

NORTHERN TERRITORY OF AUSTRALIA

**PROPOSAL TO AMEND NT PLANNING SCHEME
PA2009/0237**

Elton Consulting have applied to the Minister for Planning and Lands to amend the NT Planning Scheme by rezoning Lot 4938 Town of Darwin (49 Nemarluk Drive Ludmilla) from Zone CP (Community Purposes) to Zone MD (Multiple Dwelling Residential).

Attached are:

- the Notice of Exhibition under section 17 of the *Planning Act*;
- extracts from the NT Planning Scheme relating to Zone CP (Community Purposes);
- extracts from the NT Planning Scheme relating to Zone MD (Multiple Dwelling Residential);
- a locality map; and
- a copy of the application from Elton Consulting.

The exhibition period is from Friday 10 July 2009 to Friday 7 August 2009.

Written submissions about the proposed planning scheme amendment are to be received by 4.00pm on Friday 7 August 2009 and made to:

Rick Day
Project Officer
Strategic Lands Planning
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801; or

Email: planning@nt.gov.au

Fax: (08) 8999 7189 or

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

For more information please telephone 8999 8963.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

NOTICE OF EXHIBITION OF PROPOSAL
TO AMEND NT PLANNING SCHEME
PA2009/0237

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

- (a) a proposal to amend the NT Planning Scheme, numbered PA2009/0237 as referred to in (e), is to be exhibited under Division 3 of Part 2 of the Act;
- (b) the amendment is to be exhibited at the following location:

Offices of the Department of Planning and Infrastructure
Ground Floor, Cavenagh House, 38 Cavenagh Street, Darwin
- (c) the period of exhibition is for 28 days, commencing upon first newspaper publication of the notice required by section 17(1);
- (d) written submissions in respect of this exhibition should be made to:

Rick Day
Project Officer
Strategic Lands Planning
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801 or

Fax: (08) 8999 7189 or

Email: planning@nt.gov.au

- (e) the proposed amendment is to the NT Planning Scheme, to rezone Lot 4938 Town of Darwin (49 Namarluk Drive Ludmilla) from Zone CP (Community Purpose) to Zone MD (Multiple Dwelling Residential) to allow for multiple dwelling residential development.

Dated

29 June

2009.



ERNIE WANKA
Delegate for the Minister for Planning and Lands

5.21 ZONE CP – COMMUNITY PURPOSES

1. The primary purpose of Zone CP is to provide for community services and facilities, whether publicly or privately owned or operated, including facilities for civic and government administration.
2. Design is expected to incorporate landscaping that will enhance the visual appearance of the development. The development of residential accommodation is to only be in association with and ancillary to the primary use of the land.

Demountable structures require consent.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to caravans.

Clause 10.2 refers to the clearing of native vegetation.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE CP

abattoir	x	
agriculture	x	
animal boarding	D	6.1, 6.5.1, 10.1, 10.2
bed and breakfast accommodation	x	
business sign	P	6.7
caravan park	x	
caretaker's residence	P	6.1, 6.5.1, 7.3, 7.10.3
car park	x	
child care centre	P	6.1, 6.5.1, 8.1.5, 8.2, 10.2
community centre	P	6.1, 6.5.1, 8.2, 10.2
dependant unit	x	
domestic livestock	x	
education establishment	P	6.1, 6.5.1, 8.2, 10.2
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	x	
home based contracting	x	
home occupation	P	7.10.7
horticulture	x	
hospital	D	6.1, 6.5.1, 6.6, 8.2, 10.2
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	D	6.1, 6.5.1, 10.2
licensed club	x	
light industry	x	
medical clinic	D	6.1, 6.5.1, 8.2, 10.2
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	D	6.1, 6.5.1, 8.2, 10.2
place of worship	P	6.1, 6.5.1, 8.2, 10.2
plant nursery	D	6.1, 6.5.1, 10.2
promotion sign	D	6.7
recycling depot	D	6.1, 6.5.1, 8.2, 10.2
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	x	
stables	x	
supporting accommodation	D	6.1, 6.5.1, 7.3, 7.5, 7.6, 7.7, 7.8, 10.2
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	D	6.1, 6.5.1, 8.2, 10.2
warehouse	x	

P = Permitted D = Discretionary x = Prohibited

5.2 ZONE MD – MULTIPLE DWELLING RESIDENTIAL

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

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

Demountable structures require consent.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to caravans.

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

Clause 13.5 refers to the erection of mobile telecommunication structures.

