

OPEN SECTION

PAGE

TP8/1

DARWIN CITY COUNCIL

TOWN PLANNING COMMITTEE

WEDNESDAY 5 AUGUST 2009

MEMBERS: Member H I Galton (Chairman); The Right Worshipful, Lord Mayor, Mr G R Sawyer; Member J D Bailey; Member R T Dee; Member R K Elix; 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 - PH: 89300 685

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Town Planning Committee Meeting – Wednesday, 5 August, 2009

1 MEETING DECLARED OPEN**2 APOLOGIES AND LEAVE OF ABSENCE****2.1 Apologies****2.2 Leave of Absence Granted**

THAT it be noted that Member G M Jarvis is an apology due to a Leave of Absence being previously granted on 14 July 2009 for the period 2 – 6 August 2009.

DECISION NO.20\() (05/08/09)

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

Nil



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Town Planning Committee Meeting – Wednesday, 5 August, 2009**5 WITHDRAWAL OF ITEMS FOR DISCUSSION****5.1 Items Withdrawn by Staff**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THAT the Committee resolve under delegated authority that the following items withdrawn by staff as Items of Significance, be considered: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\() (05/08/09)

5.2 Items Withdrawn by Members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, 5 August, 2009, be received and all recommendations contained therein be adopted by general consent with the exception of Item Numbers:

DECISION NO.20\() (05/08/09)

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, 1 July, 2009, tabled by the Chairman, be confirmed.

DECISION NO.20\() (05/08/09)



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Town Planning Committee Meeting – Wednesday, 5 August, 2009

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

Nil

8 DEVELOPMENT APPLICATIONS

Nil

9 GENERAL TOWN PLANNING REPORTS

Nil



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Town Planning Committee Meeting – Wednesday, 5 August, 2009

10 OFFICERS REPORTS**10.1 Planning Scheme Amendment PA2009/0892 Proposed Changes to Provisions Relating to Demountable Structure.**

Report No. 09TS0109 PL:lc (26/06/09) Common No.1603283

Report Number 09TS0109 has been distributed separately with the Business Papers.



ENCL: YES

DARWIN CITY COUNCIL

DATE: 03/07/09

REPORT

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

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

REPORT NO: 09TS0105 PL:sv **APPROVED:** LC

COMMON NO: 1601960

SUBJECT: DEVELOPMENT APPLICATION
LOTS 2338 AND 2339 (17 & 15) CAVENAGH STREET, DARWIN
MOTEL, OFFICES, RESTAURANT AND SHOP IN A 21 STOREY
BUILDING INCLUDING CAR PARKING AT LEVEL 2 TO 5

ITEM NO: 10.2**SYNOPSIS:**

A Development Application for Lots 2338 and 2339 (17 & 15) Cavenagh Street Darwin has been referred to Council for comment pursuant to Section 48 of the Planning Act. The following report addresses relevant Council issues and recommends that Council endorses comments provided to the Development Consent Authority by staff.

GENERAL:

Applicant: Elton Consulting

Zone: CB (Central Business) **Area:** 1,809 m²

Proposal:

The development has been advertised as a 21 storey building, but the submitted plans indicate that a 22 storey building is proposed as follows:

- Ground Floor: Motel and office foyers; Porte Cochere entrance; restaurant; shop; pedestrian arcade from Cavenagh Street to Austin Lane; building utility areas including substation and waste storage areas; a loading area and vehicle access to the above ground car park.
- Level 1: Void areas to Porte Cochere; restaurant; shop; arcade; substation and loading area; motel foyer and administration areas; business centre and gymnasium.

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BUILDING INCLUDING CAR PARKING AT LEVEL 2 TO 5

- Levels 2 to 5: Car parking floors with a total of 184 car parking bays.
- Level 6 (Podium Level): Office tenancies; hotel conference facilities; pool terrace and landscaped open deck.
- Levels 7 & 8: Open plan office space each proposed to be divided into 8 separate tenancies and a 38m² landscaped deck area on each floor.
- Level 9: 14 motel rooms (10 with outdoor decks).
- Levels 10 to 19: 14 motel rooms on each floor.
- Levels 20 to 21: 12 executive suites with a mezzanine floor over and a balcony to each.

Car park access is proposed via a crossover from Austin Lane transitioning to a vehicle access ramp. A copy of the Development Application is shown at **Attachment A**

Site and Surrounds

Lots 2338 and 2339 are currently developed for commercial purposes with open car parking at ground level. The existing buildings are one and two storeys in height.

The buildings surrounding the site are developed for a range of commercial and residential uses in medium and high-rise buildings.

Interim Development Control Order No. 18

Interim Development Control Order No. 18 (IDCO No. 18) applies to this land. The IDCO restricts building heights in Central Darwin. The construction of a building or structure of a height exceeding 90 metres above ground level is prohibited on this site. The proposed building complies with IDCO No. 18 as it is 75.8 metres in height from ground level to roof top.

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

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 BUILDING INCLUDING CAR PARKING AT LEVEL 2 TO 5

Northern Territory Planning Scheme:

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

Clause	Requirement	Complies / Not Complies
Clause 6.3 Building Heights in Central Darwin	Refer to IDCO No. 18 – as above	Complies
Clause 6.5.1 Parking Requirements	See table below.	Complies - 167 bays required and 184 provided.
Clause 6.5.3 Parking Layout		Appears to comply
Clause 6.6 Loading Bays	A motel use requires 1 loading bay for a single occupation of a net floor area of 10,000 or less. An office, restaurant or shop use requires 1 loading bay for every 2,000 m ² of the total net floor area.	Does not comply 2 loading bays are required and only 1 is provided. Applicant has requested variation.
Clause 8.2 Building Design	Purpose of clause is to promote site-responsive building designs.	Elevation plans and building perspectives provided to display design features of the building.

Use	Car Parking Rate	Area*	Total Required
Motel:			
Guest Suite	0.4 per guest suite	166 suites	66.4 (67)
NFA of all other areas	3 for every 100m ²	896.3m ²	26.9 (27)
Office	3 for every 100m ²	2,134.2m ²	64.0 (64)
Shop	3 for every 100m ²	76.6m ²	2.3 (3)
Restaurant	3 for every 100m ²	198.3m ²	5.9 (6)
			165.5 (167)

* Floor areas provided by applicant

Disability Discrimination Legislation:

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

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BUILDING INCLUDING CAR PARKING AT LEVEL 2 TO 5

Council Issues:

Crossover and Driveway: There are two proposed vehicle accesses to the site, as follows:

- Porte Cochere entry from Cavenagh Street for bus drop-off; and
- vehicle access to the car park and loading bay from Austin Lane.

A traffic report has been prepared by Cambray Consulting. The report includes a traffic impact assessment as well as proposed layouts for a vehicle Porte Cochere requiring amendments to the car parking on Cavenagh Street and also a service vehicle loop and car park entry from Austin Lane. The access arrangements conforms to Council requirements. No kerbs are intended to be provided between the traffic lane and the footpath area within the Porte Cochere. It is intended to delineate the traffic lane with removable bollards or planters. Council requires that the pedestrian footpath is to be reinstated along Cavenagh Street, following the construction of the Porte Cochere. The development application plans need to indicate adequate sight lines to both Cavenagh Street and Austin Lane are provided.

Stormwater Drainage: Proposals for on-site stormwater collection and discharge underground to street stormwater mains have not been included on development application plans. Plans to be requested from applicant.

Council also requests that the Authority places a condition on any Development Permit issued regarding developer contributions for stormwater drainage. Developer Contribution Plans for Stormwater Drainage Works were gazetted by Council on 27 June 2007. Contribution Plan CP2006/01D – Darwin Zone B covers the site.

Easements: There are no easements shown on the applicant's plans.

Footpath / Verge: No footpath or landscaping works to either the Cavenagh Street or Austin Lane road verges are shown on the development application plans. Council will require the pedestrian footpath to be reinstated along Cavenagh Street, following the construction of the Porte Cochere. The development application plans indicate that approx. 20 metres of the 31 metre Cavenagh Street frontage will be taken up by the Porte Cochere entry and exit lanes.

Awnings: A 3.0 metre wide footpath awning is proposed along the Cavenagh Street frontage of the site.

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The Car Park Level 2 to 5 Floor Plans, the Section AA Plan and the North-West and South-West Elevation Plans all show building overhangs from level 1 to level 5 onto both Cavenagh Street and Austin Lane. The overhangs form part of the façade design for the building and serves to screen the car parking floors. The overhangs are approximately 1 metre in width. The applicant has indicated that the mesh on the car park screen will be presented in a contemporary design to complement the Cavenagh Streetscape.

Council's standard awning condition should be included on any development permit issued.

Signage

The submitted plans demonstrate that signs of approximately 4m² will be displayed at level 21 and above on the north-east (Cavenagh Street) and south-west (Austin Lane) elevations of the building. Council's standard signage note should be included on any development permit issued.

Waste Management

The waste bin storage and servicing arrangements proposed for the building comply with Council requirements. One concern is that the plans need to show how the height difference between floor levels adjacent to the waste bins area are going to be addressed. The applicant needs to demonstrate that a ramp is constructed at the entrance to the waste storage area as opposed to a step.

Other Matters

The proposed development should comply with the requirements of Council's Cavenagh Street Master Plan (2008) and also support the objectives of Council's Central Darwin Streetscape Strategy (2006).

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 Achieve Effective Partnerships and Engage in Collaborative Relationships

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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

Outcome

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.

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RECOMMENDATIONS:

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 09TS0105 entitled Development Application – Motel, Offices, Restaurant and Shop in a 21 storey building including car parking on levels 2 to 5, be received and noted.
- B. THAT the letter to the Development Consent Authority in **Attachment B** to Report Number 09TS0105 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.

Attachments

A
[Attachment A \(to be included\) Lots 2338 & 2339 17 and 15 Cavenagh Stre...](#)
[Attachment - Letter from Elton Consulting](#)
[Attachment - Plans](#)

B
[Outgoing Letter - Lots 2338 and 2339 \(17 and 15\) Cavenagh Street Darwi...](#)

File Number: PA2009/1006
Exhibition Period: 19/06/2009

Consent Authority: Darwin
To: 03/07/2009

PROPOSED DEVELOPMENT SITE

ADDRESS: Lot 02338 Town of Darwin (17 Cavenagh St, Darwin City), Lot 02339 Town of Darwin (15 Cavenagh St, Darwin City)

ZONE: Central Business

PROPOSAL: Motel, Offices, Restaurant and Shop in a 21 storey building including car parking at level 2 to 5

APPLICANT: Eton Consulting

CLOSING DATE FOR SUBMISSIONS: 3 JUNE 2009 – 4PM CST

FOR DETAILS PHONE: 8999 5496

LODGE SUBMISSIONS AT:

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

EXHIBITION SIGNAGE INSTRUCTIONS

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

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

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

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

Extract from Planning Regulations as in force at 1 July 2008

6 Public notice of development application

- (1) For the purposes of section 47 of the Act, the public are to be notified of a development application by –
- (a) the publication of a notice in accordance with regulation 7 in a newspaper circulating in the Territory generally or in an area in which is situated the land to which the notice relates; and
 - (b) the placement on or in the vicinity of the land of the number of notices in accordance with regulation 7 that the consent authority thinks fit, for the whole of the period specified in the notice in accordance with regulation 7(1).
- (2) Notice is not required to be placed on land in accordance with subregulation (1)(b) if in the opinion of the consent authority –
- (a) it is impractical to comply with the subregulation because of the location of the land; and
 - (b) the notice placed in a newspaper under subregulation (1)(a) is such that all persons likely to be affected by the development to which the development application relates could reasonably be expected to have notice of it.
- (3) Notice is not required to be placed on land in accordance with subregulation (1)(b) if the development application is made only in respect of a sign.
- (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 6(1)(b) until after the end of the period specified in the notice under regulation 7(1).

Penalty: 10 penalty units.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

Application for Development Permit - section 46

1. LAND INFORMATION

LOCATION OF PROPOSED DEVELOPMENT
 Town/Hundred/Localty: 10/10/10
 Parcel Number and/or Unit number: 10/10/10/10
 CTC Plan:
 Number and Street Name: 10/10/10/10
 Zone: 10/10

LAND OWNER INFORMATION
 Is the applicant the land owner? YES (NIC)
 Owner's name(s): 10/10/10/10
 Postal address: 10/10/10/10

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
 IIS Customer no. (if known):
 Company name (if applicable): 10/10/10/10
 ABN or ACN (if applicable):
 Title: Mr Mrs Miss Ms Dr Other:
 Family name(s): 10/10/10
 Given name(s): 10/10/10
 Preferred name(s):
 Postal address: 10/10/10/10
10/10/10/10
 Telephone no. (business hours): 10/10/10/10
 Facsimile no.:
 E-mail address: 10/10/10/10

CONTACT PERSON FOR FURTHER INFORMATION (OR WRITE 'AS ABOVE')
 IIS Customer no. (if known): 10/10/10
 Company name (if applicable): 10/10/10
 ABN or ACN (if applicable):
 Title: Mr Mrs Miss Ms Dr Other:
 Family name(s):
 Given name(s):
 Preferred name(s):
 Postal address:
 Telephone no. (business hours):
 Mobile no.:
 Facsimile no.:
 E-mail address:

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

3. DEVELOPMENT / PROPOSAL

EXISTING LAND USE
Residential

BRIEF DESCRIPTION OF DEVELOPMENT/PROPOSAL
1 storey attached garage with parking space, concrete driveway, and garden, with a concrete slab

Value of works (excluding land): \$ *21,000.00* (including GST)

VARIATIONS SOUGHT
Change of boundary lines

4. STATEMENT OF EFFECT OF USE OR DEVELOPMENT PROPOSAL

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION

ATTACHMENT B
 TEN (10) COPIES 

5. DIMENSIONED PLANS

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION

ATTACHMENT C
 TEN (10) COPIES 

6. SUBDIVISION / CONSOLIDATION

Site area (m²):
 Number of existing lots:
 Number of lots to be created:
 Existing building on site: YES/NO
 If YES, attach statement of compliance of existing buildings with the *Building Act* following subdivision.

SEE ATTACHMENT GUIDE FOR DETAILED INFORMATION

ATTACHMENT D
 ONE (1) COPY 

7. APPLICANT TO SIGN AND/OR AFFIX SEAL

The application is complete and all required documentation is attached.

[Signature] *[Date]*

Significant Date

PRIVACY NOTE

The Department of Planning and Infrastructure, on behalf of the Minister, is authorised under the *Planning Act 2015* to collect, store, use and disclose information in 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 consultation process. The information is also regularly provided to other State 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 2012* (N.S.W.). For more information, please refer to the Department of Planning and Infrastructure privacy statement located at www.dpi.nsw.gov.au.

Any personal information provided can be subsequently accessed by you on request. If you have any queries please contact the Assistant Development Assessment Officer on (02) 9994 5343.

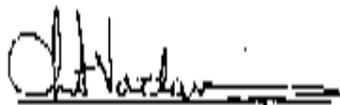
11 June 2009

Letter of Authorisation

To whom it may concern

We T & C Investments Pty Ltd & Maloy Pty Ltd grants consent for Elton Consulting and its agents to make all necessary applications and enquires to the Department of Planning and Infrastructure under the NT Planning Act and in relation to the NT Planning Scheme, in relation to Lots 2338 and 2339, Town of Darwin.

