DEVELOPMENT CONSENT AUTHORITY
LITCHFIELD DIVISION

NORTHERN TERRITORY PLANNING SCHEME

AGENDA ITEM: 1 **MEETING DATE**: 18 November 2026 **FILE:** PA2026/0257

APPLICATION PURPOSE:	**RECONSIDERATION** [Dwelling Group (19 x 3 bedroom) in 8 single storey buildings]
SUBJECT SITE:	Section 6486 (23) Grice Cres, Coolalinga NT
ZONE:	LMR (Low-Medium Density Residential)
SITE AREA:	5830m^2
APPLICANT	Mr Israel-Tshepo Kgosiemang (One Planning Consult)
PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE	Maria Vordohilas (Director-Doxa Holdings Pty Ltd)
LANDOWNER	Doxa Holdings Pty Ltd
ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND	None

1. BACKGROUND

Development Application PA2026/0257 was publicly exhibited from 31 July 2026 to 14 August 2026 by way of signs erected on the land, an online notice and notification to relevant service authorities. Two public submissions were received during the exhibition period.

On the 16th September 2026, the application for 'Dwelling-group (20 x 3 bedroom) in 7 single storey buildings' over Section 6486 (23) Grice Crescent, Hundred of Bagot was considered by the Development Consent Authority (Litchfield Division) where consideration was deferred to allow the applicant to provide the following further information:

- Amended Plans demonstrating the provision of private open space located outside of the stormwater drainage easement with dimensions compliant with Clause 5.4.6 (Private Open Space) of the NT Planning Scheme 2020; and
- A development that complies with Clause 5.4.1 (Residential Density) and Clause 5.2.6.1 (Landscaping in Zones other than Zone CB) of the NT Planning Scheme 2020.

A copy of the deferral letter is at **Bookmark B**.

On 28 September 2026, the applicant submitted further information and amended plans to address the matters raised in the deferral. A copy of the deferral response is at **Bookmark C**

A revised technical assessment of the amended proposal is provided at **Bookmark D**. The applicant's response to the deferral points was circulated to the public submitter and service

authorities. A Submission was received from an original submitter this additional comment and the service authority's additional submission is provided at **Bookmark E**.

The intent of this report is to summarise the additional information received and to address any new or outstanding issues. A copy of the previous assessment report to the Authority, service authority comments received and the plans considered by the Authority on 16th September 2026 can be found at **Bookmark G**.

The application was originally proposed 20 x 3-bedroom dwellings (Dwelling-Group) in 7 single-storey buildings. Following amendments to the proposal, the application has been updated to 19 x 3-bedroom dwellings (Dwelling-Group) in 8 single-storey buildings.

2. ASSESSMENT SYNOPSIS

The further information and amended plans respond to the matters of deferral and it is recommended that the consent authority approve the application subject to conditions on the development permit as detailed in section 6 of this report.

3. CURRENT SITUATION

A summary of the applicant's response to the deferral points is provided below, with the applicant's full response to each deferral point is provided at **Bookmark C**.

Deferral Point 1

Amended Plans which demonstrate the following:

- Amended Plans demonstrating the provision of private open space located outside of the stormwater drainage easement with dimensions compliant with Clause 5.4.6 (Private Open Space) of the NT Planning Scheme 2020;

Amended Plan were provided in response to Deferral point 1. Below is of the explanation of plans showing the original drawings and reconsideration Plans provided.

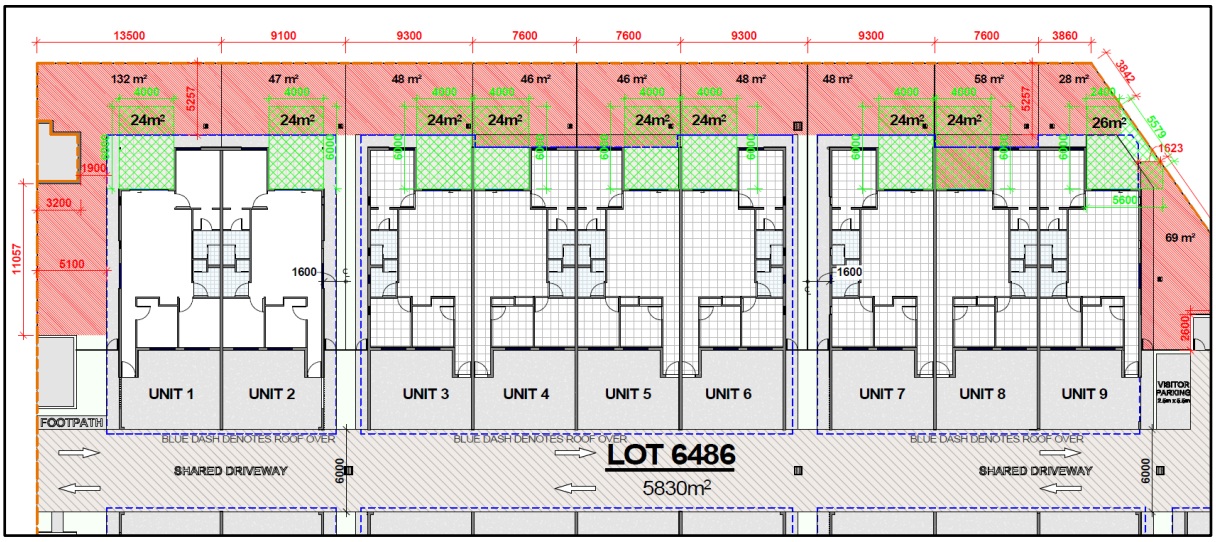


Figure 1. Original drawings (07 September-before DCA's Decision)

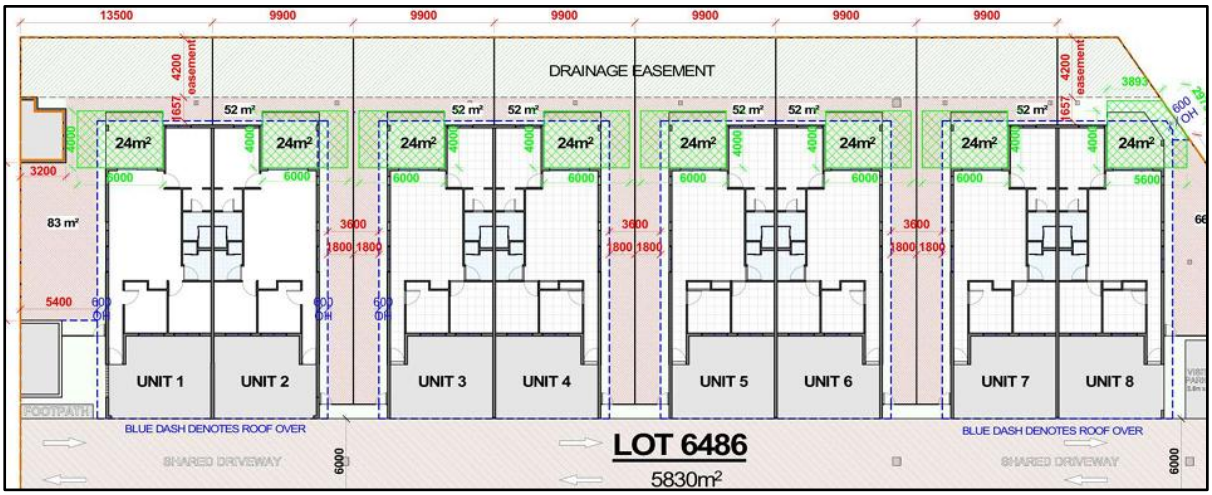


Figure 2. Reconsideration Amended drawings (28 September-Deferral Response)

Applicant's Response:
The applicant provided plans in Appendix A1 (Sheets A106 and A404) which demonstrate compliance with the minimum area requirements of Clause 5.4.6. The extract above shows that the stormwater easement has been excluded from the private open space calculations for Units 1–8.

DAS Response

Demonstrated compliance with the minimum area requirements of Clause 5.4.6.

The Amended Development Plans and the applicant's written response to the deferral are at **Bookmark C**.

Deferral Point 2

Amended Plans which demonstrate the following:

- A development that complies with Clause 5.4.1 (Residential Density) and Clause 5.2.6.1 (Landscaping in Zones other than Zone CB) of the NT Planning Scheme 2020.

Applicant Response:
The applicant provided revised plans (Appendix A1) demonstrating compliance with Clauses 5.4.1 (Residential Density) and 5.2.6.1 (Landscaping in Zones Other than Zone CB). The number of dwellings has been reduced from 20 to 19 to align with the site's allowable density. As a result, the landscaped area has increased from 2,017.94 m² (34.61% of the site) to 2,118.31 m² (36.33%), exceeding the minimum requirement of 1,749 m² (30% of the site area). Accordingly, the proposal complies with the relevant provisions of the NT Planning Scheme.

DAS Response

The amended proposal reduced the number of dwellings from 20 to 19 and the number of buildings has increased from Seven (7) to Eight (8). The reduction of one dwelling has increased the landscaped area from 34.61% to 36.33% of the site area, supporting compliance with Clause 5.2.6.1 (Landscaping in Zones other than Zone CB). The revised landscaping provision exceeds the minimum requirement of 1,749 m² (30% of the site area).

The Amended Development Plans and the applicant's written response to the deferral are at **Bookmark C.**

GENERAL SUMMARY

Amended plans were submitted in response to the Development Consent Authority's deferral notice. Units 1-9 were previously identified as being affected by a registered stormwater drainage easement associated with Council infrastructure. The service authority, Litchfield Council, raised concerns regarding the proposed landscaping and fencing within the easement area. Consequently, the original design raised concerns regarding the functionality of private open space (POS) and compliance with the NT Planning Scheme 2020.

The amended plans have been assessed as satisfactorily addressing all deferral items raised by the Authority. Key improvements include:

- The reduction in dwelling numbers from 20 to 19, consistent with the site's allowable density, resulting in an increase in landscaped area from 2,017.94 m² (34.61%) to 2,118.31 m² (36.33%) of the site area.
- The revised landscaping provision exceeds the minimum requirement of 1,749 m² (30% of the site area) and complies with Clause 5.2.6.1 (Landscaping in Zones Other than Zone CB).
- The amended plans demonstrate that the stormwater drainage easement has been excluded from the POS calculations for Units 1-8. The revised POS areas are functional, accessible, and meet the minimum area requirements of the NT Planning Scheme 2020.
- Drainage easement areas remain excluded from the development area site (DAS) and POS calculations, consistent with the requirements of the NT Planning Scheme 2020.

The amended plans provided are considered to have adequately addressed the Authority's concerns, and the proposal may now be considered on its merits in the exercise of the Authority's discretion.

Non-Compliances

Whilst the above required changes have been achieved the amended drawings deferral response was assessed again against the Northern Territory Planning Scheme 2020 (NTPS 2020) and found to comply with all applicable clauses except for the following clauses:

- 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)
- 5.4.17 (Building Articulation)

A discussion of the non-compliant aspects and other notable issues in relation to Part 5 requirements is provided below.

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

Requirement 7-8 of Clause 5.4.8.1 (to be read in conjunction with sub-clause 2) specifies – *the consent authority should take into account how the building design has addressed–avoid overlooking of private open spaces and habitable rooms of adjacent residences on the same and adjacent sites. And Locate bedrooms and private open spaces away from noise sources.*

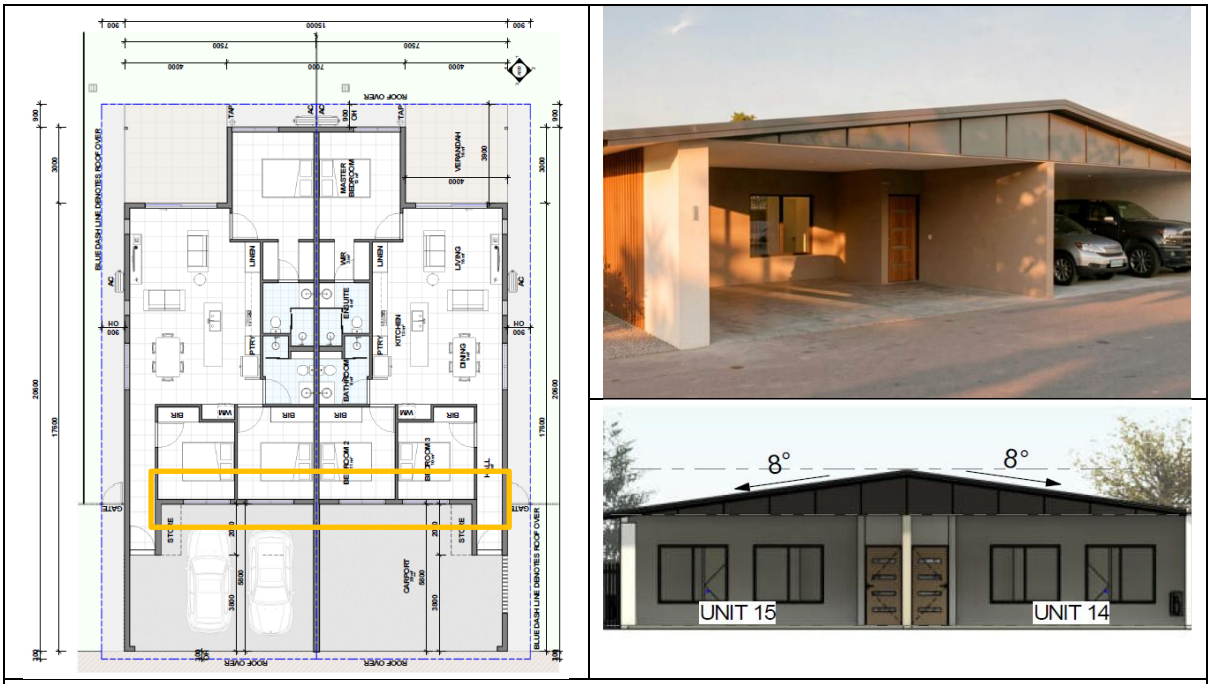


Figure 3: Extract from the Amended Dimensioned Plan showing front bedroom windows still overlooking the carport area for all proposed units.

The proposed dwellings contain two bedrooms positioned at the front of each dwelling with windows facing the adjoining carport areas. As vehicle movements within the carports have the potential to generate noise, the proposal does not strictly satisfy the intent of Requirement 8 to locate bedrooms away from noise sources.

In support of the design, the applicant has demonstrated that the layout maximises natural ventilation and cross-flow breezes, with alternative configurations reducing dwelling functionality. The dwellings are separated by a 200 mm core-filled masonry wall and incorporate additional masonry elements to improve acoustic performance. Given that noise impacts are limited to low-intensity vehicle movements associated with residents, the variation is considered acceptable. The proposal provides an appropriate level of residential amenity and is considered consistent with the intent of Clause 5.4.8.1.

<u>Clause 5.4.1.7 Building Articulation</u>
The amended application does not fully comply with sub-clause 4 of Clause 5.4.17. The clause requires a step or recess to the building line of no less than 1m by 1m for every 15m of building length. Clause 5.4.17 is relevant to this proposal as the Dwelling-group has a length of 17.6m. The proposed dwelling-group will not comply with the clause 5.4.17. as the outer façade of the building has a step of 3m by 4m after 17.6m long facade, which does not meet the minimum requirements of 1m by 1m for every 15m.

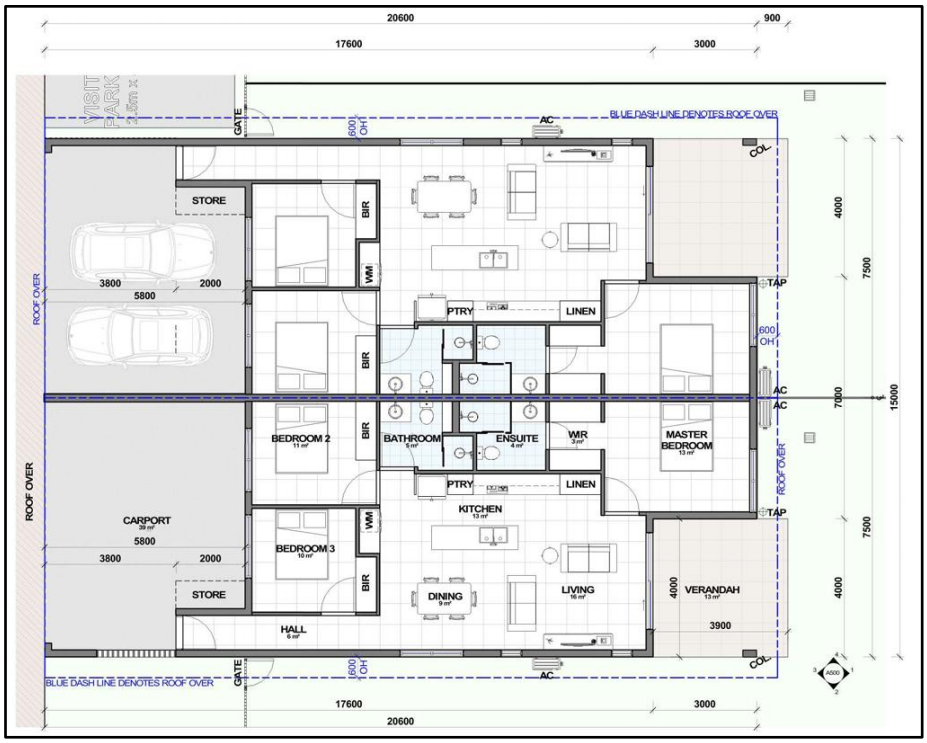


Figure 4 Dwelling-group has a length of 17.6m (Exacted from the Dimension Plan)

Administratively, sub-clause 2 of Clause 5.4.17 provides that the consent authority may consent to a development that is not in accordance with sub-clause 4 only if it is satisfied that the proposal remains consistent with the purpose of the clause which is to *"Ensure that residential buildings mitigate the perception of building mass and bulk when viewed from adjoining properties and the street, and provide opportunities for cross-ventilation within building design."*

The building design demonstrates articulation when viewed from the public realm through its arrangement, orientation and stepped roof forms. These features assist in reducing the visual impact of the development and contribute to the overall streetscape.

DAS considers that the variation is minor and is unlikely to materially increase the perception of building mass or bulk, having regard to the single-storey form of the development and the articulation provided through verandahs, carports and varied roof forms supporting cross-ventilation while maintaining visual privacy.

Accordingly, DAS is satisfied that, notwithstanding the minor variation, the proposal remains consistent with the purpose of Clause 5.4.1.7.

4. SERVICE AUTHORITY COMMENTS

The original service authority comments are provided at **Bookmark E5**.
Amended service authority comments are provided at **Bookmark E1-4**. These are discussed below:

Litchfield Council (Bookmark E1):

Litchfield Council have advised that their comments to the amended proposal remain the same as the original comments and have requested that its previously recommended conditions be included on any development permit issued.

Litchfield Council did not support the granting of a development permit for the amended

proposed on the following grounds:

- the proposed use of the drainage easement, noting that it had previously advised the developer that no structures should be located within the easement.
- the revised proposal has not adequately addressed this issue and maintains its position that only perimeter fencing at the front and rear boundaries may be permitted within the easement.
- the proposed fencing within the drainage easement suggests an intention to incorporate the easement area into private use, potentially creating future maintenance and responsibility conflicts.

DAS Response:

DAS reviewed the amended plans and considers that the revised landscaping arrangements represent a significant improvement to the proposal originally exhibited. Subject to the provision of visually permeable fencing (gates) along the drainage sections of the northern boundary, excluding areas designated for waste storage, DAS considers the proposal will provide an appropriate landscape interface with adjoining land.

Accordingly, DAS is satisfied that the amended proposal generally addresses the Authority's deferral, with any remaining matters capable of being resolved through precedent conditions.

Power and Water Corporation (water service) Bookmark E2:

PWC provided an initial response which did not support the proposal and then submitted a second response to the amended plans which no longer objects, but advises that the proposed development is currently constrained by significant limitations in the existing water and sewer infrastructure servicing the Coolalinga locality. PWC have requested additional matters relating to sewer charges, body corporate arrangements, easements, metering, backflow prevention, internal firefighting requirements, trade waste, and asset protection to be addressed through standard notes and permit conditions.

Power and Water Corporation (Power) Bookmark E3:

PWC (Power) had no objection to the original proposal.

PWC provided a response to the amended plans confirming that continue to support the proposal. General conditions and notes will address requirements.

NT Fire and Emergency Service (NTFES)- **Bookmark E4**

NTFES had no objection to the original and the amended proposal and standard conditions and notes would suffice.

The matters raised by the service authorities can be addressed by way of condition precedent, general conditions and notes in any subsequent development permit.

5. PUBLIC SUBMISSIONS

A total of two public submissions were received during the original exhibition period (**Bookmark F2 and F3**). These Submissions were from Christine Simpson and Gerry Wood the issues raised can be summarised as follows:

- Lack of character
- Density too high

- Landscaping and lack of Private Open Space
- House design and poor ventilation
- Proximity to the wetland
- Accessibility for pedestrians, cars and waste management vehicles

The amended plans were subsequently circulated to the original submitters and a second submission was provided by Gerry Wood.

Gerry Wood provided a further written response to the amended plans (**Bookmark F1**). He raised concerns regarding the design, density, amenity and environmental impacts of the proposal. Key points are below:

- The proposed 20-dwelling strata development achieves a residential density not ordinarily attainable through a conventional subdivision.
- The development is considered to provide a substandard living environment, with inadequate access to natural light, ventilation, and residential amenity.
- The design is perceived as overdevelopment of the site.
- concerns raised about safety due to the absence of footpaths and shade.
- The site's proximity to a wetland raises concerns about mosquito impacts and potential health risks to future residents.
- Questions have been raised regarding the suitability of the land for higher-density residential development.
- potential impacts on the health, safety, wellbeing and liveability of future occupants.

6. RECOMMENDATION

That, the Development Consent Authority vary the requirements of Clause 5.4.8 (Building Design for Dwelling-group, Rooming Accommodation and Residential care facility), and Clause 5.4.17 (Building Articulation) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act 1999*, consent to the application to develop Section 6486 (23) Grice Crescent, Coolalinga, Hundred of Bagot for the purpose of Dwelling Group (19 x 3 bedroom) in 8 single storey buildings, subject to the following conditions:

CONDITION PRECEDENT

1. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), a schematic plan demonstrating the on-site collection of stormwater and its discharge into the Litchfield Town Council stormwater drainage system shall be submitted to and approved by Litchfield Council, to the satisfaction of the consent authority. The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.

2. Prior to the commencement of works (including site preparation), approval is required from Litchfield Council for the proposed crossovers and driveway, to the satisfaction of the consent authority.