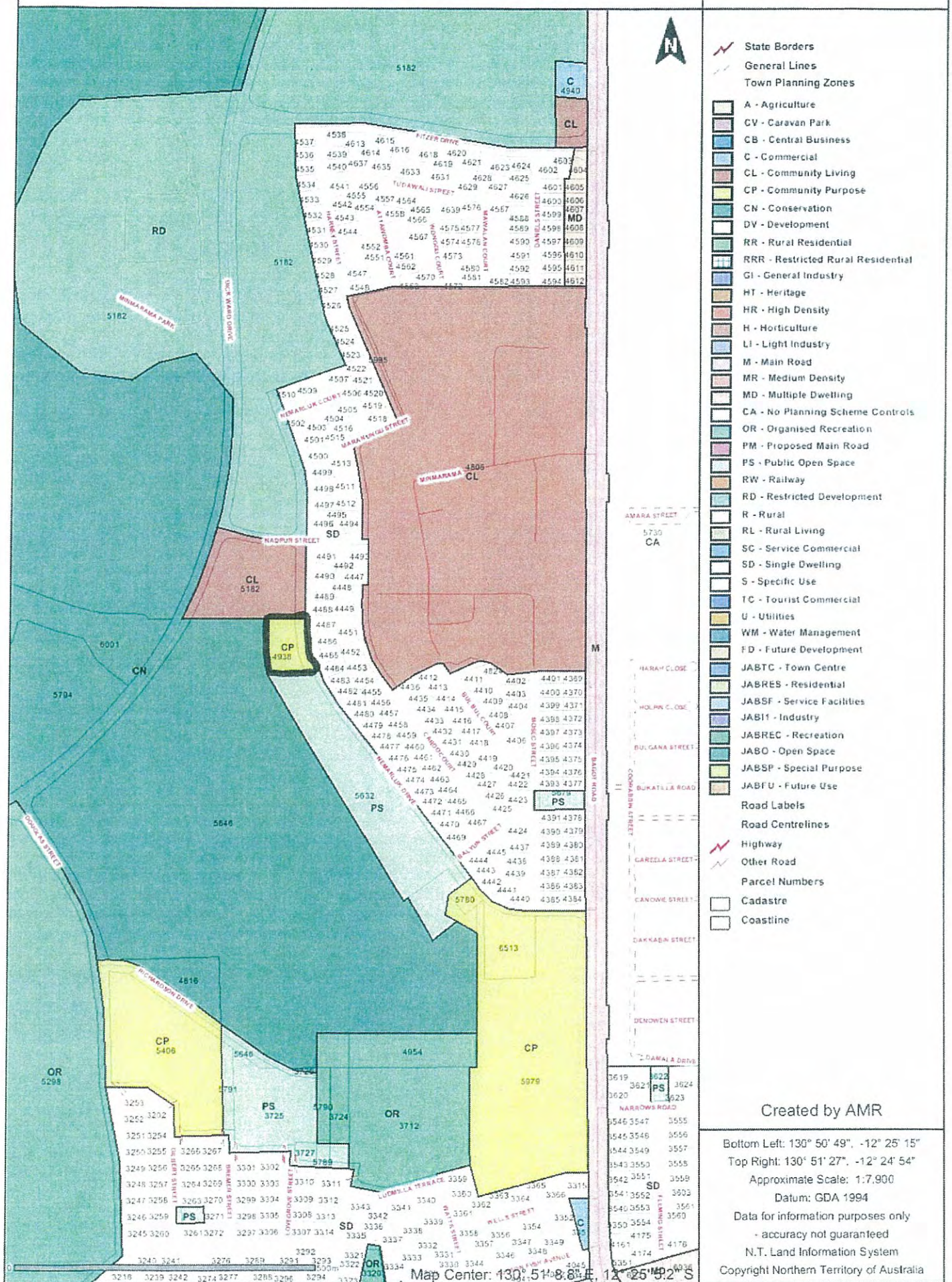
ZONING TABLE – ZONE MD

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast accommodation	D	6.5.1, 7.10.1
business sign	P	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	D	6.1, 6.5.1
dependant unit	P	7.1, 7.3, 7.10.4
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	P	7.1, 7.10.5
home based child care centre	D	6.5.1, 7.10.6
home based contracting	P	7.10.8
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	D	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	6.5.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted D = Discretionary x = Prohibited

Locality Map of Lot 4938 Town of Darwin

Legend



NORTHERN TERRITORY OF AUSTRALIA
Planning Act

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


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

Town/Hundred/Locality: <u>Town of Darwin</u>	
Parcel Number(s) and/or Unit number: <u>Lot 4938</u>	
LTO Plan:	
Number and Street Name: <u>49 Namarluk Drive</u>	
and	
Existing Zone: <u>Community Purposes (CP)</u>	
Proposed Zone: <u>Multiple Dwelling Residential (MD)</u>	
Tenure: <u>Fee Simple</u>	
Is the proponent the land owner?	YES / NO

