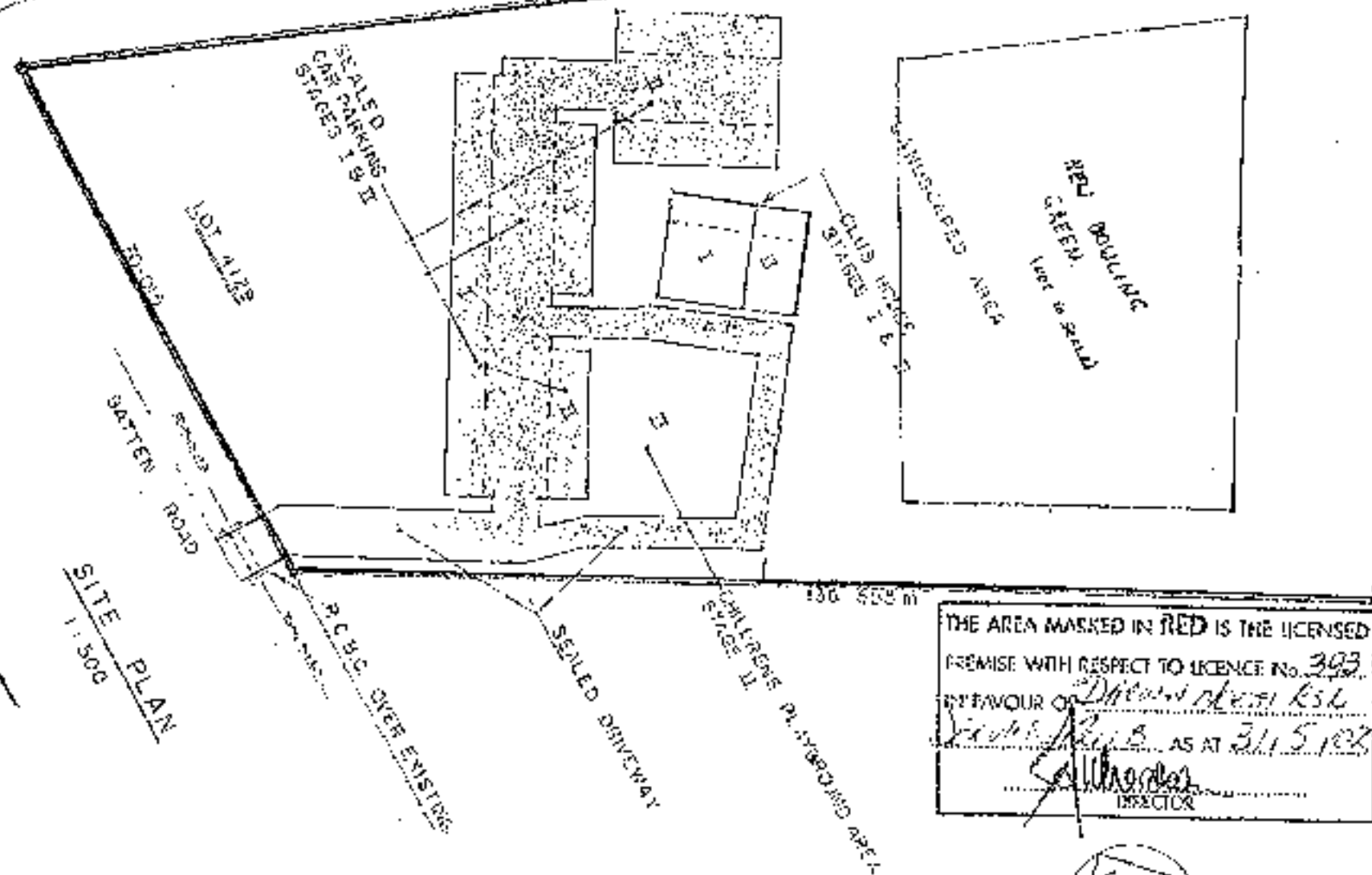


Beyond



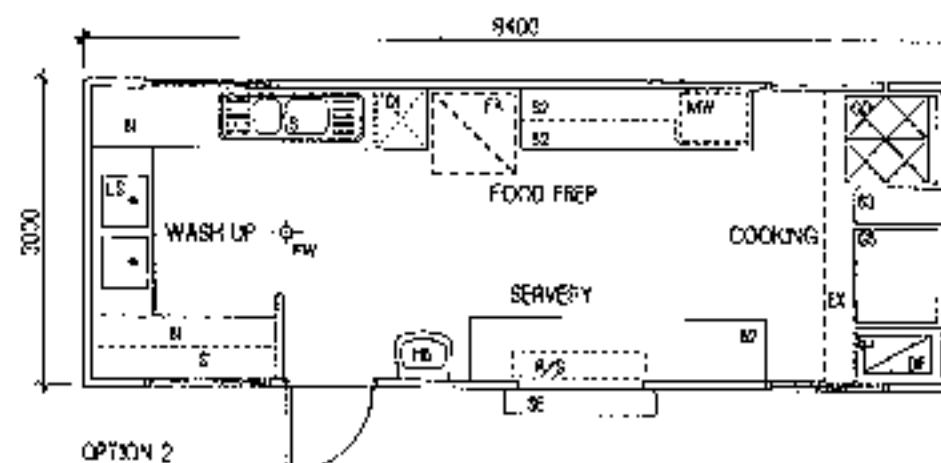
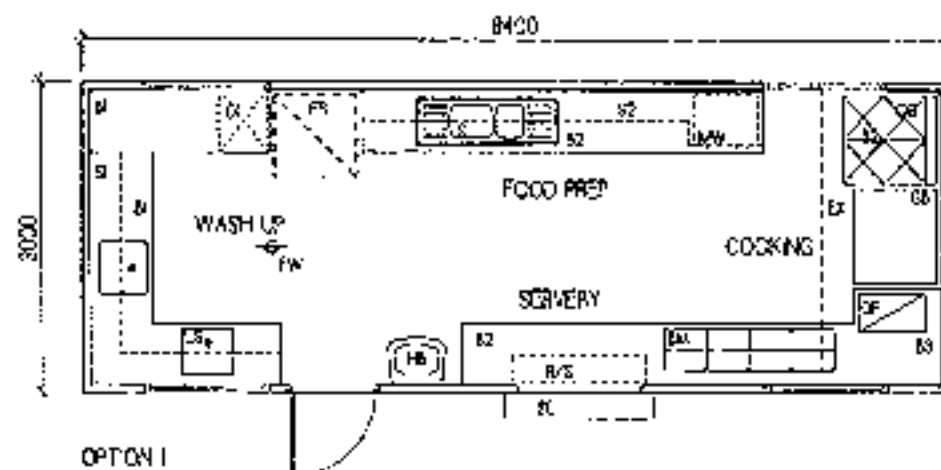


3401 JOHNSTON AVE  
EAST APT 101



THE AREA MARKED IN RED IS THE LICENSED  
PREMISE WITH RESPECT TO LICENCE No. 393  
IN FAVOUR OF *Dhawan Keshi RSL*  
*Yash B. RSL* AS AT *31.5.108*  
*S. K. Bhatnagar*  
INSPECTOR





## LEGEND

- S - STAINLESS STEEL DOUBLE SINK WITH DRAINER
- LS - LARGE STAINLESS STEEL DOUBLE SINK & DRAINER
- FR - REFRIGERATOR ON CASTERS
- HW - 1/2 HAND BASIN WITH BLOW OPERATED HOT & COLD WATER MIXER
- FW - FLOOR WASTE
- R/S - ROLLER SHUTTER
- GB - GAS BO
- GO - GAS OVEN & HOTPLATES
- DF - DEEP FRYER
- MW - WALL MOUNTED MICROWAVE
- EX - EXHAUST HOOD OVER
- BW - BURNER
- SE - SERVERY
- B1 - 600mm DEEP BENCH WITH 1 BOTTOM SHELF 100mm CLEAR ABOVE FLOOR LEVEL
- B2 - 600mm DEEP BENCH WITH 1 BOTTOM SHELF 150mm CLEAR ABOVE FLOOR LEVEL AND MIDDLE SHLEF
- B3 - 850mm DEEP BENCH
- S1 - 300mm DEEP SHELVING OVER BENCH
- S2 - 300mm DEEP SHELVING OVER BENCH WIDENED AT END TO TAKE MICROWAVE
- D1 - BANK OF 4 EQUAL DRAWERS BELOW BENCH

## NOTE:

1. OPEN ONE, TWO GENERALLY
2. ALL BENCHES TO BE 600mm ABOVE FLOOR LEVEL
3. SHELVING OVER BENCHES TO BE 600mm ABOVE BENCH

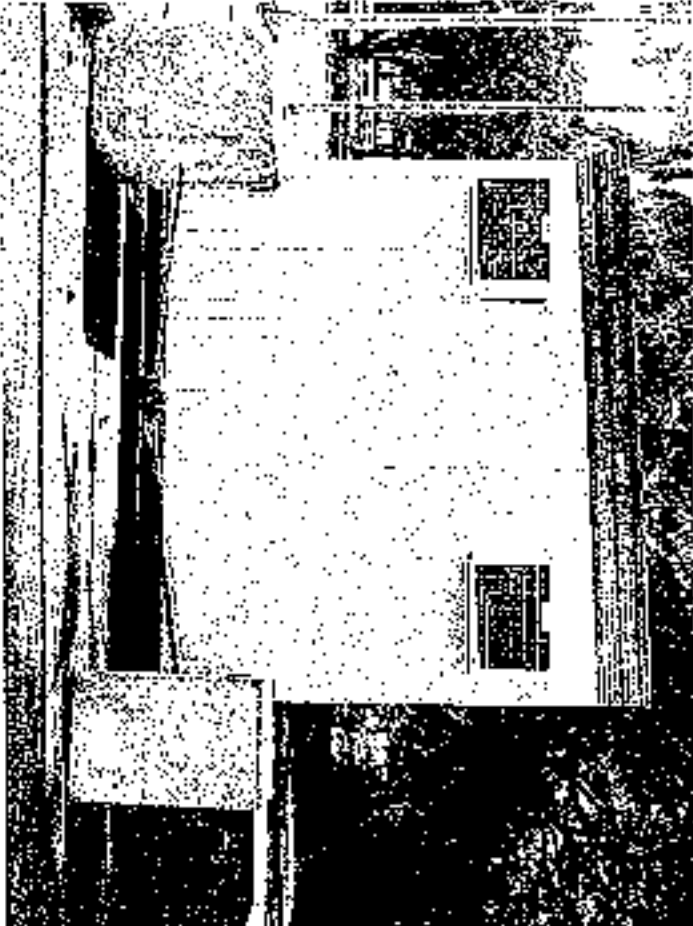
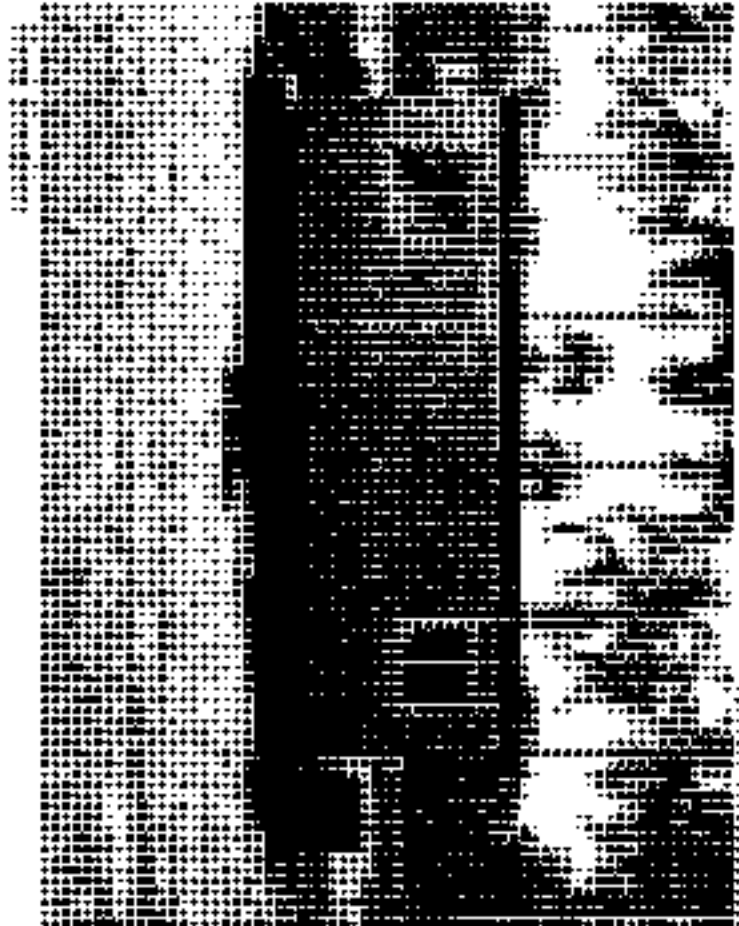
# **DETAILS OF PROPOSED DEMOUNTABLE**

## **DARWIN NORTH RSL**

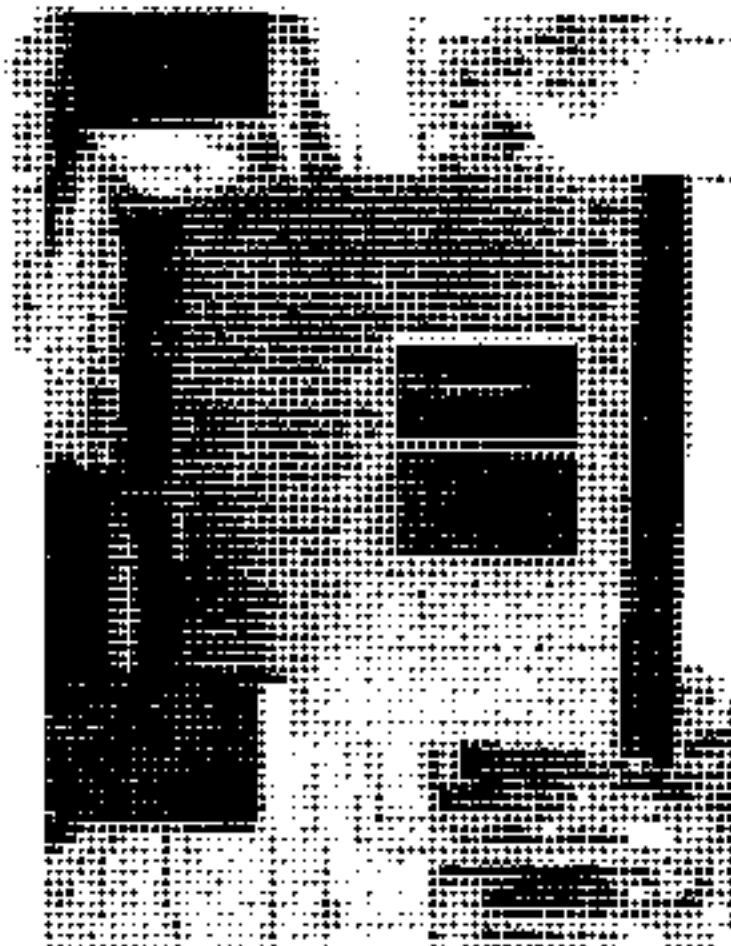
SEC 4129 (20) BATTEN ROAD MARRARA

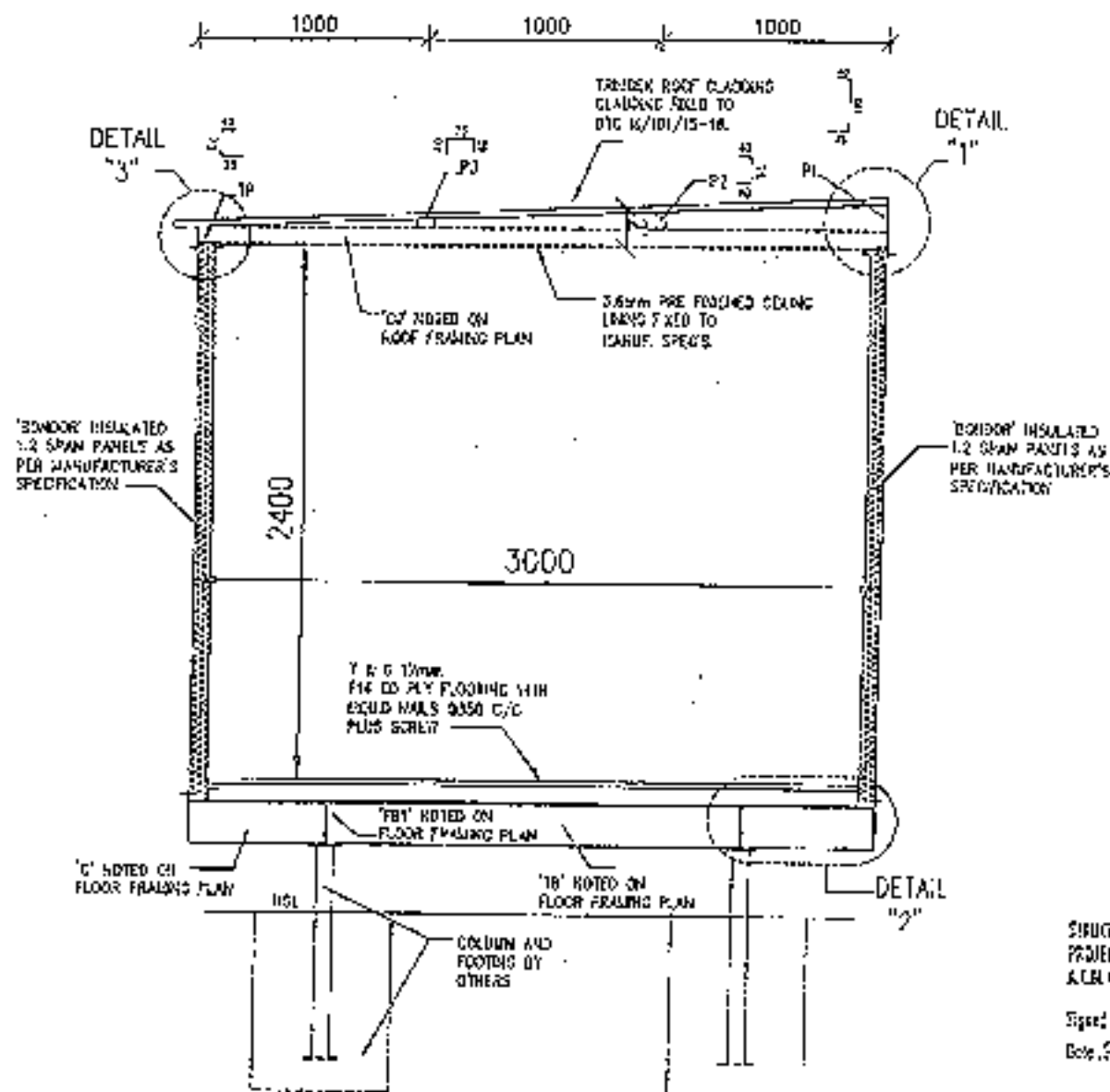
ISSUED APRIL 2009





Left Hand End Elevation





SECTION "X-X"  
SCALE 1:20

NORTHERN TRANSPORTABLES PTY LTD  
SHEED UNIT  
TYPICAL SECTION (A WITH 1400)

