DEVELOPMENT CONSENT AUTHORITY
DARWIN DIVISION

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: 3 **MEETING DATE:** 21/08/2026 **FILE:** PA2026/0240

APPLICATION PURPOSE:	Addition of dwelling-group (2 x 3 bedroom) in 1 x 2 storey building to an existing dwelling-group development
SUBJECT SITE:	Lot 1814 (6) Stokes Street, Parap, Town of Darwin
ZONE:	LMR (Low-Medium Density Residential)
SITE AREA:	1450m^2
APPLICANT	One Planning Consult Director - Israel-Tshepo Kgosiemang
PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE	Landowner
LANDOWNER	Mathew O'Brien
ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND	None

1. PROPOSAL

The application is for addition of dwelling-group (2 x 3 bedroom) in 1 x 2 storey building to an existing dwelling-group development at Lot 1814 (6) Stokes Street, Parap, Town of Darwin.

The application was submitted by Israel-Tshepo Kgosiemang of One Planning Consult, on behalf of the landowner Mathew O'Brien.

The proposal involves the removal of the existing dwelling on the southern portion of the site and construction of two additional 3-bedroom dwellings (Units 1 and 2), in addition to existing three dwellings (Units 3 to 5) located on the northern portion of the site.

The proposed Unit 1 and Unit 2 are in a two storeys building, with two bedrooms, kitchen and living area, verandah, bathroom, laundry, and carport on the ground floor, and a master bedroom with ensuite bathroom, and a terrace on the first floor. Refer to Figure 1 below.

A location plan, pink sign and site context photos are provided at **Bookmark A,** with a copy of the application provided at **Bookmark B**.

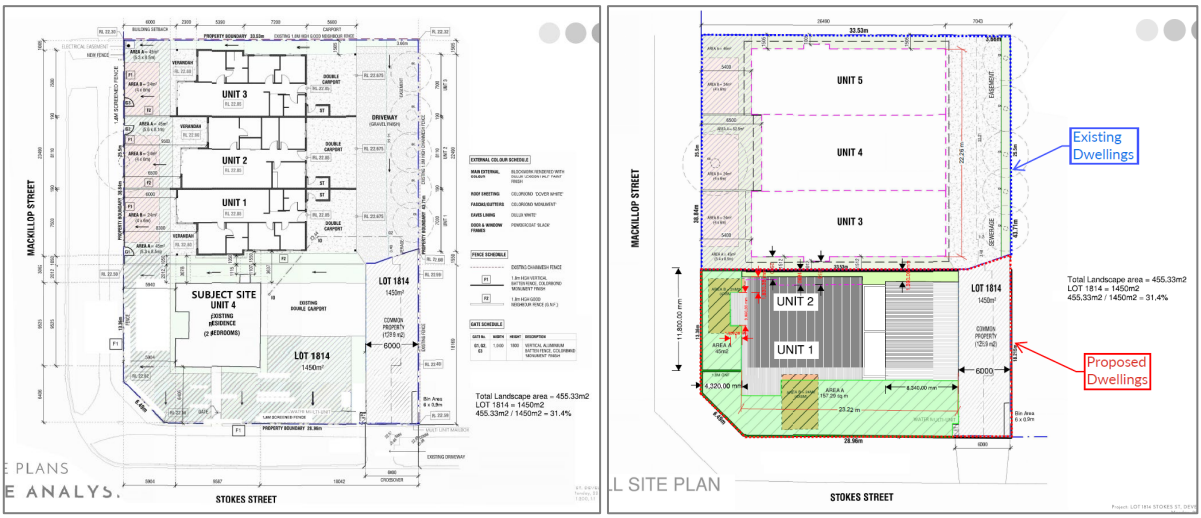


Figure 1: Existing and Proposed Site Plan

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

The application is Merit Assessable under Clause 1.8(1)(b)(i) of the NTPS2020 as the use is shown as Merit Assessable on the relevant assessment table in Part 4 of the NTPS2020.

Zoning	Part 3 Overlay	Consent required by virtue of Overlay Requirement	Part 5 – General and Specific Development Requirements	Level of Assessment
Zone LMR (Low-Medium Density Residential)	N/A	No	5.2.1 General Height Control 5.2.4 Car Parking 5.2.6 Landscaping 5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation	Merit Assessable

The exercise of discretion by the consent authority that applies is clause 1.10(3), which states *In considering an application for consent for a use or development identified as Merit Assessable the consent authority must take into account all of the following:*

(a) the relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;
(b) any Overlays and associated requirements in Part 3 that apply to the land; and
(c) the guidance provided by the relevant zone purpose and outcomes in Part 4 relevant to a variation of requirements in Parts 5 or 6.

3. ASSESSMENT SYNOPSIS

This report concludes that the Authority should vary the requirements of Clauses 5.4.1 (Residential Density), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), and 5.4.17 (Building Articulation) of the NT Planning Scheme 2020 and approve the application subject to conditions on the development permit.

4. BACKGROUND

The site is located within the established residential area of Parap. The site has an area of 1450m^2, is rectangular in shape and generally flat. The site is currently developed with one 2-bedroom dwelling on the southern part of the lot, and three 3-bedroom units within a single storey building on the northern portion. An existing access is provided from Stokes Street.

The planning history of the site is listed in the table below:

Permit No.	Purpose	Date of Issue
DP2026/0106	Unit title schemes subdivision to create 2 lots and common property.	3 June 2026
DP2025/0088	Dwelling-group comprising (1 x 2 bedroom) in an existing single storey building and addition of (3 x 3 bedroom) in a single storey building.	6 May 2025
Planning Scheme Amendment No.116	Rezone 6 Stokes Street, Parap from LR to LMR. Proposal is in accordance with the Darwin Inner Suburbs Area Plan, the lot is designated as Potential Area for Change.	30 October 2024

A copy of the development permit, endorsed plans, and notice of consent are at **Bookmark C**.

5. PUBLIC EXHIBITION

The application was placed on public exhibition for a period of two weeks. One (1) public submission was received under section 49(1) of the *Planning Act 1999*.

6. MATTERS TO BE TAKEN INTO ACCOUNT (SECTION 51 OF THE *PLANNING ACT 1999)*

Pursuant to Section 51(1) of the *Planning Act 1999*, a consent authority must, in considering a development application, take into account any of the following relevant to the development:

(a) any planning scheme that applies to the land to which the application relates

The NT Planning Scheme 2020 applies to the land and addition of dwelling-group (2 x 3 bedroom) in 1 x 2 storey building to an existing dwelling-group development requires consent under Clause 1.8 (When development consent is required). It is identified as *Merit Assessable* under Clause 1.8(1)(b)(i), therefore, zone purpose and outcomes of Clause 4.3 (Zone LMR – Low-Medium Density Residential), and Clauses 5.2.1 (General Height Control), 5.2.4 (Car Parking), 5.2.6 (Landscaping), 5.4.1 (Residential Density), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), 5.4.4 (Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development), 5.4.6 (Private Open Space), 5.4.8 (Residential Building Design), and 5.4.17 (Building Articulation), need to be considered.

These clauses have been considered and it is found that the proposal complies with the relevant requirements of the Planning Scheme except for Clauses 5.4.1 (Residential Density), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), 5.4.3.2 (Distance Between Residential Buildings on one Site), and 5.4.17 (Building Articulation).

It is considered that variation to the above clauses is appropriate in this instance for the following reasons:

Clause 5.4.1 (Residential Density)

The purpose of this clause is to '*ensure that the development of residential buildings:*
(a) is of a density compatible with adjoining or nearby existing development or development reasonably anticipated;
(b) is of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and
(c) is consistent with land capability having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations'.

The proposed dwellings-group at the site will comprise 5 three-bedroom dwellings and is subject to a density requirement of 1 dwelling per 300m^2 under this clause. For 5 dwellings, a minimum site area of 1500m^2 would therefore be required. As the subject site has an area of 1450m^2, the proposal results in a shortfall of 50m^2, equivalent to 10m^2 per dwelling, which does not comply with subclause 2.

Subclause 1 states that '*the consent authority may consent to a development that is not in accordance with subclause 2 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property*'.

The proposed variation to the residential density is considered acceptable for the following reasons:

(a) The proposed development is considered to provide a density that is compatible with the existing and anticipated development in the surrounding locality. The proposed five-dwelling development represents a relatively minor increase in residential intensity, with the 50m^2 site area shortfall equating to approximately 3.3% of the minimum site area requirement. The development is appropriately designed for the site and is not considered to result in an unreasonable level of density or an adverse change to the established residential character of the locality.

(b) The site is located within an established residential area with access to existing reticulated services and community facilities. The proposed development can be appropriately serviced by available infrastructure, and the minor variation in site area is not considered to result in a level of residential density that would place unreasonable demand on existing or planned services and facilities. In addition, no concerns have been raised by the relevant service authorities, except in relation to the proposed driveway over an existing sewerage easement, which has been addressed through a condition precedent requiring the necessary approval or amendment prior to endorsement of plans. The proposal is therefore considered compatible with the existing provision of infrastructure and community facilities serving the area.

(c) The site is considered capable of accommodating the proposed development having regard to its physical characteristics and relevant site constraints. The development provides an

appropriate built form and site layout, including suitable setbacks, vehicle access, private open space and landscaping, to respond to the characteristics of the site. Proposed non-compliances of the NTPS 2020 are minor and are considered appropriate as discussed in this section. The proposal is not expected to result in unreasonable impacts arising from drainage, slope, inundation, soil characteristics, heritage constraints or aircraft noise, subject to any relevant conditions.

(d) The site is located in zone LMR (Low-Medium Density Residential), where the purpose of the zone is to '*provide a range of low rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available*'. The proposed development provides low-rise residential accommodation comprising 5 three-bedroom dwellings within an established residential area. The increased residential density contributes to the provision of additional housing to accommodate Darwin's growing population, particularly within established urban areas where existing infrastructure, services and community facilities are available. The development contributes to the residential character of the locality through an appropriately designed built form, with setbacks, landscaping and site layout that respond to the streetscape and maintain residential amenity. Accordingly, the proposal provides a suitable low-medium density housing outcome that supports the efficient use of established urban land and is consistent with the intended purpose of the LMR zone.

Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)

The purpose of this clause is to '*ensure that residential buildings and ancillary structures are located in a manner that:*

(a) is compatible with the streetscape and surrounding development including residential buildings on the same site;
(b) minimises adverse effects of building massing when viewed from adjoining land and the street;
(c) avoids undue overlooking of adjoining properties; and
(d) facilitates breeze penetration through and between building'.

The proposed variations to Subclause 8 include a 4.5m setback from the verandah blade wall of Unit 1 to the primary street (Stokes Street) frontage boundary, where 6m is required, and a 4.1m setback to the relevant roof, where 5.1m is required.

Subclause 3 provides that '*the consent authority may consent to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property*'.

The proposed variation to the primary street boundary setbacks are considered acceptable for the following reasons:

(a) The proposed verandah blade wall is a minor structure and is unlikely to result in a significant visual impact on the streetscape. Although the blade wall is setback 4.5m from the primary street frontage boundary and falls short of the 6m setback, the verandah achieves the minimum 4.5m setback, while the roof is setback 4.1m and would achieve the applicable 3.6m setback in the absence of the blade wall. The proposed setback is therefore considered compatible with the streetscape and surrounding development.

(b) The blade wall encroachment is limited to 0.19m in width and 1.5m in length and is unlikely to materially contribute to building bulk or massing of the proposed three-bedroom duplex development.

(c) The blade wall is unlikely to result in unreasonable overlooking. Screening fencing and dense landscaping are proposed along the street boundaries, providing visual separation between the dwellings and the public domain.

(d) Given the open nature and modest scale of the blade wall structure, it is unlikely to form a barrier to airflow through the development or between adjoining properties. Impacts on breeze penetration to neighbouring properties are therefore expected to be minimal.

Overall, the reduced setbacks are considered acceptable to the site with regard to its location, scale, and impact on adjoining lots.

Clause 5.4.17 (Building Articulation)

The purpose of this clause is to '*ensure that residential buildings mitigate the perception of building mass and bulking when viewed from adjoining properties and the street, and provide opportunities for cross-ventilation within building design*'.

The northern wall of Unit 2 is 17.19m in length, with a recess of 0.55m by 3.84m, which does not comply with the required minimum of 1m by 1m under subclause 4.

Subclause 2 provides that '*the consent authority may consent to a development that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause*'.

The proposed variation is considered consistent with the purpose of the clause. While the northern wall of Unit 2 does not provide the required 1m by 1m recess, the 0.55m deep recess over 3.84m provides appropriate articulation to the otherwise continuous wall. A 1.8m high Good Neighbour Fence is proposed between Unit 2 and Unit 3, providing visual screening and further reducing the perception of building mass and bulk when viewed from the northern property. The proposed building layout and openings provide opportunities for natural ventilation, and the variation is therefore unlikely to materially compromise cross-ventilation or the intended outcome of the clause.

(b) any proposed amendments to such a planning scheme:
(i) that have been or are on exhibition under Part 2, Division 3;
(ii) in respect of which a decision has not been made under Part 2, Division 5; and
(iii) that are relevant to the development proposed in the development application

On 24 July 2026, a planning scheme amendment that proposes to facilitate infill development and subdivision in the Zone LR (Low Density Residential) commenced exhibition. As this site is in Zone LMR, this planning scheme amendment is not considered to affect this application.

There are no other proposed amendments to the NTPS2020 which affect this proposal.

(c) an interim development control order, if any, in respect of the land to which the application relates

There are no interim development control orders relevant to the site.

(d) an environment protection objective within the meaning of the Waste Management and Pollution Control Act 1998 that is relevant to the land to which the application relates

There are no environmental protection objectives relevant to the land.

(e) any submissions made under section 49, and any evidence or information received under section 50, in relation to the development application

The application was placed on public exhibition for a period of two weeks, between 17 and 31 July 2026. One (1) public submission was received during the exhibition period under section 49 of the *Planning Act 1999* with respect to the proposal.

Rory Mackay, Chairperson of the Body Corporate for Unit 8638 (4) Mackillop Street, Parap, Town of Darwin (**Bookmark F**), raised the following concerns in relation to the proposed development:

- **Residential density**: The submitter raised concerns regarding the proposed residential density, noting that the development would result in 5 dwellings on the 1450m^2 site and a corresponding variation to the 300m^2 site area per dwelling requirement under Clause 5.4.1 of the NTPS 2020. The submitter questioned whether the proposed density is compatible with surrounding development and the capacity of existing infrastructure, noting the infrastructure upgrades undertaken for the recently completed triplex development. Confirmation was requested regarding the capacity of the existing electricity and telecommunications infrastructure and whether further upgrades would be required.

- **Street frontage fencing**: The submitter raised concerns regarding the proposed treatment of fencing along the Stokes Street and Mackillop Street frontages. The submitter requested confirmation that the proposed fencing would be visually permeable, noting that a solid fence was installed as part of the recently completed triplex development in place of the approved permeable fencing. The submitter considered that solid fencing may adversely affect visual outlook, passive surveillance, ventilation and noise conditions within the locality.

- **On-site car parking**: The submitter raised concerns regarding the adequacy of the proposed carports, noting that the proposed 5.2m wide carports may provide an effective width of approximately 4.75m due to the location of air-conditioning condensers. The submitter considered that this may limit the practical ability to accommodate 2 vehicles within each carport, particularly larger vehicles, and may increase reliance on on-street parking in an area where parking demand is already high. Confirmation or redesign of the carports was therefore requested to ensure adequate off-street parking is provided for each dwelling.

<u>DAS response</u>:

Overall the submitter's concerns are noted. A response to each concern is summarised below:

- **Residential density**: The proposed development has variations to the NTPS 2020 regarding density. The non-compliance has been discussed at section 6(a) of this report, where the variation is considered appropriate noting that the development meets the purposes of the clause.

- **Street frontage fencing**: While DAS noted the 1.8m batten fence was endorsed under DP2025/0088, a screened fence is considered appropriate to meet Condition 21 of the development permit, which requires private open space to be screened to at least 1.8m high either by the erection of a solid wall or screen fence, or fenced and planted with dense vegetation. This is to meet the provisions of Clause 5.4.6 (Private Open Space) of the NTPS 2020, while this amendment was approved through Certificate of Compliance issued on 28 May 2026 for the recently constructed triplex. Overall, screen fencing is considered acceptable in providing appropriate privacy for dwelling-group development at ground level.

- **On-site car parking**: The east elevation plan indicates that the proposed air-conditioning condensers within the carports are positioned approximately 1.97m above ground level. Given the elevated location of the AC units, it is considered that adequate clearance is provided for any vehicles parking here, with the unit not projecting into a vehicle's manoeuvring area. Therefore, it is not expected to interfere with vehicle parking or the functional use of the carport for the parking of 2 vehicles each.

  The proposed carports are 5.26m wide for Unit 1 and 5.23m wide for Unit 2. A typical residential air-conditioning outdoor condenser unit has a depth of approximately 0.25m to 0.35m. While this encroachment reduces the carport width to 4.94m, where the NTPS2020 requires car parking spaces of a 2.5m by 5.5m dimension for a single perpendicular car parking space under Clause 5.2.4.4 (Layout of Car Parking Areas). The potential minor encroachment of approximately 0.1m is not considered likely to materially affect the functionality of these car parking spaces.

(f) a matter that the Minister has, under section 85, directed it to consider in relation to development applications generally

The Minister has made no direction in relation to the application.

(h) the merits of the proposed development as demonstrated in the application

The application submits that it has the following merits:

'*The provision of dwellings-group residential accommodation within the area is consistent with the zoning for the land and promotes best practice urban planning by creating mixed-use neighbourhoods and vibrant land economic management through sustainable development. The proximity of the development to public transport, pedestrian/cycleway network, public open space and commercial land uses provides a high degree of amenity for the future residents. The proposed dwellings are of a size and scale expected of this type of development within the area. In addition, the introduction of pedestrian entry gates to the development defines entry points to each unit from the street.*'

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

No land capability issues have been identified. The land is not impacted by any overlays, with no structures proposed on or over the sewerage easement on site. The proposal is for dwelling-group development, while the land is in Zone LMR and is capable of supporting the proposed development. A minor density variation to the NTPS 2020 requirements is considered to be appropriate as discussed in the above sections. The site is connected to established reticulated services, including water, sewerage, electricity and telecommunication networks. Additionally, the Land Resources Division - Department of Lands, Planning and Environment did not identify or raise any issues of concern in relation to land capability.

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

There is no requirement for the provision of public facilities or open space as part of the proposed application.

(m) the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose

The proposal was circulated to the following authorities for comment:

Local Authority:

City of Darwin – **Bookmark E1**
Conditions precedent have been requested by the City of Darwin regarding approval required for the crossover and driveway, stormwater management, dilapidation report, Site Construction Management Plan, Waste Management Plan, and Arboriculture Impact Assessment.

Standard conditions and notes have been recommended including infrastructure within road reserve, landscaping of the road verges, kerb crossovers and driveways, sight lines, gate over an access to a public road, easements, waste bins, stormwater connections, street trees, and building number display.

Response from DAS:
Standard permit conditions and notes have been included within the recommended conditions, with the exception of the condition precedent requiring an Arboriculture Impact Assessment (AIA). This is not recommended to be applied as protection of street trees that are outside the site is not directly linked to the development under assessment.

Service Authority:

PWC (Power) – **Bookmark E2**
Standard comments have been provided by PWC (Power) regarding existing supply capacity, negotiated connection application and maximum demand calculation, design and installation of internal electricity reticulation, and network upgrade works.

Response from DAS:
Conditions and notes have been recommended by DAS to address the standard requirements of the PWC (Power).

PWC (Water) – **Bookmark E3**
PWC (Water) has identified a proposed encroachment over the easement in the form of a driveway. The applicant is required to either remove the encroachment from the design, provide details of the proposed driveway material, or obtain approval from PWC (Water) prior to proceeding with the encroachment.

Standard comments have been provided by PWC (Water) regarding single water and sewer service for each lot, existing water and sewer service upgrade, multi-metering for new dwellings, water smart, backflow prevention, annual test of devices, internal firefighting requirements, existing sewerage easements, applicable charges, and contact prior to construction works.

Response from DAS:
A condition precedent has been recommended by DAS requiring the applicant to provide amended plans or approval from PWC (Water) regarding the easement encroachment prior to endorsement of plans.

Conditions and notes have been recommended by DAS to address the standard requirements of the PWC (Water).

Development Coordination, Land Resource Division – **Bookmark E4**
Standard comments have been provided by DCLRD requiring all building works to comply with the relevant provisions of the Building Act, Regulations and Code.

Response from DAS:
Conditions and notes have been recommended by DAS to address the standard requirements of the DCLRD.

(n) the potential impact on the existing and future amenity of the area in which the land is situated

No adverse impacts on the existing and future amenity of the area are foreseen as a result of the proposed dwellings-group, with the proposal considered to comply with the purpose and outcomes of the Zone LMR. This form of development is compatible with the existing character of the locality in Parap. The assessment found that proposal achieves most standards under NTPS2020, with variations considered to be appropriate as discussed in the above sections.

The lot is located at the corner of Stokes Street and Mackillop Street. The proposed dwelling-group is setback approximately 26.6m from the northern boundary. Along the eastern boundary, a 6m wide driveway and 5.6m long carport are provided between the proposed development and the adjoining property. Given these substantial setbacks and separation distances, the proposed development is unlikely to adversely affect the amenity of adjoining properties.

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

- ***(i) community safety through crime prevention principles in design;***
- ***(ii) water safety;***
- ***(iii) access for persons with disabilities***

It is in the public interest to ensure that development generally accords with the land use requirements as stipulated within the NTPS2020, as this sets out reasonable expectations of the community for developments in a given locality.

In response to (i), it is not considered that community safety through crime prevention principles in design are relevant to this application, by virtue that the Community Safety Design Guide is not referenced in any clauses of the NTPS2020 that are relevant to this application.

In response to (ii), water safety is not considered to be relevant to this proposal. It is noted that no pool facilities are proposed in this application.

In response to (iii), access for persons with disabilities is expected to be reviewed as part of building code requirements and dealt with under the *Building Act 1993*.

(pa) for a proposed subdivision or consolidation of land in a Restricted Water Extraction Area – whether the subdivision or consolidation complies with the restrictions of sections 14A and 14B of the Water Act 1992 and the requirements of section 14C(1) of that Act;

Subdivision is not proposed as part of this application.

(q) for a proposed subdivision of land on which a building is, or will be, situated – whether the building complies, or will comply, with any requirements prescribed by regulation in relation to the building (including, for example, requirements about the structural integrity and fire safety of the building)

Not applicable to this application.

(r) any potential impact on natural, social, cultural or heritage values, including, for example, the heritage significance of a heritage place or object under the Heritage Act 2011

There are no known natural, social, cultural or heritage values on the site or in the immediate surrounding area.

(s) any beneficial uses, quality standards, criteria, or objectives, that are declared under section 73 of the Water Act 1992

The site is located within the declared Darwin Harbour beneficial use area, which exists to protect surface water in the declared area for aquaculture, environment, cultural, rural stock and domestic purposes. It is noted that it is the responsibility of the developer and landowner to ensure that land use does not result in a contravention of the *Water Act 1992*.

(t) other matters it thinks fit

No other matters are raised for consideration by the consent authority.

Section 51(2) of the *Planning Act 1999*

If a development proposal is required to be referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019, the consent authority must not make a decision under this Division in relation to a development application for the proposal unless:
(a) the NT EPA has determined that an environmental impact assessment is not required under that Act for that proposal; or
(b) if the NT EPA has determined that an environmental impact assessment is required – an environmental approval has been granted under that Act for the proposal and the decision is consistent with that approval; or
(c) the Environment Protection Act 2019 otherwise permits the making of the decision.

In response to (a), the Environment Division (through Development Coordination, Land Resource Division) did not communicate the need for an environmental impact assessment. As such, pursuant to (c), the consent authority may make a decision by virtue that referral is not reasonably required.

7. RECCOMENDATION

That, the Development Consent Authority vary the requirements of Clauses 5.4.1 (Residential Density), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), and 5.4.17 (Building Articulation) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act 1999*, consent to the application to develop Lot 1814 (6) Stokes St, Parap, Town of Darwin for the purpose of addition of dwelling-group (2 x 3 bedroom) in 1 x 2 storey building to an existing dwelling-group development, subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), in-principle approval is required for the encroachment of the driveway over the existing sewerage easement to the requirement of the Power and Water Corporation, to the satisfaction of the consent authority.

2. Prior to the endorsement of plans and prior to commencement of works (including site preparation), in principle approval is required for the crossover and driveway to the site from the City of Darwin road reserve, to the satisfaction of the consent authority.