2. PROPONENT INFORMATION

PROponent INFORMATION	
ILIS Customer no. (if known):	
Company name (if applicable): <u>Elton Consulting</u>	
ABN or ACN (if applicable): <u>56 003 853 101</u>	
Title: Mr Mrs Miss <input checked="" type="radio"/> Ms Dr Other:	
Family name(s): <u>Leslie</u>	
Given name(s): <u>Kim</u>	
Preferred name(s):	
Postal address: <u>PO Box 3373</u> <u>DARWIN NT 0801</u>	
Telephone no. (business hours): <u>8941-2199</u>	
Mobile no.: <u>0422 667 020</u>	
Facsimile no.: <u>8981 8230</u>	
Email address: <u>kim@elton.com.au</u>	

3. DESCRIPTION OF PROPOSED AMENDMENT

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

Client
Jape Group Australia

Project
Nemarluk Drive
Rezoning

Date
March 2009

Contact
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8941 2199
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Prepared by	Hanna Stevenson
Review By	Kim Leslie

Date	March 2009
Job number	D08/1063
Document name	Rezoning Report - Nemarluk
Version	0

Contents

1	Introduction	1
2	Site Information	2
2.1	Zoning	2
2.2	Surrounding Land Uses and Development	2
2.3	Physical and Built Characteristics	3
2.4	Storm Surge	3
2.5	Infrastructure	3
2.8	Easements	3
3	Proposed Amendment	4
3.1	Description	4
3.2	Purpose of the Rezoning	4
3.3	MD Zoning Rationale	4
3.4	Infrastructure Requirements	4
3.5	Envisaged Development and the NT Planning Scheme	4
4	NT Planning Scheme Planning Principles	6
5	Conclusion	7

Figures

- Figure 1 Locality Plan
- Figure 2 Zoning Map Extract
- Figure 3 Aerial Photograph
- Figure 4 Storm Surge
- Figure 5 Location of Easement

Appendices

- Appendix A Proposed Zoning Map
- Appendix B Existing Zoning Map

1 Introduction

The proposed Planning Scheme Amendment seeks to rezone Lot 4938 Town of Darwin from zone CP (Community Purposes) to MD (Multiple Dwelling Residential). See appendices A and B.

The purpose of the Planning Scheme Amendment is to facilitate the development of multiple dwelling residential on the site.

The envisaged development will be a maximum height of two storeys and designed to be sympathetic to adjoining residences. The intended character of the development is to appear as single dwellings from the street.

This report accompanies a request to amend the Northern Territory Planning Scheme. The application is made pursuant to section 13 of the *Planning Act*.

The subject site is located on Namarluk Drive in Ludmilla, an inner suburb of Darwin. The parcel is currently vacant. Surrounding land is vacant or developed for residential development and recreation. A locality plan is provided at Figure 1.

The application can be considered by the Minister for the following reasons:

- The request to amend the Planning Scheme is made in writing;
- The application includes a detailed statement describing the proposed amendment; and
- The application includes a detailed statement describing why the amendment should be considered.

In addition to providing the above information this report describes the site and surrounds, and the envisaged development of the site.



Key Details

Site	Lot 4938 Town of Darwin
Location	49 Namarluk Drive, Ludmilla
Area	4670m ²
Land Tenure	Fee Simple
Existing Zone	CP (Community Purposes)
Proposed Zone	MD (Multiple Dwelling Residential)
Reason	Facilitate the development of the site for multiple dwellings

2 Site Information

single dwellings. The south end of Namarluk Drive has a cluster of community and commercial based uses including the Anglicare Opportunity Shop, Legacy Offices and Namarluk School.

To the north, west and south of the site is remnant bush, saltmarsh and mangroves.

The wider locality is characterised by a broad variety of activities. Land uses that are depicted in Figure 2 are low, medium and high density residential development, office and commercial development, general industry and community and recreational facilities.

The wide variety of land uses providing employment hubs, amenities and commercial services; Darwin CBD; existing public transport routes; and arterial roads are in close proximity to the subject site. This makes the location a highly desirable place to live.

The Darwin International Airport is in proximity of the site to the north east. Current ANEF contours do not affect the site.

2.1 Zoning

Lot 4938 is zone CP (Community Purposes) on the Northern Territory Planning Scheme zoning map (Figure 2).

2.2 Surrounding Land Uses and Development

The subject site is located on Namarluk Drive, Ludmilla, an inner suburb of Darwin approximately 4km from the Darwin CBD.