DATE	25/07/2002
BY	WCA
CHKD	WCA
APPD	WCA
DATE	25/07/2002
BY	WCA
CHKD	WCA
APPD	WCA

19 June 2009

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

Dear Doug

**Lot 4129 (20) Batten Road, Marrara  
Exceptional Development Permit for Extensions (Demountable Structure) to an  
Existing Licensed Club .. (The Land is in Zone CP (Community Purposes) of  
the Northern Territory Planning Scheme and a Licensed Club is a Prohibited  
Use within this Zone)**

Thank you for the Development Application referred to this office on 22 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:

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

- a). The proposed development does not appear to change any existing  
arrangements for vehicle access to the site or to waste bin storage. In  
addition, the proposal does not appear to require any use or landscaping of  
Council land.

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.

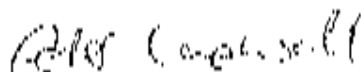
- Stormwater shall be collected and discharged into Council's drainage network,  
and reinstatement works carried out, all to the requirements and satisfaction of  
the General Manager of Infrastructure, Darwin City Council and at no cost to  
Council.

- Pursuant to clause 8.5.2 of the Northern Territory Planning Scheme and s.70 (5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

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

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

Yours faithfully



**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

cc: Darwin North Sub Branch RSL, Inc.

ENCL: YES

**DARWIN CITY COUNCIL****DATE:** 23/6/09**REPORT****TO:** TOWN PLANNING COMMITTEE MEETING/  
OPEN A**APPROVED:** BS**FROM:** GENERAL MANAGER INFRASTRUCTURE**APPROVED:** PL**REPORT NO:** 09TS0097 BS:cb**APPROVED:** LC**COMMON NO:** 1591033**SUBJECT:** CHANGES TO DARWIN SUBURB BOUNDARIES**ITEM NO: 10.5****SYNOPSIS:**

The Place Names Committee is seeking Council's support to make minor changes to suburb boundaries within the Darwin Municipality. The changes have been proposed to align the suburb boundaries with identifiable features, ie cadastral boundaries and road centrelines, **Attachment A**.

This report recommends that under delegated authority the Town Planning Committee support this application and endorse the letter to the Place Names Committee at **Attachment B**.

**GENERAL:**

In March 2007 changes to suburb boundaries and the creation of new suburbs were approved by the Minister for Planning and Lands, after a two year consultation period.

Council supported the original proposal in February 2006, as per the following decision:

**8.2.4 Proposed New Suburbs and Changes to Existing Suburb Boundaries**

*Report No.05TS0308 (08/02/06) Common No. 958265*

*A. THAT Report Number 05TS0308 entitled Proposed New Suburbs And Changes To Existing Suburb Boundaries, be received and noted.*

*B. THAT Council requests the Place Names Committee consider revising the proposed suburb names of Darwin Airport and RAAF Darwin to reflect the history, character and mixed use of the sites.*

*DECISION NO.19\2525 (14/02/06)*

The Place Names Committee in conjunction with the Department of Planning and Infrastructure, is now proposing to make minor changes to these boundaries to align them with identifiable features.

Boundary changes are now being proposed between the suburbs of:

- Larrakeyah and The Gardens (in the vicinity of Burnett Place)
- Darwin City and Stuart Park (in the vicinity of Dinah Beach Road)
- Parap, Stuart Park and Woolner (along Stuart Highway)
- The Narrows and Woolner (along Stuart Highway).

The Place Names Committee has supplied Council with diagrams that clearly detail the existing suburb boundaries and the proposed changes to the suburb boundaries, **Attachment A**.

**FINANCIAL IMPLICATIONS:**

Nil.

**STRATEGIC PLAN IMPLICATIONS:**

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

**Goal**

- 1 Achieve Effective Partnerships and Engage in Collaborative Relationships

**Outcome**

- 1.1 Improve relations with all levels of Government

**Key Strategies**

- 1.1.1 Effectively engage with Territory and Australian Government officials, particularly in the Darwin region.

**LEGAL IMPLICATIONS:**

This issue is not considered confidential.

**ENVIRONMENTAL IMPLICATIONS:**

Nil.

**PUBLIC RELATIONS IMPLICATIONS:**

Not assessed.

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**COMMUNITY SAFETY IMPLICATIONS:**

Nil.

**DELEGATION:**

Nil.

**CONSULTATION:**

Strategic Town Planner.

**PROPOSED PUBLIC CONSULTATION PROCESS:**

The Place Names Committee is responsible for public consultation of proposed place names.

It will be recommended that Council's comments include that public consultation be undertaken by the Place Names Committee of the Northern Territory Government.

**APPROPRIATE SIGNAGE:**

Not applicable.

**RECOMMENDATIONS:**

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 09TS0097 BS:cb entitled Changes to Darwin Suburb Boundaries, be received and noted.
  - ii). THAT under delegated authority the Town Planning Committee endorse the letter to the Place Names Committee at **Attachment B**.

**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

**LUCCIO CERCARELLI**  
**GENERAL MANAGER INFRASTRUCTURE**

Any queries on this report can be directed to Brian Sellers on 8930 0683.

Attachment A

[Incoming Letter - Place Names Committee - Seeks support and/or comment...](#)

Attachment B

[Report 09TS0097 Attachment B - Changes to Darwin Suburb Boundaries](#)



Please quote : 1591033 BS:sv

2 July 2009

Mr Stuart Duncan  
Secretary  
Place Names Committee for the NT  
GPO Box 1680  
Darwin NT 0801

Dear Sir

**Changes to Darwin Suburb Boundaries**

Council's Town Planning committee considered the above Place Name Application at its meeting held 1 July 2009, and resolved as follows:

- i). THAT Council supports the proposed changes to the Larrakeyah, The Gardens, Darwin City, Stuart Park, Parap, Woolner and The Narrows suburb boundaries, as defined in the Place Names Committee's letter to Council referenced PN2002/0008, dated 3 June 2009 and at Attachment A to Report Number 09TS0097 BS:cb.
- ii). THAT public consultation be undertaken by the Place Names Committee of the Northern Territory Government.

If you wish to discuss this issue further please contact this office on 8930 0528.

Yours faithfully

**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

Encl



# OPEN SECTION

PAGE

TP\*/6

Town Planning Committee Meeting – Wednesday, 1 July, 2009

## 11 INFORMATION ITEMS

### 11.1 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) Lots 4818 and 5994 (3) Gilruth Avenue The gardens PROPOSED DEVELOPMENT – subdivision to Create 2 Lots (with **Attachment**) – Common Number 1581965 PL:sv dated 1 July 2009.
- ii) Lot 7524 (65) O'Ferrals Road,, Bayview 2 x 3 Bedroom Multiple Dwellings in a 2 Storey Building (with **Attachments**) – Common Number 1581976 CT:sv dated 05 June 2009.
- iii) Lot 7516 (49) O'Ferrals Road, Bayview 3 x 3 Bedroom Multiple Dwellings in a 2 Storey Building (with **Attachments**) – Common Number 1581989 PL:sv dated 5 June 2009.
- iv) Lot 11459 (3) Lindsay Street, Darwin City Library and Multi-Purpose Hass Additions to an Existing Education Establishment. (with **Attachment**) – Common Number 1590392 dated 19 June 2009.
- v) Lot 6177 (13) Gunbar Street, Bayview, 3 Storey Single Dwelling with Reduced Front Setback and Exceeding the 8.5m Height Limitation (with **Attachments**) – Common Number 1577727 PL:cb dated 29 May 2009
- vi) Lot 2537 (34) Gregory Street, Parap Application to Vary a Condition of Development Permit for 24 x 3 Bedroom Units (with **Attachments**) – Common Number 1217973 PL:sv dated 4 June 2009
- vii) Lot 7744 (49) Ruddick Circuit, Stuart Park PROPOSED DEVELOPMENT – 3 Storey Single Dwelling Exceeding the 8.5m Height Limitation (with **Attachment**) – Common Number 1587850 PL:sv dated 12 June 2009
- viii) Lots 2014, 2015, 2023, 2024 and 2025 (34) Stuart Highway, (2) Queen Street, (5) and (3) King Street and (32) Stuart Highway Stuart park PROPOSED DEVELOPMENT - Consolidation to Create 1 Lot Not Exhibited with **Attachment**) – Common Number 1590423 PL:sc dated 19 June 2009
- ix) Lot 3102 (3) Flint Street, Jingili Proposed Development Verandah and Carport Addition to an Existing Single Dwelling with a Reduced Front Setback (with **Attachment**) – Common Number 1595210 PL:sv dated 26 June 2009
- x) Lot 2663 (46) East Point road Fannie Bay Proposed Development Verandah Addition to an Existing Multiple Dwelling (Unit 4) with Reduced Side and Rear Setback (with **Attachment**) – Common Number 1595213 PL:sv dated 26 June 2009

*(continued on next page....)*



# OPEN SECTION

PAGE

TP\*/7

Town Planning Committee Meeting – Wednesday, 1 July, 2009

## 11 INFORMATION ITEMS

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

*(....continued from previous page)*

- xi) Lots 79 (7) Caledonia Street Anula – PROPOSED DEVELOPMENT – Carport and Verandah Addition Not Exhibited (with **Attachment**) – Common Number 1590423 PL:sc dated 19 June 2009
- xii) Lot 4883 (1) Grevillea Circuit, Nightcliff PROPOSED DEVELOPMENT – Carport Additions to Existing Multiple Dwellings with Reduced Front Setbacks to the Primary and Secondary Streets (with **Attachment**) – Common Number 1587793 PL:sv dated 19 June 2009
- xiii) Lot 10078 (50) Matla Crescent, Lyons PROPOSED DEVELOPMENT - Single Dwelling with a Reduced Front Setback (Including One side Setback) Outside the Building Envelope Approved by Development Permit DP08/0202 (with **Attachment**) – Common Number 1352685 PL:sv dated 19 June 2009.
- xiv) Lot 2198 (24) Renner Court Malak PROPOSED DEVELOPMENT - Extensions to an Existing Single Dwelling With a Reduced Front Setback (with **Attachment**) – Common Number 1587765 PL:sv dated 12 June 2009.
- xv) Lot 7635 (38) Gardens Hill Crescent The Gardens PROPOSED DEVELOPMENT - Conversion of Carport to a Garage for a multiple Dwelling (Unit 11) With a Reduced Front Setback (with **Attachment**) – Common Number 1583618 PL:sv dated 12 June 2009.
- xvi) Lots 1724 & 1725, (41) and (43) Stuart Highway, Stuart park – PROPOSED DEVELOPMENT - Consolidation to Create 1 Lot Not Exhibited (with **Attachment**) – Common Number 1590423 dated 12 June 2009.
- xvii) Lot 6507 (27) Haritos Street, Wanguri Extensions and Carport Addition to an Existing Single Dwelling with Reduced Secondary Street and Side Setbacks – NOT EXHIBITED  
(with **Attachment**) – Common Number 1578962 PL:sv dated 5 June 2009.
- xviii) Lot 6845 (4) Abbott Crescent Malak Verandah Addition to an Existing Multiple Dwellings (Unit 5) With a Reduced Side Setback (with **Attachment**) – Common Number 1588771 PL:sv dated 5 June 2009.
- xix) Lot 2128 (16) Marchant Court, Malak Verandah Addition to an Existing Single Dwelling with a Reduced Front Setback (with **Attachment**) – Common Number 1588520 PL:sv dated 5 June 2009.

DECISION NO.20\()

(01/07/09)



1 July 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**

**Lots 4818 and 5994 (3) Gllruth Avenue The Gardens  
PROPOSED DEVELOPMENT- Subdivision to Create 2 Lots**

Thank you for the Development Application referred to this office 21 May 2009 concerning the above. Council's previous letter on this proposed development was placed before Council's Town Planning Committee at its meeting of 1 July 2009. Additional comments from Council have been added in this revised letter on this proposal.

The following issues are raised for consideration by the Authority:

The subject site is located in an area defined as the Mindil Beach Bullocky Point Environmental Management Unit under Darwin City Council's Environmental Management Plan (2005). The site is adjacent to areas of significant environmental, heritage and cultural values. Part of the site functions as an important stormwater outlet for the surrounding built and natural environment. Any future development on the site needs to be subject to strict controls as part of an environmental management plan for the area.

Because of the existing creek/stormwater drains significance in relation to the environment, heritage and cultural values and in the disposal of storm water, Council considers that:

- (i) An easement of sufficient size be provided over the creek/stormwater drain.
- (ii) Stormwater drainage is upgraded/maintained to sufficient capacity to cater for its catchment upstream.
- (iii) Ownership remain *status quo* that is the easement and required land remain vested to the Crown.



**DARWIN**

- 2

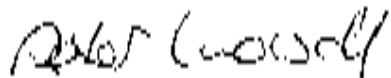
Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- 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.

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

Yours faithfully



**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

cc: Department of Planning and Infrastructure



Please quote: CN 1581976 CT:sv

05 June 2009

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

Dear Doug

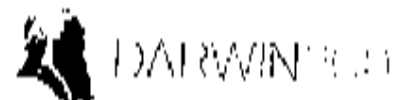
**Lot 7524 (65) O'Ferrals Road Bayview  
2 X 3 Bedroom Multiple Dwellings in a 2 Storey Building**

Thank you for the Development Application referred to this office on 21<sup>st</sup> 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:

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

- a) **The proposed 5 metre wide crossover and driveway from O'Ferrals Road to the property appears to meet Council's requirements.** The crossover and driveway is shown on the preliminary Grading & Drainage Plan prepared by Opus Qantec McWilliam.
- b). **The proposed stormwater drainage system appears to meet Council's requirements.** Stormwater drainage is shown on the preliminary Grading & Drainage Plan prepared by Opus Qantec McWilliam. The plan includes site levels and demonstrates a stormwater connection to an existing drainage pit in O'Ferrals Road.
- c). **The proposed development does not require a waste bin enclosure.** Council's waste bin policy (Policy No. 333 – amended 20/02/08) sets out the following:



*"All detached dwellings and cluster dwellings with 3 or less dwellings per lot, will be provided with Council's kerbside collection service. Each dwelling will be provided with 1 x 240-litre waste bin (serviced weekly) and 1 x 240-litre recycling bin (serviced fortnightly). The resident will be responsible for placing the bins on the kerbside on collection days and returning it inside the premises not later than 24 hours after the contents have been collected. The resident will be responsible for storage of the bins within the premises."*

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

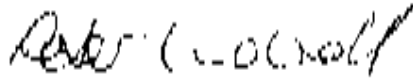
- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager of Infrastructure, Darwin City Council. No wall, fence or tree exceeding 0.6 metres in height shall be constructed or planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of The Director of Technical Services, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

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



If you require any further discussion in relation to this application please contact me on 08 8930 0528.