3. Prior to commencement of works (including site preparation), the applicant is to prepare a dilapidation report covering infrastructure within the road reserve 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 the on-site collection of stormwater and its discharge into the City of Darwin stormwater drainage system shall be submitted to and approved by the City of Darwin, to the satisfaction of the consent authority. 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

5. Prior to the commencement of works (including site preparation), the applicant is to prepare a Site Construction Management Plan (SCMP) to the requirements of the City of Darwin, to the satisfaction of the consent authority. The SCMP is to address how construction will be managed on the site, and is to include details of waste management, traffic control and haulage routes, stormwater drainage and the use of City of Darwin land during construction.

6. Prior to the commencement of works (including site preparation), a waste management plan addressing the City of Darwin's Waste Management Guidelines must be prepared, to the requirements of the City of Darwin, to the satisfaction of the consent authority.

GENERAL CONDITIONS

7. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.

8. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage, electricity and telecommunication networks to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
   Please refer to notations 1, 2 and 3 for further information.

9. 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.

10. 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.

11. 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.

12. Upon completion of any works within or impacting upon existing road reserves, the infrastructure within the road reserve shall be rehabilitated to the standards and requirements of the City of Darwin and returned to the condition as documented in the dilapidation report.

13. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Darwin, to the satisfaction of the consent authority.

14. Any gate over an access to a public road shall be placed on the subject site at least 4.5 metres from the face of the kerb line of the adjoining public road to the requirements of the City of Darwin, to the satisfaction of the consent authority.

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 to the requirements of the City of Darwin, 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. 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.

18. The private open space areas of each dwelling shall be screened on each boundary by:
    a. the erection of a solid wall or screen fence not less than 1.8 metres high; or
    b. fenced to a height not less than 1.8 metres high and planted with dense vegetation.

19. Before the use 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.

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. 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.

22. All air conditioning condensers (including any condenser units required to be added or replaced in the future) 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.

23. 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.

24. Confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) from a suitable qualified professional confirming that all new number labels have been correctly installed at the Customer's Metering Panel(s) and water meters (where applicable). Please provide a copy of an email addressed to both landdevelopmentnorth@powerwater.com.au and powerconnections@powerwater.com.au.

25. Prior to the use/occupation of the development and connection of services (i.e. power and water), the owner of the land must apply for street addressing from the Surveyor-General of the Northern Territory. This will form the legal address and will be required to be placed on the meters within the development in accordance with the allocation. An Occupancy Permit will not be able to be granted until such time as addressing is obtained.

Notes

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@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. All developers, including owner-builders, are required to comply with Commonwealth telecommunications requirements. Under Commonwealth law, developers are generally required to provide fibre-ready pit and pipe in their developments at their expense. Developers may be able to access an exemption from these arrangements in some circumstances. For more information visit+ www.infrastructure.gov.au/tind+

3. If you choose nbn to service your development, you will need to enter into a development agreement with nbn. The first step is to register the development via http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html once registered nbn will be in contact to discuss the specific requirements for the development. Nbn requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to nbn guidelines found at http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html.

4. In accordance with City of Darwin By-Laws, prior to occupation, the applicant shall ensure that a building number is displayed in a position clearly visible from the street. The number must be visible against the background on which it is placed, to the satisfaction and at no cost to City of Darwin.

5. The proposal includes works within the City of Darwin road reserve. All works must comply with City of Darwin policies and guidelines and are subject to a separate assessment and approval process by City of Darwin. City of Darwin requires that the applicant obtains all necessary approvals before commencing any construction in the road reserve.

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

7. The City of Darwin advises that all street trees shall be protected at all times during construction. Any tree on a footpath, which is damaged or removed during construction, shall be replaced, to the satisfaction of the General Manager Infrastructure, City of Darwin.

A Tree Protection Zone (TPZ) shall be constructed for all existing trees to be retained within the development, in accordance with Australian Standards – AS 4970-2009 "Protection of Trees on Development Sites". Copies of AS 4970-2009 "Protection of Trees on Development Sites" can be obtained from the Australian Standards website.

8. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the Northern Territory Building Act 1993 before commencing any demolition or construction works.

9. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act 2005 must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 8936 4070 to determine if the proposed works are subject to the Act.

10. The Surveyor-General advises you should immediately make application for unit/street addresses to the Survey and Land Records unit on (08) 8995 5346 or surveylandrecords@nt.gov.au.

8. REASONS FOR THE RECOMMENDATION

1. Pursuant to section 51(1)(a) of the *Planning Act 1999*, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

   The NT Planning Scheme 2020 applies to the land and addition of dwelling-group (2 x 3 bedroom) in 1 x 2 storey building to an existing dwelling-group development requires consent under Clause 1.8 (When development consent is required). It is identified as *Merit Assessable* under Clause 1.8(1)(b)(i), therefore, zone purpose and outcomes of Clause 4.3 (Zone LMR – Low-Medium Density Residential), and Clauses 5.2.1 (General Height Control), 5.2.4 (Car Parking), 5.2.6 (Landscaping), 5.4.1 (Residential Density), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), 5.4.4 (Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development), 5.4.6 (Private Open Space), 5.4.8 (Residential Building Design), and 5.4.17 (Building Articulation), need to be considered.

   These clauses have been considered and it is found that the proposal complies with the relevant requirements of the Planning Scheme except for Clauses 5.4.1 (Residential Density), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), and 5.4.17 (Building Articulation).

2. Pursuant to Clause 1.10 (Exercise of Discretion by the Consent Authority), subclause 5 of the NT Planning Scheme 2020, the consent authority may consent to a proposed development which is not in accordance with a requirement set out in Parts 3, 5 or 6 only if it is satisfied that the variation is appropriate having regard to:
   (a) The purpose and administration clauses of the requirement; and
   (b) The considerations listed under Clause 1.10(3) or 1.10(4).

   In response to sub-clause (a), it is considered that a variation to the above clause is appropriate in this instance for the following reasons:

Clause 5.4.1 (Residential Density)

The purpose of this clause is to '*ensure that the development of residential buildings:*
(a) is of a density compatible with adjoining or nearby existing development or development reasonably anticipated;
(b) is of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and
(c) is consistent with land capability having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations'.

The proposed dwellings-group comprise 5 three-bedroom dwellings and is subject to a density requirement of 1 dwelling per 300m^2 under this clause. For 5 dwellings, a minimum site area of 1500m^2 would therefore be required. As the subject site has an area of 1450m^2, the proposal results in a shortfall of 50m^2, equivalent to 10m^2 per dwelling, which does not comply with subclause 2.

Subclause 1 provides that '*the consent authority may consent to a development that is not in accordance with subclause 2 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property*'.

The proposed variation to the residential density is acceptable for the following reasons:

(a) The proposed development is considered to provide a density that is compatible with the existing and anticipated development in the surrounding locality. The proposed five-dwelling development represents a relatively minor increase in residential intensity, with the 50m^2 site area shortfall equating to approximately 3.3% of the minimum site area requirement. The development is appropriately designed for the site and is not considered to result in an unreasonable level of density or an adverse change to the established residential character of the locality.

(b) The site is located within an established residential area with access to existing reticulated services and community facilities. The proposed development can be appropriately serviced by available infrastructure, and the minor variation in site area is not considered to result in a level of residential density that would place unreasonable demand on existing or planned services and facilities. In addition, no concerns have been raised by the relevant service authorities, except in relation to the proposed driveway over an existing sewerage easement, which has been addressed through a condition precedent requiring the necessary approval or amendment prior to endorsement of plans. The proposal is therefore considered compatible with the existing provision of infrastructure and community facilities serving the area.

(c) The site is considered capable of accommodating the proposed development having regard to its physical characteristics and relevant site constraints. The development provides an appropriate built form and site layout, including suitable setbacks, vehicle access, private open space and landscaping, to respond to the characteristics of the site. Proposed non-compliances of the NTPS 2020 are minor and are considered appropriate as discussed in this section. The proposal is not expected to result in unreasonable impacts arising from drainage, slope, inundation, soil characteristics, heritage constraints or aircraft noise, subject to any relevant conditions.

(d) The lot is located in zone LMR (Low-Medium Density Residential), where the purpose of the zone is to '*provide a range of low rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available*'. The proposed development provides low-rise residential accommodation comprising 5 three-bedroom dwellings within an established residential area. The increased residential density contributes to the provision of additional housing to accommodate Darwin's growing population, particularly within established urban areas where existing infrastructure, services and community facilities are available. The development contributes to the residential character of the locality through an appropriately designed built form, with setbacks, landscaping and site layout that respond to the streetscape and maintain residential amenity. Accordingly, the proposal provides a suitable low-medium density housing outcome that supports the efficient use of established urban land and is consistent with the intended purpose of the LMR zone.

Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)

The purpose of this clause is to '*ensure that residential buildings and ancillary structures are located in a manner that:*

(a) is compatible with the streetscape and surrounding development including residential buildings on the same site;
(b) minimises adverse effects of building massing when viewed from adjoining land and the street;
(c) avoids undue overlooking of adjoining properties; and
(d) facilitates breeze penetration through and between building'.

The proposed variations to Subclause 8 include a 4.5m setback from the verandah blade wall of Unit 1 to the primary street (Stokes Street) frontage boundary, where 6m is required, and a 4.1m setback to the relevant roof, where 5.1m is required.

Subclause 3 provides that '*the consent authority may consent to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property*'.

The proposed variation to the primary street boundary setbacks are acceptable for the following reasons:

(a) The proposed verandah blade wall is a minor structure and is unlikely to result in a significant visual impact on the streetscape. Although the blade wall is setback 4.5m from the primary street frontage boundary and falls short of the 6m setback, the verandah achieves the minimum 4.5m setback, while the roof is setback 4.1m and would achieve the applicable 3.6m setback in the absence of the blade wall. The proposed setback is therefore considered compatible with the streetscape and surrounding development.

(b) The blade wall encroachment is limited to 0.19m in width and 1.5m in length and is unlikely to materially contribute to building bulk or massing of the proposed three-bedroom duplex development.

(c) The blade wall is unlikely to result in unreasonable overlooking. Screening fencing and dense landscaping are proposed along the street boundaries, providing visual separation between the dwellings and the public domain.

(d) Given the open nature and modest scale of the blade wall structure, it is unlikely to form a barrier to airflow through the development or between adjoining properties. Impacts on breeze penetration to neighbouring properties are therefore expected to be minimal.

Overall, the reduced setbacks are considered acceptable to the site with regard to its location, scale, and impact on adjoining lots.

Clause 5.4.17 (Building Articulation)

The purpose of this clause is to '*ensure that residential buildings mitigate the perception of building mass and bulking when viewed from adjoining properties and the street, and provide opportunities for cross-ventilation within building design*'.

The northern wall of Unit 2 is 17.19m in length, with a recess of 0.55m by 3.84m, which does not comply with the required minimum of 1m by 1m under subclause 4.

Subclause 2 provides that '*the consent authority may consent to a development that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause*'.

The proposed variation is considered consistent with the purpose of the clause. While the northern wall of Unit 2 does not provide the required 1m by 1m recess, the 0.55m deep recess over 3.84m provides appropriate articulation to the otherwise continuous wall. A 1.8m high Good Neighbour Fence is proposed between Unit 2 and Unit 3, providing visual screening and further reducing the perception of building mass and bulk when viewed from the northern property. The proposed building layout and openings provide opportunities for natural ventilation, and the variation is therefore unlikely to materially compromise cross-ventilation or the intended outcome of the clause.

In response to sub-clause (b), the considerations listed under Clause 1.10(3) have been given regard to and it has been found that the proposal complies with all relevant requirements of the NTPS 2020, except for the noncompliance as identified above.

3. Pursuant to section 51(1)(e) of the *Planning Act 1999*, the consent authority must take into consideration any submissions made under section 49, and any evidence or information received under section 50, in relation to the development application.

The application was placed on public exhibition for a period of two weeks between 17 and 31 July 2026. One (1) public submission was received during the exhibition period under Section 49 of the *Planning Act 1999* with respect to the proposal.

The Body Corporate of the adjoining property at 4 Mackillop Street raised the following concerns in relation to the proposed development:

- **Residential density**: The submitter raised concerns regarding the proposed residential density, noting that the development would result in 5 dwellings on the 1450m^2 site and a corresponding variation to the 300m^2 site area per dwelling requirement under Clause 5.4.1 of the NTPS 2020. The submitter questioned whether the proposed density is compatible with surrounding development and the capacity of existing infrastructure, noting the infrastructure upgrades undertaken for the recently completed triplex development. Confirmation was requested regarding the capacity of the existing electricity and telecommunications infrastructure and whether further upgrades would be required.

- **Street frontage fencing**: The submitter raised concerns regarding the proposed treatment of fencing along the Stokes Street and Mackillop Street frontages. The submitter requested confirmation that the proposed fencing would be visually permeable, noting that a solid fence was installed as part of the recently completed triplex development in place of the approved permeable fencing. The submitter considered that solid fencing may adversely affect visual outlook, passive surveillance, ventilation and noise conditions within the locality.

- **On-site car parking**: The submitter raised concerns regarding the adequacy of the proposed carports, noting that the proposed 5.2m wide carports may provide an effective width of approximately 4.75m due to the location of air-conditioning condensers. The submitter considered that this may limit the practical ability to accommodate 2 vehicles within each carport, particularly larger vehicles, and may increase reliance on on-street parking in an area where parking demand is already high. Confirmation or redesign of the carports was therefore requested to ensure adequate off-street parking is provided for each dwelling.

Overall the submitter's concerns are noted. A response from DAS to each concern is summarised below:

- **Residential density**: The proposed development has variations to the NTPS 2020 regarding density. The non-compliance has been discussed under section (a) of this report in detail, where the variation is considered appropriate noting that the development meets the purposes of the clause.

- **Street frontage fencing**: While DAS noticed the 1.8m batten fence was endorsed under DP2025/0088, screened fence is considered appropriate to meet Condition 21 of the development permit, which requires private open space to be screened to at least 1.8m high either by the erection of a solid wall or screen fence, or fenced and planted with dense vegetation. This is to meet the provisions of Clause 5.4.6 (Private Open Space) of the NTPS 2020, while this amendment was approved through Certificate of Compliance issued on 28 May 2026 for the recently constructed triplex. Overall, screen fencing is considered acceptable in providing appropriate privacy for dwelling-group development at ground level.

- **On-site car parking**: The east elevation plan indicates that the proposed air-conditioning condensers within the carports are positioned approximately 1.97m above ground level. Given the elevated location of the unit, adequate clearance is provided for vehicles, and the unit does not project into the vehicle manoeuvring area. Therefore, it is not expected to interfere with vehicle parking or the functional use of the carport.

  The proposed carports are 5.26m wide for Unit 1 and 5.23m wide for Unit 2. A typical residential air-conditioning outdoor condenser unit has a depth of approximately 250mm to 350mm, which may result in a width of carport area at approximately 5m. This remains complied with the minimum 2.5m by 5.5m dimensions for a single perpendicular car parking space under Clause 5.2.4.4 (Layout of Car Parking Areas) of the NTPS 2020. The potential minor reduction of approximately 100mm is not considered to materially affect the functionality of the parking space.

4. Pursuant to section 51(1)(j) of the *Planning Act 1999*, the consent authority must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.

   No land capability issues have been identified. The land is not impacted by any overlays, with no structures proposed on or over the sewerage easement on site. The proposal is for dwelling-group development, while the land is in Zone LMR and is capable of supporting the proposed development. A minor density variation to the NTPS 2020 requirements is considered to be appropriate as discussed in the above sections. The site is connected to established reticulated services, including water, sewerage, electricity and telecommunication networks. Additionally, the Land Resources Division - Department of Lands, Planning and Environment did not identify or raise any issues of concern in relation to land capability.

5. Pursuant to section 51(1)(n) of the *Planning Act 1999*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

   No adverse impacts on the existing and future amenity of the area are foreseen as a result of the proposed dwellings-group, with the proposal considered to comply with the purpose and outcomes of the Zone LMR. This form of development is compatible with the existing character of the locality in Parap. The assessment found that proposal achieves most standards under NTPS2020, with variations considered to be appropriate as discussed in the above sections.

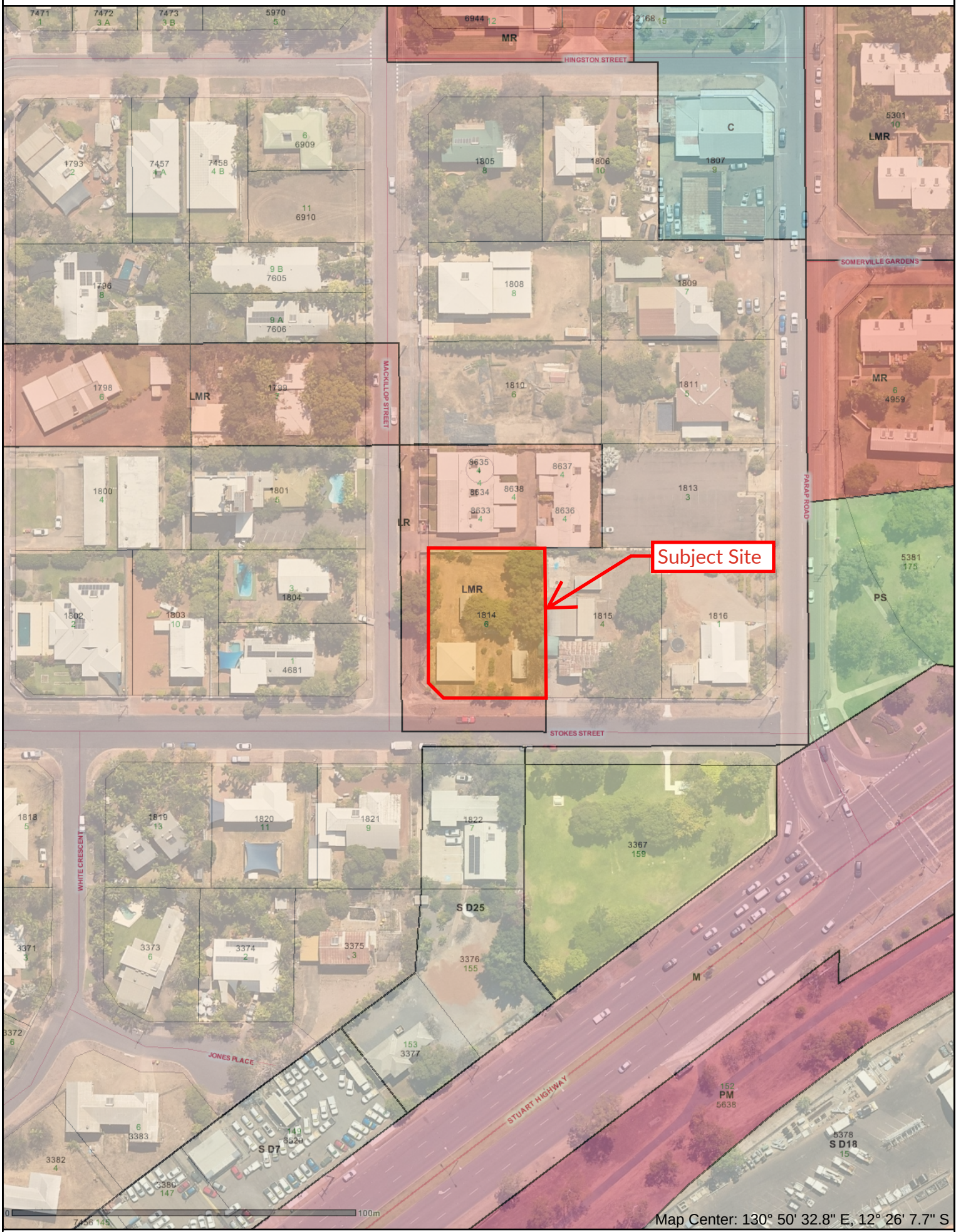
   The lot is located at the corner of Stokes Street and Mackillop Street. The proposed dwelling-group is setback approximately 26.6m from the northern boundary. Along the eastern boundary, a 6m wide driveway and 5.6m long carport are provided between the proposed development and the adjoining property. Given these substantial setbacks and separation distances, the proposed development is unlikely to adversely affect the amenity of adjoining properties.

Lingyi Kong

AUTHORISED: .....

PLANNER - DARWIN
DEVELOPMENT ASSESSMENT SERVICES

Map created Tue Apr 22 10:09:04 ACST 2025



Created by LIKON

Bottom Left: -12° 26' 10", 130° 50' 28" Top Right: -12° 26' 05", 130° 50' 37" Approximate Scale: 1:1,400 Datum: GDA 1994

Data for information purposes only - accuracy not guaranteed

N.T. Land Information System Copyright Northern Territory of Australia

COPY TO L.T.O. 19-3-79.

Azimuth observed at
or assumed from
Date of Marking 19
Field Book No. MMH 21 Page
Scale 50 feet shown to an inch
Public Plan No.

LOTS 1793-1823 & 2168-2170
TOWN OF DARWIN
(PARAP)

Note: 1' to be added to all bearings to bring to observed datum on Ross Smith Avenue Vide O.P. 1247

CONVERSION TABLE

FEET	METRES
.43	.13
.67	.205
3.15	.96
4.25	1.295
6.67	2.035
10	3.05
10.02	3.055
11.4	3.475
11.9	3.625
12	3.66
15	4.57
21.13	6.44
21.21	6.465
21.3	6.49
21.5	6.555
25.65	7.82
37.57	11.45
42.67	13.005
48.33	14.73
54	16.46
55	16.765
55.1	16.795
72.85	22.205
90.14	27.475
95	28.955
100	30.48
100.16	30.53
100.17	30.53
110	33.53
110.2	33.59
117.41	35.785
125	38.1
127.44	38.845
130.32	39.72
140	42.67
143.4	43.71
144.36	44
155.32	47.34
165	50.29

Conversion Table and Metric Area added
K.W. Hunter 12.3.86
SUPERVISING DRAFTSMAN (S)

Diag. 266

B.71

1812 / 1814 / 1815 — Proposed Sewerage Easement

STOKES STREET

ENLARGEMENT
Not to Scale

GREGORY STREET

269° 44' 45"

2170 — 0 . 1 . 11·1

DIA. 393

0 . 2 . 20·2 | 0 . 2 . 7·0 | 2169 — 0 . 1 . 12·4

89° 44' 30"

2168 — Plan B.258

DIA. 416

0 . 3 . 29·4

1 . 1 . 14·9

1 . 1 . 15

STREET ROAD

HINGSTON ROAD

269° 44' 66 FT STREET WIDE

1793 1420m² 0 . 1 . 16·1	1794 1430m² 0 . 1 . 16½	1795 1420m² 0 . 1 . 16	1805 1420m² 0 . 1 . 16·1	1806 1430m² 0 . 1 . 16·5	1807 1420m² 0 . 1 . 16·1
1796 1530m² 0 . 1 . 20·6	1797 1530m² 0 . 1 . 20·6		1808 1530m² 0 . 1 . 20½	1809 1530m² 0 . 1 . 20·6	
1798 1530m² 0 . 1 . 20·6	1799 1530m² 0 . 1 . 20½		1810 1530m² 0 . 1 . 20·6	1811 1530m² 0 . 1 . 20·6	
1800 1530m² 0 . 1 . 20·6	1801 1530m² 0 . 1 . 20·6		1812 1530m² 0 . 1 . 20·6	1813 1530m² 0 . 1 . 20·6	
1802 0 . 1 . 15·9	1803 Dia. 482 0 . 1 . 16·7	1804 Plan B.473 0 . 1 . 16·7	1814 1450m² 0 . 1 . 17·3	1815 1470m² 0 . 1 . 18	1816 1460m² 0 . 1 . 18·1

Sewer E'ment — PROPOSED SEWER — EASEMENT — SEWERAGE EASEMENT — PROP. SEWER E'MENT — PROP. SEWERAGE E'MENT — VIDE ENLGT. — Subject Site

WEDDELL STREET — MACKILLOP ROAD 60 FT WIDE — PARAP

STOKES ROAD 66 FT WIDE STREET

1817 0 . 1 . 26·6	1818 0 . 1 . 26·6	1819 0 . 1 . 26·6	1820 Plan A.92 0 . 1 . 26·2	1821 0 . 1 . 26·2	1822 0 . 1 . 17·5

See F.B. HMH 17 Diag. 338

OFFICE REFERENCE File: S. 1026 fol 43-45

STUART HIGHWAY

Note: Proposed Sewerage Easement addition to Lots 1794, 1795, 1797, 1799, 1801, 1806, 1808, 1810, 1812, 1814 Vide Field Book G.W.L. 132, File S.1026
Licensed Surveyor
Date: 12-10-1966

Note: As to Lot 1814, Proposed Sewerage Easement amended. Vide Field Book G.W.L. 132 Folio 5 and File S.1026 folio 95.
G.K. Lindsay 20/8/1974.

