



DEVELOPMENT CONSENT AUTHORITY

DARWIN DIVISION

MINUTES

MEETING No. 191 – FRIDAY 22 JUNE 2012

**BROLGA ROOM
NOVOTEL DARWIN ATRIUM
100 THE ESPLANADE
DARWIN**

MEMBERS PRESENT: Peter McQueen (Chairman), David Hibbert, Garry Lambert, Grant Tambling and Robin Knox.

APOLOGIES: Nil

OFFICERS PRESENT: Danna Scoot (A/Secretary), Hanna Stevenson, Michael O'Neill and Tony Brennan (Development Assessment Services)

COUNCIL REPRESENTATIVE: Nil

Meeting opened at 9.30 am and closed at 12.50pm

THE MINUTES RECORD OF THE EVIDENTIARY STAGE AND THE DELIBERATIVE STAGE ARE RECORDED SEPARATELY. THESE MINUTES RECORD THE DELIBERATIVE STAGE. THE TWO STAGES ARE GENERALLY HELD AT DIFFERENT TIMES DURING THE MEETING AND INVITEES ARE PRESENT FOR THE EVIDENTIARY STAGE ONLY.

ITEM 1 **20 X 1 AND 8 X 2 BEDROOM MULTIPLE DWELLINGS IN 2 X 3 STOREY**
PA2012/0336 **BUILDINGS INCLUDING UNDERCROFT CAR PARKING**
APPLICANT **LOT 5570 (8) ELSEY STREET & LOT 5571 (33) PARAP ROAD, TOWN OF DARWIN**
GROUP 1 CONSULTING

Applicant Mr John Berryman (Group 1 Consulting) attended.
Mr John Robinson (Land Owner) attended.

Submitter Mr Alan Kushin and Ms Dawn Ray attended.
Submitter Mr Frank May attended.
Submitter Ms Coleen Cordon attended.

RESOLVED
136/12

That, the Development Consent Authority vary the requirements of Clause 7.3 (Building Setbacks of Residential Buildings) of the Northern Territory Planning Scheme, and pursuant to section 53(b) of the *Planning Act*, alter the proposed development and consent to the proposed development as altered to develop Lots 5570 & 5571 (8 Elsey Street and 33 Parap Road), Town of Darwin for the purpose of 20 x 1 and 8 x 2 bedroom multiple dwellings in a 3 storey building including undercroft car parking, subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans tabled at the 22 June 2012 meeting of the Authority but modified to show:
 - (a) full screening of the southern side of balconies attached to units adjacent to the southern side boundary (Units 4, 5, 10, 11, 18, 19, 24 & 25). The required screening is to meet the standard set out in Table B of Clause 7.3 (Building Setbacks of Residential Buildings) of the Planning Scheme (i.e. permanently fixed to a height of 1.7m above floor level, no more than 25% transparent, designed and coloured to blend in with the development);
 - (b) screening of the walkway link and/or balconies of Units 6, 7, 20 & 21 to minimise potential for overlooking of private open space areas of these dwellings from the walkway;
 - (c) screens in the landing areas of the first and second floors to prevent users of the walkway link viewing directly into habitable rooms of Units 1,14, 15 & 28 in the event that the front door is open.
 - (d) the addition of bike storage areas at ground level;
 - (e) screening of driveway ends adjacent to the southern side boundary to minimise potential impacts of vehicle headlights on adjacent properties;

- (f) removal of the barbecue area and relocation of the pool pump house to comply with the setback requirements of Clause 7.3 (Building Setbacks of Residential Buildings);
 - (g) roofing and screening of the rooftop plant whilst still complying with Clause 7.1.2 (Residential Height Limitations);
2. Before the development starts, a landscape plan to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and two copies must be provided. The plan must show:
 - (a) details of the landscaping proposed for the entire site including canopy trees;
 - (b) details of surface finishes of pathways and driveways;
 - (c) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
 - (d) landscaping and planting within all open areas of the site; and
 - (e) provision of an in ground irrigation system to all landscaped areas.

All species selected must be to the satisfaction of the consent authority.

3. Prior to the commencement of works (including site preparation), the applicant is to submit details regarding the ongoing provision of public transport services during the construction phase, on advice from the Department of Lands and Planning (Public Transport Division) and to the satisfaction of the consent authority.
4. Prior to the commencement of works (including site preparation), the applicant is to submit an easement encroachment agreement between the landowner and Power and Water Corporation in regard to the siting of the walkway structure over the existing sewerage easement on site, to the satisfaction of the consent authority.
5. Prior to commencement of works (including site preparation), the applicant is to prepare a schematic plan demonstrating all stormwater can be collected on the site and discharged to the City of Darwin's stormwater drainage system, to the requirements of the City of Darwin and to the satisfaction of the consent authority.

GENERAL CONDITIONS

6. The applicant is to prepare a Waste Management Plan demonstrating waste disposal, storage and removal, to the requirements of the City of Darwin and to the satisfaction of the consent authority.
7. The applicant is to submit details regarding landscaping within the Elsey Street verge to deter illegal parking on the verge, on advice from and to the requirements of the City of Darwin and to the satisfaction of the consent authority.

8. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
9. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and telecommunication networks to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
10. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
11. An Occupancy Permit under the *Building Act* must not be issued until Lots 5570 and 5571, Town of Darwin have been consolidated and a new title issued for the consolidated lot.
12. Storage for waste disposal bins is to be provided to the requirements of the City of Darwin, to the satisfaction of the consent authority.
13. All air conditioning condensers are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.
14. All balconies are to be internally drained and discharge is to be disposed of at ground level and in a manner consistent with stormwater disposal arrangements for the site to the satisfaction of the consent authority.
15. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the consent authority.
16. All substation, fire booster and water meter arrangements are to be appropriately screened to soften the visual impact of such infrastructure on the streetscape, to ensure that the infrastructure is sympathetic to and blends in with the design of the building. Details will need to be resolved to the satisfaction of the consent authority in consultation with the Power and Water Corporation, and Fire and Emergency Services.
17. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the consent authority.
18. Before the occupation of the development starts, the areas set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather-seal coat;
 - (d) drained;

- (e) line marked to indicate each car space and all access lanes; and
- (f) clearly marked to show the direction of traffic along access lanes and driveways;

to the satisfaction of the consent authority. Car spaces, access lanes and driveways must be kept available for these purposes at all times.

19. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the City of Darwin, to the satisfaction of the consent authority, and the owner shall:
- (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths/ cycleways;
 - (c) collect stormwater and discharge it to the drainage network; and
 - (d) undertake reinstatement works;

all to the technical requirements of and at no cost to the City of Darwin, to the satisfaction of the consent authority.

20. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into the City of Darwin's drains or to any watercourse.
21. Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
22. Before the occupation of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
23. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority.

NOTES:

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Natural Resources Management Division, Department of Natural Resources, Environment, the Arts and Sport.
3. The Department of Natural Resources, Environment, The Arts and Sport (NRETAS) advises that construction work should be conducted in accordance with the NRETAS Noise Guidelines for Development Sites. The guidelines

specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

4. The developer will be required to contact "Dial Before You Dig" on 1100 to obtain a location of the Telstra network and arrange for any relocation if required. The Telstra contact for relocation work is the Network Integrity and Compliance Group on 1800 810 443.
5. Power and Water Corporation has advised that the current local infrastructure cannot sustain the necessary fire fighting flows for this development. The developer will be required to upgrade the local water reticulation infrastructure, and will need to contact Power and Water Corporation's Services Development Technical Officers to discuss details of the water supply requirements this development would attract.
6. All proposed works impacting on Eley Street and Parap Road are to be designed, supervised and certified on completion by a practicing and registered civil engineer, and shall be in accordance with the standards and specifications of the City of Darwin. Drawings must be submitted to the City of Darwin for approval and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".

REASONS FOR THE DECISION

1. The proposed structure is consistent with the primary purpose of Zone MR (Medium Density Residential) of the NT Planning Scheme, being to provide for a range of housing options to a maximum height of 4 storeys above ground level.
2. A variation to Clause 7.3 (Building Setbacks of Residential Buildings) for the purpose of reduced front and side setbacks is supported, as the proposed development is generally consistent with the purpose of the clause. The additional setback requirements of Clause 7.3.1 have been assessed on the basis that the development is one building, however in some respects it would present as two buildings and the additional setbacks required may be considered excessive in seeking to achieve a development consistent with the purpose of the setback clause.

The design and scale of the eastern and western buildings and the setbacks proposed are considered compatible with the Parap Road and Eley Street streetscapes and surrounding development. As required by Clause 7.1.2 (Residential Height Limitations), a three storey maximum applies to any development of the site, thereby increasing the compatibility of any development with the surrounding residential zones and the existing and future development these zones provide for.

The proposed design is considered to minimise potential adverse effects of building massing when viewed from adjoining land and the street. The way in which the development largely presents as two buildings, the open sided design of the walkway link, the undercroft car parking, first and second floor balconies the full width of the building on each street frontage, variety in building materials proposed and well-articulated façades including regular use of windows and awnings, are all aspects of the development which would minimise its visual impact in terms of building massing.

The proposed setbacks are considered adequate to allow for and encourage breeze penetration through and between the buildings. Living areas of each dwelling opening directly onto balcony areas, the regular placement of windows, a 15 metre distance between the eastern and western buildings, the open-sided walkway link, the open ended stairwells and breezeway landings with internal windows to each dwelling, are all aspects of the proposed development which would allow and encourage breeze penetration into the site and each dwelling.

3. The sewerage easement within the site is considered to represent special circumstances for consideration. The sewerage easement effectively constrains the logical development of the site to two separate buildings. In regard to the configuration of two separate buildings within the site, full compliance with the setback requirements of Clause 7.3 and 7.3.1 would likely require a reduction in dwelling and building size, resulting in an adverse impact upon the amenity of the buildings and dwellings for future residents, or a reduction in the number of dwellings that can be accommodated within the site, which would be inconsistent with the purpose of Zone MR (Medium Density Residential) and an inefficient use of land ideally suited to medium density infill development.
4. Screening of balconies on the southern side of the buildings is required to avoid undue overlooking of adjoining properties in keeping with the purpose of Clause 7.3 (Building Setbacks of Residential Buildings).
5. Screening of the walkway link and/or balconies of Units 6, 7, 20 & 21 as well as within the landing areas adjacent to the entrance to Units 1, 14, 15 & 28 of the first and second floors is required to minimise the potential for undue overlooking of private open space areas and habitable rooms from the walkway.
6. Screening at the end of driveways adjacent to the southern side boundary is considered necessary to mitigate potential impacts of vehicle headlights on adjacent residences to the south.
7. Removal of the barbecue area and relocation of the pool pump house to comply with the setback requirements of Clause 7.3 (Building Setbacks of Residential Buildings) is required as the structures would likely have an adverse impact upon the adjacent property in terms of building massing and may compromise breeze penetration.