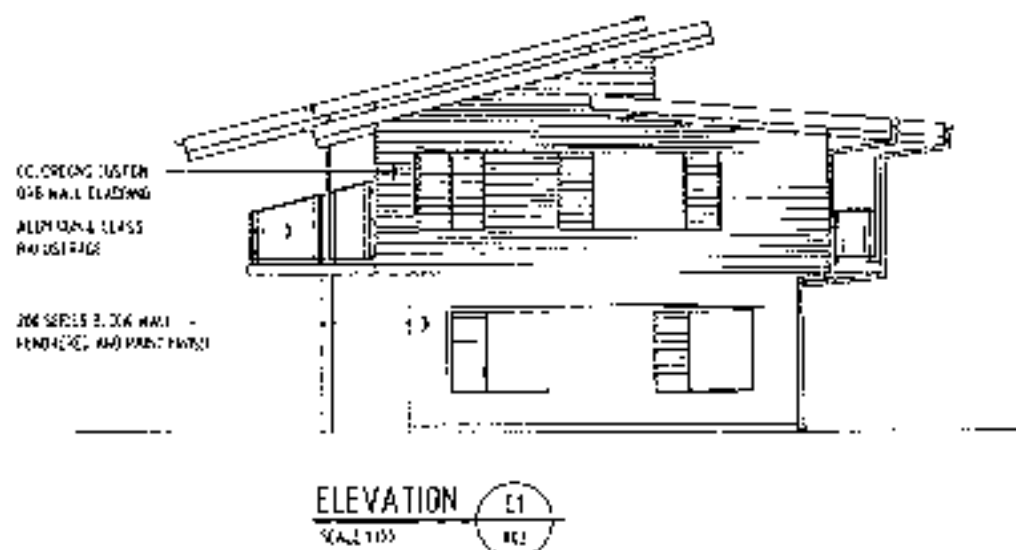
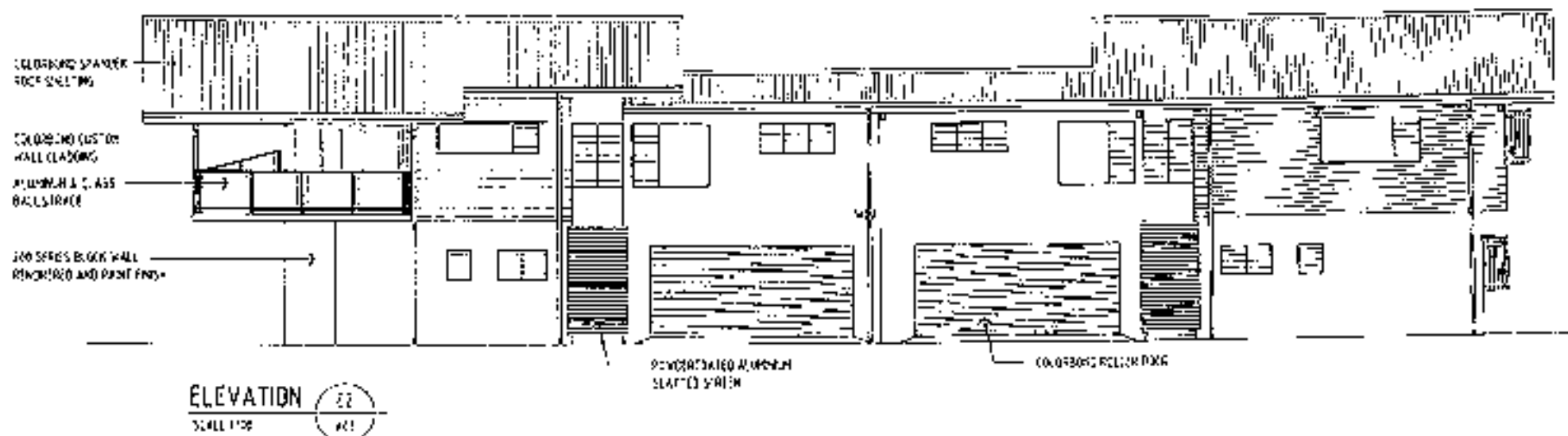
Yours faithfully



**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

cc: Jackson Gooden Architects





959

DATE PREPARED	DATE	PROJECT
11-11-18		131

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PROPOSED DEVELOPMENT  
LOT 15A, 276015 ROAD, BARVIEW  
TERRAPINOS GROUP  
CITY OF BARVIEW  
131

2018-11-11 2764-111 131

05 June 2009

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

Dear Doug

**Lot 7316 (49) O'Ferrals Road, Bayview  
3 X 3 Bedroom Multiple Dwellings in a 2 Storey Building**

Thank you for the Development Application referred to this office 21<sup>st</sup> 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:

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

- a). **The proposed 6 metre wide crossover and driveway from O'Ferrals Road to the property appears to meet Council's requirements.** The crossover and driveway is shown on the preliminary Grading & Drainage Plan prepared by Opus Qantec McWilliam.
- b). **The proposed stormwater drainage system appears to meet Council's requirements.** Stormwater drainage is shown on the preliminary Grading & Drainage Plan prepared by Opus Qantec McWilliam. The plan demonstrates the proposal to remove an existing SEP located at the proposed crossover to the site and to build a new 4 bay SEP to Council's requirements, approximately 8 metres to the south on O'Ferrals Road.
- c). **The proposed development does not require a waste bin enclosure.** Council's waste bin policy (Policy No. 303 - amended 28/02/08) sets out the following:

*"All detached dwellings and cluster dwellings with 3 or less dwellings per lot, will be provided with Council's kerbside collection service"*



DARWIN

*Each dwelling will be provided with 1 x 240-litre waste bin (serviced weekly) and 1 x 240-litre recycling bin (serviced fortnightly). The resident will be responsible for placing the bins on the kerbside on collection days and returning it inside the premises not later than 24 hours after the contents have been collected. The resident will be responsible for storage of the bins within the premises."*

- d). **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:**

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

The submitted plans include an exposed aggregate footpath within Council's road verge along the northern boundary of the site.

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

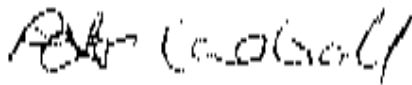
- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.
- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager of Infrastructure, Darwin City Council. No wall, fence or tree exceeding 0.6 metres in height shall be constructed or planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.

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

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

If you require any further discussion in relation to this application please contact me on 08 8930 0528.

Yours faithfully



**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

cc: Jackson Gordon Architects



# FINISHES SELECTION

FLOOR  
FASION/FAIRCE  
SCEIT  
CEILING WALLS

SPARKLE, GOLDEN, 10" x 10" x 10"  
PRESSED METAL, COLORED, 10" x 10" x 10"  
CUSTOM, 10" x 10" x 10"  
CUSTOM, 10" x 10" x 10"  
REINFORCED & PAINTED CONCRETE BLOCK  
TYPICAL, 10" x 10" x 10"  
FEATURE, 10" x 10" x 10"  
POLYURETHANE, 10" x 10" x 10"  
FLOORING, 10" x 10" x 10"  
FLOORING, 10" x 10" x 10"  
FLOORING, 10" x 10" x 10"  
FLOORING, 10" x 10" x 10"

GARAGE DOORS  
WINDY/TORRE  
WINDY/TORRE  
FENCE

135

## LEGEND - LOT 7516

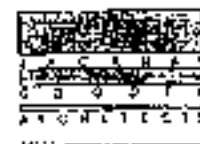
SITE AREA	931m <sup>2</sup>
UNIT 1	
GROUND FLOOR	36m <sup>2</sup>
FIRST FLOOR	98m <sup>2</sup>
<b>TOTAL INTERNAL AREA</b>	<b>134m<sup>2</sup></b>
GARAGE/LAUNDRY	39m <sup>2</sup>
BALCONY AREA	24m <sup>2</sup>

UNIT 2	
GROUND FLOOR	50m <sup>2</sup>
FIRST FLOOR	38m <sup>2</sup>
<b>TOTAL INTERNAL AREA</b>	<b>88m<sup>2</sup></b>
GARAGE/LAUNDRY	29m <sup>2</sup>
BALCONY AREA	16m <sup>2</sup>

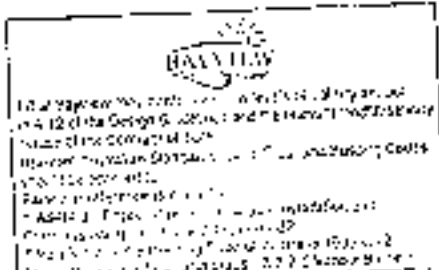
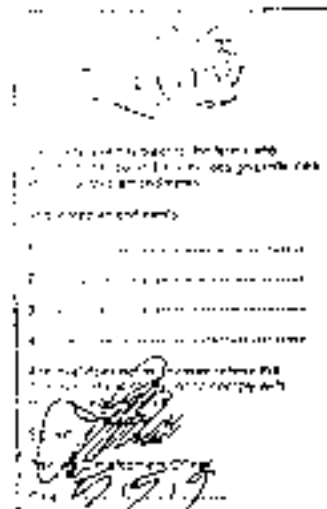
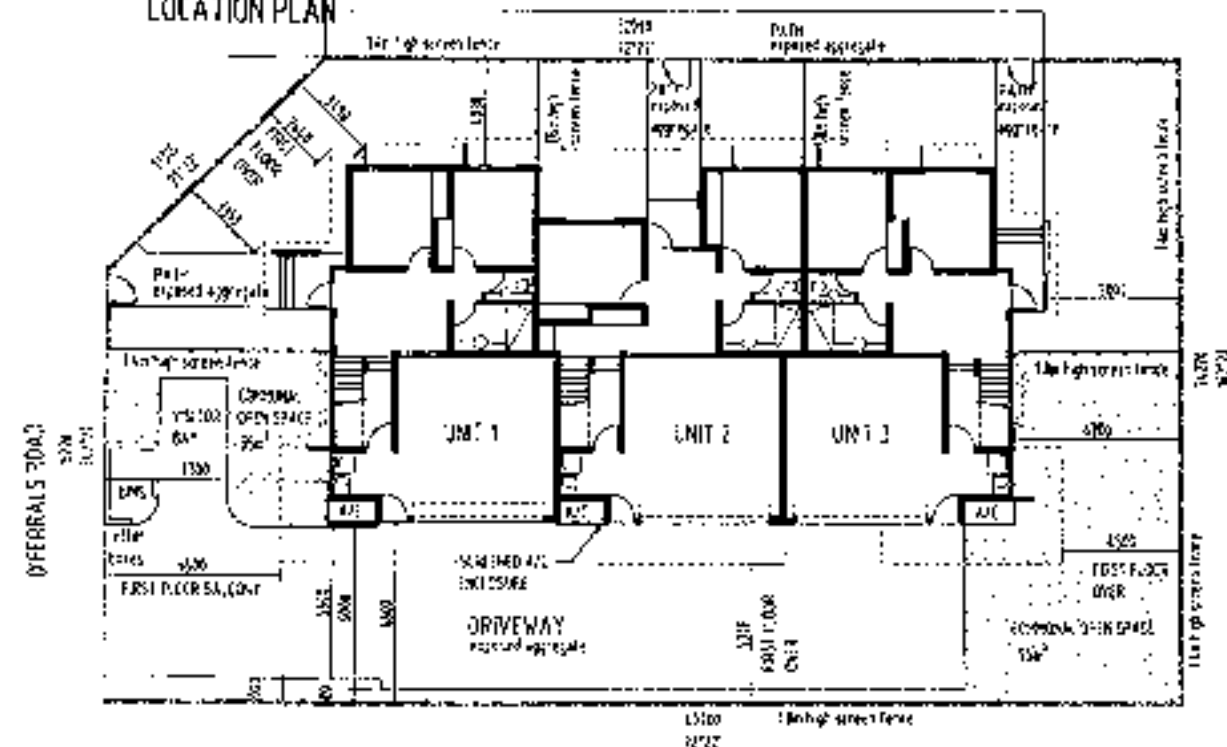
UNIT 3	
GROUND FLOOR	56m <sup>2</sup>
FIRST FLOOR	38m <sup>2</sup>
<b>TOTAL INTERNAL AREA</b>	<b>94m<sup>2</sup></b>
GARAGE/LAUNDRY	33m <sup>2</sup>
BALCONY AREA	16m <sup>2</sup>

SITE AREA PER UNIT	312.3m <sup>2</sup>
COMMONAL OPEN SPACE	100m <sup>2</sup> 105m <sup>2</sup>
PRIVATE OPEN SPACE	236m <sup>2</sup> 125m <sup>2</sup>

NO. OF CARPARKS	?
	N



## LOCATION PLAN

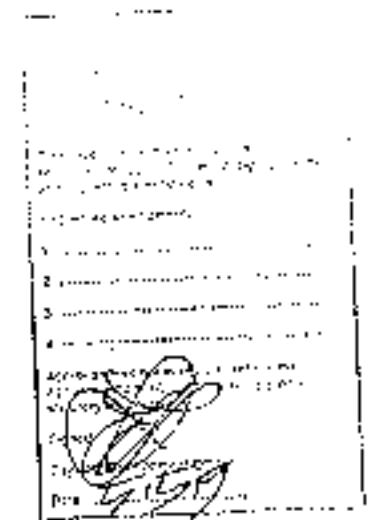
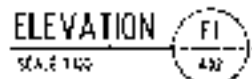
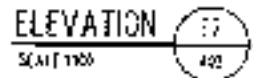


LOT 7516 O'HERRALS ROAD, BAYVIEW

DATE: 19/9/19

SITE & LOCATION PLANS

135





19 June 2009

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

Dear Doug

**Lot 1459 (3) Lindsay Street, Darwin City  
Library and Multi-Purpose Hall Additions to an Existing Education  
Establishment**

Thank you for the Development Application referred to this office on 4 June 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 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 CP2006/05D - Darwin Zone H covers Lots 1459. A copy of the contribution plan may be viewed on Council's website or by contacting Council's Strategic Town Planner on 8930 0528.



**DARWIN**

- b). The proposed development does not appear to change any existing arrangements for vehicle access to the site or to waste bin storage. In addition, the proposal does not appear to require any use or landscaping of Council land.

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.