The eastern side of Namarluk Drive is developed with

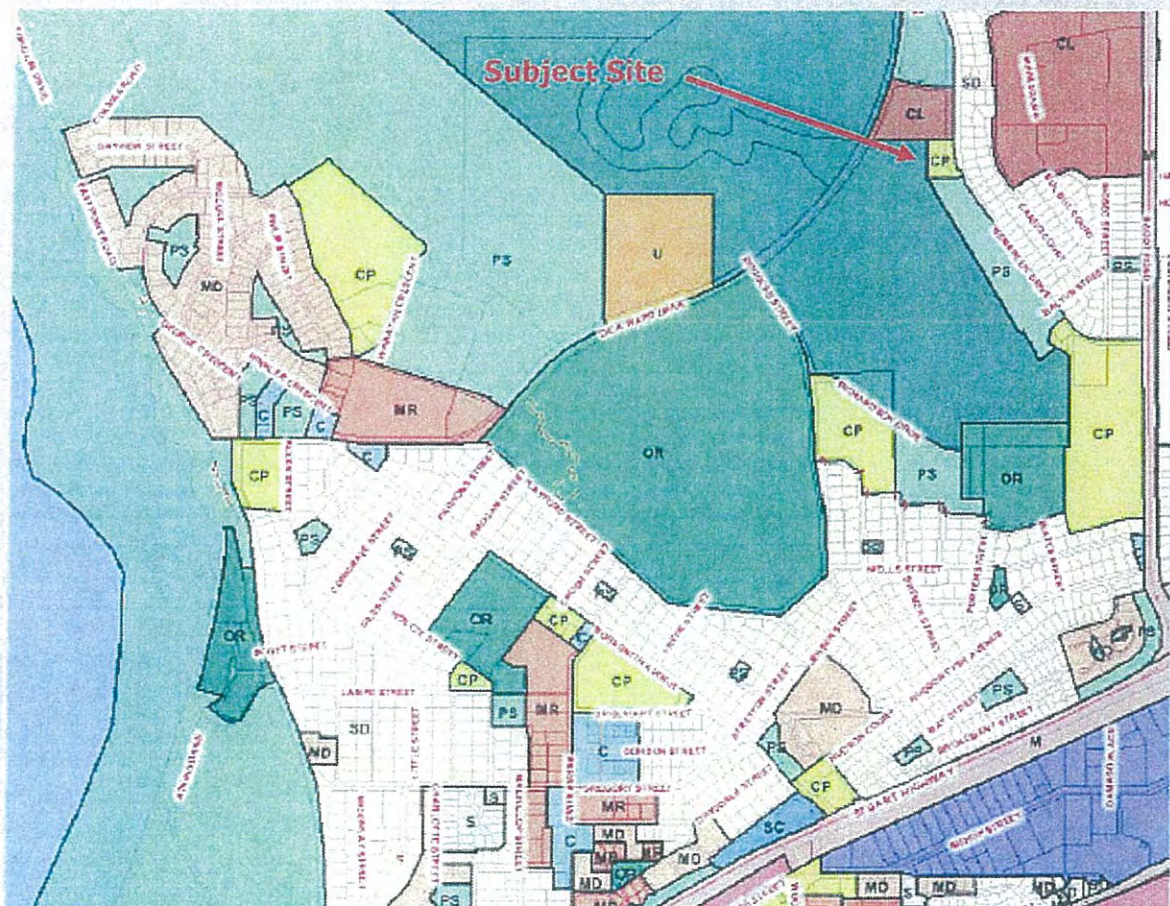


Figure 2 - Zoning Map Extract

2.3 Physical and Built Characteristics

The subject site is a slightly irregular rectangular-shape that falls to the west. It is currently undeveloped and there are no significant stands of vegetation.

An open drain generally identifies the northern boundary to the site and a dirt track to Richardson Drive generally identifies the southern boundary.

An aerial photo of the site is provided at Figure 3.



Figure 3 – Aerial Photograph

2.4 Storm Surge

The primary storm surge and secondary storm surge affect the subject site. The extent of this is shown below in Figure 4.

The dark blue area depicts the primary storm surge. This lighter blue area depicts the secondary storm surge.

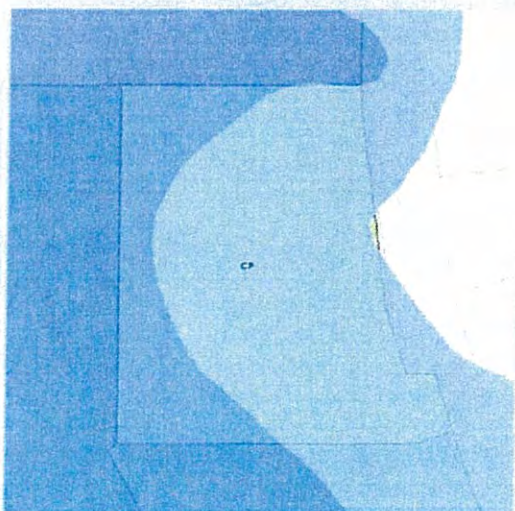


Figure 4 – Storm Surge

2.5 Infrastructure

The site has a frontage to Nemarluk Drive approximately 93m wide; vehicle access is available from this road.