3. Prior to the commencement of works, a traffic impact assessment report is to be prepared by a suitably qualified traffic engineer with attention to the traffic control and haulage routes proposed for the development, and identifying any necessary upgrades to the

surrounding street network to the requirements of the Litchfield Council, to the satisfaction of the consent authority.

GENERAL CONDITIONS

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

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 owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity services/networks to the development shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notations 4, 5 and 6 for further information.

7. Stormwater is to be collected on site and discharged in accordance with the approved stormwater management plan required by Condition Precedent 1 (of this permit), to the technical standards of and at no cost to the Litchfield Council, to the satisfaction of the consent authority.

8. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street, in accordance with the requirements of the Litchfield Council, to the satisfaction of the consent authority.

9. Storage for waste disposal bins is to be provided to the requirements of and at no cost to the Litchfield Council to the satisfaction of the consent authority.

10. Before the occupation of the development starts, the landscaping works shown on the endorsed drawings must be carried out and completed to the satisfaction of the consent authority.

11. The landscaping shown on the endorsed drawings must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

12. Before the *use or occupation of the development* starts, the areas set-aside for the parking of vehicles and access lanes as shown on the endorsed drawings must be:
    (a) constructed;
    (b) properly formed to such levels that they can be used in accordance with the drawings;
    (c) surfaced with an all-weather-seal coat;
    (d) drained;
    (e) line marked (or otherwise suitably delineated) to indicate each car parking space to the satisfaction of the consent authority. Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.

17. Prior to the use/occupation of the development and connection of services (i.e. power and water), the owner of the land must apply for street addressing from the Surveyor-General of the Northern Territory. This will form the legal address and will be required to be placed on the meters within the development in accordance with the allocation. A Certificate of

Compliance (section 65 of *Planning Act 1999*) will not be able to be granted until such time as addressing is obtained.

18. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of two ground level in a controlled manner to the satisfaction of the consent authority.

19. All substation, fire booster and water meter arrangements are to be appropriately screened to soften the visual impact of such infrastructure on the streetscape, to ensure that the infrastructure is sympathetic to and blends in with the design of the building. Details will need to be resolved to the satisfaction of the consent authority in consultation with the Power and Water Corporation, and NT Fire and Emergency Services.

NOTES:

1. This permit will expire if one of the following circumstances applies:
   a) the development and use is/are not started within two years of the date of this permit; or
   b) the development is not completed within four years of the date of this permit.
   The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. A Works Permit is required from the Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's road network. Fees may apply.

3. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure, and the need for upgrading of on-site and/or surrounding infrastructure.

4. The Power and Watter Corporation (Electricity) advice that:
   a) This property is provided with a basic power supply of 129kVA, 3-phase from the existing LV Distribution Pillar P031CL.
   b) The Landowner (Doxa Holdings Pty Ltd) shall engage a licensed electrician to:
      i. Submit an overall AS-3000 maximum power demand calculation of the dwelling group development.
      ii. Submit a Negotiated Connection application under the Australian Energy Regulator (AER) compliance process for PWC's assessment on power supply capacity upgrade requirements.

   c) The engaged electrician shall install customer's internal electricity reticulations for the proposed dwelling group development in accordance with PWC's current NP018 Service and Installation Rules 2024 and NPOI0 Meter Manual.

   d) There is a combined 3.4m x 3.0m and 1.0m x 1.0m electricity easement for the existing HV Coolalinga Switching Station and LV Distribution Pillar P031CL on the property. Inappropriate fencing blocking the electricity easement that prevents PWC from

gaining 24hr front access to the switching station and pillar for operations and maintenance purposes is not permitted.

5. The Power and Watter Corporation (Water) advice that:

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

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

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

6. If you choose NBN to service your development, you will need to enter into development agreement with NBN. The first step is no register the development via http: www.nbnco.com.au/develop-or-plan-with-the-nbn/new-development.html once registered NBN will be in contact to discuss the specific requirements for the development. NBN requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to NBN guidelines found at http: www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html

7. All developers, including owner-builders, are required to comply Commonwealth telecommunications requirements. Under Commonwealth law, developers are generally required to provide fibre-ready pit and pipe in their expense. Developers may be able to access an exemption from these arrangements in some circumstances. For more information visit www.infrastructure.gov.au/tind.

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

9. A "Permit to Work Within a Road Reserve" may be required from the Litchfield Council before commencement of any work within the road reserve.

10. Any reinstatement works required to council infrastructure or landscaping must be undertaken by the applicant, to the technical standards of and at no cost to the Litchfield Council. This includes grassing the verge between the property boundary and the kerb.

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

12. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under the *Northern Territory Aboriginal Sacred Sites Act 1989*. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.

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

14. For the purposes of best practice land management and environment protection it is recommended that:
    a) Prior to the commencement of works an Erosion and Sediment Control Plan (ESCP) is developed;
    b) The ESCP is implemented throughout the construction phase including clearing and early works; and
    c) All disturbed soil surfaces are stabilised against erosion at completion of works.

15. Resources regarding erosion and sediment control is available on the IECA website www.austieca.com.au and Land Management Factsheets available at https://nt.gov.au/environment/soil-land-vegetation. For further advice, contact the Development Coordination Branch: (08) 8999 4445.

16. There are statutory obligations under the *Waste Management and Pollution Control Act 1998* (the Act), that require all persons to take all measures that are reasonable and practicable to prevent or minimise pollution or environmental harm and reduce the amount of waste. The proponent is required to comply at all times with the Act, including the General Environmental Duty under Section12 of the Act. There is also a requirement to obtain an authorisation prior to conducting any of the activities listed in Schedule 2 of the Act. Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority website at http://ntepa.ntg.gov.au/waste-pollution/guidelines/guidelines

7. REASONS FOR THE RECOMMENDATION

1. The Development Consent Authority (consent authority) notes the following chronology for development application PA2026/0257:
    - The application was registered on 27 July 2026, seeking consent for 20 × 3-bedroom dwellings-group in 7 single-storey buildings.
    - The application was publicly exhibited from 31 July 2026 to 14 August 2026, pursuant to section 47 of the *Planning Act 1999*.
    - On 16 September 2026, a delegate of the consent authority issued a letter deferring consideration of the application and requesting further information pursuant to section 46(4) of the Act.
    - On 28 September 2026, the applicant submitted amended drawings and a written response to the deferral, seeking consent for 19 × 3-bedroom dwellings-group in 8 single-storey buildings.
    - On 29 September 2026, Development Assessment Services referred the applicant's response to the relevant service authorities and the public submitter for comment.
    - The amended application is scheduled for reconsideration by the consent authority at its meeting on 18 November 2026.

    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.

Section 51 of the *Planning Act 1999* requires the Consent Authority to consider all relevant matters, including the applicable planning scheme, when determining a development application.

Amended plans were submitted in response to the Development Consent Authority's deferral. The original proposal raised concerns regarding the inclusion of a registered stormwater drainage easement within the private open space and landscaping areas for Units 1-9, following comments received from Council regarding the functionality of these areas and compliance with the NTPS 2020.

The amended plans have satisfactorily addressed the matters raised in the deferral. Key changes include a reduction in dwelling numbers from 20 to 19, resulting in an increase in landscaped area from 34.61% to 36.33% of the site. The revised landscaping provision exceeds the minimum requirement under Clause 5.2.6.1. The amended plans also demonstrate that the stormwater drainage easement has been excluded from private open space calculations for Units 1-8, with the resulting private open space areas remaining compliant, functional and accessible. Consistent with the NTPS 2020, easement areas have also been excluded from the development area site and private open space calculations.

Accordingly, the applicant is considered to have adequately addressed the Authority's concerns, and the proposal may now be considered on its merits in the exercise of the Authority's discretion.

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

   The Northern Territory Planning Scheme 2020 applies to the land and Dwelling-group (19 x 3 bedroom) in Eight (8) single storey buildings requires consent under Clause 1.8 (When development consent is required). It is identified as *Merit Assessable* under Clause 4.3 Zone LMR – Low-Medium Density Residential; therefore, zone purpose and outcomes of Clause 4.3 Zone LMR – Low-Medium Density Residential, and Clauses 5.2.1 General Height Control, 5.2.4 (Car Parking), 5.2.6 (Landscaping), 5.2.7 (Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR), 5.4.1(Residential Density), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), 5.4.6 (Private Open Space), 5.4.8 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility) and 5.4.17 (Building Articulation), need to be considered.

   The amended drawings deferral response has been assessed against the Northern Territory Planning Scheme 2020 (NTPS 2020) and complies with all applicable clauses except for clauses:
   - 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)
   - 5.4.17 (Building Articulation)

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

   Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and

Residential Care Facility)

Requirement 7-8 of Clause 5.4.8.1 (to be read in conjunction with sub-clause 2) specifies – *the consent authority should take into account how the building design has addressed–avoid overlooking of private open spaces and habitable rooms of adjacent residences on the same and adjacent sites. And Locate bedrooms and private open spaces away from noise sources.*

The dwelling designs have two bedrooms are located at the front with windows facing the carports. As vehicle movements within the carports have the potential to generate noise, the proposal does not strictly satisfy the intent of Requirement 8 to locate bedrooms away from noise sources.

On balance, the variation is considered supportable. While the bedrooms are located adjacent to the carport areas, the noise source is low in intensity and limited to vehicle movements associated with the residents of each dwelling. The design achieves good internal amenity through passive ventilation, appropriate building separation and acoustic treatment measures. The proposal therefore achieves the intent of Clause 5.4.8.1 and is considered consistent with the administrative requirements of the clause.

Clause 5.4.1.7 Building Articulation

The application does not fully comply with sub-clause 4 of Clause 5.4.17. The clause requires a step or recess to the building line of no less than 1m by 1m for every 15m of building length. All the dwellings have a length of 17.6m therefore they do not comply.

Administratively, sub-clause 2 of Clause 5.4.17 provides that the consent authority may consent to a development that is not in accordance with sub-clause 4 only if it is satisfied that the proposal remains consistent with the purpose of the clause which is to:

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

It is considered that a variation to this clause is appropriate in this instance because the non compliance s relatively minor (2.6m) and proposal is generally consistent with the purpose of Clause 5.4.17 (Building-Articulation), as the building layout achieves a reasonable balance between climatic responsiveness and site constraints, The elevations and landscaping plan provided demonstrate that any detrimental impacts of building massing can be mitigated through an articulated façade and landscaping.

Given the minor nature of the variation and the overall design outcome achieved, DAS considers the proposal satisfies the intent of Clause 5.4.17 and support the variation.

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

   The application was placed on public exhibition for a period of two weeks between 31 July 2026 through to 14 August 2026. 2 public submissions and one submission from Litchfield Council were received under section 49 of the Planning Act 1999 all in opposition to the application. Following the deferred consideration of the application, a further written submission was received from Gerry Wood. Litchfield Council maintained its objection to the proposal.

Gerry Wood objected to the proposal on the basis that it represents an excessive residential density that is inconsistent with the established low to medium-density character of the locality. The submission raised concerns that the development prioritises dwelling yield at the expense of design quality, landscaping, open space provision and residential amenity.

Litchfield Council's concerns related to the perimeter fencing along the front and rear boundaries of the easement area. Council further considers that fencing within the drainage easement could create perception that the land forms part of the development site and may result in future maintenance and management conflicts. The amended plans have addressed this by providing removable gates which would allow for ease of access to the drainage easement.

The matters raised in the submissions have been considered in the assessment of the application. The proposal has been assessed against the relevant provisions of the NTPS2020. Development Assessment Services considers that the amended plans represent a significant improvement on the proposal originally exhibited.

In response to concerns regarding the drainage easement interface, the amended plans provide removable Colorbond screen fencing (gates) along the drainage easement sections of the northern boundary. The gates will allow Council access for maintenance purposes when required, while maintaining an appropriate landscaped interface with adjoining land. The drainage easement has also been excluded from private open space calculations and will remain available for its intended drainage function. Accordingly, the proposal is considered to provide an acceptable level of residential amenity, adequately address the concerns raised during public exhibition, and remain consistent with the intent of the applicable planning controls.

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

   The physical characteristics of the land are considered suitable for the proposed development and use. Conditions and advisory notes included in a development permit may be expected to assist in ensuring works will not impact on the registered easements. Conditions of approval will also address Litchfield Council's technical requirements in terms of works/impact on the adjacent road reserves and storm water drainage.

6. Pursuant to section 51(1)(m) of the *Planning Act 1999*, the Development Consent Authority must, in considering a development application, take into account the public utilities or infrastructure provided in the area in which the land is situated, services to be connected to the land and the requirement, if any, for those facilities or infrastructure to be provided by the developer:

   Conditions of approval and advisory notes which address service authority requirements and Litchfield Council requirements are recommended. These will ensure that requirements and interests of relevant service authorities are appropriately addressed, including matters relating to stormwater drainage, works within road reserves, and the provision, connection and upgrading of electricity, water supply and sewerage infrastructure required to service the development. The conditions also ensure that the development is undertaken in accordance with the objectives and performance requirements of the NTPS 2020 relating to access, works within road reserves, and the provision of necessary services and infrastructure.

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

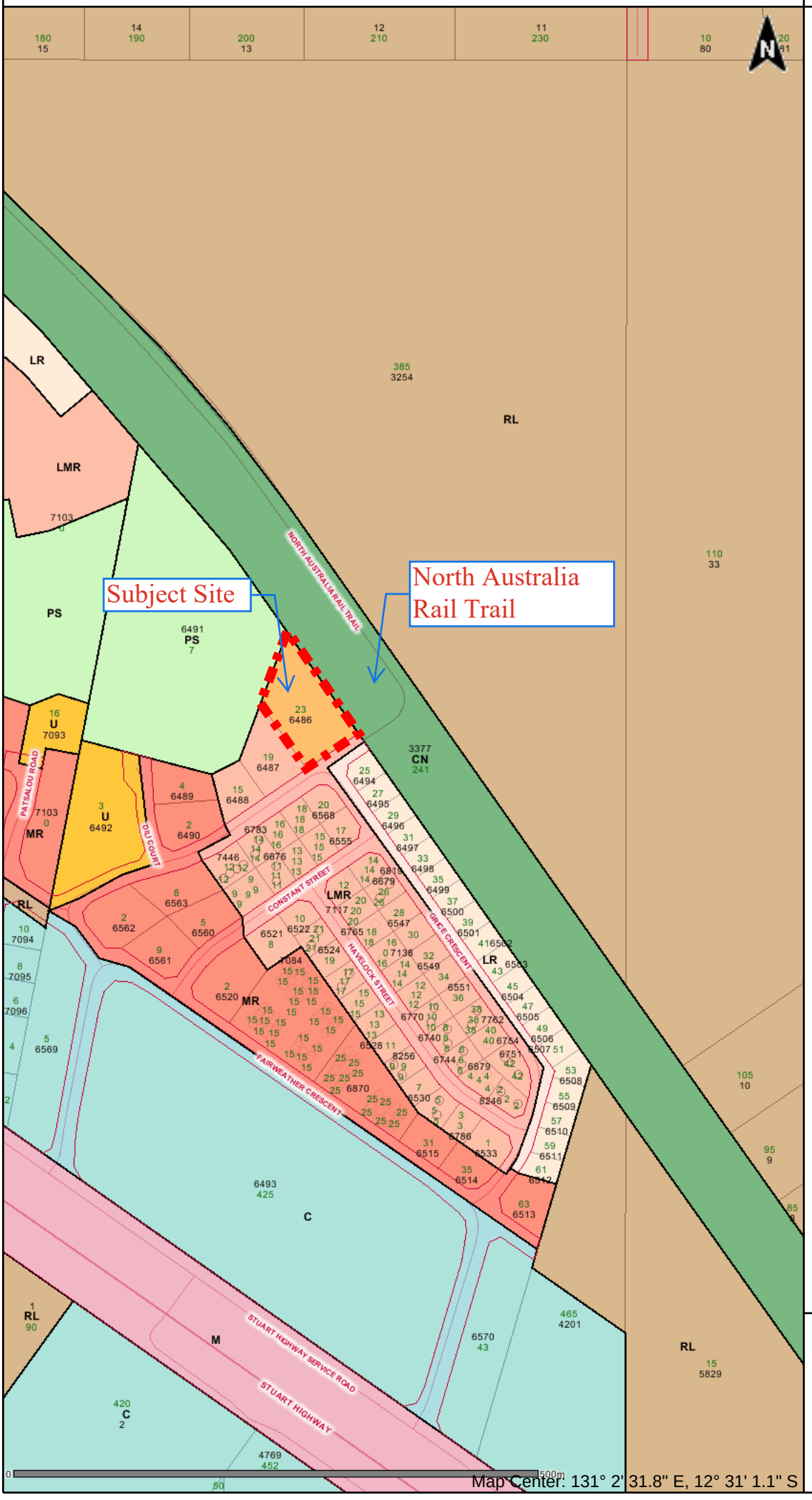
The land use, site layout and design of buildings is consistent with Zone LMR requirements of the NT Planning Scheme 2020. Subject to the development complying with the permit conditions and advisory notes, the proposed development and use is expected to provide a good level of amenity to the future occupants of the dwellings without unreasonable intrusion into the acoustic and visual amenity of adjacent and nearby land.



SIGNED: .....

DRASHTI CHOVATIYA
RURAL, REGIONAL AND REMOTE PLANNER
DEVELOPMENT ASSESSMENT SERVICES

Section 6486 (23) Grice Crescent



Legend

- General Lines
- Road Boundaries
- 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
- CJ - Commercial Jabiru
- SCJ - Service Commercial Jabiru
- TCJ - Tourist Commercial Jabiru
- CPJ - Community Purpose Jabiru
- FDJ - Future Development Jabiru
- IJ - Industrial Jabiru
- MJ - Main Road Jabiru
- UJ - Utilities Jabiru
- Road Labels
- Road Centrelines
- Highway
- Other Road
- Street Numbers
- Parcel Numbers
- Cadastre
- Coastline

Created by DCHOV

Bottom Left: 131° 02' 19", -12° 31' 07"
Top Right: 131° 02' 44", -12° 30' 54"
Approximate Scale: 1:5,200
Datum: GDA 1994
Data for information purposes only
- accuracy not guaranteed
N.T. Land Information System
Copyright Northern Territory of Australia

Map Center: 131° 2' 31.8" E, 12° 31' 1.1" S

Development Consent Authority
Northern Territory

GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6044
Email: development.consentauthority@nt.gov.au

In reply please quote: PA2026/0257

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

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

Dear Mr Kgosiemang

SECTION 6486 (23) GRICE CRESCENT, COOLALINGA, HUNDRED OF BAGOT

You are hereby advised that the Litchfield Division of the Development Consent Authority, at its meeting on Wednesday 16 September 2026 resolved, pursuant to section 46(4)(b) of the *Planning Act 1999*, to defer consideration of the application to develop the above land for the purpose of Dwelling-group (20 x 3 bedroom) in 7 single storey buildings to require the applicant to provide the following additional information that the Authority considers necessary in order to enable proper consideration of the application:

- Amended Plans demonstrating the provision of private open space located outside of the stormwater drainage easement with dimensions compliant with Clause 5.4.6 (Private Open Space) of the NT Planning Scheme 2020;

- A development which complies with Clause 5.4.1 (Residential Density) and Clause 5.2.6.1 (Landscaping in Zones other than Zone CB) of the NT Planning Scheme 2020.

REASONS FOR THE DECISION

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

   The Northern Territory Planning Scheme 2020 applies to the land and Dwelling-group (20 x 3 bedroom) in seven single storey buildings requires consent under Clause 1.8 (When development consent is required). It is identified as *Merit Assessable* under Clause 4.3 Zone LMR – Low-Medium Density Residential; therefore, zone purpose and outcomes of Clause 4.3 Zone LMR – Low-Medium Density Residential, and Clauses 5.2.1 General Height Control, 5.2.4 (Car Parking), 5.2.6 (Landscaping), 5.2.7 (Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR), 5.4.1(Residential Density), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), 5.4.6 (Private Open Space), 5.4.8 (Residential Building Design) and 5.4.17 (Building Articulation), need to be considered.

As the application is Merit Assessable the exercise of discretion by the consent authority that applies is Clause 1.10(3) (Exercise of Discretion by the Consent Authority) of the NTPS2020.

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

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

An assessment of the relevant parts of NTPS2020 is as follows:

Part 3 – Overlays

The site is not affected by any overlays.

Part 4 – Zoning

The site is located in Zone LMR – Low Density Residential pursuant to clause 4.3 of Part 4 of the NTPS 2020.

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

The proposed development supports the purpose and key zone outcomes of Zone LMR. The development/use of dwelling-group is an expected use within Zone LMR (Low-Medium Density residential) which supports a range of low-rise housing options that contribute to the streetscape and residential amenity in the locality.

Clause 5.2.6.1 Landscaping in Zones other than Zone CB

The Statement of Effect advises that 34.61% of the site is proposed to be landscaped. However, private open space of Units 1-9 is located within a registered drainage easement. The service authority for the area (Litchfield Council) has objected to the proposed landscaping and fencing within the easement area. Consequently, the extent of landscaping proposed cannot be achieved as shown for unit 1-9, resulting in non-compliance with Clause 5.2.6.1.

Clause 5.4.1 Residential Density

The proposal does not comply with this clause as 20 dwellings are proposed on a 5830m2 site where only 19 would normally be allowed.

The subject site has an area of 5,830m², which permits a maximum yield of 19.43 dwellings. The proposal seeks approval for 20 dwellings, representing a minor variation of approximately 2.93% above the prescribed density

2. Pursuant to section 51(1)(m) of the Planning Act 1999, the Development Consent Authority must, in considering a development application, take into account the public utilities or infrastructure provided in the area in which

the land is situated, services to be connected to the land and the requirement, if any, for those facilities or infrastructure to be provided by the developer.

The consent authority notes the local government council does not support proposed private open space being placed wholly within their drainage easement due to concerns over access arrangements to the easement for repairs and servicing, Power and Water (Water) noted that the site servicing agreement was for 19 dwellings instead of 20 whilst Medical Entomology section of the Department of Health raised concerns over the proximity of the site to the nearby mosquito breeding areas suggesting the development of the site be delayed until the drainage in the locality is reconciled and biting insect issues appropriately addressed.

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

   The application was placed on public exhibition for a period of two weeks between 31 July 2026 through to 14 August 2026. 2 public submissions and one submission from Litchfield Council were received under section 49 of the *Planning Act 1999* all in opposition to the application.

