

**DEVELOPMENT CONSENT AUTHORITY  
DARWIN DIVISION**

**NORTHERN TERRITORY PLANNING SCHEME 2020**

<b>AGENDA ITEM:</b>	<b>3</b>	<b>MEETING DATE:</b>	21/02/2025	<b>FILE:</b> PA2024/0391
<b>APPLICATION PURPOSE:</b>	Part change of use from warehouse and showroom sales to leisure and recreation (bouldering and climbing gym)			
<b>SUBJECT SITE:</b>	Lot 06844 (2) Snell Street, Woolner, Town of Darwin			
<b>ZONE:</b>	GI (General Industry)			
<b>SITE AREA:</b>	10,200 m <sup>2</sup>			
<b>APPLICANT</b>	Cunnington Rosse Town Planning and Consulting – Brad Cunnington			
<b>PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE</b>	Mr Philip Grice Ms Trisha Grice Mr Jackson Bursill Ms Susan Bursill Ms Grace Skehan			
<b>LANDOWNER</b>	Fannie Bay Investments Pty. Ltd.			
<b>ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND</b>	<b>NONE</b>			

### 1. PROPOSAL

The application is for part change of use from warehouse and showroom sales to leisure and recreation (bouldering and climbing gym) at Lot 06844 (2) Snell Street, Woolner, Town of Darwin (**Bookmark A**). The 10 200 m<sup>2</sup> lot is in Zone GI (General Industry) of the Northern Territory Planning Scheme 2020 (NTPS 2020).

Key information regarding the proposed use is as follows:

- Hours of Operation:
  - Monday – Tuesday and Thursday – Friday: 10.00am – 9.00pm
  - Wednesday: 6.00am – 9.00pm
  - Saturday – Sunday: 10.00am – 5.00pm
- Patrons: A maximum of 60 patrons
- Car parking: There are 130 car parking spaces (107 publicly accessible customer parking and 23 gated staff parking) available in a car parking area with the existing showroom sales and warehouse tenancy.
- Ancillary food premises-café, office and warehouse.

A copy of the application is at **Bookmark B** and a copy of additional information provided by the applicant is at **Bookmark C**.

## 2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

An application is required for planning permission as the proposal is Impact Assessable.

Zoning	Part 3 Overlay	Part 5 – General and Specific Development Requirements	Level of Assessment
Zone GI (General Industry)	Does not apply	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.5.11 Food Premises 5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI 5.8.5 Leisure and Recreation	<i>Impact Assessable</i>

The exercise of discretion by the consent authority that applies is clause 1.10(4).

## 3. ASSESSMENT SYNOPSIS

This report concludes that the Authority should vary the requirements of clause 5.2.4.1 (Car Parking Spaces) of the NTPS 2020 and approve the application, subject to conditions on the development permit, as discussed in section 9 of this report.

## 4. BACKGROUND

DP11/0145 was issued by the Development Consent Authority on 14 February 2011 for the purpose of change of use of part of an existing warehouse to showroom sales. The Notice of Consent for DP11/0145 specifies that *'the development satisfies the empirical demand for car parking on site and a reduction in car parking requirements is supported under Clause 6.5.2 (Reduction in Parking Requirements).'*

Refer to **Bookmarks B3 – B5** for a copy of DP11/0145, endorsed plans and notice of consent.

## 5. PUBLIC EXHIBITION

The application was placed on public exhibition for a period of two weeks. No public submissions were received under section 49(1) of the *Planning Act 1999*.

## 6. THIRD PARTY APPEAL RIGHTS

There is no right of appeal by a third party under section 117 of the *Planning Act 1999* in respect of this determination as pursuant to Part 4 of the Planning Regulations 2000 section 14 (3)(d)(ii) states that there is no right of review when any other type of development on land that is not in a residential zone, or for which no zone is specified.

## 7. MATTERS TO BE TAKEN INTO ACCOUNT (SECTION 51 OF THE PLANNING ACT)

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*

Section 51 of the *Planning Act 1999* states that a consent authority must, in considering a development application, take into account a range of matters including any planning scheme that applies to the land.

As the application is Impact Assessable the exercise of discretion by the consent authority that applies is Clause 1.10(4) (Exercise of Discretion by the Consent Authority) of the NTPS 2020.

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

- a) *any 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;*
- c) *the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and*
- d) *any component of the Strategic Framework relevant to the land as set out in Part 2.*

An assessment of the relevant parts of NTPS 2020 is as follows:

### **Part 2 – Strategic Framework**

#### Darwin Inner Suburbs Area Plan (June 2016)

The site is identified as a 'Potential area for change' and as a 'Service Commercial Area'. A key objective identified for the 'Service Commercial Area' is to facilitate a continued transition to service commercial uses serving the growing population in the inner suburbs of Darwin.

It is considered that the proposal will increase the diversity of commercial land-uses at the site and that this change of use will not create inconsistencies with the expected development of the 'Service Commercial Area'.

### **Part 3 – Overlays**

The site is not affected by any overlays.

### **Part 4 – Zoning**

The proposed leisure and recreation (bouldering and climbing gym) is consistent with existing commercial / non-industrial uses in the locality. In addition, the proposed use is fully within the existing building on-site, and will not reasonably impact the ongoing operation and viability of industrial activities.

## Part 5 – Development Requirements

The proposal has been assessed against the NTPS 2020 at **Bookmark D** and complies with all applicable clauses except clause 5.2.4.1 (Car Parking Spaces). Discussion is provided below.

### Clause 5.2.4.1 (Car Parking Spaces):

The purpose of the 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.

Table to clause 5.2.4.1 provides the following car parking requirements for leisure and recreation:

- 10 for every 100m<sup>2</sup> of net floor area

Administratively, the consent authority may consent to a use or development that is not in accordance with sub-clause 4 if it is satisfied a reduction of 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; and
- (d) the potential impact on the surrounding road network and the amenity of the locality and adjoining property;

or 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.

The proposed part change of use generates a parking requirement of 104.975 (rounded up to 105) car parking spaces. The existing showroom sales and warehouse that are proposed to be retained generates a parking requirement of 121.49 (rounded up to 122) car parking spaces.

No new car parking is provided on-site, and as such, the proposal relies on the existing 130 car parking spaces available, which is shared with the other tenancy (the existing showroom sales and warehouse) on the site.

It is considered that a reduction to the required car parking spaces can be supported (in the context of the Administration under subclause 2) for the following reasons:

- There are no heritage declarations for the land.
- (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*
    - The proposal is for the part change of use from showroom sales and warehouse to leisure and recreation (bouldering and climbing gym) within an existing commercial/warehouse development. The specific nature of a bouldering and climbing gym is such that the application of an alternative approach to car parking rather than broad leisure and recreation car parking rate is appropriate.
    - The proposed bouldering and climbing gym will operate with a maximum of 60 patrons at any one time and therefore the car parking would be based upon the expected patron numbers. The application advises 'unlike gymnasiums, which are predominantly designed with efficient layouts that maximises patronage, the proposed bouldering and climbing gym

## Item 3

*fit-out is occupied by large irregularly shaped wall structures which significantly limit the capacity of patrons who can comfortably occupy the premises at any one time'.*

(b) *the provision of car parking spaces in the vicinity of the land;*

- There are 130 car parking spaces located on the site and these are shared with the existing showroom sales and warehouse tenancy (currently Fantastic Furniture).
- The application advises:
  - The existing showroom sales and warehouse (Fantastic Furniture) is open during business hours on weekdays, and peaks in demand on Saturdays between the mid-morning and early afternoon.
  - Based on the data of a similar bouldering and climbing gym in Townsville (Urban Climb), the peak demand periods for the proposed gym are expected to be between 6-9pm on weekdays, and 2-3pm on Fridays with stable patronage and no peak over the weekends.
- The peak demand based on the business operation is 60 car parking spaces, which would occur after-work hours on weekdays and between 2 -3pm on Fridays. The expected peak demand contrasts with the peak demand of the existing showroom sales and warehouse (currently Fantastic Furniture), which the applicant advised is Saturday mornings, therefore ensuring adequate availability of car parking spaces for all tenancies.

(c) *the availability of public transport in the vicinity of the land; and*

- The Shiers Street Bus Stop No.299, located on southern side of Stuart Highway, is approx. 400 metres east of the site and is serviced by regular bus routes number 5 (running between Casuarina and Darwin City via Winnellie) and number 8 (running between Palmerston and Darwin City).

(d) *the potential impact on the surrounding road network and the amenity of the locality and adjoining property;*

- Further information provided by the applicant states that the proposed operation of the bouldering and climbing gym includes an maximum operational capacity of 60 patrons at any one time. Taking into account that the peak demand of the proposed and existing tenancies at the subject lot do not coincide, there is considered to be sufficient parking available on-site to accommodate future site users.
- To ensure that patron numbers do not detrimentally affect the availability of car parking at the site for other users, it is recommended that a condition is applied to the permit limiting the maximum number of patrons at any one time to 60.

For the reasons discussed above, including through recommended permit conditions, the proposed variation to Clause 5.2.4.1 (Car Parking Spaces) is acceptable, as it is reasonably considered that the site will provide sufficient off-street car parking for patrons of this leisure and recreation use, and other existing uses on-site.

To ensure compliance with Clause 5.5.11 (Food Premises), a condition precedent is recommended to be applied to the permit to require the plans be updated to show adequate provision is made for the on-site collection, storage and disposal of waste.

- (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**

There are no proposed amendments to the Northern Territory Planning Scheme 2020 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**

No public submissions were received during the exhibition period under Section 49 of the Planning Act 1999 with respect to the proposal.

- (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 advises the following merits of the proposed development:

- (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 proposal is for change of use within an existing commercial/warehouse building. The land is in Zone G1 and is capable of supporting the proposed development. Additionally, the Environment Division of the 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**

Not applicable to this 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**

The City of Darwin did not raise any concerns and advised that all proposed signage is subject to a separate assessment in accordance with the City of Darwin's Policy 6310.100.E.R – Outdoor Advertising Signs Code. It is noted that the City of Darwin did not raise any concerns regarding the traffic impact of this application, on the local road network either.

It is recommended that a standard note be applied to address this requirement.

**Service Authority:**

PWC (Power) – **Bookmark E2**

The Power Services has raised no objection to the proposal. A licensed electrician shall be engaged to carry out the internal electricity reticulation works.

It is recommended that standard conditions and notes be applied to address this requirement.

PWC (Water) – **Bookmark E3**

Standard comments were received from the Water Services regarding upgrading existing service, backflow prevention, full lot fire coverage, and standard charges at the developer's expense.

It is recommended that standard conditions and notes be applied to address this requirement.

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

It is considered unlikely that the proposal will have a significant impact on the amenity of the area particularly as it is for a part change of use within an existing commercial/warehouse building. Additionally, it is considered consistent with the purpose of the zone and complies with the NT Planning Scheme 2020, except in relation to a few parking related matters but these may be varied without any major impacts to the amenity of the area as discussed above in Subsection (a).

The recommended conditions and notes for any permit that may be issued for the proposal will also assist in preventing any adverse impacts on amenity.

- (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*

Not matters of public interest have been identified.

- (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;*

Not applicable to 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 following declared beneficial uses apply to the subject land for Darwin Harbour:

- Aquaculture, environment, cultural, rural stock and domestic

It is the responsibility of the developer and land owner 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* states *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.***

The proposed development is not required to be referred to the NT EPA under the *Environmental Protection Act 2019*, and therefore this section is not relevant to the application.



## 8. RECOMMENDATION

That, the Development Consent Authority vary the requirements of Clause 5.2.4.1 Car Parking Spaces of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act 1999*, consent to the application to develop Lot 06844 (2) Snell Street, Woolner, Town of Darwin for the purpose of part change of use from warehouse and showroom sales to leisure and recreation (bouldering and climbing gym), subject to the following conditions:

### CONDITION PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application but modified to show the provision of space for on-site collection, storage and disposal of waste.

### GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. The use and/or development as shown on the endorsed plans must not be altered without the further consent of the consent authority.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage, and electricity to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

Please refer to notation 1 for further information.

5. 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.
6. The use and operation approved under this permit shall provide for a maximum of 60 patrons at any one time.

### Notes

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section ([waterdevelopment@powerwater.com.au](mailto:waterdevelopment@powerwater.com.au)) and Power Network Engineering Section ([powerdevelopment@powerwater.com.au](mailto: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 proposed signage for the site shall be subject to a separate assessment in accordance with City of Darwin's Policy 6310.100.E.R – Outdoor Advertising Signs Code.
3. 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.

4. The applicant is advised to engage a Northern Territory registered building certifier to ensure that the intended use of any existing buildings or structures is permitted by occupancy certification in accordance with the *Building Act 1993*.

## 9. 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 (NTPS 2020) applies to the land and leisure and recreation requires consent under Clause 1.8 (When development consent is required). It is identified as Impact Assessable under Clause 1.8(1)(c)(v), therefore Part 2: Strategic Framework (Darwin Inner Suburbs Area Plan June 2016), Part 4: Zone Purpose and Outcomes of Clause 4.15 – Zone GI (General Industry) and Part 5: Development Requirements, including Clauses 5.2.1 General Height Control, 5.2.4 Car Parking, 5.2.5 Loading Bays, 5.2.6 Landscaping, 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR, 5.5.11 Food Premises, 5.6.1 Setbacks and Building Design in Zones LI, GI and DV, 5.6.2 Expansion of existing Developments in Zones LI and GI and 5.8.5 Leisure and Recreation, need to be considered.

These Clauses have been considered and it is found that the proposal complies with the relevant requirements of the NTPS 2020 except for Clause 5.2.4.1 (Car Parking Spaces).

2. Pursuant to Clause 1.10 (Exercise of Discretion by the Consent Authority), subclause 5 of the NTPS 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).*

The proposal has been assessed against the Northern Territory Planning Scheme 2020 (NTPS 2020) and does not comply with Clause 5.2.4.1 (Car Parking Spaces).

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

The proposed part change of use generates a parking requirement of 104.975 (rounded up to 105) car parking spaces. The existing showroom sales and warehouse generates a parking requirement of 121.49 (rounded up to 122) car parking spaces.

No new car parking is provided on-site and the proposal relies on the existing 130 car parking spaces available, which is shared with the existing tenancy (the existing showroom sales and warehouse) on the site.

It is considered that a reduction to the required car parking spaces can be supported (in the context of the Administration under subclause 2) for the following reasons:

- There are no heritage declarations for the land.

- (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*

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- The proposal is for the part change of use from showroom sales and warehouse to leisure and recreation (bouldering and climbing gym) within an existing commercial/warehouse development. The specific nature of a bouldering and climbing gym is such that the application of an alternative approach to car parking rather than broad leisure and recreation car parking rate is appropriate.
- The proposed bouldering and climbing gym will operate with a maximum of 60 patrons at any one time and therefore the car parking would be based upon the expected patron numbers. The application advises '*unlike gymnasiums, which are predominantly designed with efficient layouts that maximises patronage, the proposed bouldering and climbing gym fit-out is occupied by large irregularly shaped wall structures which significantly limit the capacity of patrons who can comfortably occupy the premises at any one time*'.

*(b) the provision of car parking spaces in the vicinity of the land;*

- There are 130 car parking spaces located on the site and these are shared with the existing showroom sales and warehouse tenancy (currently Fantastic Furniture).
- The application advises:
  - The existing showroom sales and warehouse (Fantastic Furniture) is open during business hours on weekdays, and peaks in demand on Saturdays between the mid-morning and early afternoon.
  - Based on the data of a similar bouldering and climbing gym in Townsville (Urban Climb), the peak demand periods for the proposed gym are expected to be between 6-9pm on weekdays, and 2-3pm on Fridays with stable patronage and no peak over the weekends.
- The peak demand based on the business operation is 60 car parking spaces, which would, according to the data provided in the application, occur after-work hours on weekdays and between 2 -3pm on Fridays. The expected peak demand contrasts with the peak demand of the existing showroom sales and warehouse (currently Fantastic Furniture) therefore ensuring adequate availability of car parking spaces for all tenancies.

*(c) the availability of public transport in the vicinity of the land; and*

- The Shiers Street Bus Stop No.299, located on southern side of Stuart Highway, is approx. 400 metres west of the site and is serviced by regular bus routes number 5 (running between Casuarina and Darwin City) and number 8 (running between Palmerston and Darwin City).

*(d) the potential impact on the surrounding road network and the amenity of the locality and adjoining property;*

- Given the proposed operation of the bouldering and climbing gym includes a limit on number of patrons at any one time and the peak demand of the proposed and existing tenancies do not coincide, there is considered to be sufficient parking on the site to accommodate the technical parking space shortfall.
- To ensure that patron numbers do not detrimentally affect the availability of car parking at the site for other users, it is recommended that a condition is applied to the permit limiting the maximum number of patrons at any one time.

For the reasons discussed above, including through recommended permit conditions, the proposed variation to Clause 5.2.4.1 (Car Parking Spaces) is acceptable, as it is reasonably

considered that the site will provide sufficient off-street car parking for patrons of this leisure and recreation use, and other existing uses on-site.

To ensure compliance with Clause 5.5.1 Food Premises a condition precedent is applied to the permit to require the plans be updated to show adequate provision is made for the on-site collection, storage and disposal of waste.

In response to sub-clause (b) the considerations listed under Clause 1.10(4) have been given regard to and it has been found that the proposal complies with all relevant requirements of the Northern Territory Planning Scheme 2020, except for the non-compliances as discussed above as identified above.

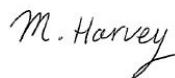
3. Pursuant to section 51(1)(j) of the *Planning Act 1999*, the consent authority must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics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

No land capability issues have been identified. The proposal is for change of use within an existing commercial/warehouse building. The land is in Zone GI and is capable of supporting the proposed development. Additionally, the Environment Division of the Department of Lands, Planning and Environment did not identify or raise any issues of concern in relation to land capability.

4. 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

It is considered unlikely that the proposal will have a significant impact on the amenity of the area particularly as it is for a part change of use within an existing commercial/warehouse building. Additionally, it is considered consistent with the purpose of the zone and complies with the NT Planning Scheme 2020, except in relation to a few parking related matters but these may be varied without any major impacts to the amenity of the area as discussed above in reason 2.

The conditions and notes applied to the permit also assist in preventing any adverse impacts on amenity.



**AUTHORISED:**

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**SENIOR PLANNER - DARWIN**  
**DEVELOPMENT ASSESSMENT SERVICES**

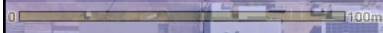


The site

- General Lines
- Land in Proximity to Airports
- Town Planning Zones**
- A - Agriculture
- CV - Caravan Park
- CB - Central Business
- C - Commercial
- CL - Community Living
- CP - Community Purpose
- CN - Conservation
- DV - Development
- RR - Rural Residential
- GI - General Industry
- HT - Heritage
- HR - High Density Residential
- H - Horticulture
- LI - Light Industry
- M - Main Road
- MR - Medium Density Residential
- LMR - Low-Medium Density Residential
- CA - No Planning Scheme Controls
- OR - Organised Recreation
- PM - Proposed Main Road
- PS - Public Open Space
- RW - Railway
- RD - Restricted Development
- R - Rural
- RL - Rural Living
- SC - Service Commercial
- LR - Low Density Residential
- S - Specific Use
- TC - Tourist Commercial
- U - Utilities
- WM - Water Management
- FD - Future Development
- RJ - Residential Jabiru
- PSJ - Public Open Space Jabiru
- ORJ - Organised Recreation Jabiru
- C.J - Commercial Jabiru
- SCJ - Service Commercial Jabiru

Created by NHVIH

Bottom Left: 130° 51' 15", -12° 25' 55"  
 Top Right: 130° 51' 33", -12° 25' 44"  
 FDJ - Future Development Jabiru  
 Approximate Scale: 1:2,300  
 Datum: GDA 1994  
 MJ - Main Road Jabiru  
 UJ - Utilities Jabiru  
 - accuracy not guaranteed  
 Road Labels  
 N.T. Land Information System  
 Road Centrelines  
 Copyright Northern Territory of Australia  
 Highway





# Statement of Effect

**CHANGE OF USE FROM SHOWROOM SALES AND WAREHOUSE  
TO LEISURE AND RECREATION (BOULDERING AND CLIMBING  
GYM)**

2 SNELL STREET, WOOLNER (LOT 6844 TOWN OF DARWIN)

**November 2024**

## Contact

<b>Name</b>	Brad Cunnington
<b>Position</b>	Director
<b>Email</b>	<a href="mailto:brad@crtpc.com.au">brad@crtpc.com.au</a>

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## Document Control

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## 1.0 Introduction

Cunnington Rosse Town Planning and Consulting have been engaged to prepare, lodge and manage a Development Application for a change of use from warehouse and showroom sales to leisure and recreation (bouldering and climbing gym) within part of the existing building at 2 Snell Street, Woolner (Lot 6844 Town of Darwin). The proposed bouldering and climbing gym will occupy a portion of the existing building on site which is partially vacant and partially occupied by a furniture showroom (Fantastic Furniture).

The subject land is located within Zone GI (General Industry) per the *Northern Territory Planning Scheme 2020* (the Scheme). Leisure and recreation is identified in the assessment table at **Clause 4.15** as Impact Assessable. Accordingly, a Development Permit is required in accordance with **Section 44(a)** of the *Northern Territory Planning Act 1999* (the Act).

This report details the nature of the subject land and locality, the proposed development, considers the proposal against the relevant provisions of the Scheme, and the relevant components of **Section 46(3)** of the Act. This report (and application) is to be read together with the following attachments:

**Attachment A:** DP11/0145, Endorsed Drawings and Notice of Consent

**Attachment B:** Development Plans

**Attachment C:** Title Documents

## 2.0 Site, Locality and Planning History

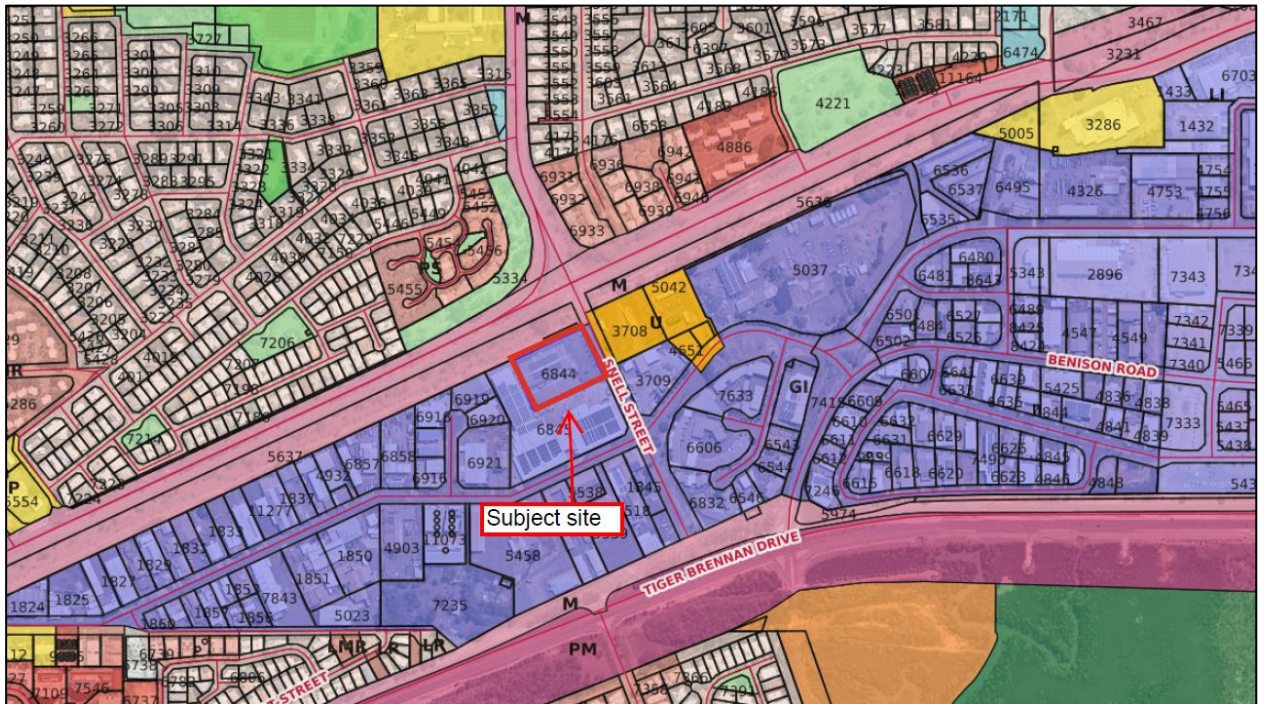
### 2.1 Site and Locality

The site and locality are identified and described in **Table 1** and **Figure 1** below.