Note: Sewerage Easement addition to Lot 1794. Vide File S.79/1106 folio 18 and Field Book G.W.L. 132 folio 58. This is in favour of the N.T. Government. 17.1.80

Note: Sewerage Easement addition to Lot 1808. Vide File S80/1079 folio 47 and Field book G.W.L. 132 folio 5AA. The Easement is in favour of the Northern Territory of Australia.
2/2/81 Supervising Surveyor

O.P. 1247

3515

Plan C.74.

3523

SURVEYOR'S CERTIFICATE

I hereby certify that this survey was performed by me personally or under my own personal supervision, inspection, and field check) in strict accordance with the Regulations for the Guidance of Surveyors, and that this plan is in all respects accurate.

Date

Field Book signed by H.M. Hocking.
Licensed Surveyor.

Plan Drafted C.L.R. Date 12-2-51
Account No. Passed
Calculation Book No. Fol.
Chainage Check
Angular close
" Area
Compared with F.B.
Examined
Original plan passed
Assistant Chief Draftsman Lands and Survey Branch
Date 3/7/72.

On Standard Plan
On Public Plan DARWIN 2400 SA.11
On Compilation
Crown Grant Prepared
Survey approved
Surveyor General.
Date 4.7.1972.

Registered
ORIGINAL PLAN No 1196

N/N 1567

Stokes St

NOTICE OF PROPOSED DEVELOPMENT
SUBMISSIONS CLOSE: MIDNIGHT, 31/07/2026
APPLICATION REF: PA2026/0240
APPLICANT: One Planning Consult
ADDRESS: Lot 1814 Town of Darwin (6 Stokes Street, Parap)
ZONE(S): LMR (Low-Medium Density Residential)
PROPOSAL: Addition of dwelling-group (2 x 3 bedroom) in 1 x 2 storey building to an existing dwelling-group development
Indicative image only
VIEW THE APPLICATION AND LODGE A SUBMISSION:
ONLINE:
www.ntlis.nt.gov.au/planning
EMAIL: das.ntg@nt.gov.au
DARWIN
PHONE: 8999 6046
POST: GPO Box 1680
Darwin NT 0801

Mackillop St

NOTICE OF PROPOSED DEVELOPMENT
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EMAIL: das.ntg@nt.gov.au
DARWIN
PHONE: 8999 6046
POST: GPO Box 1680
Darwin NT 0801

APPLICATION FOR DEVELOPMENT CONSENT

SECTION 46 – *PLANNING ACT*

LOT 1814 (6) STOKES STREET, TOWN OF DARWIN

PURPOSE:

ADDITION OF 2 x 3 BEDROOM DWELLINGS-GROUP IN A TWO (2) STOREY BUILDING TO AN EXISTING DEVELOPMENT

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Appendices

Appendix A - Development Plans

1. Preliminary

1.1 Introduction Summary

One Planning Consult has been engaged by the proponent to prepare this development application for the addition of two 3-bedroom dwellings-group in a two-storey building to an existing development on the site. The completed development will comprise five dwellings in total. The site currently contains four dwellings, consisting of a recently constructed triplex and a standalone dwelling. The proposal seeks to demolish the standalone dwelling and replace it with two 3-bedroom dwellings-group. The relevant planning history is outlined below:

Table 1 – Relevant Planning History Permits

Permit	Use	Issue Date
DP2025/0088	Dwelling-group comprising (1 x 2 bedroom) in an existing single storey building and addition of (3 x 3 bedroom) in a single storey building	6 May 2025
DP2026/0106	Unit title schemes subdivision to create 2 lots and common property	3 June 2026

DP2026/0106 approved a unit plan layout comprising proposed Unit Lots, A and B. The proposed duplex is located within Unit Lot A, which also identifies the common property area, including the driveway, and the building area. The overall development site area is 1450m2, resulting in a dwelling density allocation of 290m2 per dwelling, compared with the 300m2 required under the NT Planning Scheme. The reasons for seeking this variation are addressed under the relevant clause, 5.4.1(Residential Density Limitations), in this report.

The plans attached at **APPENDIX A** give an overall layout of ***the proposed development*** over the site.

1.2 Nature of Application

Pursuant to section 46 (1) of *the Planning Ac*t the application seeks planning approval for the purpose of adding 2 x 3 bed-room dwellings-group in a two (2) storey building to an existing single development on site.

Dwelling-Group (5+) is merit assessable under clause 1.8(1)(b)(i) of the NT Planning Scheme 2020. Merit Assessable development requires the exercise of discretion by the consent authority to ensure the development can be established in a way that does not impact on the amenity of the area and accords with the relevant zone purposes and outcomes.

The purpose of zone LMR (Low-Medium Density Residential) is to provide a range of low-rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available. The subject site offers a development consistent with the purpose of the zoning over the subject land as it entails a building design that presents positively towards the street frontage.

Amongst other zoning outcomes, the proposal is aligned with the following outcome of the zoning:

***Outcome 1**, A blend of dwellings-single, associated dwellings-independent, dwellings-group and dwellings-multiple predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs.*

***Outcome 5**, Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.*

The proposed development is in an area characterised by mixture of land uses comprising dwellings-single, dwellings-group and dwellings-multiple located close to PS (Public Open Space), C(Commercial) and CP (Community Purpose) land zones. The existing residential developments within the locality are predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs. The proposed development is adequately setback from respective front boundaries and incorporates landscaping to provide a sympathetic interface with the streetscape.

1.3 Property and Easements

Lot 1814 (6) Stokes Street, Town of Darwin contains an existing sewerage easement to the Power and Water Authority along the eastern side boundary. A new 1m x 1m electricity easement is proposed at the corner of the MacKillop Street frontage and the northern side boundary.

1.4 Landowner(s) – Section 46 (aa)

Applicant: One Planning Consult
Landowner: Mathew O'Brien

1.5 Overlays

There are no overlays applicable to the site.

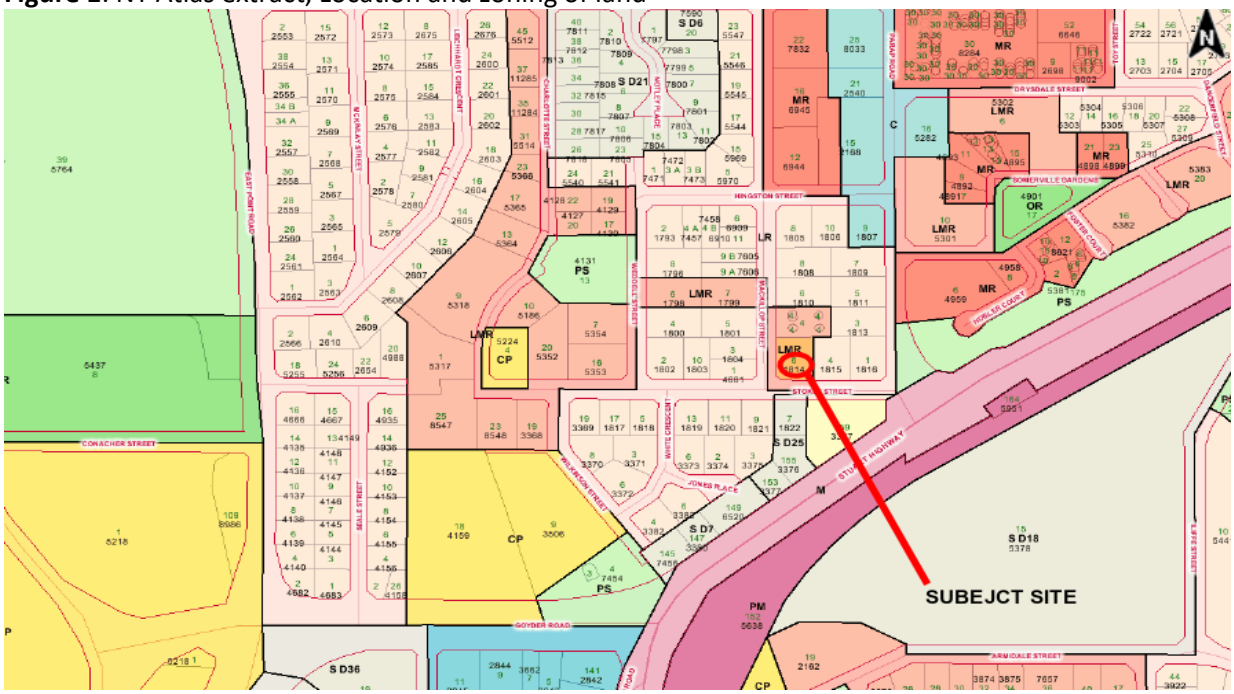
2.0 The Location and Zoning of Land

The site is located in Parap suburb and within walking distance to Parap Village Commercial Centre and The Avenue Precinct. It has an area of 1450m2 and takes frontages to Stokes Street and MacKillop Street. The immediate surrounding area comprises the following land zoning:

- To the north is land zoned LMR (Low-Medium Density Residential)
- To the south and across Stokes Street is land zoned SD 25 (Specific Use Darwin) and CP (Community Purpose).
- To the east is land zoned LR (Low Density Residential).
- To the west and across Mackillop Street is land zoned LR (Low Density Residential).

The land is zoned LMR and therefore subject to all the relevant clauses of the NT Planning Scheme 2020 that apply for the land within zone LMR (Low-Medium Density Residential). The proposed development is consistent with the primary purpose of this zoning which is to provide a range of low-rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available.

Figure 1: NT Atlas extract, Location and zoning of land



3.0 Proposal

The proposal is for addition of 2 x 3 bed-room dwellings-group in a two-storey building to an existing single storey development on site. The development comprises the following:

- Demolition of standalone dwelling
- Construction of two storey building containing two(2) dwellings
- Minimum 6m wide access shared driveway
- 1 bedroom and terrace at first floor for each of the new dwellings
- Living, kitchen, verandah, dining and laundar areas at ground level to each of new dwellings
- 31.4% of landscaping throughout the site
- Private Open Space areas that extend the function of each dwelling.
- Carport parking for 2 cars per dwelling.

The proposed development incorporates verandahs and porches as outdoor living areas, with varied building height to reduce the appearance of building mass from the street. Fencing has been selected to maximise resident privacy while allowing breeze penetration through pool-style or slatted fencing where appropriate.

4.0 Statutory Planning Consideration

46(3)(a) Relevant Clauses of the NT Planning Scheme applicable to the land

5.2.1 General Height Control

The purpose of this clause is to ensure that the heights of buildings and structures are appropriate to the strategic and local context of the location and meet community expectations for development in

the zone.

Administration

1. This clause does not apply if:
(a) The development is for the purpose of:
i. a telecommunications facility;
ii. a chimney, flag pole, aerial, antenna or lightning rod; or
iii. the housing of equipment relating to the operation of a lift; or

(b) an alternative height control is specified in clause 5.9 (Location specific development requirements).

Requirements

5. *The building height of a development in the Municipality of Alice Springs is not to exceed:*
(a) the maximum building height for the zone and use as specified in table A to this clause; or
(b) two storeys to a maximum of 8.5m if the zone and use is not included in table A to this clause.

Not applicable to the subject site.

6. The building height in all other areas is not to exceed:

(a) the maximum building height for the zone and use as specified in table B to this clause; or

The subject land zone is not included under this table.

(b) two storeys to a maximum of 8.5m if the zone and use is not included in table B to this clause.

The proposed development is on land zoned LMR, where the applicable height limit is two storeys to a maximum of 8.5m. The proposed building is a two storey structure, with a maximum height of 6.08m, well below the permitted 8.5m.

5.2.4.1 Parking Requirements

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. Dwelling multiple residential requires 2 car parking bays per dwelling.

The proposal is for 2 new dwellings plus 3 existing dwellings. The proposal provides two (2) car spaces for each dwelling.

5.2.4.4 Parking Layout

*The purpose of this clause is to ensure that a **car parking area** is appropriately designed, constructed and maintained for its intended purpose. The NT Planning Scheme defines "**car parking area**" as an area set aside or designated for the parking of three or more motor vehicles.*

The proposed development will use an upgraded 6m-wide driveway from Stokes Street to accommodate two-way traffic. The driveway is positioned perpendicular to the carports associated with the new building on the site.

5.2.6 Landscaping

The purpose of this clause is to ensure appropriate landscaping that is attractive, water efficient and contributes to a safe environment, is provided to development to enhance the streetscape and overall amenity of the locality.

Requirements (sub-clause 3-4)

3. Where landscaping is required by this Scheme it should be designed so that:

(a) planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered car parking areas;

The proposed planting is focused on street frontage, private open space areas and areas along property boundaries.

(b) it maximises efficient use of water and is appropriate to the local climate;

The proposed landscaping plants are predominantly native vegetation and adaptable to local climate. Controlled irrigation system will be installed throughout the new dwellings on site to ensure save use of water during dryer periods of the season.

(c) it takes into account the existing streetscape, or any landscape strategy in relation to the area;

The proposed development entails landscaping towards the front boundary to improve the aesthetical presentation of the site when viewed from the street.

(d) significant trees and vegetation that contribute to the character and amenity of the site and the streetscape are retained;

The selected plant species which include shade trees contribute towards the character and amenity of the site.

(e) energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;

The adaptation of verandahs/carport to the building facade and planting of shade trees contribute towards passive cooing.

(f) the layout and choice of plants permits surveillance of public and communal areas; and
(g) it facilitates on-site infiltration of stormwater run-off.

The spacing of vegetation along street frontages will encourage clear view of the public domain whilst parts of grassed areas, ground cover shrubs and planters will facilitate on-site infiltration of stormwater run-off.

4. Other than in Zones CB, C and TC, not less than 30% (which may include communal open space) of a site that is used for rooming accommodation, dwellings-group, dwellings multiple and residential care facility is to be landscaped.

The proposed landscaping constitutes 31.4% of the overall site with planting focussed on the areas towards boundaries and private open space areas.

5.4.1 Residential Density Limitations

The purpose of this clause is to ensure that residential development is:
(a) of a density compatible with adjoining or nearby existing development or development reasonably anticipated
(b) of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and
(c) consistent with land capability having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations.

Administration

1. The consent authority may consent to a development that is not in accordance with sub-clause 2 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.

Requirements

2. The maximum number of dwellings that may be constructed on a site is to be determined in accordance with tables A, B, C, D and E (as the case requires) to this clause.

Table A to Clause 5.4.1: Dwelling Density in Certain Zones	
Zone	**Dwelling Density**
LR, RR, RL, R and for a **dwelling-single** in CL, CV and T	1 **dwelling-single** per lot
LMR and for **dwellings-group** in CL and T and **dwellings-multiple** in T	1 per 300m^2
A and H	2 per lot

Density Calculation under Table A over Site Area of 1450m2

Proposed dwellings on site	Height	Density yield requirement (m2)	Number of Dwellings
3 existing dwellings plus 2 proposed dwellings	1 storey and 2 storeys	1500	3+2
TOTAL		**1500m2**	**5**

The three existing dwellings and two proposed dwellings require a density yield of 1500m2. As the site area is 1450m2, the proposal results in a shortfall of 50m2 across the site, or 10m2 per dwelling. This

equates to a 3.33% shortfall against the density yield requirement under this clause. A variation to this requirement is therefore sought for the following reasons:

- The proposed variation is minor, as it represents only a 3.33% change to the requirement of the NT Planning Scheme in relation to density per dwelling for dwelling-group.
- The development site has access to full reticulated services in the area.
- Given the context of the site and proposed design layout, the extent of non-compliance is justifiable in this instance, as the proposed variation is unlikely to impact the existing residential amenity along Stokes Street and Mackillop due to the scale of the development.
- The proposed development is consistent with the character of the area and the expectation of this nature of development within the locality, as the proposed buildings are articulated two-storey dwellings with selected fencing and landscaping to provide visual screening while facilitating breeze penetration.
- The land is relatively flat with no evidence of physical constraints that could restrict the proposed development over the subject site.

5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

The purpose of this clause is to ensure that residential buildings and ancillary structures are located in a manner that:

(a) is compatible with the streetscape and surrounding development including residential buildings on the same site;

(b) minimises adverse effects of building massing when viewed from adjoining land and the street;

(c) avoids undue overlooking of adjoining properties; and

(d) facilitates breeze penetration through and between buildings.

The required and proposed setbacks are as follows:

Table 1: Required and Proposed setbacks (Clause 5.4.3)

BOUNDARY	REQUIRED SETBACK	PROPOSED SETBACK	COMPLIANCE
Primary Street (Stokes)			
Building (Proposed Unit 1)	6m	4.5 m - 6.4 m	Does not comply
Verandah (Proposed Unit 1)	4.5m	4.5m	Complies
Secondary Street (MacKillop)			
Building (Proposed Units 1 & 2)	2.5m	4.8m	Complies
Verandah (Proposed Unit 2)	1.5m	3.6m	Complies
Eastern Side Boundary			

BOUNDARY	REQUIRED SETBACK	PROPOSED SETBACK	COMPLIANCE
Building (Proposed Units 1 & 2)	1.5m	6m	Complies

A variation to the primary street front setback is sought due the following reasons:

- The extent of encroachment created by protruding blade walls to unit 1 is unlikely to have adverse effect of building massing when viewed from the street as the elevation of the blade walls are unimposing when viewed from the affected street boundary.
- The proposed landscaping and fencing along the boundary soften the development and breaks the perception of building massing when viewed from adjoining land and the street.
- The rest of the building is adequately setback from the primary street boundary in accordance with the requirements of this clause.

5.4.3.2 Distance Between Residential Buildings on one Site

The purpose of this clause is to ensure residential buildings provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining residential buildings and private open space.

Administration

1. *The consent authority may consent to a development that is not in accordance with sub-clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and that the design of the development adequately mitigates the adverse effects of building massing and privacy and overlooking impacts that may arise from non-conformity with sub-clauses 2 and 3.*

Requirements

2. *Where more than one building comprising one or two storey residential buildings is located on a site the distance between the buildings is to be calculated in accordance with Table A to Clause 5.4.3 as if there was a lot boundary between the buildings.*

The proposed setback between the buildings is 2.62m to 4.42m (3m required). A reduction to the setback requirement is justified in this instance due to the following reasons:

- The building design mitigates the issue of privacy at ground level by providing a 1.8m high solid wall between units 2 and 3 for screening to the development. Furthermore, the encroaching walls between the units at ground level are mostly non-habitable rooms with limited openings.

- The walls of habitable rooms facing the unit boundary to units 2 and 3 at first floor level have no openings and thereby minimising any overlooking issues as result of encroaching parts of the buildings.

- The articulation of the building facades between units 2 and 3 which entails recessed walls to achieve 4.42m setback to most parts of the building at first floor level minimise adverse effects of building massing whilst facilitating breeze penetration between the buildings.

3. *Where more than one building comprising residential buildings that exceeds two storeys in height is located on a site, the distance between buildings is to be a minimum of: (a) 3m for walls to non-habitable rooms and habitable rooms without windows or doors; and (b) 4.5m for walls with windows or doors to habitable rooms or to a verandah or balcony.*

The proposed buildings do not exceed two (2) storeys on site.

5.4.6 Private Open Space

The purpose of this clause is to extend the function of a dwelling and enhance the residential environment by ensuring that each dwelling has private open space that is:

(a) of an adequate size to provide for domestic purposes;
(b) appropriately sited to provide outlook for the dwelling;
(c) open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the site; and
(d) inclusive of areas for landscaping and tree planting.

For clarity, in table to clause 5.4.6 below:

Area A *is the minimum area, for each dwelling, that must be open vertically to the sky and have no dimension less than 1.5m. At least half of Area A must be permeable, and may include the 5m2 required for deep soil planting.*

Area B *is the minimum dimensioned space that extends the function of the dwelling and may be covered or open to the sky. Any part of Area B that is open to the sky may form part of Area A.* The private open scape to Dwelling-group and dwelling-multiple with direct ground level access comprises the following:

Area A. 45m2 , open vertically to the sky, with no dimension less than 1.5m; and
Area B. 24m2 , all or partly covered, with no dimension less than 4m.

Table 2: Dwelling and Private Open Space Areas

Dwelling number (Unit)	Private Open Space (m^2), Open to the Sky	Compliance
1	Area A = 159m2 Area B = 24m2	Complies
2	Area A = 45m2 Area B = 24m2	Complies

The proposed private open space areas satisfy the Area B requirement, providing the minimum 4m dimension and 24m2 area for each unit. The minimum Area A requirement of 45m2 is also achieved for all units.

5.4.8 Building Design for Dwelling-group, Dwelling-multiple, Rooming Accommodation and Residential Care Facility

The purpose of this clause is to promote site-responsive designs for dwelling-group, dwelling-multiple, rooming accommodation and residential care facility, which provide a pleasant living environment for the occupants and a sympathetic interface with adjoining lots, to minimise unreasonable impacts on the privacy and amenity of surrounding residents.

The following requirements (3-14) are noted and addressed:

*3. locate development on the **site** for correct solar orientation;*

The siting of the building provides reasonable trade- off between building orientation for ventilation and solar orientation for minimal heat gain.

*4. minimise expanses of walls by varying building heights, **building setbacks** and façades;*

Incorporating open verandahs, and carports into the building design helps reduce the appearance of large wall expanses.

5. locate air conditioners where they are accessible for servicing;
and
6. conceal service ducts, pipes, air conditioners, air conditioning plants etc;

The air condition units will be screened from street view.

*7. avoid overlooking of private open spaces and **habitable rooms** of adjacent residences on the same and adjacent **sites**;*
and
8. locate bedrooms and private open spaces away from noise sources;

The private areas are adequately screened with solid fences to the sides and slatted fencing coupled with landscaping along the frontages to provide screening whilst facilitating breeze through the development. The habitable rooms (bedrooms) are adequately setback from respective boundaries.

*9. control its own noise sources and minimise the transmission of noise between **dwellings**;*

The proposed development accommodates dwellings-group separated by 200mm core filled block wall for fire resistance and sound insulation. These walls are also built along most parts of the building's perimeter to achieve similar results.

10. where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction;

N/A

11. balance the achievement of visual and acoustic privacy with passive climate control features;

The provision of a mixture of high and lower windows throughout the building will ensure visual privacy is maintained whilst encouraging cross ventilation through the building.

12. allow breeze penetration and circulation;

The proposed building is reasonably setback and articulated from all boundaries with breeze way facilitated through driveway and between buildings to encourage breezeway and light penetration through the development.

13. minimise use of reflective surfaces; and

Selected cladding, awnings, non-reflective roofing materials and façade openings help minimise reflective surfaces and reduce visual bulk.

14. provide internal drainage of balconies and coving on the edge of balconies.

The proposed development provides drainage to terrace balconies.

5.4.17 Building Articulation

The purpose of this clause is to ensure that residential buildings mitigate the perception of building mass and bulking when viewed from adjoining properties and the street and provide opportunities for cross-ventilation within building design.

Administration

1. *This clause applies to all sides of residential buildings that are longer than 15m, except the ground floor of buildings in Zone CB.*

2. *The consent authority may consent to a development that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause.*

3. *The length of the building excludes verandahs, balconies, porches and carports integrated into the residential building design.*

Requirements

4. A step or recess to the building line of no less than 1m by 1m is required for every 15m of building length, or part thereof.

The architectural design ensures that wall sections facing or near the property boundaries do not exceed 15m of uninterrupted length. A variation to the 1m x 1m recess requirement is sought, with recesses of 0.75m and 0.55m proposed, as this reduction is unlikely to adversely affect the development's visual amenity when viewed from the street. The open verandah and carport integrated into the building façade help reduce the perceived mass and bulk of the building from adjoining properties and the street.

46(3)(b) - Interim Development Control Orders

There are no interim development control orders applicable to the site or development.

46(3)(c) - Environmental Reports

The development does not require the preparation of any environmental reports or impact statements under the Environment Protection Act.

46(3)(d) – Merits

The provision of dwellings-group residential accommodation within the area is consistent with the zoning for the land and promotes best practice urban planning by creating mixed-use neighbourhoods and vibrant land economic management through sustainable development. The proximity of the development to public transport, pedestrian/cycleway network, public open space and commercial land uses provides a high degree of amenity for the future residents. The proposed dwellings are of a size and scale expected of this type of development within the area. In addition, the introduction of pedestrian entry gates to the development defines entry points to each unit from the street.

46(3)(e) - Land Capability

Dwellings-group (5+) residential land use activities are permitted on the site with consent. The site is considered capable of supporting the proposed development as it has a relatively flat terrain with minimal physical constraints which could prohibit the development. The impact of the development is not beyond what would be normally expected of this type of development. Appropriate measures will be taken to ensure all stormwater is directed into established drainage system.

46(3)(f) - Public Facilities and Public Open Space

The land is nominated for zone LMR (Low-Medium Density Residential) and the proposed development is not expected to create an additional need for public facilities or public open space as the needs are catered for within the requirements of the locality.

46(3)(g) - Public Utilities and Infrastructure

Reticulated power, water and sewer services are available to service the proposed development and will be connected to these services to the satisfaction of Power and Water Corporation. Appropriate measures will be taken to ensure all stormwater is directed into established drainage system.