Reticulated electricity, water and sewerage services are available in the area.

2.8 Easements

A Sewerage easement to Power Water Authority affects the site. Any future development of the site will consider this easement. The location of the easement is shown below in Figure 5.

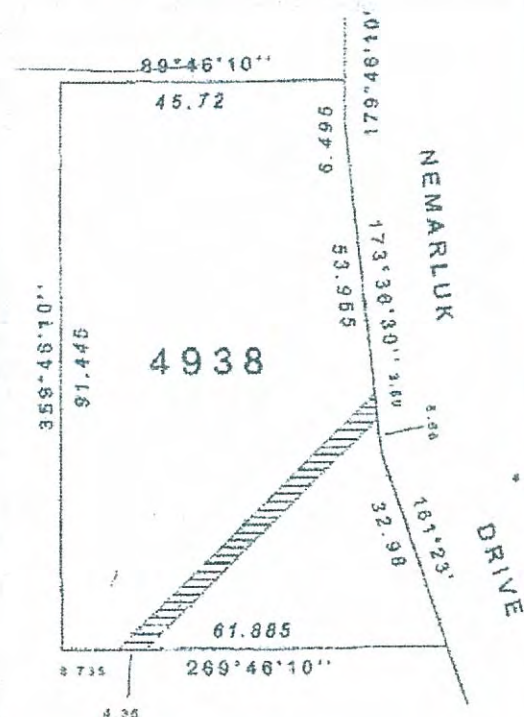


Figure 5 – Location of Easement

3 Proposed Amendment

3.1 Description

The application requests an amendment to the NT Planning Scheme by rezoning Lot 4938 Town of Darwin.

The lot is currently zoned CP (Community Purpose) on the Darwin zoning map.

The application requests to zone the lot to MD (Multiple Dwelling Residential).

A proposed zoning map is provided at Appendix A.

3.2 Purpose of the Rezoning

The proposed rezoning will enable the development of the site as multiple dwellings. The current zoning (CP) prohibits the use and development of the land as multiple dwellings.

3.3 MD Zoning Rationale

Zone MD (Multiple Dwelling Residential) has been nominated for the following reasons:

- The primary purpose of the MD zone reflects the land use intent of the envisaged development – multiple dwellings.
- The MD zone provides the community with certainty about the future development of the site.
- Multiple dwellings land use is listed as 'Discretionary' on the MD Zoning Table allowing an application be made to develop the site in that manner.
- The proposed rezoning actively promotes the achievement of several documented NT Government positions relating to residential development, housing choice and housing affordability such as the recently announced *Housing the Territory* framework.
- The site is ideally located for multiple dwelling development, having regard to the proximity of land uses which provide employment hubs, amenities and commercial services; the Darwin CBD; existing public transport routes; and arterial roads.
- The CP zone provisions nominate a maximum building height of 8.5m. This is consistent with the maximum building height in zone MD and in zone SD on the opposite side of Nemarluk Drive to the east.

- Zone CP caters for a great deal of non-residential based uses which have the potential to attract large traffic volumes. In contrast zone MD and the corresponding development as multiple dwellings will extend the residential function and outlook of that particular locality of Nemarluk Drive.

3.4 Infrastructure Requirements

Reticulated services are available in the area.

The extent of infrastructure requirements will be assessed at the submission of a development application. The site will not need reticulated water, sewerage and electrical infrastructure connections in the interim period.

The rezoning does not entail any changes to the existing road network. The road network is capable of accommodating traffic volumes associated with the proposed rezoning of the site, in light of the established road hierarchy and classification.

3.5 Envisaged Development and the NT Planning Scheme

It is envisaged that the site will be developed as multiple dwellings.

Pursuant to Clause 2.2 of the Northern Territory Planning Scheme, development of multiple dwellings in zone MD requires the consent of the Authority. This will be sought at the applicable time.

The development of the site will be generally in keeping with the applicable Clauses stated in the zone MD table. These are:

- **Clause 6.5.1** – Parking Requirements
- **Clause 7.1** – Residential Density and Height Limitations
- **Clause 7.3** – Building Setbacks of Residential Buildings and Pergolas, Carports and the like
- **Clause 7.5** – Private Open Space
- **Clause 7.6** – Communal Open Space
- **Clause 7.7** – Landscaping for Multiple Dwellings, Hostels and Supporting Accommodation
- **Clause 7.8** – Building Design for Multiple Dwellings, Hostels and Supporting Accommodation

Furthermore the development will embrace the purposes of zone MD which are:

The primary purpose of zone MD is to provide for a range of housing options to a maximum height of two storeys.