- 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.
- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and s.70 (5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of The Director of Technical Services, Darwin City Council.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

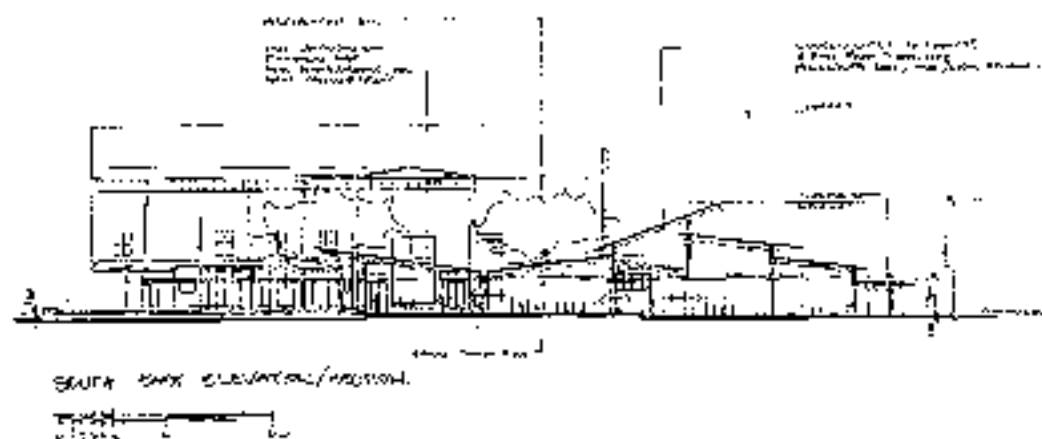
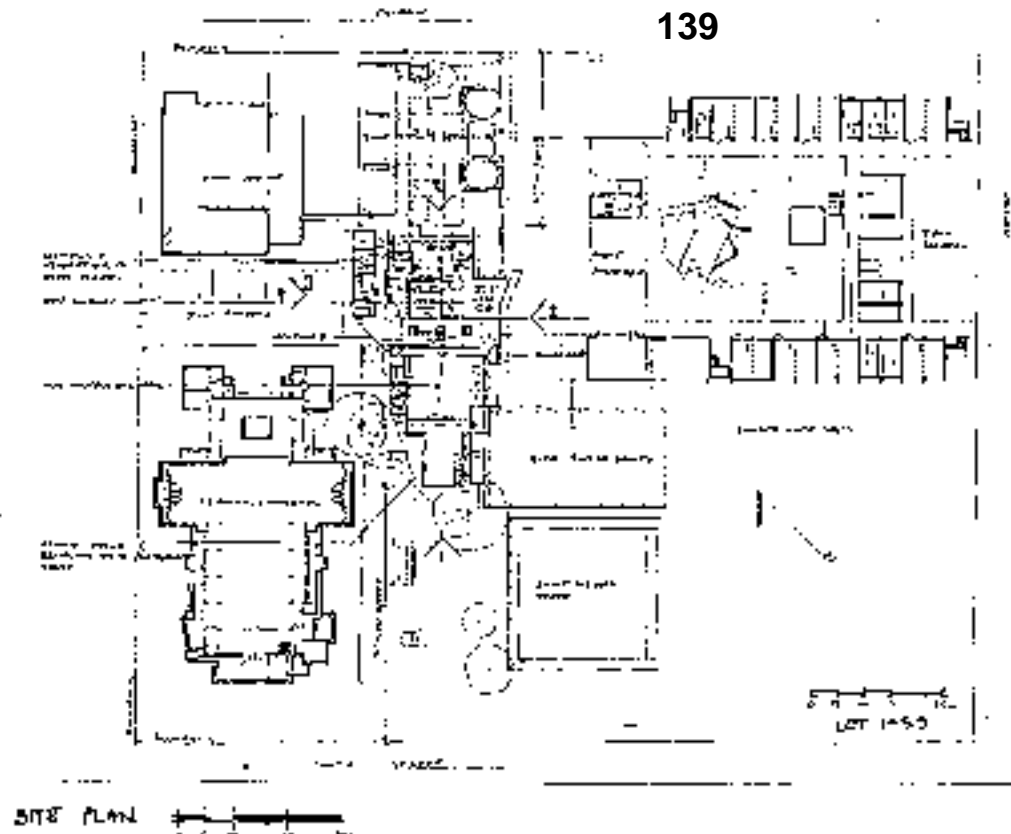
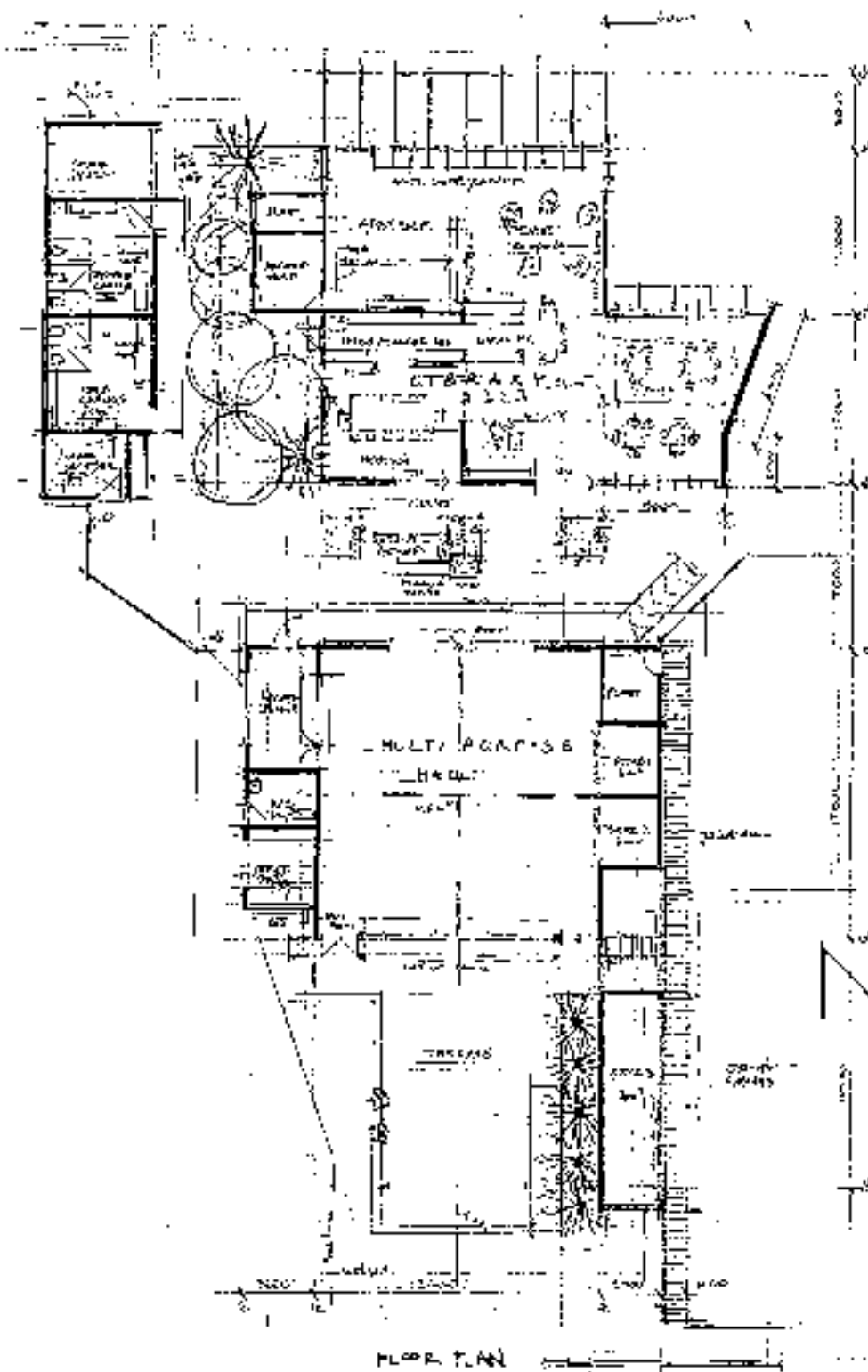
In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti Discrimination Act (NT) with regard to access for the disabled.

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

Yours faithfully

  
**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

cc: Troppo Architects (NT)



Please quote: 157727 PL/ab

29 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 6177 (13) Gunbar Street, Bayview  
3 Storey Single Dwelling with Reduced Front Setback and Exceeding the 8.5m  
Height Limitation**

Thank you for the Development Application referred to this office on 14 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). **While Council supports in principle the granting of a Development Permit for this type of use, Council cannot support this application until the following issues are adequately addressed:**

a) Clause 7.3 of the NT Planning Scheme requires side setbacks of 1.5 metres in the single dwelling (SD) zone. The proposal does not comply with the setbacks on both side boundaries of the site.

b) Where the proposed development faces Gunbar Street it reaches a height of about 7.5 metres. However at the rear of the site the building reaches a height of approximately 9.5 metres and exceeds the 8.5 limit required by the NT Planning Scheme.

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.



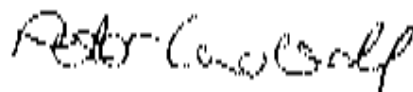
DARWIN

- 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, Infrastructure, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the General Manager, Infrastructure, Darwin City Council and at no cost to Council.

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.

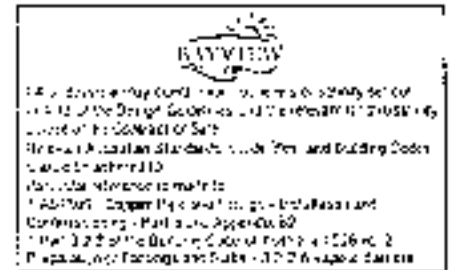
If you require further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours sincerely



**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

cc: Mr Ronald Ocampo



PROPOSED RESIDENCE  
LOT 4' 77 GUNBAR STREET BAYVIEW

sheet. 9

142 SD 104,008 A

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 2. Erase no dividing of beginning sit

LOCATION OF ALL  
AIRPORTS

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- 1. 7.17.2018
- 1. 7.17.2018
- 1. 7.17.2018
- 1. 7.17.2018
- 1. 7.17.2018

Phone for Mrs. J. R. Howard  
Rt. 1, Box 10, to add him  
to the group.

PA/4  
BIOGRAPHICAL MEMOIR OF A LANCET PRACTITIONER

Note: <sup>if confirmed</sup> these heights and other building heights shall be measured from existing natural ground level at stake of the tower.

Landmark shall be to the satisfaction of Dier  
prior to issue of title  
Deed to Dier

LOT 611 TOWN OF DARWIN  
SITE AREA 801 SQM

LOT 61/TOWN OF DARNLEY  
SITE AREA: 601 sqm

Colour calibration samples to be provided for tower to prove prior to application to external surface

### SITE PLAN

date: 02.12.08  
scale: 1:200  
sheet: 1

PROPOSED RESIDENCE  
LOT 6177 GLENBAR STREET BAYVIEW

143

SD-104.001 A

A. [24] 5.0

23.03.07

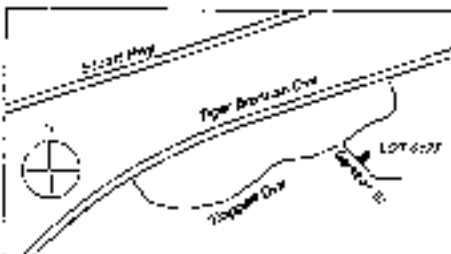
client. Rosita Gomez

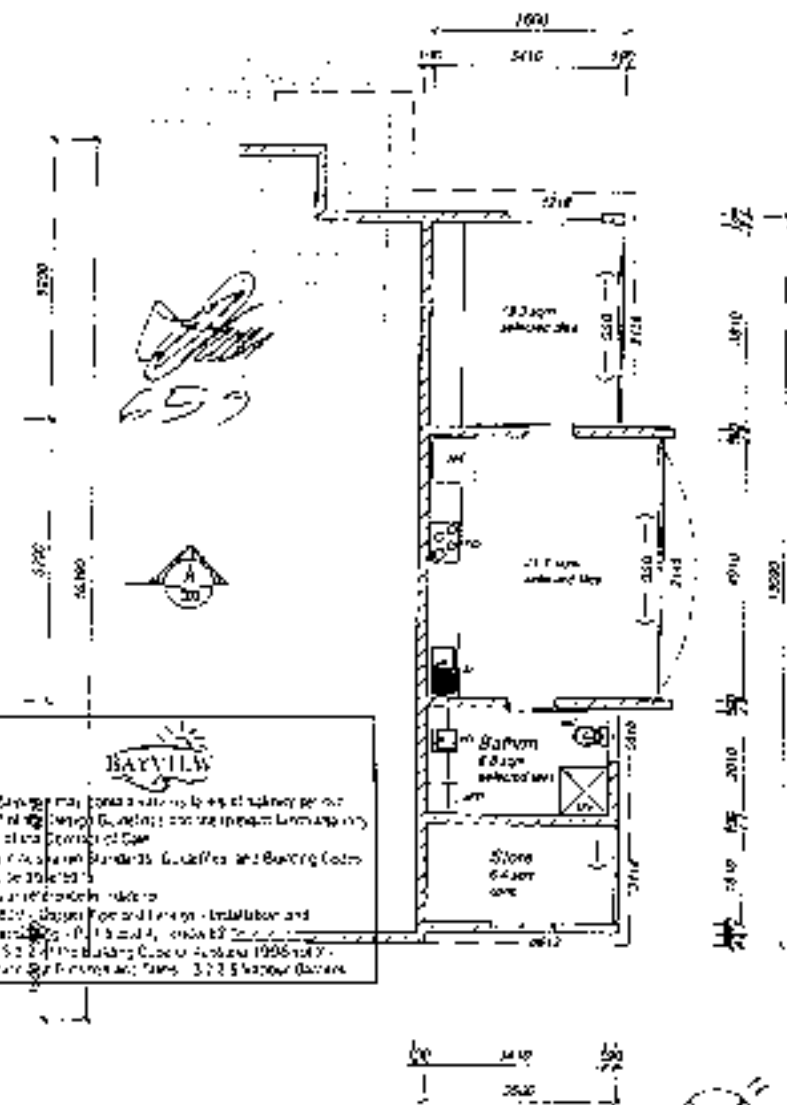
GUNBAR STREET

BYV.LW

[illegible]

LOCALITY PLAN  
p. 13.





LOWER FLOOR PLAN

date: 02.12.08

scale: 1:100

sheet 2

□ □ □ □ □

23.03.05

client: **Bande Campo**

<sup>4</sup>SD-104.002.



Please quote 1217973 PL:ny

4 June 2009

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

Dear Doug

**Lot 2537 (34) Gregory Street, Parap  
Application to Vary a Condition of Development Permit for 24 X 3 Bedroom  
Units**

Thank you for the Application to Vary Development Permit referred to this office 14 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 issue is raised for consideration by the Authority:

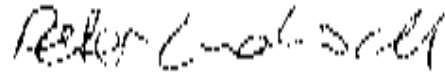
**Council requests the Authority requires amended plans demonstrating waste management and waste bin storage facilities in accordance with Council's Waste Bin Policy (Policy No. 333 – as amended 26/02/08).**

Council requests that information is provided by the applicant to demonstrate how the waste service contractor will access the proposed waste storerooms to service the bins. It is recommended that the applicant contacts Council's Manager Climate Change and Environment (telephone number 8930 0630) to discuss Council's waste management requirements for the site.

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

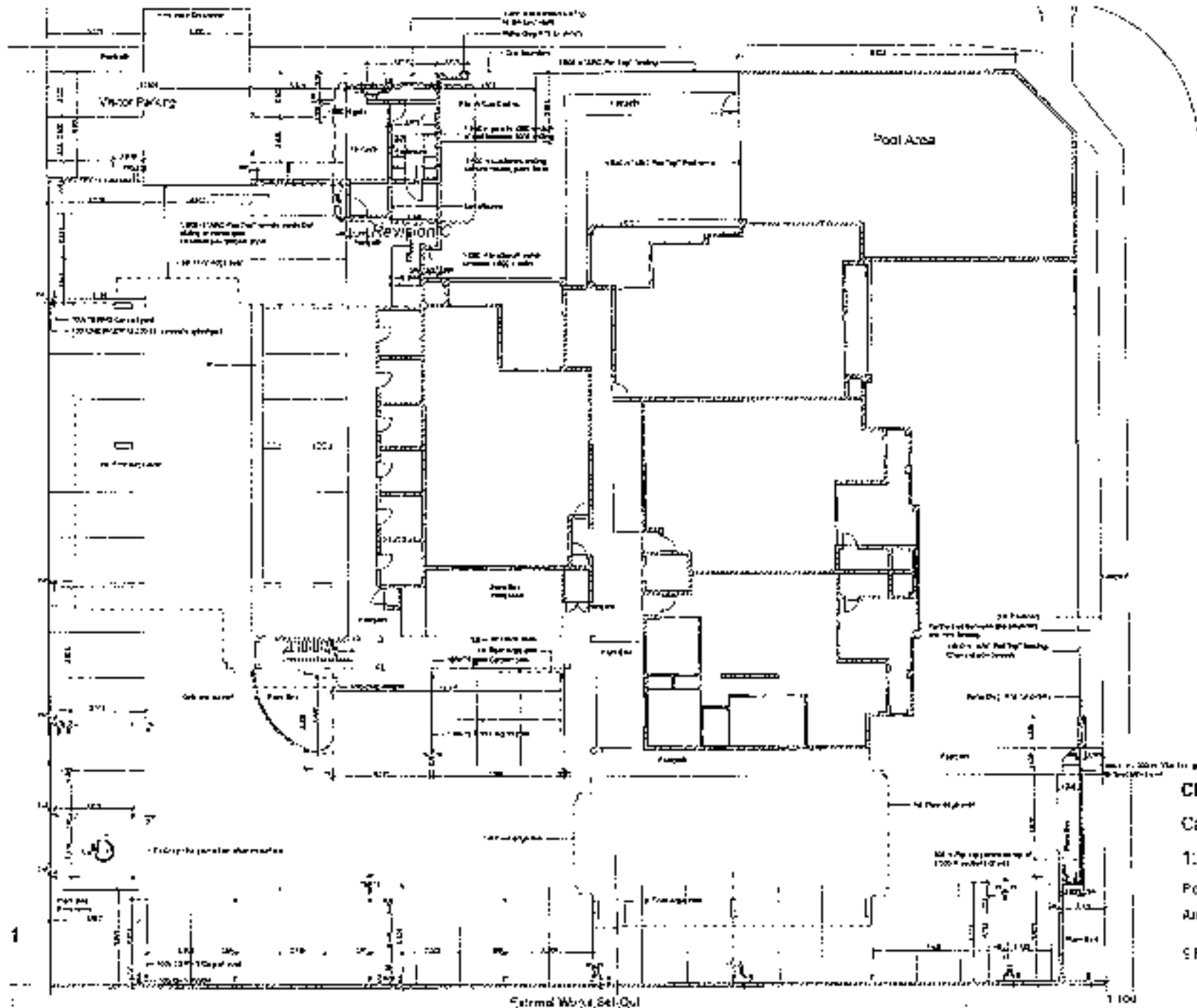
If you require any further discussion in relation to this application please feel free to contact me on 8930 0658,