   1. Christine Simpson (public submitter) did not attend the meeting.

   2. Gerry Wood attended the meeting and spoke to his submission and noted that:
      - Insufficient notification period, with only 48 hours provided to review the application, which he considered inadequate for meaningful public assessment.
      - Questioned whether the Planning Act adequately addresses social justice considerations and referred to the Act's objective of protecting quality of life.
      - Expressed concern that the proposed dwellings may provide a poor living environment, describing the development as being designed more like a "storage facility" than quality housing.
      - Noted that subdivision had not been clearly identified in the application documentation and was only mentioned during the hearing.
      - Raised concerns about the lack of open space and recreational opportunities.
      - Relationship to the adjacent lagoon, wetlands and rail trail, noting that the land had previously been filled.
      - Criticised the proposal's sustainability outcomes, including:
        - No solar panels proposed.
        - Limited landscaping and tree planting.
        - Poor landscaping design overall.
        - Lack of shade trees within driveway and parking areas.
        - Questioned the effectiveness of the proposed breezeways through the carport areas.
      - Concerns regarding dwelling design, particularly the solid side walls with limited windows, which may reduce amenity and natural ventilation.

- Referred to comments from the Department of Health (Medical Entomology) regarding the nearby wetlands and mosquito management.
- Wetlands should be retained in their natural state, rather than being modified to accommodate the development.
- Greater setbacks from the wetland area should be required to protect environmental values and wildlife habitat.
- The absence of public parkland in the locality and argued that larger private open space areas and backyards should therefore be provided.
- Considered the development to be overly dense, suggesting that a significantly reduced number of dwellings would be more appropriate.
- Potential amenity impacts from service vehicles, including:
  - A sewage truck regularly operating in the area early each morning.
  - Rubbish collection and waste management issues.
  - Proposed landscaping outcome as inadequate and not reflective of the site's setting.
  - The development fails to respond to or reflect the character of the surrounding rural area.
  - How the proposed stormwater management system would function, seeking further explanation of the stormwater design.

3. Litchfield Council made a formal submission under section 46(3) of the *Planning Act*, outlining a number of concerns and objections regarding the proposal. In particular, Council sought further information regarding the proposed operation and management of the development to better understand its potential impacts on surrounding essential infrastructure, particularly the drainage easement.

   Council also raised concerns regarding the treatment and ongoing maintenance of the drainage easement, noting that:
   - The easement should remain grassed and free from structures to ensure ongoing access for maintenance purposes.
   - Any fencing within the easement area should be limited to pool-fencing rather than solid fencing.
   - The installation of solid fencing may result in future maintenance difficulties and require removal and reinstatement to facilitate repair works within the easement.
   - The drainage easement should ideally not form part of the private open space areas associated with individual dwellings.
   - A representative of Litchfield Council attended the hearing and reiterated Council's submission, confirming its concerns regarding the management of the drainage easement and the potential implications of the proposed development on surrounding infrastructure.

   The Authority noted the matters raised by the submitters, in considering the relevant NTPS requirements, Clause 1.6 NTPS2020 provides that:

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.

4. Pursuant to section 46(4)(b) of the Planning Act 1999 the consent authority may also defer consideration of a development application and require the applicant to provide further information it considers necessary for the proper determination of the application.

   The application seeks approval for a Dwelling-group (20 x 3 bedroom) in 7 single storey buildings. The site is partly located on the edge of a lagoon which had been raised as a potential source of mosquito breeding by the Medical Entomology Branch of Department of Health and where Power and Water Utility advises of a limited servicing capacity in this locality (site was earmarked to service 19 dwellings where 20 are proposed). The use of private open space for Units 1-9 is constrained as a result of Council's legitimate requirement to protect public stormwater infrastructure, and requirement for a strict compliance with this clause would create a conflict between the landscaping provisions of the NT Planning Scheme and Council's infrastructure management requirements.

   As no communal open space is provided on site and no public open space is located nearby, a request for the provision of private open space for Units 1 to 9 outside of the easement will address this and other conflicts with relevant clauses of the NTPS 2020.

Pursuant to section 46(6) of the *Planning Act 1999*, information required in this correspondence is to be provided within 30 days of the receipt of this correspondence.

You may request the consent authority extend the time to provide the required information. A request must be made before the expiry of the period referred to in section 46(6) (i.e. within 30 days of receipt of this notice) and it must be made in writing to either address listed below:

Email: das.ntg@nt.gov.au
In person: First Floor, Energy House, 18-20 Cavenagh Street, Darwin
Post: Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680, Darwin NT 0801

Should you require any further information on this matter, please telephone Development Assessment Services on 8999 6046.

Yours faithfully



Suzanne Philip
2026.09.23
16:54:51 +09'30'

SUZANNE PHILIP
Delegate
Development Consent Authority
23 September 2026

cc Litchfield Council
submitters

PROPOSED 19 x 3 BEDROOM DWELLING-GROUP ON LOT 6486 (23) GRICE CRESCENT, COOLALINGA





DRAWING LIST	
Sheet Number	Sheet Name
A000	COVER SHEET
A001	ARTIST IMPRESSION
A100	SEDIMENT CONTROL PLAN
A101	STORMWATER PLAN
A102	SITE PLAN - PROPOSED CROSSOVER
A103	SITE PLAN
A104	SITE PLAN - ROOF LEVEL
A105	LANDSCAPING PLAN
A106	PRIVATE OPEN SPACE
A107	FENCING PLAN
A108	BREEZEWAY PLAN
A200	ELEVATION
A300	SITE SECTION
A401	TYPE A - FLOOR PLAN
A402	TYPE B - FLOOR PLAN
A403	TYPE C - FLOOR PLAN
A404	TYPICAL FLOOR PLAN - PRIVATE OPEN SPACE
A500	TYPICAL DUPLEX

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
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A000 COVER SHEET

25.09.2026

26017 - PROPOSED 19x3 BEDROOM DWELLING-GROUP

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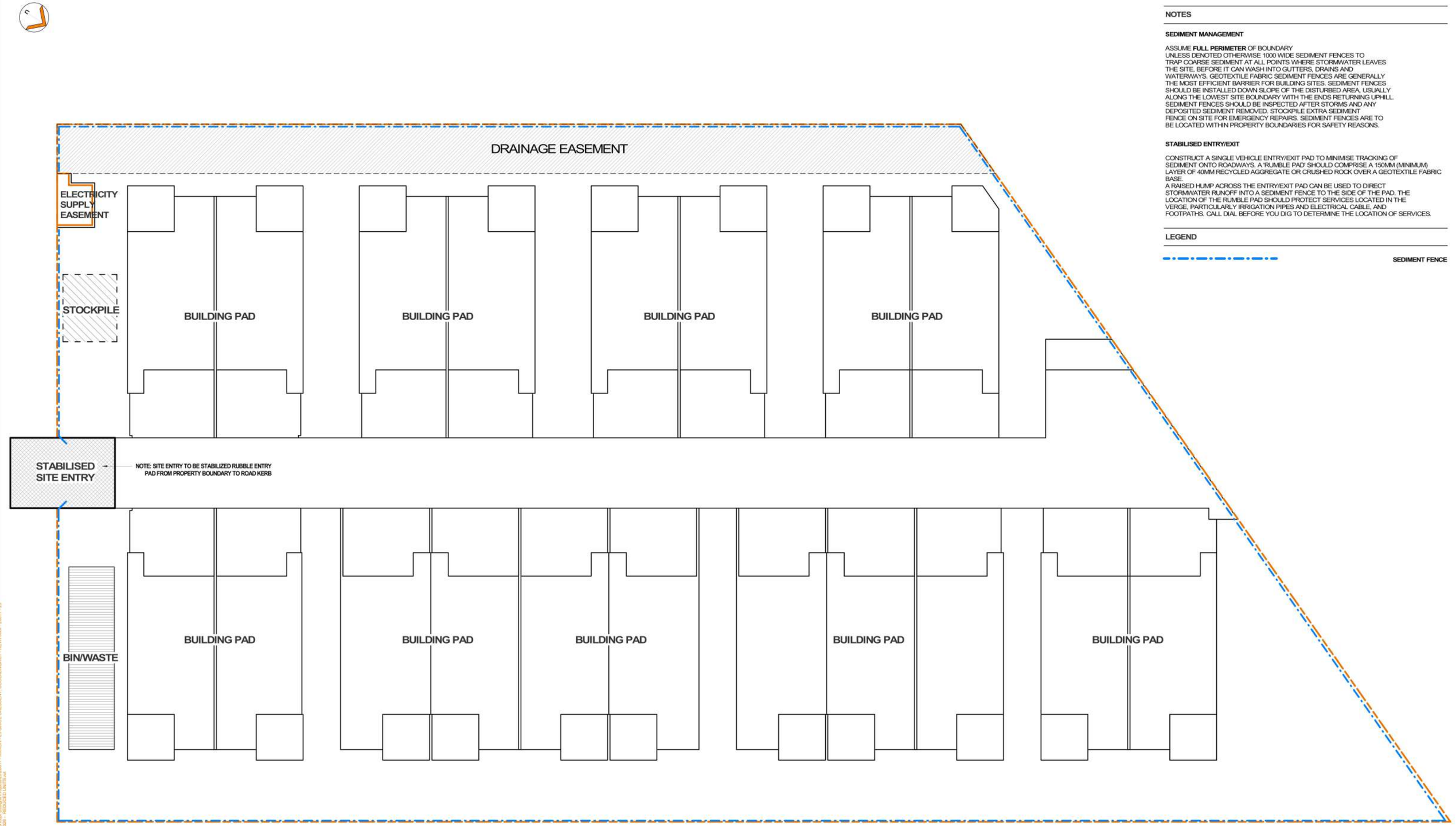
A001 ARTIST IMPRESSION

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NOTES

SEDIMENT MANAGEMENT

ASSUME **FULL PERIMETER** OF BOUNDARY
UNLESS DENOTED OTHERWISE 1000 WIDE SEDIMENT FENCES TO TRAP COARSE SEDIMENT AT ALL POINTS WHERE STORMWATER LEAVES THE SITE, BEFORE IT CAN WASH INTO GUTTERS, DRAINS AND WATERWAYS. GEOTEXTILE FABRIC SEDIMENT FENCES ARE GENERALLY THE MOST EFFICIENT BARRIER FOR BUILDING SITES. SEDIMENT FENCES SHOULD BE INSTALLED DOWN SLOPE OF THE DISTURBED AREA, USUALLY ALONG THE LOWEST SITE BOUNDARY WITH THE ENDS RETURNING UPHILL. SEDIMENT FENCES SHOULD BE INSPECTED AFTER STORMS AND ANY DEPOSITED SEDIMENT REMOVED. STOCKPILE EXTRA SEDIMENT FENCE ON SITE FOR EMERGENCY REPAIRS. SEDIMENT FENCES ARE TO BE LOCATED WITHIN PROPERTY BOUNDARIES FOR SAFETY REASONS.

STABILISED ENTRY/EXIT

CONSTRUCT A SINGLE VEHICLE ENTRY/EXIT PAD TO MINIMISE TRACKING OF SEDIMENT ONTO ROADWAYS. A 'RUMBLE PAD' SHOULD COMPRISE A 150MM (MINIMUM) LAYER OF 40MM RECYCLED AGGREGATE OR CRUSHED ROCK OVER A GEOTEXTILE FABRIC BASE.
A RAISED HUMP ACROSS THE ENTRY/EXIT PAD CAN BE USED TO DIRECT STORMWATER RUNOFF INTO A SEDIMENT FENCE TO THE SIDE OF THE PAD. THE LOCATION OF THE RUMBLE PAD SHOULD PROTECT SERVICES LOCATED IN THE VERGE, PARTICULARLY IRRIGATION PIPES AND ELECTRICAL CABLE, AND FOOTPATHS. CALL DIAL BEFORE YOU DIG TO DETERMINE THE LOCATION OF SERVICES.

LEGEND

SEDIMENT FENCE

1 / A200 SEDIMENT CONTROL PLAN - @A1
1 : 150

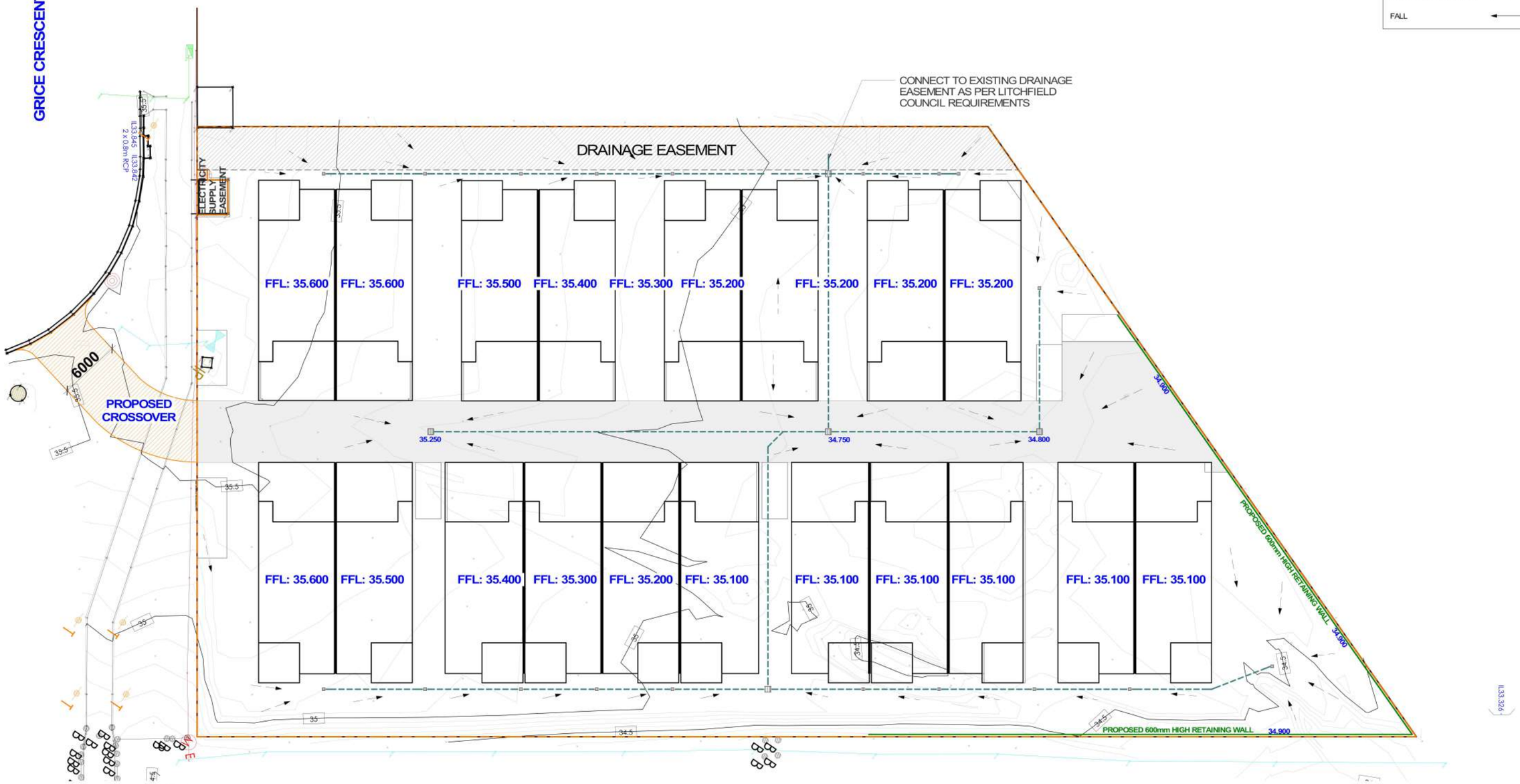
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A100 SEDIMENT CONTROL PLAN

25.09.2026

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1 / A200 STORMWATER PLAN - @A1
1 : 200

NOTE:
THE DRIVEWAY CROSSOVER SHALL BE CONSTRUCTED IN ACCORDANCE WITH LITCHFIELD COUNCIL'S DEVELOPMENT AND SUBDIVISION STANDARDS AND ALL REQUIREMENTS ASSOCIATED WITH THE COUNCIL'S WORKS WITHIN A ROAD RESERVE PERMIT. DRIVEWAY CROSSOVER TO BE CONSTRUCTED IN ACCORDANCE WITH NTG SUBDIVISION DEVELOPMENT GUIDELINES - STANDARD DRAWINGS, STREETS & PATHWAYS, VEHICLE ACCESS (CAT C-E), TYPICAL DETAILS, DRAWING SS1008 (AMENDMENT 1), APRIL 2023. THESE STANDARD. DRAWINGS SHALL ACCOMPANY THIS PLAN.

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A101 STORMWATER PLAN

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NOTE:
THE DRIVEWAY CROSSOVER SHALL BE CONSTRUCTED IN ACCORDANCE WITH LITCHFIELD COUNCIL'S DEVELOPMENT AND SUBDIVISION STANDARDS AND ALL REQUIREMENTS ASSOCIATED WITH THE COUNCIL'S WORKS WITHIN A ROAD RESERVE PERMIT. DRIVEWAY CROSSOVER TO BE CONSTRUCTED IN ACCORDANCE WITH NTG SUBDIVISION DEVELOPMENT GUIDELINES - STANDARD DRAWINGS, STREETS & PATHWAYS, VEHICLE ACCESS (CAT C-E), TYPICAL DETAILS, DRAWING SS1008 (AMENDMENT 1), APRIL 2023. THESE STANDARD. DRAWINGS SHALL ACCOMPANY THIS PLAN.

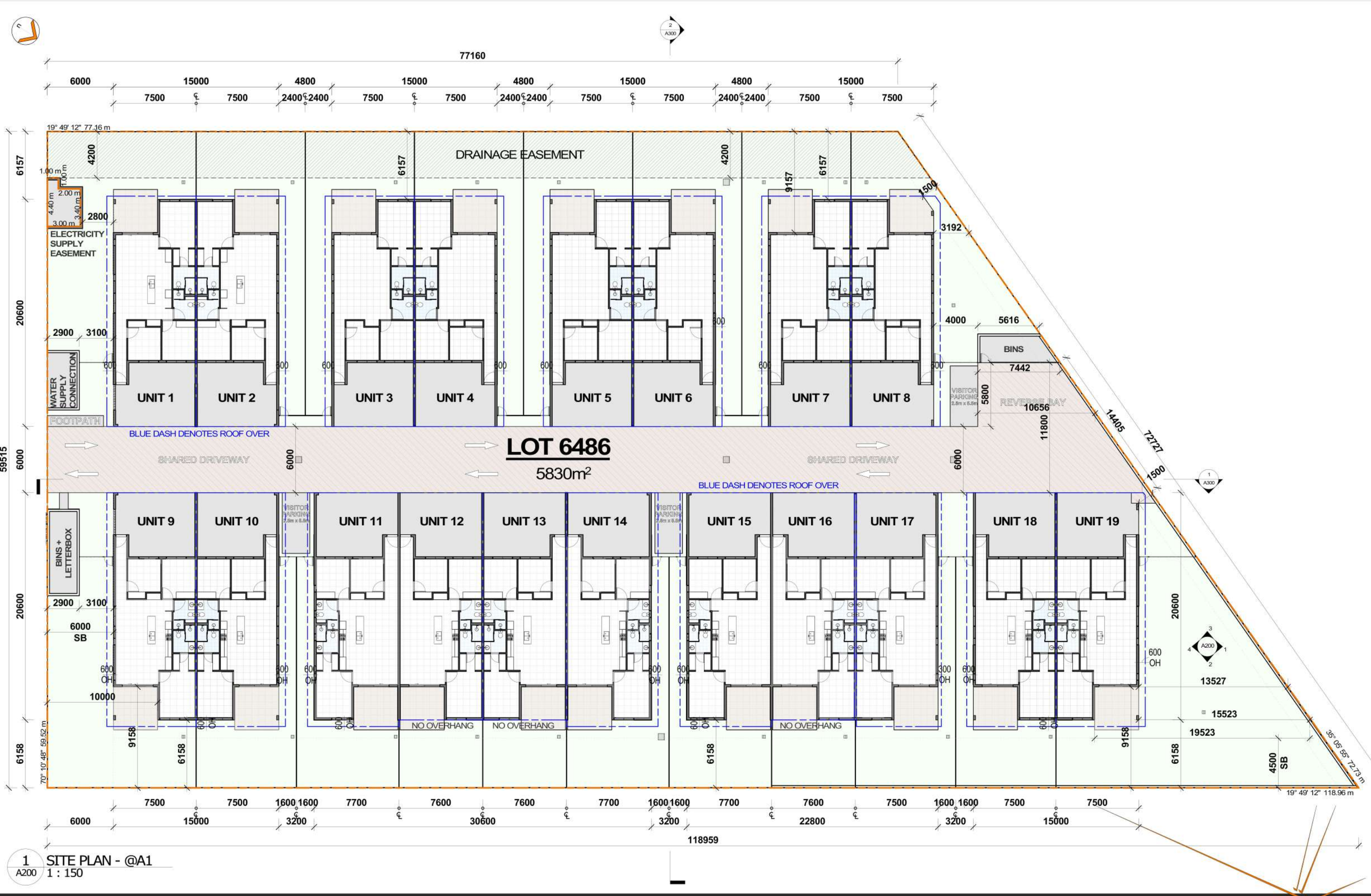
DESIGN
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INTERIOR DESIGN
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A102 SITE PLAN - PROPOSED CROSSOVER

25.09.2026

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1 A200 SITE PLAN - @A1
1 : 150