8. Details of the landscaping of the site are required in order to ensure that the landscaping complements and enhances the streetscape, is attractive, water efficient and contributes to a safe environment, as per Clause 6.12 (Landscaping) of the NT Planning Scheme.
9. Council is the sole responsible authority under the *Local Government Act* and associated by-laws to regulate matters of stormwater drainage and waste collection in regard to the proposed development, and as such has requested the submission of a schematic stormwater plan and Waste Management Plan.
10. A Traffic Management Plan is required in order to demonstrate that the free flow of buses past the site and bus access to the stop directly outside the site will be maintained throughout the construction phase of the development.

ACTION: Notice of Determination

ITEM 2
PA2012/0305
APPLICANT

SUBDIVISION TO CREATE 2 (TWO) LOTS
LOT 5513 (37) CHARLOTTE STREET, TOWN OF DARWIN
MASTERPLAN NT

Applicant Mr Brad Cunnington attended.
Mr Patrick and Ms Susan Coleman (Landowners) attended.
Submitter Mr Bo Wharton attended.

RESOLVED
137/12

That, pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to develop Lot 5513 (37) Charlotte Street, Town of Darwin for the purpose of subdivision to create two lots, subject to the following conditions:

CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawing numbered 2012/0305/01, endorsed as forming part of this permit.
2. Prior to the issue of Part V clearance, the developer is to complete all building works required, at their expense, to ensure that the subdivision will not result in a non-compliance with the Northern Territory *Building Act* and the Building Code of Australia, to the satisfaction of the consent authority.
3. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and telecommunication networks to each lot shown on the endorsed plan in

accordance with the authorities' requirements and relevant legislation at the time.

NOTES:

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. A "Permit to Work Within a Road Reserve" may be required from the City of Darwin before commencement of any work within the road reserve.
3. The developer will be required to contact "Dial Before You Dig" on 1100 to obtain a location of the Telstra network and arrange for any relocation if required. The Telstra contact for relocation work is the Network Integrity and Compliance Group on 1800 810 443.
4. Power and Water Corporation has advised that large or deep water/sewerage infrastructure proposed within the road reserve may require a suitably designed service allocation to ensure access to the infrastructure does not disturb other services. An easement may also be required into an adjacent lot to allow access for maintenance and reconstruction of the infrastructure. Power and Water's Services Development branch should be contacted to determine the size and location of the required easements and service allocation.

REASONS FOR THE DECISION

1. The proposed subdivision is consistent with the primary purpose of Zone MD (Multiple Dwelling Residential) of the NT Planning Scheme, being to provide for a range of housing options to a maximum height of two storeys above ground level.
2. The proposed subdivision is supported as it would not significantly affect the use, functionality and amenity of the existing multiple dwelling development, and would facilitate the efficient use of currently underutilised land in a manner consistent with the purpose of Zone MD (Multiple Dwelling Residential) and the objectives of the NT Planning Scheme.

ACTION:

Notice of Consent and Development Permit.

ITEM 3
PA2012/0352
APPLICANT

**STORAGE OF EARTHMOVING MATERIALS AND MACHINERY
SECTION 6021 (16) WILLES ROAD & SECTION 4356 (67) HIDDEN VALLEY
ROAD, HUNDRED OF BAGOT
MASTERPLAN NT**

Applicant Mr Bad Cunnington (Masterplan NT) attended.

**RESOLVED
138/12**

That, the Development Consent Authority vary the requirements of Clause 6.5.1 (Parking Requirements) and, pursuant to section 53(a) of the *Planning Act*, consent to the application to develop part Section 4356 (67) Hidden Valley Road (Administrative Section 6443) and Section 6021 (16) Willes Road, Hundred of Bagot for the purpose of storage of earthmoving materials and machinery, subject to the following conditions.

CONDITION PRECEDENT

1. Prior to the commencement of works (including site preparation) and endorsement of plans, an Erosion and Sediment Control Plan must be submitted to, approved and subsequently implemented to the satisfaction of the consent authority on advice from the Department of Natural Resources, Environment, the Arts and Sport. When approved, the plan will be endorsed and will then form part of the permit. The ESCP should address the International Erosion Control Association (IECA) Best Practice Erosion and Sediment Control Guidelines 2008.

GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. Any development on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
4. Access to the site is to be via Section 6021 Hundred of Bagot (16 Willes Road, Berrimah) only.
5. Before the use commences, firebreaks along boundaries or at appropriate locations shall be provided to the satisfaction of the consent authority on advice from Northern Territory Fire and Rescue Services.
6. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into Department of Lands and Planning or City of Darwin drains or to any watercourse.