Yours faithfully



**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

cc: Paddle Thorpe WKM Pty Ltd



### CREST APARTMENTS

## Carport Roofs Framing

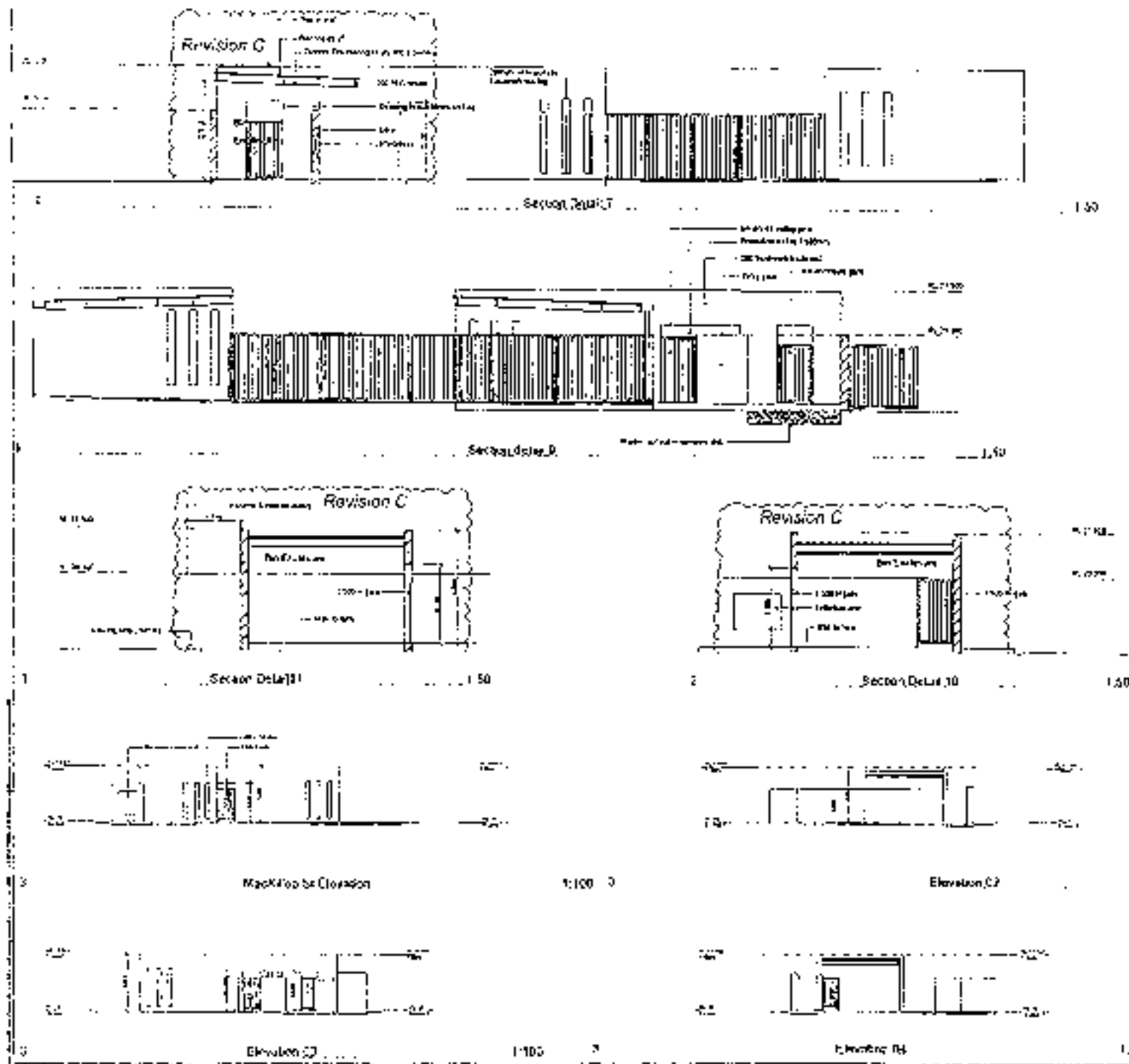
1:1040

Port: 20 Sharp V&KM PL

សូចនាករ

9 February 2029

**A21**  
\*REV. 7. 01.2001



Please quote: 1587850 PLSV

12 June, 2009

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

Dear Doug

**Lot 7744 (49) Ruddick Circuit Stuart Park**  
**PROPOSED DEVELOPMENT- 3 Storey Single Dwelling Exceeding the 8.5m**  
**Height Limitation**

Thank you for the Development Application referred to this office 28 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:**

**Height of the Proposed Dwelling**

Where the proposed development faces Ruddick Circuit it is three storeys high and reaches a maximum height of approximately 11 metres above ground level to the top of the roof line. This represents 2.5 metres higher than the 8.5 metres proscribed in the NT Planning Scheme. At the rear of the proposal the height of the building however appears to be within the 8.5 metres height limit.

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

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



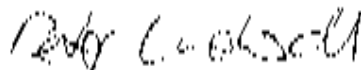
**DARWIN**

- Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.
- The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council and at no cost to Council.

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.

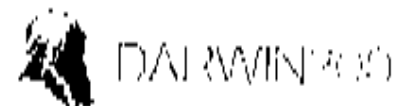
If you require any further discussion in relation to this application please feel free to contact me on 8930 0628.

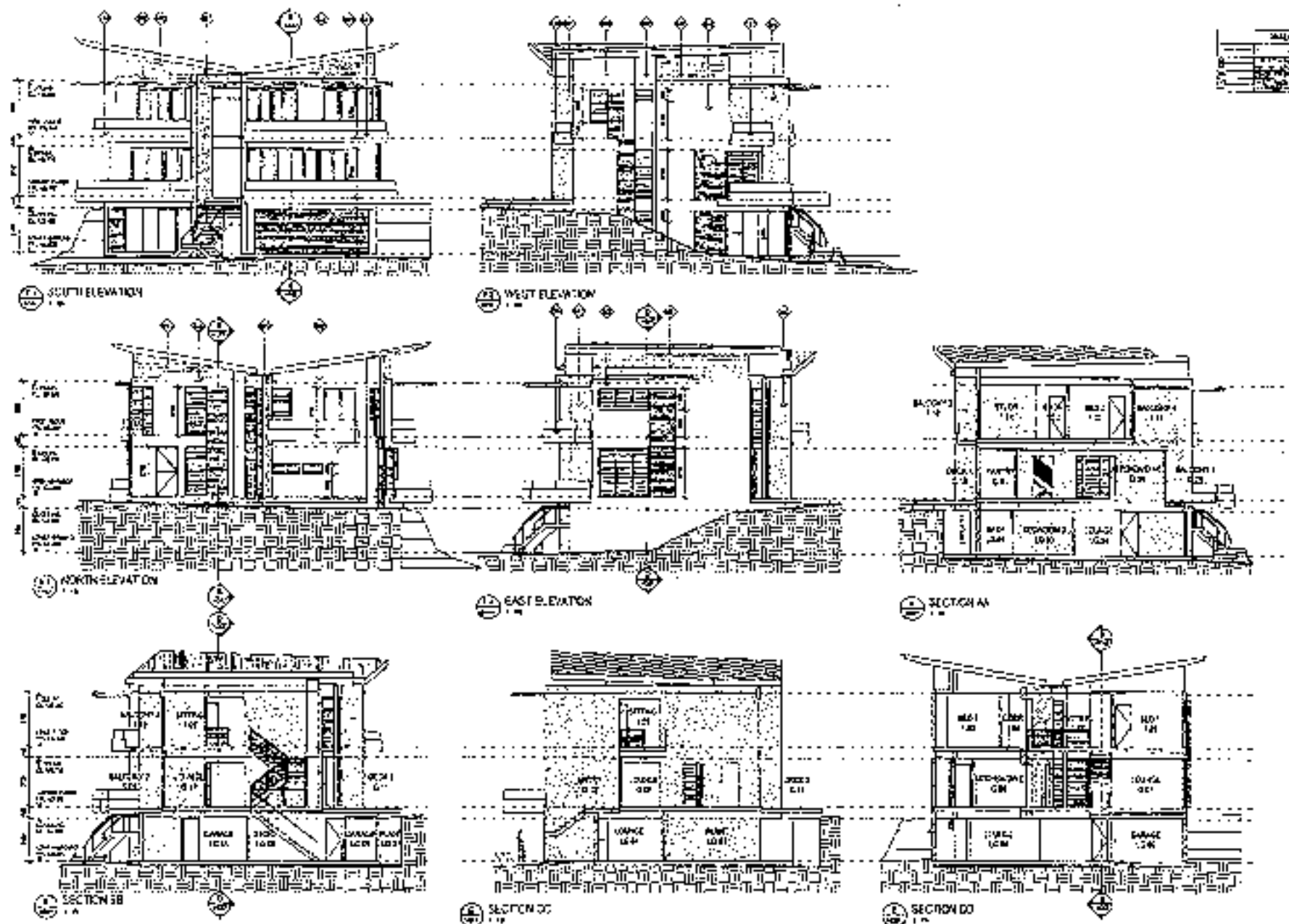
Yours faithfully



**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

cc: Yellowcity





SHEET LOG	
NO.	DATE
1	10/1/10
2	10/1/10
3	10/1/10
4	10/1/10
5	10/1/10
6	10/1/10
7	10/1/10
8	10/1/10
9	10/1/10
10	10/1/10

ARCHITECT: WALTER BROOKE  
 10000 100TH AVE, S.E.  
 SUITE 100, BELLEVUE, WA 98004  
 TEL: 206.468.1000  
 FAX: 206.468.1001  
 WWW.WALTERBROOKE.COM

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISIONS
3	REVISIONS
4	REVISIONS
5	REVISIONS
6	REVISIONS
7	REVISIONS
8	REVISIONS
9	REVISIONS
10	REVISIONS

OWNER: WALTER BROOKE  
 10000 100TH AVE, S.E.  
 SUITE 100, BELLEVUE, WA 98004  
 TEL: 206.468.1000  
 FAX: 206.468.1001  
 WWW.WALTERBROOKE.COM

SHEET DATA	
NO.	DATE
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9	10/1/10
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Please quote: 1590423 PL:sc

19 June 2009

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

Dear Doug

**Lots 2014, 2015, 2023, 2024 and 2025 (34) Stuart Highway , (2) Quaan Street, (5) and (3) King Street and (32) Stuart Highway Stuart Park  
PROPOSED DEVELOPMENT - Consolidation to Create 1 Lot  
Not Exhibited**

Thank you for the Development Application referred to this office 4<sup>th</sup> June 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:-

- 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.



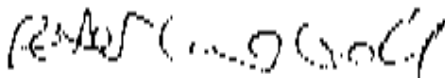
DARWIN CITY COUNCIL



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

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

Yours faithfully



**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

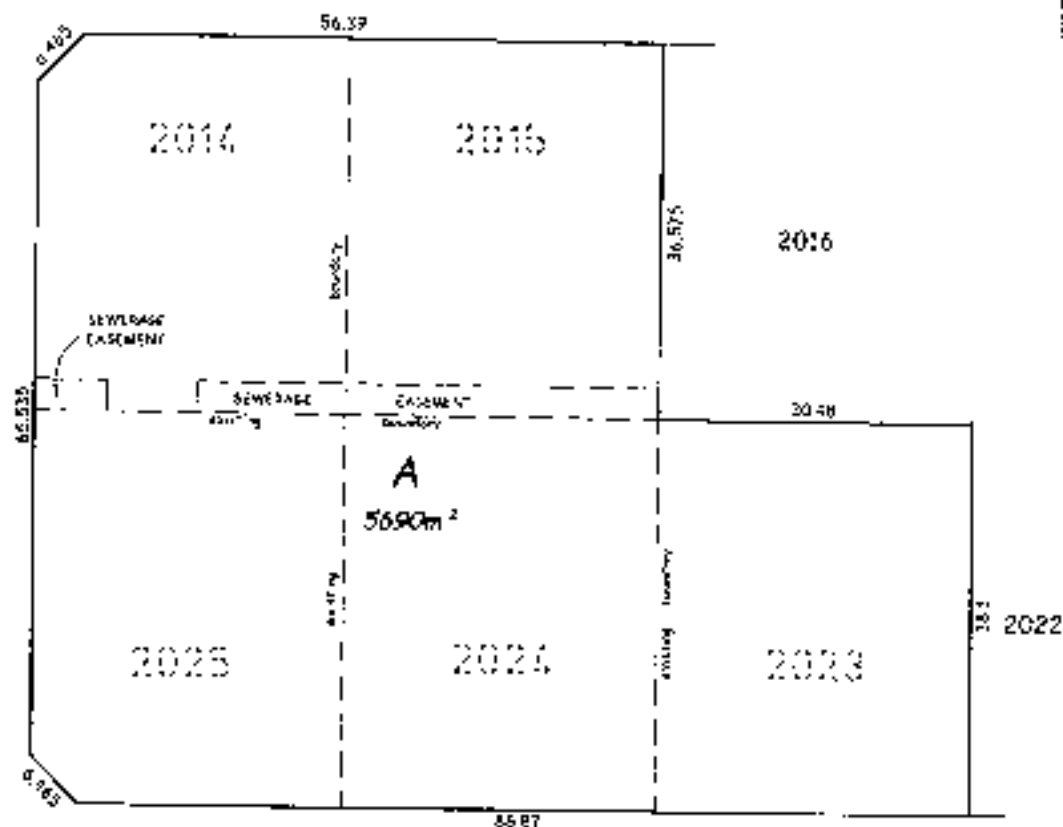
cc      Earl James and Associates



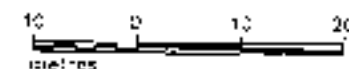
LOCATION PLAN

Not to Scale

STUART HIGHWAY



KING STREET

SURVEY & PLANNING  
CONSULTANTS120 HAMILTON STREET  
DARWIN NT 081TEL (08) 2511144  
FAX (08) 2511122  
dave@eja.com.au

Note

All areas and dimensions are subject to survey

LOTS 2014, 2015 AND 2023 TO 2025  
TOWN OF DARWIN

DEVELOPMENT APPLICATION

To: ALBERT CONSTRUCTIONS

 David Grogan Date: 20/10/19		Title: Date: Signature: Date: Stamp:
Draft: Date: Check:		Stamp: 0973432

Please quote: 1556210 PL15v

26 June 2009

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

Dear Doug

**Lot 3102 (3) Flint Street Jingili  
Proposed Development Verandah and Carport Addition to an Existing Single  
Dwelling with a Reduced Front Setback**

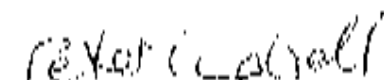
Thank you for the Development Application referred to this office 11<sup>th</sup> June 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

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

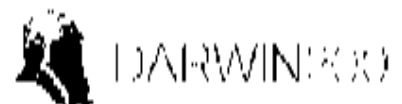
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



**PETER LINDWALL  
STRATEGIC TOWN PLANNER**

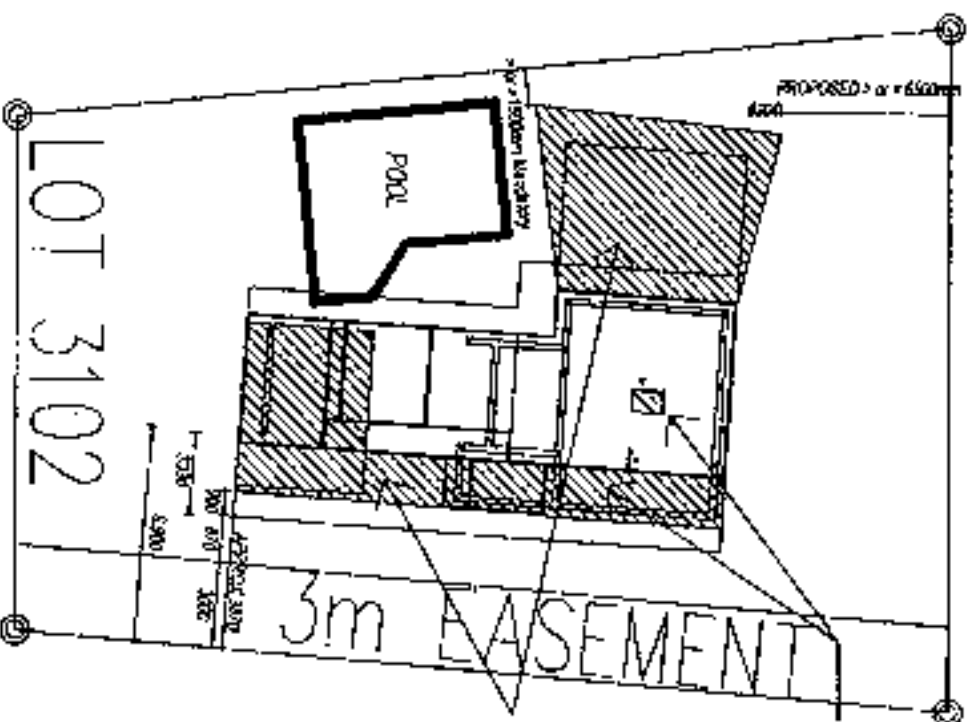
cc: Christopher Corlin



# GLASS WINDOWS AND DOORS REGION C TERRAIN CAT 2.5 - FIRST FLOOR DESIGN WIND PRESSURES

LOCATION FROM EDGE OF GIP AT END OF BUILDING	Open - 740mm	Open - 1480mm	> 1480mm
AREA OF STRUCTURE APPLICABLE TO BE SMALLER THAN	.55m <sup>2</sup>	2.19m <sup>2</sup>	.55m <sup>2</sup>
DESIGN WIND PRESSURES SERVICEABILITY (P <sub>2s</sub> ) KPa	1.65	1.37	1.23
LOCATION FROM EDGE OF CORNER AT END OF BUILDING	4.0	3.30	2.95