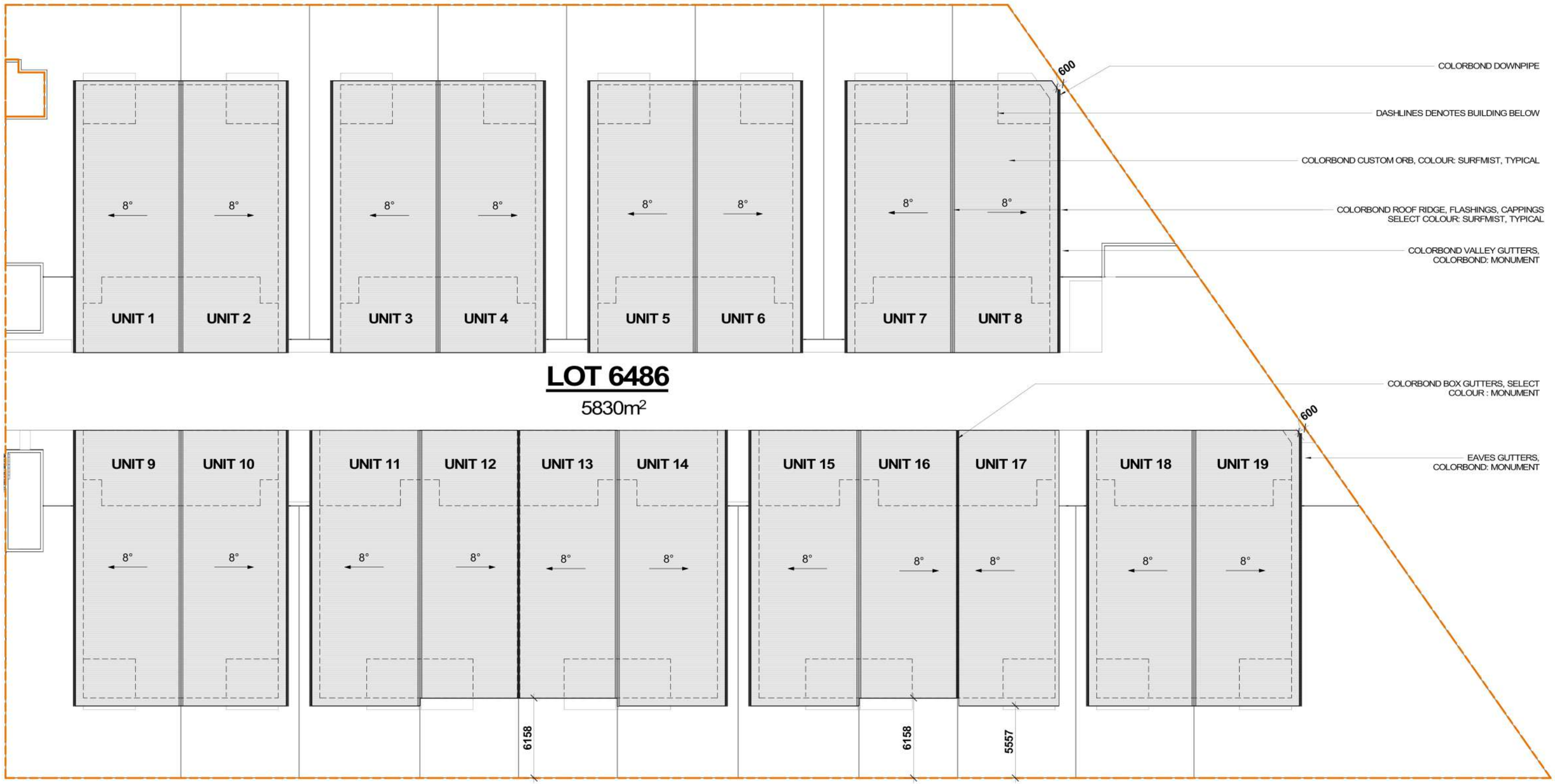
DESIGN
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INTERIOR DESIGN
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A103 SITE PLAN

25.09.2026

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LOT 6486

5830m²

1 A200 ROOF PLAN - @A1
1 : 150

DESIGN
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INTERIOR DESIGN
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A104 SITE PLAN - ROOF LEVEL

25.09.2026

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LANDSCAPE LEGEND:

PLANTING LEGEND

HELICONIA "GOLDEN TORCH" HEIGHT: 2M

SYZYGIUM AUSTRALE "BABY BOOMER" HEIGHT: 1-1.5M

TABERNAEMONTANA "LITTLE EMERALD" HEIGHT: 1m

HIBISCUS TILIACEUS RUBRA HEIGHT: 4-7M

NATIVE TREE - ACACIA TREE, BUSH APPLE (MUST BE SAFE AND APPROPRIATE FOR PURPOSE/CHILDREN)

GENERAL SOFT SCAPE (TURF + MULCH WHERE APPLICABLE)

TOTAL LANDSCAPE AREA:

2118.31m² = 36.33%

1 / A200 LANDSCAPE PLAN - @A1
1 : 150

DESIGN
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A105 LANDSCAPING PLAN

25.09.2026

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PRIVATE OPEN SPACE			
UNIT	A	B	TOTAL
UNIT 1	83m²	24m²	107m²
UNIT 2	52m²	24m²	76m²
UNIT 3	52m²	24m²	76m²
UNIT 4	52m²	24m²	76m²
UNIT 5	52m²	24m²	76m²
UNIT 6	52m²	24m²	76m²
UNIT 7	52m²	24m²	76m²
UNIT 8	66m²	24m²	90m²
UNIT 9	150m²	24m²	174m²
UNIT 10	53m²	24m²	77m²
UNIT 11	54m²	24m²	78m²
UNIT 12	46m²	24m²	70m²
UNIT 13	46m²	24m²	70m²
UNIT 14	54m²	24m²	78m²
UNIT 15	54m²	24m²	78m²
UNIT 16	46m²	24m²	70m²
UNIT 17	72m²	24m²	96m²
UNIT 18	52m²	24m²	76m²
UNIT 19	295m²	24m²	319m²

LEGEND:

- PRIVATE OPEN SPACE A
- PRIVATE OPEN SPACE B
- ROOF OVER

1 / A200 SITE PLAN - @A1
1 : 150

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A106 PRIVATE OPEN SPACE

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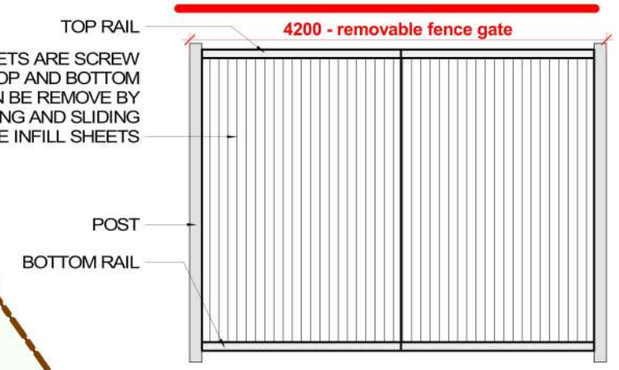
FENCE LEGEND:

FENCE TYPES

FENCE TYPE- 1 : GOODNEIGHBOUR FENCE SCREEN FENCE, 1800mm HIGH - UNO

FENCE TYPE- 2 : FLAT TOP,TUBULAR FENCE, 1800mm HIGH - UNO

FENCE TYPE- 3 : REMOVABLE COLORBOND SCREEN FENCE GATE



COLORBOND REMOVABLE FENCE GATE

NTS

1 A200 FENCING PLAN - @A1
1 : 150

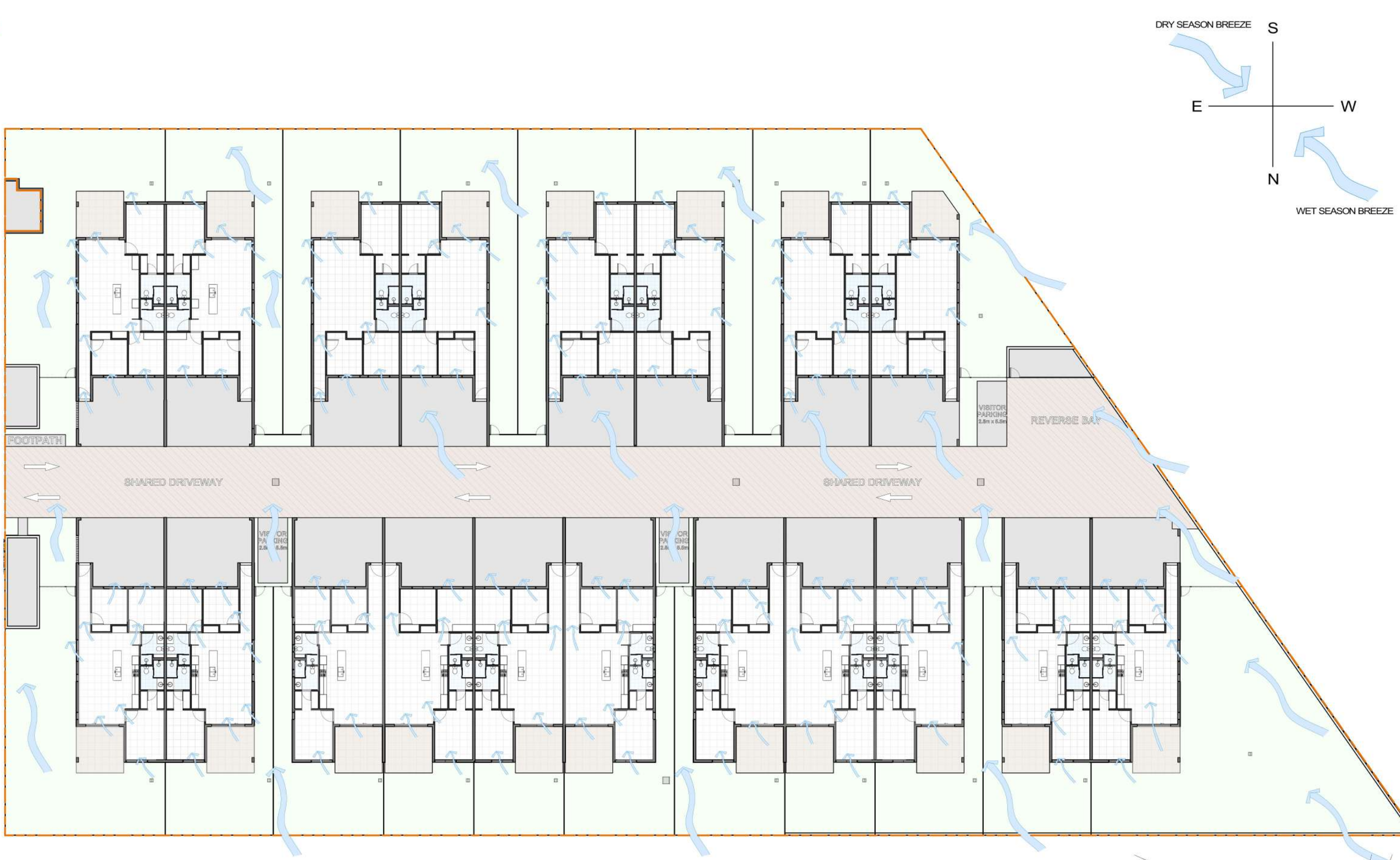
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A107 FENCING PLAN

25.09.2026

26017 - PROPOSED 19x3 BEDROOM DWELLING-GROUP

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1 A200 SITE PLAN - @A1
1 : 150

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A108 BREEZEWAY PLAN

25.09.2026

26017 - PROPOSED 19x3 BEDROOM DWELLING-GROUP

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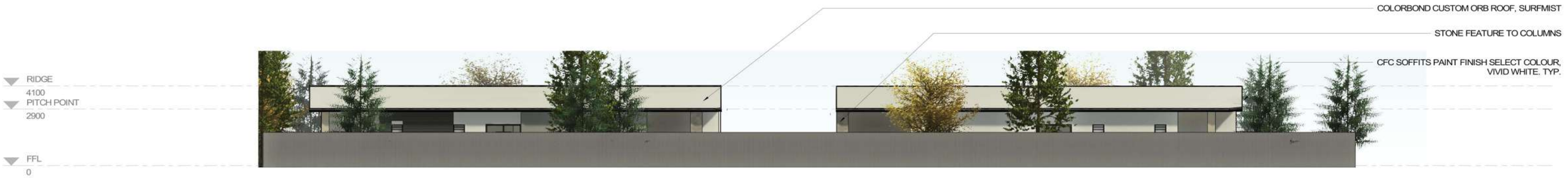
1 A103 ELEVATION
1 : 100



2 A103 ELEVATION
1 : 150



3 A103 ELEVATION
1 : 150



4 A103 ELEVATION
1 : 100

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A200 ELEVATION

25.09.2026

26017 - PROPOSED 19x3 BEDROOM DWELLING-GROUP

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1 A103 SITE SECTION
1 : 125



2 A103 SITE SECTION
1 : 125

2 Concept Designs\Concept Designs Projects\26017 - AARON - 23 GRICE CRESCENT - CDDC\ALINGA1T - REVIT\tool - 26017 - 23 GRICE CRES - 1 1 0.rvt 25/09/2026 2:20:16 PM - REDUCED UNITS.rvt

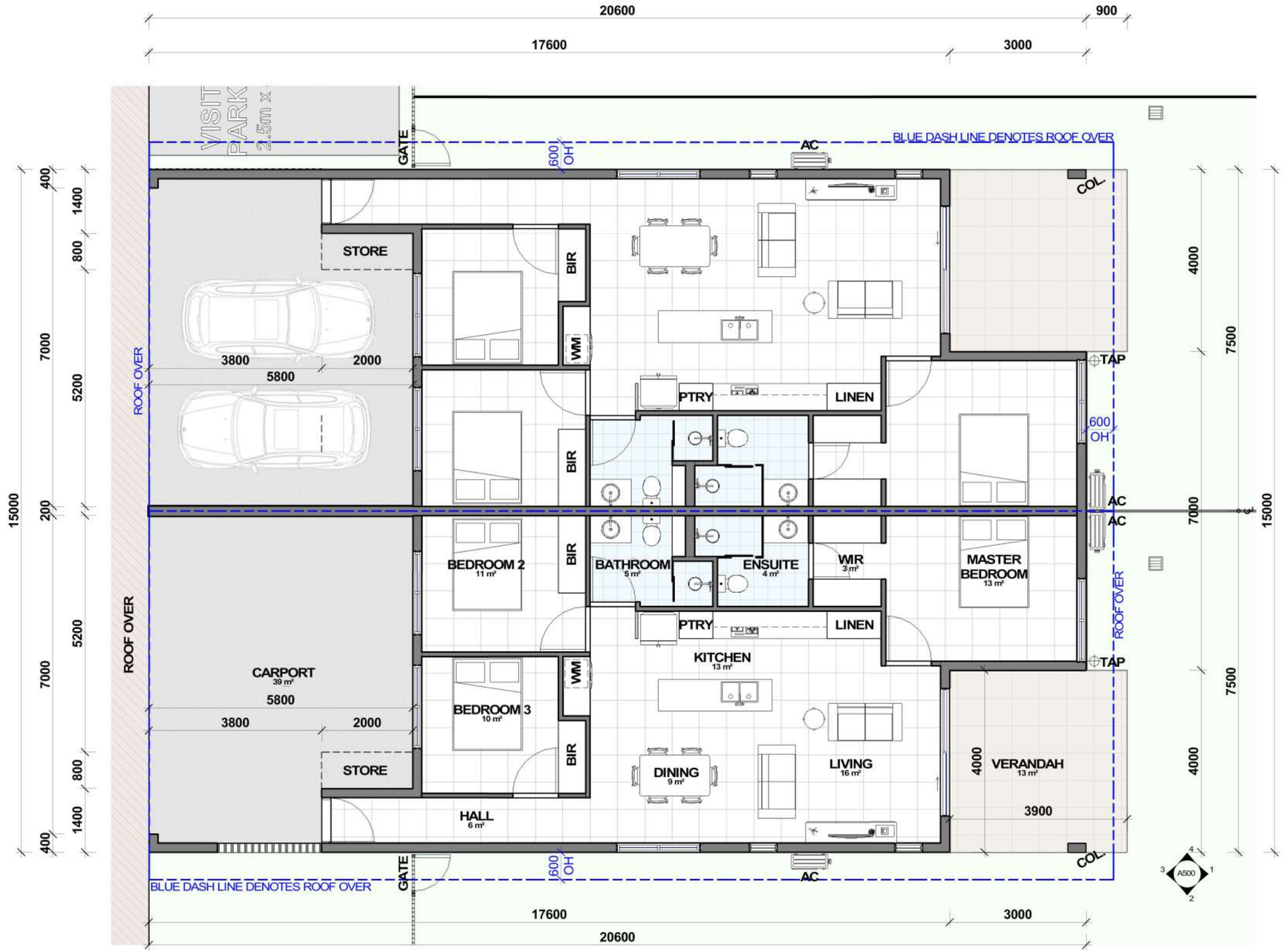
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A300 SITE SECTION

25.09.2026

26017 - PROPOSED 19x3 BEDROOM DWELLING-GROUP

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ROOM SCHEDULE	
NAME	AREA
BATHROOM	5 m²
BEDROOM 2	11 m²
BEDROOM 3	10 m²
CARPORT	39 m²
DINING	9 m²
ENSUITE	4 m²
HALL	6 m²
KITCHEN	13 m²
LIVING	16 m²
MASTER BEDROOM	13 m²
VERANDAH	13 m²
WIR	3 m²
GRAND TOTAL	143 m²

NOTE: ALL AIR CONDITIONING UNITS FACING THE STREET MUST BE SCREENED.

1 / A200 TYPE A - FLOOR PLAN - @A1
1 : 50

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ROOM SCHEDULE	
NAME	AREA
BATHROOM	5 m²
BEDROOM 2	10 m²
BEDROOM 3	11 m²
CARPORT	40 m²
DINING	10 m²
ENSUITE	4 m²
HALL	7 m²
KITCHEN	13 m²
LIVING	17 m²
MASTER BEDROOM	13 m²
VERANDAH	13 m²
WIR	3 m²
GRAND TOTAL	147 m²

NOTE: ALL AIR CONDITIONING UNITS FACING THE STREET MUST BE SCREENED.

UNIT 16, NO ROOF OVERHANG TO THE REAR

1 / A200 TYPE B - FLOOR PLAN - @A1
1 : 50

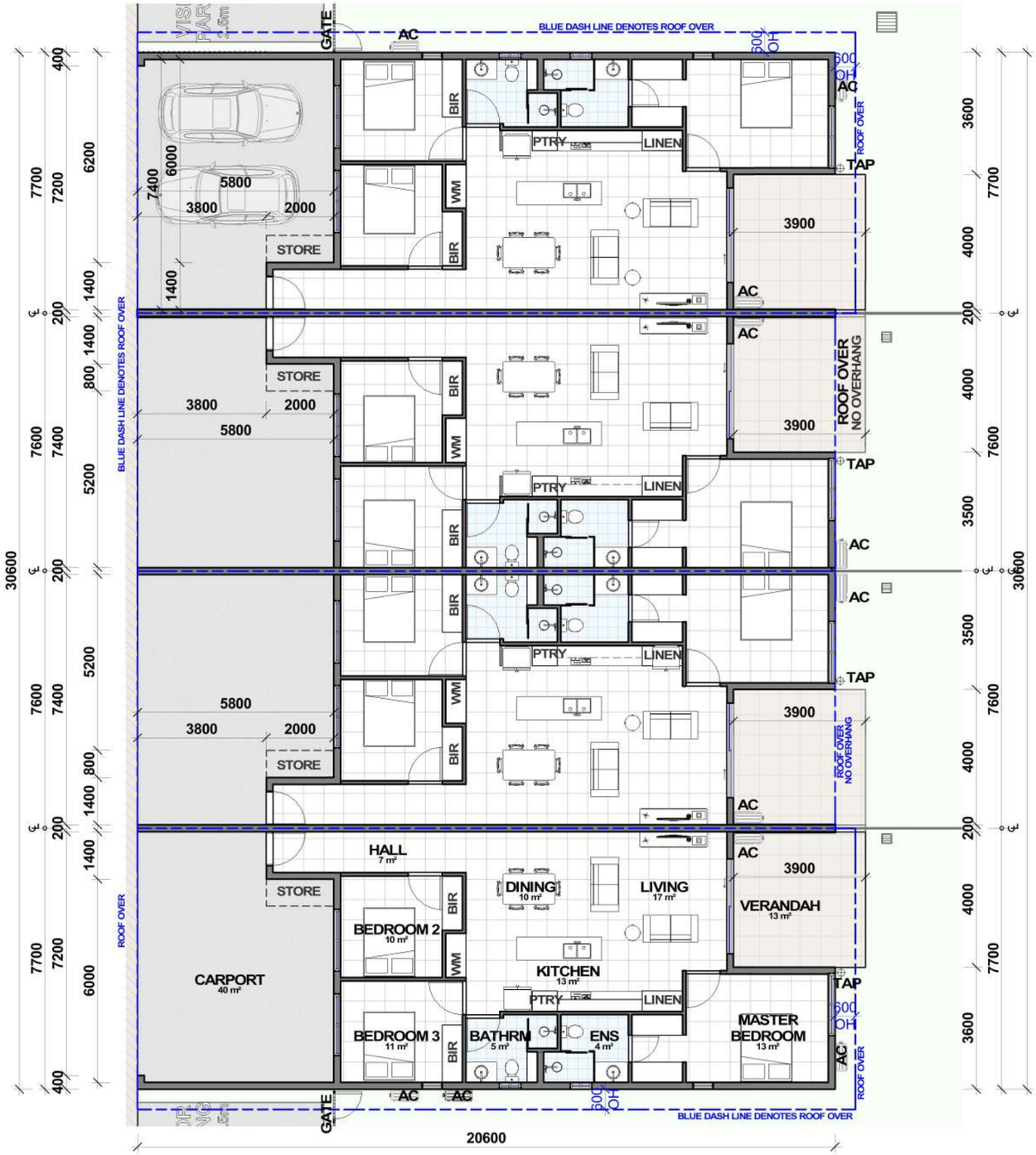
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A402 TYPE B - FLOOR PLAN

25.09.2026

26017 - PROPOSED 19x3 BEDROOM DWELLING-GROUP

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ROOM SCHEDULE	
NAME	AREA
BATHRM	5 m²
BEDROOM 2	10 m²
BEDROOM 3	11 m²
CARPORT	40 m²
DINING	10 m²
ENS	4 m²
HALL	7 m²
KITCHEN	13 m²
LIVING	17 m²
MASTER BEDROOM	13 m²
VERANDAH	13 m²
GRAND TOTAL	143 m²

NOTE: ALL AIR CONDITIONING UNITS FACING THE STREET MUST BE SCREENED.