Yours sincerely



Land owner of the abovementioned lots.

*Peter Maloy
Maloy Pty Ltd*



Client
T & C Investments Pty Ltd

Project
Proposed Motel, Office, Restaurant and
Shop Development - Lots 7338 & 2339,
Cavenagh Street, Darwin

Date
11 June 2009

Prepared by
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Date: **11 June 2009**

Job number: **D08/1063**
**Proposed Motel, Office, Restaurant and
Shop Development Lots 2338 & 2339,
Cavenagh Street, Darwin**

Document name: **Cavenagh Street, Darwin**

Version: **01**

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Appendices

- Appendix A - Proposed Development Plans
- Appendix B - Traffic Report

1 Introduction

1.1 Proposal

The proposal seeks approval to construct a building and establish the use of the building as a motel and office building, including a shop and a restaurant.

The subject site is Lots 2338 and 2349, Cavenagh Street, Darwin.

The proposal building is 21 storeys and will comprise:

- 166 motel suites with associated facilities such as gymnasium, pool, terraces and conference facilities
- Shop and restaurant at ground floor
- Parklet cachers to accommodate bus drop off from Cavenagh Street located fully in the site
- 21 14,2m² of office in 18 tenancies
- Loading and car park access from Austin Lane
- Pedestrian thoroughfare providing access from Cavenagh Street to the rear of Smith Street Mall
- 189 car parks

As the subject site comprises two separate allotments, these will be the subject of a separate application and will occur at a later date.

1.2 The application

The application is properly made for the following reasons:

- The application is in the approved form and accompanied with the prescribed fee.
- The application addresses the matters raised in section 46(3) of the *Planning Act*.
- The owner of the site has consented to the development application.
- The application is accompanied by scaled and dimensioned development plans.

4 Statutory Planning Considerations

4.1 Application Context

The site is located in zone CB (central business) under the NT Planning Scheme.

Motel, Office, Shop and Restaurant are listed as discretionary uses in zone CB and subject to Clause 2.2 of the NT Planning Scheme require the consent of the Development Consent Authority to be established.

Development Applications are required to be assessed against section 46(1) of the Planning Act. An amendment of these sections follows.

4.2 46(1) NT Planning Scheme AMENDMENT

The primary purpose of Zone CB is to provide for a diversity of activities including administrative, judicial, professional, office, entertainment, cultural, residential and retail and other business activities with a commitment to the separation of incompatible activities.

A Motel in Zone CB is subject to the following specific provisions of the Scheme:

- Clause 6.3 - Building Heights in Central Darwin
- Clause 6.5.1 - Parking Requirements
- Clause 6.5.4 - Parking Layout
- Clause 6.6 - Loading Bays
- Clause 8.2 - Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T

Offices, Shops and Restaurants in Zone CB are all subject to the following specific provisions of the Scheme:

- Clause 6.3 - Building Heights in Central Darwin
- Clause 6.5.1 - Parking Requirements
- Clause 6.5.4 - Parking Layout
- Clause 6.6 - Loading Bays

- Clause 8.1.2 - Offices, Restaurants and Shops in Zones CB and C
- Clause 8.2 - Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T

Clause 6.3 - Building Heights in Central Darwin

COMPLIES

Required: 120m AHD
Provided: Approximately 75.8m above ground level

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

The proposed building is located centrally in the peninsula, supporting the scale of buildings such as Mantra Pandanus, Evolution, Synergy Square, Cavenagh House and the Mitchell Centre which are located in the surrounding streets.

Compliance with this Clause is noted however at this time the site is subject to the additional controls of Interim Development Control Order No. 18.

Interim Development Control Order No. 18

COMPLIES

Required: 90m above ground level
Provided: 75.8m above ground level

The proposal successfully achieves compliance with the Interim Development Control Order No. 18.

Clause 6.5.1 - Parking Requirements

COMPLIES

Required: 167 car parking spaces
Excluded: 184 car parking spaces (including 3 disabled spaces)
Surplus: 17 car parking spaces

Car parking calculations are shown in the table below.

Use	Car Parking Ratio	Area	Total Required	
Motel:			<i>(including)</i>	
- Guest suite	0.4 per guest suite	166 suites	66.4	67
- NFA of all other areas	3 for every 100m ²	896.28m ²	26.9	27
Office	1 for every 100m ² of NFA	2134.2m ²	64.0	64
Shop	3 for every 100m ² of NFA	76.6m ²	2.3	3
Restaurant	3 for every 100m ² of NFA	190.3m ²	5.6	6
		TOTAL:	165.6	167

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

The total car parking requirement for the overall development is 167 spaces. The development provides a total of **184** spaces including 3 disabled spaces. The car parking is located over 4 levels.

In regards to the purpose of the Clause the development provides more than sufficient off street parking which is conveniently located in the proposed building.

Clause 6.5.3 – Parking Layout

COMPLIES

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

The proposed development provides four levels of above ground car parking which is accessed via a 6 metre wide two-way access from Austin Lane to the rear of the site. The grade of the ramp is 1:5 with a 2 metre long transition of 1:10. Circulation aisles within the parking area have a minimum width of 6 metres.

The parking areas will be sealed and have a gentle grade of 1:20. Each parking space has a length of 5.4 metres and a minimum width of 2.5 metres. Disabled car parking spaces are provided which has a length of 5.5 metres and a width of 3.2 metres. Lift access is provided on each car parking level.

Clause 6.6 – Loading Bays

DOES NOT COMPLY

Required: 2 loading bays
Provided: 1 Loading bay

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

The loading bay requirement for an office, restaurant or shop is 1 loading bay for every 2000m² of the total net floor area.

The proposed offices, restaurant and shop has a total net floor area of 2406.1m² and therefore requires 1 loading bay

The loading bay requirement for a motel is 1 loading bay for a single occupation of a net floor area of 10 000m² or less.

The proposed motel has a net floor area of 8015.50m² and therefore requires 1 loading bay.

In total 2 loading bays are required.

The proposal as arranged with a single loading bay at the rear of the site with access from Austin Lane is satisfactory and meets the purpose of the Clause.

The office component on the site will impose a very infrequent demand on loading facilities. The related nature of the motel and restaurant will enable the loading facilities to be adequately shared.

It is noted that supplementary loading facilities are available in Austin Lane in close proximity to the site.

Clause 8.1.2 – Offices, Restaurants and Shops In Zone CB and C

COMPLIES

The purpose of this Clause is to permit the change between the nominated uses of premises within zone CB or C without consent.

This application is to establish the uses, however the particulars of the Clause are noted.

Clause 8.2 - Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T

Comments

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

- * The proposal is sympathetic to the character of existing and reasonably expected buildings in vicinity. The building height is compatible with the maximum height permitted on the site and surrounding land (90m to ground level).
- * The development will access views along Cavenagh Street and the city generally as well as the Darwin Harbour and suburbs beyond.
- * Bus drop off is contained on site and vehicle and loading access is from the rear of the building.
- * The excessive building setbacks particularly on upper floors enhance opportunities for breezes, sunlight and view corridors as follows:
 - The building design includes significant setbacks to Cavenagh Street and Austin Lane at upper levels (18.105m and 15.65m respectively) which reduces the visual bulk of the building.
 - The boundary abutting the two neighbouring properties is only built along for approximately 40% of the boundary length.
 - The Planning Scheme allows building to all boundaries in the zone (U)
- * The Cavenagh Street facade at ground level is designed to have an active interface with the street. Pedestrian flow and passenger set down is achieved under the porte cochere.
- * The presentation of the building to Cavenagh Street is articulated, possesses 3D relief and incorporates landscaping.
- * As a minimum the office component of the building is on target to achieve green star rating with emphasis on allowing high levels of natural light into the building and breezes.
- * The adjacent sidewalk will be maintained and protected by a proposed awning for integration and weather protection in accordance with the Darwin City Council Policy.

- * Pedestrian access for building users and the general public is provided through the building for convenient access to Smith Street Mall to the rear.
- * (LEED) principles are demonstrated with mixed use elements and surveillance (via balconies and terraces). In addition entrapment places are avoided.
- * The building is ideally orientated to take advantage of prevailing breezes for natural cooling on all levels, included the car parking.

4.3 46(3)b - Interim Development Control Orders

Interim Development Control Order No. 18 is applicable to the land. This restricts building height to 90m above ground. The proposal complies with this and will be 75.6m above ground.

4.4 46(3)c - Environmental Reports

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

4.5 46(3)d - Merits

The following merits of the proposal are noted:

- The proposal is consistent with the purpose of zone CB (Central Business)
- The building complies with Clause 6.3 - Building Heights in Central Darwin and Interim Development Control Order No. 18 relating to building height
- The car parking provided on site exceeds the required car parking requirement by 17 spaces
- The car parking layout complies with the minimum standards required as per Clause 6.5.3
- The design of the building responds positively to Clause 8.2 included notable features such as energy efficient (air movement and natural light), building presentation to the public realm, landscaping, loading and pedestrian flow.
- The development has been designed with regard to the Cavenagh Street Masterplan endorsed by Darwin City Council and the Central Darwin Streetscape Strategy. These documents will be discussed under 'Other Considerations'.
-

4.6 46(1) – Land Capability

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

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

- The site is relatively flat
- The physical site characteristics i.e. soils, slope or drainage does not preclude the development
- The site is zoned for office, motel, restaurant and shop uses under the NI Planning Scheme
- The nature and impact of the proposed development is consistent with the envisaged land use activities for the site and immediate vicinity.
- All site works will be undertaken in accordance with good engineering standards and no adverse impacts are envisaged.

4.7 46(3) – Public Facilities & Public Open Space

The proposed development assists in pedestrian movement throughout the city with access through the site to Smith Street Mall and protects pedestrians from sun and rain with a footpath Awning to Cavenagh Street.

4.8 46(3)h – Amenity

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

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

4.9 46(3) – Public Interest

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

5 Other Considerations

5.1 Planning Policy Documents

Of note to the application are the Cavenagh Street Masterplan which has been adopted by Darwin City Council and the Central Darwin Streetscape Strategy.

The Cavenagh Street Masterplan seeks to reduce impacts associated with the existing streetscape such as car parking, pedestrian movement and road traffic. The Masterplan's proposed streetscape in the vicinity of the subject site would consist two vehicle lanes in each direction, a bicycle lane, build-outs, street trees and parallel parking. This development proposal will compliment the envisaged streetscape. Bus entry from Cavenagh Street will rely on the proposed entry lane only.

The development will assist the Masterplan in presenting Darwin as a walkable city with:

- a) the awning to Cavenagh Street;
- b) pedestrian access through the building to the Austin Lane towards Smith Street Mall, and
- c) active street front, which also contributes positively to the proposed streetscape.

The proposal will support the objectives of the **Central Darwin Streetscape Strategy** in the following ways:

- The proposed pedestrian link through the building creates comfortable, safe and convenient pedestrian movement in accordance with the pedestrian link plan
- The proposed awning provides shade and weather protection
- Landscaping will be part of the proposed building, especially at terrace levels
- The site promotes CPTED principles for a safer built environment and public realm
- The proposed building will not be compromising any view corridors identified in the document and it's setback at higher levels enhances view corridors up Cavenagh Street.
- Conflict associated with bus drop off is reduced by the proposed pick-up zone

5.2 Planning Scheme Amendments

There are no proposed Planning Scheme Amendments that impact on the development.

5.3 Environmental Protection Objectives

There are no environmental protection objectives that have been declared under the *Waste Management and Pollution Control Act* applicable to the site or development.

5.4 Ministerial Directions

The Minister has not directed the Development Consent Authority to consider any specific matters relating to the application.

5.5 Public Utilities and Infrastructure

The site will be connected to reticulated water, sewerage and electrical infrastructure, to the satisfaction of Power Water Corporation. Stormwater and road access will be to the satisfaction of Darwin City Council.

5.6 Natural, Social, Cultural and Heritage Values

The site does not have any identified natural, social, cultural or heritage values.

5.7 Beneficial Uses, Quality Standards, Criteria and Objectives

There are no beneficial uses that specifically apply to the proposed development.

6 Conclusion

The proposal seeks approval to construct a building and establish the use of the building as a motel and office building, including a shop and a restaurant.

The application has addressed all matters required by the *Planning Act*.

The proposed is appropriate for approval and the following merits are noted:

- The proposal is consistent with the purpose of zone CB (Central Business)
- The building complies with Clause 6.3 - Building Heights in Central Darwin and Interior Development Control Order No. 18 relating to building height
- The car parking provided on site exceeds the required car parking requirement by 17 spaces
- The car parking layout complies with the minimum standards required as per Clause 6.5.3
- The design of the building responds positively to Clause 4.2 included notable features such as energy efficient (air movement and natural light), building presentation to the public realm, landscaping, loading and pedestrian flow.
- The development has been designed with regard to the Cavenagh Street Masterplan endorsed by Darwin City Council and the Central Darwin Street-use Strategy. These documents will be discussed under 'Other Considerations'.