Site Details	
<b>Location</b>	2 Snell Street, Woolner (Lot 6844 Town of Darwin)
<b>Title Reference and Land Tenure</b>	CUFT 873 202 Estate in Fee Simple
<b>Area Under Title</b>	1 hectare, 200 square meters
<b>Easements Identified on Title</b>	Electricity supply easements to the Power and Water Corporation Sewage easement to Power and Water Corporation

Planning Scheme Context	
<b>Planning Scheme</b>	<a href="#">Northern Territory Planning Scheme 2020</a>
<b>Existing Zone</b>	GI (General Industry)
<b>Strategic Framework</b>	<ul style="list-style-type: none"> <li>• Darwin Regional Land Use Plan</li> <li>• Darwin Inner Suburbs Area Plan</li> </ul>
<b>Overlays</b>	None applicable
<b>General Development Requirements</b>	<ul style="list-style-type: none"> <li>• Clause 5.2.1 – General height Control</li> <li>• Clause 5.2.4 – Car Parking</li> <li>• Clause 5.2.5 – Loading Bays</li> <li>• Clause 5.2.6 – Landscaping</li> <li>• Clause 5.2.7 – Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR (not applicable to this application)</li> </ul>
<b>Location Specific Development Requirements</b>	None applicable
<b>Specific Development Requirements</b>	<ul style="list-style-type: none"> <li>• Clause 5.6.1 - Setbacks and Building Design in Zones LI, GI and DV</li> <li>• Clause 5.6.2 - Expansion of existing Developments in Zones LI and GI (not applicable to this application)</li> <li>• Clause 5.8.5 - Leisure and Recreation</li> </ul>

**Table 1:** Site Details



**Figure 1:** Locality and zoning plan

Lot 6844 (the site) is a 10,200m<sup>2</sup> parcel within Zone GI (General Industry). Vehicle access is provided via two existing crossovers to Snell Street – an entry / exit driveway adjacent the southern boundary and an exit only driveway adjacent the northern boundary. The site is developed with a large warehouse and showroom sales building which is currently occupied by Fantastic Furniture. The site includes 130 sealed car parking spaces with landscaping along the street frontage (refer **image 1** below).



**Image 1:** Subject land from Snell Street

The site is located in the industrial area of Woolner, approximately 3 kilometres north-east of the Darwin Central Business District. Land immediately to the north is within Zone M (Main Road) and comprises the Stuart Highway, an arterial road connecting the Darwin CBD to Palmerston then extending further south. Further north east and north west are the residential suburbs of Ludmilla and the Narrows. Land to the south is also zoned GI and developed with predominantly industrial and service commercial uses, with the Bishop Street industrial area also including a number of leisure and recreation land uses including yoga studios, gymnasiums and an indoor sports centre. Land immediately to the West, beyond Snell Street, is within Zone U (Utilities) comprising the Woolner Zone Substation.

## **2.2 Planning History**

The most recent planning approval over the site is Development Permit DP11/0145 issued in February 2011 for the purpose of *change of use of part of an existing warehouse to showroom sales*. A copy of Development Permit DP11/0145 and accompanying Notice of Consent and Endorsed Plans are provided at **Attachment A**.

## **3.0 Proposed Development**

The proposal is for a change of use in part of the existing warehouse and showroom sales building to leisure and recreation use. The proposal involves partially reducing the size of the existing Fantastic Furniture tenancy and providing a new tenancy within the northern portion of the building for use as a commercial bouldering and climbing gym (Gecko Climb). The gym will provide traditional indoor climbing walls including rope and harness, whilst the bouldering facilities are similar to indoor rock climbing but have lower climbing walls and larger mats, negating the need for rope and harness. The proposed change of use will not result in an increase in the building footprint or floor area or existing site layout (including car parking and landscaping), and external alterations affecting the external appearance of the site are limited to new signage and façade painting.

The bouldering and climbing gym will be fitted out with a large climbing area, an ancillary café at the rear of the tenancy which for use by patrons of the gym, an ancillary function room, amenities, a storage room, an office, and service rooms.

A copy of the development plans are provided at **Attachment B**.

## **4.0 Section 46(3)(a) - NT Planning Scheme**

### **4.1 Nature of Development**

The proposed development is appropriately defined as *Leisure and Recreation* pursuant to the definitions in **Schedule 2** of the Northern Territory Planning Scheme.

*leisure and recreation means the provision indoors or outdoors of recreation, leisure or sporting activities and includes cinemas, theatres, sporting facilities, gymnasiums and the like as a commercial enterprise but does not include a club or community centre. The use can include where ancillary a bar-small, food premises-café / take away, food premises-restaurant, office, and shop;*

The proposed *leisure and recreation* premises includes an ancillary *food premises – café / take away* consistent with the range of ancillary uses encapsulated within the definition of *leisure and recreation*. As the Assessment Table to **Clause 4.15** does not include the consideration of specific *food premises* criteria in an application for *leisure and recreation*, the *food premises* is considered as part of the *leisure and recreation* use against the identified criteria.

*Leisure and recreation* is an Impact Assessable land use in Zone GI in accordance with **Clause 1.8(1)(c)(i)**. In accordance with **Clause 1.10(4)**, when considering an application for consent for a use or development identified as Impact Assessable the consent authority must take into account all of the following:

- a) *any 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;*
- c) *the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and*
- d) *any component of the Strategic Framework relevant to the land as set out in Part 2.*

#### **4.2 Strategic Framework**

The Darwin Regional Land Use Plan (DRLUP) and Darwin Inner Suburbs Area Plan (DISAP) are applicable to the site. The Land Use Structure Map at page 13 DRLUP identifies the site for industry use. The DRLUP provides little guidance on land uses in this locality. However, the DISAP identifies the Woolner industrial area as a potential area of change. The objective for this area at Page 29 of the DISAP is to facilitate a continued transition to service commercial uses serving the growing population in the inner suburbs. Leisure and recreation land use is a reasonably expected land use in a service commercial area and is accordingly Merit Assessable in Zone SC (Service Commercial). The proposal is therefore considered to align with the intent of the DISAP.

#### **4.3 Clause 4.15 – Zone GI (General Industry)**

##### Zone Purpose

*Provide for industrial developments that require separation from more sensitive uses as the nature of activities may detrimentally impact on the amenity of the locality, in locations with access to services and transport networks capable of supporting heavy industry.*

### Zone Outcomes

1. *Predominantly industrial activities that require separation from sensitive uses due to the nature of operations and the scale of activities, including fuel depot, industry-general, industry-light, industry-primary, motor body works, recycling depot, transport terminal and warehouse.*
2. *Non-industrial activities, including bar-public, food premisescafe/takeaway, primarily servicing local employees, and office, shop, and showroom sales, may be established where they serve the needs of the industrial uses on the site and are compatible with the ongoing industrial use of the zone.*
3. *Other non-industrial activities such as education establishments, indoor leisure and recreation, and hotel/motel, may also be established where they do not jeopardise the ongoing operation and viability of industrial activities.*
4. *Any other non-industrial activities may only be established where they do not compromise or conflict with the ongoing primary use of the locality for industry purposes.*
5. *Subdivision primarily provides for a range of lot sizes, including an appropriate proportion of larger lots to cater for larger format industry uses.*
6. *Industrial activities have access to the appropriate level of transport infrastructure and do not interfere with the safe and efficient operation of the surrounding road network.*
7. *Development does not impose unsustainable demands on surface water and groundwater.*
8. *Appropriate urban services including, roads, reticulated electricity, water, sewerage, stormwater drainage and telecommunication infrastructure are available. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.*
9. *Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.*

The proposal is consistent with the relevant zone purpose and outcomes, namely zone outcomes 3 and 4 which seeks to ensure non-industrial leisure and recreation uses do not jeopardise the ongoing operation and viability of industrial activities, and do not compromise and conflict with the ongoing use of the locality for industrial purposes. The proposed bouldering and climbing gym is compatible with industrial activities in the locality in that it is not a sensitive use, and the fit-out will not sterilise the tenancy for future industrial activities on site.

The proposed leisure and recreation uses is to be located in a largely vacant and / or underutilised part of the existing building, and thus will not jeopardise land for future industrial development, albeit noting the intended transition away from general industry land uses per the DISAP.

The proposed use within the existing building has sufficient access to the surrounding road network, and is connected to reticulated power, water and sewerage infrastructure expected to be sufficient to accommodate the proposed use.

#### **4.4 Overlays**

No overlays are directly applicable to the subject land and proposed use.

#### **4.5 General Development Requirements**

##### **4.5.1 Clause 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

1. *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. The site is not located in the Municipality of Alice Springs.

2. *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.*

The proposal is for a change of use within a lawfully existing building. No changes to the existing building height are proposed as part of this application.

#### 4.5.2 Clause 5.2.4.1 – Parking Requirements

##### 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 a use or development that is not in accordance with sub-clause 4 if it is satisfied a reduction of 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; and

(d) the potential impact on the surrounding road network and the **amenity** of the locality and adjoining property;

or 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 table to this clause.

#### Requirements

4. Use and development is to include the minimum number of **car parking spaces** specified in the table to this clause (rounded up to the next whole number).

Subject to the requirements in **Clause 5.2.4.1** the existing *showroom sales* and *warehouse* floor areas (including the areas proposed for leisure and recreation) generate a demand for on-site car parking as follows:

- Showroom sales – 2,890m<sup>2</sup> = 115.6 car parking spaces;
- Warehouse – 1,932m<sup>2</sup> = 19.32 car parking spaces; and
- **Total – 135 (134.92) car parking spaces.**

The proposal will result in parking requirements for the site in accordance with **Table 2** below.

Use	Parking Requirement	Area	Spaces Required
Warehouse (Fantastic Furniture)	1 for every 100m <sup>2</sup> of net floor area other than offices, plus 4 for every 100m <sup>2</sup> of net floor area of office, plus	687m <sup>2</sup>	6.87

	1 for every 250m <sup>2</sup> used as outdoor storage		
Showroom Sales (Fantastic Furniture)	4 for every 100m <sup>2</sup> of net floor area, plus 1 for every 250m <sup>2</sup> used as outdoor storage	2,845m <sup>2</sup>	113.8
Leisure and Recreation	Indoor spectator facilities including cinema or theatre: 1 for every 4 seats  Racquet court games: 4 for every court  For indoor spectator facilities (if any) 1 for every 4 seats  Lawn bowls: 20 spaces per green  Golf course: 4 per hole Plus 5 for every 100m <sup>2</sup> of net floor area used as a club house  Otherwise than specified above, 10 for every 100m <sup>2</sup> of net floor area Plus Requirement for indoor spectator facilities (if any) 1 for every 4 seats	966m <sup>2</sup> climbing space plus 54m <sup>2</sup> function room	102
Food Premises	6 for every 100m <sup>2</sup> of net floor area and any alfresco dining areas	45m <sup>2</sup> café	2.7
Office	2.5 for every 100m <sup>2</sup> of net floor area	11m <sup>2</sup>	0.275
Warehouse (party storage)	1 for every 100m <sup>2</sup> of net floor area other than offices, plus 4 for every 100m <sup>2</sup> of net floor area of office, plus 1 for every 250m <sup>2</sup> used as outdoor storage	82m <sup>2</sup>	0.82

<b>TOTAL</b>	227 (226.465)
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**Table 2:** Parking requirements for proposed change of use

A total of 130 car parking spaces are currently provided on site, 107 of which are publicly accessible customer parking and 23 of which are gated staff parking. The proposal therefore exhibits a parking shortfall of 97 spaces with respect to the minimum parking requirements of this clause.

Subclause 2 of **Clause 5.2.4.1** guides the exercise of discretion in variations to required car parking on site, and identifies four specific considerations:

- (a) *the zoning of the land, the use or development, proposed use or development and the possible future use or development;*
- (b) *the provision of car parking in the vicinity of the land;*
- (c) *the availability of public transport in the vicinity of the land; and*
- (d) *the potential impact on the road network and amenity of the surrounding area.*

Points (a) and (c) above apply to justify a lower provision of car parking compared with the requirements of **Clause 5.2.4.1**. With consideration to these matters, the following is noted:

- The majority of the tenancy is identified as ‘climbing space’ which, pursuant to this clause, is a leisure and recreation use ‘otherwise than specified above’ with a minimum parking requirement of 10 spaces per 100m<sup>2</sup> of net floor area. However, this rate is applied to a broad range of leisure and recreation uses, from gymnasiums and indoor gaming. This blanket-approach does not accurately reflect the parking needs of many of these businesses. For example, the NSW Roads and Traffic Authority’s (RTA) (now Roads and Maritime Services (RMS)) “*Guide to Traffic Generating Developments*” (the RTA Guide) identifies that gymnasiums in sub-regional locations generate parking demands in the order of 4.5 to 7.5 spaces per 100 m<sup>2</sup>.
- Unlike gymnasiums, which are predominantly designed with efficient layouts that maximises patronage, the proposed bouldering and climbing gym fit-out is occupied by large irregularly shaped wall structures which significantly limit the capacity of patrons who can comfortably occupy the premises at any one time.
- The parking requirements presented in **Table 2** include requirements for the ancillary café, party room and storage area at the rate prescribed by **Table to Clause 5.2.4.1**. However, these areas are entirely ancillary to the bouldering and climbing gym and are likely to be utilised only by people already in the gym, with minimal additional staffing.

- The proposed bouldering and climbing gym will share the car parking area with the existing furniture showroom (Fantastic Furniture) which is open during business hours on weekdays, and peaks in demand on Saturdays between the mid-morning and early afternoon.

Based on the data of a similar bouldering and climbing gym in Townsville (Urban Climb), the peak demand periods for the proposed gym are expected to be between 6-9pm on weekdays, and 2-3pm on Fridays with stable patronage and no peak over the weekends. Accordingly, the uses are unlikely to experience a crossover in peak demand periods, and the proposed tenancies are suitably juxtaposed to enable the efficient shared use of the existing car parking area.

- The site is located approximately 400-450m walking distance (a 5-minute walk) from the Shiers Street bus stops located on the Stuart Highway which service the number 5 and 8 routes connecting to Darwin, Palmerston and Casuarina interchanges.

Accordingly, a reduction to the parking requirements of the proposed development can be supported and is considered appropriate.

#### 4.5.3 Clause 5.2.4.4 - Layout of car parking areas

##### Purpose

*Ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose.*

##### Administration

1. *This clause does not apply to a car parking area where the car parking is required in association with a dwelling-single, dwelling-independent or a home based business.*
2. *A car parking area may be used for the purpose of a market if:*
  - (a) *a market is Permitted in the zone; and*
  - (b) *the market operates outside of the operating hours of the use for which the car parking area is established.*
3. *The consent authority may consent to a car parking area that is not in accordance with sub-clause 6 if it is satisfied that the non-compliance will not unreasonably impact on the amenity of the surrounding locality.*

4. *The consent authority may consent to a car parking area that is not in accordance with sub-clauses 7 and 8 if it is satisfied that the design and construction is safe and functional with regard to the location of the development.*
5. *The consent authority may consent to a car parking area that is not in accordance with sub-clause 9 if it is satisfied that the non-compliance will not result in adverse impacts on the local road network or internal functionality of the car parking area.*

#### Requirements

6. *A car parking area is to:*
  - (a) *be not less than 3m from any lot boundary abutting a road; and*
  - (b) *provide landscaping to the setback area to a minimum depth of 3m immediately adjacent to any lot boundary abutting a road, using species designed to lessen the visual impact of the car parking area when viewed from the road.*
7. *A car parking area is to be constructed and maintained to be:*
  - (a) *of a suitable gradient for safe and convenient parking; and*
  - (b) *sealed and well drained in urban areas, or dust suppressed in nonurban areas.*
8. *The layout of a car parking area is to:*
  - (a) *be functional and provide separate access to every car parking space;*
  - (b) *allow a vehicle to enter from and exit to a road in a forward gear;*
  - (c) *be in accordance with the dimensions set out in the diagram to this clause; and*
  - (d) *ensure parking spaces at the end of and perpendicular to a driveway are 3.5m wide or so that the driveway projects 1m beyond the last parking space.*
9. *The number of access points to the road is to be limited, and access points to car parking areas are to:*
  - (a) *have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow; and*
  - (b) *maximise sight lines for drivers entering or exiting the car parking area.*

The proposal will utilise the existing car parking area on site which is sealed, functional and well drained. The parking area is provided with existing landscaping abutting the road, in a layout that generally complies with the dimensional requirements of this clause.

#### 4.5.4 Clause 5.2.5 – Loading Bays

##### Purpose

*Provide for the loading and unloading of vehicles associated with the use of land.*

##### Administration

1. *The consent authority may consent to a use or development that is not in accordance with sub-clauses 3 and 4 only if it is satisfied sufficient, safe and functional loading areas are available to meet the needs of the use with regard to:
  - (a) *the scale of the use and development on the site;*
  - (b) *Any potential adverse impacts on the local road network; and*
  - (c) *any agreements for off-site loading and unloading of vehicles, such shared loading areas or approval to carry out loading activities in a laneway or secondary street.**
2. *For the purposes of this clause, where an exhibition centre, food premises (fast food outlet and restaurant), office, place of assembly, shop or shopping centre are part of an integrated development, the minimum number of loading bays is to be calculated based on the combined net floor area of the integrated uses.*

##### Requirements

3. *Use and development is to include provision of a minimum number of loading bays in accordance with the table to this clause (rounded up to the next whole number).*
4. *A loading bay is to:
  - (a) *provide areas wholly within the site for loading and unloading of vehicles;*
  - (b) *be at least 7.5m by 3.5m;*
  - (c) *have a clearance of at least 4m; and**

(d) *have access that is adequate for its purpose.*

The table to **Clause 5.2.5** does not specify a loading bay requirement for *leisure and recreation*, however it is noted that the number of approved loading bays provided on site (3) remains unchanged.

#### 4.5.5 Clause 5.2.6.1 – Landscaping in Zones other than Zone CB

##### Purpose

*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*

##### Administration

1. *Landscaping may include provision of paved areas and areas for entertainment and recreational activities.*
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.*

The landscaping component of the site is existing, and the proposal does not seek to alter its physical form. That notwithstanding, the site provides in excess of 3 metres of landscaping along the street frontage.

#### 4.4.6 Clause 5.6.1 - Setbacks and Building Design in Zones LI, GI and DV

##### Purpose

*Ensure that buildings are sited and designed to facilitate the development of safe, attractive and legible industrial zones.*

##### Administration

- 1. The consent authority may consent to a use or development that is not in accordance with sub-clauses 2-6 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 the safety and amenity of the locality and adjoining property.*

##### Requirements

- 2. Buildings, including residential buildings, in Zones LI, GI and DV are to be sited in accordance with the table to this clause.*
- 3. A clearly identifiable, dedicated pedestrian access is to be provided to the main entrance of the building from the street and customer car parking areas.*
- 4. Front facades should be articulated to break up long lengths of blank walls and provide visual interest to the street. Facade treatment should include a combination of the following:*



- a. *setbacks or projections;*
  - b. *changes in height to provide focal features and identify key locations (such as entrances);*
  - c. *the use of a varied palette of materials, finishes and colours within the building design; and*
  - d. *projecting features such as awnings or sun shades.*
5. *Buildings situated on corner lots in Zone LI should be designed to accentuate the corner location with architectural features that create a visual presence at the corner.*
6. *Bin storage areas are to be screened by landscaping and/or fencing to avoid visual impact to the primary street.*

The proposal is for a change of use which, except for signage upgrades, does not propose any changes to the physical exterior of the building. That notwithstanding, the existing approved building generally complies with the relevant setback and building design requirements of this clause.

#### 4.4.7 Clause 5.8.5 – Leisure and Recreation

##### Purpose

Ensure **leisure and recreation** use and development:

- (a) *is established in appropriate locations to meet the needs of users;*
- (b) *provides convenient vehicle **access** and does not interfere with the safe or efficient operation of the local road and footpath network;*
- (c) *incorporates appropriate building and landscape design to ensure that there is no unreasonable loss of **amenity** for adjoining and nearby property; and*
- (d) *is operated to be considerate of the **amenity** of adjoining and nearby property.*

##### Administration

1. *The consent authority may **consent** to a **leisure and recreation** use or development that is not in accordance with sub-clauses 2-6 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, nature, scale and impact on surrounding **amenity**.*

Requirements

2. *The use or development is suitable to meet the needs of users, having regard to the scale and nature of the use.*
3. *Any mechanical plant and equipment and storage areas associated with the use are designed and screened to minimise adverse **amenity** impacts when viewed from adjoining streets and on adjoining properties.*
4. *Any structure associated with the use does not result in a significant loss of **amenity** for surrounding development, having regard to:*
  - (a) *the extent and duration of lighting and overshadowing;*
  - (b) *privacy and overlooking impacts; and*
  - (c) *the scale of the structure relative to its surroundings.*

No new structures are proposed as part of this development application. The proposed bouldering and climbing gym will be contained within the existing building.

5. *Demonstrate that the surrounding road network is capable of accommodating the additional traffic generated without adverse impacts.*

The proposal is for a change of use within an existing building with no new floor area is proposed. For the reasons provided in **Section 4.5.2** of this report, there is not anticipated to be any crossover in peak periods which would meaningfully impact on the traffic network.

6. *The operation of the use or development must take into account the **amenity** of the surrounding locality having regard to:*
  - (a) *hours of operation;*
  - (b) *maximum capacity of patrons; and*
  - (c) *any other relevant aspects of the day-to-day operations of the use or development.*

The site is located within an industrial area and is more than 100m to the closest residential development in Ludmilla separated by the Stuart Highway. Peak periods for the proposed bouldering and climbing gym will generally occur outside of standard industrial business hours. Accordingly, there is no anticipated impact to amenity on the surrounding locality.

## 5.0 Section 46(3)(b) – Interim Development Control Order

There are no Interim Development Control Orders currently applicable to the subject land.

## 6.0 Section 46(3)(c) – Environmental Protection Act, Waste Management and Pollution Control Act

Formal consideration under the *Northern Territory Environmental Protection Act 2019* is not required and the proponent is aware of their environmental obligations under the *Waste Management and Pollution Control Act 1998*.

## 7.0 Section 46(3)(d) – Merits of Proposed Development

The proposed bouldering and climbing gym has merit in that it will provide a new form of recreational offering to the Darwin community in a location that is well connected to Darwin, Palmerston and Casuarina via the Stuart Highway and Bagot Road. Furthermore, the proposal is consistent with the objective of the Darwin Inner Suburb Area Plan of transitioning the Woolner industrial area into a service commercial precinct.

## 8.0 Section 46(3)(e) – Subject Land, Suitability of Development and Effect on Other Land

**Section 2** of this report detail the subject land and its locality, and **Section 4** considers the potential impact on surrounding land. Given the nature of the subject land and surrounding locality, the proposed development is considered suitable.

## 9.0 Section 46(3)(f) – Public Facilities and Open Space

The proposal is not required by the Scheme to provide any additional public facilities or public open space.

## 10.0 Section 46(3)(g) – Public Utilities and Infrastructure

The site is connected to reticulated power, water and sewer services which will support the proposed bouldering and climbing gym.

## 11.0 Section 46(3)(h) – Impact on Amenity

Amenity is defined in **Schedule 2** of the Scheme as *any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable*. The site is located within an industrial area and is more than 100 metres to the closest residential development in Ludmilla separated by the Stuart Highway.

Peak periods for the proposed bouldering and climbing gym will generally occur outside of standard industrial business hours. Accordingly, there is no anticipated impact to amenity on the surrounding locality.

## **12.0 Section 46(3)(j) – Benefit/Detriment to Public Interest**

**Section 51** of the Act requires the consent authority to consider whether the proposal is in the public interest with specific consideration given to (where relevant) how the application addresses community safety through crime prevention principles in design, water safety, and access for persons with disabilities. The proposed development will not compromise CPTED design principles, water safety or access.

## **13.0 Section 46(3)(ja) – Restricted Water Extraction Areas**

The proposal is not for the subdivision or consolidation of land. Accordingly, **Section 46(3)(ja)** is not applicable.

## **14.0 Section 46(3)(k) – Compliance with the Building Act**

The application does not comprise any form of subdivision. Accordingly, **Section 46(3)(k)** is not applicable.

## **15.0 Section 46(3)(l) – Development of Scheme Land**

The application does not propose the subdivision of land under a unit titles scheme. Accordingly, **Section 46(3)(l)** is not applicable.

## **16.0 Conclusion**

The proposal is for a change of use from warehouse and showroom sales to leisure and recreation (bouldering and climbing gym) at 2 Snell Street, Woolner (Lot 6844 Town of Darwin). The proposed bouldering and climbing gym will occupy a portion of the existing building on site which is currently exclusively occupied by a furniture showroom (Fantastic Furniture).

The site is located within Zone GI (General Industry) of the Scheme where leisure and recreation is Impact Assessable pursuant to **Clause 1.8(c)(i)**.