UNITS 12 & 13, NO ROOF OVERHANG TO THE REAR

1 / A200 TYPE C - FLOOR PLAN - @A1
1 : 75

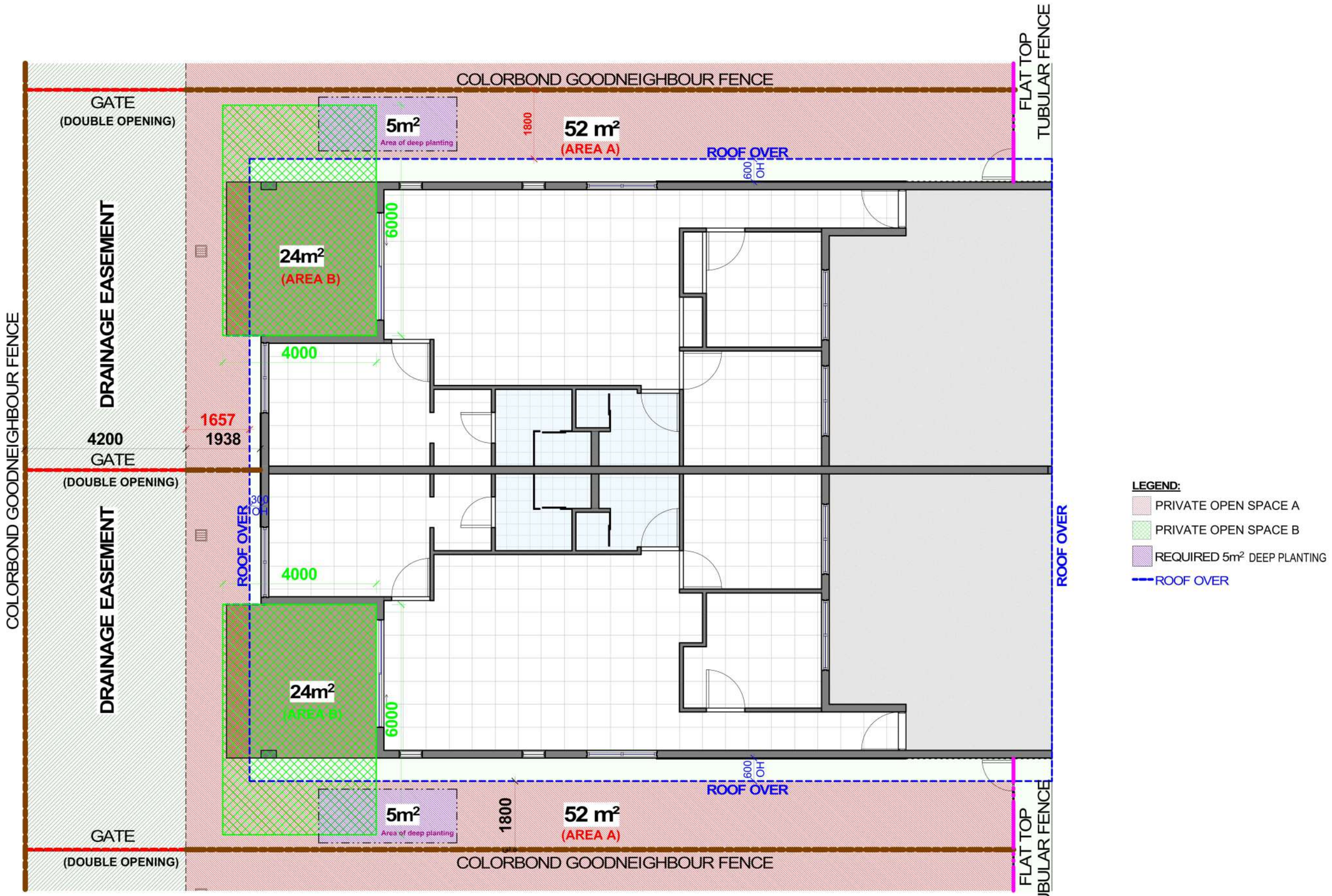
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A403 TYPE C - FLOOR PLAN

25.09.2026

26017 - PROPOSED 19x3 BEDROOM DWELLING-GROUP

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1 A200 PRIVATE OPEN SPCAE FLOOR PLAN - @A1
1 : 50

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A404 TYPICAL FLOOR PLAN - PRIVATE OPEN SPACE

25.09.2026

26017 - PROPOSED 19x3 BEDROOM DWELLING-GROUP

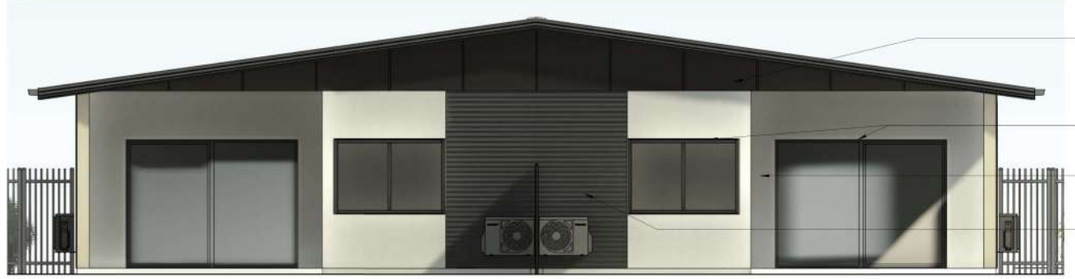
concept designs
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1 A401 DUPLEX ELEVATION 1
1 : 50



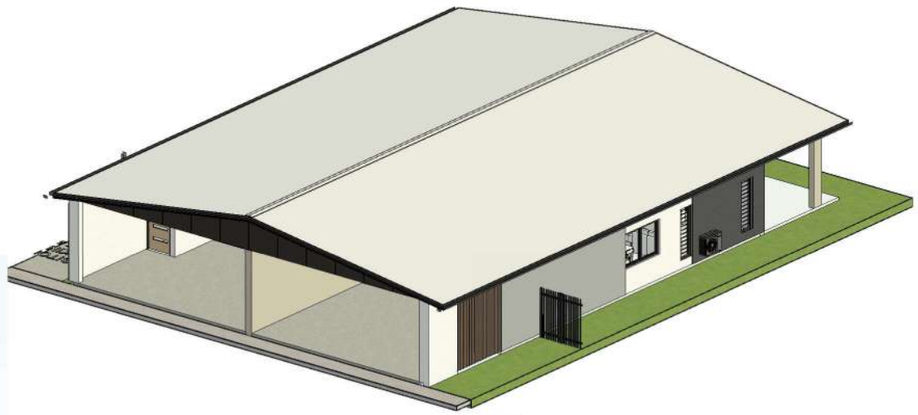
2 A401 DUPLEX ELEVATION 2
1 : 50



3 A401 DUPLEX ELEVATION 3
1 : 50



4 A401 DUPLEX ELEVATION 4
1 : 50



- ISOMETRIC 1

FINISHES (TYPICAL)

ROOF SHEETING	FASCIAS + GUTTERS
COLORBOND - SURFMIST	COLORBOND - MONUMENT

WALL COLOURS

DULUX VIVID WHITE — DULUX LINSEED

ALUMINIUM / WINDOW FRAMES	GABLE ENDS
COLORBOND - MONUMENT	DULUX - HAMMER GREY

FEATURE WALL

TIMBER SLATS — STONE FEATURE

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A500 TYPICAL DUPLEX

25.09.2026

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The Chair
Development Consent Authority
GPO BOX 1680
DARWIN NT 0801

Ref: PA2026.0257

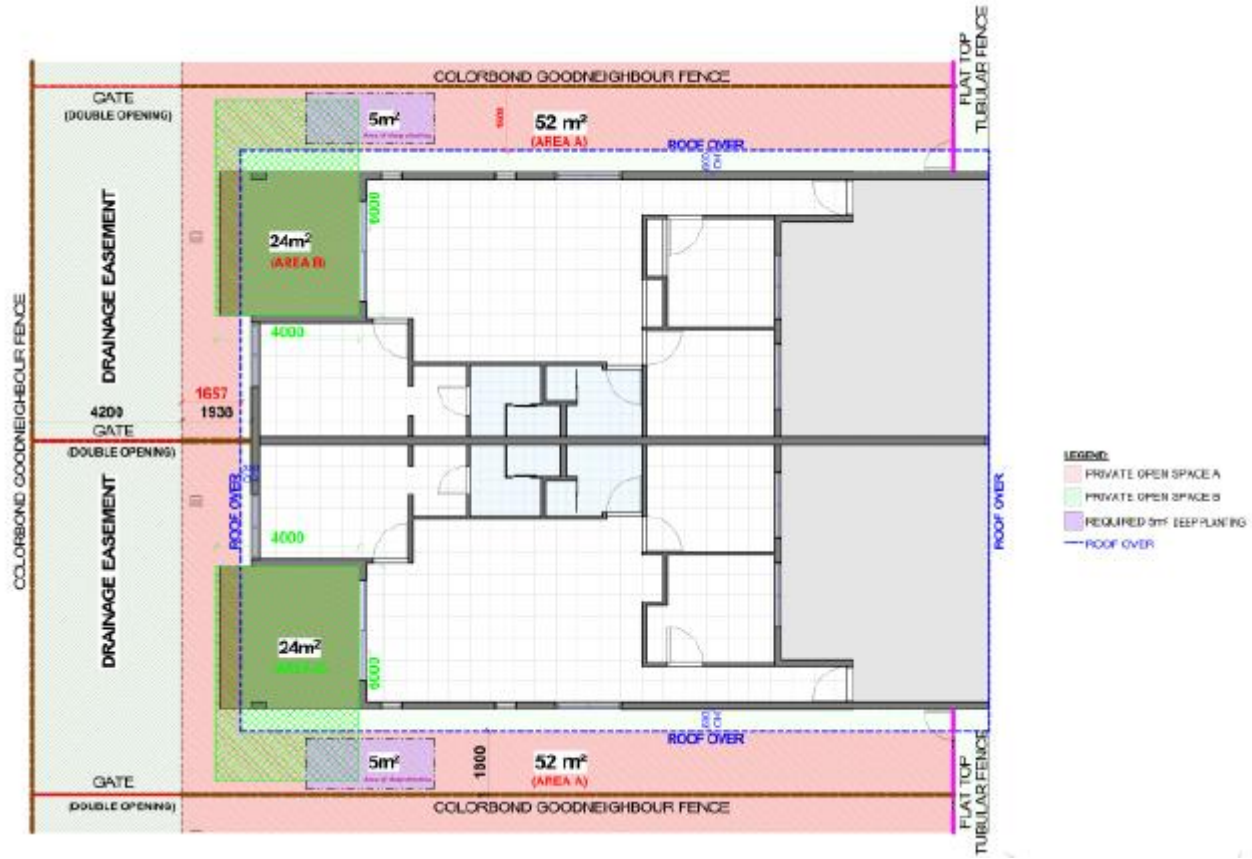
Dear Sir/Madam

Deferral - **LOT 6486 (23) GRICE CRESCENT, COOLALINGA HUNDRED OF BAGOT- PA2026.0257**

We acknowledge the deferral of the proposed development, as outlined in the Development Consent Authority (Litchfield Division) letter dated 23rd September 2026, following its meeting on 16th September 2026. The matters raised are addressed below, reflecting the reduction in dwellings from 20 to 19:

- Amended Plans demonstrating the provision of private open space located outside of the stormwater drainage easement with dimensions compliant with Clause 5.4.6 (Private Open Space) of the NT Planning Scheme 2020;

The revised plans in **APPENDIX A1** (Sheets A106 and A404) demonstrate compliance with the minimum area requirements of Clause 5.4.6. The extract below shows that the stormwater easement has been excluded from the private open space calculations for Units 1–8.



Extract, Sheet A404, APPENDIX A1

- A development which complies with Clause 5.4.1 (Residential Density) and Clause 5.2.6.1 (Landscaping in Zones other than Zone CB) of the NT Planning Scheme 2020.

To comply with **Clause 5.4.1** (Residential Density), the plans in **APPENDIX A1** have been revised to reduce the number of dwellings from 20 to 19, consistent with the site's allowable density yield.

Reducing the development by one dwelling increased the landscaped area from 2,017.94 m^2 (34.61% of the site) to 2,118.31 m^2 (36.33%), supporting compliance with Clause 5.2.6.1. This exceeds the minimum requirement of 1,749 m^2, or 30% of the site area.

Please do not hesitate to contact the applicant for any clarification.

27 September 2026

Israel T Kgosiemang
One Planning Consult

Amended Technical Assessment PA2026/0257

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

Application No: PA2026/0257

Lot number: Section 6486 (23) Grice Cres, Coolalinga

Town/Hundred: Hundred of Bagot

Zone: LMR (Low-Medium Density Residential)

Site Area: 5830m^2

Proposal: Dwelling-group (19 x 3 bedroom) in 8 single story building

Plans used for assessment: Appendix A1- Drawings DA26 Rev, dated 28 September 2026

Date assessment finalised: 05 October 2026

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

Zone LMR (Low-Medium Density Residential)				
Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Specific Development Requirements**
Dwelling-group (5+)	Merit Assessable	N/A	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.4.4 Parking Layout 5.2.6 Landscaping	5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.3.2 Distance Between Residential Buildings on one Site 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation

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			
5.2.4.1 Car Parking Spaces			
5.2.4.4 Layout of Car Parking Area			
5.2.6.1 Landscaping in Zones other than Zone CB			
Part 5 Clauses (Specific Development Requirements)	**Compliance**		
	Yes	**No**	**N/A**
5.4.1 Residential Density			
5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures			
5.4.3.2 Distance Between Residential Buildings on one Site			
5.4.6.1 Private Open Space			

NORTHERN TERRITORY GOVERNMENT

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

The application is *Merit Assessment under clause 1.8(1)(b)(i)* of the NTPS2020 as the use is shown as Merit Assessable on the relevant assessment table in Part 4 of the NTPS 2020.

Clause 1.8(1)(b)(i)

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

Clause 1.10 Exercise of Discretion by the Consent Authority

3. In considering an application for ***consent*** for a use or development identified as *Merit Assessable*, the consent authority must take into account all of the following:
   (a) The relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;
   (b) Any Overlays and associated requirements in Part 3 that apply to the land;
   (c) The guidance provided by the relevant zone purpose and outcomes in Part 4 relevant to a variation of requirements in Parts 5 or 6; and
   (d) If an Area Plan in Part 2 applies to the land, any component relevant to a variation of requirements in Parts 5 or 6.

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

2.4 Hierarchy of Strategic Land Use Plans

The Hierarchy of Strategic Land Use Plans for the Planning Scheme identified the Coolalinga North Rural Village Area Plan in the table to this clause. The Area Plan is located with Part 8 of the superseded NTPS 2007.

Coolalinga North Planning Principles and Area Plan

1. The development of Coolalinga North is to be consistent with the following principles:
   a. increase housing and lifestyle choices in the rural area
   b. minimise the impacts of population growth on the character and amenity of established rural living areas
   c. improve the viability of infrastructure required to support further development of local facilities and services
   d. create a mixed-use centre to reduce the need to travel
   e. reduce the utilisation of ground water to provide land for residential purposes in rural area.
2. Create a rural village that will contribute to the creation of a sense of place and community within the rural areas which include:
   a. climate responsive energy efficient design
   b. a legible road network within the village that connects with the adjacent network and community facilities and services
   c. facilitates to accommodate public transport
   d. pedestrian and cycle paths connected to existing or proposed future adjacent routes.

Assessment

The Amended proposal for Nineteen (19) dwellings in a single-storey built form is located within land zoned Urban Residential and is generally consistent with the intent of the Area Plan. In particular, the development supports key planning principles by increasing housing and lifestyle choices within the rural area, while minimising impacts on the established character and amenity of surrounding rural living areas. The proposal will enhance the utilisation and long-term viability of existing service infrastructure, support the nearby mixed-use centre by reducing travel demand, and connect to reticulated water, thereby avoiding reliance on groundwater for residential use.

The development also benefits from, and integrates efficiently with, the existing public road network. Its location provides convenient access to public transport services, as well as established road network, further contributing to a well-connected and accessible residential environment.

COMPLIES

4.3 Zone LMR – Low-Medium Density Residential

Zone Purpose

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

Zone Outcomes

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

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

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

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

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

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

Assessment

The amended proposed development comprises a low-rise, single-storey dwelling-group with a maximum building height of 4.1 metres, consistent with the intent of Zone LMR – Low-Medium Density Residential. The development supports the zone purpose by delivering a low-scale residential form that contributes to a varied housing supply while maintaining the low-rise character anticipated for the locality.

The site is located within the Coolalinga North Area Plan, where low-medium density residential development is anticipated in proximity to the Coolalinga activity centre. The proposal aligns with the Area Plan by providing additional housing options in a well-serviced location immediately adjacent to a mixed-use

centre offering retail, community facilities, and public transport. The area is fully serviced by reticulated infrastructure, and the proposal connects efficiently to existing networks in accordance with the zone outcomes relating to infrastructure availability.

The site forms part of an existing residential precinct, and the proposed dwelling-group use is consistent with the surrounding residential character and the expected pattern of development. The proposal satisfies the relevant zone outcomes by delivering a single-storey dwelling-group model on a lot that is appropriate in size and context for the intended use.

CONSISTENT WITH REQUIREMENT

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

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

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

Assessment

In accordance with sub-clause 6(b), Table B does not specify an alternative height limit for the LMR zone. The amended proposed development is single storey with a maximum height of 4.1 metres, which complies with the general height control requirement of 8.5 metres.

COMPLIES

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:
   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; and

e) if the use or development relates to a ***heritage place*** and the Minister responsible for the administration of the *Heritage Act 2011* supports the reduced provision of *car* ***parking spaces*** in the interest of preserving the significance of the ***heritage place***.

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

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

Requirements

5. Use and development is to include the minimum number of ***car parking spaces*** *within the development* ***site,*** *as* specified in the 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**		
Dwelling-group	2 per ***dwelling***		
Use or Development	Parking Generation	Proposal	Required
Dwelling group	2 per dwelling	19 dwellings	38+ 3 Visitor parking

Assessment

The amended proposed development generates a parking demand of 38 car parking spaces. A total of 41 car parking spaces is proposed, consisting of 38 spaces for residents and 3 visitor parking space. Accordingly, the development meets and exceeds the minimum parking requirement.

COMPLIES

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 supressed 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

The plans submitted indicate the proposed development meets the purpose of this clause by ensuring the car parking area is appropriately designed, constructed and maintained for its intended purpose. The car parking area will be generally flat and of a suitable gradient for safe and convenient parking. The parking area will be sealed and well drained with the area to be constructed using concrete and a connection to a stormwater drainage pipe.

The provided swept-path diagram illustrates the two parking spaces for unit 18 and 19 will need to reverse approximately 9m into a turning bay before undertaking a three-point turn to exist in a forward gear. The design is considered generally to comply with the requirements including being functional and allowing vehicles to enter and exist to the road in a forward gear.



The car parking spaces are in accordance with the minimum dimensions with the parks having a width of 5.2m and a length of 5.8m. The driveway has a width of 6m, which allows for two-way traffic flow. It also maximises sight lines for drivers entering and existing the car parking area.

COMPLIES

5.2.6.1 Landscaping in Zones other than Zone CB

Purpose

Encourage landscaping that enhances local amenity by:

- *a) contributing to safe and attractive public spaces and places;*
- *b) responding to the local climate and soil characteristics;*
- *c) supporting cooler internal and outdoor areas; and*
- *d) recognising the value of retaining existing plants and trees.*

Administration

1. *Landscaping may include, where subordinate to areas for the planting and growing of plants, impervious and unplanted areas for;*
   - *a) pedestrian access,*
   - *b) outdoor recreation, or*
   - *c) natural or ornamental features and the like.*
2. *The consent authority may consent to landscaping that is not in accordance with sub-clauses 5, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the site having regard to the amenity of the streetscape, and the potential impact on the amenity of the locality and adjoining property.*

Requirements

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

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

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

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

Editor's Notes: Refer to Species Guide for Landscaping in the Northern Territory Planning Scheme for assistance with addressing the requirements of Clause 5.2.6.1.

Assessment

The amended proposed landscaping is concentrated along the street frontage, property boundaries and within private open space areas. The landscaping plan primarily incorporates native species suited to local climatic conditions, providing a low-maintenance landscape outcome. Lower-height planting is proposed along the street frontage to maintain sightlines and passive surveillance, while grassed areas will assist with stormwater infiltration.

The application states that 36.33% of the site is proposed to be landscaped. However, Units 1-8 are partially affected by a registered drainage easement and associated drainage infrastructure. The service authority has advised that landscaping and fencing are not supported within the easement area. Consequently, the extent of landscaping proposed to be achieved as shown for unit 1-8, resulting in compliance with Clause 5.2.6.1.

COMPLIES

5.4.1 Residential Density

Purpose

*Ensure that the development of **residential buildings**:*

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

Administration

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

Requirements

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

Table A to Clause 5.4.1: Dwelling Density in Certain Zones	
Zone	**Dwelling Density**
LMR and for **dwellings-group** in CL and T and **dwellings-multiple** in Table	1 per 300m^2

Assessment

The proposal complies with the minimum residential density requirements of the Northern Territory Planning Scheme 2020; Table A advises dwellings-group in zone LMR requires 1 dwelling per 300m^2.

19 dwellings proposed on a site area of 5830m^2 provides a dwelling density of 1 dwelling per 306.84m^2.

COMPLIES

5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

Purpose

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

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

Administration

1. This clause does not apply in Zones CB, LI, GI and DV.
2. In this clause:
   a) an **ancillary** structure includes an **outbuilding** (excluding shade sails), balcony, portico and the like, which may or may not include external walls; and
   b) for all developments except **dwellings-multiple** in Zone MR or HR, where a lot has a boundary with a public street from which vehicular **access** to the lot is restricted by the controlling Agency or local government council, this boundary shall be considered a side or rear lot boundary for the purpose of calculation of the **building setback**.
3. The consent authority may **consent** to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the **site** having regard to such matters as its location, scale and impact on adjoining and nearby property.
4. If a building setback plan in Schedule 9 does not establish a specific setback to a nominated boundary, **residential buildings** and **ancillary** structures are to be set back from that boundary in accordance with sub-clause 6(a) or clause 5.4.3.3 as appropriate.
5. Despite sub-clause 6 sheds in Zones other than H, A, RR, RL and R may have a nil setback to the side and rear boundaries provided it is
   a) 6m or more from the **primary street** and 2.5m or more from a **secondary street** when measured to the wall of the shed or where there is no wall, the outer face of any column;
   b) has a cumulative **floor area** of 15m2 or less;
   c) is 2.5m or less in height;
   d) has no openings in walls that are less than 1.5m from a lot or unit title; and
   e) does not discharge rainwater on an adjacent lot or unit title

Requirements

*6. Subject to clause 5.2.7, **building setbacks** of **residential buildings** and **ancillary** structures are to be set back from lot boundaries in accordance with:*

(a) the relevant table to this clause; or
(b) any setbacks established in a building setback plan that is included in Schedule 9.