Appendix A

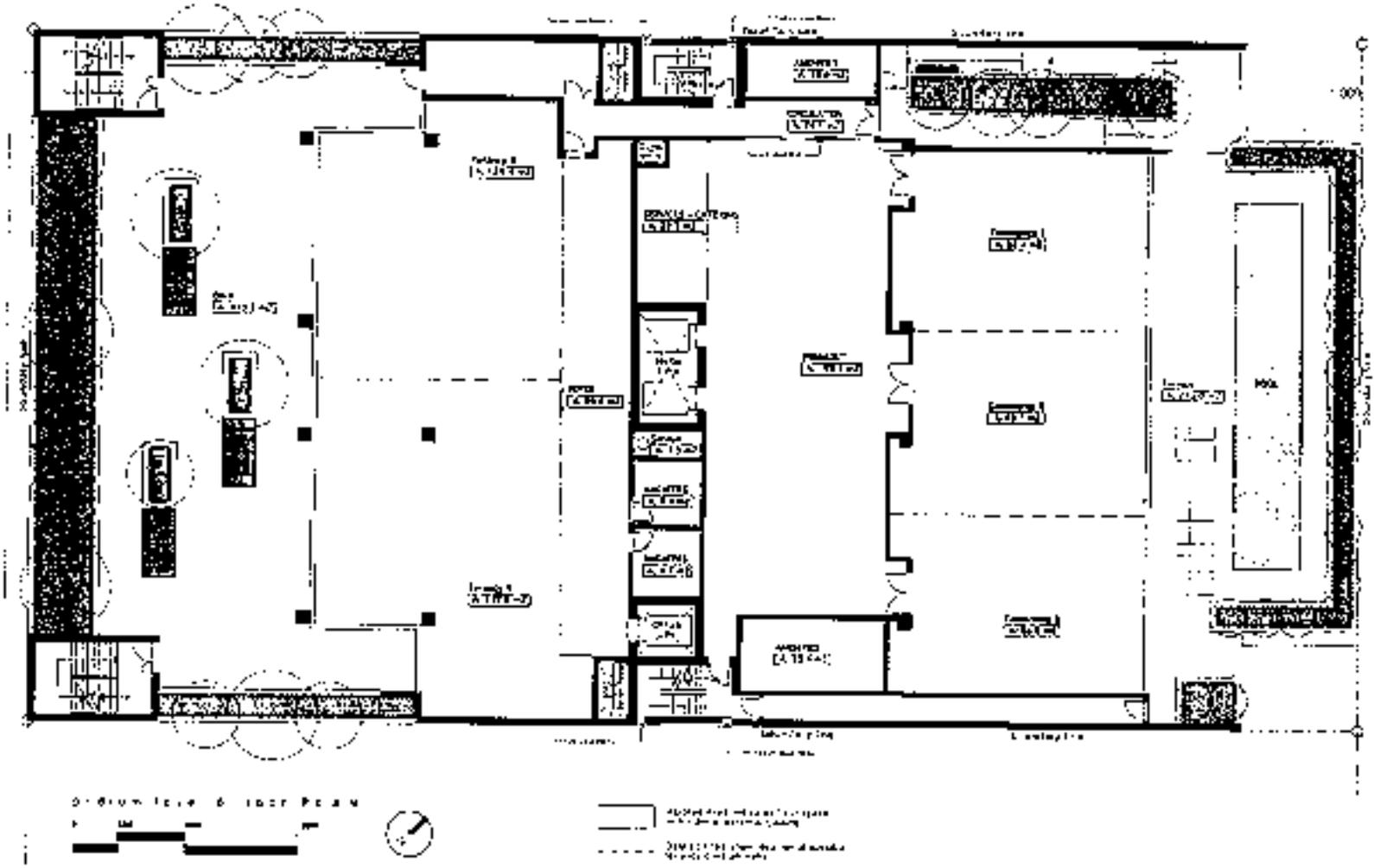
Proposed Development Plans

Appendix B

Traffic Report

Appendix A

Proposed Development Plans



CAROLAN STREET

Please quote: 1601960 PL sv

3 July 2009

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

Dear Doug

**Lots 2338 and 2339 (17 & 15) Cavenagh Street, Darwin
 Motel, Offices, Restaurant and Shop in a 21 Storey Building including Car
 Parking at Levels 2 to 5**

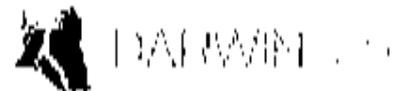
Thank you for the Development Application referred to this office on 18 June 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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



- 2). Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet flow into the road reserve or onto adjoining properties.
- b). **The applicant's plans include a 3.0 metre wide canopy over the Cavenagh Street road reserve and a 1.0 metre structure over both the Cavenagh Street and Austin Lane road reserves.** The Car Park Level 2 to 5 Floor Plans, the Section AA Plan and the North-West and South-West Elevation Plans show building overhangs from level 1 to level 5 onto both Cavenagh Street and Austin Lane. The overhangs form part of the façade design for the building and serve as a screen to the car parking floors. The overhangs are approximately 1 metre in width. The 3 metre wide footpath awning proposed for Cavenagh Street frontage of the building and the 1 metre structures are subject to the condition set out in clause 11 c). of this letter.
- c). **A traffic report has been prepared by Cambray Consulting.** The report includes a traffic impact assessment as well as proposed layouts for a vehicle Porte Cochere requiring amendments to the car parking on Cavenagh Street and also a service vehicle loop and car park entry from Austin Lane. The access arrangements conform to Council requirements. No kerbs are intended to be provided between the traffic lane and the footpath area within the Porte Cochere. It is intended to delineate the traffic lane with removable bollards or planters. Council requires that the pedestrian footpath is to be reinstated along Cavenagh Street, following the construction of the Porte Cochere. The development application plans need to indicate adequate sight lines to both Cavenagh Street and Austin Lane are provided.
- d). **The waste bin storage and servicing arrangements proposed for the building comply with Council requirements.** One concern is that the plans need to show how the height difference between floor levels adjacent to the waste bins area are going to be addressed. The applicant needs to demonstrate that a ramp is constructed at the entrance to the waste storage area as opposed to a step.
- ii). **Should the above issues be adequately addressed, Council offers the following comments:**

Council comments in relation to the Planning Act, the Darwin Town Plan and Land Use Objectives:

- a). The proposed development has been advertised as a 21 storey building, but the submitted plans indicate that a 22 storey building is proposed as follows:

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1. Ground – commercial services	10.	Level 11 – motel rooms
2. Level 1 – commercial services	15.	Level 12 – motel rooms
3. Level 2 – car parking	14.	Level 13 – motel rooms
4. Level 3 – car parking	15.	Level 14 – motel rooms
5. Level 4 – car parking	16.	Level 15 – motel rooms
6. Level 5 – car parking	17.	Level 16 – motel rooms
7. Level 6 – office/hotel facilities	18.	Level 17 – motel rooms
8. Level 7 – offices	19.	Level 18 – motel rooms
9. Level 8 – offices	20.	Level 19 – motel rooms
10. Level 9 – motel rooms	21.	Level 20 – executive suites
11. Level 10 – motel rooms	22.	Level 21 – mezzanine floor

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

- b). **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 CP2006/01D – Darwin Zone B covers Lots 2338 and 2339 (17 & 16 Cavenagh Street). A copy of the contribution plan may be viewed on Council's website or by contacting Council's Technical Services Department on 08 8930 0658.

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

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

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

"Notwithstanding the approved plans, in accordance with Part 8 – Signs, Hoardings And Advertising of the Darwin City Council's by laws, all signage is subject to Council'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 that a sign of approximately 4m² will be displayed at level 21 and above on the north-east (Cavenagh Street) and south-west (Austin Lane) elevations of the building.

- e). **The proposed development should comply with the requirements of Council's Cavenagh Street Master Plan (2008) and also support the objectives of Council's Central Darwin Streetscape Strategy (2006).**

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 line-marked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site
- Pursuant to clause 6.5.2 of the Northern Territory Planning Scheme and 8.70 (5) of the Planning Act a monetary contribution shall be paid to Darwin City Council for any determined parking shortfall.

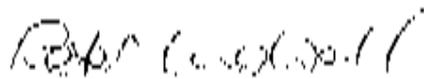
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- All developments on or adjacent to any structures on site in favour of Council shall be carried out to the requirements and satisfaction of the General Manager of Infrastructure, Darwin City Council.
- Waste bin storage and pick up shall be provided 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 08 8930 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Ultra Consulting

ENCL: YES

DARWIN CITY COUNCIL

DATE: 26/06/09

REPORT

TO: TOWN PLANNING MEETING OPEN B APPROVED: PL

FROM: GENERAL MANAGER INFRASTRUCTURE APPROVED: LC

REPORT NO: 09TS0107

COMMON NO: 1601969

SUBJECT: DEVELOPMENT APPLICATIONS FOR LOTS 7807, 7808 & 7809
NOTLEY PLACE PARAP AUGUST 2009**ITEM NO:10.3****SYNOPSIS:**

Three Development Applications have been received for three separate but adjoining lots in Notley place. This report discusses the accumulative impact for the proposed developments and addresses relevant Council issues and recommends that Council endorse comments provided to the Development Assessment Services by staff.

GENERAL:**Proposal:**

The proposal is to construct three separate residential dwellings on the site. All dwellings are single story with a first floor master bedroom on the rear section of each development.

Applicant: Project building Certifiers Pty Ltd**Zone:** Specific Use (SD 21) **Area:** 2,221 square metres
Each allotment is 907 sm.**History:**

The Parap Estate is a new subdivision consisting of 22 allotments within the established suburb of Parap. The development of the subdivision is subject to the Parap Estate covenant and guidelines which require the incorporation of courtyards swimming pools and outdoor entertainment areas to be provided to increase the amount of useable outdoor space on each residential allotment.

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 NOTLEY PLACE PARAP
 AUGUST 2009

The covenant allows the design of each residence to incorporate a zero lot line setback on side boundaries of each allotment to increase the available area used for open space.

The proposed development provides zero lot line in strategic positions in the development to minimise any negative impact on the amenity of the residential dwellings.

The following table indicates the setbacks provided in the development. The plan at **Attachment A** shows where the zero line setbacks occur.

Northern Territory Planning Scheme:

NT Planning Scheme Clause 7.3 Building Setbacks

Boundary	Required Setback	Proposed Setback	Compliance with Planning Scheme
Primary Street Residential buildings Carports and the like	7.50 metres 4.50 metres	6.293 metres 2.02 metres	Complies
Side boundary North	1.50 metres	Zero lot line to laundry 2.50 to Bedroom 1	Doesn't Comply Complies
Side boundary South	1.50 metres 1.50 metres	Zero lot line to carport 3.325 metres to bedroom 3	Doesn't Comply Complies
Rear Boundary	1.50 metres	1.50 metres	Complies

The zero lot lines are located in strategic places in the development such as the car port at the front of the site and the laundry at the side of the site. These structures are incorporated into a 1.8 metre high block wall located on the property boundary between each residential dwelling. There are three built components to each dwelling, being the car port, the living area and the bedrooms. The separation of these components opens up the site of each dwelling to maximise the outdoor open space area thereby achieving a high level of amenity within each site.

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 AUGUST 2009

Disability Discrimination Legislation:

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

Council Issues:

The driveway crossovers have been approved as part of the subdivision application and satisfy Councils requirements. The location of the bin enclosure conforms to the requirements of Council Waste Management Policy.

In its letters to Development Assessment Services on each of the three proposed developments in Notley place, Council will request the Authority to require the applicant to provide a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system. The letters at **Attachment B** also list Councils standard conditions relating to these developments for the consideration of the Development Consent Authority.

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 Achieve Effective Partnerships and Engage in Collaborative Relationships

Outome

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

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Outcome

1.2 Effectively engage with Community

Key Strategies

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

2.1 Improve urban enhancement around Darwin

LEGAL IMPLICATIONS:

This item is not considered "Confidential".

PUBLIC RELATIONS IMPLICATIONS:

Not Assessed.

COMMUNITY SAFETY IMPLICATIONS:

Nil OR Not Assessed.

DELEGATION:

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

CONSULTATION:

Through the Development Application statutory process.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE:

Not Applicable.

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RECOMMENDATIONS:

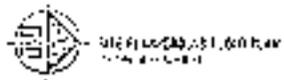
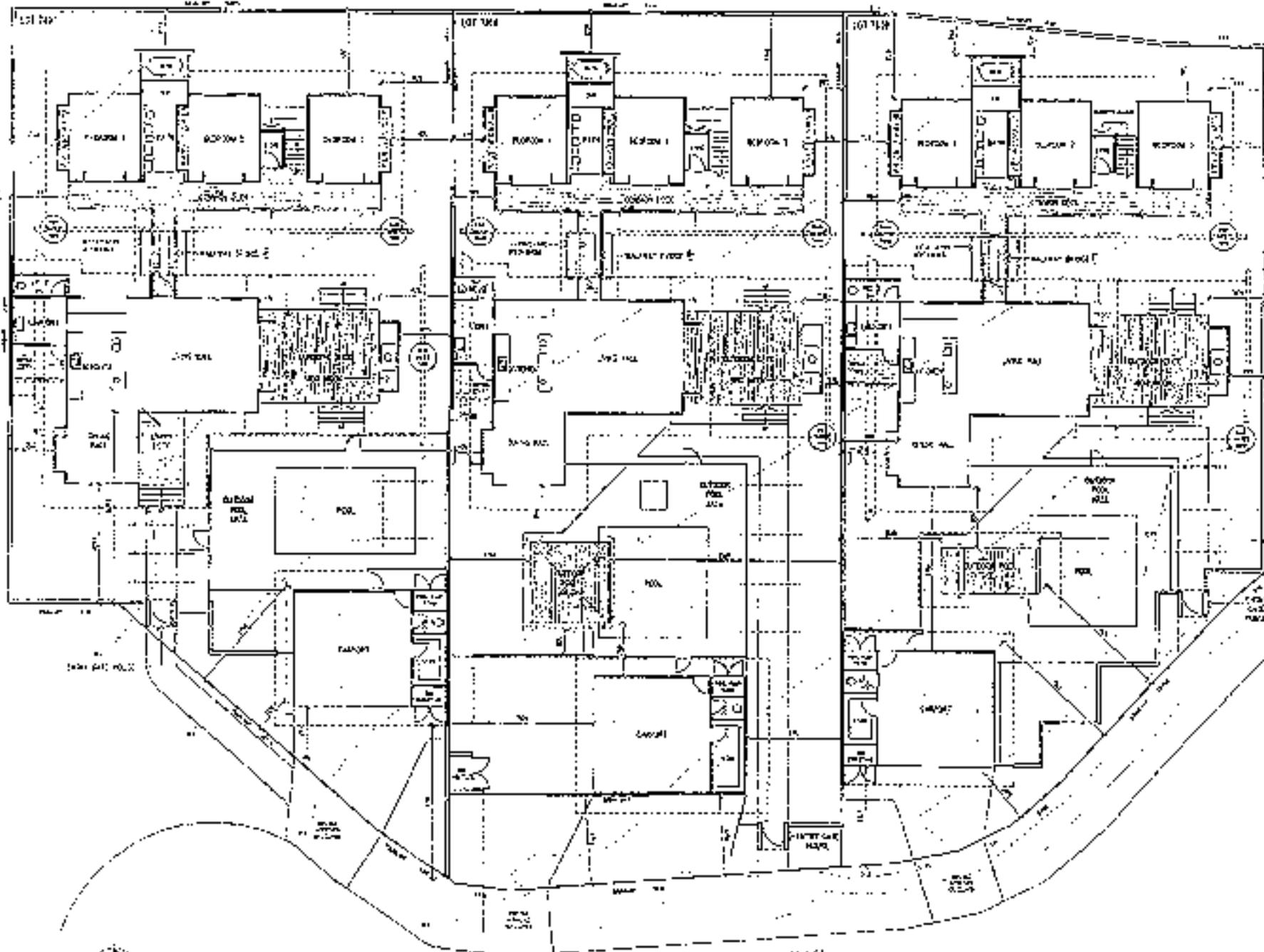
THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 09TS107 entitled Development Applications for Lots 7807, 7808 & 7809, Notley Place, Parap be received and noted.
- C. THAT the letters on the development proposals for Lots 7807,7808 & 7809 to the Development Consent Authority in **Attachment B** to Report Number 09TS107 be endorsed.