This application has been prepared in accordance with **Section 46(3)** of the Act and includes an assessment of the proposal against the Scheme. The proposal:

- is not subject to assessment against any Overlays;

- is consistent with the Darwin Regional Land Use Plan and the Darwin Inner Suburbs Area Plan, particularly in meeting the objective to transition the Woolner industrial area into a service commercial precinct;
- is generally consistent with the zone purpose and zone outcomes of Zone GI; and
- with the exception of replaced signage, will not impact on the appearance of the building from the street and will not result in an increase of floor area.

For the reasons detailed above, the proposal will not impact on the amenity of the immediate and surrounding locality and will not be of detriment to the public interest.



**Brad Cunnington**  
Cunnington Rosse Town Planning and Consulting

# GECKO CLIMBING

## LOT 6844 (2) SNELL STREET, WOOLNER, NT 0820

DRAWING REGISTER		
SHEET NO.	SHEET NAME	REV NO.
A0-00	COVER PAGE	A
A0-01	LOCALITY MAP	A
A0-02	SITE PLAN	B
A0-03	DEMOLITION PLAN	A
A0-04	DEMOLITION SECTION	A
A0-05	CEILING DEMOLITION PLAN	A
A0-06	OVERALL TENANCY PLAN	A
A0-07	SET OUT PLAN	B
A0-08	ENLARGED AMENITIES SET OUT PLAN	A
A0-09	AREA CALCULATION PLAN	A

A1-04	EXTERNAL ELEVATIONS	A
A1-06	SECTIONS A - B	A

A2-03	INTERNAL ELEVATIONS	A
A2-04	INTERNAL ELEVATION 2	A

Grand total: 14



VIEW FROM SNELL STREET



INTERNAL VIEW



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No.	Description	Date
A	Preliminary	5.11.24

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**PROJECT CONSULTANTS**

- BUILDING CERTIFIER
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- HYDRAULIC ENGINEER
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- ELECTRICAL ENGINEER



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PROJECT TITLE:  
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LOT 6844 (2) SNELL STREET, WOOLNER, NT 0820

**PRELIMINARY**

DRAWING TITLE:  
**COVER PAGE**

PROJECT No: GD-687	DATE: 21/10/24
<b>A0-00</b>	DESIGNED:
REVISION:	DRAWN:
<b>A</b>	SCALE: @A1

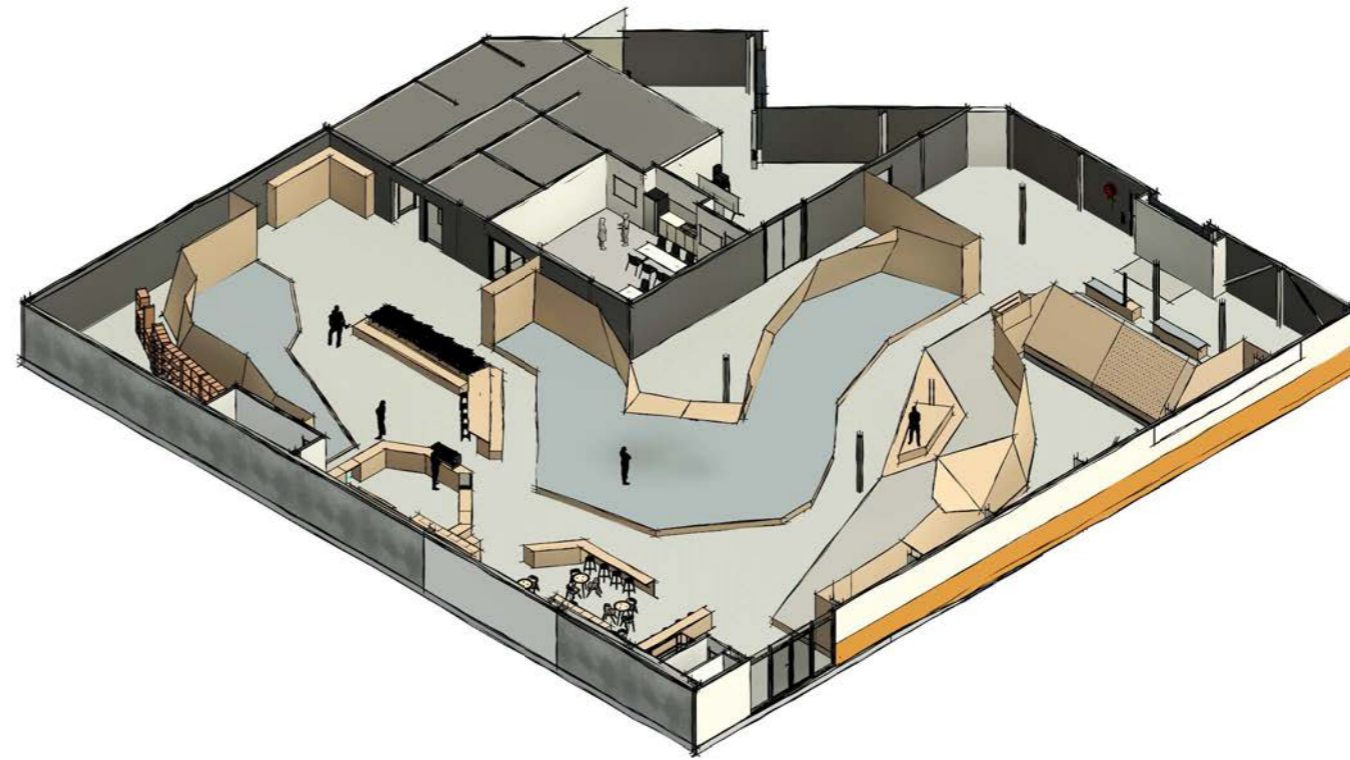
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**LOCALITY MAP**  
N.T.S.



**3D ISO**



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A	Preliminary	5.11.24

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**PRELIMINARY**

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PROJECT TITLE:  
**GECKO CLIMBING**

LOT 6844 (2) SNELL STREET,  
WOOLNER, NT 0820      CLIENT  
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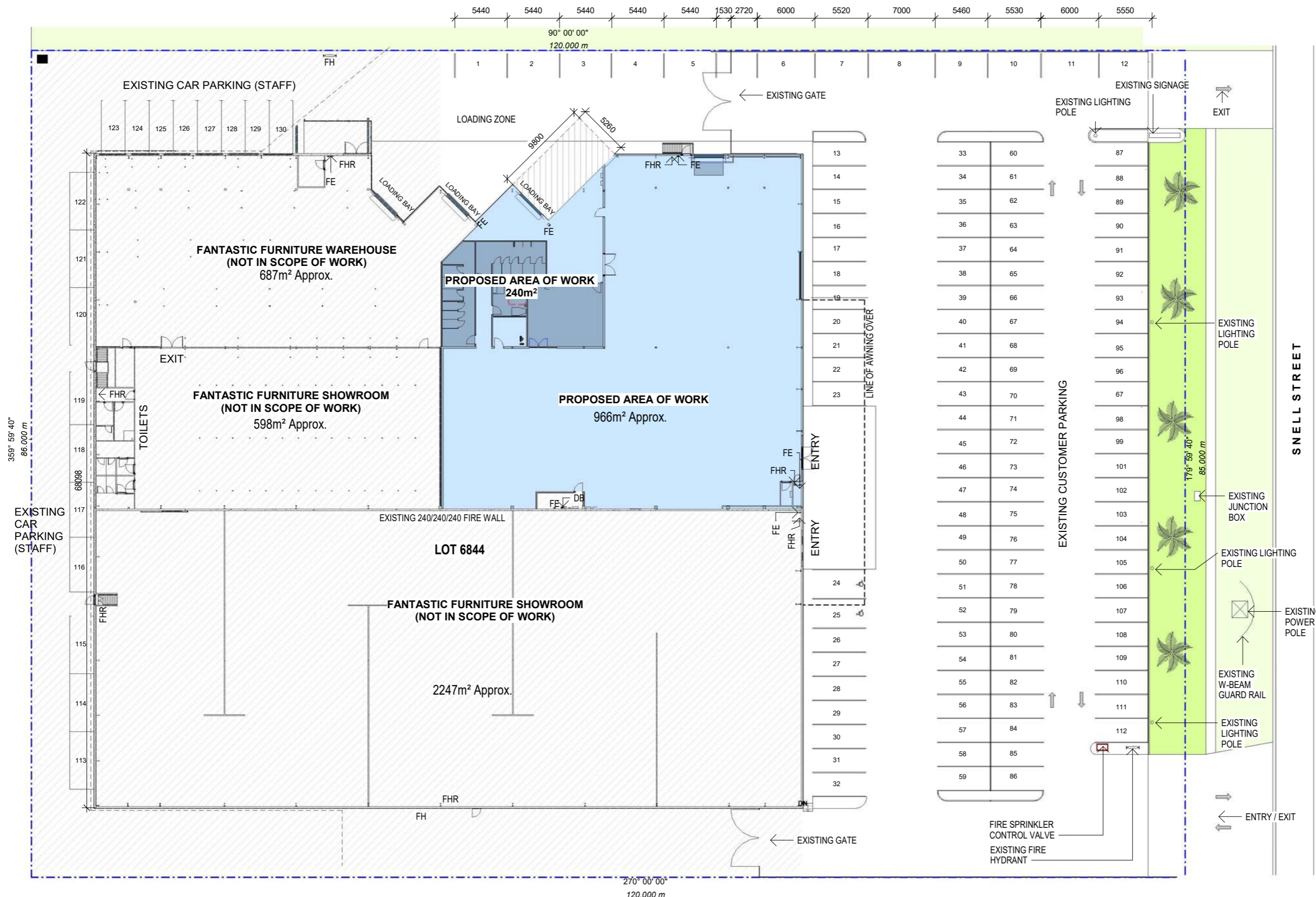
DRAWING TITLE:  
**LOCALITY MAP**

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ASPIRE

DRAWING No: GD-697	DATE: 21/10/24
<b>A0-01</b>	DRAWN:
REVISION:	SCALE: 1:75 @ A1.
<b>A</b>	

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DATE/TIME STAMP: 10/17/2024 9:23:35 AM



**OVERALL SITE PLAN**

1: 200



LEGEND	
DB	MAIN DISTRIBUTION BOARD. REFER TO ELECTRICAL DRAWINGS
FHR	FIRE HOSE REEL TO COMPLY WITH AS 2441. REFER TO HYDRAULIC DRAWINGS
FE	FE- DENOTES LOCATION OF PORTABLE FIRE EXTINGUISHER TO COMPLY WITH AS 2444
	FIRE HYDRANT

No.	Description	Date
B	Preliminary	8.11.24
A	Preliminary	5.11.24

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**PRELIMINARY**

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LOT 6844 (2) SNELL STREET,  
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DRAWING No: GD-697	DATE: 21/10/24
<b>A0-02</b>	DRAWN: SW_IP
REVISION: <b>B</b>	SCALE: As indicated @ A1.

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DATE/TIME STAMP: 10/11/2024 9:24:23 AM





**DEMOLITION PLAN**

1:100

DEMOLITION NOTES	
Number	Note
D1	REMOVE EXISTING AUTO DOORS SYSTEM, DOORS AND MOTOR TO BE RETAINED BY CLIENT
D2	DENOTES AREA OF FLOOR TO BE GROUND AND PREPARED FOR NEW FLOOR FINISH
D3	CUT EXISTING WALL GIRTS TO SUIT NEW OPENING INCLUDING SUPPORT FRAME, REFER TO ENGINEERS DRAWINGS FOR DETAILS
D4	CUT EXISTING WALL GIRTS TO SUIT NEW OPENING INCLUDING SUPPORT FRAME, REFER TO ENGINEERS DRAWINGS FOR DETAILS
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D7	DENOTES CUTTING AND REMOVAL OF EXISTING SLAB TO ALLOW FOR THE INSTALLATION OF NEW CONCRETE SLAB WITH FALL
D8	DEMOLISH AND REMOVAL OF EXISTING WALL FRAMES
D9	DEMOLISH AND REMOVAL OF ENTIRE CEILING GRIDS INCLUDING ALL EXISTING HANGERS LIGHTS AND MECHANICAL COMPONENTS, REFER TO SERVICES FOR MORE DETAIL

**DEMOLITION OF SERVICES NOTE:**  
 BUILDER TO REMOVE, CAP AND TERMINATE ALL SERVICES AS REQUIRED DURING DEMOLITION OF WALLS, SLABS AND CEILINGS. REMOVE ALL REDUNDANT SERVICES AND MAKE GOOD ALL SURFACES. REFER TO SERVICE ENGINEERS DRAWINGS FOR SPECIFIC DEMOLITION ITEMS

**DEMOLITION FLOOR LEGEND**

DENOTES CONCRETE TO BE CUT AND REMOVED TO ALLOW NEW CONCRETE SLAB TO BE INSTALLED WITH FALL

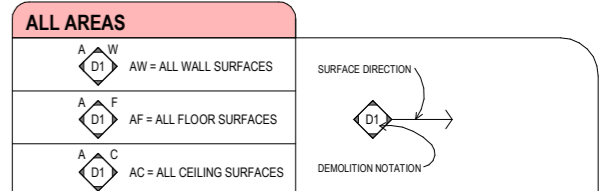
DENOTES FLOOR AREA TO HAVE LIGHT GRINDING AND PREPARATION FOR NEW FLOORING TO MANUFACTURERS SPECIFICATIONS

**DEMOLITION LEGEND:**

ELEMENTS/WALL TO BE DEMOLISHED

EXISTING WALLS (TO REMAIN)

**DIMENSIONS**  
 CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION.



**GENERAL DEMOLITION NOTES (ALL AREAS)**

1. THE BUILDER IS TO REFER TO DEMOLITION NOTATION SYMBOLS ON ALL PLANS, WALL ELEVATIONS AND SECTIONS. DEMOLITION NOTATION SYMBOLS WITH THE FOLLOWING PREFIX INDICATE THE TREATMENT OF ALL SURFACES IN THE IMMEDIATE AREA OR LEVEL.  
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3. THE BUILDER IS TO SUPPORT THE EXISTING STRUCTURE IF REMOVING ANY STRUCTURAL COMPONENT. IF IN DOUBT YOU SHOULD CONTACT THE STRUCTURAL ENGINEER FOR VERIFICATION. ALL DEBRIS TO BE REMOVED FROM SITE U.N.O. DEMOLITION IS TO COMPLY WITH DEPARTMENT OF INDUSTRIES AND BUSINESS SAFETY PLAN AND BULLETIN No 3.11.
4. DEMOLITION TO COMPLY WITH AS 2601, GIVE NOTICE IMMEDIATELY IF ANY HAZARDOUS MATERIALS OR CONDITIONS ARE FOUND. IF ASBESTOS IS FOUND THE BUILDER IS TO NOTIFY THE DEPARTMENT OF WORK HEALTH AND WORK WITHIN THE GUIDELINES FOR ASBESTOS REMOVAL.
5. PROVIDE DUST PROOF SCREENS, BULKHEADS AND COVERS TO PROTECT EXISTING FINISHES AND THE IMMEDIATE ENVIRONMENT FROM DUST AND DEBRIS. PROTECT PROPERTY EITHER ADJACENT OR ON SITE FROM INTERFERENCE OR DAMAGE BY APPROPRIATE MEANS.
6. BUILDER TO PREPARE ALL EXISTING WALL SURFACES TO SUIT APPLICATION OF EITHER APPLIED FINISH OR ADHESIVELY FIXED SKIRTING.
7. BUILDER TO PREPARE ALL RETAINED EXISTING WALL SURFACES FOR PAINTING IN ACCORDANCE WITH DULUX PRODUCT SPECIFICATION AND TECHNICAL DATA SHEETS. ALL DEFECT OR IMPERFECTIONS TO BE REPAIRED.

**RETAINED ITEMS**

1. AUTOMATIC DOOR AND MOTOR TO BE RETAINED AND STORED BY OWNER

**SERVICE LOCATIONS**

No.	Description	Date
A	Preliminary	5.11.24

**REVISIONS**

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PROJECT TITLE:  
**GECKO CLIMBING**

LOT 6844 (2) SNELL STREET, WOOLNER, NT 0820

**FOR CONSTRUCTION**

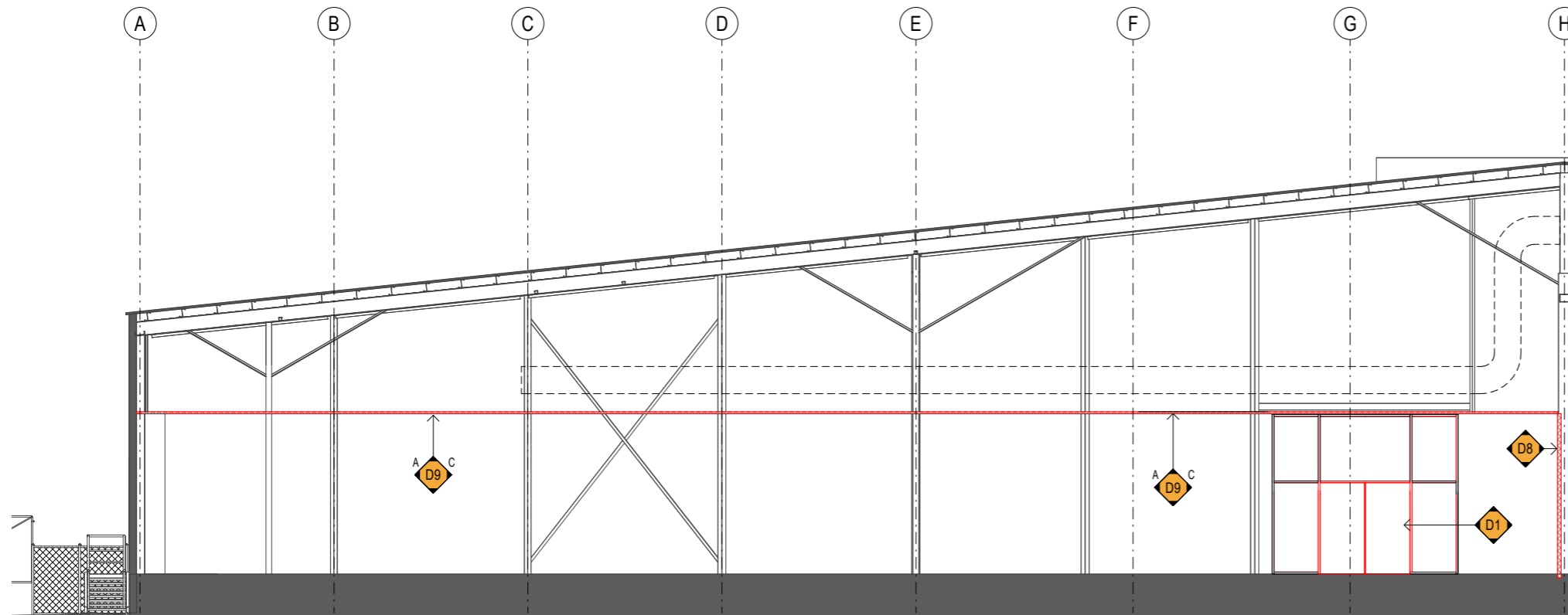
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**DEMOLITION PLAN**

PROJECT No: GD-697	DATE: 21/10/24
<b>A0-03</b>	DRAWN: RP
REVISION:	SCALE: As indicated @ A1
<b>A</b>	

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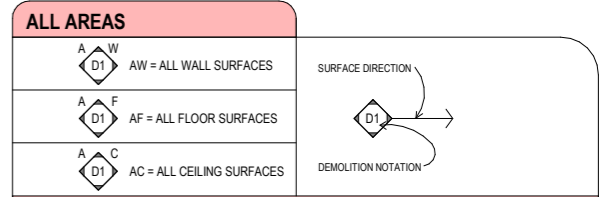
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**DEMOLITION SECTION**

1 : 75

**DEMOLITION OF SERVICES NOTE:**  
 BUILDER TO REMOVE, CAP AND TERMINATE ALL SERVICES AS REQUIRED DURING DEMOLITION OF WALLS, SLABS AND CEILINGS. REMOVE ALL REDUNDANT SERVICES AND MAKE GOOD ALL SURFACES. REFER TO SERVICE ENGINEERS DRAWINGS FOR SPECIFIC DEMOLITION ITEMS

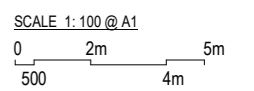


- GENERAL DEMOLITION NOTES (ALL AREAS)**
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  - DEMOLITION TO COMPLY WITH AS 2601. GIVE NOTICE IMMEDIATELY IF ANY HAZARDOUS MATERIALS OR CONDITIONS ARE FOUND. IF ASBESTOS IS FOUND THE BUILDER IS TO NOTIFY THE DEPARTMENT OF WORK HEALTH AND WORK WITHIN THE GUIDELINES FOR ASBESTOS REMOVAL.
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- RETAINED ITEMS**
- AUTOMATIC DOOR AND MOTOR TO BE RETAINED AND STORED BY OWNER
- SERVICE LOCATIONS**

**DIMENSIONS**  
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No.	Description	Date
A	Preliminary	5.11.24
<b>REVISIONS</b>		

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 ELECTRICAL ENGINEER



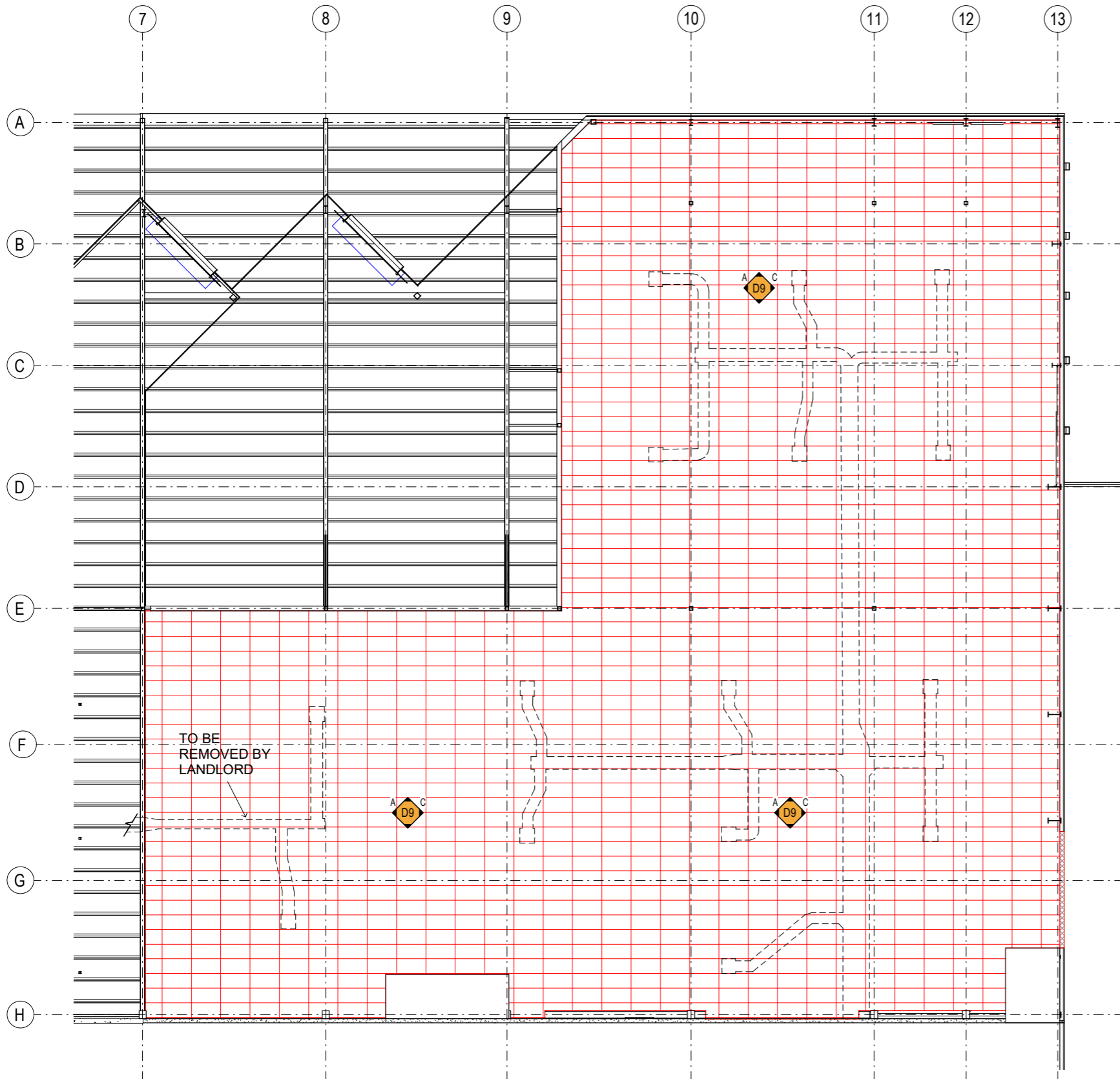
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PROJECT TITLE:  
**GECKO CLIMBING**  
 LOT 6844 (2) SNELL STREET, WOOLNER, NT 0820

**PRELIMINARY**  
 DRAWING TITLE:  
**DEMOLITION SECTION**

PROJECT No: GD-697	DATE: 21/10/24
<b>A0-04</b>	DESIGNER: BG+RP
REVISION: A	DRAWN: BG
	SCALE: As indicated @ A1

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DEMOLITION NOTES	
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**ALL AREAS**

A D1 W	AW = ALL WALL SURFACES	
A D1 F	AF = ALL FLOOR SURFACES	
A D1 C	AC = ALL CEILING SURFACES	

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- THE BUILDER IS TO SUPPORT THE EXISTING STRUCTURE IF REMOVING ANY STRUCTURAL COMPONENT. IF IN DOUBT YOU SHOULD CONTACT THE STRUCTURAL ENGINEER FOR VERIFICATION. ALL DEBRIS TO BE REMOVED FROM SITE U.N.O. DEMOLITION IS TO COMPLY WITH DEPARTMENT OF INDUSTRIES AND BUSINESS SAFETY PLAN AND BULLETIN No 3.11.
- DEMOLITION TO COMPLY WITH AS 2601. GIVE NOTICE IMMEDIATELY IF ANY HAZARDOUS MATERIALS OR CONDITIONS ARE FOUND. IF ASBESTOS IS FOUND THE BUILDER IS TO NOTIFY THE DEPARTMENT OF WORK HEALTH AND WORK WITHIN THE GUIDELINES FOR ASBESTOS REMOVAL.
- PROVIDE DUST PROOF SCREENS, BULKHEADS AND COVERS TO PROTECT EXISTING FINISHES AND THE IMMEDIATE ENVIRONMENT FROM DUST AND DEBRIS. PROTECT PROPERTY EITHER ADJACENT OR ON SITE FROM INTERFERENCE OR DAMAGE BY APPROPRIATE MEANS.
- BUILDER TO PREPARE ALL EXISTING WALL SURFACES TO SUIT APPLICATION OF EITHER APPLIED FINISH OR ADHESIVELY FIXED SKIRTING.
- BUILDER TO PREPARE ALL RETAINED EXISTING WALL SURFACES FOR PAINTING IN ACCORDANCE WITH DULUX PRODUCT SPECIFICATION AND TECHNICAL DATA SHEETS. ALL DEFECT OR IMPERFECTIONS TO BE REPAIRED.