NOTES:

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. The permit holder is advised that it is an offence to disturb or destroy prescribed archaeological places without consent under the Heritage Conservation Act. Should any heritage or archaeological material be discovered during the clearing operation, cease operation and please phone Heritage Conservation Services of the Department of Natural Resources, Environment, The Arts and Sport.
3. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Natural Resources Management Division, Department of Natural Resources, Environment, the Arts and Sport.
4. There are statutory obligations under the *Weeds Management Act* to take all practical measures to manage weeds on the property. For advice on weed management please contact the Department of Natural Resources, Environment, The Arts and Sport.

REASONS FOR THE DECISION

1. The proposed use of the site for the storage of earthmoving equipment and stockpiling of materials is considered a general industry use and consistent with the purpose of Zone GI (General Industry).
2. A variation to the parking requirements of Clause 6.5.1 (Parking Requirements) to not provide any formal car parking on site is supported. The proposed use of the land for the storage of materials and machinery is not expected to generate a requirement for more than two car parking spaces. The use of the land for storage purposes only and the temporary nature of the tenure held over the land are not considered to warrant the construction of a sealed car parking area, and there would be ample room for the informal parking of private vehicles.

ACTION: Notice of Consent and Development Permit.

ITEM 4
PA2012/0263

**VERANDAH ADDITION TO AN EXISTING SINGLE DWELLING WITH REDUCED
SIDE AND REAR SETBACKS**

APPLICANT

**LOT 4054 (27) TEMIRA CRESCENT, TOWN OF DARWIN
NOW RENOVATIONS**

Applicant Mr Sam Hedger (Now Renovations) attended.
Ms Christina and Mr Fernando Ditoro (Landowners) attended.

**RESOLVED
139/12**

That, the Development Consent Authority vary the requirements of Clause 7.3 (Building Setbacks of Residential Buildings) of the Northern Territory Planning Scheme, and pursuant to section 53(b) of the *Planning Act*, alter the proposed development and consent to the proposed development as altered to develop Lot 4054 (27) Temira Crescent, Town of Darwin for the purpose of a shade structure addition to an existing single dwelling with reduced side and rear setbacks, subject to the following conditions:

CONDITION PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) a 1 metre rear setback to the outer surface of the structure's support columns and at least a 600mm rear setback to the eaves; and
 - (b) Provision of survey details which demonstrate the location of existing fencing to the property boundary.

GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. Prior to commencement of works (including site preparation), the applicant is to prepare a schematic plan demonstrating all stormwater can be collected on the site and discharged to the City of Darwin's stormwater drainage system, to the requirements of the City of Darwin and to the satisfaction of the consent authority.
4. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.

NOTES:

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au)

should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

2. This development permit does not grant "building approval" for the proposed structure. The Building Code of Australia requires that certain structures within 900mm of a boundary meets minimum fire resistance level requirements and you are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing demolition or construction works.

REASONS FOR THE DECISION

1. The proposed structure is consistent with the primary purpose of Zone SD (Single Dwelling Residential) of the NT Planning Scheme, being to provide for single dwellings on individual lots.
2. A variation to Clause 7.3 (Building Setbacks of Residential Buildings) for the purpose of reduced side and rear setbacks is supported. The proposed structure is generally consistent with the purpose of the clause, as it would be open sided with a skillion roof and supporting columns, which is considered to be compatible in terms of design with surrounding development and would be unlikely to have an adverse impact in terms of building massing when viewed from adjacent properties. The structure is proposed at the rear of the property and would not have an impact upon the streetscape.
3. The slope of the site represents a special circumstance. The topography has forced the development and landscaping of the site in stepped levels, with the rear private open space area having two levels, thereby constraining the use of this area. A variation to the side and rear setback requirements is justified in this instance in order to maximise the efficient and effective use of this limited private open space, to ensure that it is of an adequate size to provide for domestic purposes and enables an extension of the function of the dwelling, as per Clause 7.5 (Private Open Space).
4. City of Darwin advises it is the sole authority responsible under the *Local Government Act* and associated by-laws for stormwater drainage and as such has requested details of the collection and discharge of stormwater run-off.

ACTION: Notice of Consent and Development Permit.

ITEM 5
PA2010/1403

APPLICANT

92 X 2 AND 46 X 3 BEDROOM MULTIPLE DWELLINGS IN 4 X 7 STOREY
BUILDINGS INCLUDING GROUND LEVEL CAR PARKING IN FOUR (4) STAGES
LOTS 4965 & 8641 (63) & (65) PROGRESS DRIVE, TOWN OF NIGHTCLIFF
BELL GABBERT ASSOCIATES

Applicant Mr Mark Bell (Bell Gabbert Associates) attended
Mr George Takitos (Developer) attended.
Submitter Ms Fiona Douglas attended.

RESOLVED
140/12

That the Development Consent Authority vary the requirements of clause 7.3.2. (Distance between Residential Buildings on One Site) and clause 7.7 (Landscaping for Multiple Dwellings, Hostels and Supporting Accommodation) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 4965 (63) and Lot 8641 (65) Progress Drive, Town of Nightcliff for the purpose of 132 multiple dwellings in 4 stages, subject to the following conditions:

CONDITION PRECEDENT

1. Prior to the commencement of works (including site preparation) an erosion and sediment control plan is to be approved and implemented to the requirements of the Department of Natural Resources, Environment, The Arts and Sport (NRETAS), to the satisfaction of the consent authority.