PETER LINDWALL
STRATEGIC TOWN PLANNER

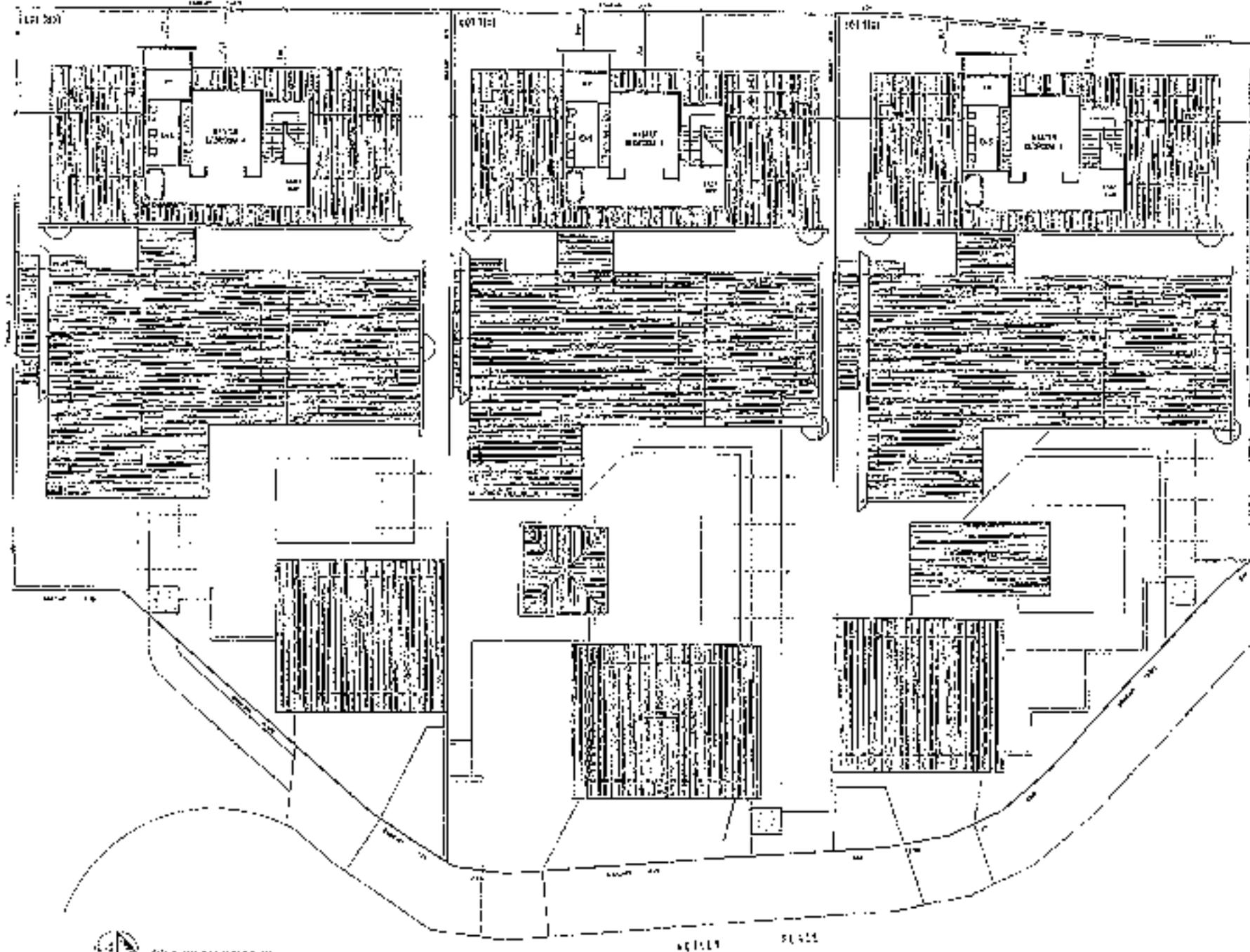
LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

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



**NULCY LIVERIS
DESIGN CO PTY LTD**
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Page 1 of 1
 Date: 10/10/2011
 Time: 10:10:11 AM
 User: admin
 Project: Darwin
 Drawing: Floor Plan
 Scale: 1:100
 Author: Nulcy Liveris
 Checker: Nulcy Liveris
 Date: 10/10/2011



1. Building
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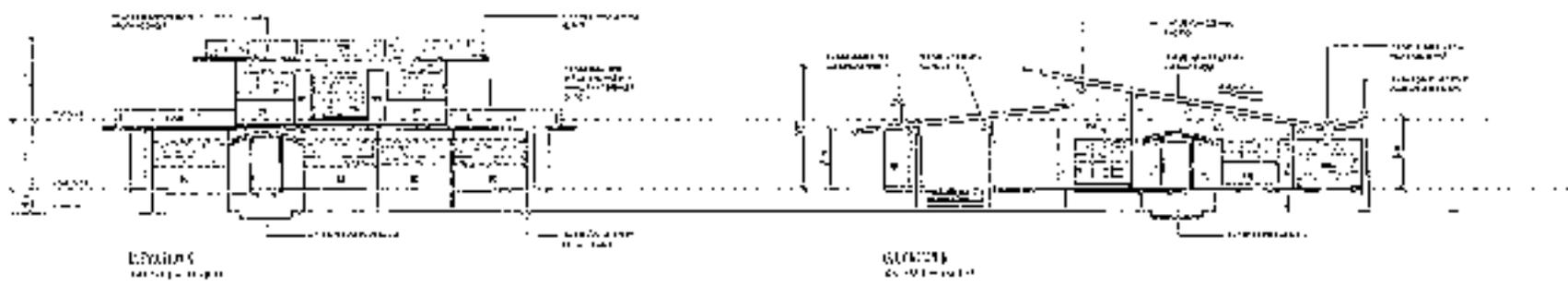
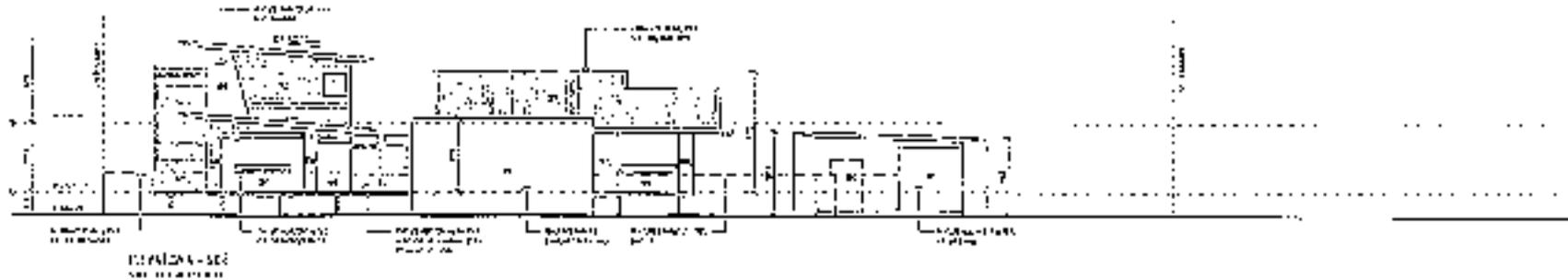
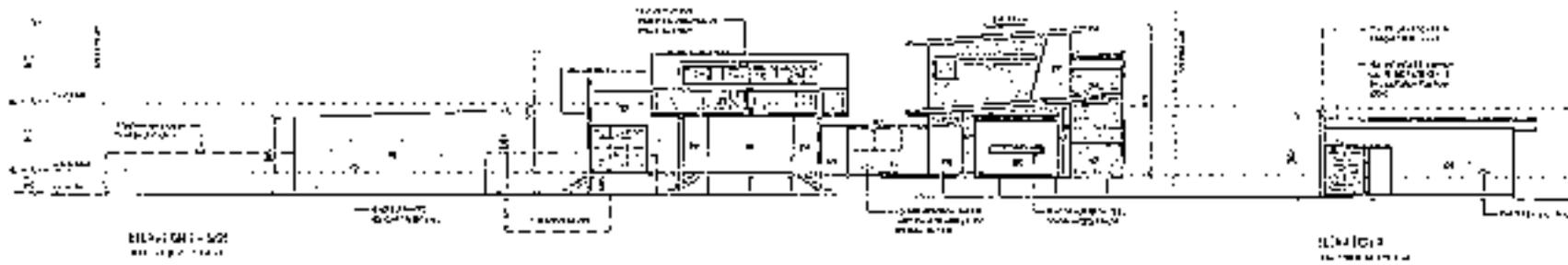
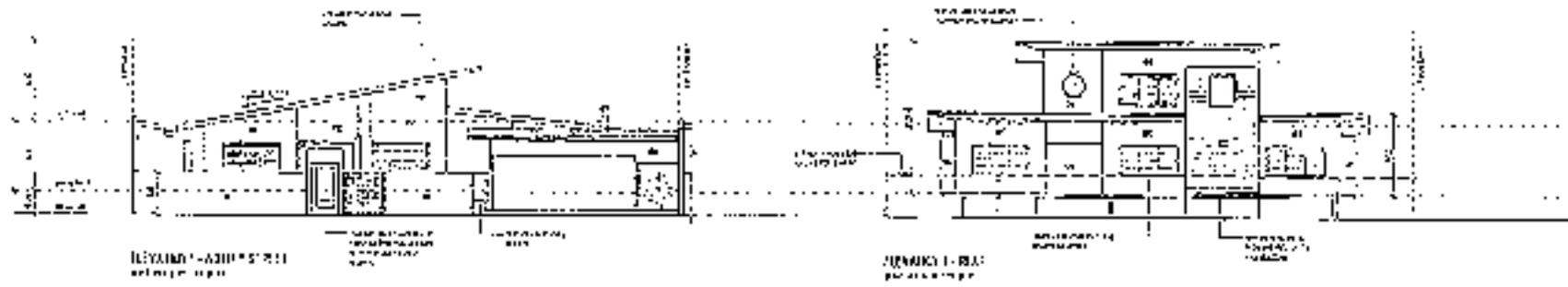
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- FINISHES**
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 - 02 0115 CONCRETE WALL
 - 03 01200150 FLOOR SLAB
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2	1/4" = 1'-0"	1/8" = 1'-0"

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 TEL: 303.733.1111 FAX: 303.733.1112
 WWW: WWW.BILLYLITTLE.COM

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Prepared by:
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 WWW: WWW.BILLYLITTLE.COM

1	1/2" = 1'-0"	1/4" = 1'-0"
2	1/4" = 1'-0"	1/8" = 1'-0"

03 July 2009

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

Dear Doug

**Lot 7807 (8) Notley Place Parap
PROPOSED DEVELOPMENT - Two Storey Single Dwelling with Reduced Front
and Side Setback**

Thank you for the Development Application referred to this office 18 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). **The crossover and driveway appear to meet Council requirements.**
- b). **Council requests the Authority requires a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system. The applicant's plans fail to demonstrate how on site stormwater will be collected and discharged underground to Council's drainage network.**

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

Council comments in relation to the Planning Act, the Darwin Town Plan and Land Use Objectives:

Setbacks

- The proposal contains zero lot line setbacks on the side boundaries of each of the dwelling. The zero lot lines extend for only short distances along the 1.8 metre high block wall located on the property boundary between each residential dwelling. These short distances are adjacent to the car port at the front of the site and the laundry at the side of the site. The proposed development provides zero lot line in strategic positions in the development which minimise any negative impact on the amenity of the residential dwellings.
- The zero lot line setback on side boundaries of each allotment allows for an increase in the area used for open space for each dwelling. While not conforming the NT Planning Scheme is it considered that the use of short lengths of zero lot lines enables the more effective use of private open space within each allotment.

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.

Development

- 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.

...37

- Sight lines shall be provided at crossovers to public streets to the satisfaction of the General Manager of Infrastructure, Darwin City Council. No fence or tree exceeding 0,6 metres in height shall be planted in front of the sight line.
- 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 feel free to contact me on 8930 0528

Yours faithfully

PETER LINDWALL
STRATEGIC TOWN PLANNER

on: Project Building Centres Pty Ltd

03 July 2009

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

Dear Doug

**Lot 7808 (6) Notley Place Parap
PROPOSED DEVELOPMENT – Two Storey Single Dwelling with Reduced Front
and Side Setback**

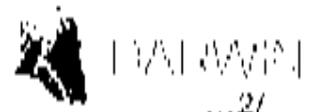
Thank you for the Development Application referred to this office 18 June 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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). **The crossover and driveway appear to meet Council requirements.**
- b). **Council requests the Authority requires a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to Council's drainage network.**
- 1). **The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.**



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

Council comments in relation to the Planning Act, the Darwin Town Plan and Land Use Objectives:-

Setbacks

- The proposal contains zero lot line setbacks on the side boundaries of each of the dwelling. The zero lot lines extend for only short distances along the 1.8 metre high block wall located on the property boundary between each residential dwelling. These short distances are adjacent to the car port at the front of the site and the laundry at the side of the site. The proposed development provides zero lot line in strategic positions in the development which minimise any negative impact on the amenity of the residential dwellings.
- The zero lot line setback on side boundaries of each allotment allows for an increase in the area used for open space for each dwelling. While not conforming the NT Planning Scheme as it considered that the use of short lengths of zero lot lines enables the more effective use of private open space within each allotment.

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.

Development

- 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 fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- Waste bin storage and pick up shall be provided in accordance with Council's Waste Bin Policy.

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In considering this application, the Authority is requested to take into account any implications of the Disability Discrimination Act (DDA) or the Anti Discrimination Act (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

or: Project Building Services Pty Ltd

03 July 2009

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

Dear Doug

**Lot 7809 (4) Notley Place Parap
PROPOSED DEVELOPMENT – Two Storey Single Dwelling with Reduced Front
and Side Setback**

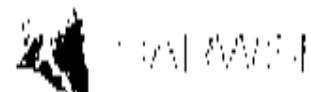
Thank you for the Development Application referred to this office 18 June 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority.

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

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

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



...2/

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

Council comments in relation to the Planning Act, the Darwin Town Plan and Land Use Objectives:

Setbacks

The proposal contains zero lot line setbacks on the side boundaries of each of the dwelling. The zero lot lines extend for only short distances along the 1.8 metre high block wall located on the property boundary between each residential dwelling. These short distances are adjacent to the car port at the front of the site and the laundry at the side of the site. The proposed development provides zero lot line in strategic positions in the development which minimise any negative impact on the amenity of the residential dwellings.

The zero lot line setback on side boundaries of each allotment allows for an increase in the area used for open space for each dwelling. While not conforming the NT Planning Scheme is it considered that the use of short lengths of zero lot lines enables the more effective use of private open space within each allotment.

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.

Development

- Designs and specifications for landscaping of the road verge 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.

...M

- 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 fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- 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 feel free to contact me on 8930 0528.