46(3)(h) – Amenity

The NT Planning 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 development aims to promote the intent and purpose of the Scheme in relation to amenity by creating a built form that enhances functionality and compatibility with the existing developments within the locality. The development provides outdoor and private open areas that are screened and directly accessible from the dwelling to enable an extension of the function of each dwelling.

46(3)(j) - Public Interest

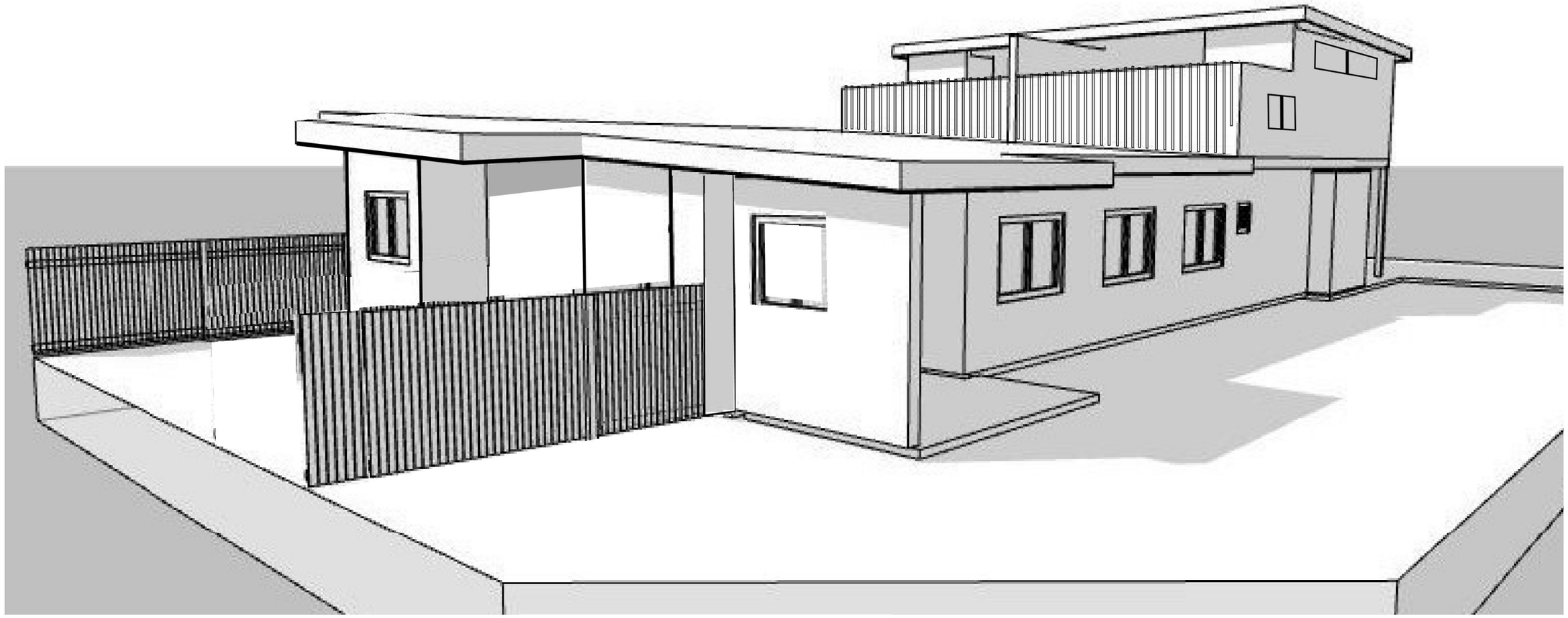
The proposed development is consistent with the public's expectation of land use in the area.

46(3)(k) - Building Act Compliance

The site has an existing single storey building which will be demolished and replaced with the proposed dwellings. All future works associated with the proposed development are subject to regulatory control and certification under the *Building Act*.

5.0 Conclusion

Overall, the development largely meets the intent of land zoning which is to provide a range of low-rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available. The site is located within proximity to transport corridors with opportunities for access to public transport, cyclist and pedestrian linkages.

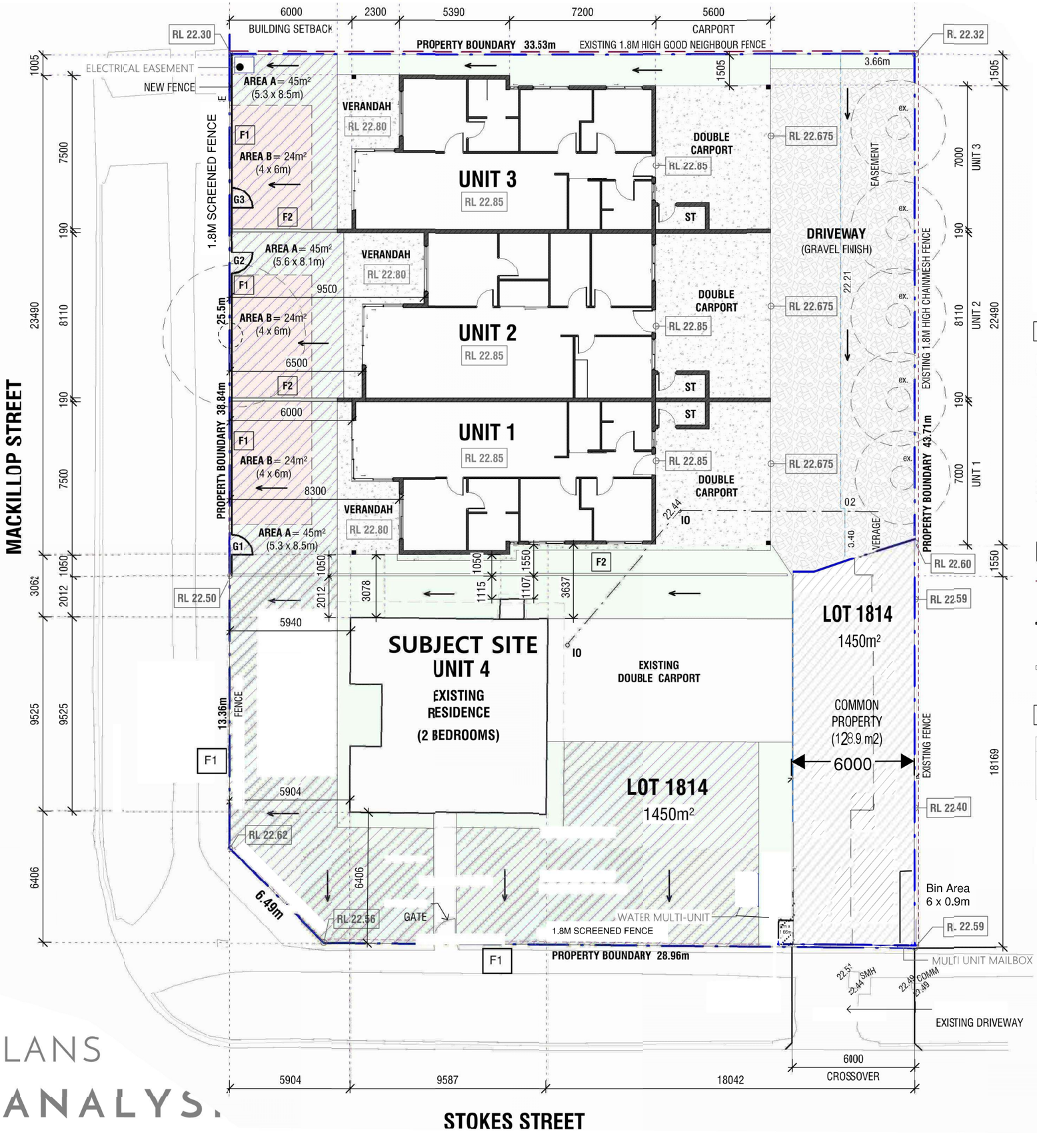


Planning Application

LOT 1814 [6] STOKES ST PARAP
4/05/2026
PLANNING PERMIT

Monday, 22 June 2026
Issue: 01

DRAWING SET	**SHEET NAME**	**SHEET NO. & REVISION**
{address}_PP_{rev no}		
	COVER SHEET	001
100 SITE PLANS		
	SITE ANALYSIS	101
	SITE PLAN	102
130 FLOOR PLANS		
	GROUND FLOOR	131
	FIRST FLOOR	132
	ROOF PLAN	133
200 ELEVATIONS		
	NORTH AND EAST	201
	SOUTH AND WEST	202



EXTERNAL COLOUR SCHEDULE

MAIN EXTERNAL COLOUR	BLOCKWORK RENDERED WITH DULUX LEXICON HALF' PAINT FINISH
ROOF SHEETING	COLORBOND 'DOVER WHITE'
FASCIAS/GUTTERS	COLORBOND 'MONUMENT'
EAVES LINING	DULUX WHITE'
DOOR & WINDOW FRAMES	POWDERCOAT 'BLACK'

FENCE SCHEDULE

	EXISTING CHAINMESH FENCE
F1	1.8m HIGH VERTICAL BATTEN FENCE, COLORBOND 'MONUMENT' FINISH
F2	1.8m HIGH GOOD NEIGHBOUR FENCE (G.N.F.)

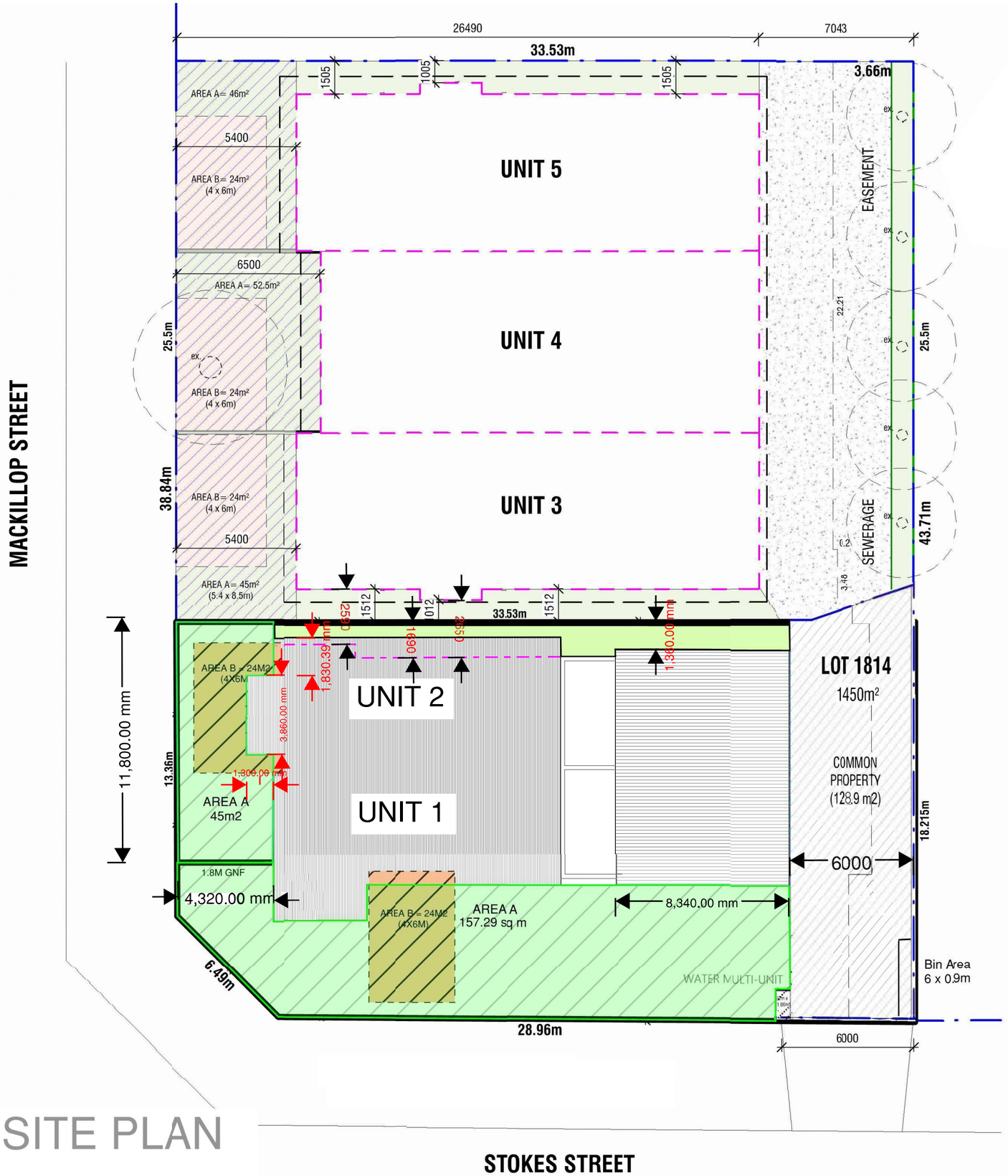
GATE SCHEDULE

GATE No.	WIDTH	HEIGHT	DESCRIPTION
G1, G2, G3	1,000	1800	VERTICAL ALUMINIUM BATTEN FENCE, COLORBOND 'MONUMENT' FINISH

Total Landscape area = 455.33m2
LOT 1814 = 1450m2
455.33m2 / 1450m2 = 31.4%

SITE PLANS

SITE ANALYSIS



Total Landscape area = 455.33m2
LOT 1814 = 1450m2
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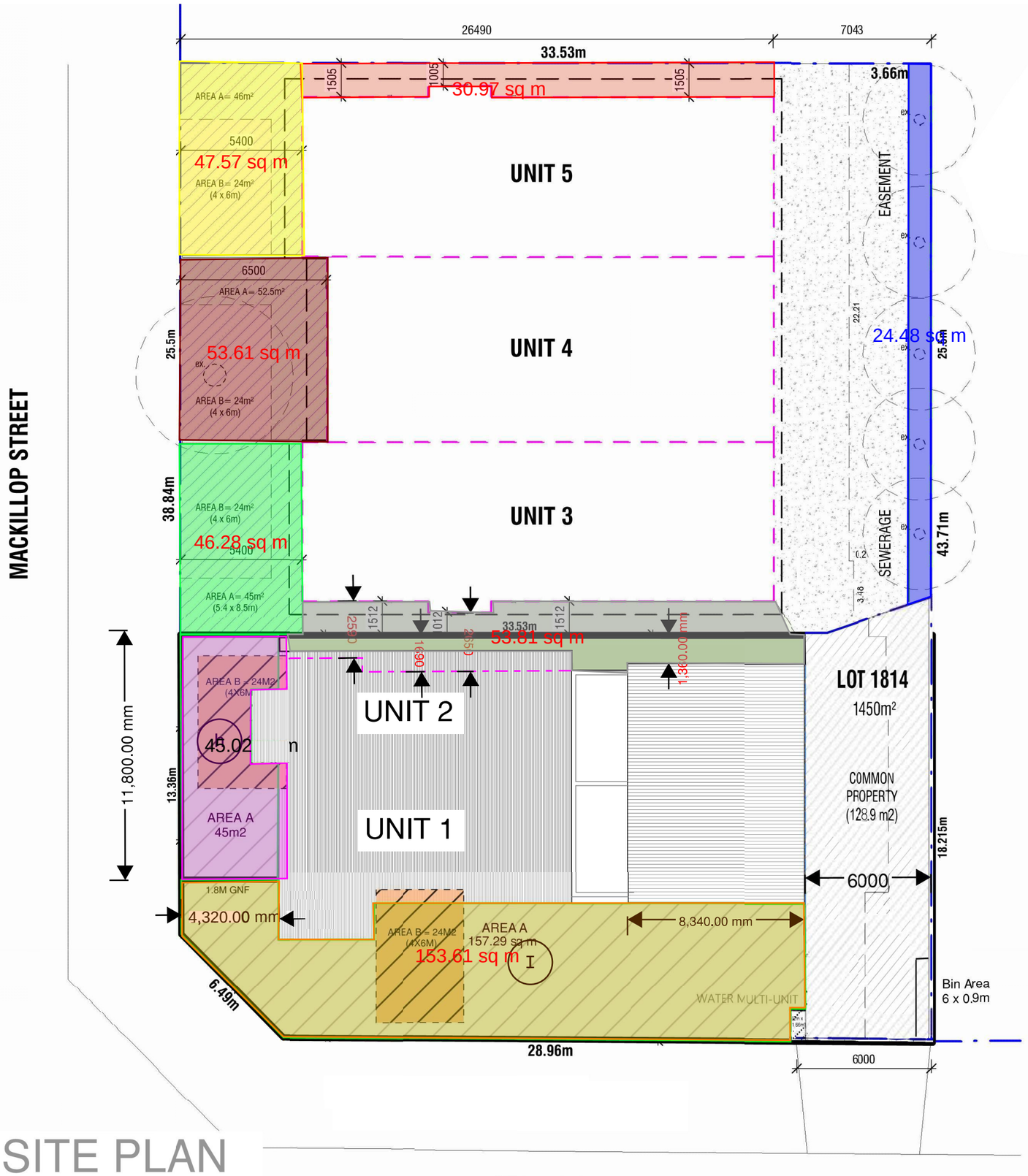
OVERALL SITE PLAN



Blue = 24.48
Pink = 30.97
Yellow = 47.57
Dark pink = 53.61
Green = 46.28
Purple =45.00
Dark yellow = 153.61
Grey = 53.81

Total = 455.33m2
LOT 1814 = 1450m2
455.33 / 1450 = 31.4%

LANDSCAPE AREA = 443.80 / 1450 = 30.60%

OVERALL SITE PLAN

EAVE LINE
(as per roof plan)

AREA A
45M2

1.8m HIGH FENCE

1.8m GNF FENCE

SETBACK

KITCHEN

UNIT 2

BED

BED

BATH

L'DRY

LIVING

TOTAL BUILD AREA - 169.4 m²

CAVITY SLIDING DOOR
STORAGE UNIT
UNDER STAIR

CARPORT
30.6 m²

AC UNITS

AC UNITS

DRIVEWAY

1.8m HIGH FENCE

AREA B
24.0 m²

1.8M SCREENED FENCE

KITCHEN

UNIT 1

BED

BED

L'DRY

LIVING

BATH

CAVITY SLIDING DOOR
STORAGE UNIT
UNDER STAIR

CARPORT
30.6 m²

DRIVEWAY

1.8m HIGH FENCE

1.8M GNF FENCE

SETBACK

AREA B
24.0 m²

AREA A
157.29 M2

SETBACK

1.8M SCREENED FENCE

WATER METERS

PLANT SELECTION SCHEDULE

TREES (MEDIUM SIZE)

SHRUBS & GROUNCOVERS

NATIVE DRACAENA	1 - 3m
GREVILLEA DRYANDRI	0.5 - 2m
PRINCE OF ORANGE	1.2m - 2m

SITE PLAN

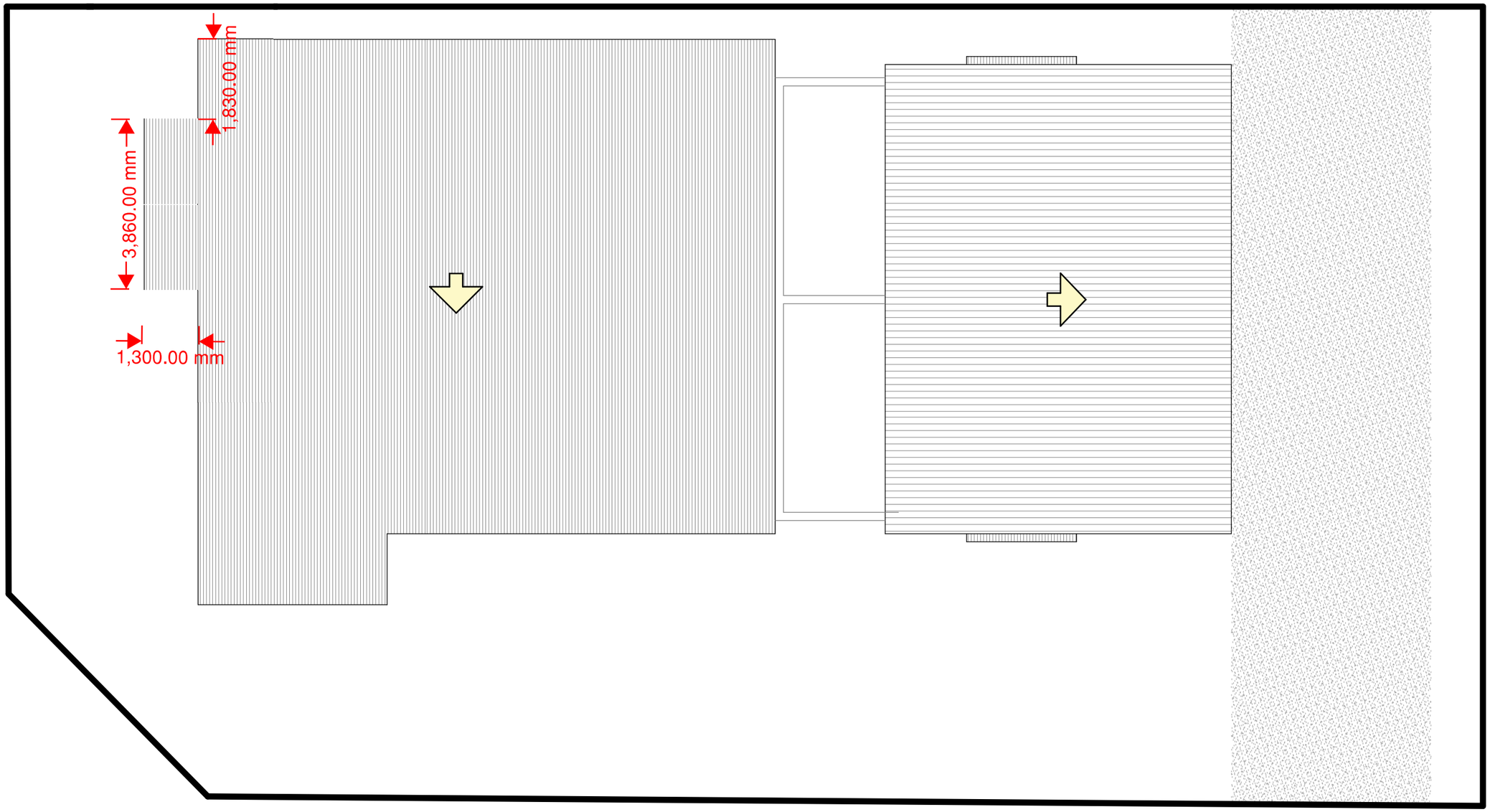
GROUND FLOOR

Project: LOT 1814 STOKES ST, DEVELOPMENT
Monday, 22 June 2026
scale: 1:100 | Issue: 01

FLOOR PLANS

FIRST FLOOR

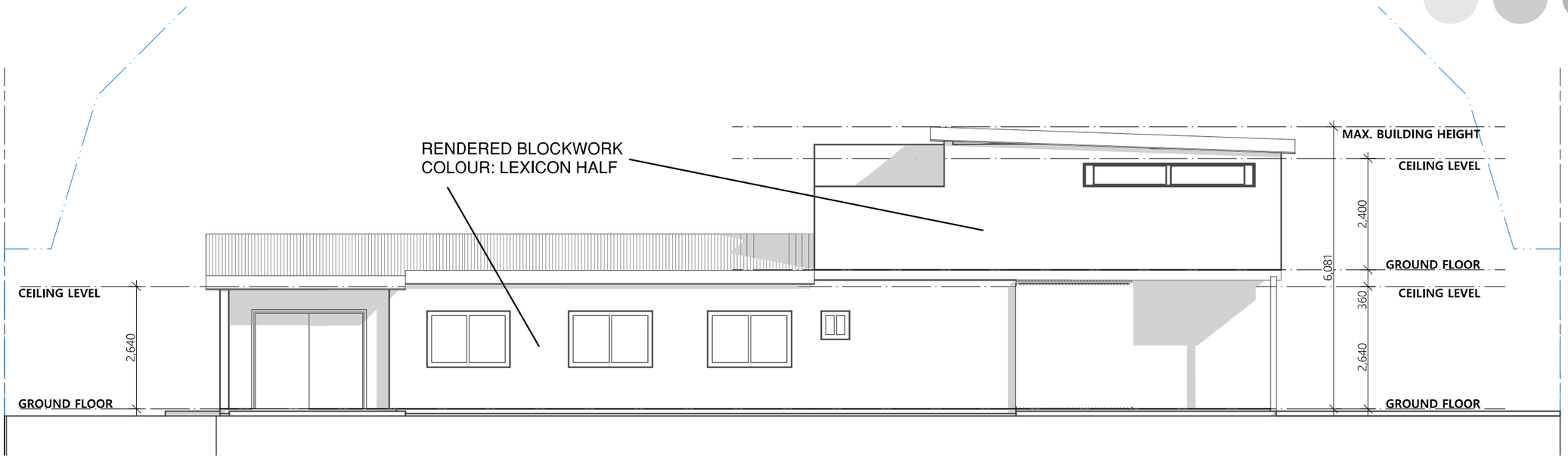
Project: LOT 1814 STOKES ST, DEVELOPMENT
Monday, 22 June 2026
scale: 1:100 | Issue: 01