GENERAL CONDITIONS

2. Prior to the commencement of the use, a waste management plan addressing the City of Darwin's Waste Management Policy 054 must be prepared to the requirements of the City of Darwin, to the satisfaction of the consent authority.
3. Works carried out under this permit shall be in accordance the plans endorsed as forming part of this permit.
4. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity, gas and telecommunication networks to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
6. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the Council, to the satisfaction of the consent authority.
7. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of, and be at no cost to the City of Darwin, to the satisfaction of the consent authority.

8. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths/ cycleways;
 - (c) collect stormwater and discharge it to the drainage network; and
 - (d) undertake reinstatement works;All to the technical requirements of, and at no cost to, the City of Darwin, and to the satisfaction of the consent authority.
9. Before the use or occupation of the development starts, the areas set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather-seal coat; and
 - (d) drained; to the satisfaction of the consent authority.
 - (e) Car spaces, access lanes and driveways must be kept available for these purposes at all times.
10. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
11. Soil erosion and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
12. Before the use/ occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
13. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
14. All air-conditioning condensers are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed to ground level in a controlled manner to the satisfaction of the consent authority.
15. All balconies are to be internally drained and discharge is to be disposed of at ground level and in a manner consistent with stormwater disposal arrangements for the site to the satisfaction of the consent authority.
16. Storage for waste disposal bins is to be provided to the requirements of the City of Darwin, to the satisfaction of the consent authority.
17. Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.

18. An Occupancy Permit under the *Building Act* must not be issued until Lots 4965 and 8641, Town of Nightcliff have been consolidated and a new title issued for the consolidated lot.
19. All works recommended by the 'traffic study' are to be completed to the requirements of the City of Darwin, to the satisfaction of the consent authority.

NOTES:

1. The City of Darwin advises that, notwithstanding the approved plans, any proposed awnings, footpaths and landscaping works within Council's road reserve are subject to approval from the City of Darwin, and shall be undertaken at no cost to Council.
2. The Power and Water Corporation advises that:
 - Contact must be made to the Power and Water Corporation to determine the extent of upgrading to water and sewerage services that will be required, which is to be undertaken at no cost to PAWC.
 - Upgrades of the off-site sewer main, to which the development will be connecting, will be required. The developer must contact PAWC's *Services Development* section prior to the design of the internal sanitary drainage so that sewerage connection options and the respective necessary upgrades are properly identified.
 - The Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
 - The developer is to provide the indoor substation building and comply with specific requirements given in NP001.9 Electricity Supply to Large Customers. Refer to www.powerwater.com.au, Business, Power Networks Design and Construction Guidelines, Conditions of Supply to Large Customers.
 - The developer/ applicant is required to make payment in accordance with the Power and Water Corporation's 'water and sewerage services extension policy' (WASSEP) prior to the receipt of development clearance from PAWC.
 - An upgrade of the existing DN100 water main to a DN150 DICL water main will be required for the water main to be sustainable under fire fighting flows.
3. The Department of Natural Resources, Environment, The Arts and Sport (NRETAS) advises that construction work should be conducted in accordance with the NRETAS Noise guidelines for development sites. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

4. The Department of Natural Resources, Environment, the Arts and Sport advise that all work, including demolition, excavation and building work must comply with Australian Standard AS 2436 'Guide to noise and vibration control on construction, demolition and maintenance sites'.
5. The Department of Natural Resources, Environment, the Arts and Sport advise that the owner and occupier of the land must (a) take all reasonable measures to prevent the land being infested with a declared weed, and (b) take all reasonable measures to prevent a declared weed or potential weed on the land spreading to other land.

REASONS FOR THE DECISION

1. The proposal is consistent with the primary purpose of Zone HR (High Density Residential), which is, "to provide high density housing options close to major roads, schools and other community facilities".
2. A variation to clause 7.3.2 (Distance between Residential Buildings on One Site) of the Northern Territory Planning Scheme is supported as the level of non-compliance is minor, and affects only one unit on each of levels 5 – 7 of buildings 3 and 4. As the control applies for levels 5 and above only it must be seen as intending to alleviate massing impacts. The burden in this regard is minimal and will not affect the streetscape or surrounding sites in any way, and is in line with the purpose of clause 7.3 (Building Setbacks of Residential Buildings) in that:
 - It will not impact on the streetscape.
 - Will not result in any building massing impacts when viewed from adjoining land and the street.
 - Will not result in any undue overlooking of adjoining properties.
 - Will not have any noticeable impact on breeze penetration.
3. A variation to clause 7.7 (Landscaping for Multiple Dwellings, Hostels and Supporting Accommodation) of the Northern Territory Planning Scheme is supported as the landscaping provided meets the purpose of clause 7.7 by 'complementing and enhancing the streetscape, being attractive and pleasant, and contributing to a safe environment'. There are significant areas of undeveloped land to the southwest, in zones PS (Public Open Space) and CN (Conservation), that will remain and be of aesthetic and amenity benefit. The development incorporates landscaping around the perimeter of the site, sets back each building such that none are imposing on adjoining sites, and has a considerable buffer to Progress Drive. It is noted that while landscaping is shown on the plans a more detailed landscaping plan has been requested as a condition precedent to ensure that appropriate species for screening are provided along the site's boundaries.