Yours faithfully

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Project Building Conditions Pty Ltd

OPEN SECTION

PAGE

TP8/7

Town Planning Committee Meeting – Wednesday, 5 August, 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) Lot 6736 (1) Villaflor Crescent, Woolner 16 x 3 Bedroom Multiple Dwellings in a 4 Storey Building (with **Attachment**) – Common Number 1607644 PL:sv dated 17 July 2009.
- ii) Lot 6737 (7) Villaflor Crescent, Woolner 16 x 3 Bedroom Multiple Dwellings in a 4 Storey Building (with **Attachment**) – Common Number 1607696 PL:sv dated 17 July 2009.
- iii) Lot 8658 (11) Strele Crescent, Casuarina Multiple Dwelling Ancillary to Existing place of Worship (with **Attachment**) – Common Number 1607642 PL:sv dated 17 July 2009.
- iv) Lot 2897 (12) Christie Street, Fannie Bay PROPOSED DEVELOPMENT Additions to Existing Single Dwelling Including Additions/Alterations to the Second Storey and a Carport Addition with reduced front and side setbacks (with **Attachment**) – Common Number 1610974 PL:sv dated 24 July 2009
- v) Lot 2893 (4) Christie Street Fannie Bay PROPOSED DEVELOPMENT Ensuite Addition to a Single Dwelling with a Reduced Front Setback (with **Attachment**) – Common Number 1604057 PL:sv dated 10 July 2009
- vi) Lot 2497 (8) Abbott Crescent, Malak PROPOSED DEVELOPMENT – Verandah addition to an existing Multiple Dwelling (Unit 3) (with **Attachment**) – Common Number 1607641 PL:sv dated 17 July 2009
- vii) Lot 2682 (74) Carnoustie Circuit, Marrara – PROPOSED DEVELOPMENT Carport addition to existing dwelling with reduced front setback. (with **Attachment**) – Common Number 1604056 PL:sv dated 10 July 2009
- viii) Lot 5037 (65) Bishop Street Woolner – PROPOSED DEVELOPMENT – Office Addition to an Existing Warehouse (with **Attachment**) – Common Number 10604058 dated 10 July 2009
- ix) 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
- x) Lot 3102 (3) Flint Street Jingli – 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

DECISION NO.20\()

(05/08/09)



17 July 2009

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

Dear Doug

**Lot 6736 (1) Villaflor Crescent, Woolner
16x3 Bedroom Multiple Dwellings in a 4 Storey Building**

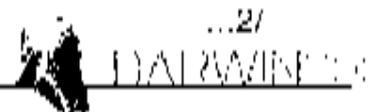
Thank you for the Development Application referred to this office on 2nd July 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

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

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

- a). **Council requests the Authority requires an additional plan to demonstrate stormwater drainage arrangements for the proposed development.** The site plan shows stormwater drainage for the car park area but fails to demonstrate how stormwater will be collected from the roof of the proposed building and be discharged underground to Council's stormwater drainage system.
 - 1). The stormwater plan should include details of site levels after the completion of the development and the location of Council's drainage collection points, adjacent to the site.
 - 2). Council requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet flow into the road reserve or onto adjoining properties.



- b). **Council requests the Authority requires an amended site plan demonstrating a waste bin enclosure of sufficient dimensions to store 7 x 240 litre bins.** Council requires a development of 16 multiple dwellings to include a waste-bin enclosure large enough to store 7 x 240 litre bins (4 x general garbage bins and 3 x recycling bins). The usable area of the waste bin enclosure shown on the site plan is approximately 2.6m (length) x 2.5m (width), which is slightly too small to store the required number of bins. A waste bin enclosure of minimum 2.8m (length) x 2.6m (width) should provide sufficient space to store the bins and allow room for residents and the service contractor to access and move the bins in and out of the enclosure as required.

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

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

- a). The proposed 6 metre vehicle crossover and driveway from Villafior Crescent appears to meet Council's requirements. The proposed remote operated security gate is set back approximately 7 metres from the Villafior Crescent road carriageway kerb line, which also appears to meet Council's requirements.

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

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

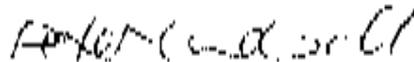
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- tree exceeding 0.6 metres in height shall be constructed or planted in front of the sight line.
- All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the General 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.

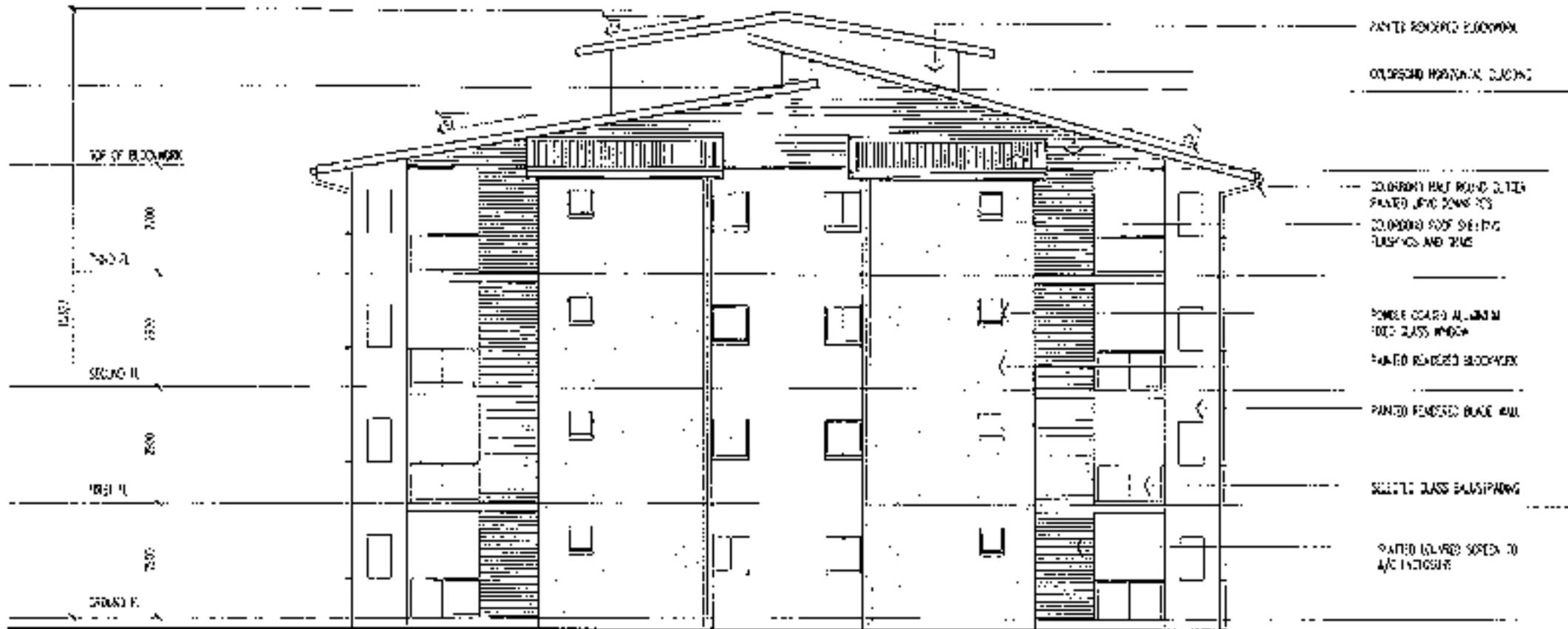
If you require any further discussion in relation to this application please contact me on 8930 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Row Designs



elevation 2 / 4
SCALE 1 : 100



PROVIDOR
 This is not a contract. It is a preliminary drawing. It is not a contract. It is not a contract. It is not a contract.

It is not a contract. It is a preliminary drawing. It is not a contract. It is not a contract. It is not a contract.

LOT 6736 VILLAFLORES SENT
 CITY VALLEY
 PH-0001

DATE: 2020 FILE: 0972-SK5

17 July 2009

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

Dear Doug

**Lot 6737 (7) Villaflor Crescent, Woolner
16X3 Bedroom Multiple Dwellings in a 4 Storey Building**

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

The following issues are raised for consideration by the Authority:

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

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

- a). **Council requests the Authority requires an additional plan to demonstrate stormwater drainage arrangements for the proposed development.** The site plan shows stormwater drainage for the car park area but fails to demonstrate how stormwater will be collected from the roof of the proposed building and be discharged underground to Council's stormwater drainage system.
 - 1). The stormwater plan should include details of site levels after the completion of the development and the location of Council's drainage collection points, adjacent to the site. It appears from the submitted detailed survey plan that Council's existing drainage collection point (side entry pit) adjacent to the site in Villaflor Crescent may be located in the same location as the proposed vehicle crossover for the site. If such a conflict does occur, the applicant will be required to relocate the drainage

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DARWIN NT

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

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

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

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

- a). The proposed 6.3 metre vehicle crossover and driveway from Villaflor Crescent appears to meet Council's requirements, **subject to the possible relocation of Council's stormwater drainage collection point in Villaflor Crescent**, as outlined above. The proposed remote operated security gate is set back approximately 17 metres from the Villaflor Crescent road carriageway kerb-line, which also appears to meet Council's requirements.
- b). The applicant's site plan shows a circular outline of a tree or shrub located within the sightline of drivers exiting the site. The applicant should be advised of Council's requirement that 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.
- c). The approximate 3.3m (length) x 2.6m (width) waste-bin enclosure located towards the front of the site, adjacent to the vehicle driveway appears to meet Council's requirements. Council requires a development of 16 multiple dwellings to include a waste-bin enclosure large enough to store 7 x 240 litre bins (4 x general garbage bins and 3 x recycling bins).

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.

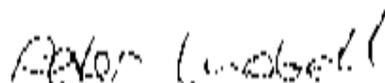
- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager of Infrastructure, Darwin City Council, and all approved works constructed to Council's requirements at the applicant's expense.

- 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 faithfully

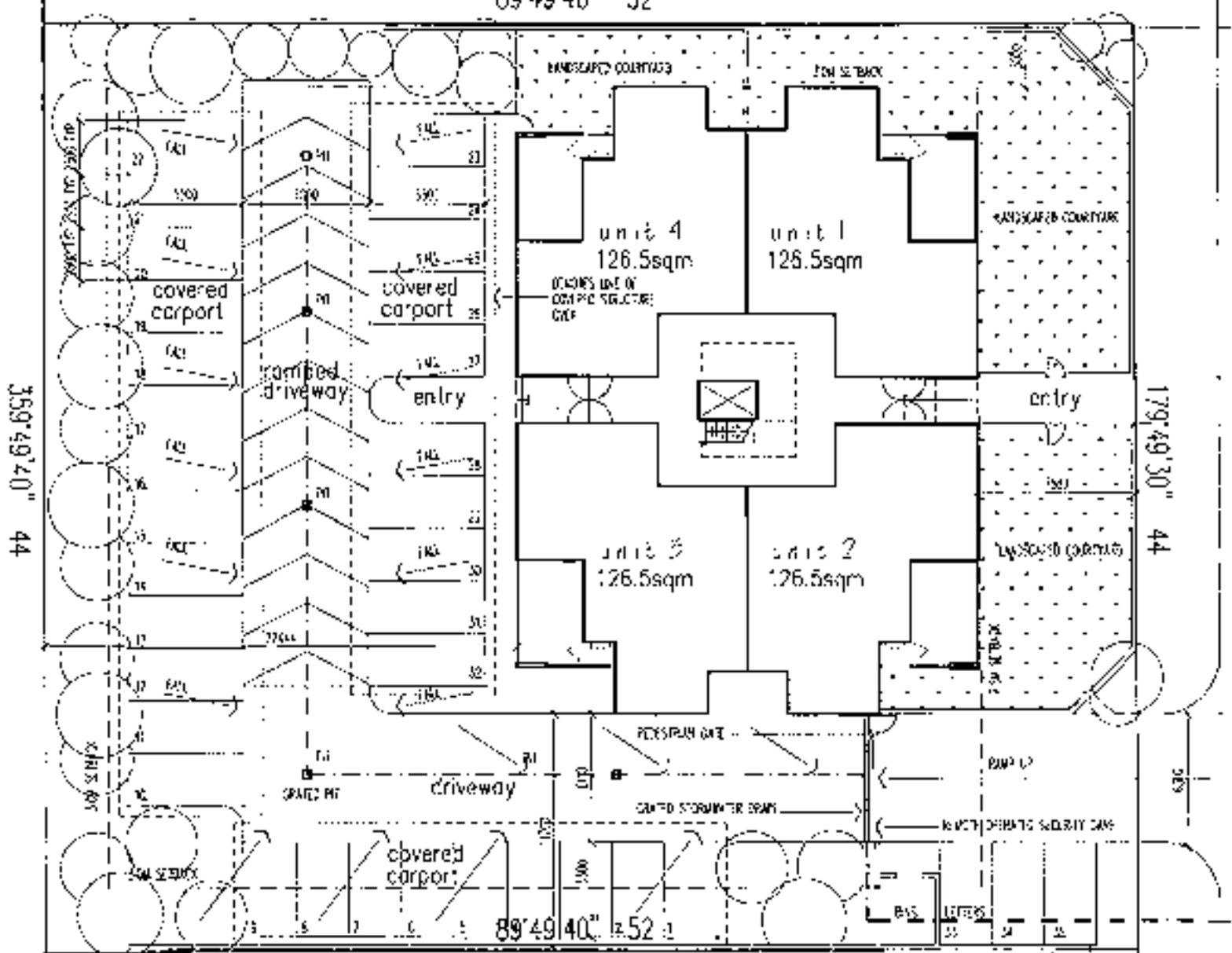


PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Raw Design

PANED REVERSED LAYOUT PLAN

89'49"40" 52



STANDARD CURBS 150MM HIGH TO BE PROVIDED TO SEPARATE DRIVEWAY FROM ROADWAY

STANDARD CURBS 150MM HIGH TO BE PROVIDED TO SEPARATE DRIVEWAY FROM ROADWAY



site plan
SCALE: 1:250

73

general notes

ALL STORMWATER FROM DOWNPIPES TO BE COLLECTED IN STORMWATER SYSTEM AND DISCHARGED TO THE APPROVED LOCAL CULVERT STORMWATER TO DISCHARGE INTO NEIGHBOURING PROPERTIES.

ESSENTIAL WALL HEIGHTS TO BE MAINTAINED ABOVE FINISHED GRADE LEVEL AND TO BE FINISHED PROPERLY BEFORE TO ALLOW THE CONSTRUCTION ESSENTIAL WALL HEIGHTS TO MAINTAIN 1 OF WALL RETAINING WALL.

landscape schedule

- 11 FERTILISER
- 12 WEED CONTROL
- 13 TREES & SHRUBS
- 14 MULCHING
- 15 SOIL AMENDMENT

EXACT LOCATION OF PLANTING TO BE ADVISED WITH SPECIFIC SOIL CONSULTANT.