Assessment

Boundary	Required	Building setback(s) Proposed			Compliant?
Primary Street (Grice Street)	6m for residential buildings, and ancillary structures with external walls (5.1m for roof eaves / gutters). or 4.5m for ancillary structures without external walls (3.6m roof eaves / gutters);	Residential Building (containing Units 1 & 10)	Main wall	6.0m	Yes
			Roof Eaves & Gutters (of dwelling)	5.4m	Yes
		Ancillary Structures (Veranda of Unit 1 & 10)	Verandah	6.0m	Yes
			Roof Eaves (of Verandah)	5.4m	Yes
Side (North-east)	1.5m for residential buildings and ancillary structures (0.6m for roof eaves / gutters).	Residential Building (containing Units 9-19)	Main wall	6.16m	Yes
			Roof Eaves & Gutters (of dwelling)	5.56m	Yes
		Ancillary Structures (Verandah of unit 9-19)	Verandah	5.26m	Yes
		Ancillary Structures (verandah of Unit 9-11, 14-15 & 17-19)	Roof Eaves (of Verandah)	5.56m	Yes
		Ancillary Structures (verandah of Unit 12-13 &16	Roof Eaves (of Verandah)	6.16m	Yes
Side (South-west)	1.5m for residential buildings and ancillary structures (0.6m for roof eaves / gutters).	Residential Building (containing Units 1-8)	Main wall	6.16m (Include 4.2m drainage easement)	Yes
			Roof Eaves & Gutters (of dwelling)	5.86m (Include 4.2m drainage easement)	Yes
		Ancillary Structures (verandah of Unit 1-8)	Verandah	5.26 (Include 4.2m drainage easement)	Yes
			Roof Eaves (of Verandah)	5.86m (Include 4.2m drainage easement)	Yes
Rear (Lot 6491)	1.5m for residential buildings and ancillary structures (0.6m for roof eaves / gutters). or 1m, provided that the subject wall: • only includes openings that are either glazed in an opaque material and cannot be opened or have a sill height of 1.6m or greater; • does not extend beyond a maximum height of 3.5m; and	Residential Building (containing Units 8)	Main wall	~3.19m (Closet point)	Yes
			Roof Eaves & Gutters (of dwelling)	~2.6m (Closet point)	Yes
		Ancillary Structures (verandah of Unit 8)	Verandah	~1.5m (Closet point)	Yes
			Roof Eaves & Gutters (of Verandah)	~0.6m (Closet point)	Yes
		Residential Building (containing Units 19)	Main wall	~7m (Closet point)	Yes
			Roof Eaves & Gutters (of dwelling)	~6.4m (Closet point)	Yes
		Ancillary Structures (Carport of Unit 19)	Carport (support column)	~1.5m (Closet point)	Yes

	• does not extend beyond a maximum length of 9m		Roof Eaves & Gutters (of Carport)	~0.6m (Closet point)	Yes

Assessment

The proposed development Compliance with the setback requirements of the Northern Territory Planning Scheme 2020.

COMPLIES

5.4.3.2 Distance Between Residential Buildings on one Site

Purpose

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

Administration

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

Requirements

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

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

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

Assessment

The Proposed amended development consists of a single-storey building with a low overall height and a modest built form. As the proposal contain 8 single-storey building, there is requirement for a separation distance between two buildings. Each dwelling is separated internally by a solid masonry wall and distance required between two building is 3m and provided separation between building is 3.2m for each building.

COMPLIES

5.4.6 Private Open Space

Purpose
*Extend the function of a **dwelling** and enhance the residential environment by ensuring that each **dwelling** has private open space that is:*

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

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

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

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

Table to Clause 5.4.6.1: Minimum Areas of Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group

For clarity, in this table: **Area A** is the minimum area, for each ***dwelling***, that must be open vertically to the sky and have no dimension less than 1.5m.

A least half of Area A must be permeable and may include the 5m^2 required for deep soil planting.

Area B is the minimum dimensioned space that extends the function of the ***dwelling*** and may be covered or open to the sky.
Any part of **Area B** that is open to the sky may form part of **Area A**.

Type of Dwelling	**Private Open Space Area**
Dwelling-group	**A.** 45m^2, open vertically to the sky, with no dimension less than 1.5m; and **B.** 24m^2, all or partly covered, with no dimension less than 4m.

Assessment

Unit	Area A		Area B	
	Required	Proposed	Required	Proposed
1 (Include easement area)	45m^2	83m2	24m2	24m2
2-7 (Include easement area)	45m2	52m2	24m2	24m2
8 (Include easement area)	45m2	66m2	24m2	24m2
9	45m2	150m2	24m2	24m2
10	45m2	53m2	24m2	24m2

11, 14-15	45m2	54m2	24m2	24m2
12-13, 16	45m2	46m2	24m2	24m2
17	45m2	72m2	24m2	24m2
18	45m2	52m2	24m2	24m2
19	45m2	295m2	24m2	24m2

The proposal is considered to meet the purpose and requirements of the relevant private open space provisions, as each dwelling is provided with a minimum 45 m² of vertically open space to the sky, consistent with the intent of the NT Planning Scheme to ensure functional outdoor living areas.

The private open space for every unit is directly accessible from the primary living area via the verandah, supporting practical day-to-day use and reinforcing indoor–outdoor integration. The siting of these spaces has been arranged to avoid excessive overlooking between units on the same site and adjoining properties, thereby maintaining residential amenity expectations.

Furthermore, Amended Plans address council concern regarding Stormwater easement and private open space, addressed by excluding the easement from the private open space calculation. Private open Space meet the requirements of Area A and B requirement, unit 1-8 include Drainage Easement, however proposed development provision of private open space located outside of the stormwater drainage easement with dimensions compliant with Clause 5.4.6 requirement. see photograph below.

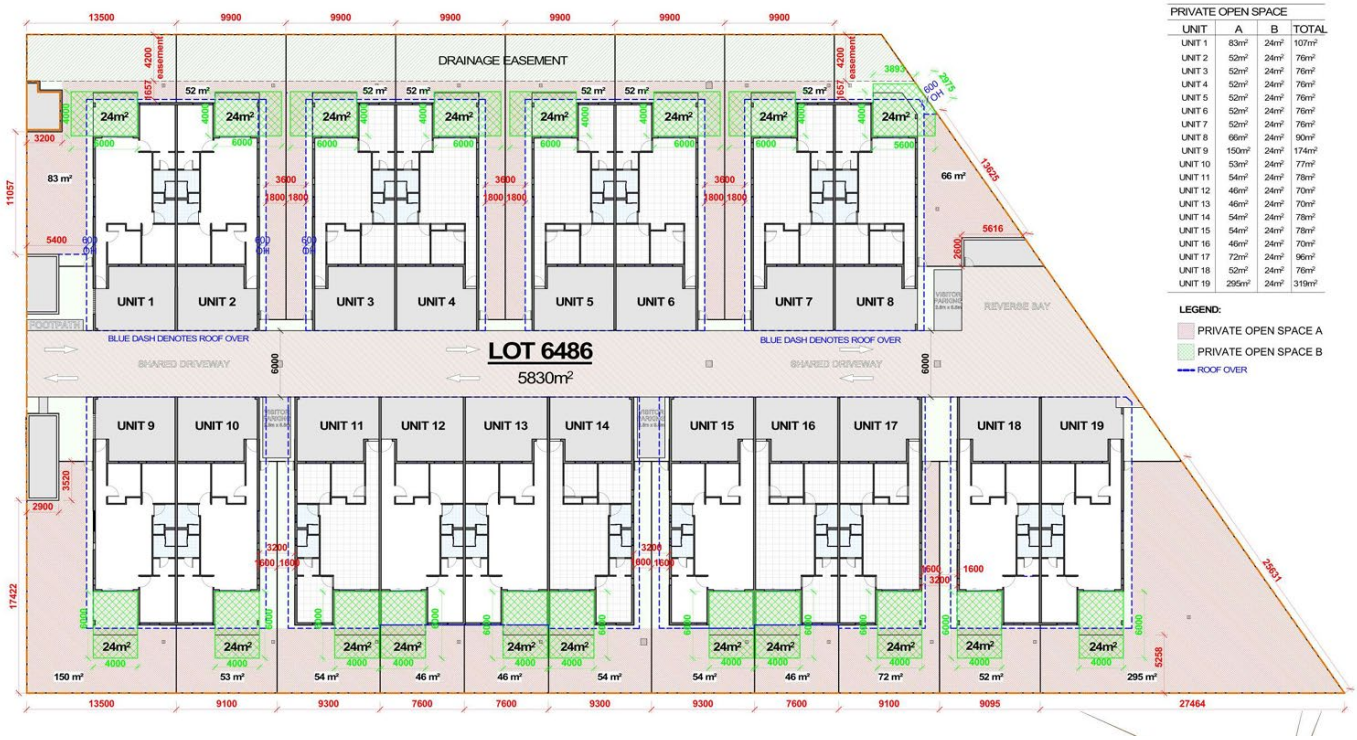


Figure: extract from submitted plans

COMPLIES

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

Purpose

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

Administration

1. This clause does not apply when only two ***dwellings*** form the **dwellings- group**.
2. The consent authority should take into account how the building design has addressed sub-clauses 3-14.

Requirement NTPS2020	DAS Response
Locate development on the site for correct solar orientation.	Many of the dwellings are oriented E-W. The optimum orientation in NT is E-W.
Minimise expanses of walls by varying building heights, building setbacks and façades.	Complies- All buildings are single storey and use of windows and building articulation.
Locate air conditioners where they are accessible for servicing.	Can be conditioned
Conceal service ducts, pipes, air conditioners, air conditioning plants etc.	Complies- Service ducts, pipes, air conditioners, air conditioning plants will be screened and/or concealed
Avoid overlooking of private open spaces and habitable rooms of adjacent residences on the same and adjacent sites.	Complies – the proposed private open space of each unit is screened by vegetation from other units and adjacent sites. The units are single storey with habitable rooms located at ground level and are not located where the interiors are visible from surrounding developments. Unit 1-9 private open space is orientated towards the registered storm water drainage and unit 1 include electrical easements as well.
Locate bedrooms and private open spaces away from noise sources.	Dwellings have been designed to ensure bedrooms and private open space areas are located away from noise sources.
Control its own noise sources and minimise the transmission of noise between dwellings	Does not Comply (in full) – The proposed development for all units includes bedroom windows facing the carports, which may be a potential source of noise.
Where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction.	N/A
Balance the achievement of visual and acoustic privacy with passive climate control features.	Can be achieved
Allow breeze penetration and circulation.	There is reduced separation between dwellings to allow for good airflow
Minimise use of reflective surfaces.	Minimised
Provide internal drainage of balconies and coving on the edge of balconies.	N/A

DOES NOT COMPLY

5.4.17 Building Articulation

Purpose

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

Administration

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

2. The consent authority may ***consent*** to a development that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause.
3. The length of the building excludes verandah, balconies, porches and carports integrated into the ***residential building*** design.

Requirements

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

   Editor's Note: Refer to Design Guidance: Articulation for guidance on interpreting sub-clause 4.

Assessment

The amended proposal does not meet the requirements of this clause. the proposed longest length of wall without a step or recess is approximately 17m.



DOES NOT COMPLY

5 October 2026

Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
Darwin NT 0801

RE: Letter of Response

PA2026/0257
Hun: 055 P: 06486 23 Grice Crescent COOLALINGA, Hundred of Bagot
Dwelling Group (20 x 3 bedroom) in 7 single storey buildings

Thank you for the *New Submission for PA2026/0257* referred to this office on 29 September 2026, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council <u>does not support</u> the granting of a Development Permit for the following reasons:

a) Council has previously advised the Developer that it would not support any structures being placed in the easement. The Developer has not addressed this issue in the revised design. Council maintains that it will not support any structures over the drainage easement other than the perimeter fence at the front and rear of the Lot.

b) The use of fencing within the drainage easement still shows the intent for the development to utilise this space for the purpose of private ownership and has the potential to cause issues relating to responsibilities within the easement.

Should the application be approved, the Council requests the following condition(s) be included as Condition(s) Precedent in any Development Permit issued by the consent authority:

a) The crossover and driveway shall meet Litchfield Council's requirements and be in accordance with the most current NT Subdivision and Development Guidelines.

b) Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge

into Litchfield Council's stormwater drainage system shall be submitted to and approved by Litchfield Council.

c) A Traffic Management Plan for the construction phase of the development shall be submitted to and approved by Litchfield Council. The plan must address traffic control and haulage routes proposed for the development.

Should the application be approved, the following condition(s) pursuant to the *Planning Act* and Council's responsibility under the *Local Government Act* are also recommended for inclusion in any Development Permit issued by the consent authority:

a) The kerb crossovers and/or driveways to the site are to meet the technical standards of Litchfield Council. The owner shall remove disused crossovers; provide footpaths/cycleways, as required by Litchfield Council; collect stormwater and discharge it to the drainage network; and undertake reinstatement works; all to the technical requirements and satisfaction of Litchfield Council, at no cost to Litchfield Council.

b) The owner shall collect stormwater and discharge it to the drainage network, to the technical requirements and satisfaction of Litchfield Council, at no cost to Litchfield Council.

c) 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 public street, to the satisfaction of Litchfield Council.

d) Any developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of Litchfield Council.

Should the application be approved, the following notes are recommended for inclusion in any Development Permit issued by the consent authority:

a) Litchfield Council's current Fees and Charges may apply to the above conditions. Additional information can be found at www.litchfield.nt.gov.au.

b) A *Works Permit* is required from Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's road network.

c) Notwithstanding any approved plans, signs within Litchfield Council's municipal boundaries are subject to approval under Interim Development Control Order 29.

d) Note that a development permit issued under the Planning Act is not an approval for access onto a Litchfield Council road. Approval for access to be taken from, or constructed within the Council controlled road reserve rests solely with Council as the approving authority

If you require any further discussion in relation to this application, please contact Litchfield Council on 08 8983 0600.

Kind Regards,



Rob Taylor
Development Engineer

From: Billy Cheung
To: Das NTG
Subject: RE: New Submission for PA2026/0257 Section 6486 Hundred of Bagot
Date: Thursday, 1 October 2026 8:59:35 AM

The power response for PA2026/0257 remains recharged from response document D2026/232278 Dated: 6th August 2026.

If you have any questions or require any further information, please don't hesitate to contact me.

Regards,

Billy Cheung
Distribution Development Officer
Power and Water
PH: 89245563 | Fax: 89245121

From: Wayne Vowles <Wayne.Vowles@nt.gov.au> **On Behalf Of** Das NTG
Sent: Tuesday, 29 September 2026 8:33 AM
Subject: New Submission for PA2026/0257 Section 6486 Hundred of Bagot

A deferral response and amended plans has been received over:

Application PA2026/0257,
Section 6486 Hundred of Bagot, 23 Grice Cres, Coolalinga NT

For the purpose of:

Dwelling Group (20 x 3 bedroom) in 7 single storey buildings

In accordance with the requirements of the *Planning Act 1999*, you are invited to review the amended plans & Deferral letter response from the applicant,

please provide written comments no later than 13/10/2026.

If you have any enquiries, please feel free to contact Development Assessment Services Darwin, 8999 6046.

Kind Regards,
Development Assessment Services

Make Submission

Your Details
First Name:
Last Name:
Phone:

Please specify an email address and/or a valid address, Phone Number Optional
Email:
Street Address
PO Box
Phone Number:

Attach Your Submission
(Your submission must be signed and in PDF, JPG or PNG format.)

I confirm that I wish to make a submission in relation to the application, or that I am the designated representative of a body or group of people making a submission.

I understand that to make a valid submission under the *Planning Act 1999* I must:

- provide my full name,
- provide my contact details, and,
- sign my uploaded submission

I accept that my name and submission will be available in full to the applicant and available in the report to the consent authority which is made public.

Please email your submission to das.ntg@nt.gov.au

The information and any attachments in the email is intended solely for the addressee named, may be confidential information and may be subject to legal privilege and copyright. If you are not the intended recipient, please telephone or email the sender and delete this message and any attachment from your system. If you are not the intended recipient, any use, disclosure or copying of this message or any attachments is unauthorised. No representation or warranty is given that this email and any attached files are free from viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient. The recipient assumes all responsibility for any loss or damage resulting directly or indirectly from the use of the email and any attached files.

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Container No: LD055/6486

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Drashti Chovatiya

RE: PA2026/0257 - Section 06486 Hundred of Bagot - 23 Grice Cres, Coolalinga NT - Dwelling Group (20 x 3 bedroom) in 7 single storey buildings

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:

Section 6486 has a water and sewer Master Plan allocation for 19 units. With the removal of a single unit, this application is now for 19 units.
Power and Water can support the proposed development proceeding with 19 LMRs.

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

2. The developer must contact Power and Water to discuss requirements for multi-metering water services for this development.

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

4. The developer must ensure that;

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

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

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

5. 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. An internal break tank maybe required for firefighting, as direct pumping from PWC water mains is not permitted.

    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.

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

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

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

Yours sincerely

Craig Thomas

Craig Thomas
Services Development

15 October 2026

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

NT FIRE & EMERGENCY SERVICES

Level 5 NAB House
71 Smith Street Darwin NT 0800

PO Box 37171
Winnellie NT 0821

E NTFES.StrategicServices@pfes.nt.gov.au

T 08 8948 9130

Our reference - 04-D26-114010

Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
Darwin NT 0801

Dear Development Assessment Services

Re: PA2026/0257 Section 6486 Hundred of Bagot – New Submission

The Northern Territory Fire and Emergency Services has assessed the information contained the new application for PA2026/0257 Section 6486 Hundred of Bagot, 23 Grice Cres, Coolalinga NT and advises there are no objections to the submission.

Should you have any queries or require further information, please contact the Fire Safety Command, NT Fire and Rescue Service via email: fire.safety@pfes.nt.gov.au.

Yours sincerely



Krystel Harvey
Director Strategic Services
Northern Territory Fire and Emergency Services

2 October 2026

14 August 2026

Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
Darwin NT 0801

RE: Letter of Comment Development Application

PA2026/0257
Hun: 055 P: 06486 23 Grice Crescent COOLALINGA, Hundred of Bagot
Dwelling Group (20 x 3 bedroom) in 7 single storey buildings

Thank you for the Development Application referred to this office on 31/07/2026, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

Litchfield Council notes that this application is proposed in accordance with the relevant parts of the *NT Planning Act 1999* (the Act) and the *NT Planning Scheme 2020* (NTPS).

The NTPS, Part 4, 4.3 Zone LMR – Low-Medium Density Residential and the Assessment Table to that zone defined use, Dwelling-Group (5+) is Merit Assessable. Noting that Merit Assessable is at the discretion of the consent authority ensuring that the use does not impact on the amenity of the area and accords with the relevant zone purposes and outcomes.

As such, Litchfield Council provides the following comments and issues for consideration by the Authority based on an assessment against both the requirements of the Act and the NTPS, noting that Council is supportive of development within the Coolalinga area however, development should consider the overall amenity for the existing residents and businesses and also the incoming residents and businesses which stand to benefit from the development.

Council wishes to lodge the following submission under Section 49(3) of the NT *Planning Act*, in which Council objects to the granting of a Development Permit for the following reasons:

Response to 46 (3)(a) Compliance with the planning scheme

a) The proposal **does not comply** with the NTPS 5.4.1 Residential Density, noting that as per Table A to 5.4.1 the density is; 1 *dwelling* per 300m2 for a 2+ bedroom *dwelling* as part of a dwelling-group or dwelling-multiple.

The application requests a variation to this requirement, noting that overall the proposal does not comply by a factor of 2.83% for each proposed dwelling. Whilst this only results in approximately 9m^2 per dwelling collectively, based on the design and layout of the dwelling-group this impacts some dwellings more than others given that the private open space areas are varying sizes.

Council would propose that the number of dwellings should be reduced to allow more consistent areas of private open space.

This would also provide benefit to the requirement 5.4.3 of NTPS, Building Setbacks in which Unit 9 and Unit 20 have reduced side setbacks for limited areas that interact with the rear-lot boundary.

This would provide further benefit to breeze penetration and building design providing better amenity for the residents and would also provide a better visual amenity for the neighbouring properties.

b) Whilst the proposal complies with 5.4.6 Private Open Space, noting that the design is dimensionally adequate as per the provided plans, Units 1 to 9 private open space areas are constrained by a stormwater drainage easement.

The purpose of 5.4.6 Private Open Space is to be (d) inclusive of areas for *landscaping* and *tree planting.* Any landscaping and tree planting could potentially compromise the function of the stormwater drainage system and as such Council cannot support this current proposed design.

c) Further to the above, Part 2 of the NTPS, the Coolalinga and Freds Pass Rural Activity Centre Area Plan (area plan) is the applicable area plan for this development. The Statement of Effect for the proposal does not provide the intended function of the residential development and whether it is for any specific purpose. Noting that the area plan has specific requirements should the proposal be for the purpose of Retirement Living, the application would need to demonstrate how it complies with the Planning Principles Objective 4.4 Retirement Living. This detail has not been provided.

Response to 46(3)(e) Land Capability and 46(3)(g) Public Utilities and Infrastructure

a) Coolalinga And Freds Pass Rural Activity Centre Land Capability And Needs Assessment which is the supplementary document to the area plan, states that;

> Expansion of Coolalinga 'north' will require a fourth sewer pump station and connection of the two package treatment plants to Power and Water's reticulated network.
>
> The Department of Health has also advised that the capacity of existing reticulated infrastructure is limited to servicing existing urban and commercial development; and that future urban development will rely upon the extension of reticulated services.

These requirements are addressed in the area plan under Planning Principle 5, Essential Infrastructure.

The statement of effect notes that '*Reticulated power, water and sewer services are available to service the proposed development and will be connected to these services to the satisfaction of Power and Water Corporation'.*

Based on previous applications within the area, Council notes that development has not been able to proceed due to the sewerage treatment plants being over-capacity. Confirmation should be obtained from Power and Water Corporation that this development would not impose additional demand on already constrained services, and until support is obtained, Council cannot support this development.

Response to 46(3)(h) - Amenity

a) Planning Principle 9 of the area plan is Mosquito Mitigation.
Objective 9.3 requires mitigation against mosquito breeding and notes that;
    i. A strategy and associated works to manage mosquito breeding in the paperbark swamp is established prior to any development of adjacent land for residential land uses. The mosquito management strategy and associated works will:
        - accord with advice from the government agency responsible for medical entomology;
        - minimise any impact on natural systems; and
        - be compatible with recreation uses of the immediate area.

The Paperbark swamp is located within Parcel 6491 and 7103 which is adjacent to Parcel 6486 the development site.

The statement of effect speaks to functionality of the building design and the inclusion of private open spaces and stormwater management, but does not mention mitigation measure for mosquito breeding or consideration of the adjacent paperbark swamp.

In Council's opinion, without effective mitigation measures, this factor alone would have a significant adverse impact on the liveability of the proposed development.

Based on Council's assessment of the development proposal, Litchfield Council is unable to support the proposal in its current form. The matters identified above should be addressed and incorporated into any revised proposal before Council can reconsider its position.

Should the application be approved, the Council requests the following condition(s) be included as Condition(s) Precedent in any Development Permit issued by the consent authority:

a) The crossover and driveway shall meet Litchfield Council's requirements, and the following changes to the proposed plans are required:
    i. Council requires driveway crossovers to be 6m in width.
    ii. Design should be in accordance with the NT Subdivision and Development Guidelines, Standard Drawing SS1006. (noting that infrastructure category for this development is Category A).

b) Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into Litchfield Council's stormwater drainage system shall be submitted to and approved by Litchfield Council.

c) A Traffic Management Plan for the construction phase of the development shall be submitted to and approved by Litchfield Council. The plan must address traffic control and haulage routes proposed for the development.