The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development.

The development will be to a maximum height of two storeys and designed to be sympathetic to adjoining residences. The intended character of the development is to appear as single dwellings from the street.

The development will add to housing choice in the area and housing affordability.

The scale, character and architectural style of the development will take into consideration the surrounding development and take onboard tropical design principles.

The site is subject to the primary storm surge and secondary storm surge. This matter will be overcome by ensuring that the floor levels of habitable rooms will be above the applicable elevated sea level. The primary storm surge area on the western periphery of the site will be considered for uses such as vehicle parking, vehicle manoeuvring space, outdoor areas and landscaping.

4 NT Planning Scheme Planning Principles

The site is included within the "Urban" designations of the Northern Territory Land Use Framework and Darwin Region Land Use Framework.

Of relevance to the application are the following planning principles of the NT Planning Scheme.

Clause 4.1(a)(ii)

...Contribute to a built environment supporting the diverse lifestyle and the social, cultural and economic development of the Territory promoting... housing choice....

The planning scheme amendment achieves and promotes Clause 4.1(a)(ii) by facilitating the development of the site as multiple dwellings which will add to the housing choice and positively contribute to the built environment.

Clause 4.1(c)

... Facilitate the supply of sufficient land for residential... so that the subdivision of land is cost effective, equitable and timely and maximises the value of public and private investment in infrastructure ...

The site is a vacant parcel in an inner-city suburb of Darwin that is zoned for community use development. The amendment rezones the site commensurate with surrounding residential development. The site can then be developed in a cost effective manner, maximising the use of the existing infrastructure in the locality. In this regard Clause 4.1 (c) is achieved.

Clause 4.2(a)(iii)

...provide for orderly and appropriate expansion of development in the region that... maximises existing development options including urban infill ...

The planning scheme amendment achieves Clause 4.2(a)(iii) by facilitating the development of the site for urban infill which is orderly and appropriate.

In summary the planning scheme amendment and corresponding development of the site is consistent with the planning principles contained in the NT Planning Scheme.

5 Conclusion

- The proposed MD zone provides the community with certainty about the envisaged development of the site.

The planning scheme amendment seeks to rezone Lot 4938 Town of Darwin from CP (Community Purpose) to MD (Multiple Dwelling Residential).

The site is located in an inner suburb of Darwin an located in strategic location for residential development which can take advantage of the proximity of land uses which are essential and functional to potential residents, the Darwin CBD, existing public transport routes and arterial roads and maximise housing choice and affordability in the area.

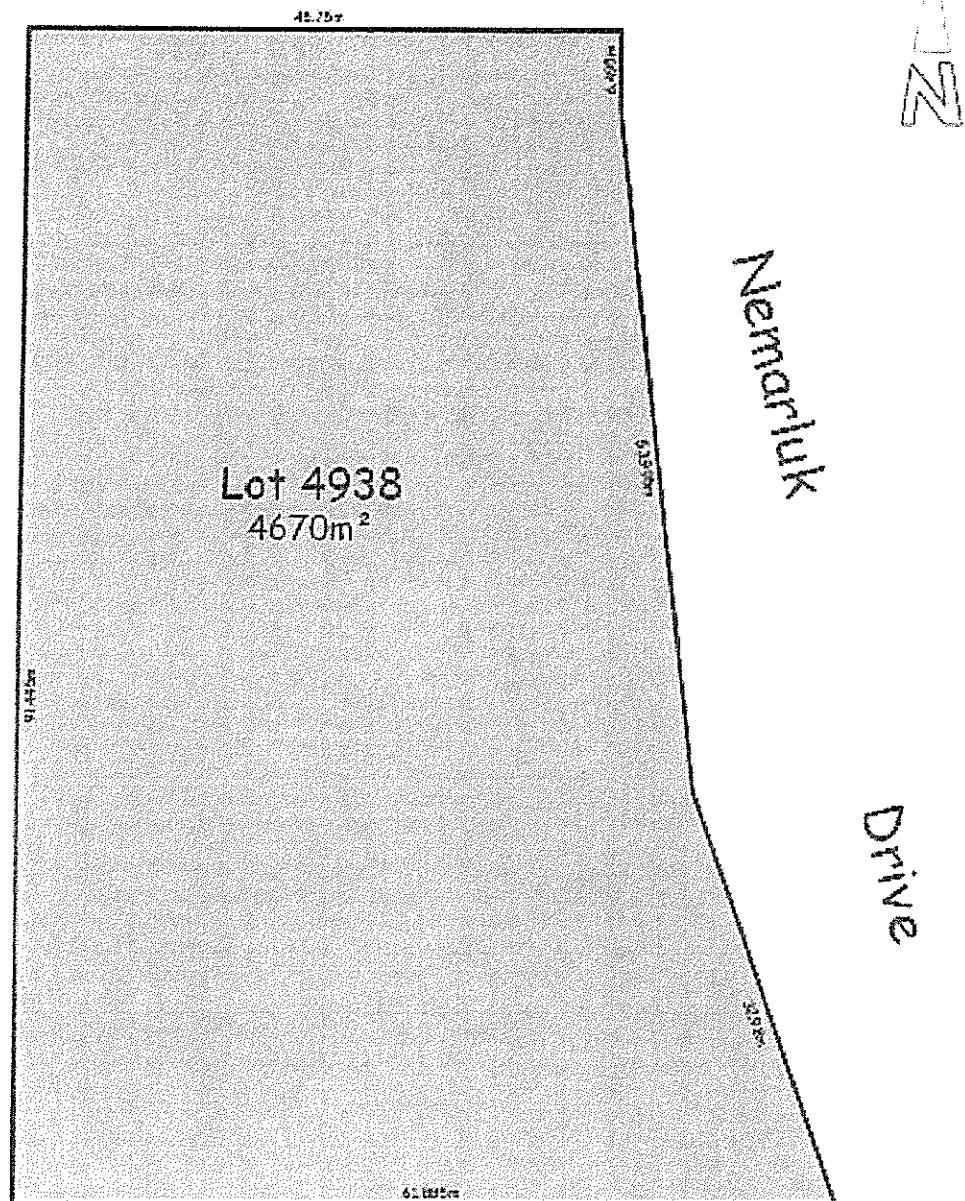
The purpose of the rezoning is to facilitate the development of the site as multiple dwellings. The proposed development is a discretionary use in zone MD and will require the consent of the Authority. The current CP zoning prohibits the use of the site for multiple dwellings.