## FLINT STREET

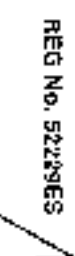


### SITE PLAN

AL01 3 FLINT ST, JINGILI, DARRWIN, NT 0810

1/250

IF LARGER THEN TABLE USE GENERAL DESIGN WIND PRESSURE  
(P<sub>2wind</sub>) serviceability = 1.09 KPa and (P<sub>2wind</sub>) ultimate = 2  
WATER PENETRATION TEST PRESSURE SHALL BE 220 Pa  
GLAZED DOORS AND WINDOWS incl. FLOOR DETAILS TO BE  
MANUFACTURED IN COMPLIANCE WITH AS 1288 & 2027

STRUCTURALLY CERT  
HEINER STRUCTURAL  
CONSULTANTS PTY LTD  
REG NO. 522965  
SIGNED: 

DATED: 23/05/2009

STAGE 2 CONSTRUCT VERANDA'S / CARPORT  
(FOOTINGS CONSTRUCTED WITH  
STAGE 1) REMOVE EXISTING STAIRS  
ADDITIONAL OF POOL/GAMES ROOM



### FOOTING SCHEDULE

F1	600 DIA X 1000 DEEP 1000 SQ X OR 1200 SQ X 450 DEEP
F2	600 DIA X 600 DEEP

Please quote: 1595213 PL:sv

26 June 2009

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

Dear Doug

**Lot 2683 (46) East Point Road Fannie Bay  
Proposed Development Verandah Addition to an Existing Multiple Dwelling  
(Unit 4) with Reduced Side and Rear Setback**

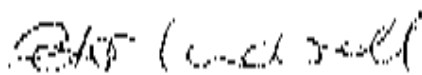
Thank you for the Development Application referred to this office 11<sup>th</sup> June 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

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

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

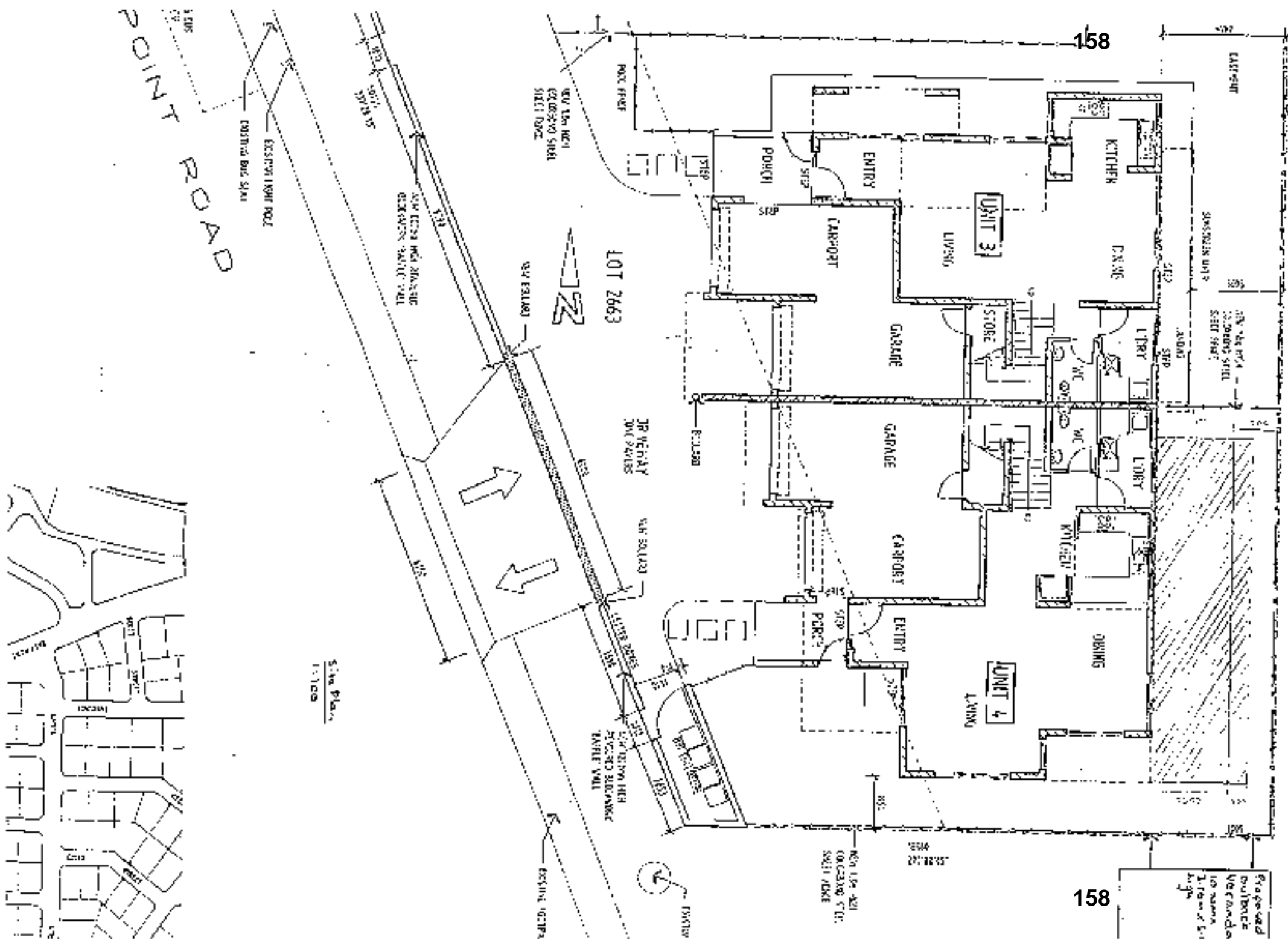
Yours faithfully

  
**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

cc: Simba NT Pty Ltd



**DARWIN**



Please quote: 1590423 PL:sw

19 June 2009

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

Dear Doug

**Lot: 79 (7) Caledonian Street Anula –  
PROPOSED DEVELOPMENT – Carport and Verandah Addition  
Not Exhibited**

Thank you for the Development Application referred to this office 4<sup>th</sup> June 2009 concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

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

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

Yours faithfully



**PETER LINDWALL  
STRATEGIC TOWN PLANNER**

cc: Earl James and Associates



**DARWIN**

CC-0

ELECTRICITY  
SUPPLY  
ENSEMBLY

IDENTIFICATION SURVEY

LOT 79

TOWN OF SANDERSON  
7 CALEDONIAN STREET

CULT Vol. 501 Pl. 054



Please quote: 1587793 PL:sv

19 June 2000

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

Dear Doug

**Lot 4883 (1) Gravillea Circuit Nightcliff**  
**PROPOSED DEVELOPMENT – Carport Additions to Existing Multiple Dwellings**  
**with Reduced Front Setbacks to the Primary and Secondary Streets**

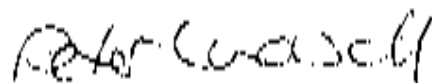
Thank you for the Development Application referred to this office 4<sup>th</sup> June 2000 concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

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

Yours faithfully

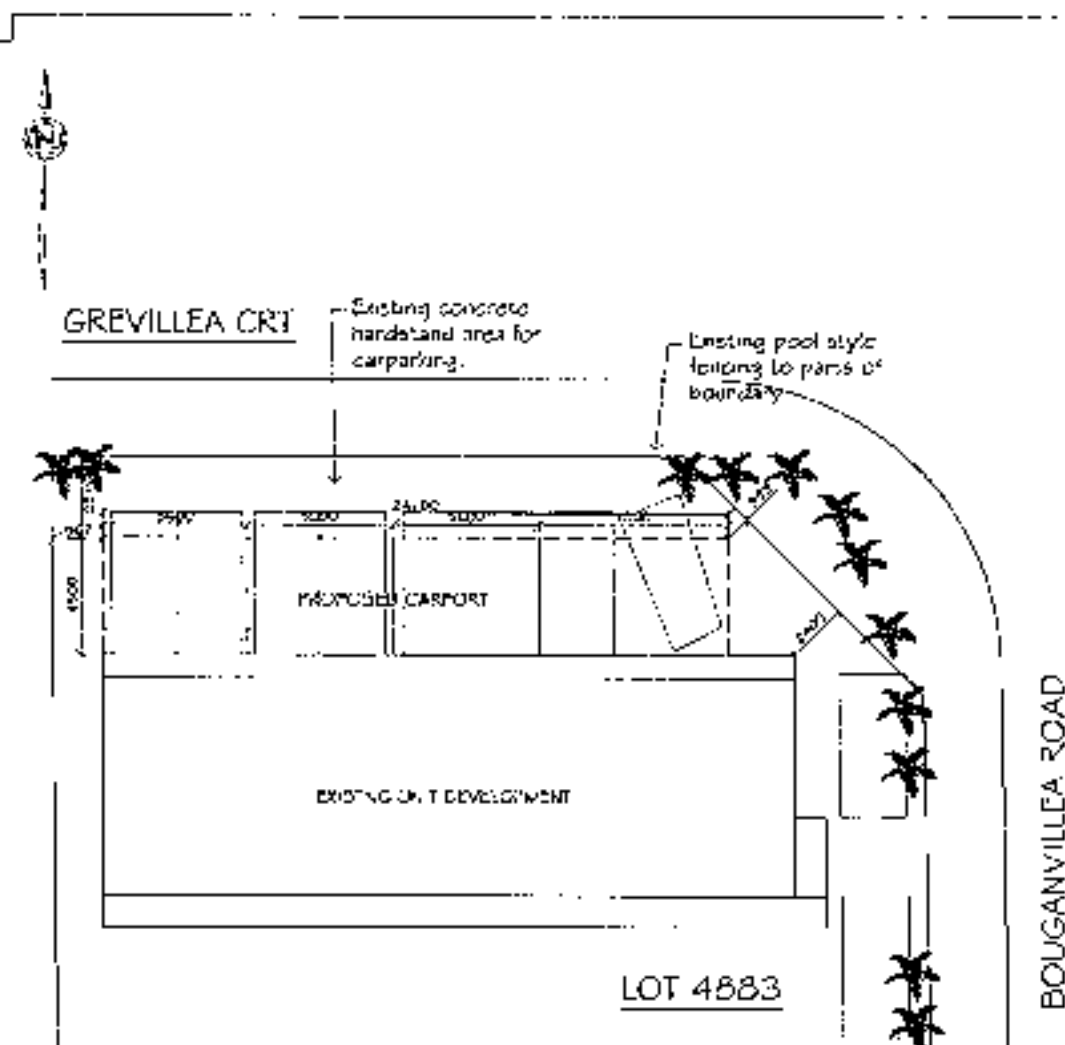


**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

cc: JB Drafting



**DARWIN**

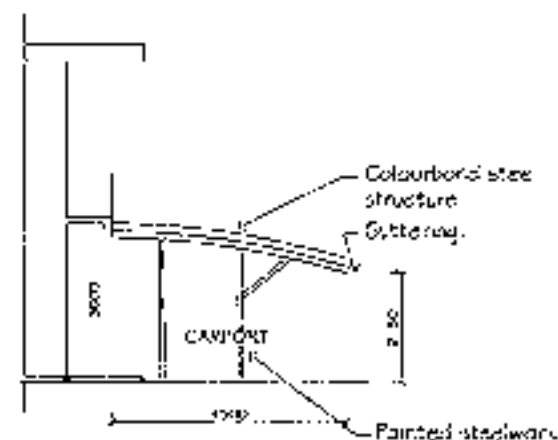


### SITING PLAN - LOT 4883

SCALE: 1:100

#### CONSTRUCTION NOTES

1. Drafting is to ensure that all technical requirements are adhered to during the course of construction and also comply with the Building Code of Australia.
2. All dimensions are in millimetres unless noted otherwise.



### TYPICAL VIEW

SCALE: 1:50

### JB DRAFTING

BUILDING DESIGN AND DRAFTING  
RESIDENTIAL, COMMERCIAL, INDUSTRIAL  
Phone: 08 834 7721 353224778  
Fax: 08 834 831 333  
PO BOX 1837 PALMERSTON NT 1831  
EMAIL: j\_b\_drafting@bigpond.com

This drawing is the property of JB Drafting Pty Ltd  
It is to be used only for the project for which it was prepared  
It is not to be reproduced without written permission

DATE	21/01/06	DATE FOR FILE	21/01/06
DRAWN BY	J.B. DRAFTING	CHECKED BY	J.B. DRAFTING
PROJECT	LOT 4883 - BOUGAINVILLEA CRT	PROJECT	LOT 4883 - BOUGAINVILLEA CRT
DESIGN NO.	1837	DESIGN NO.	1837
ISSUE NO.	1	ISSUE NO.	1
DATE	21/01/06	DATE	21/01/06
BY	J.B. DRAFTING	BY	J.B. DRAFTING

Please quote: 1352685 PL:sv

19 June 2009

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

Dear Doug

**Lot 10078 (50) Matla Crescent Lyons  
PROPOSED DEVELOPMENT – Single Dwelling with a Reduced Front Setback  
(Including One Side Setback) Outside the Building Envelope Approved by  
Development Permit DP08/0202**

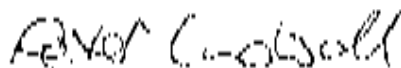
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If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



**PETER LINDWALL  
STRATEGIC TOWN PLANNER**

cc: Project Building Certificate



**DARWIN**

RES:

APPLY WITH THE ASS3500.  
CARRIED OUT BY A LICENSED

DRAWINGS AND CERTIFICATION TO  
COMPLETION.  
WITH THE ASS3500.  
WATER FOR DEPTH AND  
OR CONNECTION POINT.



EW & ASSOCIATES  
3 539 342 354

Structural Engineers  
40 Bayview Unit 0500  
280 Adelaide (411 Ave 288  
@encomodo.on.net  
S. ALBERT  
refers only to structures  
conformance with the  
411 NT Building Act  
responsible by accepted.