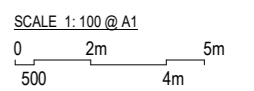
**RETAINED ITEMS**

- AUTOMATIC DOOR AND MOTOR TO BE RETAINED AND STORED BY OWNER

**SERVICE LOCATIONS**

**DIMENSIONS**

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION.



**CEILING DEMOLITION PLAN**  
1:100

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**BUILDER**  
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**PROJECT CONSULTANTS**

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PROJECT TITLE:  
**GECKO CLIMBING**

LOT 6844 (2) SNELL STREET, WOOLNER, NT 0820

**PRELIMINARY**

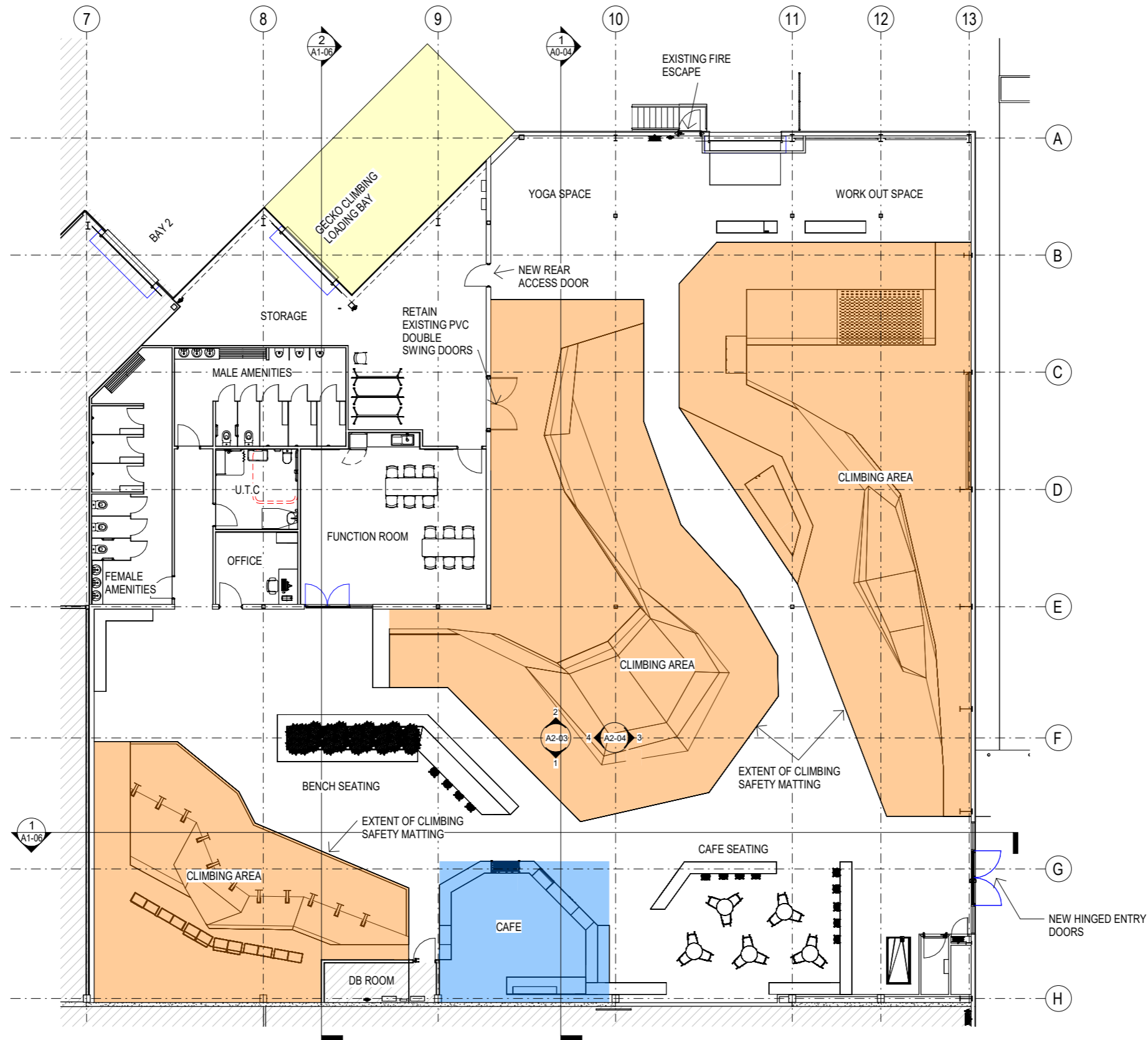
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**CEILING DEMOLITION PLAN**

PROJECT No: GD-697	DATE: 21/10/24
<b>A0-05</b>	DESIGNER: BG+RP
REVISION: <b>A</b>	DRAWN: BG
	SCALE: As indicated @ A1

PRINTED: 11/01/2024 9:26:26 AM

No.	Description	Date
A	Preliminary	5.11.24
<b>REVISIONS</b>		

FILE PATH: C:\GDD\Worksharing\GD-697\GECKO CLIMBING\_2025\_designer\TLV067.rvt



**OVERALL TENANCY PLAN**

1: 100

No.	Description	Date
A	Preliminary	5.11.24

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PROJECT TITLE:  
**GECKO CLIMBING**

LOT 6844 (2) SNELL STREET,  
WOOLNER, NT 0820

CLIENT  
GECKOCLIMB

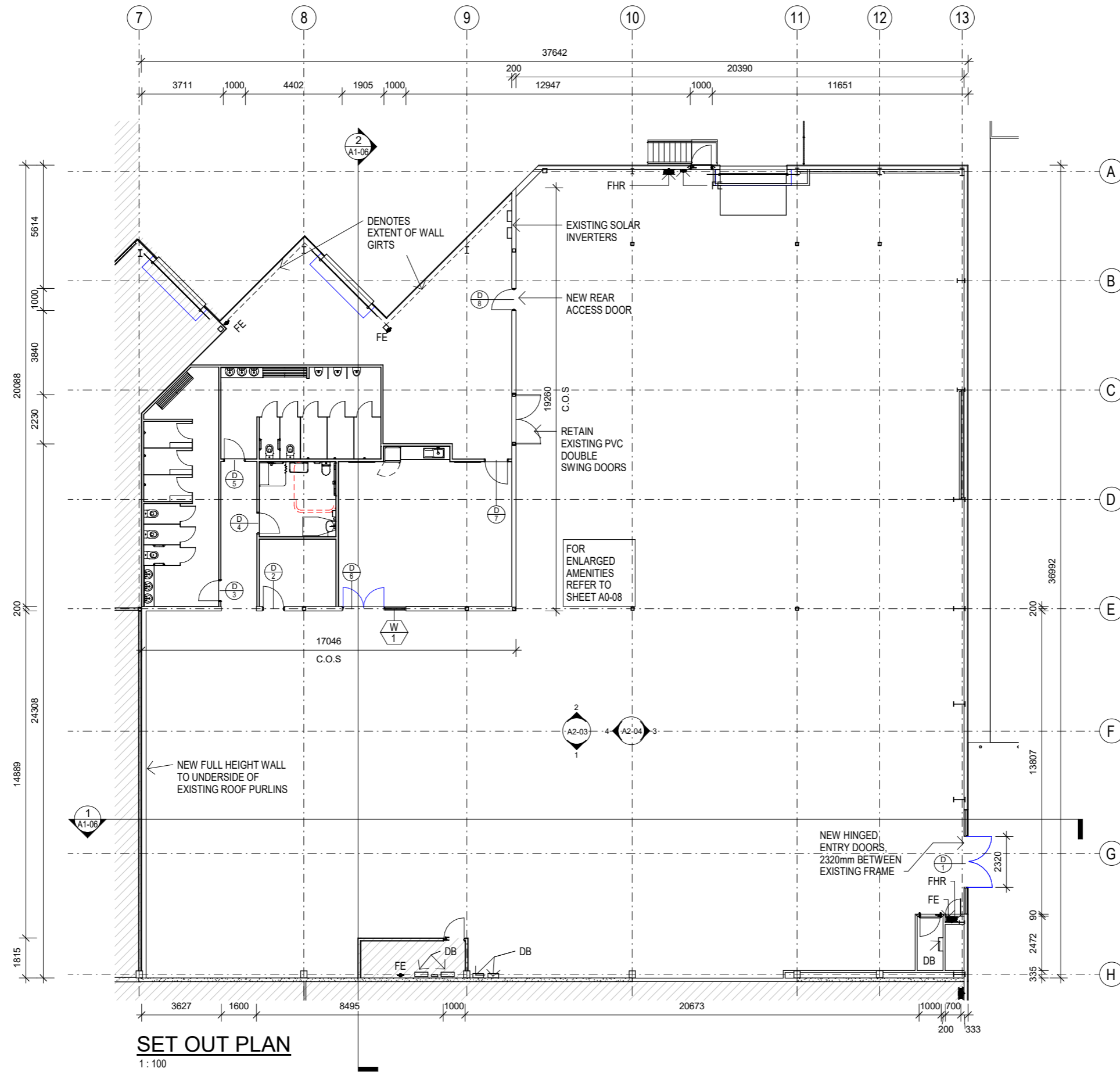
DRAWING TITLE:  
**OVERALL TENANCY PLAN**

BUILDER  
ASPIRE

DRAWING No: GD-697	DATE: 21/10/24
<b>A0-06</b>	DRAWN: JP
REVISION:	SCALE: 1: 100 @ A1.
<b>A</b>	

FILE PATH: C:\GD\Working\GD-697 GECKO CLIMBING\_2025\_designed\1087141

DATE/TIME STAMP: 10/11/2024 9:24:34 AM



**SET OUT PLAN**  
1:100

No.	Description	Date
B	IFC	22.10.24
A	Preliminary	5.11.24

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**PRELIMINARY**



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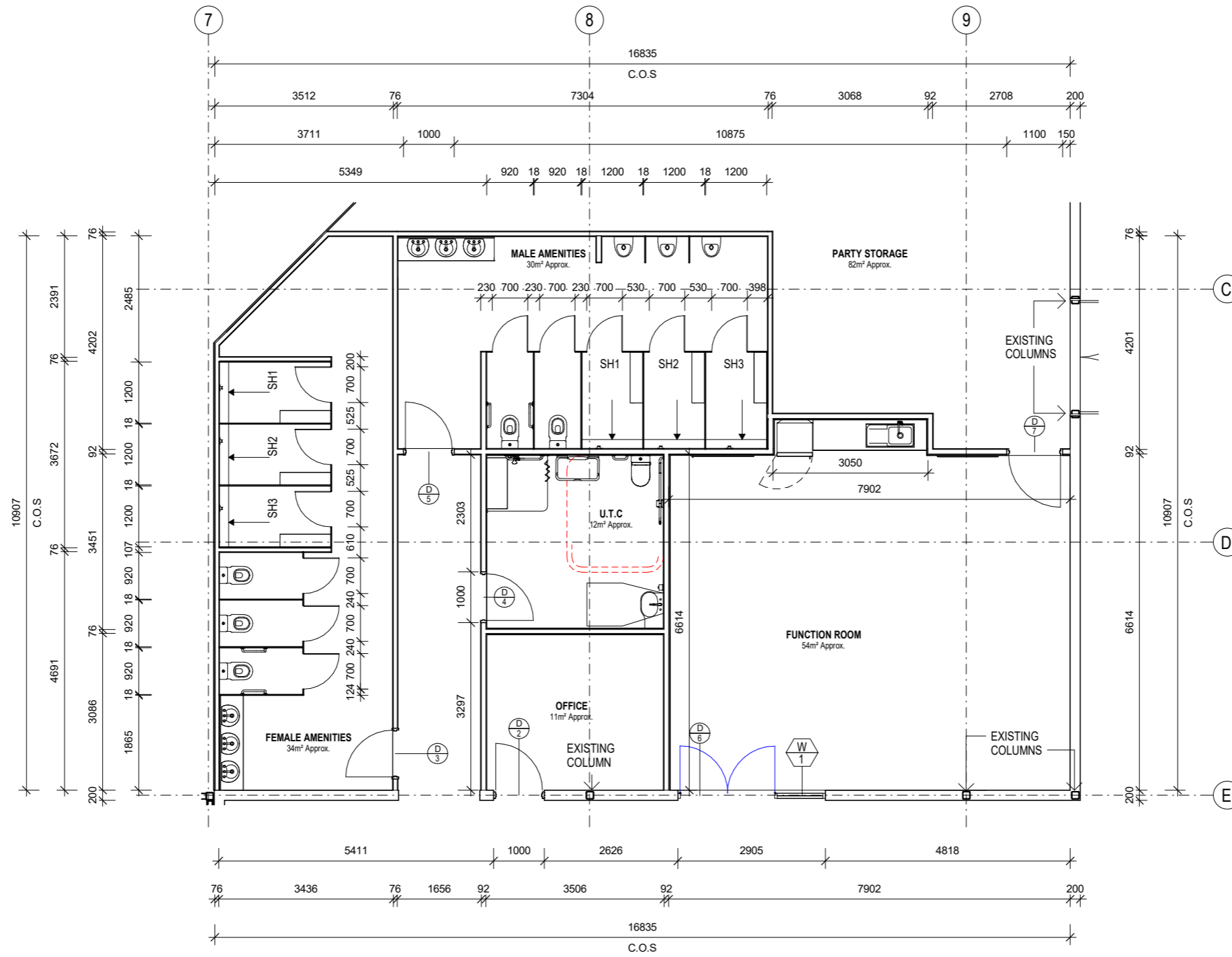


PROJECT TITLE:  
**GECKO CLIMBING**

LOT 6844 (2) SNELL STREET,  
WOOLNER, NT 0820

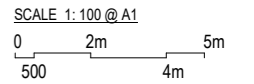
DRAWING TITLE:  
**SET OUT PLAN**

DRAWING No: GD-697	DATE: 21/10/24
<b>A0-07</b>	DRAWN: AT, JP
REVISION:	SCALE: 1:100 @ A1.
<b>B</b>	



**ENLARGED AMENITIES SET OUT PLAN**

1:50



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No.	Description	Date
A	Preliminary	5.11.24
<b>REVISIONS</b>		

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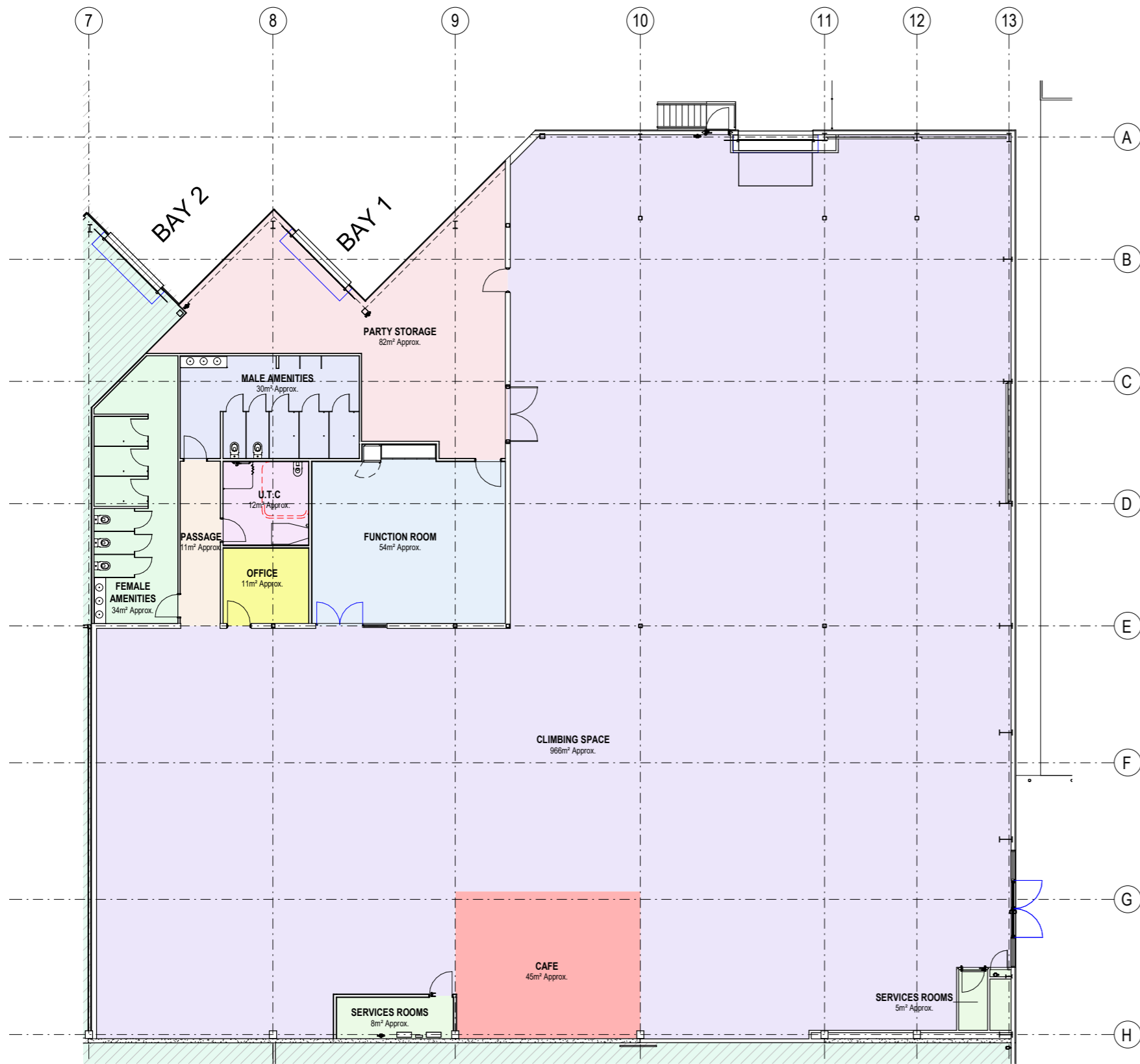


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PROJECT TITLE:  
**GECKO CLIMBING**  
LOT 6844 (2) SNELL STREET, WOOLNER, NT 0820

**PRELIMINARY**  
DRAWING TITLE:  
**ENLARGED AMENITIES SET OUT PLAN**

PROJECT No: GD-687	DATE: 21/10/24
<b>A0-08</b>	DESIGNER: BG+RP
REVISION: <b>A</b>	DRAWN: JP
	SCALE: 1:50 @ A1



Room Schedule	
Room	Area
CAFE	45 m <sup>2</sup>
CLIMBING SPACE	966 m <sup>2</sup>
FEMALE AMENITIES	34 m <sup>2</sup>
FUNCTION ROOM	54 m <sup>2</sup>
MALE AMENITIES	30 m <sup>2</sup>
OFFICE	11 m <sup>2</sup>
PARTY STORAGE	82 m <sup>2</sup>
PASSAGE	11 m <sup>2</sup>
Room	3532 m <sup>2</sup>
SERVICES ROOMS	13 m <sup>2</sup>
U.T.C	12 m <sup>2</sup>
<b>Grand total: 14</b>	<b>4789 m<sup>2</sup></b>

No.	Description	Date
A	Preliminary	5.11.24

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DRAWING TITLE:  
**AREA CALCULATION PLAN**

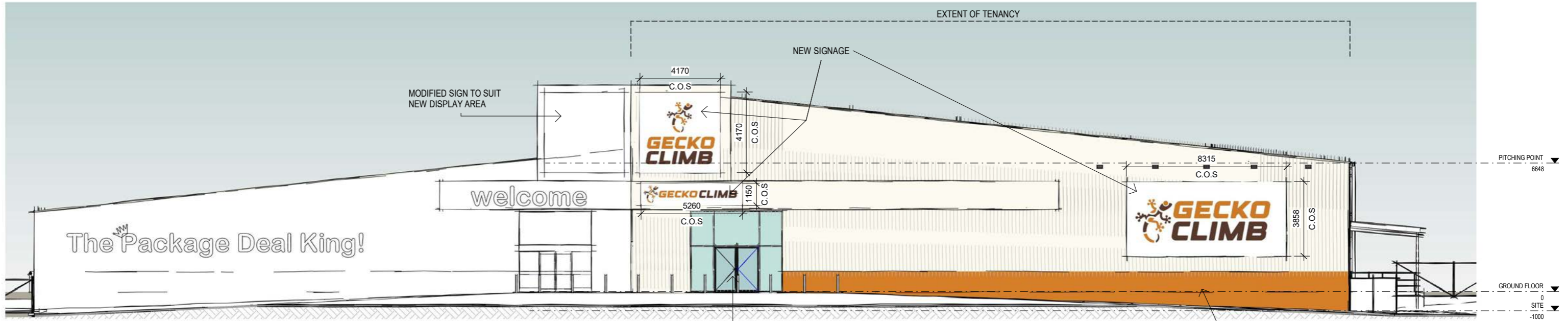
DRAWING No: GD-697	DATE: 21/10/24
<b>A0-09</b>	DRAWN: JP
REVISION:	SCALE: 1:100 @ A1.
<b>A</b>	

**AREA CALCULATION PLAN**

1:100

FILE PATH: C:\GD\Working\GD-697 GECKO CLIMBING\_2024\_design\A1\087141

PLANS TO BE PRINTED IN COLOUR



**EAST ELEVATION**

1:100



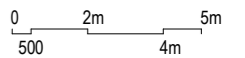
**NORTH ELEVATION**

1:100

**DIMENSIONS**

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SCALE 1:100 @ A1



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No.	Description	Date
A	Preliminary	5.11.24
<b>REVISIONS</b>		

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PROJECT TITLE:  
**GECKO CLIMBING**  
LOT 6844 (2) SNELL STREET, WOOLNER, NT 0820