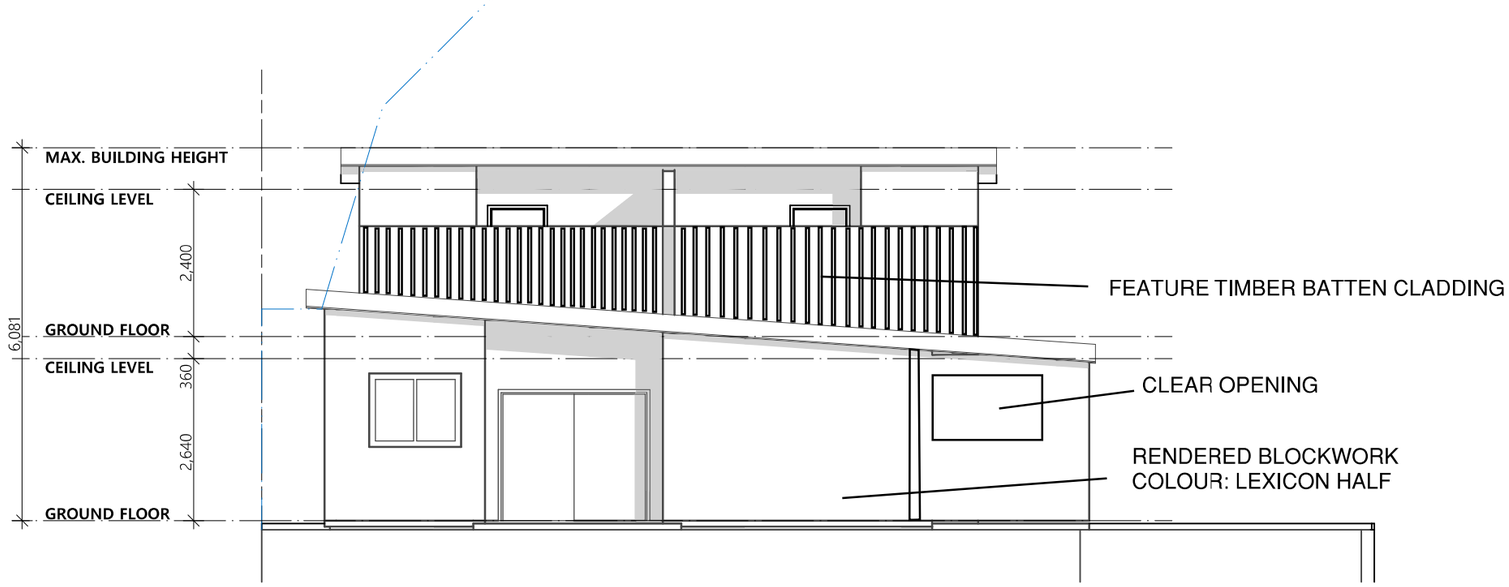
FLOOR PLANS

ROOF PLAN

Project: LOT 1814 STOKES ST, DEVELOPMENT
Monday, 22 June 2026
scale: 1:100 | Issue: 01



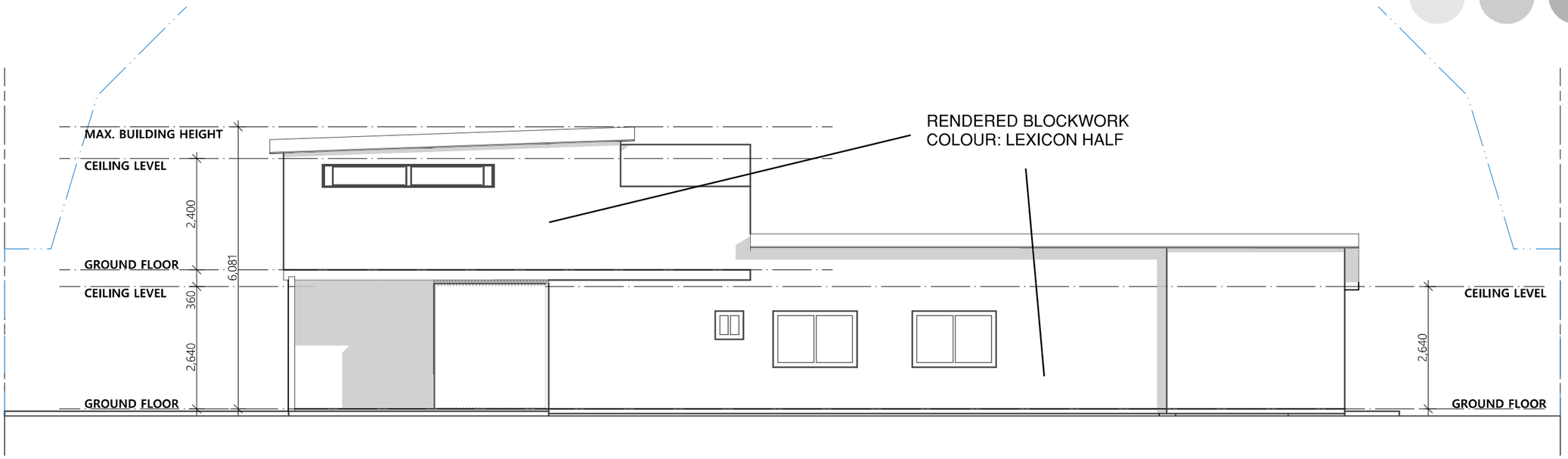
SOUTH ELEVATION



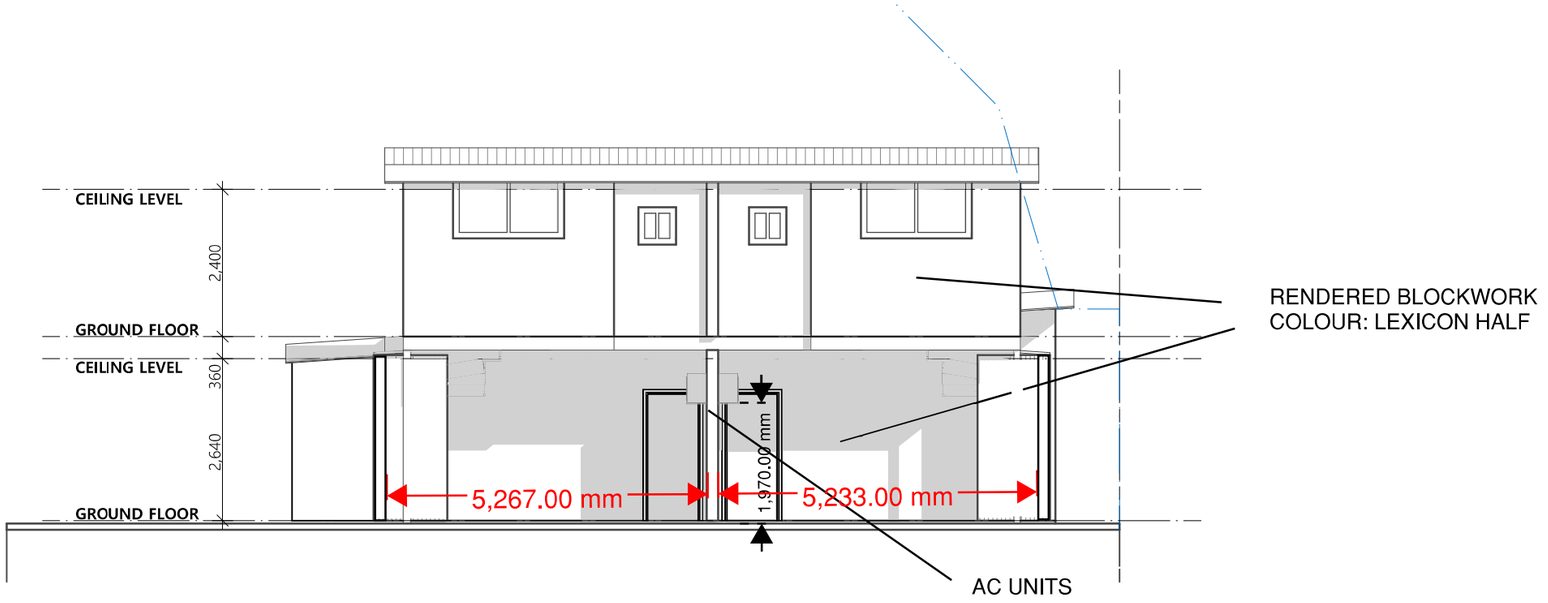
WEST ELEVATION

ELEVATIONS

NORTH AND EAST



NORTH ELEVATION



EAST ELEVATION

ELEVATIONS
SOUTH AND WEST

Project: LOT 1814 STOKES ST, DEVELOPMENT
Monday, 22 June 2026
scale: 1:100 | Issue: 01

202

Land owner/s authorisation to lodge a development application

The *Planning Act 1999*

Before you fill in the form

Signatures from ALL landowners registered on the land title must be provided.
The authorisation must be dated within six months of the submission of the application.

Fields marked with an asterisk (*) are required.
Fields marked with a carat (^) are required if applicable.

Applicant In accordance with Section 46(3)(aa)(i) of the *Planning Act 1999*, a development application is to contain the name and contact details of the **applicant** AND **any person on whose behalf the application is made.**			
Name of Applicant/Consultant or Acting agent	Israel (One Planning Consiult)		
Address			
Phone	0417787473	**Email**	israel.k@oneplanningconsult.com.au
Persons on whose behalf the application is made:			
Person/s on whose behalf the application is made:	Mathew O'Brien		
Address	6 Stokes Street Parap NT 0820		
Phone	0468987956	**Email**	mathew.obrien@barpa.com.au
The applicant is hereby authorised to lodge a development application over the subject land described as:			
***Lot/NT portion**	1814		
***Location/town**	Parap		
***Street address**	6 Stokes Street Parap NT		

NORTHERN TERRITORY GOVERNMENT

The application is for the purpose of:			
Proposed development *Brief description of proposed development*	3bed 2bath duplex		
Landowner/s signature In accordance with Section 46(3)(aa)(ii) of the *Planning Act 1999*, a development application is to contain the **name and contact details of the owner of the land** to which the application relates. Written authorisation from each: • **Individual owner**: Each person listed on the title must provide written authorisation for the application. • **Companies**: For each company listed on the title, written authorisation must be obtained from the **director** or **authorised representative** of the company. This authorisation confirms that the company is giving consent for the application and that the person signing on behalf of the company has the legal authority to do so.			
***Full name**	Mathew O'Brien		
^Company name			
^Title *(e.g. director/authorised representative)*			
Phone	0468987956	**Email**	Mathew.OBrien@barpa.com.au
***Signature**	Mathew O'Brien Digitally signed by Mathew O'Brien DN: C=AU, E=mathew.obrien@barpa.com.au, O=Barpa Pty Ltd, CN=Mathew O'Brien Date: 2026.06.17 09:57:02+09'30'		
***Date**	17/6/26		
Landowner signature			
***Full name**			
^Company name			
^Title *(e.g. director/authorised representative)*			
Phone		**Email**	
***Signature**			
***Date**			

Any Persons with an interest in the land *(as applicable)* In accordance with section 46(3)(aa)(iii) and (iv) of the *Planning Act 1999*, a development application is to contain the name and contact details of **any person who entered into an agreement** with the applicant and/or landowner, **to acquire an estate or interest in the land to which the application relates**; and **any person with an interest** prescribed by regulation.			
^Full name			
^Company name			
^Title *(e.g. director/authorised representative)*			
Phone		**Email**	
Any Persons with an interest in the land			
^Full name			
^Company name			
^Title *(e.g. director/authorised representative)*			
Phone		**Email**	

Privacy Note

The Department of Lands, Planning and Environment, on behalf of the Minister, is authorised under the *Planning Act 1999* to collect the information on this form, or otherwise provided by you, to consider a proposal to grant a Development Permit or to amend a planning scheme. Failure to provide the information in full may result in delays in processing of the application.

Some of the personal information provided by you on this application may be publicly available, as part of a public exhibition process. The information is also regularly provided to other Northern Territory 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 within the Northern Territory *Information Act 2002*. For more information, please refer to the Northern Territory Government's privacy statement located at https://nt.gov.au/copyright-disclaimer-and-privacy
Any personal information provided can be subsequently accessed by you on request.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP2026/0106

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 01814
Town of Darwin
6 STOKES ST, PARAP

APPROVED PURPOSE

To use and develop the land for the purpose of unit title schemes subdivision to create 2 lots and common property, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Nil.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the *Planning Act 1999*, this permit will lapse two years from the date of issue.

Madison Harvey
Digitally signed by Madison Harvey
Date: 2026.06.03 16:10:00 +09'30'

MADISON HARVEY
Delegate
Development Consent Authority
3 June 2026

DEVELOPMENT PERMIT

DP2026/0106

SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings numbered 2026/0106/01 endorsed as forming part of this permit.

2. 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.

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 and electricity to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notations 1 for further information.

5. Prior to new titles being issued for the units shown on the endorsed drawings, a Scheme Statement meeting the requirements of the Unit Title Schemes Act 2009 (as confirmed by the Land Titles Office) shall be submitted for endorsement by the consent authority.

6. Prior to new titles being issued for the units shown on the endorsed drawings, confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) demonstrating that the Power and Water Corporation has been provided with a copy of the survey plan with the new lot numbers. This is for the purpose of ensuring the relevant Power and Water Information and Billing System is updated. Please provide a copy of an email addressed to both landdevelopmentnorth@powerwater.com.au and powerconnections@powerwater.com.au

7. Prior to new titles being issued for the units shown on the endorsed drawings, confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) from a suitable qualified professional confirming that all new number labels have been correctly installed at the Customer's Metering Panel(s) and water meters (where applicable). Please provide a copy of an email addressed to both landdevelopmentnorth@powerwater.com.au and powerconnections@powerwater.com.au

8. Prior to new titles being issued, it shall be confirmed by the consent authority that all areas shown on the plans endorsed by the consent authority through Development Permit DP2026/0106 as service authority easements, communal open space, shared driveways, or areas set aside for the communal storage and collection of garbage or other solid waste, or other shared amenities are shown on the survey plan as Common Property.

NOTES

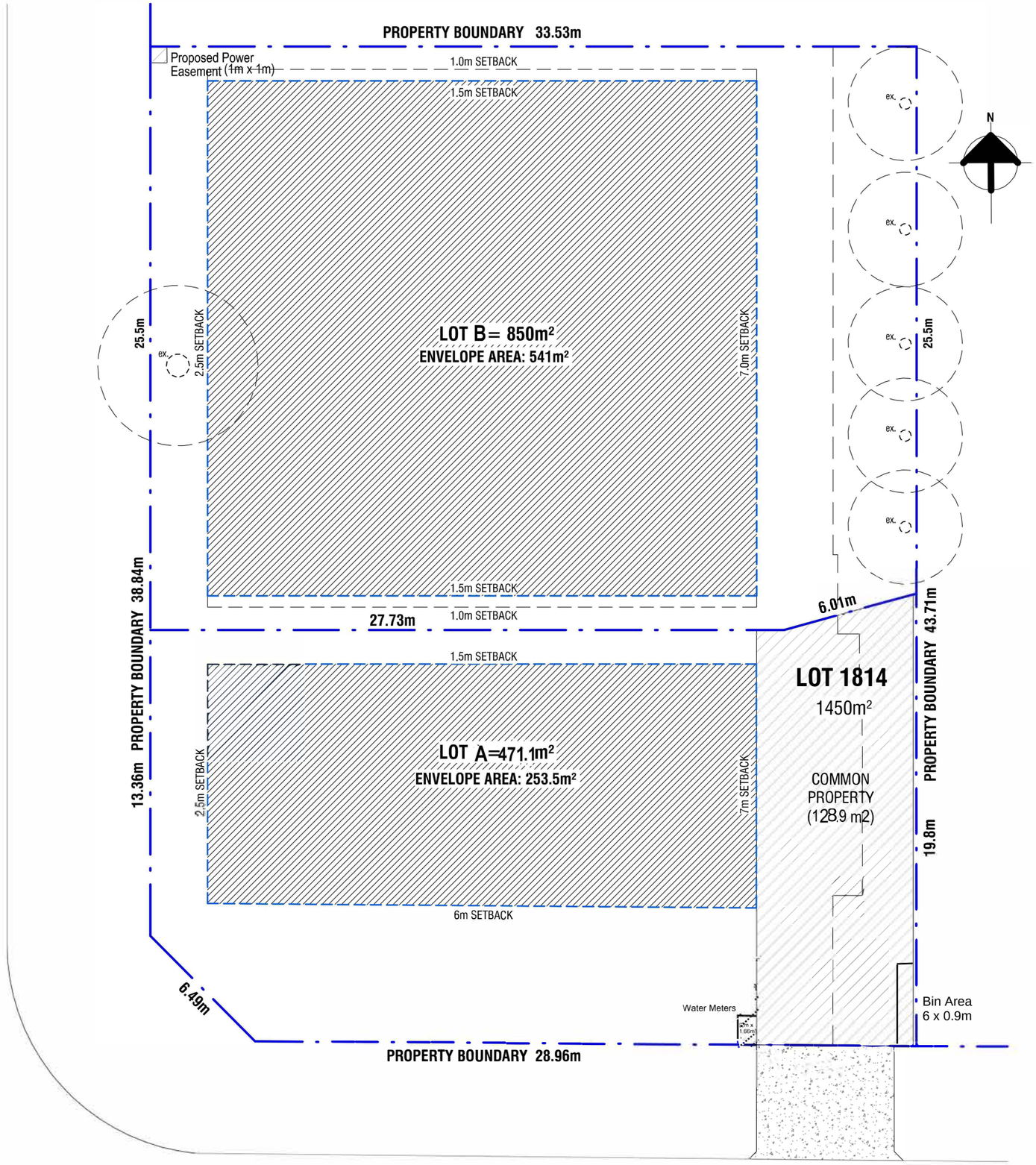
1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section

(powerdevelopment@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.

2. As part of any subdivision, the parcel numbers for addressing should comply with the Australian Standard (AS/NZS 4819:2011). For more information contact Survey and Land Records surveylandrecords@nt.gov.au 08 8995 5356. The numbers shown on the plans endorsed as forming part of this permit are indicative only and are not for addressing purposes.

3. The development must comply with the technical standards of the Northern Territory Subdivision Development Guidelines for the construction of public infrastructure as part of subdivision works to the requirements of the relevant local and service authorities. Prior to any works commencing, it is encouraged that you engage early with the relevant authorities to confirm their requirements, and any variations that may be sought to the Subdivision Development Guidelines, to ensure the works are completed to the relevant authorities' requirements. The Northern Territory Subdivision Development Guidelines can be found at: https://www.ntlis.nt.gov.au/sdg-online/

4. Any proposed works which fall within the scope of the *Construction Industry Long Service Leave and Benefits Act 2005* must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.



This document contains drawing numbers:
2026/0106/01

Referred to in Permit No: DP2026/0106

Issued on: 3 June 2026

All drawings contained within this document have been authorised by the delegate of the consent authority.

Madison Harvey

Digitally signed by Madison Harvey
Date: 2026.06.03 16:16:49 +09'30'

Delegate

Drawing number 2026/0106/01

Referred to in Permit No: DP2026/0106

morph COLLECTIVE
IT SOLUTIONS • GRAPHIC & WEB DESIGN • ARCHITECTURE
p 8928 5300
a U19/119 Reichardt Rd, Winnellie
e info@morphcollective.com.au
www morphcollective.com.au

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PROJECT:
TRIPLEX DEVELOPMENT @ LOT 1814
[6] STOKES STREET, PARAP

TITLE:
SUBDIVISION PLAN

SHEET: **A06** SCALE: 1 : 200 DATE: 17.03.2023

PROJECT NO: MCA0204 ISSUE: **FOR APPROVAL** REV: **1**

17/03/2026 3:21:17 PM

Development Consent Authority
Northern Territory

GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6046
Email: das.ntg@nt.gov.au

In reply please quote: PA2026/0106

Mr Israel-Tshepo Kgosiemang
Director
PO Box 42279
Casuarina NT 0811

Via email: Israel.k@oneplanningconsult.com.au

Dear Mr Kgosiemang

NOTICE OF CONSENT (SECTION 53B OF THE *PLANNING ACT 1999*)
LOT 01814 (6) STOKES STREET, PARAP, TOWN OF DARWIN

The Development Consent Authority has determined, to and, pursuant to section 53(a) of the *Planning Act 1999*, grant consent to the proposal to use and develop the abovementioned land for the purpose of Unit title schemes subdivision to create 2 units and common property, subject to the conditions specified on the attached Development Permit DP2026/0106.

Reasons for the Determination

1. Pursuant to section 51(1)(a) of the *Planning Act 1999*, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

   The Northern Territory Planning Scheme 2020 applies to the land and unit title schemes subdivision to create two unit lots and common property, requires consent under Clause 1.8 (When development consent is required). It is identified as Merit Assessable under Clause 1.8(1)(b)(iv)(2); therefore, Clauses 4.3 (Zone LMR – Low-Medium Density Residential) and 6.6.1 (Subdivision for the Purposes of a Unit Title Scheme), need to be considered.

   These clauses have been considered, and it is found that the proposal complies with the relevant requirements of the NTPS2020.

   Consideration of the relevant parts of NTPS 2020 is as follows:

   Part 4 – Zoning
   Clause 4.3 Zone LMR (Low-Medium Density Residential)

   The proposal is generally consistent with the purpose and outcomes of Zone LMR due to the reasons mentioned below:

   - The subdivision facilitates a range of low-rise residential development comprising an existing dwelling on proposed Unit Lot A and three existing dwellings in a single building on proposed Unit Lot B. The existing development is single-storey and consistent with the expected residential character of the locality.

- Both proposed units are connected to existing reticulated services/infrastructure and are integrated with the established transport network and surrounding community facilities.

Part 6 – Subdivision Requirements

Clause 6.6.1 (Subdivision for the Purposes of a Unit Title Scheme)

The proposed unit title schemes subdivision complies with the applicable requirements under subclause 6, in particular, the car parking areas and private open space areas are contained within each unit, while the shared driveway access, communal bin storage area and meter area are located within the proposed common property.

2. Pursuant to section 51(1)(j) of the *Planning Act 1999*, the consent authority must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.

   The subject land is capable of supporting the proposed development. The development approved under DP2025/0088 has been constructed and is anticipated in Zone LMR.

   Additionally, the Development Coordination Division of the Department of Lands, Planning and Environment (DLPE) (who coordinate responses from all relevant internal divisions DLPE) did not identify or raise any issues of concern in relation to land capability.

3. Pursuant to section 51(1)(n) of the *Planning Act 1999*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

   The recently completed development approved under DP2025/0088 is reasonably anticipated in Zone LMR.

   The proposal is an administrative process to create individual unit entitlements for the subject lot, with no construction works included in the application.

   No adverse impacts on the existing and future amenity of the area are foreseen as a result of the proposed subdivision.

Right of Review

Applicants are advised that a right of review to the Northern Territory Civil and Administrative Tribunal exists under Part 9 of the *Planning Act 1999*. An application for a review under section 114 against a determination of a development application must be made within 28 days of the service of this notice.

The Northern Territory Civil and Administrative Tribunal can provide information regarding the Notice of Review form and fees payable. The address for lodgement of a Notice of Review is: Northern Territory Civil and Administrative Tribunal, PO Box 41860 CASUARINA NT 0810 or Level 1, The Met Building, 13 Scaturchio Street, CASUARINA NT 0810 (Telephone: 08 8944 8720 or Facsimile 08 8922 7201 or email AGD.ntcat@nt.gov.au).

There is no right of review by a third party under Part 9 of the Planning Act 1999 in respect of this determination.

If you have any queries in relation to this Notice of Consent or the attached Development Permit, please contact Development Assessment Services on telephone (08) 8999 6046.

Yours faithfully

Madison Harvey

Digitally signed by Madison Harvey
Date: 2026.06.03 16:12:33 +09'30'

MADISON HARVEY
Delegate

3 June 2026

Attachment

cc City of Darwin

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP2025/0088

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 01814
Town of Darwin
6 STOKES ST, PARAP

APPROVED PURPOSE

To use and develop the land for the purpose of dwelling-group comprising (1 x 2 bedroom) in an existing single storey building and addition of (3 x 3 bedroom) in a single storey building, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Nil.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the *Planning Act 1999*, this permit will lapse two years from the date of issue.

Digitally signed by Amit Magotra
Date: 2025.05.06 14:58:36 +09'30'

AMIT MAGOTRA
Delegate
Development Consent Authority
06 May 2025

DEVELOPMENT PERMIT

DP2025/0088

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the commencement of works (including site preparation), in principle approval is required for the crossover and driveway to the site from the City of Darwin, to the satisfaction of the consent authority.