APPROPRIATE LANDSCAPING IN MULTIPLE CARPORTS TO PROVIDE SHADE AND SCREENING OF OPEN FLAME SPACES AND BEHIND BUILDINGS. TREES TO FRONT OF BUILDING TO BE GUARANTEED TO SURVIVE WITHIN 2 YEARS.

carporting schedule

- 16 units @ 2 per unit =
- 32 carporting spaces provided
- 3 visitor carporting spaces provided
- total parking spaces = 35



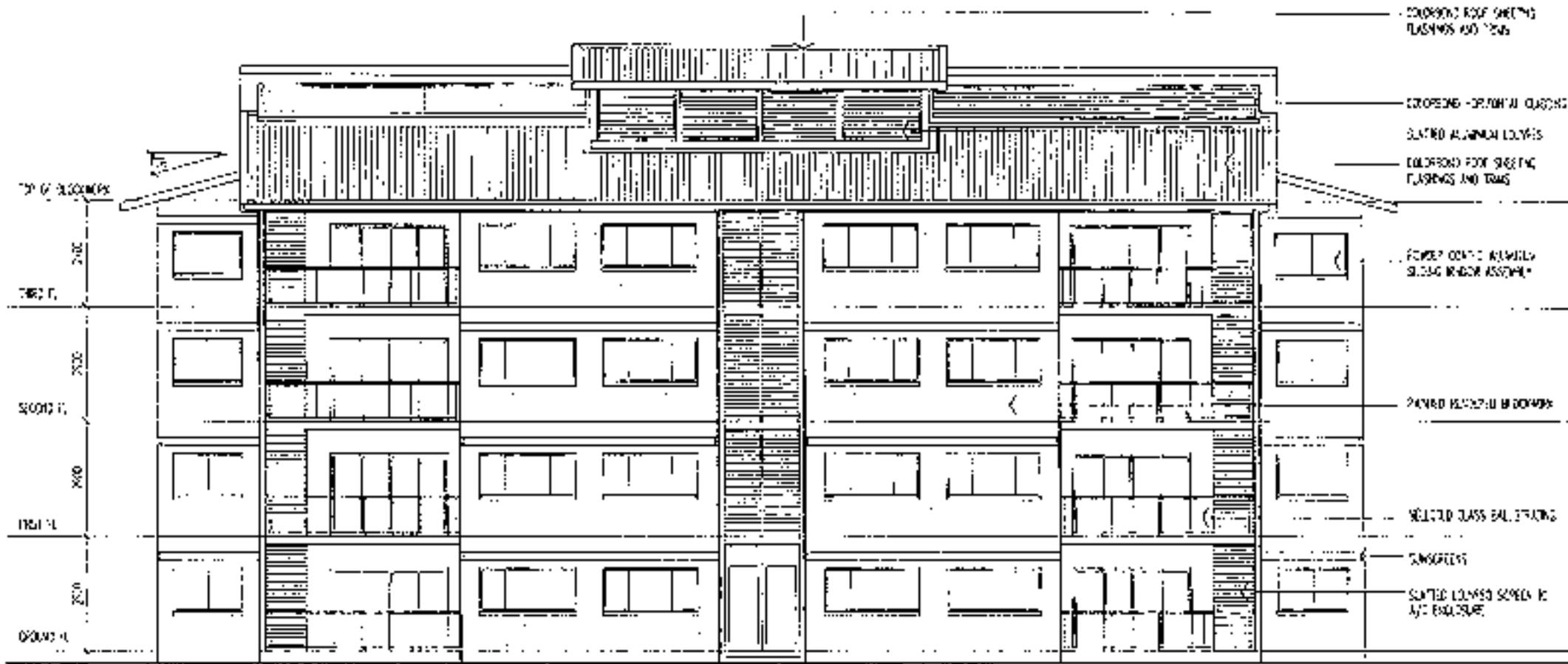
17/12/2022
northern suburbs

LOT 6737 Y. TAYLOR CRESENT
CITY VALLEY
VIC 3046

73
3973-SKI

PANED REVERSED LAYOUT PLAN

OWNER: STORMWATER (COLLECTOR) TO LIVING DOC STORMWATER SYSTEM



elevation 1
SCALE 1/8" = 1'-0"

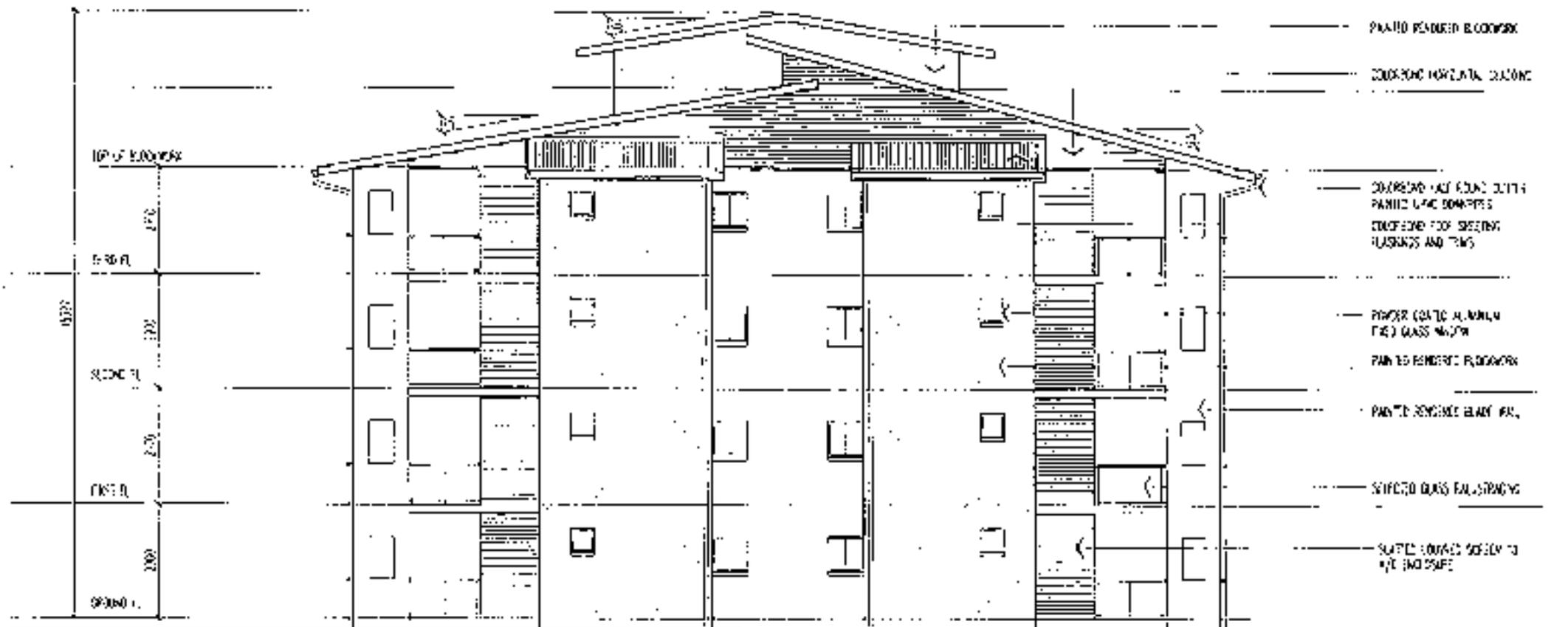


Hand-drawn architectural drawing

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LOT 6157 YALLSFLOR CASSENT
CITY VALLEY
PLUMBLER

Call 503-261-4545 or 503-261-4546
Fax 503-261-4547



elevation 2 / 4

SCALE 1/80



17 25-000

BOA HOMES

BOA HOMES (Pty) Ltd. 17 25-000
 17 25-000 (Pty) Ltd. 17 25-000

LCT 6737 WILLOW CREST
 CITY VALLEY
 154-154

75
 17 25-000 17 25-000

BOA HOMES (Pty) Ltd. 17 25-000

17 July 2009

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

Dear Doug

**Lot 8658 (11) Strole Crescent, Casuarina
Multiple Dwelling Ancillary to Existing Place of Worship**

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

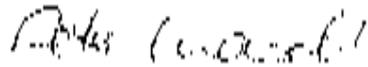
Should this application be approved, the following conditions pursuant to the Planning Act and Council's responsibilities under the Local Government Act are recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- 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 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.

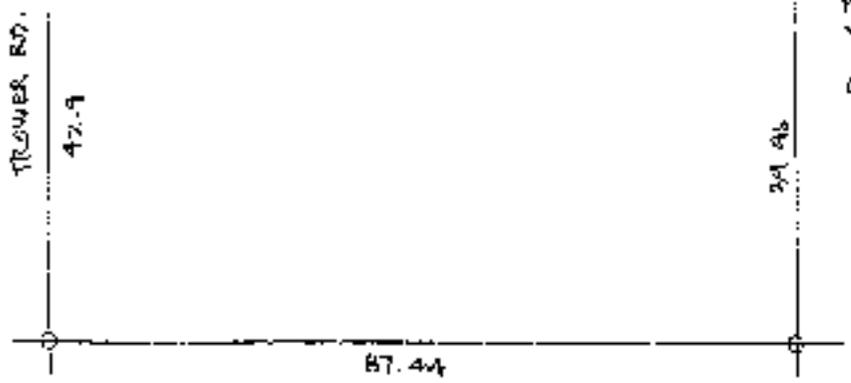
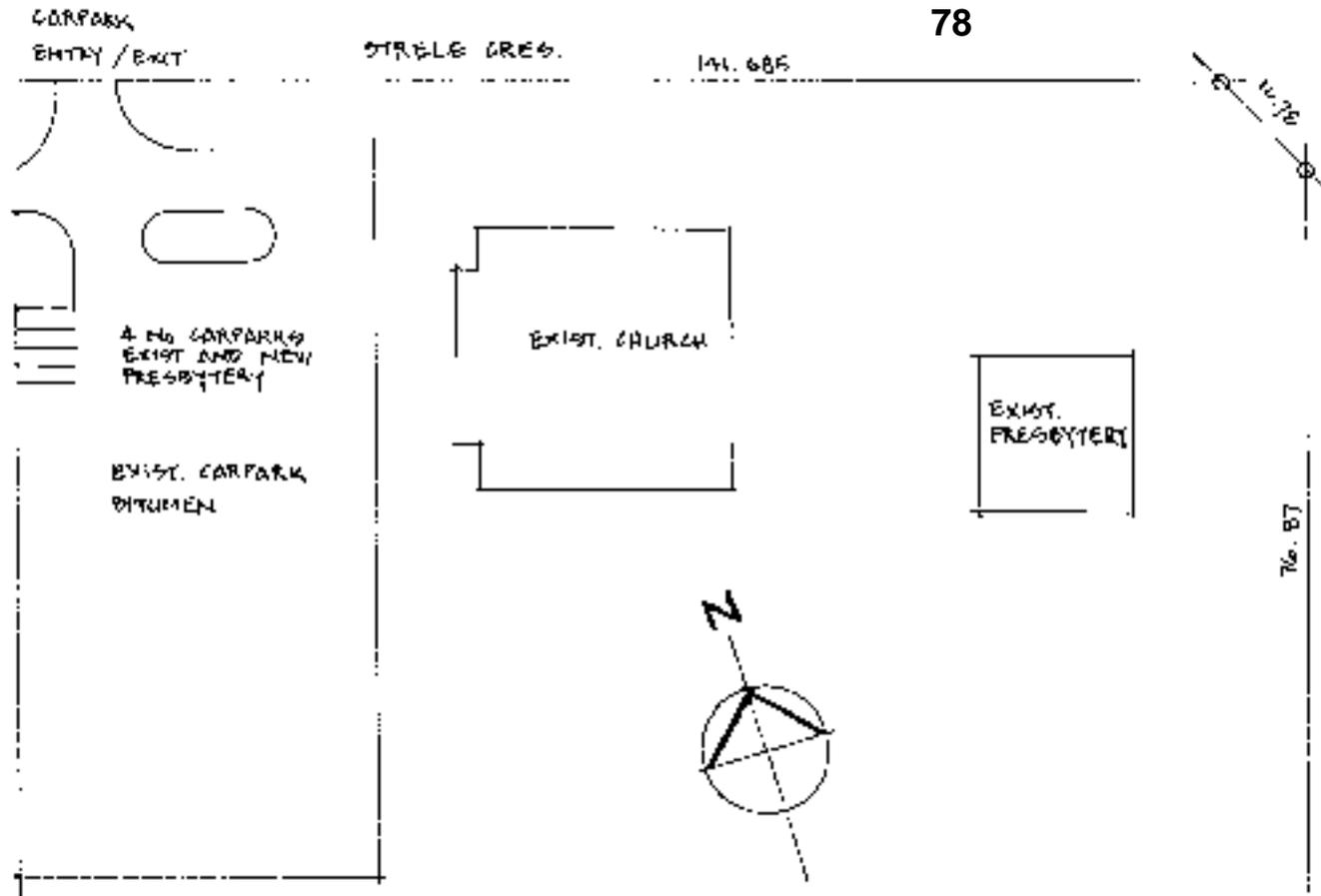
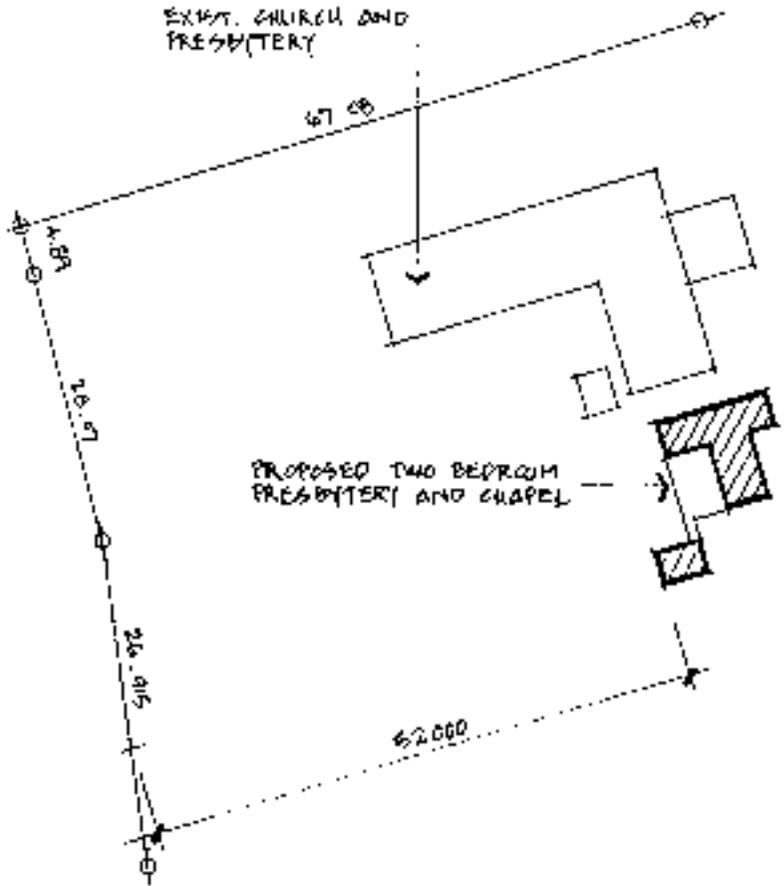
If you require any further discussion in relation to this application please contact me on 8836 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