Should the application be approved, the following condition(s) pursuant to the *Planning Act* and Council's responsibility under the *Local Government Act* are also recommended for inclusion in any Development Permit issued by the consent authority:

a) The kerb crossovers and/or driveways to the site are to meet the technical standards of Litchfield Council. The owner shall remove disused crossovers; provide footpaths/cycleways, as required by Litchfield Council; collect stormwater and discharge it to the drainage network; and undertake reinstatement works; all to the technical requirements and satisfaction of Litchfield Council, at no cost to Litchfield Council.

b) 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 public street, to the satisfaction of Litchfield Council.

c) Any developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of Litchfield Council.

Should the application be approved, the following notes are recommended for inclusion in any Development Permit issued by the consent authority:

a) Litchfield Council's current Fees and Charges may apply to the above conditions. Additional information can be found at www.litchfield.nt.gov.au.

b) A *Works Permit* is required from Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's road network.

c) Notwithstanding any approved plans, signs within Litchfield Council's municipal boundaries are subject to approval under Interim Development Control Order 33.

If you require any further discussion in relation to this application, please contact Litchfield Council on 08 8983 0600.

Kind Regards,



Jaimie O'Connor
Planning and Development Program Leader

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Record No: D2026/232278
Container No: NE055/6486

Your Ref: PA2026/0257

Drashti Chovatiya
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Drashti

Re: Section 6486 (23) Grice Crescent Coolalinga Hundred of Bagot

In response to your letter of the above proposal for the purpose of Dwelling Group (20 x 3 bedroom) in 7 single storey buildings, Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. This property is provided with a basic power supply of 129kVA, 3-phase from the existing LV Distribution Pillar P031CL.

2. The Landowner (Doxa Holdings Pty Ltd) shall engage a licensed electrician to:
   - Submit an overall AS-3000 maximum power demand calculation of the dwelling group development.
   - Submit a Negotiated Connection application under the Australian Energy Regulator (AER) compliance process for PWC's assessment on power supply capacity upgrade requirements.

3. The engaged electrician shall install customer's internal electricity reticulations for the proposed dwelling group development in accordance with PWC's current NP018 Service and Installation Rules 2024 and NP010 Meter Manual.

4. There is a combined 3.4m x 3.0m and 1.0m x 1.0m electricity easement for the existing HV Coolalinga Switching Station and LV Distribution Pillar P031CL on the property. Inappropriate fencing blocking the electricity easement that prevents PWC from gaining 24hr front access to the switching station and pillar for operations and maintenance purposes is not permitted.

If you have any further queries, please contact Robyn Gless, Customer Connections Officer on 8924 5702.

Yours sincerely

Thanh Tang
Manager Distribution Development

06 August 2026

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Container No: LD055/6486

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Drashti Chovatiya

RE: PA2026/0257 - Section 06486 Hundred of Bagot - 23 Grice Cres, Coolalinga NT - Dwelling Group (20 x 3 bedroom) in 7 single storey buildings

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:

Note:
Due to existing capacity constraints within the sewer treatment catchment, Power and Water generally only support development that remains within the original master plan allocation. Power and Water have considered the potential precedent associated with supporting an additional dwelling above the master planned allocation (e.g. other undeveloped LMR lots within the catchment may have the potential to seek a similar variation).
Section 6486 has a water and sewer Master Plan allocation for 19 units. This application is for 20 units.
Power and Water can support the proposed development proceeding with 20 LMRs. This consideration should not be interpreted as providing unrestricted support for further densification above the master plan allocations.

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

2. The developer must contact Power and Water to discuss alternative multi-metering water services for developments larger than 12 units or 6 units for residential and commercial respectively.

3. If construction water is required please contact our Customer Services Centre on 1800 245092 or to apply for access to one of our filling stations please follow the link below: https://www.powerwater.com.au/customers/water-and-wastewater/water-filling-stations

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

5. The developer must ensure that;

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

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

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

6. 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. An internal break tank maybe required for firefighting, as direct pumping from PWC water mains is not permitted.

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

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

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

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

Yours sincerely

Craig Thomas

Craig Thomas
Services Development

21 August 2026

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

NT HEALTH

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File reference
EFILE 2026/12820

14 August 2026

Senior Project Officer
Development Assessment Services
Department of Lands, Planning and Environment
Floor 1, Energy House, 18-20 Cavenagh Street,
Darwin GPO Box 1680, Darwin, NT 0801

Dear Senior Planner

Re: PA2026/0257 23 Grice Crescent Coolalinga. Proposed Dwelling Group (20x3 bedroom) in 7 single storey buildings

Thank you for the opportunity to comment on the above Development Application. Medical Entomology comments are as follows.

1. The proposed development is adjacent to a weed infested swamp, which is currently unmanaged with regards to mosquito prevention. Attached are photos below with corresponding comments.



Photo 1. Looking into olive hymenachne infested swamp from Dili Crt. Full coverage of semi-aquatic weeds across this part of the swamp.





Photo 2 left. Looking into the swamp from opposite Section 6486. Full coverage of olive hymenachne in this section of the swamp. Photo 3 Right. Outlet drain from Section 6486 blocked with olive hymenachne weeds.



Photo 4. Mimosa growing in swamp at eastern discharge towards old railway.



Photo 5. Northern deeper section of swamp. Relatively weed free due to denser paperbark canopy, and possibly also due to the deeper water flooding. This part of the swamp would only be of low mosquito productivity.

The weed infested swamp is likely to be an ongoing seasonal source of pest and potential disease carrying mosquitoes to the nearby area, particularly during the late wet and early dry seasons. As larval mosquito control is not possible to achieve via ground applications and not feasible to carry out by helicopter, habitat modification will be required to reduce the mosquito breeding potential of the swamp.

2. The Coolalinga and Freds Pass Area Plan, Focus Area A, provides comment on the need to manage stormwater drainage and mitigate mosquito breeding. Further detailed comments regarding mosquito prevention are provided in the attached previous letter, with a summary provided below with some additional comments.

a) The main aquatic/semi-aquatic weed in the swamp is olive hymenachne, with the very dense coverage suggesting aerial herbiciding will be required. This would appear unfeasible to carry out. The shallow ponding nature of a large portion of the swamp suggests even if olive hymenachne is eradicated, other semi-aquatic vegetation species will colonise the swamp and provide mosquito breeding habitat.

b) The small section of the swamp that does not have a dense semi-aquatic weed coverage is the dense paperbark zone near the northern edge, roughly outlined in green in the Coolalinga and Freds Pass area plan map (although it appears the weed free zone is now less than that outlined in green). This part of the swamp appears to be characterized by deeper water and more shade from the dense paperbark coverage, as shown in Photo 5. To achieve a relatively mosquito free status, the shallow weed infested portion of the swamp should be filled towards this deeper section, to create a steep edge to the deep, shaded water. This is mentioned in the area plan as an option. However, this option may still not be suitable if the dense paperbark area is affected by future fires and tree canopy loss.

c) The best solution from a mosquito prevention perspective would be to convert the swamp into a known, effective urban stormwater management system such as a lake or dry detention basin.

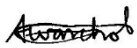
d) It appears an engineering and environmental study is required for the catchment, to determine the most appropriate urban stormwater system design to prevent mosquito breeding and manage current and future urban runoff.

   The lack of public ownership over the stormwater swamp and downstream overflow channel/s appears to be a barrier to future upgrade works. It might be prudent to investigate creating easements or excising the catchment area as one lot, to allow service authorities to appropriately manage and maintain the urban stormwater system.

3. In summary, it is not recommended for urban density development to occur next to the degraded Coolalinga swamp, until such time that the swamp has been appropriately re-engineered to prevent mosquito breeding and handed over to a relevant government agency for monitoring and maintenance.

Please contact me if there are any queries with this letter.

Yours sincerely



Allan Warchot
Advice and Control Officer

Attachment 1. Previous comments on nearby subdivision application

NORTHERN TERRITORY GOVERNMENT | NT HEALTH

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File reference
EFILE 2023/13317

7 December 2023

Senior Planner
Development Assessment Services
Department of Infrastructure, Planning and Logistics
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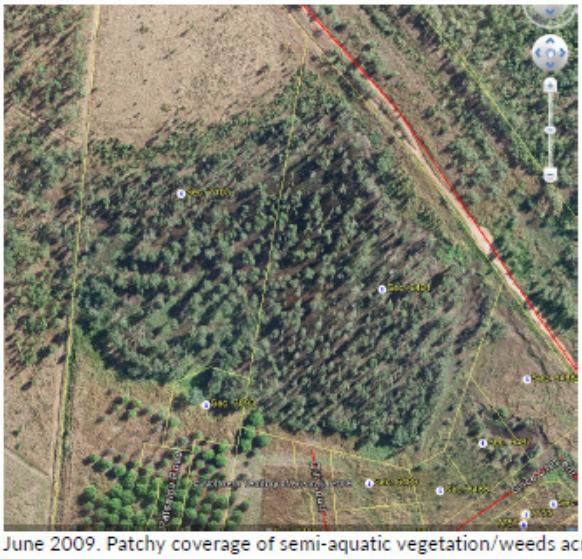
Dear sir/madam

Re: PA2023/0408 Subdivision to create 19 Section 7103 Hundred of Bagot, 0 Biddlecombe Rd Coolalinga.

Thank you for the opportunity to comment on the above Development Application. Medical Entomology comments are as follows.

a) The shallow weed infested wetland in Section 7103 and Section 6419 should be modified in accordance with the various stormwater treatment designs outlined in the NT Subdivision Development Guidelines. A site appropriate option should be chosen from this guideline. Presently, due to the widespread coverage of semi-aquatic weeds across the floor of the wetland, there is a risk of high mosquito populations occurring in the nearby residential area.

   The wetland has become overgrown with semi-aquatic weeds in the last 10-15 years, indicating a possible effect of upstream urban development. In that time, it appears that the paperbarks have reduced in density to a small extent, or at least, have not increased in density (see below aerial images). The open sunlit nature of the swamp appears to favour increased semi-aquatic weed growth, as opposed to a densely shaded paperbark swamp like Wadham Lagoon, which generally has a clear understory. From a mosquito perspective, dense coverage of semi-aquatic weeds creates ideal conditions for productive mosquito breeding. Therefore, it appears that conditions in the wetland need to change to prevent the proliferation of semi-aquatic weeds, which would currently be hindering natural mosquito control by small fish.



June 2009. Patchy coverage of semi-aquatic vegetation/weeds across the floor of the swamp.



July 2022. Very dense coverage of semi-aquatic weeds across the floor of the swamp. To some extent, paperbark trees appears to have reduced in coverage.

b) If Point A of this letter is not applicable to the proposed subdivision, with regards to stormwater treatment designs in accordance with the NT Subdivision Development Guidelines, then the below information is offered.

Without effective and ongoing semi-aquatic weed prevention in the wetland, mosquito mitigation currently does not appear possible or feasible. It appears that the current paperbark tree coverage in the wetland is not dense enough to prevent widespread semi-aquatic weed growth. The dense weed growth is likely to be preventing effective natural mosquito control via fish and aquatic bugs and beetles. The vast coverage of semi-aquatic weeds also prevents the potential for ground insecticide applications to be carried out, and aerial mosquito control is unlikely to be an option due to the nearby properties.

Medical Entomology is not an advice authority for semi-aquatic weed/vegetation mitigation and management, however, has observed other urban wetlands around Darwin and Palmerton. It appears that water depth is a crucial factor in preventing semi-aquatic vegetation growth, with a wet season stabilised water level of > 1.5m seen as ideal. The Durack Lakes are an example. Aerial photography also suggests the small open water body in Section 303 (Bowhunters Rd) is a suitable nearby example, and similarly, the Freds Pass small lagoon. The densely shaded creeklines either side of these two water bodies represent suitably shaded wetland areas (from a mosquito prevention perspective).

Another option would be to drain most of surface water away from the Section 7103 and 6419 wetland, in addition to re-vegetating the area to ultimately contain a dense tree canopy coverage, similar to nearby Section 303, Freds Pass, or Wadham Lagoon. A reduced area of densely shaded wet season ponding should reduce the area available for semi-aquatic weeds/vegetation to grow, and reduce the potential mosquito habitat size. However, a vegetation expert/ecologist would need to be consulted to provide advice on whether the current semi-aquatic weed species in the wetland can be controlled via shading.

A hybrid solution of the above options may provide appropriate mosquito mitigation, which could include constructing a small/several small deep water ponds in the area/s of the wetland with sparse paperbark tree growth (e.g. near the stormwater drain discharge points adjacent to the sewerage treatment plant, in the central area of the swamp), reducing the wet season ponding extent in the swamp to allow easier management, and revegetating the remaining seasonally waterlogged area to create an almost complete tree canopy coverage.

Medical Entomology is not a handover authority for land nor an expert on vegetation and weed management, therefore the information provided above should be considered as advice only on potential mosquito mitigation options. Relevant engineering and ecologists/vegetation experts would need to be consulted to determine if any of the options mentioned in Point B are feasible. The handover authority would need to decide what they are able to monitor and maintain, as the Public and Environmental Health Act designates land owners as responsible for mosquito control. The options mentioned in Point B may also represent a higher management and maintenance burden for the handover authority compared to Point A.

c) Medical Entomology can provide further mosquito management advice once engineering and semi-aquatic weed management solutions have been investigated and approved by the relevant stakeholders and handover authority.

For example, if the wetland in Sections 7103 and 6419 is modified to the standards of the NT Subdivision and Development Guidelines, then no specific mosquito management would be required, as standard routine maintenance would mitigate mosquito breeding. If the wetland is modified and rehabilitated to resemble the wetland area in Freds Pass/Section 303

Bowhunters Rd, mosquito management may include ensuring water conditions are suitable for fish survival fish in the permanent ponds during the dry season, preventing dense semi-aquatic weed/vegetation growth at the pond margins, and ensuring fire doesn't destroy tree growth in the wet season flooded/waterlogged areas.

Summary

The semi-aquatic weed issue in the Section 7103 and 6419 wetland should be resolved before further urban residents live in this area. Presently, effective mosquito prevention/control is not considered feasible due to the dense and widespread weeds.

Option A in this letter would be the most suitable option to mitigate mosquito breeding in this urban wetland, due to the suitable criteria outlined in the NT Subdivision Development Guidelines for stormwater treatment devices, which include anti-mosquito measures.

Please contact me if there are any queries with this letter.

Yours sincerely

Allan Warchot

Advice and Control Officer

NT FIRE & EMERGENCY SERVICES

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Our reference
04-D26-89112

Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
Darwin NT 0801

Dear Development Assessment Services

Re: PA2026/0257 Section 06486 Hundred of Bagot - New Application Submitted

The Northern Territory Fire and Emergency Services has assessed the information contained in the new application for PA2026/0257 Section 06486 Hundred of Bagot and advises there are no objections to the application.

If you have any questions or require further information, please contact the Fire Safety Command, NT Fire and Rescue Service via email: fire.safety@pfes.nt.gov.au.

Yours sincerely



Krystel Harvey
Director Strategic Services
Northern Territory Fire and Emergency Services

5 August 2026

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

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T 08 8999 4446

27 August 2026

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

Our Ref: DLPE2026/0306
Your Ref: PA2026/0257

Dear Ms Chovatiya

Re: PA2026/0257 Dwelling Group (20 x 3 bedroom) in 7 single storey buildings

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

Land Resources Division

Land Management Unit

Based on a desktop assessment the Land Management Unit provides the following advice.

Due to the small area of disturbance associated with the construction of the proposed development, the Land Management Unit does not require an Erosion and Sediment Control Plan (ESCP) condition on the Development Permit. However, it is important that erosion and sediment control measures are employed throughout the development stage in accordance with the recommended Permit Notes below.

Permit Notes:

1. For the purposes of best practice land management and environmental protection it is recommended that:
   (a) prior to the commencement of works an Erosion and Sediment Control Plan (ESCP) is developed;
   (b) the ESCP is implemented throughout the construction phase including clearing and early works; and
   (c) all disturbed soil surfaces are stabilised against erosion at completion of works.
2. Resources regarding erosion and sediment control is available on the International Erosion Control Association (IECA) website https://austieca.com.au/home and Land Management Factsheets available at https://nt.gov.au/environment/soil-land-vegetation. For further advice, contact the Development Coordination Branch: (08) 8999 4446.

Land Assessment Branch

A field inspection was undertaken by the Land Assessment Branch on 6 June 2026. Based on the inspection and in accordance with the Land Suitability Guidelines, the site is not constrained by drainage, soil salinity or acid sulphate soils.

Weed Management Branch

A desktop assessment of the Northern Territory (NT) weeds database for the application area, surrounding parcels and roads has revealed current and or previous data records of the following:

Common Name	Botanical Name	Declared
Gamba grass	*Andropogon gayanus*	Class B
Rubber vine - ornamental	*Cryptostegia madagascariensis*	Class A
Olive hymenachne	*Hymenachne amplexicaulis*	Class B
Mimosa	*Mimosa pigra*	Class B
Hyptis	*Mesosphaerum suaveolens*	Class B

All land in the NT is subject to the *Weeds Management Act 2001* (WM Act). The WM Act describes the legal requirements and responsibilities that apply to all persons, owners and occupiers of land regarding declared and potential weeds. General duties described in Division 1 of the WM Act include the requirement for owners or occupiers of land to take all reasonable measures to prevent land being infested with a declared weed and to prevent a declared weed from spreading.

Gamba grass and mimosa are subject to statutory weed management plans. Management obligations outlined in these plans are legally binding on all owners and occupiers. Management requirements and copies of the statutory weed management plans are available online[1].

Gamba grass, mimosa and olive hymenachne are declared weeds, Class B and are listed in the Darwin Regional Weeds Strategy 2021-2026 as Category 2 – priority weeds for strategic control.

Guidelines for the prevention of weed spread are outlined in '*Preventing Weed Spread is Everybody's Business*[2]', which highlights the areas of risk for all activities associated with weed spread. The document details the pathways through which weeds are spread and provides actions to reduce weed spread. Proponents seeking to develop land for any purpose should address these actions.

Further information regarding weed management requirements is available online[3], or alternatively contact the Weed Management Branch for further advice on (08) 8999 4567.

[1] https://nt.gov.au/environment/weeds/weed-management-planning
[2] https://denr.nt.gov.au/__data/assets/pdf_file/0011/257987/preventing-weed-spread.pdf
[3] http://www.nt.gov.au/environment/weeds

Should this development application be approved, the Weed Management Branch recommends the following note to be included on the development permit:

Permit note:

All land in the Northern Territory is subject to the *Weeds Management Act 2001* (WM Act). The WM Act describes the legal requirements and responsibilities that apply to owners and occupiers of land regarding declared weeds. Division 1 general duties include the requirement to take all reasonable measures to prevent land being infested with a declared weed and to prevent a declared weed from spreading. There are additional duties including a prohibition on buying, selling, cultivating, moving or propagating any declared weed and the requirement to notify the Weed Management Branch of a declared weed not previously present on the land within 14 days of detection.

Information regarding weed management is available on the Department of Lands, Planning and Environment website: https://nt.gov.au/environment/weeds, or alternatively contact the Weed Management Branch for further advice on (08) 8999 4567.

Lands and Planning Division

Building Advisory Services

Based on the available information, Building Advisory Services do not foresee any issues with the proposed construction work. All building works are to comply with the *Building Act 1993*, Building Regulations 1993 and the National Construction Code.

Crown Land Estate

Stormwater from the proposed development site at Section 6486 Hundred of Bagot is not to be discharged onto adjacent vacant Crown land at Section 3377 Hundred of Bagot.

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

Yours sincerely



Maria Wauchope
Executive Director Land Resources

Dear Minister

I am writing to you about my concerns about an application for 20 houses to be built at Coolalinga. The application was heard on Wednesday by the DCA.

The application is for development on land zoned LMR but is not a subdivision as the developer is developing the land as strata title.

By developing this land as strata title, the rules as would apply for a subdivision seem to be different. Eg no internal road but simply a 6m driveway.

As well houses are stacked together in a design like a storage facility (see attachment) you would see in Palmerston.

My understanding from what I was told at the Planning meeting was that protection for the future families that will live here from a substandard and ugly development, under the rules of planning approval do not exist. So, the people that save their money and/or get a mortgage are not regarded by the planning act as important. The planning act does not consider the welfare of future residents.

I will give you a number of examples where I believe the Government needs to look at the welfare of Territorians before they put their money into a purchase. The Government could do this through the Code of Practice under Work Safe.

The developer has designed a driveway through the centre of this development where cars, trucks, emergency vehicles, old people, mums with children in pushers and kids playing or heading off to school will have to use to move in and out of this development. There is no footpath and no shade. This is not a safe design as there is a clear danger when up to 40 vehicles a day may use this driveway leaving or coming from their carports which face directly onto this driveway. Because there is no footpath there is direct conflict between pedestrians and kids playing (there is no common open space) who will live here or visitors.

Under the NT Work Safe

This Code is also relevant for anyone making decisions that influence the design outcome, such as clients, developers and builders.

This Code applies to.the.design.of›structures".defined.under.the.WHS.Act. to.mean.anything.that.is.constructed?.whether.fixed.or.moveable?. temporary.or.permanent?.and.includes¿

/ buildings?.masts?.towers?.framework?.pipelines?.roads?.bridges?.rail. infrastructure.and.underground.works.(shafts.or.tunnels)

/ any.component.of.a.structure?.and

/ part.of.a.structure¡

Further on, the Code states:

8¡ Key.elements.of.safe.design

8¡7 Consider.the.lifecycle

In.the.same.way.that.designers.consider.the.future.impact.of.a.building.on. environmental.sustainability?.designers.should.consider.how.their.design. will.affect.the.health.and.safety.of.those.who.will.interact.with.the. structure.throughout.its.life¡.

Minister this driveway will clearly affect the health and safety of those who will interact with the road. The solution is a standard road width with allowance for a foot/cycle path to make the driveway safe and tree planting to reduce heat.

The second concern again is the design of the houses. To squeeze the maximum number of houses the developer has used strata title to avoid having individual blocks. Instead, he is using a multiple house design that means 6 of the houses have side walls with no windows to either let in natural light or breezes because they share a common wall. At least in a duplex one side wall would be open to light and breeze. People living in these houses will only see natural light though their tiny mini backyard at the rear or through the carport at the front with a wonderful view of the neighbour’s carport!

Is there an issue here about the welfare and mental health of people living in a house with restricted natural light? Duplexes would solve the problem, but the developer only thinks of profitability not liveability and so is probably unlikely to change the design.