The proposed planning scheme amendment is suitable for the following reasons:

- The proposed rezoning actively promotes the achievement of several documented NT Government positions relating to residential development, housing choice and housing affordability such as the recently announced *Housing the Territory* framework.
- The proposed rezoning actively promotes and achieves relevant planning principles contained in the NT Planning Scheme.
- The proposed rezoning enables the provision of more residential development to support the continued growth of Darwin (2.2% in the September quarter).
- The rezoning will provide for housing of a similar scale and complimentary to the surrounding neighbourhood.
- The site is ideally located for residential development having regard to the proximity of land uses which provide employment hubs, amenities and commercial services; the Darwin CBD; existing public transport routes; and arterial roads.
- The site is capable of physically supporting proposed land use, subject to connection to the existing power, water and sewerage infrastructure.

Appendix A

Proposed Zoning Map



Proposed Multiple Dwelling Residential

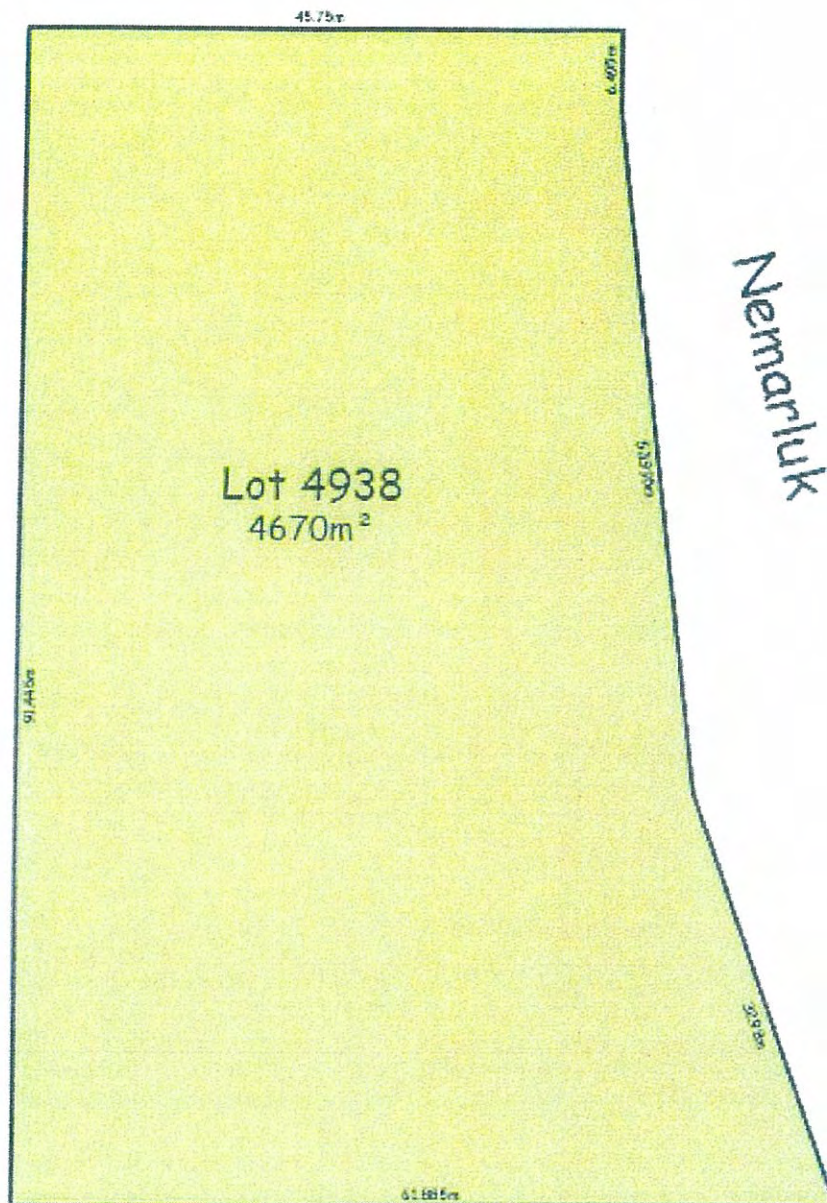
Proposed Rezoning

Lot 4938
Nemarluk Drive

Date: 18 March 2009

Appendix B

Existing Zoning Map



 Community Purposes

Existing Zoning

Lot 4938
Nemarluk Drive

Date: 18 March 2009

Please quote: 1612323 PL:sv

24 August 2009

Mr Rick Day
Project Officer
Strategic Lands Planning
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801

Dear Rick

REVISED LETTER

Planning Scheme Amendment – PA2009/0237

Lot 4938 (49) Namarluk Drive, Ludmilla

Rezone from CP (Community Purposes) to MD (Multiple Dwelling Residential)

Thank you for the proposed Planning Scheme Amendment referred to this office on 13 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 cannot support the proposed Planning Scheme Amendment for the following reasons:**

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

- a). The proposed development is located within both the Primary Storm Surge Area (PSSA) and the Secondary Storm Surge Area (SSSA) and the Planning Scheme does not support the development of storm surge land for residential use. Clause 6.14 (sub clauses 6 to 8) of the Planning Scheme sets out the policy for land subject to storm surge, as follows:

...2/

6.14 LAND SUBJECT TO FLOODING AND STORM SURGE

...

6. Development in the PSSA should be limited to uses such as open space, recreation, non-essential public facilities (wastewater treatment works excepted) and short-stay tourist camping / caravan areas.
7. Development within the SSSA should be confined to those uses permitted in the PSSA as well as industrial and commercial land uses.