4. An erosion and sediment control plan is required as the Department of Natural Resources, Environment, The Arts and Sport (NRETAS) has raised a concern with the site's proximity to land zoned CN (Conservation) and mangrove communities.
5. A waste management plan is required in order to confirm that waste can be removed from the site in accordance with Council's policy and without unduly impacting on traffic flows.
6. The development is appropriate for the site and locality. It is adjacent to 3 x 6 storey buildings; and located within Zone HR (High Density Residential), and compliant with the majority of controls in the NT Planning Scheme, including being below the density level permitted through clause 7.1 (Residential Density and Height Limitations). Consideration has also been given to the streetscape and land in Zone SD (Single Dwelling Residential) to the north, noting the significant roadway separation of approximately 40m and further building setbacks and landscaping to soften the development's impact.

ACTION: Notice of Determination

ITEM 6
PA2012/0286
APPLICANT

INSTALLATION OF WIND TURBINE (15M IN HEIGHT)
LOT 9739 (49A) FRESHWATER ROAD, TOWN OF NIGHTCLIFF
HEINER STRUCTURAL ENGINEERING CONSULTANTS PTY LTD

Applicant Ms Annette Joseland (Heiner Structural Engineering Consultants Pty Ltd) attended.

Mr Peter McGrath (Landowner) attended.

Submitter Ms Richard Denton attended.

Submitter Ms Jenny and Colin Cordingley attended.

RESOLVED
141/12

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Lot 9739 (49A) Freshwater Road, Town of Nightcliff for the purpose of the Installation of a Wind Turbine (15m in height), to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

- an acoustic report demonstrating the environmental noise impacts on adjoining dwellings and the subject lot dwelling; and
- Details of the development controls relating to wind turbines in other Australian capital and regional centres with regard to environmental noise levels, setbacks from adjoining lots and overall height limitations and how these may be applicable in this setting.

REASONS FOR THE DECISION

Receipt of this additional information will ensure that environmental noise and visual amenity issues can be properly considered and assessed.

ACTION: Advice to Applicant

ITEM 7 54 X 2 AND 10 X 1 BEDROOM MULTIPLE DWELLINGS IN A 20 STOREY
PA2010/1062 BUILDING INCLUDING 5 LEVELS OF CARPARKING
APPLICANT LOT 1649 (64) MCMINN STREET, TOWN OF DARWIN
BELL GABBERT ASSOCIATES

Applicant Mr Mark Bell (Bill Gabbert Associates) attended.

Mr Bell tabled additional plans.

RESOLVED
142/12

That the Development Consent Authority vary the requirements of clause 7.6 (Communal Open Space) of the Northern Territory Planning Scheme, and pursuant to section 53(b) of the *Planning Act*, alter the proposed development and consent to the proposed development as altered to develop Lot 1649 (64) McMinn Street, Town of Darwin for the purpose of 10 x 1 bedroom and 54 x 2 bedroom multiple dwellings in a 20 storey building including 5 levels of carparking, subject to the following conditions:

CONDITION PRECEDENT

1. Prior to the commencement of works (including site preparation) a 'Traffic Impact Assessment', prepared by a suitably qualified professional, shall be prepared in accordance with the Austroads document 'Guide to Traffic Management Part 12: Traffic Impacts of Developments', with particular attention paid to vehicular, pedestrian, cyclist and public transport issues. This document shall be prepared to the requirements of the City of Darwin, to the satisfaction of the consent authority.
2. Prior to the commencement of works (including site preparation), confirmation must be provided to the consent authority that the developer has entered into a written agreement with the *Road Networks Division* of the Department of Lands and Planning with regard to the structures to be located over the McMinn Street road reserve, to the satisfaction of the consent authority.
3. Prior to the commencement of works (including site preparation) a waste management plan in accordance with Council's Waste Management Policy is required to be submitted, to the requirements of the City of Darwin, to the satisfaction of the consent authority.
4. Prior to the commencement of works (including site preparation) a schematic plan demonstrating all stormwater to be collected on the site and discharged into the local underground stormwater system, to the standards and approval of the Department of Lands and Planning's Road Networks and Land

Administration Divisions and/ or the City of Darwin, to the satisfaction of the consent authority.

5. Prior to the commencement of works (including site preparation), a full set of amended plans are to be provided to the consent authority for endorsement. These plans must show the revised siting of the awning over the McMinn Street road reserve to a height of 4.5m above ground level.