Lastly this subdivision is right up against an important natural wetland. In fact, the edge of the lagoon has been filled (illegally by the original developer) to make room for this development.

The Medical Entomology Department of Health said that because of the risk of mosquitoes breeding this development should not go ahead.

The land should never have been zoned LMR but just zoned for single dwellings to reduce the number of people at risk and to allow proper setback from the lagoon.

Again, this comes under NT Work Safe as the design of this development puts the health of the people who may live there at risk, therefore it doesn't fit the Code of Practice.

Minister, I realise the DCA is an independent body and can't be overridden but a decision by the DCA must include safety aspects under the NT Work Safe code of conduct. Will the DCA do this?

I was hoping that you may investigate this development and see if the matters I have raised are serious enough for you to intervene and raise concerns before any decision is made or perhaps the Minister for NT Work Safe may intervene.

And lastly please read my submission. Somewhere in Planning rules there must be a clause which includes protection of families and purchasers from b Grade developments which is this development. The environment has a better chance of protection. Architectural merit, aesthetics and energy policy are all missing in the process too. It seems tick all the boxes and you end up with low grade storage facility for humans. There is no discussion on social impacts on the neighbouring community.

Please Minister can't we put this development on hold and lift the standard?

Kind regards

Gerry Wood

18/9/2026

Dear DCA

Submission re planning application - 23 Grice Crescent Coolalinga

I have attached a document which is found on one of the NT's leading architect's web site, Troppo Architects. They have for many years designed developments and houses in the tropics to a high standard for which they have won many awards. They understand the need for an approach based on good architecture, caring for environment and most importantly caring for the people who will live there. They know what they are talking about.

Unfortunately, I can say with certainty that this proposed development fails on all those key areas.

MERIT (Architecture and aesthetics)

- **This development it is made up of 20 three-bedroom houses (7.2m wide) that have no outstanding architectural features of note.**
- **For instance, each house has a double carport that just looks straight across a driveway at another double carport.**
- **The houses have no character.**
- **What is concerning about this development is it looks like the storage facilities you would find at Berrimah, Pinelands and Yarrawonga. A narrow road down the middle with sheds either side to store goods. Very little landscaping and no public facilities. This development is designed on the same principal except families are being stored here. And that is what's wrong this development. We should be housing families in friendly well-designed homes in a location where aesthetics are important.**

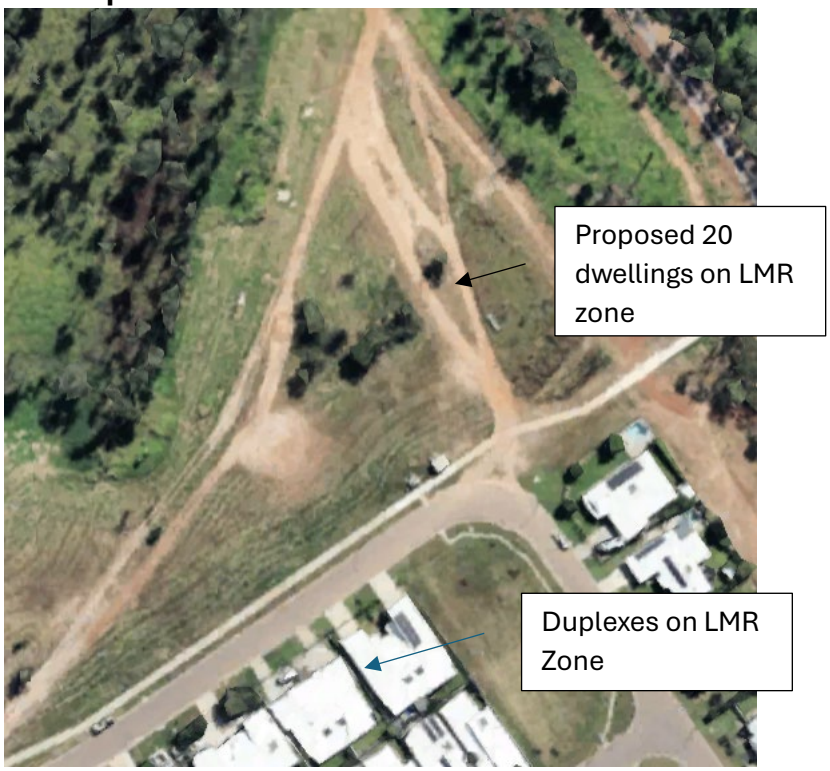




- *Figure 1 Proposed multiple dwelling*
- *Figure 2 Storage facility*

- **From a merit point of view, this style of housing has none and is just a project designed to squeeze 80 or so people into 20 side by side houses onto a quarter of a hectare for maximum return.**
- **This development is not compatible with nearby existing development as required under Residential Density Limitations (5.4.1). Duplexes**

across the road are on LMR zoned land and an example of what this development should be.



- **Whilst developers have the right to make money that doesn't mean they have no other responsibilities.**

ENVIRONMENT

From an environmental perspective this development scores a D.

Cooling, energy saving and open space

- **Cooling is not a priority in this development nor energy saving.**
- **There is so little open space that shade trees of any reasonable height would not have enough room to grow without overhanging the neighbour's property or risk falling on a house during a cyclone.**
- **Showing large trees on the boundary fence creates problems for future neighbours.**
- **The landscape plan is difficult to interpret.**
- **The driveway has no trees therefore no cooling. This driveway just adds to the heat.**
- **There is no mention of solar panels, heat pumps, louvres, breezeways, or east west orientation. Maps do not show North.**
- **Eaves are so small they do not shade and cool the walls.**
- **Backyards surrounded by1.8m solid fences will have little or no breeze.**
- **Each house shares a wall with the next house meaning a reduction in natural ventilation – less windows. Some houses have two shared walls. Perhaps this design was deliberate to reduce the open space between houses to achieve maximum number of dwellings.**

Wetland

- **There is no mention of the wetland at the rear of the development. This is a mosquito breeding area and an important wetland that feeds into the West Branch of the Howard River.**
- **Has the Dept of health assessed the risks and recommended a buffer?**
- **Do the water levels impact on this development in a big wet season?**



Figure 1 wetland at rear

PEOPLE

This subdivision is not people or family friendly.

- **There is no public space. There are no public spaces or parks in Coolalinga, the planners forgot and the council forgot and it seems that the developer doesn't know either.**
- **There should be park and community area within this development as required under the Requirements of the Department's policy on integrated planning. ***
- **The developer has tried to fit the maximum number of blocks on the small parcel of land and so that he would not lose a block. That is why he has asked for approval for an exemption for the minimum lot size of 3000 sqm. NO**
- **The developer has avoided the normal necessity for a public road to serve the houses by introducing a 110m long driveway. How is that people or kids friendly?**
- **If there was a public road there would be less houses. That's why there is no road.**
- **There should be a public road at least 9m wide and a footpath and trees planted either side.**
- **The rubbish truck needs to turn around, not reverse out when picking up rubbish from the end compound. This should apply to all large vehicles especially fire and ambulance. Reversing is not family safe.**
- **There should be a speed bump just before the entrance to slow traffic down. The Rail trail is very busy especially on the weekends and cars exiting from this development may not be seen by bikers or walkers**

- **Residents have little open space to play in or have any meaningful outdoor activities except for playing marbles.**
- **There is no room to store a trailer, the golf buggy, the boat, etc**

This subdivision should be redesigned with no more than 10 houses, a tree lined public road (cul-de-sac) and footpath, a public park and energy saving house designs built east west so that residents can enjoy natural air flow and/or air conditioning when appropriate.

AMENITY

- **I am asking the DCA not to judge this development purely on whether all the boxes have been ticked or based on the economic policies of the Government, or the developer but to place a priority on the people who will live there and recognise Coolalinga is in the rural area.**
- **Is this subdivision going to have any social impacts as seen in other urban areas? I live in the rural area to get away from all that.**
- **Will there be an impact on rural landowners nearby?**
- **The DCA does not have to support 300 sqm blocks, isn't it only a guide? There can be options (*see LMR zone) - say 600sqm blocks.**
- **It could be argued that the blocks are so small (they are only 7.2m wide) the development will affect the amenity of the residents from one house to another and future neighbours on the adjacent vacant land.**
- **This development does not reflect the character of the nearby houses in the same zone on Grice Crescent or is it harmony with them.**
- **This development should be buffered from the wetlands and the density of the development be reduced if needed because of the risk of mosquitos borne diseases.**
- **Was the water level checked during the wet season for flooding at the lower end of the development?**





Figure 2 wetland

Figure 3 Sign at 23 Grice Crescent

- **The DCA could you please, with the support of the Litchfield Council, require a public road and footpath with shade trees - not a private driveway.**

- **The DCA should ask for landscaping and open space at the front of the houses.**
- **Saying that the side of two houses is the front of the houses as a way of getting out of open space/garden in front of each house should not be accepted.**
- **The DCA could say that this subdivision doesn't fit within the NT Subdivision guidelines specifically Section 6.2.4 Infrastructure and Community Facilities for subdivision in Zone LMR, Requirements 2, CLAUSE 7. ***

SUMMARY

The DCA is governed by the Planning Act. which says under 2A, Purpose and objectives

The purpose of this Act is to establish a system to facilitate planning

for the orderly use and development of land to achieve the following

objectives

(h) to protect the quality of life of future generations.

This development does not protect the quality of life of future generations. How can jamming all these houses together protect the quality of life. I bet you none of the developers would live in these little boxes.

It is interesting to note the superior dwellings just across the road from this proposal. The land is zoned the same (LMR) but the dwellings are just far superior to this proposed development. The people have a front garden, they live on a road, they have an architecturally designed house, they have natural cooling, they have space between their neighbour, they have eaves that shade walls. They are pleasant to look at and they mirror some of what Troppo Architects strive for. What is being proposed by the developer is out of step with the surrounding residential character of the area and clearly should be scrapped and developed like the houses in the photos.





Figure 4 Duplex on LMR zone opposite

Figure 5 Single dwellings opposite





Figure 6 Closer view of duplex on LMR zone

Figure 7 space between duplexes highlighting natural breezes

Few few people would have known about this development unless they were walking the dog, jogging or riding a bike and if they took any notice. It highlights the way development applications are advertised these days which leaves a lot to be desired and is certainly not user friendly. When looking at the purple sign, I thought this development was going to cover the whole area from the rail trail to the sewerage facility and that would have made sense. (There should be a map on the purple signs.) Now we have a sardine subdivision. You would think the Territory had run out of land!

One can only presume if this development if approved, the rest of the adjacent land will turn into a similar development and that will be a sad day. Then the only hope may be the Minister.

We can do better than this in the rural area. Please do not support this development.

Regards

Gerry Wood

Howard Springs

LIVING TOGETHER (Troppo Architects)

When more than one dwelling comes to a site, issues of design-for-climate and green servicing strategies become more complex – not to mention the challenges to design for privacy, acoustic separation, and to still

accommodate all the little things that make a home work for its inhabitants (and its cars and bikes and workbenches and storage places and kitchen herbs and sand pit and...)

At whatever density, we seek to give every dwelling its own 'sense of place', including to accommodate positive senses of address, territoriality and prospect.

Troppo have delivered significant, awarded and published medium density housing projects in cities and regional centres around Australia.

We have worked and still work with many Government and semi-Government agencies, including to deliver affordable housing.

We are adept in the production of urban residential design guidelines; and have produced subdivision designs with an integrated housing mix in diverse Australian settings.

We have chaired and contributed to housing research panels, including for climatic response strategies. We are active in the public debate around sustainable urban futures.

Our ESD statement

Troppo are committed to Environmentally Sustainable Development — responsible architecture.

This begins with an appreciation of Place…

- *Step 1, respond to climate and the local setting:*
- *Step 2, think dynamic, think 'adjustable skins'*
- *And so, connect the indoors with the out (or should it be the outdoors with the in?)*
- *And thereby, respond to the morning, the evening, the season, the heat, the cold, the sun, the rain - the moment that will never pass again.*

Designing for climate and seasonality naturally leads to passive thermal design for heating and cooling. A passive system can be supplemented by energy efficient mechanical systems. Energy efficiency will be affected by the nature of building planning in regard to:

- *aggregation of spaces*
- *zoning control*

Selection of a supplementary energy source must holistically consider the energy source production costs in terms of extraction, transport, infrastructure cost and maintenance, production energy consumption and environmental pollution. Renewable energy systems - eg. solar/ wind generated power or direct solar heating - are optimal.

Designing of a building must reach out beyond the building to embrace all of the site and adjacent areas. This whole-of-site approach will then by definition prompt consideration of

- ***ecologically sound waste management/ recycling systems***
- ***water collection systems***
- ***ecologically responsive stormwater management systems***

And a whole-of-site approach will also lead to the closer consideration of what can best be done outdoors, or semi-outdoors, rather than in enclosed (and building consumptive) space. In this way we might come to build less. And in an ESD sense, Less is More.

Comments on specific clauses in the Planning Act addressed by the developer.

Outcome 1, A blend of dwellings-single, associated dwellings-independent, dwellings-group and dwellings-multiple predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs. The proposed development is in an area with mixed residential land uses comprising dwellings single, dwellings group and dwellings multiple. Existing residential buildings within the locality range from one to four storeys.

Most of the dwellings nearby do not look like this development. Just across the road are well designed multiple dwellings or duplexes.

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

There are no adjoining public spaces unless you count the road and the wetland at the rear which is private. Adjoining lot is vacant. Building design is designed similar to Norcrest where blocks and houses are so small, people are squeezed in - commonly referred to as sardine subdivisions. There is no room for breezes and no room for trees and real open space is a joke. Also, orientation of houses should be east west, they are not.

The design incorporates open verandahs facing the street for passive surveillance where possible. Varied materials and window designs break up the building's mass.

What is passive surveillance? Watching the neighbours' cars in their carport through your carport? Do the window designs include louvres?

Private open spaces serve each dwelling's domestic needs and are adequately screened for privacy between dwellings. Landscaping along boundaries and within the site creates a streetscape-friendly interface and provides screening.

Landscaping between each dwelling will be very difficult as the space between building is outside of the tiny eaves is 900mm. What are the dwelling's domestic needs – hanging out the washing!



Where is this on the plan. This is the rear end. There is no landscaping at all at the front of each dwelling because of the poor design.

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

2 car parking bays per dwelling. The proposal is for 20 dwellings-group and therefore requires 40 parking spaces on site. The proposal provides two (2) car spaces for each dwelling.

There is only one visitor parking space. There should be more and if there is not enough room, then reduce the number of dwellings otherwise there will people parking up and down Grice Crescent. This development will cut off parking for people using the rail trail so parking will become very messy. Has this silly communal driveway concept been designed for large twin cab utes or the rubbish truck?

5.2.6 Landscaping The purpose of this clause is to ensure appropriate landscaping that is attractive, water efficient and contributes to a safe environment, is provided to development to enhance the streetscape and overall amenity of the locality. Requirements (sub-clause 3-4)

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;

There is only one uncovered parking space and there is no communal open space

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

There are no lawns or gardens at the front of each house. The driveway has no shading?

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

Most of the landscaping plants suggested are native species that can thrive in the local climate. A regulated irrigation system will be set up across the site to help conserve water during the drier times of the year.

The plants are not clearly defined on the map and trees should not overhang the boundary

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

The proposed landscaping and fencing along the front boundaries will improve the aesthetical presentation of the site when viewed from the street.

There is no front. What is shown is the side of the house pretending to be the front! The internal streetscape is ignored.

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

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

The land has been cleared. Anyway there is little or no room for shade trees. This subdivision is too cramped and will not be cooled by trees as there is no room for shade trees. There needs to be an explanation of what private space A and B means.

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

The adaptation of verandahs and carports to the building facade and planting of shade trees contribute towards passive cooling.

You can't have effective cooling with houses jammed together, with little or no room for shade trees, no breezeways and no louvres. How do carports contribute to passive cooling when they will just reflect heat? We need Troppo Architects!

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

The area towards the front of the site is fenced with a solid and tubular fence coupled with landscaping plant species that enable casual surveillance of the public realm. The grassed areas provided throughout the site will facilitate onsite infiltration of stormwater run-off. The sealed driveways with collection pits will further facilitate the collection of stormwater run-off on site.

What is casual surveillance of the public realm mean? Will the Council permit trees to be planted on the drainage reserve?

Was any study done of the impact of this subdivision on runoff into the West Branch of the Howard River and any possible downstream effects?

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

The proposed landscaping constitutes 34.6% of the site with planting focussed on the areas towards boundaries and private open space areas.

There is very little open space around the houses. Most of the open space is at the front along Grice Crescent or at the back corner of the block and if you deduct that from the 34.6% then the open space at each house is small. and of course, there is no open space at the front of each house. The open space is all private. Explain A and B open space.

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

This subdivision is not compatible with the density limitations of the blocks across the road. This subdivision has been deliberately designed to squeeze as many houses as possible at the minimum lot size allowed – hence no road. The DCA should decide that blocks should be double the minimum 600sqm and should have a cul-de-sac.

5.4.3.2 Distance Between Residential Buildings on one Site The purpose of this clause is to ensure residential buildings provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining residential buildings and private open space. Administration 1. The consent authority may consent to a development that is not in accordance with sub-clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and that the design of the development adequately mitigates the adverse effects of building massing and privacy and overlooking impacts that may arise from non-conformity with sub-clauses 2 and 3.

This development has cleverly avoided the normal setbacks for the front of houses by saying the side of the first house is the front and therefore complies with the setback rules. If the side of the building is now regarded as the front, then all the other building's side walls should be regarded as the front and separated accordingly. Except for the first two houses, none of the houses provide a sympathetic interface with the streetscape, because there is none. As for avoiding undue overlooking of adjoining residential buildings, residents will be able to enjoy looking directly at their neighbour's cars from their carport directly opposite.

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

The building mass will be obvious to even a casual observer. There will be little or no cross ventilation as there are no breezeways and each house has a blank wall for the entire length with some houses having two blank walls.

46(3)(d) - Merits The provision of dwellings-group residential accommodation within the area is consistent with the zoning for the land and promotes best practice urban planning by creating mixed-use neighbourhoods and vibrant land economic management through sustainable development. The proposed dwellings (single storey) are of a size and scale expected of this type of development within the area.

The size and scale of the proposed dwellings is NOT expected in the rural area. Defer to Palmerston and Norcrest. Best practice is a Troppo design – not this. This is not best practice urban planning - that is only the view of non-rural planners!

46(3)(h) – Amenity. The NT Planning Scheme defines amenity, in relation to a locality or building, as any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable.

The proposed development aims to promote the intent and purpose of the Scheme in relation to amenity by creating a built form that enhances functionality and compatibility with the existing and anticipated developments within the locality. The development provides outdoor and private open areas that are directly accessible from the dwelling and enable an extension of the 17 function of the dwelling. The stormwater is managed such that there is minimum impact on the amenity of the adjacent properties.

This in no way *enhances functionality and compatibility with the existing developments* unless the developer is looking at another site

The development is in the rural area and right next to a large wetland which feeds water into the West Branch of the Howard River. This wetland is next this development and no one had looked at any likely effect on the wetland or its effect on residents eg mosquitoes, freshwater crocodiles. Also, many birds frequent this area during the wet season.

Such dense development (80 to 100 people) living on half a hectare) should not be permitted this close to the wetland. The developer should increase the lot sizes to at least 600 sqm allowing less dwellings and promote true sustainability, tropical architecture and a reflection of the area this development is in – the rural area. There should be a tree lined public cul-de-sac, and more public and private open space. People are in disbelief when they see this dreadful style of development in the rural area.

This development is not for families- there is nowhere to play except the driveway. The development is designed for the developer benefit, not the people. There is no public open space.

This development is not harmonious with the surrounding area -see photos.

References

*1.3 PLANNING AND INFRASTRUCTURE CONTEXT (a) The Department of Lands, Planning and Environment has developed an integrated approach to planning and infrastructure delivery for Land Supply in the Northern Territory. Figure 1 and Figure 2 provide a framework for the steps required, from regional planning to completion of

liveable neighbourhoods supported by services and social infrastructure. (b) The identification of Regional, Sub-Regional, District and Neighbourhood planning stages facilitates an orderly progression from high level planning through to detailed planning of enabling infrastructure down to the neighbourhood level. communications and local streets. **Neighbourhood social infrastructure includes shops, parks and playgrounds.**

*4.3 Zone LMR – Low-Medium Density Residential

Zone Purpose

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

Zone Outcomes

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

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

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

4. Non-residential activities such as community centres:

(a) support the needs of the immediate residential community;

(b) are of a scale and intensity compatible with the residential character and amenity of the area;

(c) wherever possible, are co-located with other non-residential activities in the locality;

(d) avoid adverse impacts on the local road network; and

(e) are managed to minimise unreasonable impacts to the amenity of surrounding residents.

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

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

5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation Dwelling-Single Permitted 5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space

6.2.4 Infrastructure and Community Facilities for Subdivision in Zones LR, LMR, MR and HR Purpose Ensure that subdivision of land for residential purposes is appropriately integrated with infrastructure, community services and facilities. Administration 1. The consent authority may consent to a subdivision that is not in accordance with sub-clauses 2-7, only if it is satisfied the subdivision is consistent with the purpose of this clause.

Requirements 2. Provide a high level of internal accessibility and external connections for pedestrian, cycle and vehicle movements. 3. Provide links to schools, commercial facilities and public transport services. 4. Provide traffic management to restrain vehicle speed, deter through traffic and create safe conditions for all road users. 5. Incorporate street networks capable of accommodating safe and convenient bus routes with stops within a 400m radius of a majority of dwellings. 6. Provide for connection to reticulated services. **7. Provide a minimum of 10% of the subdivision area as public open space which: (a) ensures the majority of dwellings are within 400m walking distance of a neighbourhood park; (b) incorporates recreational open space in larger units available for active leisure pursuits; (c) is unencumbered by drains and has sufficient flat area for informal recreation; and (d) is designed to provide a safe environment for users by allowing clear views of the open space from surrounding dwellings or passing vehicles.**



From:	Christine Simpson
To:	Das NTG
Cc:	Christine Simpson
Subject:	TRM: 23 GRICE CRES Coolalinga NT
Date:	Sunday, 16 August 2026 9:53:00 AM

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I would like to submit that I am not in favour at all of the proposed development planned for 23 Grice Cres. Coolalinga..
What is it about cramming people into small dwellings and matchbox developments out in the rural area?
The Retirement Village has no regard for the end uses amenity, comfort etc etc, and now this one is more boxed in. I'm most surprised that Developers come up with such a lackluster, non attractive, arrangement of homes for real people that totally does not fit with lifestyle in the Top End.
I do not wish to see this housing development approved by DCA in its current format.
Kind regards
Christine Simpson
Humpty Doo NT
0417805302
14 August 2026