8. Residential uses, strategic and community services (such as power generation, defence installations, schools, hospitals, public shelters and major transport links) should be avoided in the PSSA and the SSSA.

The purpose of Clause 6.14 is to reduce risk to people, damage to property and costs to the general community caused by flooding and storm surge.

Council requests the Authority to take into account consideration of potential rising sea levels resulting from climate change. The consideration of the impact of climate change is necessary to prevent risk to people and property from storm surge flooding.

- b) Council is concerned regarding the rezoning of Community Purpose zoned land without any assessment being carried out to determine community need. Council considers that an assessment be carried out to investigate if there is adequate community purpose zoned land in this neighbourhood to meet the needs of the area's population.
 - c) Council requires that a traffic study be prepared to assess if an increase in population density on this site can be managed by the surrounding road network.
- ii). **Should the Minister of Planning and Lands resolve to approve the use of the site for multiple dwellings, Council offers the following comments:**

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

- a). **The site should be rezoned for a specific use rather than for medium density residential.** The site is subject to certain development constraints that would require specific consideration, not typical to other medium density areas, prior to any development permit being issued.
 1. As the site is located within PSSA and SSSA the filling of land would be required prior to any development. An approval for this site would be subject to the applicant meeting the requirements of Clause 6.16 (Excavation and Fill) as a condition precedent, prior to the development of this land for residential use.

2. The number of multiple dwellings that could be built may be restricted by the constraints of the site. The number could be less than would typically be permitted for the MD zone under Clause 7.1 of the Planning Scheme.
3. Any residential development application for the site would need to include a management plan for the control of biting insects, prepared in consultation with the Department of Health and Community Services. The site will experience biting insects due to its location adjacent to mangroves, salt marsh and to open stormwater drains.

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

- b). **Any future development application for the site will be subject to various Council approvals including vehicle access, stormwater drainage, landscaping works on Council land and waste bin storage.**

...3/

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

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

Yours faithfully

PETER LINDWALL
STRATEGIC TOWN PLANNER

cc: Elton Consulting