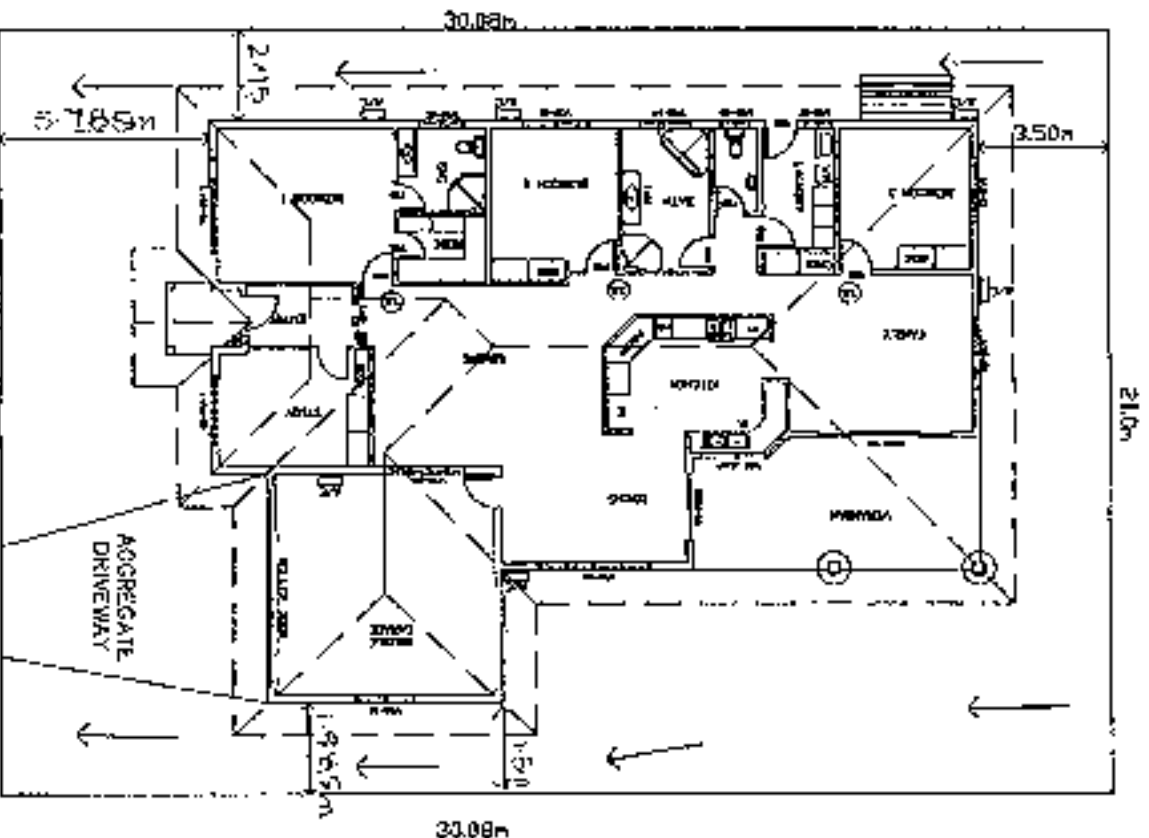
7/6/08

1. WILEY & ASSOCIATES

PRAL ENGINEER

Wiley's Ray station

12607HS



21.0m

MATLA CRESCENT

**KIRANOU BROTHERS**  
2 EDINBURGH CREST - BRIMKIN-NT  
PH 89453670 FAX 89451359  
DESIGN COPYRIGHT

PROPOSED HOUSE  
LOT 10076 MATLA CRESCENT LYONS TWM NT  
KIRKA CONSTRUCTION

DESG No  
KBC/KIR4403

Please quote: 1587705 PL:sv

12 June 2009

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

Dear Doug

**Lot 2198 (24) Renner Court Malak  
PROPOSED DEVELOPMENT- Extensions to an Existing Single Dwelling With a  
Reduced Front Setback**

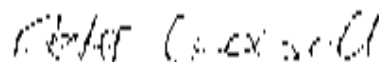
Thank you for the Development Application referred to this office 28 May 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

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

Yours faithfully



**PETER LINDWALL  
STRATEGIC TOWN PLANNER**

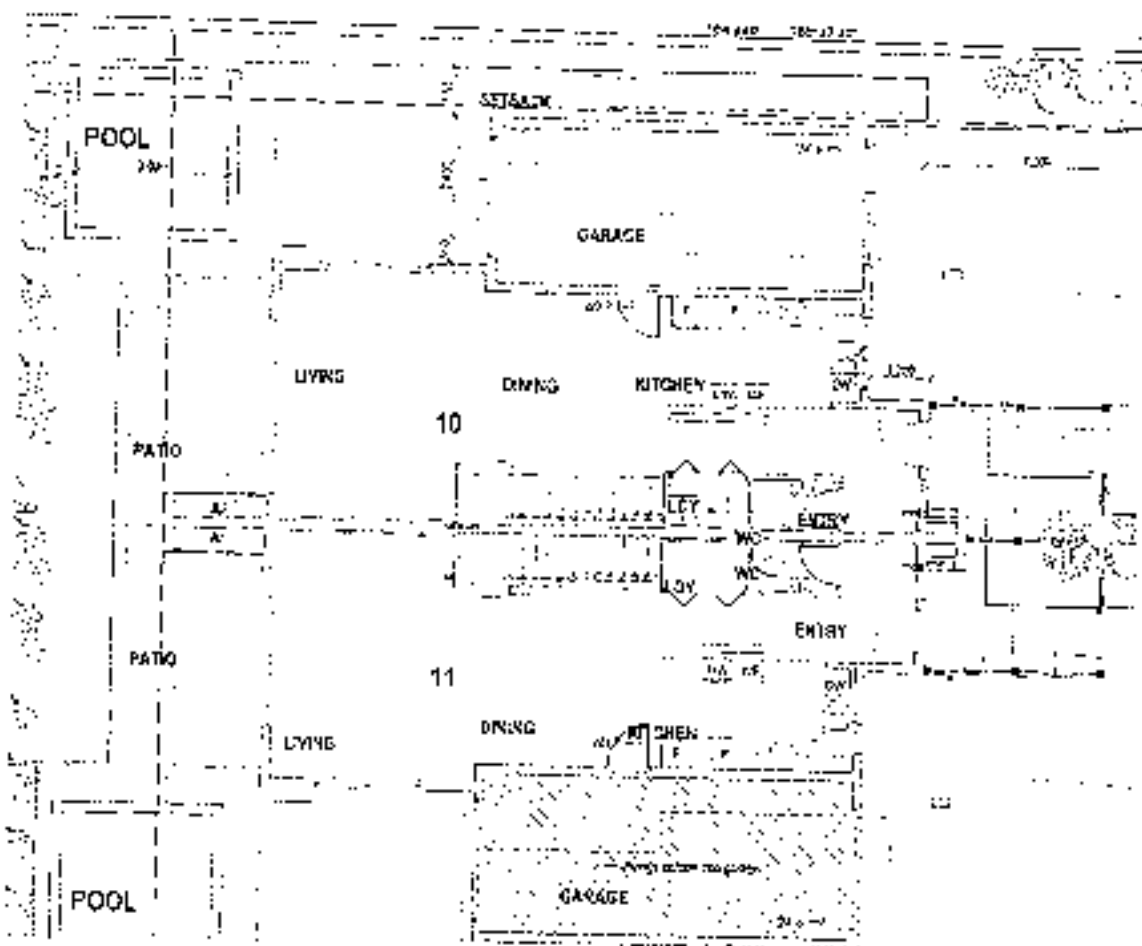
cc: Susan Palmer



DARWIN NT

**Note:** these areas are approximate  
and subject to design changes.

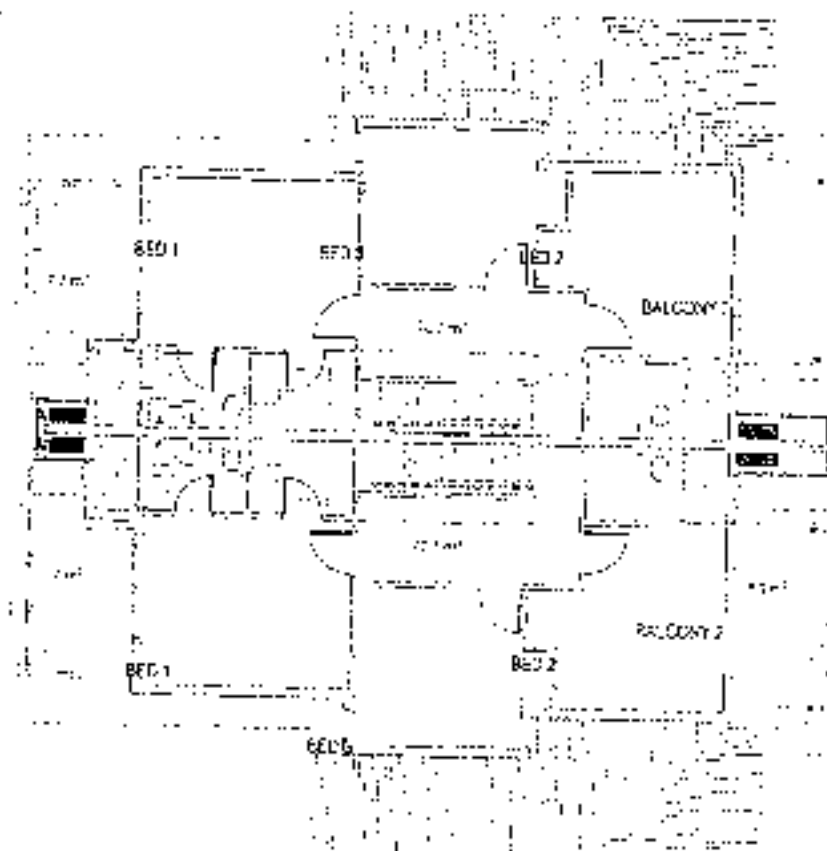
CARPORT	24.3m <sup>2</sup>
LIVING AREAS	60.7m <sup>2</sup>



2. Typical Ground Floor Plan-Duplex  
1:100

Note: These areas are approximate and subject to design changes.

BALCO #	3.8sq
BALCO 2	2.3sq
LIVING AREAS (including slabs)	19.7sq
<b>TOTAL</b>	
Living Areas	13.4sq



3. Typical Final Floor Plan - Duplex

Please quote: 1583618 PL:sv

12 June 2009

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

Dear Doug

**Lot 7635 (38) Gardens Hill Crescent The Gardens  
PROPOSED DEVELOPMENT- Conversion of Carport to a Garage for a Multiple  
Dwelling (Unit 11) With a Reduced Front Setback**

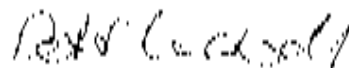
Thank you for the Development Application referred to this office 28 May 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

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

Yours faithfully

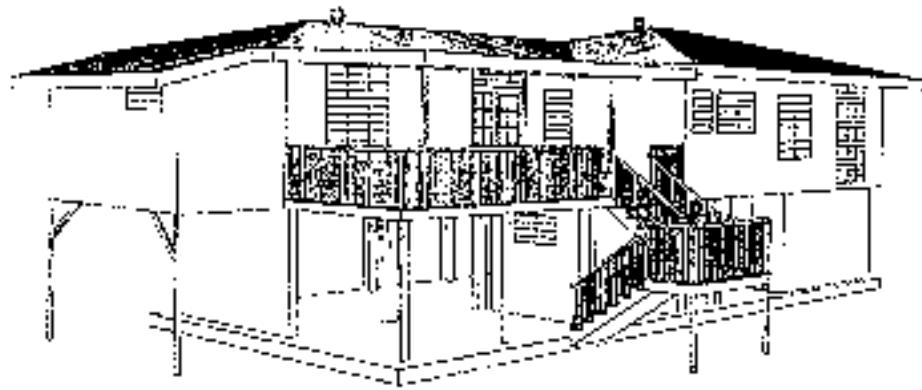


**PETER LINDWALL  
STRATEGIC TOWN PLANNER**

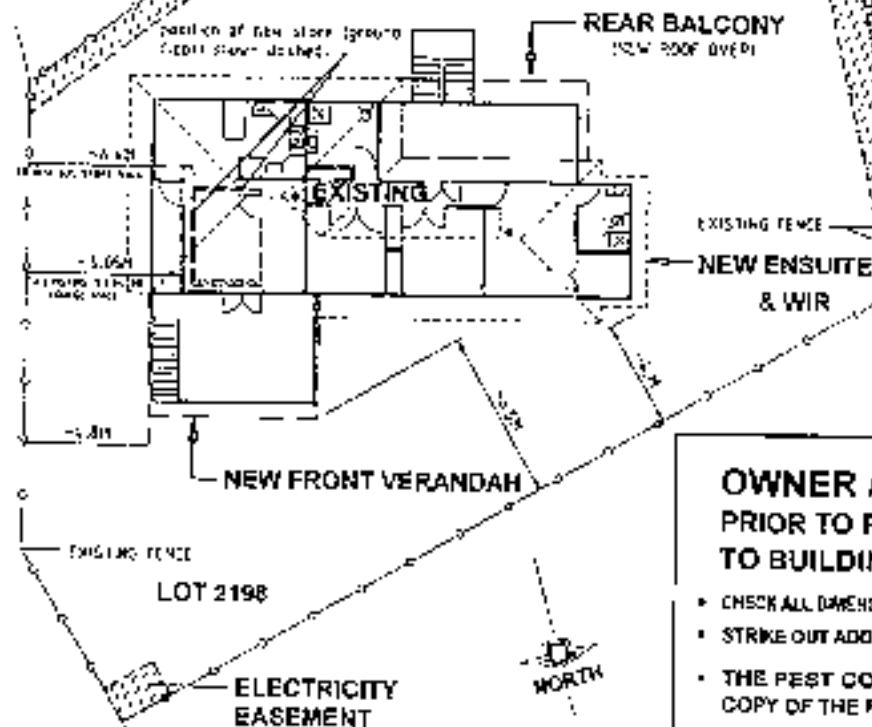
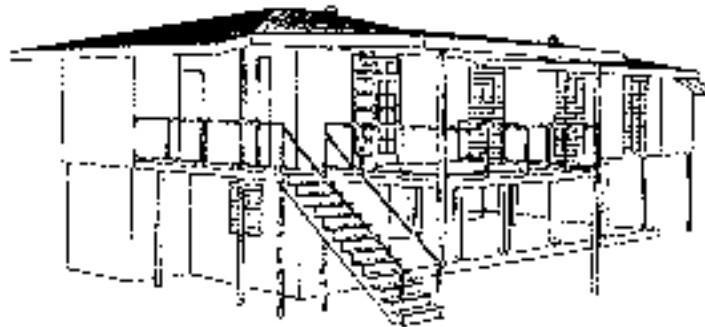
cc: Capital Architecture



**DARWIN**



**PERSPECTIVE VIEWS** HTS  
NOTE - PERSPECTIVE VIEW IS INTEND TO  
(SIMPLY A CONCEPT OF THE BUILDING SHAPE  
- NOT ALL BUILDING ELEMENTS SHOWN



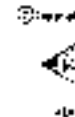
RENNER COURT

**OWNER / BUILDER TO NOTE:**  
All new building marks an /  
near existing boundaries to be  
re-surveyed & results forwarded  
to the Building Certifier prior  
to lodgement of any drawings.

**OWNER / BUILDER TO NOTE  
PRIOR TO FORWARDING DRAWINGS  
TO BUILDING CERTIFIER ENSURE :**

- CHECK ALL DIMENSIONS PRIOR TO MATERIALS ORDER / WORK
- STRIKE OUT ADDITIONAL ITEMS WHERE OPTIONS GIVEN
- THE PEST CONTROLLER HAS MARKED A COPY OF THE FOOTING PLAN
- A LICENSED PLUMBER HAS MARKED A COPY OF THE FLOOR PLANS

**EXTENSIONS TO ELEVATED RESIDENCE FOR SUE PALMER  
at LOT 2198 / No.24 RENNER COURT MALAK**



PLANS DOWN

Ph: 8731 1124 Fax: 8921 1182  
PO Box: 825 168  
47031 - bln@mc - 47031@blnmc.com



Please quote: 1590423 Please

12 June 2009

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

Dear Doug

**Lots 1724 & 1725, (41) and (43) Stuart Highway Stuart Park –  
PROPOSED DEVELOPMENT – Consolidation to Create 1 Lot  
Not Exhibited**

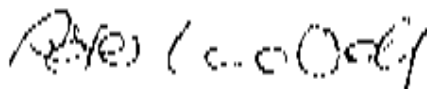
Thank you for the Development Application referred to this office 4<sup>th</sup> June 2009 concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

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

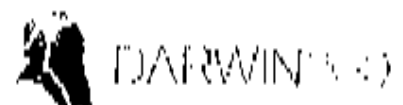
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully



**PETER LINDWALL  
STRATEGIC TOWN PLANNER**

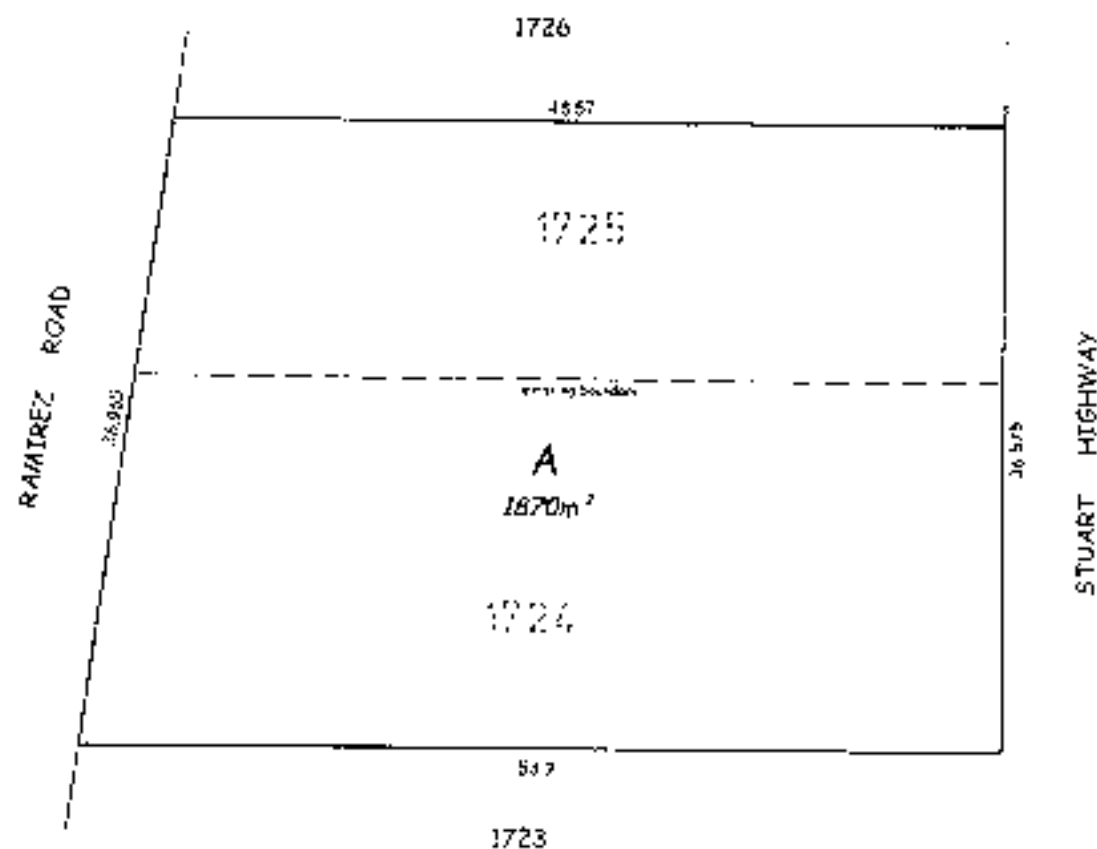
cc: Paul Jensen and Associates





LOCATION PLAN

Not to Scale



# LOTS 1724 AND 1725 TOWN OF DARWIN

## DEVELOPMENT APPLICATION

(also ALLIANT CONSTRUCTION)