or: Catholic Diocese of Darwin



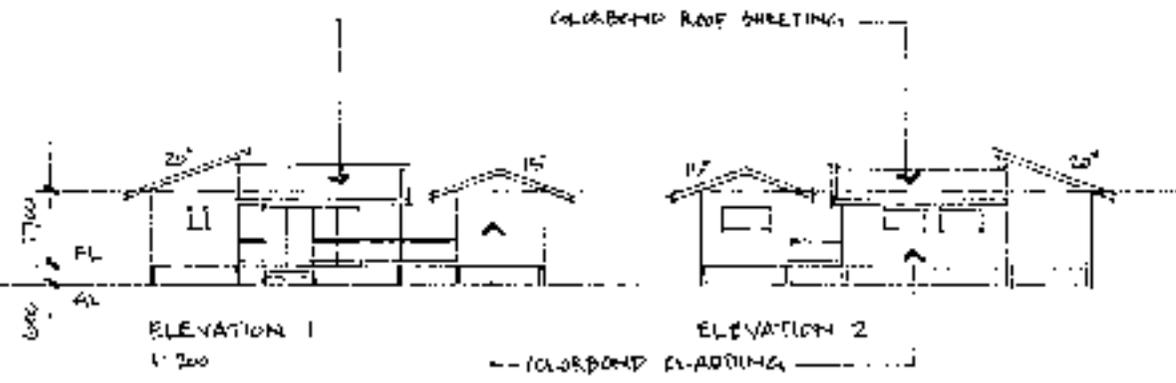
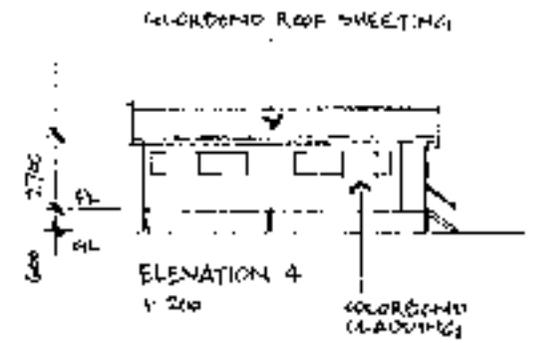
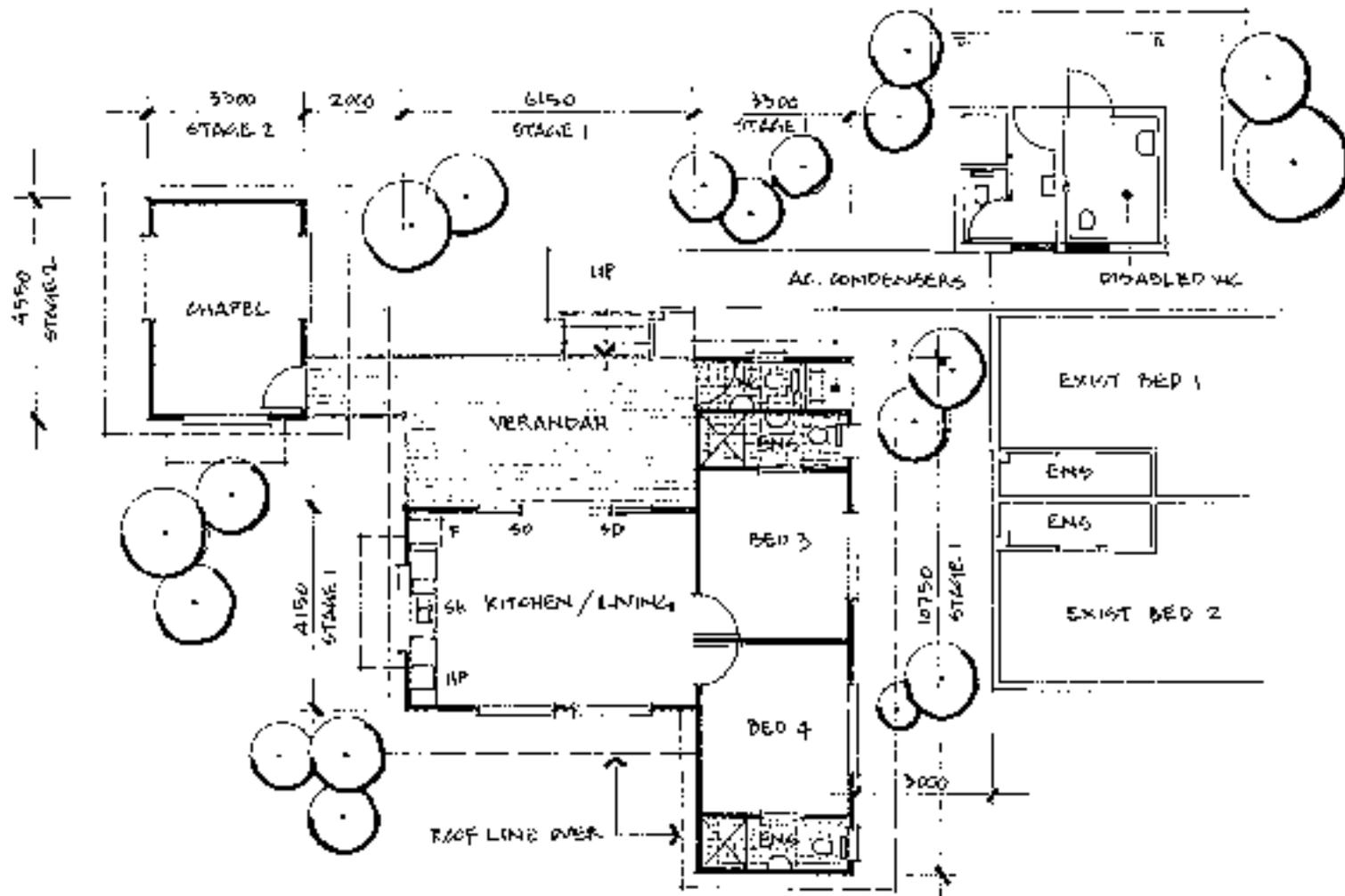
- PRESBYTERY FLOOR AREA : 62 SQ M
- VERANDAH FLOOR AREA : 22 SQ M
- CHAPEL FLOOR AREA : 15 SQ M

116.75

LOT 865B

2 HECTARES 200 SQ M

PRESBYTERY AND CHAPEL
 LOT 865B TROWER RD CASUARINA / STRELE CRES
 FOR CATHOLIC DIOCESE OF DARWIN
 SCALE 1:500 JUNE 09 DRG A1



PRESBYTERY AND CHAPEL
 107 BUSH TROWER RD CASUARINA / STRALE CRES
 FOR CATHOLIC DIOCESE OF DARWIN
 SCALE 1:100 / 1:200 JUNE 79 DRG A2

Please quote: 1610974 PL:av

24 July 2009

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

Dear Doug

Lot 2897 (12) Christie Street Fannie Bay
PROPOSED DEVELOPMENT Additions to Existing Single Dwelling including
Additions/Alterations to the Second Storey and a Carport Addition with
reduced front and side setbacks

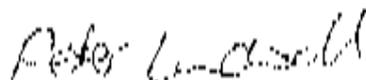
Thank you for the Development Application referred to this office 9 July 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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

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

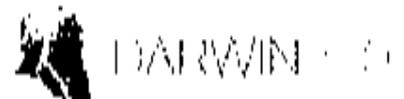
If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

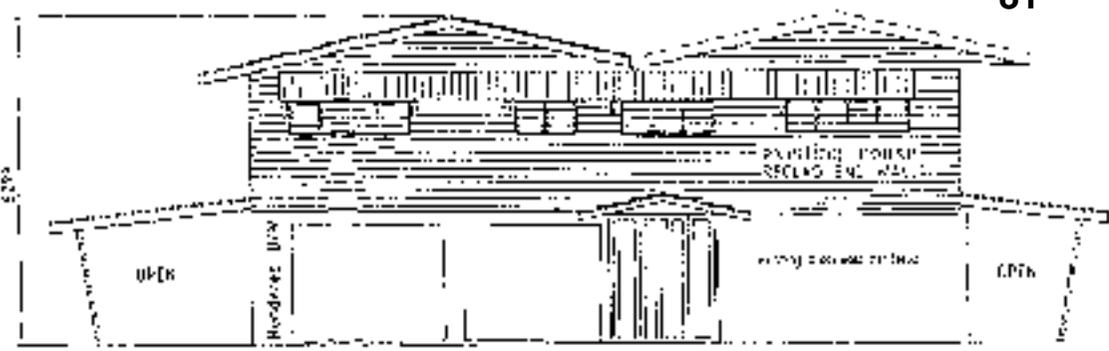
Yours faithfully



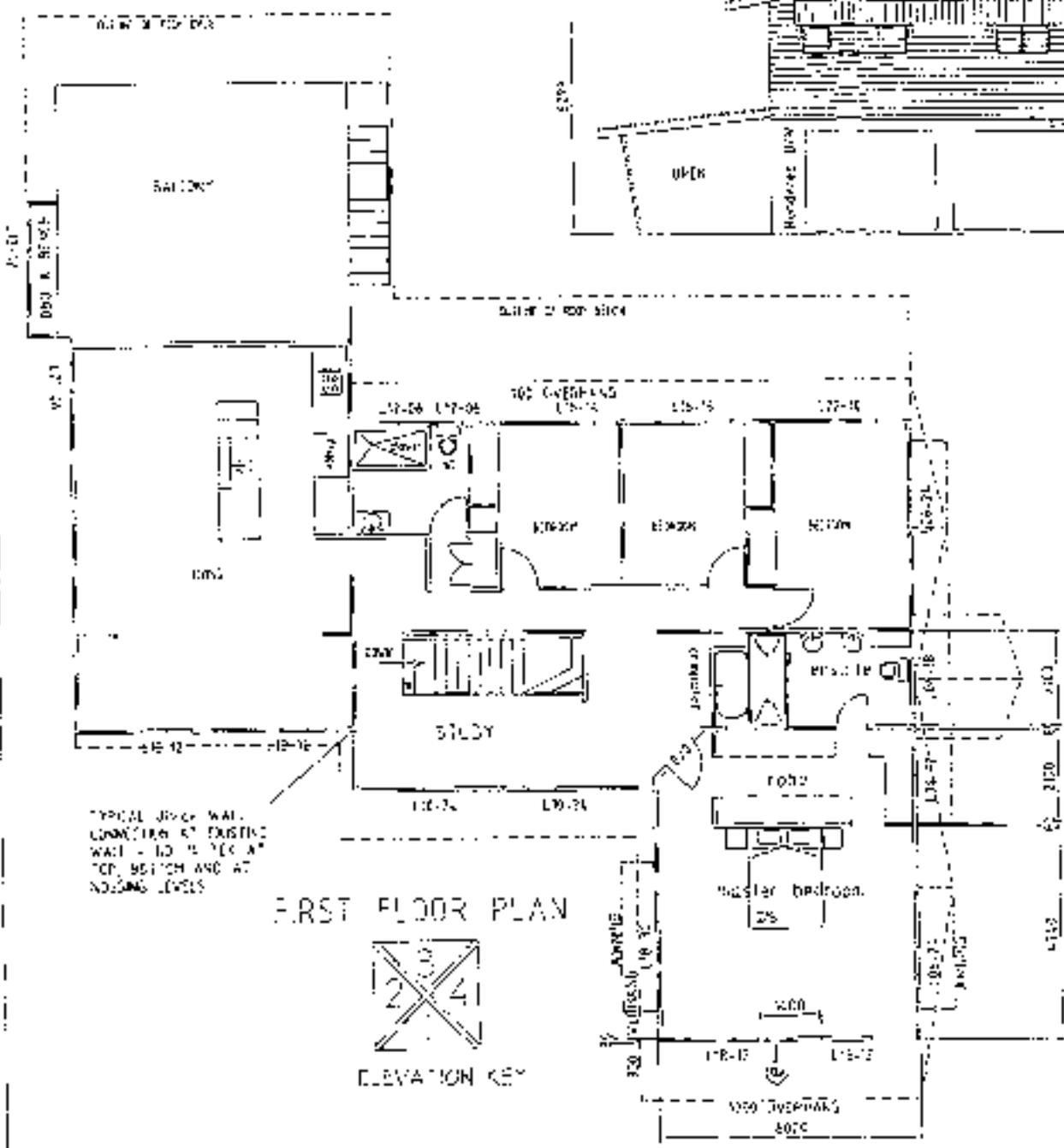
PETER LINDWALL
STRATEGIC TOWN PLANNER

cc:Project Building Certifiers

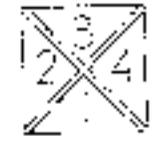




STREET ELEVATION



FIRST FLOOR PLAN



ELEVATION KEY

GLASS WINDOWS AND DOORS
 REGION I TERRAIN CATEGORY 2.5 FIRST FLOOR
 DESIGN WIND PRESSURES

LOCATION FROM EDGE OF CORNER AT END OF BUILDING	30' - 110'0"	110' - 150'0"	150'0" - 160'0"
AREA OF STRUCTURE APPLICABLE TO BE SMALLER THAN	63000	70700	63000
DESIGN WIND PRESSURE SEPARABLE FROM CORNER	115	131	115
DESIGN WIND PRESSURE ULTIMATE (PSF) PER	4.00	2.15	2.16

WHERE AREA OF STRUCTURE IS LARGER THAN PROVIDED IN THE TABLE, USE THE GENERAL DESIGN WIND PRESSURE FOR THE WALL (FLOW) PERPENDICULAR TO THE CORNER AND PARALLEL WITH THE CORNER.
 WALLS FORMING CORNER POINT PRESSURE SHALL BE 20% OF GENERAL DESIGN WIND PRESSURE. THESE DETAILS MUST BE DESIGNED AND CHECKED BY THE MANUFACTURER BY THE APPROVED SHOP BEFORE COMMENCEMENT OF BUILDING WORK. THIS WORK IS REQUIRED AS PART OF THE FINAL SUBMITTALS IN COMPLIANCE WITH ASSOCIATION STANDARD 158 I-2021 AND ASSOCIATED LOCAL CODES.

4560 S. AVE 7
 LOT 2897 OFF SITE 57
 FAYNE BAY
 STAFFS PLANS - APPROVAL
 81
 2024 DEC 4
 2024

Please quote: 1604057 PL:sv

10 July 2009

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

Dear Doug

Lot 2893 (4) Christie Street Fannie Bay
PROPOSED DEVELOPMENT Ensuite Addition to a Single Dwelling with a
Reduced Front Setback

Thank you for the Development Application referred to this office 25 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 08 8930 0528.