GENERAL CONDITIONS

6. Works carried out under this permit shall be in accordance the plans endorsed as forming part of this permit.
7. All noise attenuation works deemed necessary for the development to comply with Australian Standard AS 3671 'Road traffic noise intrusion - Building siting and design' are to be completed prior to issue of an Occupancy Permit under the Building Act.
8. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
9. Before the use commences the developer/ owner must, in accordance with Part 6 of the *Planning Act*, pay a monetary contribution to the City of Darwin's Developer Contributions Plan for stormwater drainage works for Darwin Zone H, to the satisfaction of the consent authority.
10. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage and sewerage facilities, electricity and telecommunication networks to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
11. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of, and be at no cost to the City of Darwin and the Department of Lands and Planning, to the satisfaction of the consent authority.
12. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Darwin, to the satisfaction of the consent authority.
13. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths/ cycleways;
 - (c) collect stormwater and discharge it to the drainage network; and
 - (d) undertake reinstatement works;all to the technical requirements of, and at no cost to, the City of Darwin or the Department of Lands and Planning, and to the satisfaction of the consent authority.

14. Before the use or occupation of the development starts, the areas set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather-seal coat;
 - (d) drained;
 - (e) line marked to indicate each car space and all access lanes; and
 - (f) clearly marked to show the direction of traffic along access lanes and driveways; to the satisfaction of the consent authority.Car spaces, access lanes and driveways must be kept available for these purposes at all times.
15. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
16. Soil and dust erosion control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
17. Before the use/ occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
18. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
19. All air-conditioning condensers are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed to ground level in a controlled manner to the satisfaction of the consent authority.
20. All balconies are to be internally drained and discharge is to be disposed of at ground level and in a manner consistent with stormwater disposal arrangements for the site to the satisfaction of the consent authority.
21. Storage for waste disposal bins is to be provided to the requirements of the City of Darwin, to the satisfaction of the consent authority.
22. Any floodlighting or security lighting provided on the site is to be shielded in a manner to prevent the lighting being noticeable or causing nuisance to traffic on McMinn Street.

NOTES:

1. The City of Darwin advises that, notwithstanding the approved plans, any proposed awnings, footpaths and landscaping works within Council's road reserve are subject to approval from the City of Darwin, and shall be undertaken at no cost to Council.
2. The finish of any Prime Identification sign, if erected, shall be such that, if illuminated, day and night readability is the same and is of constant display (i.e. not flashing or variable message). The sign shall be positioned so as not to create sun or headlight reflection to motorists, and be located entirely (including foundations and aerially) within the subject lot.
3. All proposed work (including the provision of services) within, or impacting upon the McMinn Street road reserve shall be designed, supervised and certified on completion by a practicing and registered civil engineer, and shall be in accordance with the standards and specifications of the Chief Executive of the Department of Lands and Planning. Design drawings, together with a copy of the relevant development permit) must be submitted to the Director of Roads for Road Agency approval irrespective of approvals granted by other authorities. No works within, or impacting upon, the NT Government road reserve are to commence prior to gaining Road Agency approval.
4. The Department of Lands and Planning advises that during the construction period, all trucks entering or leaving the site should have loads constrained in such a manner as to prevent the dropping or tracking of materials onto the road reserve. This includes ensuring that all wheels, tracks and body surfaces are free of mud and other contaminants before entering the sealed road network. Where tracked material on the road pavement becomes a potential safety issue, the developer will be obliged to clean material off the road.
5. It is advised that, notwithstanding the approved plans, any proposed awnings, footpaths and landscaping works within the road reserve of the Department of Lands and Planning are subject to approval from the Department of Lands and Planning, and shall be undertaken at no cost to the Department.
6. It is advised that any works within the McMinn Street road reserve will require a 'permit to work within a road reserve' from the Manager Road Operations, Road Projects Division, Department of Construction and Infrastructure.
7. You are advised to contact the relevant service provider prior to construction works commencing in order to determine the relevant telecommunication network servicing requirements for the development, including the potential requirement to provide fibre ready telecommunication facilities.
8. The Power and Water Corporation advises that:
 - Contact must be made to the Power and Water Corporation to determine the extent of upgrading to water and sewerage services that will be required, which is to be undertaken at no cost to PAWC.
 - Upgrades of the off-site sewer main, to which the development will be connecting, will be required. The developer must contact PAWC's *Services*

Development section prior to the design of the internal sanitary drainage so that sewerage connection options and the respective necessary upgrades are properly identified.

- The Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
 - The developer is to provide the indoor substation building and comply with specific requirements given in NP001.9 Electricity Supply to Large Customers. Refer to www.powerwater.com.au, Business, Power Networks Design and Construction Guidelines, Conditions of Supply to Large Customers.
9. Darwin International Airport and the Department of Defence advise that separate requests for assessment and approval must be submitted to Darwin International Airport and the Department of Defence for any cranes used during construction that will infringe on either the Obstacle Limitation Surfaces (OLS) or Procedures for Air Navigation – Operations (PAN-OPS) surfaces for Darwin Airport.

REASONS FOR THE DECISION

1. The proposal is consistent with the primary purpose of Zone CB (Central Business), being 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".
2. A variation to the requirements of clause 7.6 (Communal Open Space) of the Northern Territory Planning Scheme is considered acceptable as the communal open space that is provided is double the area sought by this clause, and while not of the dimensions required by subclause 2, a significant majority of the space has dimensions that are still considered useable, at a minimum of 5m x 5m. The delivery of three separate areas, on two different levels, for communal recreational use is also acknowledged as having the benefit of providing for a greater number of uses, an important consideration on a development of a scale such as this. The communal open space that is provided is believed to satisfy the purpose of clause 7.6 (Communal Open Space).
3. A traffic study is required to assess the impacts of the development on the surrounding road network and to determine whether any upgrade works will be required to ensure the adequacy of the road network. This will also ensure that the development accords with the purpose of clause 13.2 (Lands Adjacent to Main Roads) by not prejudicing traffic safety.