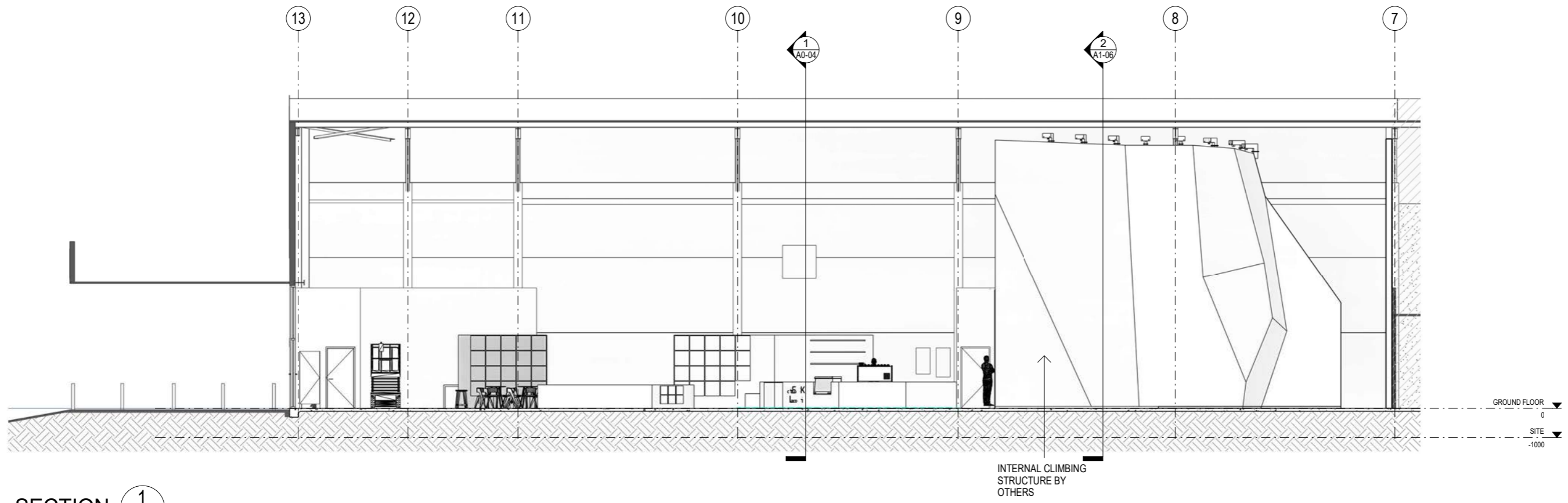
**PRELIMINARY**  
DRAWING TITLE:  
**EXTERNAL ELEVATIONS**

PROJECT No: GD-697	DATE: 21/10/24
<b>A1-04</b>	DESIGNED: WG
REVISION:	DRAWN: JP
<b>A</b>	SCALE: 1:100 @ A1

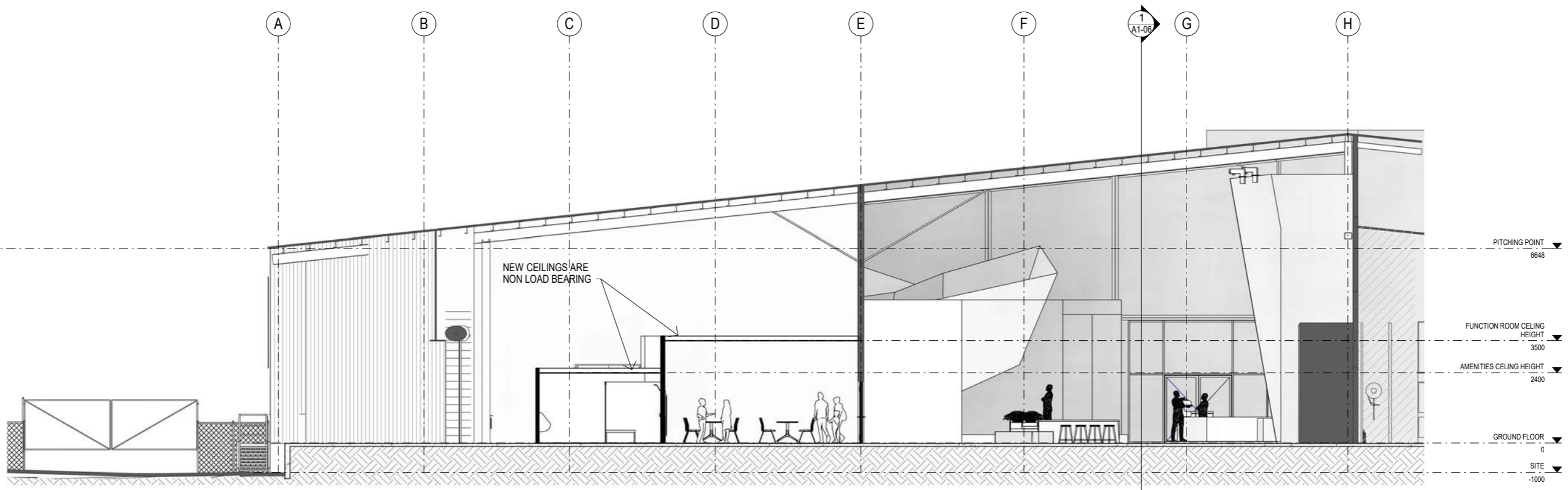
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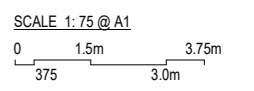
PLANS TO BE PRINTED IN COLOUR



**SECTION 1**  
1:75  
A0-06



**SECTION 2**  
1:75  
A0-06



PRINTED: 11/01/2024 9:25:50 AM

No.	Description	Date
A	Preliminary	5.11.24
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CIVIL ENGINEER  
HYDRAULIC ENGINEER  
MECHANICAL ENGINEER  
ELECTRICAL ENGINEER



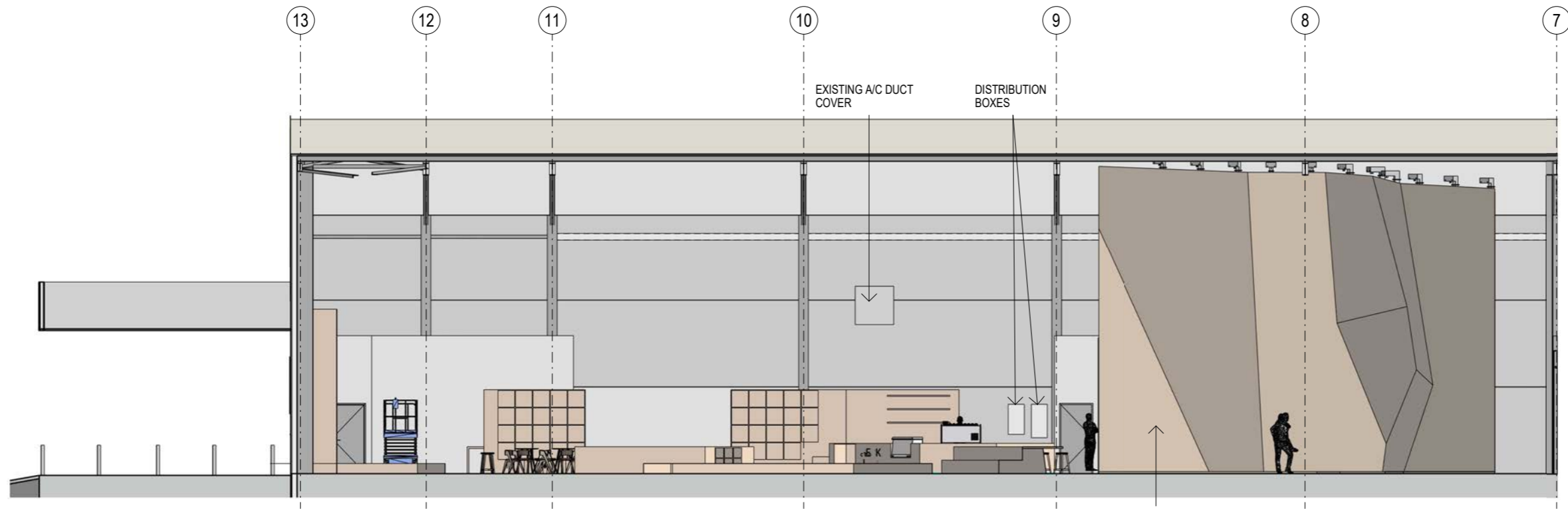
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**PROJECT TITLE:**  
**GECKO CLIMBING**  
LOT 6844 (2) SNELL STREET, WOOLNER, NT 0820

**PRELIMINARY**  
DRAWING TITLE:  
**SECTIONS A - B**

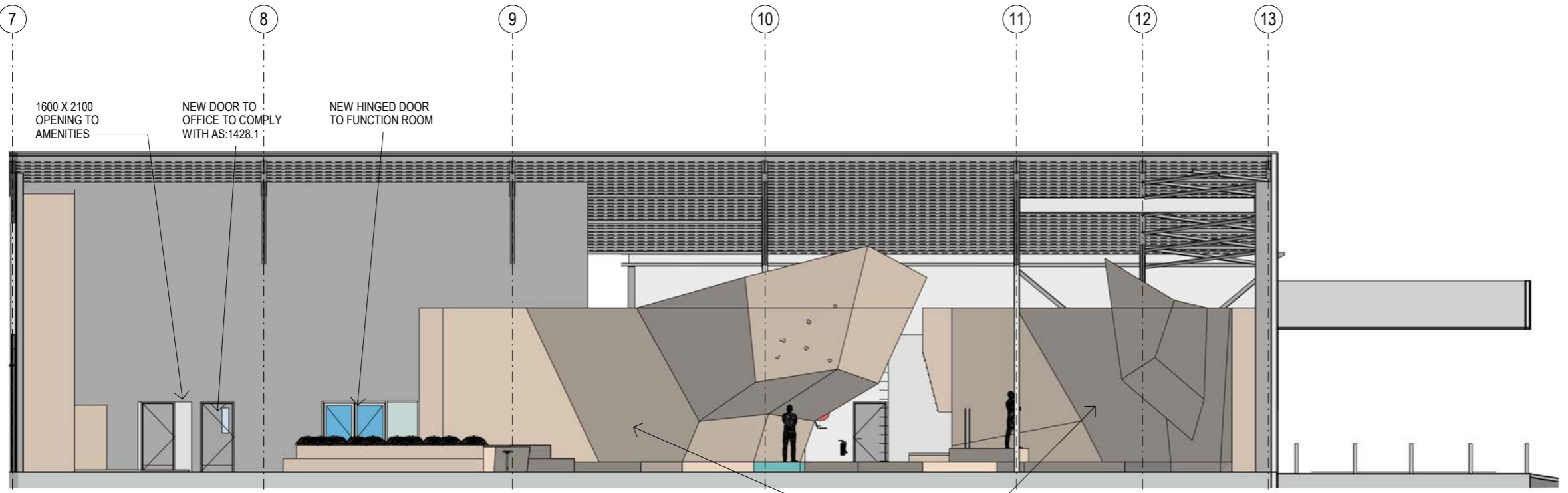
PROJECT No: GD-687	DATE: 21/10/24
<b>A1-06</b>	DESIGNER: BG+RP
REVISION: <b>A</b>	DRAWN: JP
	SCALE: 1:75 @ A1

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**INTERNAL ELEVATION 1**

1:75



**INTERNAL ELEVATION 2**

1:75

No.	Description	Date
A	Preliminary	5.11.24

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**PRELIMINARY**



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PROJECT TITLE:  
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 WOOLNER, NT 0820

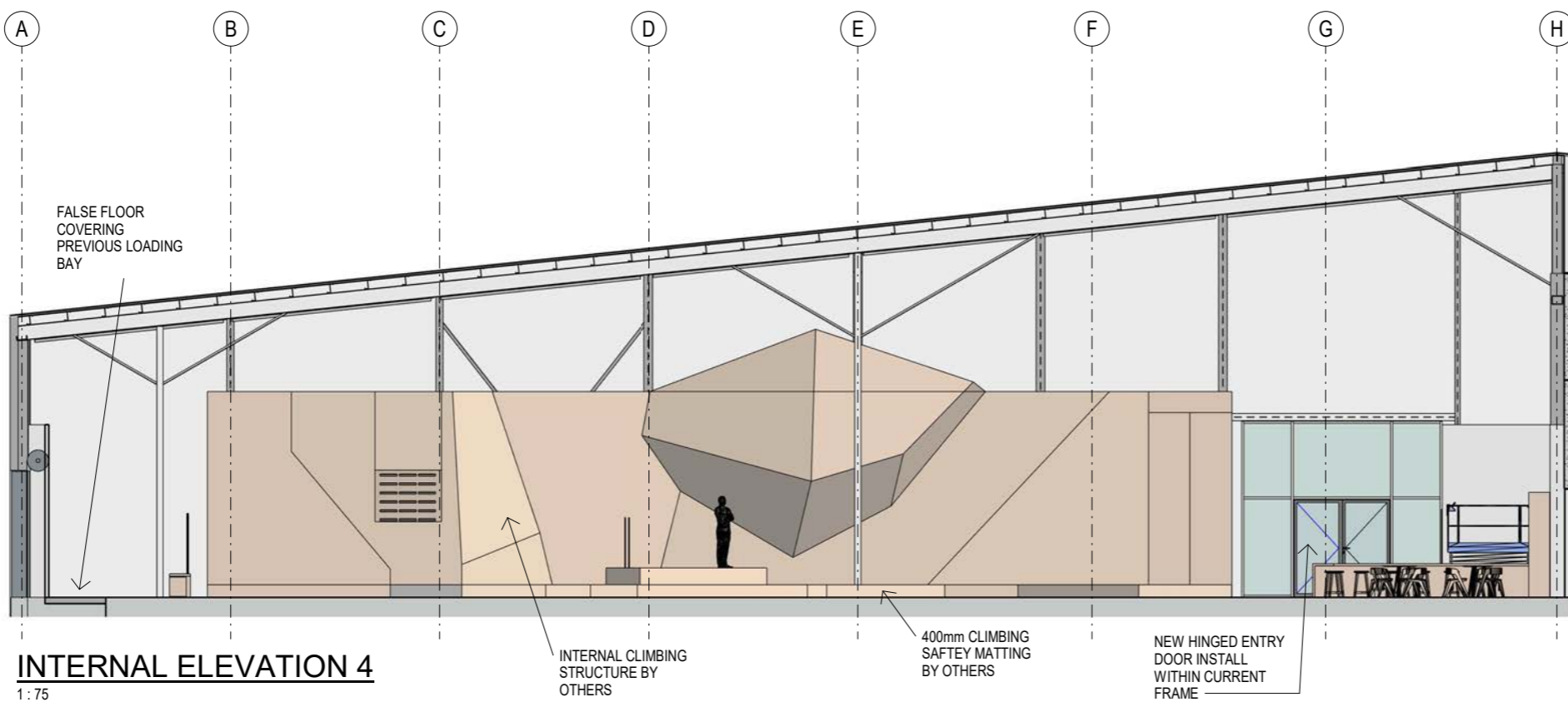
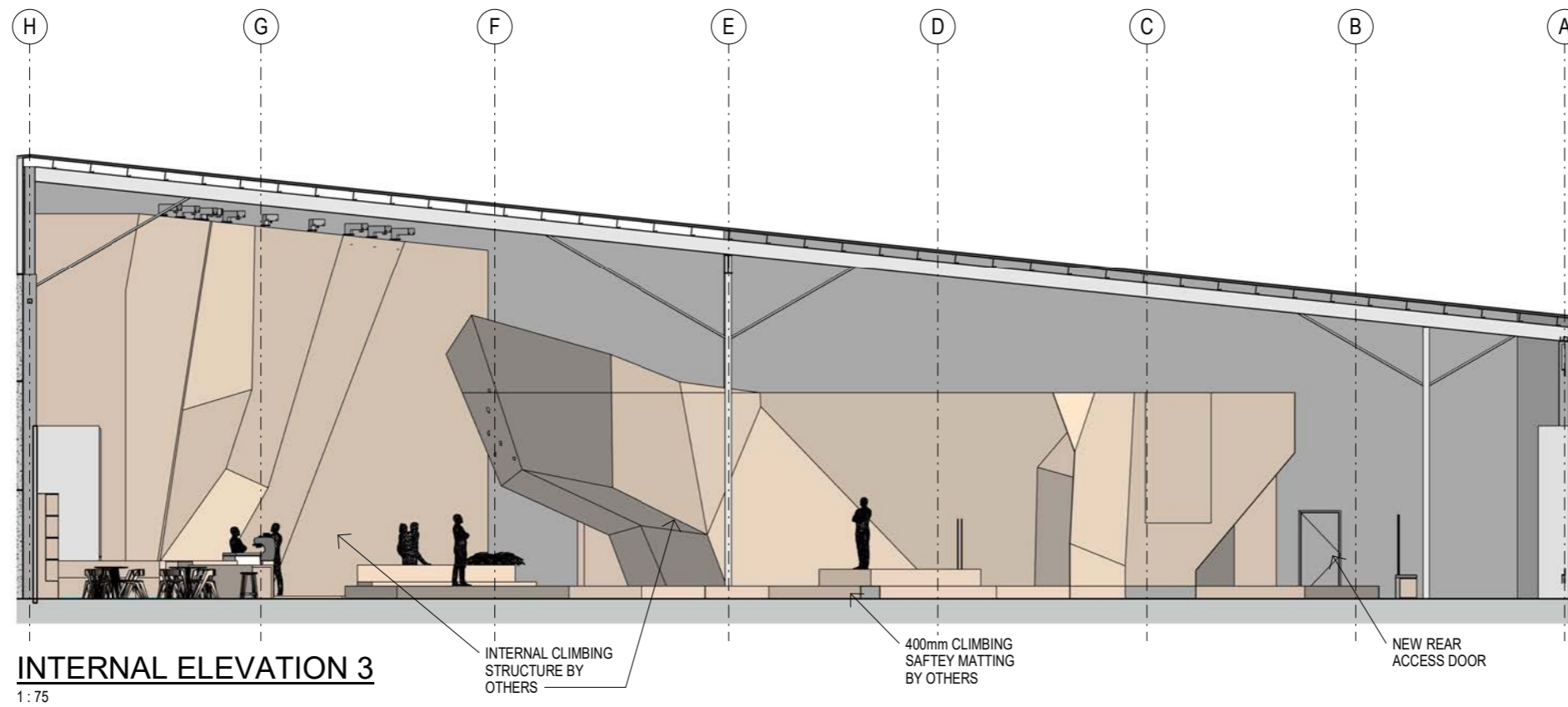
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DRAWING TITLE:  
**INTERNAL ELEVATIONS**

DRAWING No: GD-697	DATE: 21/10/24
<b>A2-03</b>	DRAWN: Author
REVISION:	SCALE: 1:75 @ A1.
<b>A</b>	

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No.	Description	Date
A	Preliminary	5.11.24

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DRAWING TITLE:  
**INTERNAL ELEVATION 2**

DRAWING No: GD-697	DATE: 21/10/24
<b>A2-04</b>	DRAWN: Author
REVISION:	SCALE: 1:75 @ A1.
<b>A</b>	

FILE PATH: C:\GD\Working\GD-697 GECKO CLIMBING\_2025\_design\A1\_V067141

DATE/TIME STAMP: 10/17/2024 9:30:20 AM

**NORTHERN TERRITORY OF AUSTRALIA**

*Planning Act - sections 54 and 55*

**DEVELOPMENT PERMIT**

**DP11/0145**

**DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT**

Lot 06844

Town of Darwin

2 SNELL ST, WOOLNER

**APPROVED PURPOSE**

To use and develop the land for the purpose of change of use of part of an existing warehouse to showroom sales, 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, this permit will lapse two years from the date of issue.



**PETER McQUEEN**  
Delegate  
Development Consent Authority

14/12/2011

# DEVELOPMENT PERMIT

DP11/0145

## SCHEDULE OF CONDITIONS

### GENERAL CONDITIONS:

1. The works carried out under this permit shall be in accordance with drawings numbered 2010/1390/1 to 2010/1390/4 endorsed as forming part of this permit.
2. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity and telecommunications services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time, as determined necessary by the Power and Water Corporation.
3. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
4. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Darwin City Council or the Department of Lands and Planning, as the case may be, to the satisfaction of the consent authority.
5. 'No entry/no exit' signs and arrows directing the internal traffic movement on site shall be provided prior to the augmented showroom sales use operating from the site to the requirements and satisfaction of the consent authority.
6. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Darwin City Council or the Department of Lands and Planning, as the case may be, to the satisfaction of the consent authority.
7. The carparking, access aisle and driveway shown on the endorsed plans must be available at all times for the exclusive use of the occupants of the development and their visitors.
8. Before the use/ occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
9. 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.
10. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
11. Where unfenced, the Stuart Highway frontage is to be appropriately fenced in accordance with the Department of Lands and Planning standards and requirements to the satisfaction of the consent authority.

12. No goods are to be stored or left exposed outside the building(s) so as to be visible from any public street
13. All proposed work (including provision of services) within, or impacting upon the Stuart Highway Road reserve shall be designed, supervised and certified on completion by a practicing and registered Civil Engineer, and shall be in accordance with the standards and specifications of the Chief Executive, Department of Lands and Planning. Design drawings must be submitted to the Director, Road network Division for Road Agency Approval, and no works are to commence prior to gaining approval.

**NOTES:**

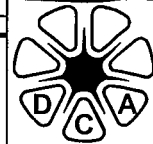
1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. Notwithstanding the approved plans, all signage is subject to (insert name) Council approval, at no cost to Council.
3. Any floodlighting or security lighting provided on the site is to be shielded in a manner to prevent the lighting being noticeable or causing nuisance to Stuart Highway or Bagot Road traffic.
4. A 'Permit to Work Within a Road Reserve' may be required from Darwin City Council and/ or the Department of Lands and Planning as the case may be before commencement of any work within the road reserve.
5. The finish of any Prime Identification sign, if erected, shall be such that, if illuminated, day and night readability is the same and is of constant display (i.e. not flashing or of variable message). The sign shall be positioned:

- (a) so as not to create sun or headlight reflection to motorists; and
- (b) be located entirely (including foundation and aurally) with the subject lot.

Advertising signage, either permanent or temporary i.e. 'A' frame, vehicle or trailer mounted etcetera shall not be erected or located within the Stuart Highway Road road reserve.

# *Development Consent Authority*

Northern Territory



GPO BOX 1680  
DARWIN NT 0801

Telephone No: (08) 8999 6044  
Facsimile No: (08) 8999 6055

In reply please quote: PA2010/1390  
HS : MCR

Ms June D'Rozario  
June D'Rozario and Associates Pty Ltd  
GPO Box 780  
DARWIN NT 0801

Dear Ms D'Rozario

## **NOTICE OF CONSENT (SECTION 53B OF THE *PLANNING ACT*) LOT 6844 (2) SNELL STREET, TOWN OF DARWIN**

The Development Consent Authority has determined, in accordance with section 53(a) of the *Planning Act*, to grant consent to the proposal to use and develop the abovementioned land for the purpose of change in use of part of an existing warehouse to showroom sales, subject to the conditions specified on the attached Development Permit DP11/0145.

### Reasons for the Determination

1. The proposal is an argumentation of the existing use of the site. The showroom sales and warehouse use is considered to be consistent with the character of both the existing development of the subject site and surrounding area as much of the surrounding area contains similar land uses and building types.
2. In respect to car parking numbers it has been assessed that based on the land use, the development satisfies the empirical demand for car parking on site and a reduction in car parking requirements is supported under Clause 6.5.2 (Reduction in Parking Requirements).

### Right of Appeal

Applicants are advised that a right of appeal to the Appeals Tribunal exists under Part 9 of the *Planning Act*. An appeal under section 114 against a determination of a development application must be made within 28 days of the service of this notice.

The Registrar of the Appeals Tribunal can provide information regarding the Notice of Appeal form and fees payable. The address for lodgement of a Notice of Appeal is: The Registrar, Appeals Tribunal, GPO Box 2014, DARWIN NT 0801 or Level 1, Cnr Cavenagh and Bennett Street, Darwin NT 0800 (Telephone: 08 8999 5001 or Facsimile 08 8999 5005).

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 7867.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Peter McQueen', with a long horizontal flourish extending to the right.