2. Prior to the commencement of works (including site preparation), a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Darwin stormwater drainage system shall be submitted to and approved by the City of Darwin, to the satisfaction of the consent authority. 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.

3. Prior to the commencement of works (including site preparation), a waste management plan addressing the City of Darwin's Waste Management Guidelines must be prepared, 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), the applicant is to prepare a dilapidation report covering infrastructure within the road reserve to the requirements of the City of Darwin, to the satisfaction of the consent authority.

5. Prior to the commencement of works (including site preparation), the applicant is to prepare a Site Construction Management Plan (SCMP) to the requirements of the City of Darwin, to the satisfaction of the consent authority. The SCMP should specifically address the impact to Council owned public spaces and include a waste management plan for disposal of waste to Shoal Bay, traffic control for affected City of Darwin roads, haulage routes, storm water drainage & sediment control, use of City of Darwin land, and how this land will be managed during the construction phase.

GENERAL CONDITIONS

6. The works carried out under this permit shall be in accordance with the drawings numbered 2025/0088/01 to 2025/0088/05 endorsed as forming part of this permit.

7. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage, electricity and telecommunication networks to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
   Please refer to notations 1, 2 and 3 for further information.

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. 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.

10. The kerb crossovers and driveways to the site are to meet the technical standards of the City of Darwin, to the satisfaction of the consent authority.

11. The owner shall
    a) remove disused vehicle and/ or pedestrian crossovers;
    b) collect stormwater and discharge it to the drainage network; and
    c) 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.

12. Upon completion of any works within or impacting upon existing road reserves, the infrastructure within the road reserve shall be rehabilitated to the standards and requirements of the City of Darwin and returned to the condition as documented in the dilapidation report.

13. 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.

14. Storage for waste disposal bins is to be provided to the requirements of the City of Darwin to the satisfaction of the consent authority.

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, in accordance with the requirements of the City of Darwin, to the satisfaction of the consent authority.

16. Prior to new titles being issued for the units shown on the endorsed drawings, confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) from a suitable qualified professional confirming that all new number labels have been correctly installed at the Customer's Metering Panel(s) and water meters (where applicable). Please provide a copy of an email addressed to both landdevelomeritnorth@powerwater.com.au and Powerconnections@powerwater.com.au

17. All air conditioning condensers (including any condenser units required to be added or replaced in the future) 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.

18. 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

19. 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.

20. 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.

21. The private open space areas of each dwelling shall be screened on each boundary by:
    (a) the erection of a solid wall or screen fence not less than 1.8 metres high: or
    (b) fenced to a height not less than 1.8 metres high and planted with dense vegetation.

Notes

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@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. All developers, including owner-builders, are required to comply with Commonwealth telecommunications requirements. Under Commonwealth law, developers are generally required to provide fibre-ready pit and pipe in their developments at their expense. Developers may be able to access an exemption from these arrangements in some circumstances. For more information visit www.infrastructure.gov.au/tind

3. If you choose nbn to service your development, you will need to enter into a development agreement with nbn. The first step is to register the development via http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html once registered nbn will be in contact to discuss the specific requirements for the development. Nbn requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to nbn guidelines found at http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html

4. The City of Darwin advised that a minimum distance of 1.3 metres must be maintained from the eastern boundary to the edge of the driveway to ensure that kerb wings are located within the property boundary. In addition, the driveway must provide adequate sightlines past the bin storage area to ensure the safety of pedestrians and cyclists using the adjacent footpath.

5. Any proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.

6. In accordance with City of Darwin By-Laws, prior to occupation, the applicant shall ensure that a building number is displayed in a position clearly visible from the street. The number must be visible against the background on which it is placed, to the satisfaction and at no cost to City of Darwin.

7. The location, design and specifications for proposed and affected crossovers shall be provided at the applicant's expense, to the satisfaction of City of Darwin.

8. Waste bin storage and pick-up shall be provided in accordance with City of Darwin's Waste Management Guidelines.

9. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the Northern Territory Building Act 1993 before commencing any demolition or construction works.

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

11. This permit will expire if one of the following circumstances applies:
    (a) the development and use is/are not started within two years of the date of this permit; or

(b) the development is not completed within four years of the date of this permit.
The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

MACKILLOP STREET

STOKES STREET

5300 OUTDOOR AREA | 3000 VERANDAH | 18190 | 7043 DRIVEWAY

6000 BUILDING SETBACK | 2300 | 5390 | 7200 | 5600 CARPORT

RL 22.30 | PROPERTY BOUNDARY 33.53m | EXISTING 1.8M HIGH GOOD NEIGHBOUR FENCE | RL 22.32

NEW FENCE

1.8M HIGH BLACK BATTEN TYPE FENCE

PROPERTY BOUNDARY 38.84m

25.5m

AREA A= 45m² (5.3 x 8.5m) — F1 — G1

AREA B= 24m² (4 x 6m) — F1 — G3 — F2

AREA A= 45m² (5.6 x 8.1m) — F1 — G2

AREA B= 24m² (4 x 6m) — F1

AREA A= 45m² (5.3 x 8.5m) — F1 — G1

VERANDAH RL 22.80

UNIT 3 RL 22.85

UNIT 2 RL 22.85

UNIT 1 RL 22.85

DOUBLE CARPORT RL 22.85

ST

DRIVEWAY (GRAVEL FINISH)

RL 22.675

EASEMENT

EXISTING 1.8M HIGH CHAINMESH FENCE

3.66m

PROPERTY BOUNDARY 43.71m

SEWERAGE

IO

RL 22.60

RL 22.59

RL 22.40

UNIT 1 | UNIT 2 | UNIT 3

9500 | 6500 | 6000 | 8300 | 5940 | 5904

1005 | 7500 | 190 | 8110 | 190 | 7500 | 1050 | 2012 | 3062 | 9525 | 9525 | 6406

23490 | 22490

7000 | 7000 | 7000

1505 | 1505

1050 | 1050 | 1050 | 1550 | 1550

3078 | 1115 | 1107 | 3637

22.44 | 0.2 | 3.48 | 0.96 | 3.62 | 0.13 | 22.21 | 7.82 | 1.3 | 6.55

RL 22.50 | RL 22.62 | RL 22.56

UNIT 4

EXISTING RESIDENCE

(2 BEDROOMS)

AREA B= 24m² (4 x 6m)

EXISTING DOUBLE CARPORT

EX. DRIVEWAY

LOT 1814

1450m²

AREA A= 236m²

13.36m

EXISTING CHAINMESH FENCE

6.49m

EXISTING GATE

BINS

PROPOSED

EXISTING FENCE

18169

6000 CROSSOVER

5904 | 9587 | 18042

EXISTING CHAINMESH FENCE

PROPERTY BOUNDARY 28.96m

MULTI-UNIT LETTERBOX

22.51 | 22.44 SMH | 22.49 COMM | 22.49

UPGRADES TO EXISTING DRIVEWAY

RL 22.59

3.66m

N

SITE INFORMATION

SITE AREA	1450m²
LANDSCAPE AREA	517m² (35.5%)
DEVELOPMENT AREA	482.5m²
UNIT 1	154.5m²
UNIT 2	173.4m²
UNIT 3	154.5m²

EXTERNAL COLOUR SCHEDULE

MAIN EXTERNAL COLOUR	BLOCKWORK RENDERED WITH DULUX 'LEXICON HALF' PAINT FINISH
FEATURE WALL CLADDING	VERTICAL ALUMINIUM CLICK-ON BATTENS IN WOODGRAIN FINISH
ROOF SHEETING	COLORBOND 'SURFMIST'
FASCIAS/GUTTERS	COLORBOND 'MONUMENT'
EAVES LINING	DULUX 'WHITE'
DOOR & WINDOW FRAMES	POWDERCOAT 'BLACK'

FENCE SCHEDULE

- EXISTING CHAINMESH FENCE
- F1 — 1.8m HIGH VERTICAL BATTEN FENCE, COLORBOND 'MONUMENT' FINISH
- F2 — 1.8m HIGH GOOD NEIGHBOUR FENCE (G.N.F.)

GATE SCHEDULE

GATE No.	WIDTH	HEIGHT	DESCRIPTION
G1, G2, G3	1,000	1800	VERTICAL ALUMINIUM BATTEN FENCE, COLORBOND 'MONUMENT' FINISH

N

LOCALITY PLAN

SCALE 1 : 5000 @ A3

Drawing number 2025/0088/01

Referred to in Permit No: DP2025/0088

This document contains drawing numbers:

2025/0088/01 to 2025/0088/05

Referred to in Permit No: DP2025/0088

Issued on: 06 May 2025

All drawings contained within this document have been authorised by the delegate of the consent authority.

Digitally signed by Amit Magotra
Date: 2025.05.06 15:16:06 +09'30

Delegate

8928 5300
U19/119 Reichardt Rd, Winnellie
info@morphcollective.com.au
www morphcollective.com.au

YRIGHT AC, NO PART OF THIS DRAWING MAY BE REPRODUCED SSION OF MORPH COLLECTIVE

T @ LOT 1814
RAP

AN

indicated DATE: 25.02.2025

PRELIMINARY

26/02/2025 10:29:36 PM

FENCE SCHEDULE

- EXISTING CHAINMESH FENCE
- F1 — 1.8m HIGH VERTICAL BATTEN FENCE, COLORBOND 'MONUMENT' FINISH
- F2 — 1.8m HIGH GOOD NEIGHBOUR FENCE (G.N.F.)

GATE SCHEDULE

GATE No.	WIDTH	HEIGHT	DESCRIPTION
G1, G2, G3	1,000	1800	VERTICAL ALUMINIUM BATTEN FENCE, COLORBOND 'MONUMENT' FINISH

PLANTING SCHEDULE

- EXISTING TREES
- EXISTING PLANTS
- MEDIUM TREES

SHRUBS & GROUNDCOVERS	HEIGHT
NATIVE DRACAENA (N)	1 - 3m
GREVILLEA DRYANDRI (N)	0.5 - 2m
PRINCE OF ORANGE (N)	1.2 - 2m

Drawing number 2025/0088/02

Referred to in Permit No: DP2025/0088

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PROJECT:
TRIPLEX DEVELOPMENT @ LOT 1814
[6] STOKES STREET, PARAP

TITLE:
LANDSCAPE PLAN

SHEET: **A02** SCALE: As indicated DATE: 25.02.2025

PROJECT NO: MCA0204 ISSUE: **PRELIMINARY**

26/02/2025 10:29:38 PM

MACKILLOP STREET

PROPERTY BOUNDARY 25.5m

PROPERTY BOUNDARY 43.71m

EXISTING FENCE

PROPERTY BOUNDARY 33.53m

EXISTING FENCE

1.8M HIGH BLACK BATTEN TYPE FENCE

1.8M HIGH GOOD NEIGHBOUR FENCE

1.8M HIGH GOOD NEIGHBOUR FENCE

1.8m HIGH GOOD NEIGHBOUR FENCE

1.8M HIGH BLACK BATTEN TYPE FENCE

RETRACTABLE SCREEN FIXED TO U/S OF AWNING

RETRACTABLE SCREEN FIXED TO U/S OF AWNING

EXISTING MILKWOOD TREE TO STAY

RETRACTABLE SCREEN FIXED TO U/S OF AWNING

RL 22.30

RL 22.40

RL 22.30

RL 22.850

RL 22.675

RL 22.850

RL 22.675

RL 22.850

RL 22.675

RL 22.50

UNIT 3

VERANDAH
BED 1
ENS
WIR
BED 2
ROBE
ROBE
BED 3
LIVING
DINING
KITCHEN
LAUNDRY
linen
BATH
STORE
clothesline
DOUBLE CARPORT
1:33 FALL
COL

UNIT 2

VERANDAH
BED 1
ENSUITE
BATHRM
LINEN
LAUNDRY
ROBE
ROBE
BED 2
LIVING
DINING
KITCHEN
ROBE
BED 3
STORE
clothesline
STORE
clothesline
DOUBLE CARPORT
1:33 FALL

UNIT 1

LIVING
DINING
KITCHEN
LAUNDRY
LINEN
BATH
VERANDAH
BED 1
WIR
ENS
BED 2
ROBE
ROBE
BED 3
STORE
clothesline
DOUBLE CARPORT
1:33 FALL
COL

NEW DRIVEWAY
(GRAVEL FINISH)

EX. TREE
EX. TREE
EX. TREE
EX. TREE

ALL EXISTING TREES ALONG THIS BOUNDARY TO REMAIN

G2
G1

2 A04
A A05
B A05
4 A04
B A05
1 A04
A A05

5300
15590
21190
5600
7043
7043
3000
12590
5600
5300
21190

1005
8600
7500
190
3600
3900
8300
8110
4600
6500
190
3900
8645
7500
3600
1050
1050
1550
1505
1505
5700
1300
190
1300
1300
190
1300
5700
6810

Drawing number 2025/0088/03

Referred to in Permit No: DP2025/0088

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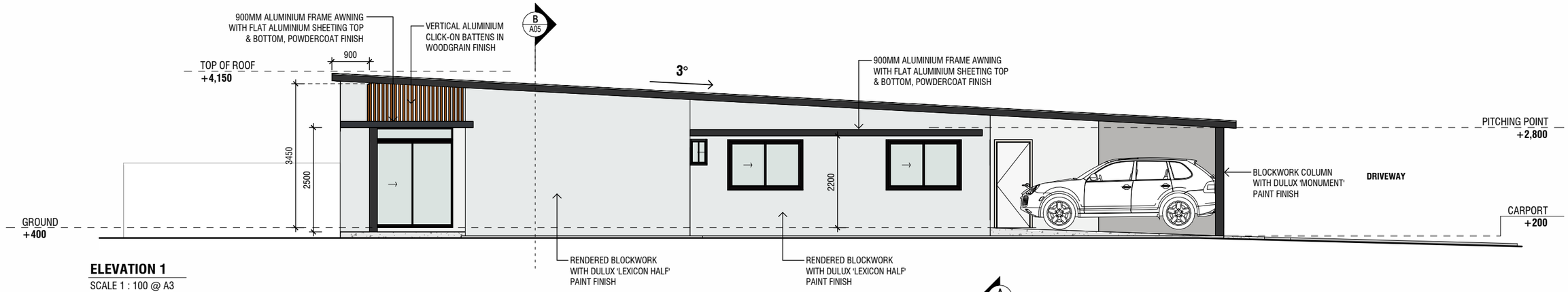
PROJECT:
TRIPLEX DEVELOPMENT @ LOT 1814
[6] STOKES STREET, PARAP

TITLE:
TRIPLEX FLOOR PLAN

SHEET: **A03** SCALE: 1 : 100 DATE: 25.02.2025

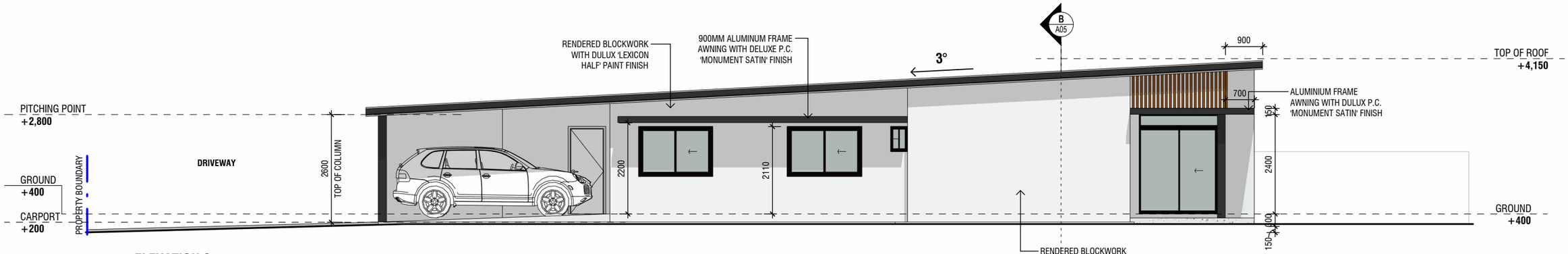
PROJECT NO: MCA0204 ISSUE: **PRELIMINARY**

26/02/2025 10:29:42 PM



ELEVATION 1
SCALE 1 : 100 @ A3

ELEVATION 2
SCALE 1 : 100 @ A3



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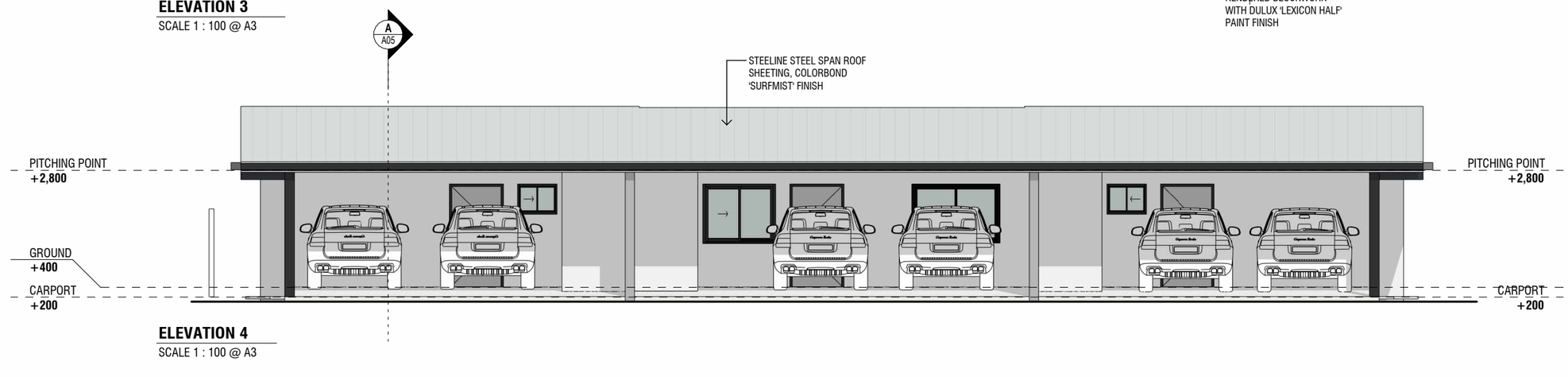
SCALE 1 : 100 @ A3



ELEVATION 4
SCALE 1 : 100 @ A3

Drawing number 2025/0088/04

Referred to in Permit No: DP2025/0088

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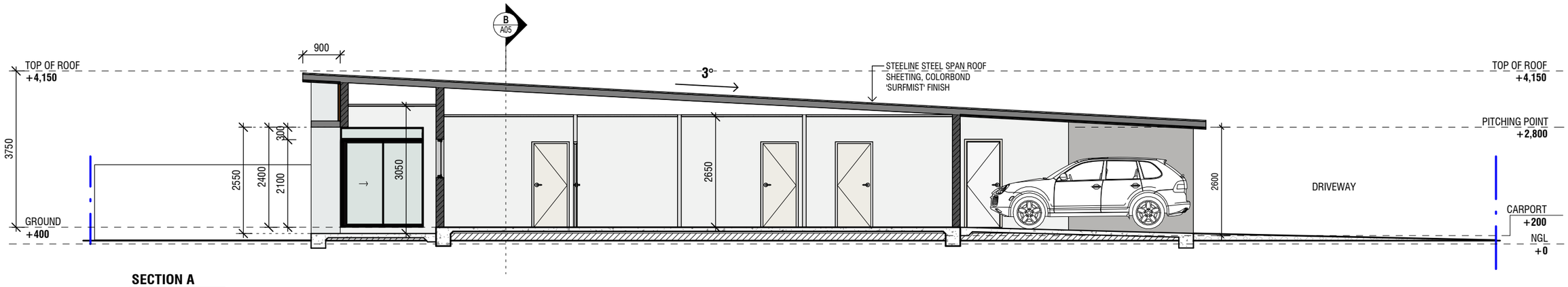
PROJECT:
TRIPLEX DEVELOPMENT @ LOT 1814
[6] STOKES STREET, PARAP

TITLE:
ELEVATIONS

SHEET: **A04** SCALE: 1 : 100 DATE: 25.02.2025

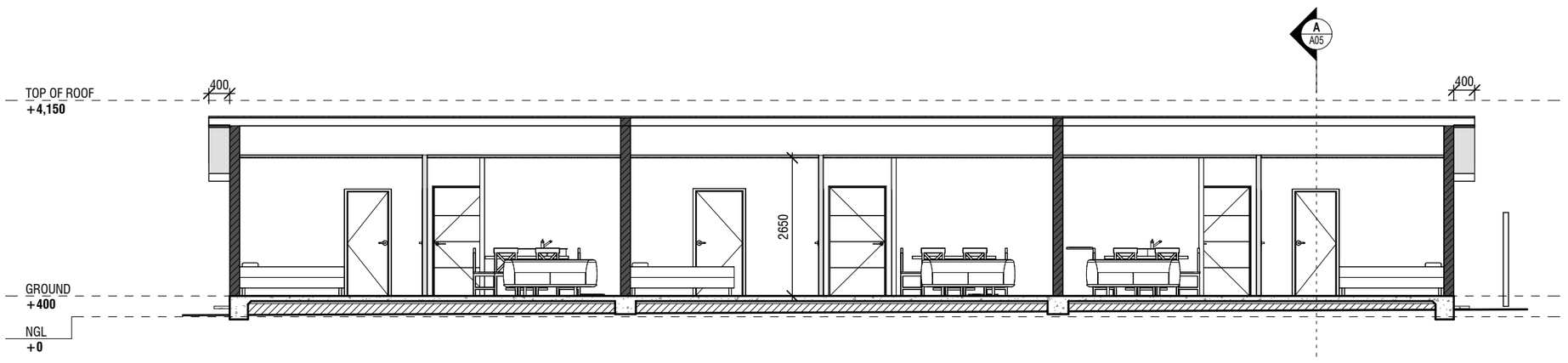
PROJECT NO: MCA0204 ISSUE: **PRELIMINARY**

26/02/2025 10:29:44 PM



SECTION A

SCALE 1 : 100 @ A3



SECTION B

SCALE 1 : 100 @ A3

Drawing number 2025/0088/05

Referred to in Permit No: DP2025/0088

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PROJECT:
TRIPLEX DEVELOPMENT @ LOT 1814
[6] STOKES STREET, PARAP

TITLE:
SECTIONS

SHEET: **A05** SCALE: 1 : 100 DATE: 25.02.2025

PROJECT NO: MCA0204 ISSUE: **PRELIMINARY**

26/02/2025 10:29:45 PM

Development Consent Authority
Northern Territory

GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6046
Email: das.ntg@nt.gov.au

In reply please quote: **PA2025/0088**

Israel-Tshepo Kgosiemang
Director
One Planning Consult
PO BOX 42279
Casuarina NT 0811

Via email: Israel.k@oneplanningconsult.com.au

Dear Mr Kgosiemang

NOTICE OF CONSENT (SECTION 53B OF THE *PLANNING ACT 1999*)
LOT (1814) 6 STOKES ST, PARAP, TOWN OF DARWIN

The Development Consent Authority has determined, pursuant to section 53(a) of the *Planning Act 1999*, grant consent to the proposal to use and develop the abovementioned land for the purpose of dwelling group comprising (1 x 2 bedroom) existing single storey building and addition of (3 x 3 bedroom) in a single storey building, subject to the conditions specified on the attached Development Permit DP2025/0088.

Reasons for the Determination

1. Pursuant to section 51(1)(a) of the *Planning Act 1999*, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

   The Northern Territory Planning Scheme 2020 applies to the land and dwelling-group comprising (1 x 2 bedroom) in an existing single storey building and addition of (3 x 3 bedroom) in a single storey building requires consent under Clause 1.8 (When development consent is required). It is identified as *Merit Assessable* under Clause 1.8(1)(b)(i); therefore, zone purpose and outcomes of Clause 4.3 (Zone LMR - Low-Medium Density Residential), Clauses 5.2.1 (General Height Control), 5.2.4 (Car Parking), 5.2.6 (Landscaping Development Adjacent to Land in Zones LR, LMR, MR or HR), 5.4.1 (Residential Density), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), 5.4.6 (Private Open Space), 5.4.8 (Residential Building Design), 5.4.17 (Building Articulation), need to be considered. These clauses have been considered and it is found that the proposal complies with the relevant requirements of the Planning Scheme 2020.

   The purpose of Zone LMR is to provide a range of low-rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available. The assessment has found that the proposed development aligns with the zone purpose and outcomes as a dwelling group (1 x 2 bedrooms and 3 x 3 bedrooms) in 2 single-storey buildings is an expected form of residential development in Zone LMR.

   The proposed development will be connected to reticulated services and is located within 400 metres walking distance of an activity centre (Fannie Bay Shops) and public transport along the Stuart Highway. Each new dwelling has been designed to respond to the changing

community needs by providing 3 bedroom units that include a covered outdoor entertaining area, extending the functional living space, along with a landscaped private open space open to the sky. The orientation of private open space along the Mackillop Street frontage enhances visual amenity and supports passive surveillance.