4. A schematic stormwater plan is required in order for the development to demonstrate that it is technically feasible to collect stormwater on the site and dispose of it into the appropriate stormwater drainage system, and to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.
5. Evidence that the development satisfies the controls of Australian Standard AS 3671 'Road traffic noise intrusion – Building siting and design' is necessary to ensure minimisation of road noise to the habitable spaces of the development, and to ensure that the proper amenity of future occupants is maintained.
6. In accordance with the requirements of section 51(m) of the *Planning Act*, consideration has been given to all comments received from service authorities, with these to be addressed to ensure an appropriate level of service is maintained for the site and surrounding locality.

ACTION: Notice of Consent and Development Permit.

ITEM 8
PA2012/0289
APPLICANT

3 X 3 BEDROOM MULTIPLE DWELLINGS IN A 2 STOREY BUILDING
LOT 4899 (33) GREVILLEA CIRCUIT, TOWN OF NIGHTCLIFF
LESLIE PLATT & ELIZABETH MATHIE

Applicant Mr Leslie Platt and Ms Elizabeth Mathie attended.

Submitter Ms Alison Duke attended.

RESOLVED
143/12

That the Development Consent Authority determine to vary the requirements of clauses 7.1 (Residential Density and Height Limitations) of the Northern Territory Planning Scheme, and pursuant to section 53(b) of the *Planning Act*, alter the proposed development and consent to the proposed development as altered to develop Lot 4899 (33) Grevillea Circuit, Town of Nightcliff for the purpose of 3 x 3 bedroom multiple dwellings in a 2 storey building, subject to the following conditions:

CONDITION PRECEDENT

1. Prior to the commencement of works a full set of amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show the provision of 1m x 1m electricity easement meeting Power and Water Corporation's requirements, to the satisfaction of the consent authority.

GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity and telecommunication networks to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
5. Prior to commencement of works (including site preparation) , the applicant is to prepare a schematic plan demonstrating all stormwater can be collected on the site and discharged to Council's stormwater drainage system, to the requirements of City of Darwin and to the satisfaction of the consent authority.
6. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of, and be at no cost to City of Darwin, to the satisfaction of the consent authority.
7. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths/ cycleways;
 - (c) collect stormwater and discharge it to the drainage network; and undertake reinstatement works;All to the technical requirements of, and at no cost to, City of Darwin, and to the satisfaction of the consent authority.
8. Before the use or occupation of the development starts, the areas set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather-seal coat; and
 - (d) drained; to the satisfaction of the consent authority.
9. Car spaces, access lanes and driveways must be kept available for these purposes at all times.
10. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
11. Soil erosion control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.

12. Before the use/ occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
13. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
14. All air-conditioning condensers are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed to ground level in a controlled manner to the satisfaction of the consent authority.
15. All balconies are to be internally drained and discharge is to be disposed of at ground level and in a manner consistent with stormwater disposal arrangements for the site to the satisfaction of the consent authority.
16. Storage for waste disposal bins is to be provided to the requirements of City of Darwin, to the satisfaction of the consent authority.

NOTES:

1. PAWC advise that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and the Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of one month prior to construction works commencing to determine servicing requirements and the need for upgrading of infrastructure.
2. The Power and Water Corporation (PAWC) advise that the water service to the units is to be multi-metered.
3. PAWC advise that the developer/ applicant is required to make payment in accordance with the Power and Water Corporation's 'water and sewerage services extension policy' (WASSEP) prior to the receipt of development clearance from PAWC.
4. The Department of Natural Resources, Environment, The Arts and Sport (NRETAS) advises that construction work should be conducted in accordance with the NRETAS Noise guidelines for development sites. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

REASONS FOR THE DECISION

1. The development is consistent with the primary purpose of Zone MD (Multiple Dwelling Residential), which is to "provide for a range of housing options to a maximum height of two storeys".

2. The development is in line with the secondary purpose of Zone MD (Multiple Dwelling Residential) in that it is of a "scale, character and architectural style" that is "compatible with the streetscape and surrounding development", and is largely compliant with the applicable controls.
3. A variation to clause 7.1 (Residential Density and Height Limitations) of the Northern Territory Planning Scheme is supported as the variation sought is considered to be minor, being of 5% or 43m², or approximately 14m² per unit, and the development satisfies the purpose of the clause, in that it is "of a density compatible with the existing and planned provision of reticulated services and community facilities that will service the area, is consistent with land capability, and is of a height compatible with adjoining or nearby existing development, or development reasonably anticipated". This is in line with clause 4.2(a)(iii) of the Planning Scheme, which seeks to provide for the "orderly and appropriate expansion of development in the Darwin region that maximises existing development options, including urban infill".

ACTION: Notice of Consent and Development Permit.

RATIFIED AS A RECORD OF ATTENDANCE AND DETERMINATIONS MADE AT THE MEETING



PETER MCQUEEN
Chairman

4/7/12