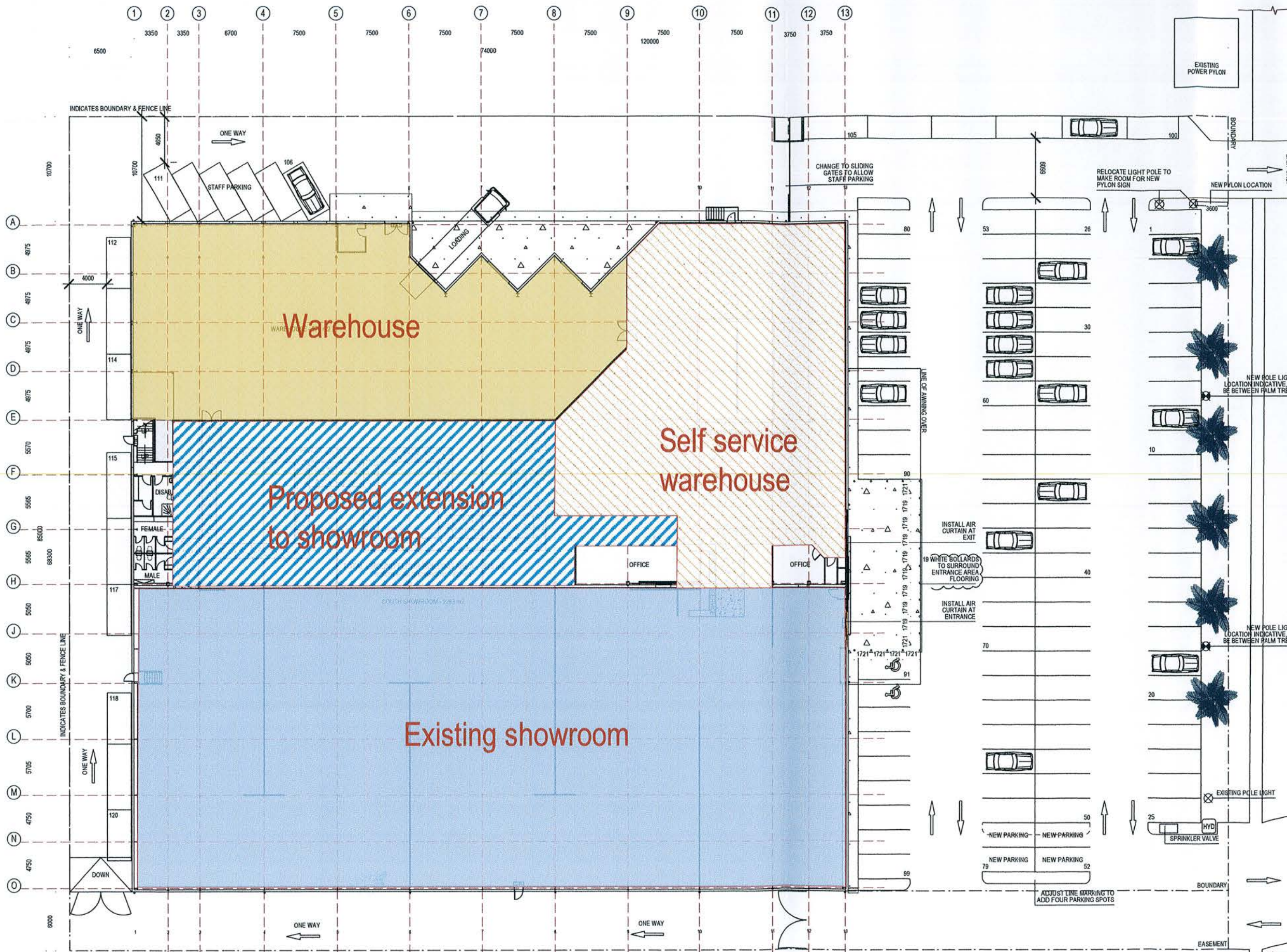
**PETER MCQUEEN**  
Delegate

14/12/2011

Attachment

Cc Darwin City Council





**LEGEND:**

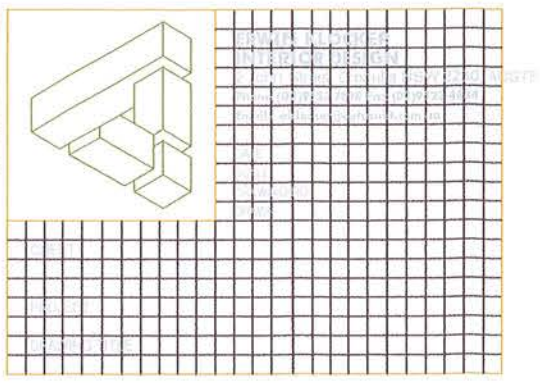
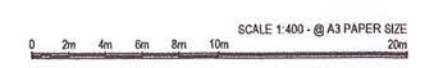
- Existing external concrete finish walk areas
- Existing painted concrete finish to be maintained as existing
- Existing painted concrete finish, apply new coat, colour to be nominated
- Vinyl walkway
- Existing Car Park light fitted on approximately 6m tall galvanised pole. Light fitting to be replaced with LPA Pro A400 MH - 400 W fitting.
- New galvanised pole to match existing with LPA Pro A400 MH - 400 W fitting. Include trench to provide power and connect to external timer circuit.

Showroom Area - 2890 m<sup>2</sup>  
 Warehouse & Amenities Area - 931 m<sup>2</sup>  
 Self Service Warehouse Area - 1054 m<sup>2</sup>  
 TOTAL GROUND FLOOR BUILDING AREA - 4875 m<sup>2</sup>  
 MEZZANINE STAFF ROOM & PLANT ROOM - 43 m<sup>2</sup>  
 TOTAL LAND AREA - 9480 m<sup>2</sup>

**SNELL STREET**

This is the drawing referred to in Development Permit No. DP11/0145 issued by the Development Consent Authority on 14.2.2011.

*[Signature]*  
 Delegate of Authority



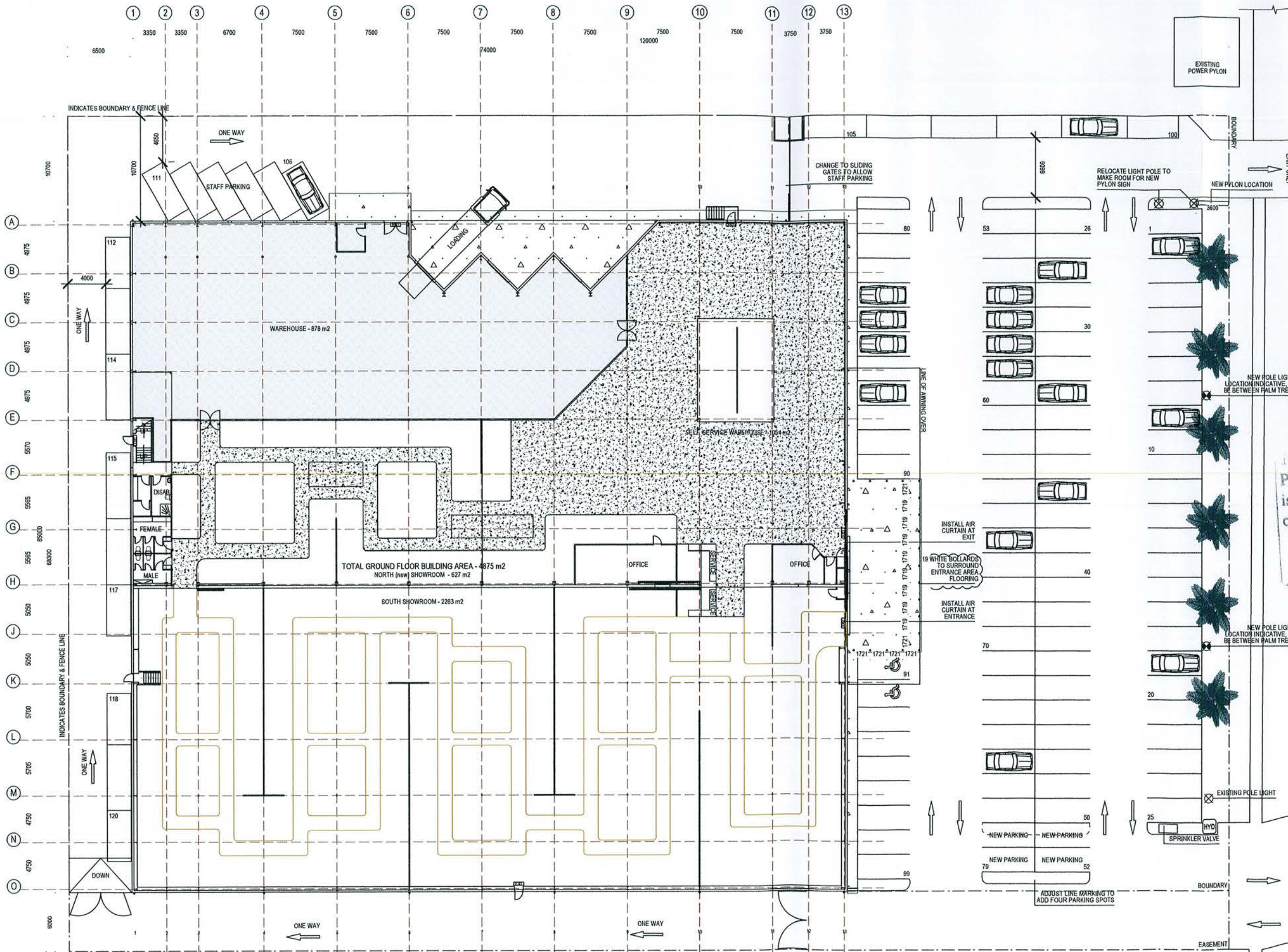
**REVISIONS:**

DATE	ISSUE	DESCRIPTION
18.10.2010	5	Clean copy of issue 4 working drawings
25.11.2010	6	Adjusted driving direction
31.01.2011	7	Changes to car park

- NOTES:**
- This is a concept drawing only. Compliance with BCA, applicable laws, rules and regulations is the client's and contractors responsibility. All work to be carried out by suitably qualified persons only.
  - Check all measurements on site prior to commencing any works.
  - All works are landlord works unless noted otherwise.

**LOT 6844 - PROPOSED FLOOR SPACE**

*Drawing number 2010/139/011*



- LEGEND:**
- Existing external concrete finish walk areas
  - Existing painted concrete finish to be maintained as existing
  - Existing painted concrete finish, apply new coat, colour to be nominated
  - Vinyl walkway
  - Existing Car Park light fitted on approximately 6m tall galvanised pole. Light fitting to be replaced with LPA Pro A400 MH - 400 W fitting.
  - New galvanised pole to match existing with LPA Pro A400 MH - 400 W fitting. Include trench to provide power and connect to external timer circuit.

Showroom Area - 2890 m2  
 Warehouse & Amenities Area - 931 m2  
 Self Service Warehouse Area - 1054 m2  
**TOTAL GROUND FLOOR BUILDING AREA - 4875 m2**  
 MEZZANINE STAFF ROOM & PLANT ROOM - 43 m2  
**TOTAL LAND AREA - 9480 m2**

This drawing referred to in Development Permit No. **DP11/P145** issued by the Development Consent Authority on **4.2.2011**

*[Signature]*  
 Delegate of Authority

SCALE 1:400 - @ A3 PAPER SIZE  
 0 2m 4m 6m 8m 10m 20m



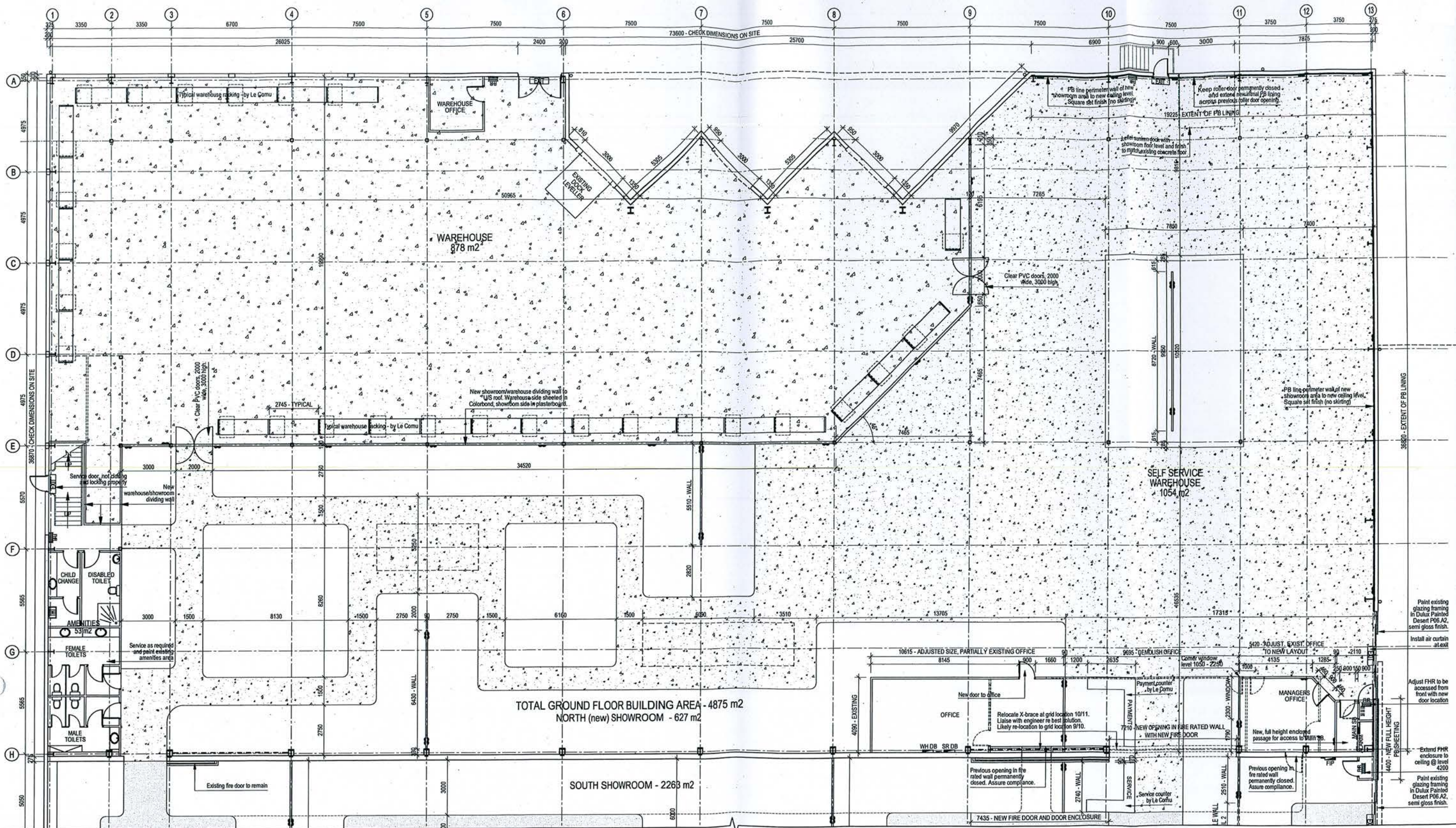
**REVISIONS:**

DATE	ISSUE	DESCRIPTION
18.10.2010	5	Clean copy of issue 4 working drawings
25.11.2010	6	Adjusted driving direction
31.01.2011	7	Changes to car park

- NOTES:**
- This is a concept drawing only. Compliance with BCA, applicable laws, rules and regulations is the client's and contractors responsibility. All work to be carried out by suitably qualified persons only.
  - Check all measurements on site prior to commencing any works.
  - All works are landlord works unless noted otherwise.

**SITE PLAN - 1:200 - ISSUE 7 - 31.01.2011**

*Drawing number: 2010/1390/2*



- LEGEND:**
- Existing painted concrete finish, apply new coat in colour to be nominated.
  - Existing painted concrete finish - warehouse to remain as existing
  - Existing and new vinyl walkway
  - Demolition
  - Electrical Boards
  - Emergency exit signage - assure BCA compliance
  - New double GPO, centrally switched, 100mm from FFL unless noted otherwise for new partitions and newly lined walls.

This is the drawing referred to in Development Permit No. 2911/0145 issued by the Development Consent Authority on 14.2.2011

*[Signature]*  
 Delegate of Authority

**REVISIONS:**

DATE	ISSUE	DESCRIPTION
18.10.2010	5	Clean copy of Issue 4 working drawings

- NOTES:**
- This is a concept drawing only. Compliance with BCA, applicable laws, rules and regulations is the client's and contractor's responsibility. All work to be carried out by suitably qualified persons only.
  - Check all measurements on site prior to commencing any works.
  - Work to walkway floors and concrete floors as indicated. All other floors by Le Comu. Removal and disposal of existing flooring by landlord.
  - All works are landlord works unless noted otherwise.

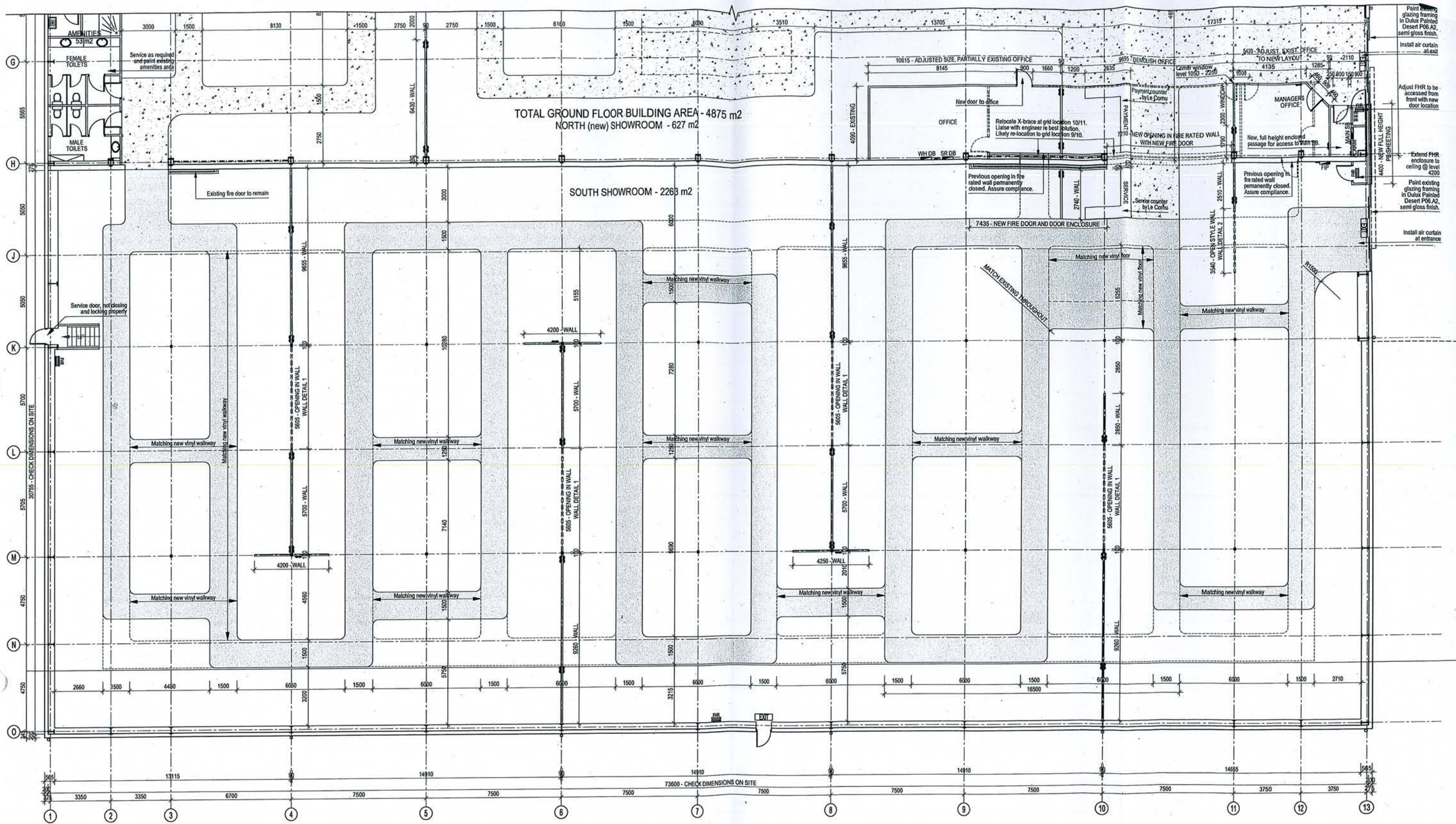


SCALE 1:100 - @ A1 PAPER SIZE  
 0 1m 2m 3m 4m 5m 10m

ERWIN KLOCKER INTERIOR DESIGN 2 John Street, Cronulla NSW 2230 AUSTRALIA Phone (02) 9523 7898 Fax (02) 9523 4684 Email: eklocker@optusnet.com.au	
DATE	10.05.2010
SCALE	1:100
DRAWING NO	LEDAR-1005-1a
DRAWN	EK
CLIENT	FANTASTIC HOLDINGS, 10-28 Biloela Street, Villawood, NSW, 2163 Phone (02) 8717 2600, Fax (02) 8717 2679
PROJECT	Le Comu Renovation 2 Snell Street, Stuart Park, NT 0820
DRAWING TITLE	FLOOR PLAN (Partial North)
ISSUE	ISSUE 5 18.10.2010

**FLOOR PLAN (partial North) - 1:100 - ISSUE 5 - 18.10.2010**

Drawing number: 2010/1390/3



- LEGEND:**
- Existing painted concrete finish, apply new coat in colour to be nominated.
  - Existing and new vinyl walkway
  - Demolition
  - Electrical Boards
  - Emergency exit signage - assume BCA compliance
  - New double GPO, centrally switched, 100mm from FFL, unless noted otherwise for new partitions and newly lined walls.

This is the drawing referred to in Development Permit No. DPA/10145 issued by the Development Consent Authority on 14.2.2011

*[Signature]*  
 Delegate of Authority

**REVISIONS:**

DATE	ISSUE	DESCRIPTION
18.10.2010	5	Clean copy of Issue 4 working drawings

- NOTES:**
- This is a concept drawing only. Compliance with BCA, applicable laws, rules and regulations is the client's and contractor's responsibility. All work to be carried out by suitably qualified persons only.
  - Check all measurements on site prior to commencing any works.
  - Work to walkway floors and concrete floors as indicated. All other floors by Le Comu. Removal and disposal of existing flooring by landlord.
  - Removal of existing showroom partitions by landlord.
  - All works are landlord works unless noted otherwise.



SCALE 1:100 - @ A1 PAPER SIZE  
 0 1m 2m 3m 4m 5m 10m

		<b>ERWIN KLOCKER</b> INTERIOR DESIGN 2 John Street, Darwin, NT 0820, AUSTRALIA Phone (02) 9523 7898 Fax (02) 9523 4684 Email: eklocker@optusnet.com.au	
		DATE	10.05.2010
SCALE	1:100	DRAWING NO	LEDAR-1005-1b
DRAWN	EK		
CLIENT	FANTASTIC HOLDINGS, 10-28 Billepela Street, Villawood, NSW, 2169 Phone (02) 8717 2600, Fax (02) 8717 2679		
PROJECT	Le Comu Renovation, 2 Snell Street, Stuart Park, NT 0820		
DRAWING TITLE	FLOOR PLAN (Partial South)		
ISSUE	5	DATE	18.10.2010

**FLOOR PLAN (partial South) - 1:100 - ISSUE 5 - 18.10.2010**

Drawing number 2010/1390/4

**Date Registered:** 04/07/2023

**Volume 873 Folio 202**

**Duplicate Certificate as to Title issued?** No

## **SEARCH CERTIFICATE**

Lot 6844 Town of Darwin from plan(s) LTO98/056  
Area under title is 1 hectares 200 square metres

**Owner:**

Fannie Bay Investments Pty. Ltd. (ACN 063 776 214)  
of PO Box 99, Parap NT 0804

**Easements:**

Electricity supply easement to Power and Water Corporation  
Sewerage easement to Power and Water Corporation

<b>Registered Date</b>	<b>Dealing Number</b>	<b>Description</b>
24/07/2023	998654	Previous title is <b>Volume 833 Folio 036</b> Lease to Fantastic Furniture Pty Limited - Part Gound & Mezzanine - expiring 31/08/2026
End of Dealings		



NORTHERN TERRITORY OF AUSTRALIA

## Record of Administrative Interests and Information

### Record of Administrative Interests and Information

The information contained in this record of Administrative Interests only relates to the below parcel reference.

**Parcel Reference:** Lot 06844 Town of Darwin plan(s) LTO98/056

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

### Government Land Register

(none found)

### Custodian - Registrar General (+61 8 8999 6252)

#### Current Title

CUFT 873 202 (order 1)

#### Tenure Type

ESTATE IN FEE SIMPLE

#### Tenure Status

Current

#### Area Under Title

1 hectares 200 square metres

#### Owners

Fannie Bay Investments Pty. Ltd. (ACN 063 776 214)  
PO Box 99, Parap NT 0804

#### Easements

Electricity supply easement to Power and Water Corporation  
Sewerage easement to Power and Water Corporation

#### Scheme Name

(none found)

#### Scheme Body Corporate Name

(none found)

#### Reserved Name(s)

(none found)

**Unit Entitlements**

(none found)

**Transfers**

18/04/2000 for \$4,565,000

01/07/1998 for \$925,000

**Tenure Comments**

(none found)

**Historic Titles**

CUFT 833 036 (order 1)

CUFT 833 034 (order 1)

CUFT 729 721 (order 1)

CUFT 652 368 (order 1)

CUFT 626 198 (order 1)

CUFT 595 048 (order 1)

CUFT 594 012 (order 1)

Visit the website [http://www.nt.gov.au/justice/bdm/land\\_title\\_office/](http://www.nt.gov.au/justice/bdm/land_title_office/)

**Custodian - Surveyor General (+61 8 8995 5354)****Address**

2 SNELL ST, WOOLNER

**Survey Plan**

LTO98/056

**Survey Status**

Approved

**Parcel Status**

CURRENT

**Parcel Area**

1 hectares, 200 square metres

**Map Reference**

Code 200 Scale 2500 Sheet 30.24

**Parent Parcels**

Lot 05507 Town of Darwin plan(s) LTO85/027

**Parcel Comments**

(none found)

**Survey Comments**

SUBDN OF LOT 5507.