Yours faithfully

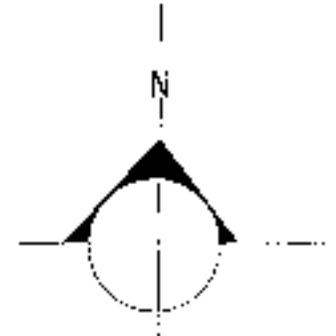
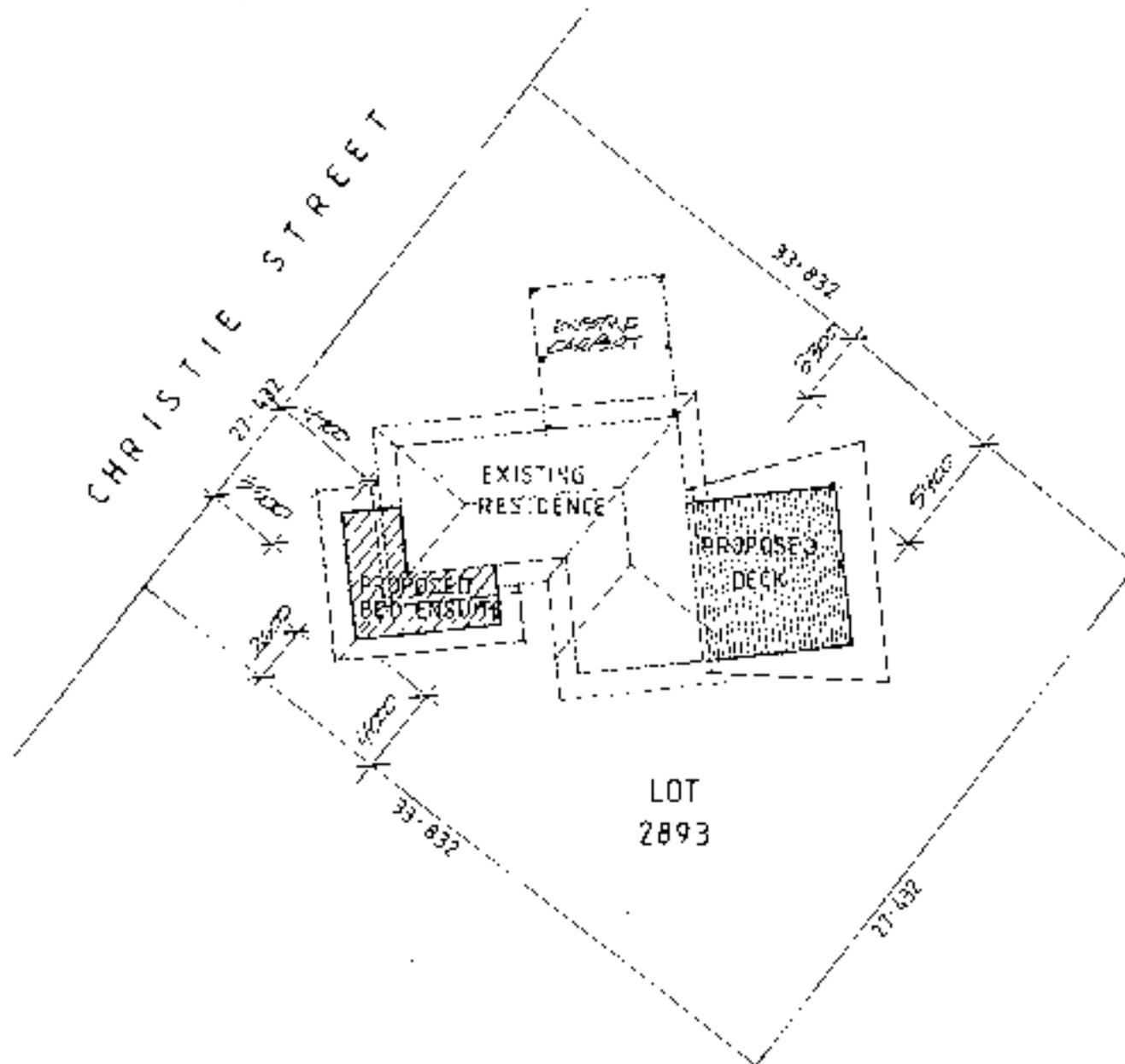


PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Moonbeam Design



DARWIN CITY COUNCIL



SITE PLAN 1:200 (A3)



PROPOSED RENOVATIONS TO EXISTING ELEVATED RESIDENCE
 #4, LOT 2893 CHRISTIE STREET FANNIE BAY
 FOR MARK AND JANE JOHNSON

P 8947 5411
 F 3947 5472
 M 6406 893 873
 PO Box 37445
 White Bay NT 0921

**MOONBEAM
 BUILDING DESIGN**

APRIL 09

MBD - 788 - 1

Please quote: 1607041 PL:sv

17 July 2009

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

Dear Doug

**Lot 2497 (8) Abbott Crescent Malak
PROPOSED DEVELOPMENT – Verandah Addition to an Existing Multiple
Dwelling (Unit 3)**

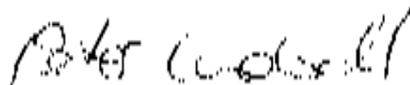
Thank you for the Development Application referred to this office 2nd July 2009, concerning the above. This matter may be placed before Council's Town Planning Committee at its next meeting. Should this matter be varied or not endorsed by Council, you will be advised accordingly.

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 0523

Yours faithfully



**PETER LINDWALL
STRATEGIC TOWN PLANNING**

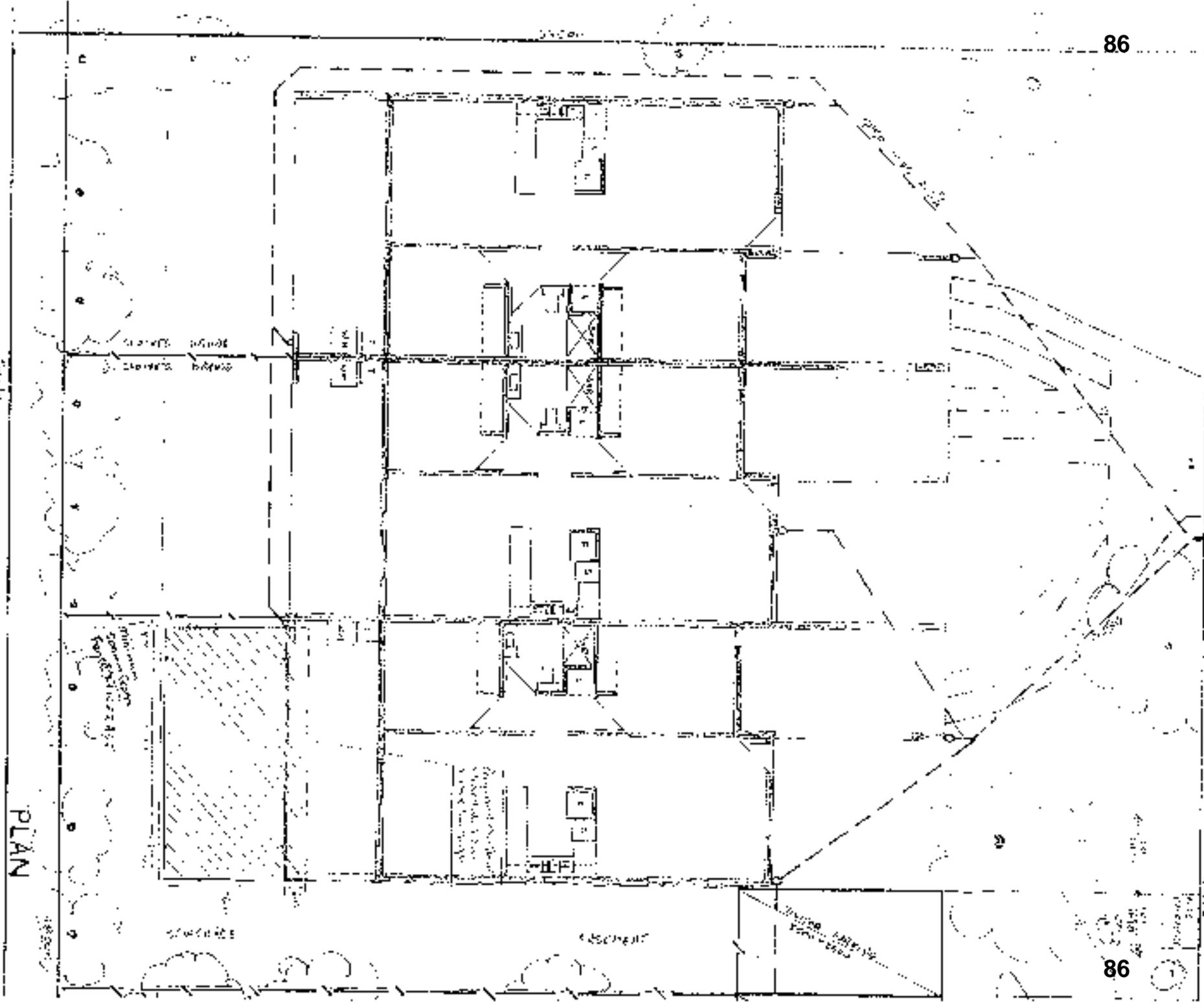
cc: Strata NT Pty Ltd



DARWIN CITY COUNCIL

PLAN

ASBURY STREET



Scale 1/8" = 1'-0"

Minimum Clearances
5'-0" (to walls)
4'-0" (to columns)

Minimum Clearances
5'-0" (to walls)
4'-0" (to columns)

Minimum Clearances
5'-0" (to walls)
4'-0" (to columns)



Please quote: 1004050 PL:sv

10 July 2009

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

Dear Doug

**Lot 2682 (74) Carnoustie Circuit Marrara
PROPOSED DEVELOPMENT** Carport addition to existing single dwelling with
reduced front setback.

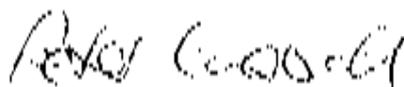
Thank you for the Development Application referred to this office 25 June 2009,
concerning the above. This matter may be placed before Council's Town Planning
Committee at its next meeting. Should this matter be varied or not endorsed by
Council, you will be advised accordingly.

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.

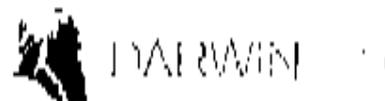
If you require any further discussion in relation to this application please feel free to
contact me on 08 8930 0528.

Yours faithfully



PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Robert Perry



Please quote: 10604058

10 July 2009

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

Dear Doug

**Lot 5037 (65) Bishop Street Woolner
PROPOSED DEVELOPMENT- Office Addition to an Existing Warehouse**

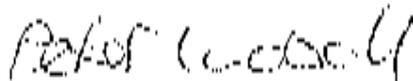
Thank you for the Development Application referred to this office 25 June 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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.

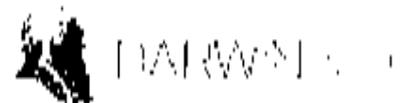
If you require any further discussion in relation to this application please feel free to contact me on 08 8930 0528.

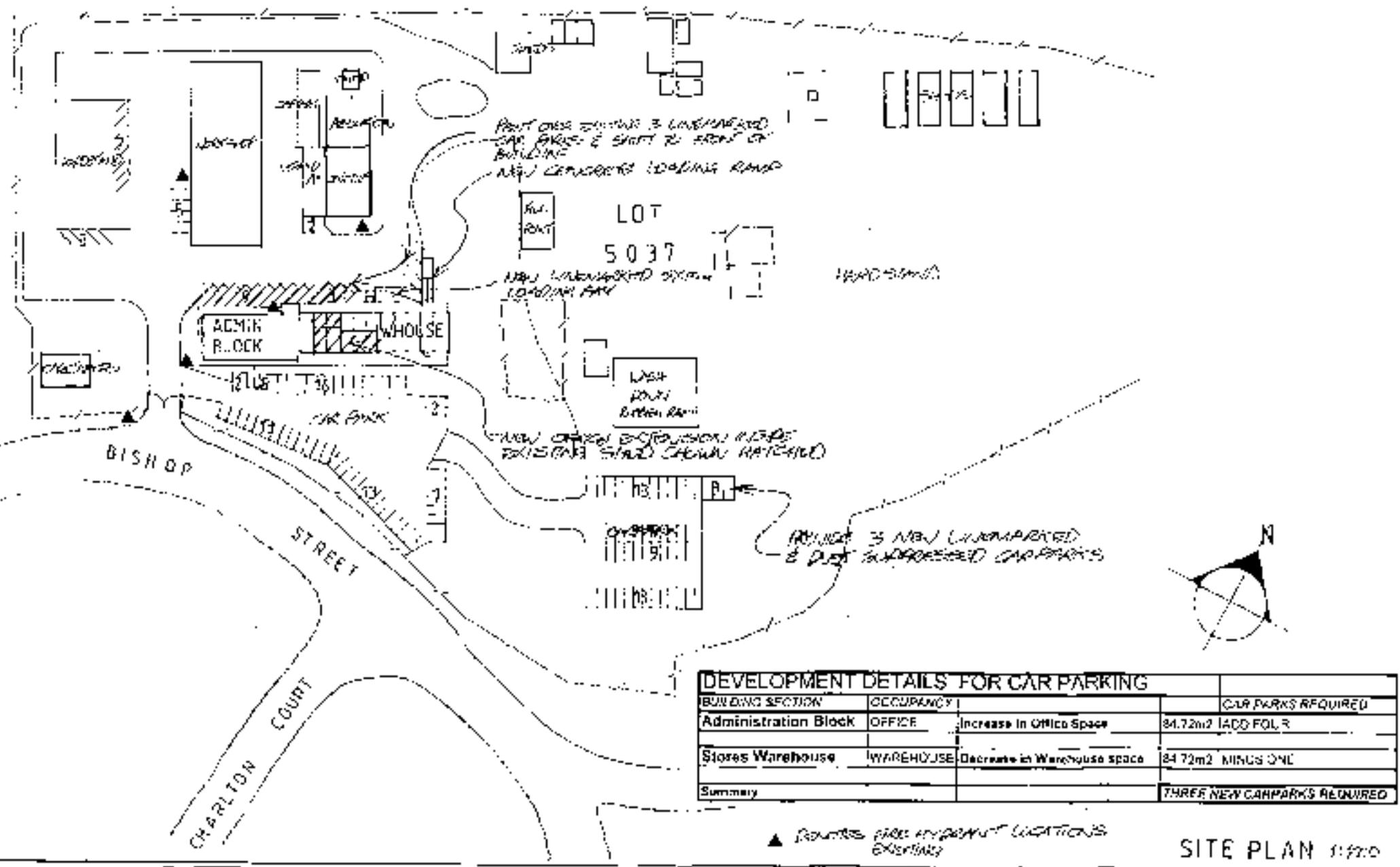
Yours faithfully



**PETER LINDWALL
STRATEGIC TOWN PLANNER**

cc: Membership Deptn





DEVELOPMENT DETAILS FOR CAR PARKING			
BUILDING SECTION	OCCUPANCY		CAR PARKS REQUIRED
Administration Block	OFFICE	Increase in Office Space	84.72m ² ADD FOL R
Stores Warehouse	WAREHOUSE	Decrease in Warehouse space	84.72m ² MINUS ONE
Summary			THREE NEW CARPARKS REQUIRED

▲ DENOTES FIRE HYDRANT LOCATIONS EXISTING

SITE PLAN 1:100



PROPOSED ALTERATIONS TO EXISTING ADMINISTRATION BLOCK AT DARWIN CITY COUNCIL DEPOT, LOT 5037 BISHOP STREET WINNELLIE

P 0947 5411
 F 0947 5422
 M 0409 991 873
 PO Box 37445
 Winnellie NT 08171



Please quote: 1595213 PL:sv

26 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 2663 (46) East Point Road Fannie Bay
Proposed Development Verandah Addition to an Existing Multiple Dwelling
(Unit 4) with Reduced Side and Rear Setback**

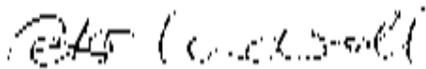
Thank you for the Development Application referred to this office 11th June 2009, concerning the above. This letter may be placed before Council's Town Planning Committee at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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 0520.

Yours faithfully


PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Stratco NT Pty Ltd



DARWIN 930

Please quote: 1595210 PL:av

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 11th 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 Coulin



DARWIN 93

OPEN SECTION

PAGE

TP8/8

Town Planning Committee Meeting – Wednesday, 5 August, 2009**11 INFORMATION ITEMS****11.2 Minutes of the Development Consent Authority Meeting – Friday 5 June, 2009**

Common No. 1621919

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority

THAT the Minutes of the Development Consent Authority Meeting held on Friday 5 June, 2009, be received and noted.

DECISION NO.20\() (05/08/09)



OPEN SECTION

PAGE

TP8/10

Town Planning Committee Meeting – Wednesday, 5 August, 2009

12 GENERAL BUSINESS