0 5 10  
 Metres

<i>Michael</i>	Scale	1:200	100
Surveyed by			
Dra 26-5-2009	Drawn		
Revised	mm		
Size	mm	200x150	
Cell 11			097345
170			

5 June 2009

Please quote: 1578962 PL/09

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

Dear Doug

**Lot 6507 (27) Haritos Street, Wanguri  
Extensions and Carport Addition to an Existing Single Dwelling with Reduced  
Secondary Street and Side Setbacks - NOT EXHIBITED**

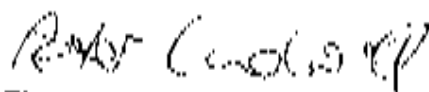
Thank you for the Development Application referred to this office 18 May 2009 concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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: Project Building Certificate



DARWIN



Please quote: 1588771 PL15v

5 June 2009

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

Dear Doug

**Lot 6845 4 Abbott Crescent Malak  
Verandah Addition to an Existing Multiple Dwellings (Unit 5) With a Reduced  
Side Setback**

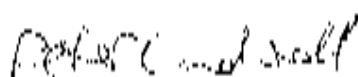
Thank you for the Development Application referred to this office 22nd May 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

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If you require any further discussion in relation to this application please feel free to contact me on 08 8930 0528.

Yours faithfully

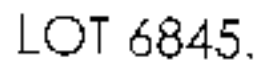


**PETER LINDWALL  
STRATEGIC TOWN PLANNER**

cc: Gloria Ryan



**DARWIN**



FX051146 UNCL 1

Exsicc. L. n. 5.

— PROPOSED  
FREE STANDING PERGOLA

### 1.6. DEFINITION OF THE AG PROBLEM-STATE

BODY CLOSURE: 2.6" E V4 V4 2 1/2 LCI 6805

$$A_{\text{eff}} = \frac{1}{2} \left( \frac{1}{A_1} + \frac{1}{A_2} \right) \quad (1)$$

2018 年 1 月 1 日

DATE 3-1-59



## SITE PLAN

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 104

Subject to Financing Approval

STRUCTUREALLY CONCURRED

Section on Carbon Credits

1049-200-9-1

١٢٤٥

John N. TAYLOR, Jr. (2010-2011) CFA® SPAN-3  
U.S. SEC. / Investment Advisor

3/04/2009

40.5 30

ABBOTT CRESCENT.

1. Do not locate the following
  2. Change of Performance prior to completion by owner's order
  3. The design from the contractor to the ground work
  4. The full amount of the contractor's contract (100%) less required such as P&M, Close Proximity, Civil and work on site
  5. Property, unless the site is ground, a sewer, water, electricity, storm water, and other facilities and underground cables and gas lines, including any work.
  6. These drawings to be kept in conjunction with the published and submitted

ענין:

Royal Engineering Pty. Ltd  
Consulting Engineers

P.O. Box 1224  
 Telephone: 021 221 1111  
 E-mail: [info@bce.co.za](mailto:info@bce.co.za)  
 Fax: 021 221 1224

PROPOSED FREE STANDING PERTGOLA  
LOT 6845, UNIT 5/6 ABBOTT CRESCENT,  
MALAK, NT.

### SIDE PLAN

trans-*K*<sub>PG</sub> K<sub>PG</sub>Cle  
M<sub>0</sub> = 1.96 × 10<sup>-3</sup> g/mol

12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989910010110210310410510610710810911011111211311411511611711811912012112212312412512612712812913013113213313413513613713813914014114214314414514614714814915015115215315415515615715815916016116216316416516616716816917017117217317417517617717817918018118218318418518618718818919019119219319419519619719819920020120220320420520620720820921021121221321421521621721821922022122222322422522622722822923023123223323423523623723823924024124224324424524624724824925025125225325425525625725825926026126226326426526626726826927027127227327427527627727827928028128228328428528628728828929029129229329429529629729829930030130230330430530630730830931031131231331431531631731831932032132232332432532632732832933033133233333433533633733833934034134234334434534634734834935035135235335435535635735835936036136236336436536636736836937037137237337437537637737837938038138238338438538638738838939039139239339439539639739839940040140240340440540640740840941041141241341441541641741841942042142242342442542642742842943043143243343443543643743843944044144244344444544644744844945045145245345445545645745845946046146246346446546646746846947047147247347447547647747847948048148248348448548648748848949049149249349449549649749849950050150250350450550650750850951051151251351451551651751851952052152252352452552652752852953053153253353453553653753853954054154254354454554654754854955055155255355455555655755855956056156256356456556656756856957057157257357457557657757857958058158258358458558658758858959059159259359459559659759859960060160260360460560660760860961061161261361461561661761861962062162262362462562662762862963063163263363463563663763863964064164264364464564664764864965065165265365465565665765865966066166266366466566666766866967067167267367467567667767867968068168268368468568668768868969069169269369469569669769869970070170270370470570670770870971071171271371471571671771871972072172272372472572672772872973073173273373473573673773873974074174274374474574674774874975075175275375475575675775875976076176276376476576676776876977077177277377477577677777877978078178278378478578678778878979079179279379479579679779879980080180280380480580680780880981081181281381481581681781881982082182282382482582682782882983083183283383483583683783883984084184284384484584684784884985085185285385485585685785885986086186286386486586686786886987087187287387487587687787887988088188288388488588688788888989089189289389489589689789889990090190290390490590690790890991091191291391491591691791891992092192292392492592692792892993093193293393493593693793893994094194294394494594694794894995095195295395495595695795895996096196296396496596696796896997097197297397497597697797897998098198298398498598698798898999099199299399499599699799899910001001100210031004100510061007100810091010101110121013101410151016101710181019102010211022102310241025102610271028102910301031103210331034103510361037103810391040104110421043104410451046104710481049105010511052105310541055105610571058105910601061106210631064106510661067106810691070107110721073107410751076107710781079108010811082108310841085108610871088108910901091109210931094109510961097109810991100110111021103110411051106110711081109111011111112111311141115111611171118111911201121112211231124112511261127112811291130113111321133113411351136113711381139114011411142114311441145114611471148114911501151115211531154115511561157115811591160116111621163116411651166116711681169117011711172117311741175117611771178117911801181118211831184118511861187118811891190119111921193119411951196119711981199120012011202120312041205120612071208120912101211121212131214121512161217121812191220122112221223122412251226122712281229123012311232123312341235123612371238123912401241124212431244124512461247124812491250125112521253125412551256125712581259126012611262126312641265126612671268126912701271127212731274127512761277127812791280128112821283128412851286128712881289129012911292129312941295129612971298129913001

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124

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Please quote: 1588520 Please

05 June 2009

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

Dear Doug

**Lot 2128 (16) Marchant Court Malak  
Verandah Addition to an Existing Single Dwelling with a Reduced Front  
Setback**

Thank you for the Development Application referred to this office 22nd 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 08 8930 0528..

Yours faithfully

  
**PETER LINDWALL**  
**STRATEGIC TOWN PLANNER**

cc: Project Building Certifiers

176

EXISTING  
DRIVEWAY  
10' x 12' 10"

MERCHANT COURT

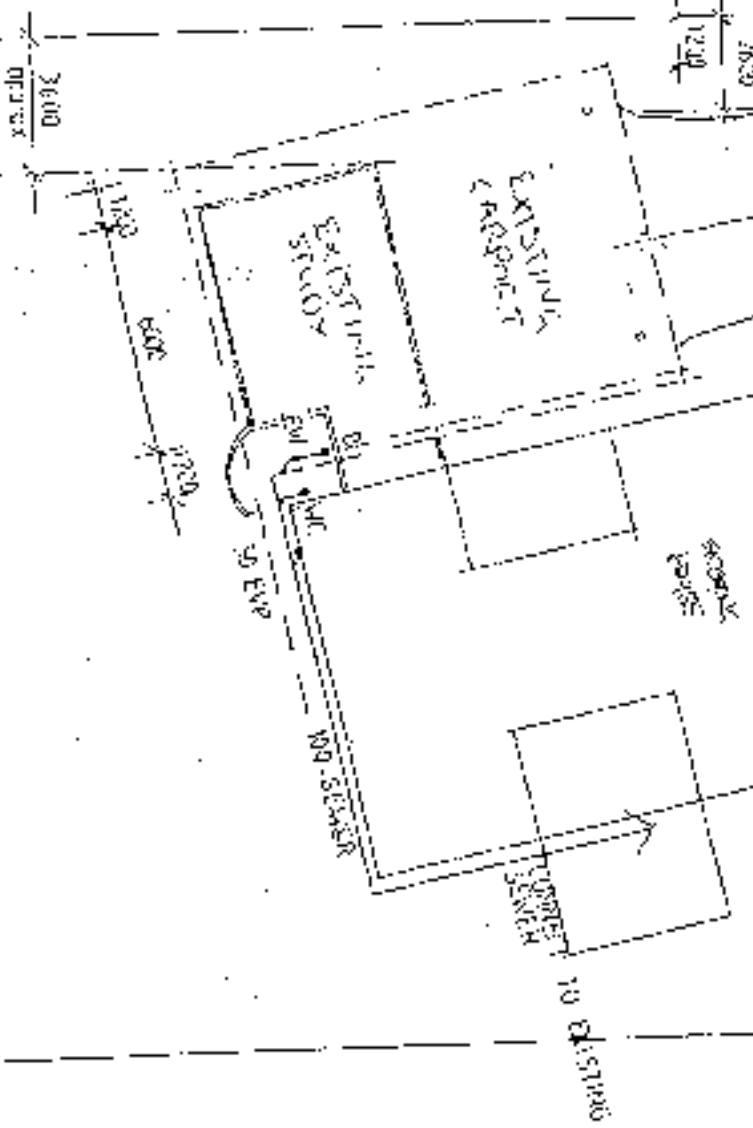
EXISTING  
LANDSCAPING  
(CONCRETE)

3.7m (12' 0")  
(4' 0" to 5' 0")

EXISTING  
LANDSCAPING

Proposed  
Front Deck

176



LOT 2128

SITE PLAN 2020



**OPEN SECTION**

PAGE

TP\*/8

Town Planning Committee Meeting – Wednesday, 1 July, 2009**11 INFORMATION ITEMS****11.2 Development Consent Authority Meeting Dates 2009 – as at 15 April 2009**  
Common No. 1603488

THAT the Committee resolve under delegated authority, that the Development Consent Authority Meeting Dates 2009 – as at 15 April 2009, be received and noted.

DECISION NO.20\() (01/07/09)



DEVELOPMENT CONSENT AUTHORITY MEETING DATES 2009

as at 15 April 2009

DIVISION	MEETING DAY & DATE	LAST DAY FOR LODGEMENT
DARWIN	Friday - 06/02/09 Friday - 06/03/09 Friday - 03/04/09 Friday - 08/05/09 Friday - 05/06/09 Friday - 03/07/09 Friday - 17/07/09 Friday - 07/08/09 Friday - 21/08/09 Friday - 04/09/09 Friday - 18/09/09 Friday - 09/10/09 Friday - 23/10/09 Friday - 06/11/09 Friday - 20/11/09 Friday - 04/12/09	Monday - 17/11/08 Monday - 12/01/09 Monday - 02/02/09 Monday - 16/03/09 Tuesday - 14/04/09 Monday - 11/05/09 Monday - 01/06/09 Monday - 15/06/09 Monday - 29/06/09 Monday - 13/07/09 Tuesday - 06/08/09 Monday - 17/08/09 Monday - 31/08/09 Monday - 14/09/09 Monday - 05/10/09 Monday - 19/10/09
LITCHFIELD	Friday - 20/02/09 Friday - 20/03/09 Friday - 17/04/09 Friday - 22/05/09 Friday - 19/06/09 Friday - 10/07/09 Thursday - 23/07/09 Friday - 14/08/09 Friday - 28/08/09 Friday - 11/09/09 Friday - 25/09/09 Friday - 16/10/09 Friday - 30/10/09 Friday - 13/11/09 Friday - 27/11/09 Friday - 11/12/09	Monday - 17/11/08 Monday - 19/01/09 Monday - 16/02/09 Monday - 30/03/09 Monday - 20/04/09 Monday - 18/05/09 Monday - 01/06/09 Monday - 22/06/09 Monday - 06/07/09 Monday - 20/07/09 Monday - 10/08/09 Monday - 24/08/09 Monday - 07/09/09 Monday - 21/09/09 Monday - 12/10/09 Monday - 26/10/09

**PLEASE NOTE:**

There are no DCA meetings held in January.  
 Please call 8999 6044 to confirm dates as they are subject to change  
 Batchelor and Tennant Creek meetings are arranged as required.

DIVISION	MEETING DAY & DATE	LAST DAY FOR LODGEMENT
PALMERSTON	Wednesday - 18/02/09 Wednesday - 18/03/09 Wednesday - 15/04/09 Wednesday - 20/05/09 Wednesday - 17/06/09 Wednesday - 13/07/09 Wednesday - 19/08/09 Wednesday - 16/09/09 Wednesday - 21/10/09 Wednesday - 18/11/09 Wednesday - 09/12/09	Monday - 17/11/08 Monday - 19/01/09 Monday - 16/02/09 Monday - 30/03/09 Monday - 20/04/09 Monday - 18/05/09 Monday - 29/06/09 Monday - 20/07/09 Monday - 31/08/09 Monday - 28/09/09 Monday - 19/10/09
KATHERINE	Wednesday - 04/02/09 Wednesday - 04/03/09 Wednesday - 01/04/09 Wednesday - 06/05/09 Wednesday - 03/06/09 Wednesday - 01/07/09 Wednesday - 03/08/09 Wednesday - 02/09/09 Wednesday - 07/10/09 Wednesday - 04/11/09 Wednesday - 02/12/09	Monday - 17/11/08 Thursday - 15/01/09 Thursday - 05/02/09 Thursday - 19/03/09 Thursday - 16/04/09 Thursday - 07/05/09 Thursday - 18/06/09 Thursday - 16/07/09 Thursday - 20/08/09 Thursday - 17/09/09 Thursday - 08/10/09
Alice Springs	Wednesday - 11/02/09 Wednesday - 11/03/09 Wednesday - 08/04/09 Wednesday - 13/05/09 Wednesday - 10/06/09 Wednesday - 08/07/09 Wednesday - 12/08/09 Wednesday - 09/09/09 Wednesday - 14/10/09 Wednesday - 11/11/09 Thursday - 10/12/09	Tuesday - 18/11/08 Tuesday - 20/01/09 Tuesday - 17/02/09 Tuesday - 24/03/09 Tuesday - 21/04/09 Tuesday - 19/05/09 Tuesday - 23/06/09 Tuesday - 21/07/09 Tuesday - 23/08/09 Tuesday - 22/09/09 Tuesday - 20/10/09

**OPEN SECTION**

PAGE

TP\*/9

Town Planning Committee Meeting – Wednesday, 1 July, 2009**11 INFORMATION ITEMS****11.3 Minutes of the Development Consent Authority Meeting – Friday 8 May 2009**

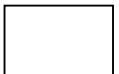
Document No. 1603724 (08/05/09) Common No. 1603724

*The Minutes of the Development Consent Authority Meeting held on Friday 8 May, 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 8 May, 2009, be received and noted.

DECISION NO.20\() (01/07/09)



**OPEN SECTION**

PAGE

TP\*/9

Town Planning Committee Meeting – Wednesday, 1 July, 2009

**12      GENERAL BUSINESS**