**Proposed Easements**

Access to Private

**Local Government Area**

DARWIN MUNICIPALITY

**Region**

DARWIN

**Custodian - Valuer General (+61 8 8995 5375)**

**Owner's Last Known Address**

FANNIE BAY INVESTMENTS PTY LTD, PO BOX 99, PARAP NT 0804

**Parcels in Valuation**

Lot 06844 Town of Darwin

**Unimproved Capital Value**

\$1,875,000 on 01/07/2023

\$1,625,000 on 01/07/2020

\$2,325,000 on 01/07/2017

\$2,550,000 on 01/07/2014

\$2,295,000 on 01/07/2011

\$2,149,000 on 01/07/2008

\$1,365,000 on 01/07/2005

\$1,000,000 on 01/07/2002

\$1,000,000 on 01/07/1999

\$714,000 on 01/07/1996

**Custodian - Property Purchasing (+61 8 8999 6886)**

**Acquisitions**

(none found)



**Custodian - Building Advisory Service (+61 8 8999 8965)****Building Control Areas**

BBDAR001 - Building Control Area

DARWIN BUILDING AREA

**Building Permits****Application Number:**

6 of 6

**Description:**

Internal layout alterations to furniture showroom and stockroom

**Number of Residential Units:****Australian Bureau of Statistics Type:**

(none found)

**Building Class:**

Office

Shop

Storage,warehouse,wholesale building

**Area:**

0 square metres

**Certification:**Office - Occupancy Permit - *issued on 01/12/2022*Shop - Occupancy Permit - *issued on 01/12/2022*Storage,warehouse,wholesale building - Occupancy Permit - *issued on 01/12/2022***Application Number:**

4 of 6

**Description:**

PV Solar panel installation

**Number of Residential Units:****Australian Bureau of Statistics Type:**

(none found)

**Building Class:**

Structure (Fence, Mast)

**Area:**

0 square metres

**Certification:**Structure (Fence, Mast) - Occupancy Permit - *issued on 30/01/2017***Application Number:**

3 of 6

**Description:**

Fascia Sign to Le Cornu

**Number of Residential Units:****Australian Bureau of Statistics Type:**

(none found)

**Building Class:**

Structure (Fence, Mast)

**Area:**

(none found)

**Certification:**Structure (Fence, Mast) - Full Code - *issued on 11/11/2011***Application Number:**

2 of 6

**Description:**Refurbishment of existing showrooms and storage areas at Le Cornu's.  
Installation of new fire and smoke detection systems**Number of Residential Units:****Australian Bureau of Statistics Type:**

(none found)

**Building Class:**

Shop

**Area:**

(none found)

**Certification:**Shop - Full Code - *issued on 24/11/2011*Visit the website <http://www.nt.gov.au/building/>**Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)****Planning Scheme Zone**

GI (General Industry)

**Overlays:**

(none found)

**Strategic Frameworks:** The following strategic frameworks may apply to your land

Regional Plans:

- Darwin Regional Land Use Plan

Sub Regional Plans:

- None

Area Plans:

- Darwin Inner Suburbs Area Plan

**Interim Development Control Orders**

(none found)

**Planning Notes**

(none found)

**Planning Applications****File Number**

PA2016/0056

**Type**

Planning Scheme Amendment

**Date Received**

15/02/2016

**Application Purpose**

Amendment to NT Planning Scheme to: include the Darwin Inner Suburbs Area Plan as a Policy document in schedule 2 to clause 2.7; rezone land at Bishop Street, Woolner from Zone GI (General Industry) to Zone SC (Service Commercial); and rezone Part Lot 5042 Town of Darwin from Zone GI to Zone U (Utilities).

**Application Status**

Approved



**Other Affected Parcels**

- Lot 07633 Town of Darwin
- Lot 07843 Town of Darwin
- Lot 01824 Town of Darwin
- Lot 01825 Town of Darwin
- Lot 01826 Town of Darwin
- Lot 01827 Town of Darwin
- Lot 01828 Town of Darwin
- Lot 01829 Town of Darwin
- Lot 01830 Town of Darwin
- Lot 01831 Town of Darwin
- Lot 01832 Town of Darwin
- Lot 01833 Town of Darwin
- Lot 01834 Town of Darwin
- Lot 01835 Town of Darwin
- Lot 01836 Town of Darwin
- Lot 01837 Town of Darwin
- Lot 01838 Town of Darwin
- Lot 01845 Town of Darwin
- Lot 01850 Town of Darwin
- Lot 01851 Town of Darwin
- Lot 01853 Town of Darwin
- Lot 01854 Town of Darwin
- Lot 01855 Town of Darwin
- Lot 01856 Town of Darwin
- Lot 01857 Town of Darwin
- Lot 01858 Town of Darwin
- Lot 01859 Town of Darwin
- Lot 01860 Town of Darwin
- Lot 03709 Town of Darwin
- Lot 03770 Town of Darwin
- Lot 04903 Town of Darwin
- Lot 04932 Town of Darwin
- Lot 04933 Town of Darwin
- Lot 05023 Town of Darwin
- Lot 05037 Town of Darwin
- Lot 05458 Town of Darwin
- Lot 05459 Town of Darwin
- Lot 05518 Town of Darwin
- Lot 05538 Town of Darwin
- Lot 05539 Town of Darwin
- Lot 05974 Town of Darwin
- Lot 06542 Town of Darwin
- Lot 06543 Town of Darwin
- Lot 06544 Town of Darwin
- Lot 06545 Town of Darwin
- Lot 06546 Town of Darwin
- Lot 06561 Town of Darwin
- Lot 06582 Town of Darwin
- Lot 06603 Town of Darwin
- Lot 06606 Town of Darwin
- Lot 06832 Town of Darwin
- Lot 06845 Town of Darwin
- Lot 06857 Town of Darwin
- Lot 06858 Town of Darwin
- Lot 06916 Town of Darwin
- Lot 06917 Town of Darwin

Lot 06918 Town of Darwin  
Lot 06919 Town of Darwin  
Lot 06920 Town of Darwin  
Lot 06921 Town of Darwin  
Lot 07235 Town of Darwin  
Lot 07415 Town of Darwin

**Instrument Signed**

**Instrument Number**

440

**Instrument Issued**

Signed

**Instrument Status**

Current

---

**File Number**

PA2010/1390

**Type**

Development

**Date Received**

30/11/2010

**Application Purpose**

Change of use of part of an existing warehouse to showroom sales

**Application Status**

Approved

**Other Affected Parcels**

(none found)

**Instrument Signed**

14/02/2011

**Instrument Number**

DP11/0145

**Instrument Issued**

Signed

**Instrument Status**

Completed

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**Custodian - Pastoral Estate - Vegetation Assessment Unit (+61 8 8999 4454)**

(none found)

Visit the website for information on Pastoral land permits.

**Custodian - Power and Water Corporation (1800 245 092)**

**Meters on Parcel**

Power Water - Electricity	1
Power Water - Water	2

For Account balances, contact the Power and Water Corporation.

**Custodian - Pool Fencing Unit (+61 8 8924 3641)**

**Swimming Pool/Spa Status**

(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

**Custodian - Department of Industry, Tourism and Trade (+61 8 8999 5263)**

**Mineral Titles**

Title ID	Status	Title Type	Expiry Date	Legislation
RL390	Granted	Reserve Land		Mineral Titles Act 2010

For additional information contact the Mineral Titles Team on +61 8 8999 5322

**Energy Titles**

Title ID	Status	Title Type	Expiry Date	Legislation
GRO1	Granted	Geothermal Reserved from Occupation		Geothermal Energy Act 2009
RB56	Granted	Reservation of Blocks		Petroleum Act 1984
RB225	Granted	Reservation of Blocks		Petroleum Act 1984

For additional information contact the Petroleum Tenure Team on +61 8 8999 5263

**Land Access Agreements**

(none found)

For additional information contact the Land Access Team on +61 8 8999 6442

For further information contact as above or visit the website <https://strike.nt.gov.au>

**Custodian - NT Environment Protection Authority (+61 8 8924 4218)**

**Results of site contamination assessment**

(none found)

For further information contact Environment Protection Authority or visit the website <https://ntepa.nt.gov.au/your-business/public-registers/contaminated-land-audits>

**Custodian - Heritage Branch (+61 8 8999 5039)**

**Heritage Listing:**  
(none found)

For further information on heritage places contact Heritage Branch or visit the website  
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

**Other Interests**

For Account balances, contact Darwin City Council

**Locality Diagram**



# Land owner/s authorisation to lodge a development application under the Planning Act 1999

**\*\*signatures from ALL landowners registered on the land title must be provided\*\***

<b>The owners and/or persons duly authorised as signatory on behalf of the landowner**, hereby authorise:</b>		
NAME OF CONSULTANT OR ACTING AGENT ON BEHALF OF LANDOWNER (please print)	Brad Cunnington, Cunnington Rosse Town Planning and Consulting	
Contact number:	Ph:	Mob: 0427 796 140
<b>to lodge a development application under the Planning Act 1999 over the property described as:</b>		
LOT/ NT PORTION:	Lot 6844	
LOCATION/TOWN	Town of Darwin	
STREET ADDRESS:	2 Snell Street, Woolner	
PROPOSED DEVELOPMENT:	Part Change of Use to Leisure and Recreation (Bouldering Gym)	

OWNER'S SIGNATURE:		
FULL NAME: (please print)	Philip Richard John Grice	
TITLE: (ie. company director/secretary)	Director	
COMPANY NAME:	Fannie Bay Investments Pty Ltd	
Contact number:	Ph:08 89810422	Mob:0419 843111
DATE:	22 November 2024	

OWNER'S SIGNATURE:		
FULL NAME: (please print)	Trisha Kathryn Grice	
TITLE: (ie. company director/secretary)	Director	
COMPANY NAME:	Fannie Bay Investments Pty Ltd	
Contact number:	Ph:	Mob:0418 893833
DATE:	20 November 2024	

**From:** [Brad Cunnington](#)  
**To:** [Madison Harvey](#)  
**Cc:** [Sam Pallet](#); [Kaleb Thomas](#)  
**Subject:** RE: PA2024/0391 - Part change of use from warehouse and showroom sales to leisure and recreation (bouldering and climbing gym)  
**Date:** Friday, 7 February 2025 10:58:56 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

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Hi Madison

Operating hours as follows:

- Mon, Tues, Thurs, Friday: 10am - 9pm
- Wednesday: 6am -9pm
- Saturday and Sundays: 10am - 5pm

Regards

Brad

**Brad Cunnington**

**M:** 0427 796 140 **E:** [brad@crtpc.com.au](mailto:brad@crtpc.com.au) **W:**

[www.cunningtonrossetownplanning.com.au](http://www.cunningtonrossetownplanning.com.au)

**A:** Darwin Corporate Park, Unit 6, T212, 631 Stuart Highway, Berrimah **P:** PO Box 36004  
WINNELLIE NT 0821



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---

**From:** Madison Harvey <Madison.Harvey@nt.gov.au>

**Sent:** Friday, 7 February 2025 10:09 AM

**To:** Brad Cunnington <brad@crtpc.com.au>

**Cc:** Sam Pallet <Sam.Pallet@nt.gov.au>; Kaleb Thomas <Kaleb.Thomas@nt.gov.au>

**Subject:** RE: PA2024/0391 - Part change of use from warehouse and showroom sales to leisure and recreation (bouldering and climbing gym)



**From:** [Brad Cunnington](#)  
**To:** [Madison Harvey](#)  
**Cc:** [Sam Pallet](#); [Kaleb Thomas](#)  
**Subject:** RE: PA2024/0391 - Part change of use from warehouse and showroom sales to leisure and recreation (bouldering and climbing gym)  
**Date:** Friday, 7 February 2025 10:27:31 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

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Hi Madison

I'll request the opening hours from the client.

The peak visitation hours are outlined in the SOE – please let me know if you have any queries IRT these.

I'm not clear on your query IRT *how the shared car parking area is managed between the existing showroom sales and warehouse?* DP11/0145 approved an expansion of the furniture store to occupy the rest of the building (ie the areas shown in DP11/0145 are all associated with the one business). The self service warehouse is no longer in use, and the proposed climbing gym will replace this area and a portion of the approved warehouse and showroom (all associated with Fantastic furniture). Can you clarify what you're referring to as 'management' of the car parking area? There are no car parking controls (other than the linemarking and directional arrows) or individual car park allocation on site (nor is there intended to be). Fantastic furniture (and Gecko Climb if approved) are tenants in the building (which is owned by Fannie Bay Investments). Any car parking repairs, upgrades, re-linemarking etc is the responsibility of the landlord.

Thanks

Brad

**Brad Cunnington**

**M:** 0427 796 140 **E:** [brad@crtpc.com.au](mailto:brad@crtpc.com.au) **W:**

[www.cunningtonrossetownplanning.com.au](http://www.cunningtonrossetownplanning.com.au)

**A:** Darwin Corporate Park, Unit 6, T212, 631 Stuart Highway, Berrimah **P:** PO Box 36004 WINNELLIE NT 0821



**CUNNINGTON ROSSE**  
Town Planning & Consulting

Hi Brad

As an update, the application is scheduled to be heard at the 21 February 2025 DCA meeting.

To assist with our assessment, particularly in relation to the car parking shortfall, can you please provide:

- Hours of operation – this is to understand peak demand and availability of car parking spaces in the shared car parking area.
- How the shared car parking area is managed between the existing showroom sales and warehouse and clarification on if the existing warehouse is associated with the showroom sales?

If you have any queries please let me know.

Regards,

**Madison Harvey**

Senior Planner  
Development Assessment Services  
Department of Lands, Planning and Environment  
Northern Territory Government

Floor 1, Energy House, 18 – 20 Cavenagh Street, Darwin  
GPO Box 1680, Darwin NT 0800

P: +61 8 8999 7108



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---

**From:** Madison Harvey

**Sent:** Thursday, 6 February 2025 9:57 AM

**To:** 'Brad Cunnington' <[brad@crtpc.com.au](mailto:brad@crtpc.com.au)>

**Cc:** Sam Pallet <[Sam.Pallet@nt.gov.au](mailto:Sam.Pallet@nt.gov.au)>; Kaleb Thomas <[Kaleb.Thomas@nt.gov.au](mailto:Kaleb.Thomas@nt.gov.au)>

**Subject:** RE: PA2024/0391 - Part change of use from warehouse and showroom sales to leisure and recreation (bouldering and climbing gym)

Hi Brad

Thanks for providing the below additional information, we will include this in our assessment.

Regards,

**Madison Harvey**

Senior Planner  
Development Assessment Services  
Department of Lands, Planning and Environment  
Northern Territory Government

Floor 1, Energy House, 18 – 20 Cavenagh Street, Darwin  
GPO Box 1680, Darwin NT 0800

P: +61 8 8999 7108



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 Please consider the environment before printing this email

---

**From:** Brad Cunnington <[brad@crtpc.com.au](mailto:brad@crtpc.com.au)>  
**Sent:** Thursday, 6 February 2025 9:33 AM  
**To:** Madison Harvey <[Madison.Harvey@nt.gov.au](mailto:Madison.Harvey@nt.gov.au)>  
**Cc:** Sam Pallet <[Sam.Pallet@nt.gov.au](mailto:Sam.Pallet@nt.gov.au)>; Kaleb Thomas <[Kaleb.Thomas@nt.gov.au](mailto:Kaleb.Thomas@nt.gov.au)>  
**Subject:** RE: PA2024/0391 - Part change of use from warehouse and showroom sales to leisure and recreation (bouldering and climbing gym)

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Hi Madison

I don't agree that all requested information is required for assessment. C5.8.5(6) does not require an operational statement, rather that the operation / use must take into account the amenity of the surrounding locality with regard to the identified factors.

- *To confirm compliance with sub-clause 6 of clause 5.8.5 Leisure and Recreation, an operational statement is requested. The operational statement should have regard to:*
  - *hours of operation.*

Subclause 6 applies to **take into account the amenity of the surrounding locality**. The subject land is in a General Industry zone, adjacent land in Zone M, and opposite land in Zone U. The

surrounding locality is industrial in nature, with the nearest residential properties over 100m away. In my view, the hours of operation, irrespective of what they are, will not be the amenity of the surrounding locality.

- *maximum capacity of patrons.*

Operational capacity will be a maximum of 60 persons.

- *any other relevant aspects of the day-to-day operations of the use or development.*

The relevant aspects are covered in the SOE.

- Update statement of effect to address clause 5.5.1 Food Premises, in particular regarding provision for on-site collection, storage and disposal of waste.

I have not assessed 5.5.1 as the proposed *leisure and recreation* premises includes an ancillary *food premises – café / take away*, an identified ancillary use encapsulated within the definition of *leisure and recreation*. As the Assessment Table to **Clause 4.15** does not include the consideration of specific *food premises* criteria in an application for *leisure and recreation*, the *food premises* is considered as part of the *leisure and recreation* use against the identified criteria. This is consistent with the approach we, and DAS, have taken on a number of recent applications, including *leisure and recreation* with ancillary *food premises*.

I can ask the architect to show the waste areas on the plan.

Regards

Brad

**Brad Cunnington**

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**From:** Madison Harvey <[Madison.Harvey@nt.gov.au](mailto:Madison.Harvey@nt.gov.au)>

**Sent:** Thursday, 6 February 2025 9:06 AM

**To:** Brad Cunningham <[brad@crtpc.com.au](mailto:brad@crtpc.com.au)>

**Cc:** Sam Pallet <[Sam.Pallet@nt.gov.au](mailto:Sam.Pallet@nt.gov.au)>; Kaleb Thomas <[Kaleb.Thomas@nt.gov.au](mailto:Kaleb.Thomas@nt.gov.au)>

**Subject:** PA2024/0391 - Part change of use from warehouse and showroom sales to leisure and recreation (bouldering and climbing gym)

Hi Brad

I am assisting Sam Pallet with the above referenced application and have undertaken the technical assessment.

See attached preliminary technical assessment that has identified further information is required, as follows:

- To confirm compliance with sub-clause 6 of clause 5.8.5 Leisure and Recreation, an operational statement is requested. The operational statement should have regard to:
  - hours of operation.
  - maximum capacity of patrons.
  - any other relevant aspects of the day-to-day operations of the use or development.
  
- Update statement of effect to address clause 5.5.1 Food Premises, in particular regarding provision for on-site collection, storage and disposal of waste.

If you have any queries please let me know.

**Regards,**

**Madison Harvey**

Senior Planner

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# Technical Assessment PA2024/0391

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

Application No: PA2024/0391

Lot number: 06844

Town/Hundred: Town of Darwin

Zone: GI (General Industry)

Site Area: 10200 m<sup>2</sup>

Proposal: Part change of use from warehouse and showroom sales to leisure and recreation (bouldering and climbing gym) with an ancillary food premises-cafe

Plans used for assessment: Site and Elevation Plans prepared by Gabbert Design and Statement of Effect prepared by Cunnington Rosse Town Planning & Consulting

Date assessment finalised: 11 February 2025

This review has been completed pursuant to the Northern Territory Planning Scheme 2020 (the Planning Scheme). The proposal has been assessed as being for Leisure and Recreation (bouldering and climbing gym) within GI (General Industry) with an ancillary food premises-café, office and warehouse.

The application requires consent under the Northern Territory Planning Scheme 2020 as described in the tables and sections below:

Assessment Table – GI (General Industry)					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Leisure and Recreation (bouldering and climbing gym)	Impact Assessable	N/A	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	N/A	5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI 5.8.5 Leisure and Recreation
Food premises – café	The definition of Leisure and Recreation includes that a food premises – café may be established if ancillary and therefore if compliant with Part 3 and Part 5, the land use is <i>Permitted</i>	N/A	As above	N/A	5.5.11 Food Premises 5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Office	The definition of Leisure and Recreation includes that an office may be established if ancillary and therefore if compliant with Part 3 and Part 5, the land use is <i>Permitted</i>	N/A	As above	N/A	5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI



Warehouse	Permitted	N/A	As above	N/A	5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
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The application is ***Impact Assessable under Clause 1.8(1)(c)(i)*** of the NTPS2020 as the use is shown as *Impact Assessable* on the relevant assessment table in Part 4 of the NTPS2020.

An assessment of the relevant clauses are summarised in the table below.

Part 5 Clauses (General Development Requirements)	Compliance		
	Yes	No	N/A
5.2.1 General Height Control	X		
5.2.4.1 Car Parking Spaces		X	
5.2.4.4 Layout of Car Parking Area			X
5.2.5 Loading Bays			X
5.2.6.1 Landscaping in Zones other than Zone CB			X
5.2.6.2 Landscaping in Zone CB			X
5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR			X
Part 5 Clauses – Commercial Specific Development Requirements	Compliance		
	Yes	No	N/A
5.5.11 Food Premises	X		
Part 5 Clauses – Industrial Specific Development Requirements	Compliance		
	Yes	No	N/A
5.6.1 Setbacks and Building Design Requirements in Zones LI GI and DV			X
5.6.2 Expansion of Existing Use or Development in Zones LI and GI			X
Part 5 Clauses – Miscellaneous Specific Development Requirements	Compliance		
	Yes	No	N/A
5.8.5 Leisure and Recreation	X		

## 1.8 When development consent is required

- (a) ***Impact Assessable*** – use and development that requires the exercise of discretion by the consent authority to determine if it is appropriate given the location of the ***site*** and the potential impacts on surrounding uses, and if it accords with the Strategic Framework.

Use and development of land requires ***consent*** and is ***Impact Assessable*** when any of the following apply:

- i. it is shown as ***Impact Assessable*** on the relevant assessment table in Part 4;
- ii. it is for the subdivision of land other than that included at Clause 1.8(1)(b)(iii); or
- iii. it is identified as ***Impact Assessable*** in Clause 1.9; or

- iv. it is a *Prohibited* development which relates to a **heritage place** as set out in Clause 1.10(7)(b); or
- v. a provision of this Planning Scheme expressly requires assessment as *Impact Assessable*.

### 1.10 Exercise of Discretion by the Consent Authority

4. In considering an application for a use or development identified as *Impact Assessable* the consent authority must take into account all of the following:
  - (a) any 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;
  - (c) the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and
  - (d) any component of the Strategic Framework relevant to the land as set out in Part 2.
5. The consent authority may **consent** to a proposed use or development that 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).
6. When consenting to the use or development of land, the consent authority may impose a condition requiring a higher standard of development than is set out in a requirement of Parts 3, 5 or 6 if it considers it necessary to the achievement of the Strategic Framework, the purpose of the overlay or the zone, or it considers it is otherwise necessary to do so.

*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.*

## 2. Strategic Framework

The site is located within the following strategic frameworks:

### Darwin Regional Land Use Plan (DRLUP) 2015:

The Darwin Regional Land Use Plan applies to the site. It provides a broad framework for developing land in the NT and identifies the subject area for industry. The DRLUP provides key industrial objectives to identify adequate industrial land, and ensure the detailed planning for future development in the region, and also supports industrial uses in existing industrial areas.

### Darwin Inner Suburbs Area Plan

The site is identified as a 'Potential area for change' and as a 'Service Commercial Area'. A key objective identified for the 'Service Commercial Area' is to facilitate a continued transition to service commercial uses serving the growing population in the inner suburbs.

It is considered that the proposal will increase the diversity of commercial land-uses at the site and that this change of use will not create inconsistencies with the expected development of the 'Service Commercial Area'.

### COMPLIES

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## 3 Overlays

It is noted that no overlays affect the site.

### NOT APPLICABLE

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## 4.15 Zone GI – General Industry

### Zone Purpose

Provide for industrial developments that require separation from more sensitive uses as the nature of activities may detrimentally impact on the **amenity** of the locality, in locations with **access** to services and transport networks capable of supporting heavy **industry**.