Furthermore, there are no Overlays listed in Part 3 that apply to the site. The relevant requirements set out in Part 5 of the NTPS 2020 have been considered and it is found that the proposed development complies with all relevant requirements.

2. Pursuant to section 51(1)(j) of the *Planning Act 1999*, the consent authority must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development and Pursuant to Section 51(1)(m) of the Planning Act 1999, the consent authority must consider the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose.

   Dwellings-group is an expected form of development within Zone LMR. The land is not impacted by any overlays, with no structures proposed on or over the sewerage easement on site. Service authorities did not identify any issues of concern in relation to land capability that would not ordinarily be addressed via standard conditions on a permit. The land is capable of supporting the proposed development.

   Regarding servicing requirements, the application was circulated to the relevant authorities, and the comments received have been addressed through recommended conditions and advisory notes on the development permit.

3. Pursuant to section 51(1)(n) of the *Planning Act 1999*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

   No adverse impacts on the existing and future amenity of the area are foreseen as a result of the proposed dwellings-group, with the proposal considered to comply with the purpose and outcomes of the Zone LMR. This form of development is compatible with the existing character of the locality in Parap. The assessment found that proposal achieves most standards under NTPS2020. The level of compliance achieved with the requirements is considered to demonstrate that unreasonable amenity impacts on the surrounding area are unlikely as a result.

Right of Review

Applicants are advised that a right of review to the Northern Territory Civil and Administrative Tribunal exists under Part 9 of the *Planning Act 1999*. An application for a review under section 114 against a determination of a development application must be made within 28 days of the service of this notice.

The Northern Territory Civil and Administrative Tribunal can provide information regarding the Notice of Review form and fees payable. The address for lodgement of a Notice of Review is: Northern Territory Civil and Administrative Tribunal, PO Box 41860 CASUARINA NT 0810 or Level 1, The Met Building, 13 Scaturchio Street, CASUARINA NT 0810 (Telephone: 08 8944 8720 or Facsimile 08 8922 7201 or email AGD.ntcat@nt.gov.au).

There is no right of review by a third party under Part 9 of the Planning Act 1999 in respect of this determination.

If you have any queries in relation to this Notice of Consent or the attached Development Permit, please contact Development Assessment Services on telephone (08) 8999 6046.

Yours faithfully

Digitally signed
by Amit Magotra
Date: 2025.05.06
15:02:49 +09'30'

AMIT MAGOTRA
Delegate

06 May 2025

Attachment

cc CITY OF DARWIN

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME 2020

PA2024/0159

I, JOSHUA ROLAND BURGOYNE, Minister for Lands, Planning and Environment, under section 25(3)(a) of the *Planning Act 1999*, amend the NT Planning Scheme 2020 by making the amendment, specified in the Schedule.

Dated 30 - 10 - 2024.

Minister for Lands, Planning and Environment

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME 2020

1. Definition

In this amendment –

"amending map" means the attached map, signed by the Minister for Lands, Planning and Environment marked with Planning Application reference PA2024/0159, deposited in the office of the Department of Lands, Planning and Environment, Darwin;

"zoning map" means the zoning map forming part of the NT Planning Scheme 2020.

2. Amendment of Zoning Map

The NT Planning Scheme 2020 is amended by amending the zoning map relating to Lot 1814 Town of Darwin (6 Stokes Street, Parap) to the extent of its inconsistency with the amending map in respect of the area of land shown on the amending map bounded by a thick black line and lettered LMR.

NT Planning Scheme 2020
Amendment Map
Rezone Lot 1814
Town of Darwin

MINISTER FOR LANDS, PLANNING AND ENVIRONMENT

Date 30/10/24

NORTHERN TERRITORY GOVERNMENT

Department of Lands, Planning and Environment

0 10 20 30 m

Scale: 1: 1000 @A4

File No: PA2024/0159
Date: 16/09/2024
Z:\6--11 Drafting\Drafting 2024\2024-06182 - PSA Lot 1814 Town of Darwin\Lot 1814 Town of Darwin.qgz

Technical Assessment PA2026/0240

TECHNICAL ASSESSMENT OF PROPOSED DEVELOPMENT AGAINST RELEVANT PROVISIONS OF THE NORTHERN TERRITORY PLANNING SCHEME 2020

Application No: PA2026/0240

Lot number: Lot 01814 (6) Stokes Street, Parap

Town/Hundred: Town of Darwin

Zone: LMR (Low-Medium Density Residential)

Site Area: 1450m^2

Proposal: Addition of dwelling-group (2 x 3 bedroom) in 1 x 2 storey building to an existing dwelling-group development

Plans used for assessment: APPENDIX A - rev1Drawings DA2026.pdf dated 16 July 2026

Date assessment finalised: 30 July 2026

The proposed development requires consent under the Northern Territory Planning Scheme 2020 as described in the below table:

Zone LMR (Low-Medium Density Residential)				
Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Specific Development Requirements**
Dwelling - group (5+)	Merit Assessable	N/A	5.2.1 General Height Control 5.2.4 Car Parking 5.2.6 Landscaping	5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation

Clause 1.8(1)(b)(i)

(b) Merit Assessable – use and development that requires the exercise of discretion by the consent authority to ensure it can be established and operated in a way that does not impact on the amenity of the area and accords with the relevant zone purposes and outcomes.
Use and development of land requires consent and is Merit Assessable when any of the following apply:
i. it is shown as Merit Assessable on the relevant assessment table in Part 4;

Clause 1.10 Exercise of Discretion by the Consent Authority

3. In considering an application for consent for a use or development identified as Merit Assessable the consent authority must take into account all of the following:

(a) the relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;
(b) any Overlays and associated requirements in Part 3 that apply to the land; and
(c) the guidance provided by the relevant zone purpose and outcomes in Part 4 relevant to a variation of requirements in Parts 5 or 6.

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

4.3 Zone LMR – Low-Medium Density Residential

Zone Purpose
Provide a range of low rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available.

Zone Outcomes
1. *A blend of dwellings-single, associated dwellings-independent, dwellings-group and dwellings-multiple predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs.*

2. *Home based businesses and dwellings-community residence are conducted in a manner consistent with residential amenity.*

3. *Residential care facilities are of a scale and conducted in a way that maintains the residential character and amenity of the zone.*

4. *Non-residential activities such as community centres:*
   (a) support the needs of the immediate residential community;
   (b) are of a scale and intensity compatible with the residential character and amenity of the area;
   (c) wherever possible, are co-located with other non-residential activities in the locality;
   (d) avoid adverse impacts on the local road network; and
   (e) are managed to minimise unreasonable impacts to the amenity of surrounding residents.

5. *Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.*

6. *An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with reasonable access to open space and community facilities.*

Assessment

Dwelling-group is an expected form of development in Zone LMR. The proposed development incorporates verandahs and terraces as outdoor living areas, with variations in building height to reduce the perceived bulk and visual impact of the development when viewed from the street. Fencing has been designed to maximise resident privacy, while landscaping along the front boundary will enhance the visual presentation of the site and its streetscape interface. The proposed development meets applicable infrastructure requirements subject to submissions from relevant service authorities. The site is well located with access to the existing bus network, local parks and community facilities.

Subclauses 2 to 4 do not apply.

COMPLIES

5.2.1 General Height Control

Purpose
Ensure that the heights of buildings and structures are appropriate to the strategic and local context of the location and meet community expectations for development in the zone.

Administration
1. *This clause does not apply if:*

---

a) *The development is for the purpose of:*
   i. a telecommunications facility;
   ii. a chimney, flag pole, aerial, antenna or lightning rod; or
   iii. the housing of equipment relating to the operation of a lift; or
b) *an alternative height control is specified in clause 5.9 (Location specific development requirements).*

2. *The consent authority must not consent to a development in Alice Springs that is not in accordance with sub- clause 5.*

3. *The consent authority must not consent to a development on land in Zone MR abutting land in Zone LR that is not in accordance with sub-clause 6.*

4. *Except as set out in sub-clause 3, the consent authority may consent to a development that is not in accordance with sub-clause 6 if it is satisfied the building height is consistent with the intended character and amenity of the area, having regard to:*
   (a) the heights of other buildings in the immediate vicinity; and
   (b) measures taken to mitigate potential impacts (such as unreasonable overshadowing, or overlooking of dwellings and private open space) on abutting properties.

Requirements

5. *The building height of a development in the Municipality of Alice Springs is not to exceed:*
   (a) the maximum building height for the zone and use as specified in table A to this clause; or
   (b) two storeys to a maximum of 8.5m if the zone and use is not included in table A to this clause.

6. *The building height in all other areas is not to exceed:*
   (a) the maximum building height for the zone and use as specified in table B to this clause; or
   (b) two storeys to a maximum of 8.5m if the zone and use is not included in table B to this clause.

Table B to clause 5.2.1: Height control outside Alice Springs

Zone	Use	Maximum building height above ground level
MR	Development on a ***site*** in zone MR abutting a ***site*** in Zone LR	3 ***storeys***
	Development on a ***site*** that is: • within the boundaries of the Darwin Inner Suburbs Area Plan or Darwin Mid Suburbs Area Plan; and has frontage to a street with a reservation width not exceeding 18m on the opposite side of which is a ***site*** in Zone LR.	3 ***storeys***
	All other uses	4 ***storeys***
HR	All uses	8 ***storeys***
C	Mixed use development that consists of one or more ***residential buildings***	4 storeys
	All other uses	No height limit
CL and CP	**Education establishment** or **hospital**	No height limit
CB, SC, TC and DV	All uses	No height limit

Assessment

The proposed addition has a maximum height of 6.08m and is under the maximum height requirement of 8.5m for a dwelling-group in Zone LMR.

COMPLIES

5.2.4 Car Parking

5.2.4.1 Car Parking Spaces

Purpose
Ensure that sufficient off-street car parking, constructed to a standard and conveniently located, are provided to service the proposed use of a site.

Administration

1. *This clause does not apply where alternative car parking space requirements are established under clause 5.9 (Location specific development requirements).*

2. *The consent authority may consent to use or development that is not in accordance with sub-clause 5 if it is satisfied a reduction in the number of car parking spaces is appropriate with regard to:*
   - *(a) the zoning of the land, the use or development or proposed use or development of the land, and the possible future use or development of the land;*
   - *(b) the provision of car parking spaces in the vicinity of the land;*
   - *(c) the availability of public transport in the vicinity of the land;*
   - *(d) the potential impact on the surrounding road network and the amenity of the locality and adjoining property; and*
   - *(e) if the use or development relates to a heritage place and the Minister responsible for the administration of the Heritage Act 2011 supports the reduced provision of car parking spaces in the interest of preserving the significance of the heritage place.*

3. *The consent authority may require the provision of car parking spaces for any ancillary use or development in addition to that specified for the primary use or development in the relevant table to this clause.*

4. *For the purposes of this clause:*
   - *(a) the reductions in Table B only apply to uses specifically referenced within Table A and apply to the base car parking rates established in Table A;*
   - *(b) only one reduction percentage is permitted per category when applying Table B; and*
   - *(c) the reductions in Table B do not apply to one bedroom dwellings.*

Requirements

5. *Use and development is to include the minimum number of car parking spaces within the development site, as specified in the relevant table to this clause (rounded up to the next whole number).*

Table A to Clause 5.2.4.1: Minimum number of required parking spaces	
Use or Development	***Minimum Number of Car Parking Spaces Required***
Dwelling-group	*1 per one bedroom dwelling* *2 per dwelling with two or more bedrooms* *Plus* *Any reductions in accordance with Table B (if the development meets the criteria)*

Table B to Clause 5.2.4.1: Reductions in car parking spaces for specific usses		
Category		***Reduction permitted***
1	***Access to alternative transport options***	
(a)	*The development is located wholly within 200m walking distance of a public bus stop that provides access to:* *five or more bus routes; or* *a minimum 15 minute bus frequency (using multiple routes) during morning and afternoon peak hours Monday to Friday.*	*15%*
(b)	*The development is located wholly within 400m walking distance of a public bus stop that provides access to:* *five or more bus routes; or* *a minimum 15 minute bus frequency (using multiple routes) during morning and afternoon peak hours Monday to Friday.*	*10%*
(c)	*The development is located wholly within 400m riding distance of a dedicated on-road bicycle lane or dedicated shared path (cycling and pedestrian).*	*5%*
2	***Proximity to commercial areas***	
(a)	*The development is located wholly within a commercial zone or 200m walking distance of a commercial zone.*	*15%*
(b)	*The development is located wholly within 400m walking distance of a commercial zone.*	*10%*
3	***Social housing***	
(a)	*The dwelling is for:* *community housing to be owned and/or managed by a registered provider under the National Regulatory System for Community Housing (NRSCH); or* *public housing owned and/or managed by the Northern Territory Government.*	*20%*

Assessment

The proposed dwelling-group provides 2 car parking spaces for each dwelling, complying with the requirement of 2 car parking spaces per dwelling with two or more bedrooms for a dwelling-group development.

COMPLIES

5.2.6 Landscaping

5.2.6.1 Landscaping in Zones other than Zone CB

Purpose
Encourage landscaping that enhances local amenity by:
(a) contributing to safe and attractive public spaces and places;
(b) responding to the local climate and soil characteristics;
(c) supporting cooler internal and outdoor areas; and
(d) recognising the value of retaining existing plants and trees.

Administration
1. Landscaping may include, where subordinate to areas for the planting and growing of plants, impervious and

unplanted areas for;
(a) pedestrian access,
(b) outdoor recreation, or
(c) natural or ornamental features and the like.

2. The consent authority may consent to landscaping that is not in accordance with sub-clauses 5, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the site having regard to the amenity of the streetscape, and the potential impact on the amenity of the locality and adjoining property.

Requirements

3. Where landscaping is required by this Scheme it should be designed so that:
(a) planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered car parking areas;
(b) it maximises efficient use of water and is appropriate to the local climate;
(c) it takes into account the existing streetscape, or any landscape strategy in relation to the area;
(d) significant trees and vegetation that contribute to the character and amenity of the site and the streetscape are retained;
(e) energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;
(f) the layout and choice of plants permits surveillance of public and communal areas; and
(g) it facilitates on-site infiltration of stormwater run-off.

4. The quality and extent of the landscaping consented to must be maintained for the life of the development.

5. Other than in Zones CB, C and TC, not less than 30% (which may include communal open space) of a site that is used for rooming accommodation, dwellings-group, dwellings-multiple and residential care facility is to be landscaped.

6. In Zones LI, GI and DV all street frontages, except access driveways or footpaths, are to be landscaped to a minimum depth of 3m.

7. In Zones MR and HR, side and rear setbacks are to include planting to the length of the setback of no less than 2m deep, except for areas that are used for private open space.

Assessment

Trees, shrubs, and groundcovers suitable for the local climate are proposed within the setback areas along the primary and secondary street frontages, and within the private open space of the proposed dwellings. The proposed landscaping are sympathetic to the streetscape and contribute to the amenity of the site. The proposed areas of private open space set aside for grass groundcover will facilitate the on-site filtration of stormwater. A condition can be included on any development permit issued to ensure landscaping is maintained for the life of the development.

Under Subclause 5, a minimum of 30% of the site is required to be landscaped. The application proposes 455.33m² of landscaping, representing 31.4% of the site area, and is complied with this requirement.

Subclauses 6 and 7 do not apply.

COMPLIES

5.4.1 Residential Density

Purpose

Ensure that the development of residential buildings:

(a) is of a density compatible with adjoining or nearby existing development or development reasonably anticipated;

(b) is of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and

(c) is consistent with land capability having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations.

Administration

1. *The consent authority may consent to a development that is not in accordance with sub-clause 2 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.*

Requirements

2. *The maximum number of dwellings that may be constructed on a site is to be determined in accordance with Table A, B, C or D (as the case requires) to this clause.*

Table A to Clause 5.4.1: Dwelling Density in Certain Zones	
Zone	***Dwelling Density***
LMR	*1 dwelling-single per lot and may include a dwelling-independent* *or* *1 dwelling per 150m^2 for a 1 bedroom dwelling as part of a dwelling-group or dwelling-multiple* *or* *1 dwelling per 300m^2 for a 2+ bedroom dwelling as part of a dwelling-group or dwelling-multiple*

Assessment

The proposed dwelling-group comprises five 3-bedroom dwellings and therefore requires a density of 1 dwelling per 300m^2 under this clause. As the site area is 1450m^2, the maximum density yield is 4.83 dwellings. The proposal for 5 dwellings therefore exceeds the density requirement under this clause.

DOES NOT COMPLY

5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

Purpose

Ensure that residential buildings and ancillary structures are located in a manner that:

(a) is compatible with the streetscape and surrounding development including residential buildings on the same site;

(b) minimises adverse effects of building massing when viewed from adjoining land and the street;

(c) avoids undue overlooking of adjoining properties; and

(d) facilitates breeze penetration through and between buildings.

Administration

1. *This clause does not apply in Zones CB, LI, GI and DV.*

2. *In this clause:*
   (a) an ancillary structure includes an outbuilding (excluding shade sails), balcony, portico and the like, which may or may not include external walls; and
   (b) for all developments except dwellings-multiple in Zone MR or HR, where a lot has a boundary with a public street from which vehicular access to the lot is restricted by the controlling Agency or local government council, this boundary shall be considered a side or rear lot boundary for the purpose of calculation of the building setback.

3. *The consent authority may consent to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.*

4. *If a building setback plan in Schedule 9 does not establish a specific setback to a nominated boundary, residential buildings and ancillary structures are to be set back from that boundary in accordance with sub-clause 6(a) or clause 5.4.3.3 as appropriate.*

5. *Despite sub-clause 6 sheds in Zones other than H, A, RR, RL and R may have a nil setback to the side and rear boundaries provided it is*
   (a) 6m or more from the primary street and 2.5m or more from a secondary street when measured to the wall of the shed or where there is no wall, the outer face of any column;
   (b) has a cumulative floor area of 15m^2 or less;
   (c) is 2.5m or less in height;
   (d) has no openings in walls that are less than 1.5m from a lot or unit title; and
   (e) does not discharge rainwater on an adjacent lot or unit title.

Requirements

6. *Subject to clause 5.2.7, building setbacks of residential buildings and ancillary structures are to be set back from lot boundaries in accordance with:*
   (a) the relevant table to this clause; or
   (b) any setbacks established in a building setback plan that is included in Schedule 9.

7. *Where a zero or 300mm setback is identified on a building setback plan in Schedule 9, a zero or 300mm setback can only be established to the boundary nominated on the setback plan.*

8. *Unless detailed in a table to this clause or within a building setback plan in Schedule 9, no part of the roof structure, including gutters and eaves, is to encroach more than 0.9m into the minimum building setbacks (subject to the Building Code of Australia) from the lot boundaries.*

Table A to Clause 5.4.3: Minimum building setbacks for residential buildings and ancillary structures in zones other than RR, RL, R, H and A	
Lot Boundary	***Minimum Setback for 1 or 2 storey buildings***
Primary street frontage	*6m for residential buildings, and ancillary structures with external walls* *and* *4.5m for ancillary structures and balconies without external walls* *or* *3m for shade sails, to a maximum height of 2.5m at the minimum setback*
Secondary street frontage	*2.5m for residential buildings* *and* *1.5m for ancillary structures and balconies without external walls* *or* *0.9m for shade sails, to a maximum height of 2.5m at the minimum setback*

Side and rear lot boundaries	*1.5m for residential buildings and ancillary structures* *or* *1m, provided that the subject wall:* • *only includes openings that are either glazed in an opaque material and cannot be opened, or have a sill height of 1.6m or greater;* • *does not extend beyond a maximum height of 3.5m; and* • *does not extend beyond a maximum length of 9m* *except* *shade sails which may be setback 0.9m to a maximum height of 2.5m at minimum setback*

Assessment

The assessment of proposed setbacks are shown in the table below:

Lot Boundary	Proposed Structure	NTPS 2020 Requirement	Proposed Setback	Compliance
Primary street frontage (Stokes St)	Building	6m	4.5m (Verandah Wall) to 6.4m	✗
	Roof	5.1m	4.1m (Verandah) to 5.92m	✗
Secondary street frontage (Mackillop St)	Building	2.5m	4.8m	✓
	Verandah	1.5m	3.6m	✓
	Roof	1.6m	2.98m	✓
Northern side boundary	Building	1.5m	26.6m	✓
	Roof	0.6m	26m	✓
Eastern side boundary	Carport	1.5m	6m	✓
	Roof	0.6m	6m	✓

DOES NOT COMPLY

5.4.3.2 Distance Between Residential Buildings on one Site

Purpose

Ensure residential buildings provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining residential buildings and private open space.

Administration

1. *The consent authority may consent to a development that is not in accordance with sub-clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and that the design of the development adequately mitigates the adverse effects of building massing and privacy and overlooking impacts that may arise from non-conformity with sub-clauses 2 and 3.*

Requirements

2. *Where more than one building comprising one or two storey residential buildings is located on a site the distance between the buildings is to be calculated in accordance with Table A to Clause 5.4.3 as if there was a lot boundary between the buildings.*

3. *Where more than one building comprising residential buildings that exceeds two storeys in height is located on a site, the distance between buildings is to be a minimum of:*

(a) 3m for walls to non-habitable rooms and habitable rooms without windows or doors; and
(b) 4.5m for walls with windows or doors to habitable rooms or to a verandah or balcony.

4. *For each storey over four storeys, the distance between buildings referred to in sub-clause 3 is measured from a straight line that is half the average distance between the walls of the buildings.*

Assessment

The approved Unit 1 under DP2025/0088 (proposed Unit 3) has a 5.4m long bedroom wall without openings, and a height of less than 4.15m, requiring a minimum 1m side setback. The proposed Unit 2 has a 3.84m long kitchen wall without openings, and a height of 3.68m, also requiring a minimum 1m side setback. Accordingly, a minimum separation distance of 2m is required between these structures in accordance with Table A to Clause 5.4.3. The proposal provides a minimum separation distance of 2.1m (1.05m + 1.05m) between Bedroom 1 of Unit 3 and proposed kitchen of Unit 2, complied the required 2m separation distance.

The rest of the buildings have a setback of 1.55m for proposed Unit 3, and 1.6m for proposed Unit 2, which complies with 3m (1.5m + 1.5m) side setback requirements. Subclauses 3 and 4 do not apply.

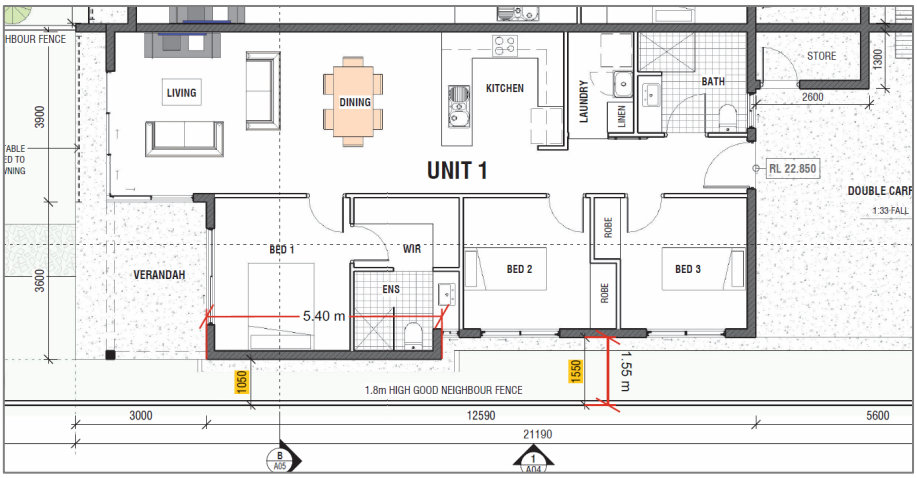

Figure 1: Northern Triplex approved through DP2025/0088

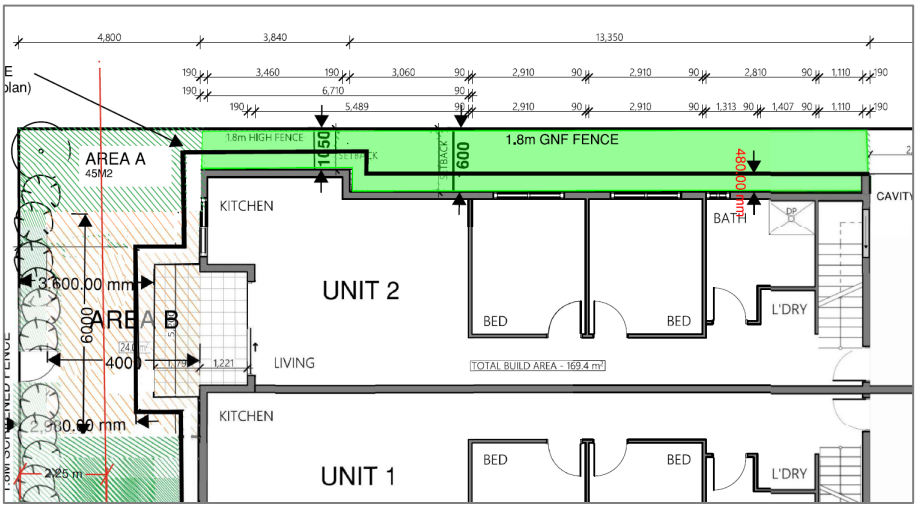

Figure 2: Proposed southern duplex

COMPLIES

5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development

Purpose
Ensure an extension or ancillary structure that is ancillary to an existing dwelling-group or dwelling-multiple responds to the streetscape and surrounding development.