### Zone Outcomes

1. Predominantly industrial activities that require separation from sensitive uses due to the nature of operations and the scale of activities, including **fuel depot, industry-general, industry-light, industry-primary, motor body works, recycling depot, transport terminal** and **warehouse**.
  2. Non-industrial activities, including **bar-public, food premises-cafe/takeaway**, primarily servicing local employees, and **office, shop, and showroom sales**, may be established where they serve the needs of the industrial uses on the **site** and are compatible with the ongoing industrial use of the zone.
  3. Other non-industrial activities such as **education establishments, indoor leisure and recreation, and hotel/motel**, may also be established where they do not jeopardise the ongoing operation and viability of industrial activities.
-

4. Any other non-industrial activities may only be established where they do not compromise or conflict with the ongoing **primary use** of the locality for **industry** purposes.
5. Subdivision primarily provides for a range of lot sizes, including an appropriate proportion of larger lots to cater for larger format **industry** uses
6. Industrial activities have **access** to the appropriate level of transport infrastructure and do not interfere with the safe and efficient operation of the surrounding road network.
7. Development does not impose unsustainable demands on surface water and groundwater.
8. Appropriate urban services including, roads, reticulated electricity, water, sewerage, stormwater drainage and telecommunication infrastructure are available. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.
9. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

### **Assessment**

Sub-clauses 1,2,5,6 and 9 do not apply to this application as they relate to industrial and non-industrial activities, including bar-public, food premises-cafe/takeaway, primarily servicing local employees, and office, shop, and showroom sales, which are not proposed.

In relation to sub-clause 3, the proposed use is fully within the existing building on site and will not impact the ongoing operation and viability of industrial activities.

In relation to sub-clause 4, the proposed use replaces an existing non-industrial use and therefore does compromise or conflict with the on-going use of the locality for industrial purposes.

In relation to sub-clause 7 and 8, the proposal will not place unsustainable demands on surface water and ground water and provides connection to fully reticulated services to the satisfaction of council and relevant service authorities.

### **COMPLIES**

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#### **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 A to clause 5.2.1: Height control in Alice Springs		
Zone	Use	Maximum building height above ground level
MR, C, SC and TC	All uses	3 <b>storeys</b> to a maximum of 14m
CB	All uses	8 <b>storeys</b> to a maximum of 34m
CP	<b>Education establishment, hospital or exhibition centre</b> and ancillary uses	No height limit
All zones other than CP	<b>Education establishment</b>	3 <b>storeys</b> to a maximum of 14m

**Editor's Note: Structures below ground level should consider the impact on and from the Alice Springs Town Basin aquifer.**

Table B to clause 5.2.1: Height control outside Alice Springs		
Zone	Use	Maximum building height above ground level
MR	Development on a <b>site</b> in zone MR abutting a <b>site</b> in Zone LR	3 <b>storeys</b>

	Development on a <b>site</b> that is: <ul style="list-style-type: none"> <li>within the boundaries of the Darwin Inner Suburbs Area Plan or Darwin Mid Suburbs Area Plan; and</li> </ul> has frontage to a street with a reservation width not exceeding 18m on the opposite side of which is a <b>site</b> in Zone LR.	<b>3 storeys</b>
	All other uses	<b>4 storeys</b>
HR	All uses	<b>8 storeys</b>
C	Mixed use development that consists of one or more <b>residential buildings</b>	4 storeys
	All other uses	No height limit
CL and CP	<b>Education establishment or hospital</b>	No height limit
CB, SC, TC and DV	All uses	No height limit

**Editor's Notes:**

- (1) If applicable, the residential plot ratio and/or the commercial plot ratio may impact on the building height.
- (2) Basements that protrude less than 1m from ground level are not considered as a *storey* for the purposes of this clause.
- (3) Any use or development of land that intrudes into a protected airspace, such as the use of cranes, within 15km of an airport or RAAF base may have additional restrictions and approval requirements from the airport operator under the [Airports Act 1996 \(Cth\)](#), [Airports \(Protection of Airspace\) Regulations 1996 \(Cth\)](#), and [Defence Regulation 2016 \(Cth\)](#). More information is available on [NT.GOV.AU](#).

**Assessment**

No changes to the existing approved building height.

**NOT APPLICABLE****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 a use or development that is not in accordance with sub-clause 4 if it is satisfied a reduction of the number of **car parking spaces** is appropriate with regard to:
- 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;
  - the provision of **car parking spaces** in the vicinity of the land;
  - the availability of public transport in the vicinity of the land; and
  - the potential impact on the surrounding road network and the **amenity** of the locality and adjoining property;
- or 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 table to this clause.

#### Requirements

4. Use and development is to include the minimum number of **car parking spaces** specified in the table to this clause (rounded up to the next whole number).

**Editor's Note: Clause 5.2.4.4 provides for the design and layout of a car parking area.**

Table to Clause 5.2.4.1: Minimum number of required parking spaces	
Use or Development	Minimum Number of Car Parking Spaces Required
<b>Leisure and recreation</b>	Indoor spectator facilities including cinema or theatre: 1 for every 4 seats Racquet court games: 4 for every court <u>Plus</u> For indoor spectator facilities (if any) 1 for every 4 seats Lawn bowls: 20 spaces per green Golf course: 4 per hole <u>Plus</u> 5 for every 100m <sup>2</sup> of <b>net floor area</b> used as a club house Otherwise than specified above, 10 for every 100m <sup>2</sup> of <b>net floor area</b> <u>Plus</u> Requirement for indoor spectator facilities (if any) 1 for every 4 seats
<b>Showroom sales</b>	4 for every 100m <sup>2</sup> of <b>net floor area</b> <u>Plus</u> 1 for every 250m <sup>2</sup> used as outdoor storage
<b>Warehouse</b>	1 for every 100m <sup>2</sup> of net floor area other than offices <u>Plus</u> 4 for every 100m <sup>2</sup> of net floor area of office <u>Plus</u> 1 for every 250m <sup>2</sup> used as outdoor storage

**Assessment**

The existing development generates the following car parking space requirements:

Use	Rate	Required	Existing
Showroom sales	4 for every 100m <sup>2</sup> of <i>net floor area</i>	2890m <sup>2</sup> / 100 = 28.9 28.9 x 4 = 115.6	There are 130 car parking spaces existing on site.
Warehouse	1 for every 100m <sup>2</sup> of net floor area other than offices  <u>Plus</u> 4 for every 100m <sup>2</sup> of net floor area of office	1932m <sup>2</sup> / 100 = 19.32 19.3 x 1 = 19.3	
<b>Total</b>		133.9 (rounded up to 135)	130

There is an existing shortfall of 5 car parking spaces.

The proposed development generates the following car parking space requirements:

Use	Rate	Required	Existing
Existing Showroom sales	4 for every 100m <sup>2</sup> of <i>net floor area</i>	2,845m <sup>2</sup> / 100 = 28.45 28.45 x 4 = 113.8	There are 130 car parking spaces existing on site.
Existing Warehouse	1 for every 100m <sup>2</sup> of net floor area other than offices  <u>Plus</u> 4 for every 100m <sup>2</sup> of net floor area of office	687m <sup>2</sup> + 82m <sup>2</sup> / 100 = 7.69 7.69 x 1 = 7.69	
Proposed Leisure and recreation	10 for every 100m <sup>2</sup> of net floor area	1,020m <sup>2</sup> / 100 = 10.2 10.2 x 10 = 102	
Proposed Café	6 for every 100m <sup>2</sup> of net floor area and any alfresco dining areas	45m <sup>2</sup> / 100 = 0.45 0.45 x 6 = 2.7	
Proposed Office	2.5 for every 100m <sup>2</sup> of net floor area	11m <sup>2</sup> / 100 = 0.11 0.11 x 2.5 = 0.275	
<b>Total</b>		226.465 (rounded up to 227)	130



A total of 130 car parking spaces are currently provided on site, 107 of which are publicly accessible customer parking and 23 of which are gated staff parking. The proposal therefore exhibits a parking shortfall of 97 spaces with respect to the minimum parking requirements of this clause.

**DOES NOT COMPLY** – Variation for a shortfall of 97 car parking spaces

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#### 5.2.4.4 Layout of car parking areas

##### Purpose

Ensure that a **car parking area** is appropriately designed, constructed and maintained for its intended purpose.

##### Administration

1. This clause does not apply to a **car parking area** where the car parking is required in association with a **dwelling-single, dwelling-independent** or a **home based business**.
2. A **car parking area** may be used for the purpose of a **market** if:
  - (a) a market is Permitted in the zone; and
  - (b) the market operates outside of the operating hours of the use for which the car parking area is established.
3. The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clause 6 if it is satisfied that the non-compliance will not unreasonably impact on the **amenity** of the surrounding locality.
4. The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clauses 7 and 8 if it is satisfied that the design and construction is safe and functional with regard to the location of the development.
5. The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clause 9 if it is satisfied that the non-compliance will not result in adverse impacts on the local road network or internal functionality of the car parking area.

##### Requirements

6. A **car parking area** is to:
    - (a) be not less than 3m from any lot boundary abutting a road; and
    - (b) provide landscaping to the setback area to a minimum depth of 3m immediately adjacent to any lot boundary abutting a road, using species designed to lessen the visual impact of the **car parking area** when viewed from the road.
  7. A **car parking area** is to be constructed and maintained to be:
    - (a) of a suitable gradient for safe and convenient parking; and
    - (b) sealed and well drained in urban areas, or dust suppressed in non-urban areas.
  8. The layout of a **car parking area** is to:
    - (a) be functional and provide separate access to every car parking space;
    - (b) allow a vehicle to enter from and exit to a road in a forward gear;
    - (c) be in accordance with the dimensions set out in the diagram to this clause; and
-

- (d) ensure parking spaces at the end of and perpendicular to a driveway are 3.5m wide or so that the driveway projects 1m beyond the last parking space.
9. The number of **access** points to the road is to be limited, and **access** points to **car parking areas** are to:
- (a) have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow; and
  - (b) maximise sight lines for drivers entering or exiting the car parking area.

### Assessment

No changes to the existing car parking layout.

**NOT APPLICABLE**

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## 5.2.5 Loading Bays

### Purpose

Provide for the loading and unloading of vehicles associated with the use of land.

### Administration

1. The consent authority may **consent** to a use or development that is not in accordance with sub-clauses 3 and 4 only if it is satisfied sufficient, safe and functional loading areas are available to meet the needs of the use with regard to:
  - (a) the scale of the use and development on the **site**;
  - (b) any potential adverse impacts on the local road network; and
  - (c) any agreements for off-site loading and unloading of vehicles, such shared loading areas or approval to carry out loading activities in a laneway or **secondary street**.
2. For the purposes of this clause, where an **exhibition centre, food premises (fast food outlet and restaurant), office, place of assembly, shop or shopping centre** are part of an integrated development, the minimum number of loading bays is to be calculated based on the combined **net floor area** of the integrated uses.

### Requirements

3. Use and development is to include provision of a minimum number of loading bays in accordance with the table to this clause (rounded up to the next whole number).
4. A **loading bay** is to:
  - (a) provide areas wholly within the **site** for loading and unloading of vehicles;
  - (b) be at least 7.5m by 3.5m;
  - (c) have a clearance of at least 4m; and
  - (d) have access that is adequate for its purpose.

### Assessment

No loading bay is required for proposed use. No changes to the existing loading bay.

**NOT APPLICABLE**

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### 5.2.6.1 Landscaping in Zones other than Zone CB

#### Purpose

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.

#### Administration

1. Landscaping may include provision of paved areas and areas for entertainment and recreational activities.
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

No changes to the existing landscaping arrangement.

**NOT APPLICABLE**

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## 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR

### Purpose

Protect the visual and acoustic *amenity* of *residential buildings* where they are adjacent to non-residential development.

### Administration

1. The consent authority must not **consent** to a development that is not in accordance with sub-clause 3, except where:
  - (a) the development is covered by an area plan listed in Part 2 (Major Remote Towns) of the Planning Scheme, in which case the consent authority may **consent** to a development that is not in accordance with sub-clause 3 if the service authority responsible for distribution of electricity, water and sewerage services points to compliance being impractical or prohibited; or
  - (b) the development is for the purpose of a **child care centre**.

### Requirements

2. A use or development or a proposed use or development that is:
  - (a) not a **residential building**;
  - (b) on land that is in a zone other than Zones LR, LMR, MR or HR; and
  - (c) abuts land in any of those zones;
 must provide a setback to the boundary that abuts any of those zones of not less than 5m.
3. The setback described in sub-clause 2 is to be landscaped to provide a visual screen to the adjacent land Zoned LR, LMR, MR or HR for a minimum depth of 3m.
4. The development should provide a solid screen fence of a minimum height of 1.8m at the boundary with land in Zones LR, LMR, MR or HR.

### Assessment

The application is for change of use within existing development. No changes to the setbacks of the existing building.

**NOT APPLICABLE**

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## 5.5.1 Food Premises

### Purpose

Ensure that the operation of a **food premises**:

- (a) provides an active interface to the public domain and contributes to the interest and diversity of the locality;
- (b) minimises adverse impacts on the *amenity* of the locality; and
- (c) is designed for the safety of patrons.

### Administration

1. This clause applies to **food premises-café/take away, food premises-fast food outlet, and food premises-restaurant**.

2. The consent authority may **consent** to a **food premises** that is not in accordance with sub-clauses 3-10, 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 surrounding **amenity**.

#### Requirements

3. Incorporate appropriate building and landscape design to ensure that there is no unreasonable loss of **amenity** for adjoining and nearby property.
4. A minimum 1.8m high solid acoustic screen fence is erected along the full length of all **site** boundaries adjoining land in Zones LR, LMR, MR or HR.
5. Floodlights, spotlights and all other forms of lighting shall be constructed, oriented and controlled so as not to adversely impact on the **amenity** of any adjacent residents or cause a traffic hazard in the adjacent road network.
6. Manage noise emissions so that they will not have an unreasonable impact on the **amenity** of the locality.
7. The design of an **alfresco dining area** or outdoor entertainment space located adjacent to a **dwelling** is to take account of and reasonably mitigate noise and privacy impacts.
8. Adequate provision is made for the on-site collection, storage and disposal of waste, positioned to avoid nuisance to neighbours.
9. The maximum **net floor area** of a **café/take away** should be 80m<sup>2</sup>.
10. If a **fast food outlet** is adjacent to land in Zones LR, LMR, MR or HR, the development is to be set back 5m from all side and rear boundaries and landscaped to a minimum depth of 3m to provide a visual screen.

#### Assessment

The proposed food premises-café is located internally in the existing building and therefore complies with sub-clause 3,5,6 and 7.

The proposed food premises-café has an area of 45m<sup>2</sup> and therefore complies with sub-clause 9.

A condition precedent will require the plans to be updated to show provision for on-site collection, storage and disposal of waste is requested to confirm compliance with sub-clause 8.

The site is not adjacent to land in Zones LR, LMR, MR or HR and therefore sub-clause 4 is not applicable.

#### **COMPLIES WITH CONDITIONS**

### **5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV**

#### Purpose

Ensure that buildings are sited and designed to facilitate the development of safe, attractive and legible industrial zones.

#### Administration

1. The consent authority may **consent** to a use or development that is not in accordance with sub-clauses 2-6 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 the safety and **amenity** of the locality and adjoining property.

#### Requirements

2. Buildings, including **residential buildings**, in Zones LI, GI and DV are to be sited in accordance with the table to this clause.

<b>Table to Clause 5.6.1: Industrial Setbacks and Building Design Requirements</b>	
<b>Location/ Boundary</b>	<b>Minimum Building Setback</b>
Municipality of Alice Springs: Buildings with frontage to Stuart Highway, Smith Street or Larapinta Drive	9m
Municipality of Darwin: Buildings with frontage to Stuart Highway, Bagot Road or Dick Ward Drive	9m
Buildings having frontage to all other streets	3m
Minimum setback to at least one side boundary and to the rear boundary	5m

3. A clearly identifiable, dedicated pedestrian **access** is to be provided to the main entrance of the building from the street and customer **car parking areas**.
4. Front facades should be articulated to break up long lengths of blank walls and provide visual interest to the street. Facade treatment should include a combination of the following:
  - (a) setbacks or projections;
  - (b) changes in height to provide focal features and identify key locations (such as entrances);
  - (c) the use of a varied palette of materials, finishes and colours within the building design; and
  - (d) projecting features such as awnings or sun shades.
5. Buildings situated on corner lots in Zone LI should be designed to accentuate the corner location with architectural features that create a visual presence at the corner.
6. Bin storage areas are to be screened by landscaping and/or fencing to avoid visual impact to the **primary street**.

**Editor's Note: Clause 5.2.7 provides specific setback requirements for Development Adjacent to Land in Zones LR, LMR, MR or HR.**

### Assessment

The application is for change of use within existing development. No changes to the design of the existing building and site.

### NOT APPLICABLE

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## 5.6.2 Expansion of Existing Use or Development in Zones LI and GI

### Purpose

Provide for the expansion of an existing use or development in Zone LI or Zone GI.

### Administration

1. An expansion of an existing use or development in Zone LI or Zone GI is *Permitted* without **consent** only if it:
  - (a) complies with sub-clause 3;
  - (b) complies with Parts 3 and 5 of this Planning Scheme; and
  - (c) is consistent with the zone purpose and outcomes.
2. Where the expansion does not comply with sub-clause 3, the development is subject to the assessment requirements as established in the relevant assessment table for the zone.

### Requirements

3. An expansion of an existing use in Zone LI or Zone GI is:
  - (a) to be no greater than 200m<sup>2</sup> or 15% of the **site** area, whichever is greater;
  - (b) not located on a lot adjacent to land in zones LR, LMR, MR, or HR;
  - (c) not a **demountable structure** or **residential building**;
  - (d) not located on or over a registered easement, road reserve or lot boundary; and
  - (e) of a scale, location and design to facilitate vehicular **access**, parking and loading areas, including areas allocated for waste management and service vehicle **access**.

### Assessment

The application is for change of use within existing development.

### NOT APPLICABLE

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## 5.8.5 Leisure and Recreation

### Purpose

Ensure **leisure and recreation** use and development:

- (a) is established in appropriate locations to meet the needs of users;
- (b) provides convenient vehicle **access** and does not interfere with the safe or efficient operation of the local road and footpath network;
- (c) incorporates appropriate building and landscape design to ensure that there is no unreasonable loss of **amenity** for adjoining and nearby property; and
- (d) is operated to be considerate of the **amenity** of adjoining and nearby property.

### Administration

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1. The consent authority may **consent** to a **leisure and recreation** use or development that is not in accordance with sub-clauses 2-6 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, nature, scale and impact on surrounding **amenity**.

#### Requirements

2. The use or development is suitable to meet the needs of users, having regard to the scale and nature of the use.
3. Any mechanical plant and equipment and storage areas associated with the use are designed and screened to minimise adverse **amenity** impacts when viewed from adjoining streets and on adjoining properties.
4. Any structure associated with the use does not result in a significant loss of **amenity** for surrounding development, having regard to:
  - (a) the extent and duration of lighting and overshadowing;
  - (b) privacy and overlooking impacts; and
  - (c) the scale of the structure relative to its surroundings.
5. Demonstrate that the surrounding road network is capable of accommodating the additional traffic generated without adverse impacts.
6. The operation of the use or development must take into account the **amenity** of the surrounding locality having regard to:
  - (a) hours of operation;
  - (b) maximum capacity of patrons; and
  - (c) any other relevant aspects of the day-to-day operations of the use or development.

#### Assessment

The application is for change of use within existing development and no changes to the design of the existing building or site layout, complying with sub-clause 3 and 4.

The City of Darwin have not raised any concerns regarding traffic generation and therefore the proposal is considered to comply with sub-clause 5.

In accordance with sub-clause 2 and 6, the applicant has provided the following operational details:

- Hours of Operation:
  - Monday – Tuesday and Thursday – Friday: 10.00am – 9.00pm
  - Wednesday: 6.00am – 9.00pm
  - Saturday – Sunday: 10.00am – 5.00pm
- Patrons: A maximum of 60 patrons
- Car parking: There are 130 car parking spaces (107 publicly accessible customer parking and 23 gated staff parking) available in a car park shared with the existing showroom sales and warehouse tenancy.

#### COMPLIES

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Civic Centre  
Harry Chan Avenue  
Darwin NT 0800

GPO Box 84  
Darwin NT 0801

P 08 8930 0300  
E [darwin@darwin.nt.gov.au](mailto:darwin@darwin.nt.gov.au)

Mr Amit Magotra  
Manager Urban Planning  
Department of Infrastructure, Planning & Logistics  
GPO Box 1680  
DARWIN NT 0801

Please Quote: PA2024/0391

20 December 2024

Dear Mr. Magotra

**Parcel Description:** Lot 6844 Town of Darwin  
2 Snell Street, Woolner

**Proposed Development:** Part change of use from warehouse and showroom sales to leisure and recreation (bouldering and climbing gym)

Thank you for the development application referred to this office on 6 December 2024 concerning the above.

The following issue is raised for consideration by the Development Consent Authority (Authority):

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

- All proposed signage for the site shall be subject to a separate assessment in accordance with City of Darwin's Policy 6310.100.E.R – Outdoor Advertising Signs Code.

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](mailto:darwin@darwin.nt.gov.au)

Yours sincerely

Signed by:  
  
04310A7FBBACBF01

**ALICE PERCY**  
**GENERAL MANAGER INNOVATION**

[darwin.nt.gov.au](http://darwin.nt.gov.au)



Phone 1800 245 092

Web powerwater.com.au

Record No: D2024/477024

Container No: NE200/6844

Your Ref: PA2024/0391

Sam Pallet  
Development Assessment Services  
GPO Box 1680  
Darwin NT 0801

Dear Sam

**Re: Lot 6844 (2) Snell Street Woolner Town of Darwin**

In response to your letter of the above proposal for the purpose of part change of use from warehouse and showroom sales to leisure and recreation (bouldering and climbing gym) within part of the existing building by the tenant Gecko Climb, Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. Lot 6844 is currently provided with limited capacity of 3-phase power service from the low voltage distribution Pillar P039SP within this lot.
2. The Landowner (Fannie Bay Investments Pty Ltd) shall engage an electrical consultant or a licensed electrician to prepare a revised overall maximum power demand calculation of Lot 6844 and apply for a Negotiated Connection application under the Australian Energy Regulator (AER) compliance process for PWC's assessment on power supply capacity upgrade requirements.
3. Fannie Bay Investments / Body Corporate shall engage a licensed electrician to upgrade the customer's internal electricity reticulation suitable for separate electricity billing purposes for Tenant Gecko Climb if required in accordance with PWC current NP018 Service and Installation Rules, and NP010 Meter Manual.

If you have any further queries, please contact Andrew Venhuizen, Senior Customer Connections Officer on 8924 5700.

Yours sincerely



Thanh Tang  
**Manager Distribution Development**

12 December 2024



Container No: LD200/6844

DPLE - Development Assessment Services  
GPO Box 1680  
Darwin NT 0801

Dear Sam,

**RE: PA2024/0391 – Lot 6844 Town of Darwin – 2 Snell Street Woolner – Part change of use from warehouse to leisure and recreation**

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. The developer may need to upgrade the existing water and sewer service and should contact Services Development prior to start of construction.
2. Full lot fire coverage cannot be achieved from existing hydrants. Internal firefighting arrangements must be made to the satisfaction of NT Fire and Rescue Service. 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.
3. 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.

Our database shows a device **is not** installed. Visit

<https://www.powerwater.com.au/developers/water-development/backflow-prevention> or contact [BackflowPrevention.PWC@powerwater.com.au](mailto:BackflowPrevention.PWC@powerwater.com.au) for all backflow prevention enquires.

4. The developer must ensure that;
  - a) Prior to construction Trade Waste approval or exclusion is obtained – to discuss requirements for the proposed development contact [TradeWasteDept.PWC@powerwater.com.au](mailto:TradeWasteDept.PWC@powerwater.com.au)
  - b) Before seeking clearance the owner/customer has obtained a License to discharge Trade Waste by applying here <https://www.powerwater.com.au/developers/water-development/trade-waste>
5. All required works mentioned above must all be at according to Power and Water's Connection Code and at the developer's expense. A letter has been sent to the applicant outlining the fees and charges applicable for this development. All standard and quoted charges, as well as contribution charges will be valid for a period of 6 months from date of letter issue. As required, Power and Water will reassess the charges for the development.

6. Power and Water advises that the Water and Sewer Services Development Section ([waterdevelopment@powerwater.com.au](mailto:waterdevelopment@powerwater.com.au)) and Power Network Engineering Section ([powerdevelopment@powerwater.com.au](mailto: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 8995 5884, or email [waterdevelopment@powerwater.com.au](mailto:waterdevelopment@powerwater.com.au)

Yours sincerely,



Louise Leyson

**Services Development**

17<sup>th</sup> December 2024

cc: Brad Cunnington – Cunnington Rosse Town Planning and Consulting  
email: [brad@crtpc.com.au](mailto:brad@crtpc.com.au)