Administration
1. *An extension to an existing dwelling-group or dwelling-multiple, or addition of an ancillary structure, is Permitted without consent if it complies with sub-clause 2.*

Requirements
2. *An extension or ancillary structure to a dwelling-group or dwelling multiple is:*
   (a) to comply with the requirements of Parts 5 and 6 of the Planning Scheme;
   (b) to be contained wholly within the respective unit title and not on or over a registered easement;
   (c) to be of a scale and design compatible with the existing dwellings and the streetscape and surrounding development including residential buildings on the same site;
   (d) not to result in:
      i. the creation of a habitable area capable of separate occupancy;
      ii. an additional storey; or
      iii. an increase in the maximum height of the development; and
   (e) to include adequate measures to prevent the discharge of concentrated stormwater onto an adjacent lot or unit title.

Assessment

The proposal does not comply with the requirements of Part 5 of the Planning Scheme, therefore this clause does not apply under subclause 2(a).

NOT APPLICABLE

5.4.6 Private Open Space

5.4.6.1 Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group

Purpose
Extend the function of a dwelling and enhance the residential environment by ensuring that each dwelling has private open space that is:
(a) of an adequate size to provide for domestic purposes;
(b) appropriately sited to provide outlook for the dwelling;
(c) open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the site; and
(d) inclusive of areas for landscaping and tree planting.

Administration
1. *The consent authority may consent to private open space that is not in accordance with sub-clauses 2 and 3 only if is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.*

Requirements

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2. *Private open space should:*
   (a) satisfy the minimum area, dimensions and open to the sky requirements contained in the table to this clause;
   (b) be directly accessible from the dwelling and enable an extension of the function of the dwelling; and
   (c) be located to provide views from the dwelling to open space and natural features of the site or locality, and to reduce overlooking from neighbouring open space and dwellings;
   (d) ensure that at least half of the private open space is permeable to allow stormwater infiltration and lessen stormwater runoff from the site;
   (e) include at least one area of at least 5m2, with no dimension less than 1.5m, for the deep soil planting of trees and vegetation for shade or screening; and
   (f) allow for landscaping at the property frontage to complement the visual amenity of the streetscape.

3. *Where the private open space for a dwelling-group is at ground level, it should be:*
   (a) screen fenced to a height of at least 1.8m providing a visual barrier to adjoining residences and public areas; or
   (b) fenced to a height of at least 1.8m and planted with dense vegetation which will provide a visual barrier at maturity.

Table to Clause 5.4.6.1: Minimum Areas of Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group	
For clarity, in this table: ***Area A*** *is the minimum area, for each dwelling, that must be open vertically to the sky and have no dimension less than 1.5m.* *At least half of Area A must be permeable, and may include the 5m² required for deep soil planting.* ***Area B*** *is the minimum dimensioned space that extends the function of the dwelling and may be covered or open to the sky. Any part that is open to the sky may form part of Area A.*	
Type of Dwelling	***Private Open Space Area***
Dwelling-group	***A.*** *45m2, open vertically to the sky, with no dimension less than 1.5m; and* ***B.*** *24m2, all or partly covered, with no dimension less than 4m.*

Assessment

The proposed 2 dwellings provides the following private open space in accordance with subclause 2(a):

	Area A		**Area B**	
	Area ($45m^2$ Required)	**Minimum Dimension (1.5m Required)**	**Area ($24m^2$ Required)**	**Minimum Dimension (4m Required)**
Unit 1	$157.29m^2$	4.32m	$24m^2$	4m
Unit 2	$45m^2$	4.32m	$24m^2$	4m

The private open space of each unit is directly accessible from habitable area, and the covered verandah extends the function of dwellings. Each unit provides views to landscaped areas and the street frontage, and the 1.8m high Good Neighbour Fencing (GNF) and screened fence will reduce the overlooking of neighbouring open space and dwellings. At least half the private open space of Area A is permeable to allow stormwater filtration and lessen stormwater runoff. Each unit includes an area of at least $5m^2$, with no dimensions less than 1.5m, for deep soil planting of trees and vegetation for shade and screening. The proposed addition includes landscaping along the primary and secondary street frontages in accordance with the requirements. The private open space for each unit is screened to public areas on Stokes Stret and Mackillop Street by a 1.8m high screened fence and dense landscaping.

COMPLIES

5.4.8 Residential Building Design

5.4.8.1 Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility

Purpose
Promote site-responsive designs for dwelling-group, rooming accommodation and residential care facility, which provide a pleasant living environment for the occupants and a sympathetic interface with adjoining lots, to minimise unreasonable impacts on the privacy and amenity of surrounding residents.

Administration
1. *This clause does not apply when only two dwellings form the dwellings group.*

2. *The consent authority should take into account how the building design has addressed sub-clauses 3-14.*

Requirements
3. *Locate development on the site for correct solar orientation.*

4. *Minimise expanses of walls by varying building heights, building setbacks and façades.*

5. *Locate air conditioners where they are accessible for servicing.*

6. *Conceal service ducts, pipes, air conditioners, air conditioning plants etc.*

7. *Avoid overlooking of private open spaces and habitable rooms of adjacent residences on the same and adjacent sites.*

8. *Locate bedrooms and private open spaces away from noise sources.*

9. *Control its own noise sources and minimise the transmission of noise between dwellings.*

10. *Where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction.*

11. *Balance the achievement of visual and acoustic privacy with passive climate control features.*

12. *Allow breeze penetration and circulation.*

13. *Minimise use of reflective surfaces.*

14. *Provide internal drainage of balconies and coving on the edge of balconies.*

Assessment

The development is appropriately located and oriented on the site having regard to solar access and the tropical climate of Darwin. The building orientation minimises exposure to low-angle east and west sun, while the proposed setbacks and building articulation assist in providing solar protection to the building and surrounding areas.

The development minimises expanses of walls through the use of building setbacks, recesses and facade articulation, which assists in breaking up the building mass and reducing the visual impact of the development.

The air-conditioning units are located in the carport and first floor balcony to allow access for servicing and maintenance.

Concealed service ducts, pipes, air conditioners, air conditioning plants are to be conditioned in the permit.

The development avoids overlooking of the private open spaces and habitable rooms of adjacent residences through proposed 1.8m high screened or GNF fencing with dense landscaping along street frontages and between neighbouring units.

The proposed bedrooms are located with generous setbacks from the street, reducing exposure to traffic and other potential noise sources. The private open spaces are generously sized, with fencing and dense landscaping along the street frontage providing additional screening and acoustic buffering.

The development incorporates 200mm core-filled block walls between dwellings to minimise noise transmission. Window locations have been appropriately considered to reduce potential noise impacts between residences.

The development balances visual and acoustic privacy with passive climate control through the use of screened fencing, landscaping, appropriate window placement and building orientation. These measures provide privacy and noise attenuation while allowing for natural light, ventilation and airflow.

The development allows for breeze penetration and circulation through appropriate building orientation, setbacks between dwellings and the provision of open areas between buildings.

No reflective surfaces are proposed for the development.

The proposed development provides drainage to terrace balconies.

COMPLIES

5.4.17 Building Articulation

Purpose
Ensure that residential buildings mitigate the perception of building mass and bulking when viewed from adjoining properties and the street, and provide opportunities for cross-ventilation within building design.

Administration

1. *This clause applies to all sides of residential buildings that are longer than 15m, except the ground floor of buildings in Zone CB.*

2. *The consent authority may consent to a development that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause.*

3. *The length of the building excludes verandahs, balconies, porches and carports integrated into the residential building design.*

Requirements

4. *A step or recess to the building line of no less than 1m by 1m is required for every 15m of building length, or part thereof.*

Assessment

The southern wall of Unit 1 is 13.35m in length excluding carport and verandah, which is less than 15m and therefore this clause does not apply.

The northern wall of Unit 2 is 17.19m in length, with a recess of 0.55m by 3.84m, which does not comply with the required minimum of 1m by 1m under subclause 4.

DOES NOT COMPLY

Civic Centre
Harry Chan Avenue
Darwin NT 0800

GPO Box 84
Darwin NT 0801

P 08 8930 0300
E darwin@darwin.nt.gov.au

Manager Urban Planning
Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801

Please Quote: PA2026/0240

31 July 2026

To whom it may concern

Parcel Description: **Lot 01814 Town of Darwin, 6 Stokes St, Parap NT**

Proposed Development: **Addition of dwelling-group (2 x 3 bedroom) in 1 x 2 storey building to an existing dwelling-group development**

Thank you for the development application referred to this office on 17 July 2026 concerning the above.

The proposal includes works within the City of Darwin Road reserve. All works must comply with City of Darwin policies and guidelines and are subject to a separate assessment and approval process by City of Darwin. The City of Darwin requires that the applicant obtain all necessary approvals before commencing any construction in the road reserve.

The City of Darwin notes that existing street trees are located within the verge adjacent to the subject site. A condition is included to ensure potential impacts on this tree is properly assessed and managed, with appropriate protection measures implemented in accordance with AS 4970-2009.

City of Darwin requests that should a development permit be issued, that the following be provided as conditions precedent:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), in principle approval is required for the crossover and driveway to the site from the City of Darwin road reserve.

2. Prior to the commencement of works (including site preparation), a schematic stormwater plan demonstrating the on-site collection of stormwater and its discharge into the local underground stormwater drainage system shall be submitted to, and approved by, the City

of Darwin, to the satisfaction of the consent authority. The plan shall identify the proposed stormwater connection point(s) to Council's drainage system.

3. Prior to the commencement of works (including site preparation), the applicant is to prepare a dilapidation report covering infrastructure within the road reserve 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), the applicant is to prepare a Site Construction Management Plan (SCMP) to the requirements of the City of Darwin, to the satisfaction of the consent authority. The SCMP should specifically address the impact to Council owned public spaces and include a waste management plan for disposal of waste to Shoal Bay, traffic control for affected City of Darwin roads, haulage routes, storm water drainage & sediment control, use of City of Darwin land, and how this land will be managed during the construction phase.

5. Prior to the commencement of works (including site preparation), City of Darwin requests that the Authority require the applicant to submit a Waste Management Plan outlining the ongoing waste disposal, storage, and removal arrangements for the site following the completion of construction. The plan must be prepared in accordance with City of Darwin's Waste Management Guidelines, which are available on City of Darwin's website or can be obtained by contacting City of Darwin.

6. Prior to the commencement of works (including site preparation), City of Darwin requests that the Authority require an Arboriculture Impact Assessment (AIA), compliant with AS 4970-2009. The AIA is to be completed by a suitably qualified arborist, with an AQF Level 5 or higher qualification in Arboriculture.

   The AIA shall identify the Tree Protection Zone and include all trees on City of Darwin land that may be affected by the development, and provide recommendations for the tree's protection, with any identified conditions defined within the AIA being adhered to at all times.

GENERAL CONDITIONS

- Any damaged or removed infrastructure located in, on or over the road reserve (inclusive of preexisting street trees), is to be repaired or replaced at either the developers or landowners' cost, to the satisfaction of the City of Darwin.

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

- The location, design and specifications for proposed and affected crossovers shall be provided at the applicant's expense, to the satisfaction of City of Darwin.

- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and shared paths shall be provided, stormwater shall be collected and discharged into City of Darwin's drainage network, all of which is to be provided at the applicant's expense, to the requirements and satisfaction of City of Darwin.

- Sight lines shall be provided at crossovers to public streets, to the satisfaction of, City of Darwin. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.

- Any gate over an access to a public road shall be placed on the subject site at least 5 metres from the face of the kerb line of the adjoining public road.

- All developments on/or adjacent to any easements on-site, in favour of City of Darwin shall be carried out to the requirements and satisfaction of City of Darwin.

- Waste bin enclosures, storage and pick-up shall be provided in accordance with City of Darwin's Waste Management Guidelines.

- All works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.

- Any proposed stormwater connections to City of Darwin stormwater system or proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.

- The city of Darwin notes that existing street trees are located within the verge adjacent to the subject site. Approval from the City of Darwin is required prior to the removal of any street trees to facilitate vehicle access or other works.

- In accordance with City of Darwin By-Laws, prior to occupation, the applicant shall ensure that a building number is displayed in a position clearly visible from the street. The number must be visible against the background on which it is placed, to the satisfaction and at no cost to City of Darwin.

If you require any further information in relation to this application, please feel free to contact City of Darwin's Innovation Team on 8930 0300 or darwin@darwin.nt.gov.au

Yours sincerely

Alice Percy

ALICE PERCY
GENERAL MANAGER INNOVATION

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Record No: D2026/215416
Container No: NE200/1814
Your Ref: PA2026/0240

LINGYI Kong
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear LINGYI

Re: Lot 1814 (6) Stokes Street Parap Town of Darwin

In response to your letter of the above proposal for the purpose of addition of dwelling-group (2 x 3 bedroom) in 1 x 2 storey building to an existing dwelling-group development, Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. The property is supplied with limited capacity from existing Fused Distribution Pillar PA034 on Mackillop Street.

2. The Proponent shall engage a licensed electrician to:
   - Submit a Negotiated Connection application and revised detailed AS-3000 maximum demand calculation for the existing dwelling-group development and the proposed additional dwellings under the current Australian Energy Regulator (AER) compliance process for PWC assessment on applicable network upgrade works.
   - Carry out the design and installation of the customer's internal electricity reticulation in accordance with PWC's current NP018 Service and Installation Rules 2024 and NP010-Meter Manual.

3. If required to meet the newly requested load, PWC shall carry out design and installation of network upgrade works at applicable charge to the Proponent under the AER assessment process.

If you have any further queries, please contact Robyn Gless, Customer Connections Officer on 8924 5702 regarding the customer's internal electrical requirements.

Yours sincerely

Thanh Tang
Manager Distribution Development
22 July 2026

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Container No: LD200/1814

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Linygi Kong

RE: PA2026/0240 - Lot 01814 Town of Darwin - 6 Stokes St, Parap NT - Addition of dwelling-group (2 x 3 bedroom) in 1 x 2 storey building to an existing dwelling-group development

In response to your letter of the above proposal for development application purpose, Power and Water Corporation Water Services advises the following with reference to water and sewer enquiries:

1. Only a single water and sewer service is permitted for each individual lot. All new services are constructed by the developer, at no cost to Power and Water.

2. The developer may need to upgrade the existing water and sewer service and should contact Services Development prior to start of construction.

3. Multi-metering is required for all new multiple residential dwelling developments that are to be unit-titled. Multi-metering is suitable for up to 12 units.

4. PWC are working towards a water efficient future, through the implementation of water saving practices that provide potential financial savings to our customers. PWC strongly encourages you to visit the Living Water Smart website https://www.livingwatersmart.com.au/ to find out more on how to improve your developments landscaping and irrigation.

5. The developer must ensure that;

    a) Backflow prevention is installed at the water service in accordance with AS/NZS 3500.1 – Plumbing and Drainage - Water Services

    b) Where applicable, the device is tested annually in accordance with AS/NZS 2845.3 field testing and maintenance of testable devices.

    Visit https://www.powerwater.com.au/developers/water-development/backflow-prevention or contact BackflowPrevention.PWC@powerwater.com.au for all backflow prevention enquires.

6. PWC recommends that the developers' hydraulic consultant confirm internal firefighting requirements with PWC prior to the development, so that flow capability can be adequately assessed.

7. The existing sewerage easements within the subject lot is still required. Structures must not be located on or over a water supply or sewerage easement, or where no easement exists such as within a road reserve without obtaining the prior written approval of Power and Water.

8. The development application, on the document titled "APPENDIX A – rev1Drawings DA2026", indicates there is a proposed encroachment over the easement in the form of a driveway with no description of material. Power and Water require the developer to remove the encroachment from the design, detail the material of the driveway OR urgently seek Power and Water's approval.

9. All required works mentioned above must all be at according to Power and Water's Connection Code and at the developer's expense. All standard, quoted and Water and Sewerage System Extension Policy (WASSEP) charges, as well as contribution charges may be applicable. As required, Power and Water will reassess the charges for the development.

10. Power and Water advises that the Water and Sewer Services Development Section (developer.concierge@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) must be contacted via email a minimum of 1 month prior to construction works commencing.

If you have any further queries, please contact the undersigned on 08 9463 2089, or email developer.concierge@powerwater.com.au

Yours sincerely

Craig Thomas

Craig Thomas
Services Development

29 July 2026

cc: Israel-Tshepo Kgosiemang
email: Israel.k@oneplanningconsult.com.au

NORTHERN TERRITORY GOVERNMENT
Department of **LANDS, PLANNING AND ENVIRONMENT**

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29 July 2026

Ms Lingyi Kong
Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801

Our Ref: DLPE2026/0285
Your Ref: PA2026/0240

Dear Ms Lingyi Kong

Re: PA2026/0240 Addition of dwelling-group (2 x 3 bedroom) in 1 x 2 storey building to an existing dwelling-group development

The information provided for the above application has been assessed by the relevant divisions within the department, and the following comment is provided:

Lands and Planning Division

Building Advisory Services

All building works are to comply with the *Building Act 1993*, the Building Regulations 1993 and the National Construction Code.

Should you have any further queries regarding these comments, please contact the Development Coordination Branch by email DevelopmentAssessment.DLPE@nt.gov.au or phone (08) 8999 4446.

Yours sincerely

Maria Wauchope
Executive Director Land Resources

20 July 2026

Development Consent Authority
Co/- Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
Darwin NT 0801

Attention: Madison Harvey

Dear Madison,

Re: Submission to PA2026/0240 – Addition of dwelling-group (2 x 3 bedroom) in 1 x 2 storey building to an existing dwelling-group development

Lot 1814 Town of Darwin (6 Stokes Street, Parap)

The Body Corporate of 4 Mackillop Street, Parap (BC), as the adjoining northern landowner to the subject site, submits the following comments regarding the above-mentioned development application. In preparing this submission, the BC has reviewed the application materials, including the Statement of Effect prepared by One Planning Consult and the architectural plans dated 22 June 2026. Members of the BC are also familiar with the subject site, its recent redevelopment, and the surrounding locality.

For the reasons outlined herein, it is the BC's submission that the proposal, in its current form, may result in unreasonable impacts on the amenity of adjoining properties and the wider locality unless further clarification is provided and, where necessary, design amendments are made. Accordingly, the BC respectfully requests that the Development Consent Authority require confirmation and/or revised plans addressing the matters of residential density, street frontage fencing, and on-site car parking before determining the development application.

1. Residential Density

The BC generally anticipated that, following completion of the triplex dwelling-group development earlier this year, the pre-existing dwelling adjacent to the corner of Stokes and Mackillop Streets would be would ultimately be removed and replaced. However, it was not anticipated that the replacement would comprise a further two dwellings-grouped, resulting in a total of five dwellings-grouped on the site. Rather, it was envisaged that any further development would comprise a single additional dwelling-grouped, resulting in a total of four dwellings-grouped. This expectation arose because the subject site has an area of 1,450m^2, and **Clause 5.4.1** of the *Northern Territory Planning Scheme 2020* (NTPS) requires 300m^2 per dwelling. On that basis, the proposal to increase the number of dwellings on the site to five results in a shortfall of 50m^2 in required site area.

It is noted that the Development Consent Authority may consent to a development that proposes a variation to the requirements of **Clause 5.4.1** if the proposal is consistent with the purpose of that clause and the purpose and outcomes of Zone LMR (Low-Medium Density Residential), and if it is appropriate to the site having regard to matters including its location, scale, and impact on adjoining and nearby property.

The purpose of Zone LMR (Low-Medium Density Residential) is:
to provide a range of low-rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available.

The purpose of Clause 5.4.1 is to ensure that residential development is:

- *of a density compatible with adjoining or nearby existing development or development reasonably anticipated*
- *of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and*
- *consistent with land capability having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations.*

While the development is located on a site with flat topography and can largely achieve compliance with the applicable building setback and private open space requirements of the NTPS, noting the east-to-west orientation of all dwellings-grouped and the classification of Stokes Street as the primary street frontage, it is unclear whether there is sufficient immediate infrastructure capacity to service the proposed duplex dwellings-grouped.

The recent development of the triplex dwellings-grouped required major electricity and telecommunications infrastructure upgrades, which caused ongoing disturbance to the Stokes and Mackillop Streets road reserves, including disturbance to the BC's landscaped verge.

On this basis, the BC requests confirmation from the Development Consent Authority, based on the advice from Power and Water Corporation and the National Broadband Network, as to the capacity of the upgraded electricity and telecommunications networks servicing the site and whether further upgrades, and any associated disturbance to the immediate road reserves, will be required.

2. Street Frontage Boundary Fencing

Based on the current appearance of the recently completed triplex dwellings-grouped, the BC agrees that the overall building design of the site presents positively to the streetscape. However, it is unclear what type of fencing is proposed along the Stokes Street and Mackillop Street frontages. For the triplex development, a 1.8m high visually permeable batten-style fence was approved, as shown in the following figures. However, a non-visually permeable 1.8m "Good Neighbour" fence was installed instead.

The NTPS defines amenity as:

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.

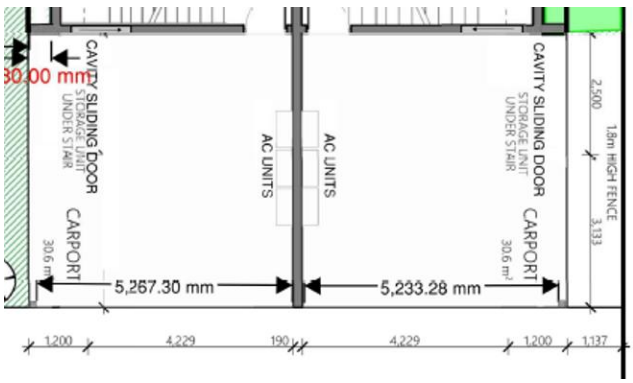
The amenity repercussions of this design change post development approval include:

- reduced visual outlook of the development by the solid fencing, not in keeping with the predominant open aspect fencing in the immediate locality;
- reduced passive surveillance of occupants of the dwellings of the public domain and vice versa;
- reduced natural breeze flow and penetration for occupants and the adjoining public domain; and
- increased adverse noise from barking dogs of occupants from the inability of housed dogs to view and inspect the public domain and recognise common passers-by.

While the BC understands that it may make a land use planning complaint in relation to the fencing installed as part of the recently completed triplex development, the present submission is directed to the current duplex proposal. In accordance with **Section 46(3)(h)** of the *Planning Act 2000*, the BC requests confirmation that visually permeable fencing will be installed along the site's street boundaries in connection with the current duplex proposal to avoid further adverse impacts on the amenity of the immediate locality.

3. On-site Car Parking

In relation to compliance with **Clause 5.2.4** of the NTPS, it is noted that the recently completed triplex dwellings-grouped have a minimum carport width of 5.7-metres, whereas the proposed duplex dwellings-grouped have a reduced carport width of 5.2-metres. This width would be further reduced by up to 0.45-metres due to the protruding position of the air-conditioning condensers, as shown in the image below. This results in an effective carport width of 4.75-metres, which is below the standard combined width required for two car parking spaces at 2.4-metres each.



While in theory two vehicles could be parked in each of the proposed carports. Practically this may not eventuate where occupants have large four-wheel-drive vehicles common for Northern Territory residents. As a result, there may be increased demand for on-street parking in proximity of the site. In its existing conditions, the on-street parking of the immediate locality is in high demand as result of four commercial businesses being within 50-metres of the site.

A reliance on-street parking by the development will add further strain and create flow-on traffic and amenity impacts to nearby residents. As a result, the BC requests confirmation or carport redesign of the proposed duplex dwellings-grouped to ensure each dwelling has adequately sized carports for the off-street parking of two vehicles each.

In summary, the BC respectfully requests that the Development Consent Authority carefully consider the matters raised in this submission and require appropriate clarification, amendments, or conditions prior to determining the development application.

The BC welcomes the opportunity to appear before the relevant hearing of the Development Consent Authority in support of this submission. Please do not hesitate to contact the undersigned with any queries regarding this matter.

Sincerely,

Rory Mackay

Chairperson
Body Corporate for 4 Mackillop Street, Parap