DEVELOPMENT CONSENT AUTHORITY
DARWIN DIVISION

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: 2 **MEETING DATE:** 09/10/2026 **FILE:** PA2026/0305

APPLICATION PURPOSE:	Dwelling-group (6 x 3 bedroom) in a 2-storey building
SUBJECT SITE:	Lot 2017 (6) Queen Street, Stuart Park, Town of Darwin
ZONE:	Zone MR (Medium Density Residential)
SITE AREA:	1112 m^2
APPLICANT	ThinkDA Planning – Director Amit Magotra
PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE	Rob Watt Designs – Director Rob Watt
LANDOWNER	Apeiron Developments Pty Ltd – Directors Christos Diamandopoulos and Nikolas Mpilias
ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND	None

1. PROPOSAL

The application seeks consent for a two-storey dwelling-group comprising six three-bedroom dwellings at 6 Queen Street, Stuart Park (Lot 2017, Town of Darwin). The 1110m² site is zoned MR (Medium Density Residential) under the Northern Territory Planning Scheme 2020 (NTPS 2020) and is located within an established residential area predominantly comprising LMR (Low-Medium Density Residential) and MR (Medium Density Residential) zoned land, and Zone SC (Service Commercial) along the Stuart Highway. The site has frontage to and vehicular access from Queen Street and is affected by a 3m-wide sewerage easement along the rear boundary.

The six dwellings are arranged in two parallel north-south rows of three dwellings each, separated by a central driveway. At ground level, each dwelling contains two bedrooms, a study, bathroom, laundry, private courtyard and an internal staircase connecting to the first floor which accommodates the main living areas, kitchen, dining area, master bedroom and an adjoining alfresco space.

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

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

The use 'Dwelling-group' is shown as *Impact Assessable* on the relevant assessment table of Zone MR (Medium Density Residential) in Part 4 of the NTPS 2020 and therefore, requires planning consent in accordance with the clauses detailed in the table below.

Assessment Table - Zone MR (Medium Density Residential)			
Defined Use	Assessment Category	Overlays	General and Specific Development Requirements
Dwelling-Group	*Impact Assessment*	N/A	5.2.1 General Height control 5.2.4 Car Parking 5.2.6.1 (Landscaping in Zones other than Zone CB) 5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation 5.4.18 Fencing

The exercise of discretion by the consent authority that applies is Clause 1.10(4), which states In considering an application for consent for a use or development identified as Impact Assessable the consent authority must take into account all of the following: (a) any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6; (b) any Overlays and associated requirements in Part 3 that apply to the land; (c) the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and (d) any component of the Strategic Framework relevant to the land as set out in Part 2.

3. ASSESSMENT SYNOPSIS

This report concludes that the Authority should vary the requirements of Clauses 5.2.4.4 (Layout of car parking area), 5.2.6.1 (Landscaping in Zones other than Zone CB), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), 5.4.6.1 (Private Open Space for Dwellings-Single, Dwellings-Independent and Dwellings-Group), and 5.4.17 (Building Articulation) of the NT Planning Scheme 2020 and approve the application subject to conditions on the development permit as detailed in section 7 of this report.

4. BACKGROUND

The site has previously been approved for medium-density residential development on two separate occasions, each comprising 12 two-bedroom dwellings within a four-storey building, with multiple extensions of time subsequently granted. Neither approval was acted upon and both permits ultimately lapsed.

Development Permit DP22/0160 was issued on 13 July 2022 for a dwelling-multiple comprising 12 two-bedroom dwellings in a four-storey building with one level of basement car parking. An extension of time was subsequently granted under DP22/0160A on 3 May 2024, extending the permit period until 13 July 2026. Development did not commence within the extended period and the permit subsequently lapsed.

Prior to this, DP13/0012 was granted and subsequently amended on several occasions. Extensions of time were approved under DP13/0012C (15 January 2015), extending the permit to 10 January 2017, DP13/0012D (22 February 2017), extending the permit to 20 February 2019, and DP13/0012E (16 April 2019), extending the permit to 5 April 2021. Development did not commence within the extended period and the permit ultimately lapsed.

5. PUBLIC EXHIBITION

The application was placed on public exhibition for a period of two weeks, between 4 and 18 September 2026. The applicant provided photos and a map of the pink signs which are placed at **Bookmark A2**.

No public submissions were received under section 49(1) of the *Planning Act 1999*.

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

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

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

The Northern Territory Planning Scheme 2020 (NTPS2020) applies to the land. The proposed dwelling-group is identified as Impact Assessable under clause 1.8(1)(c)(i), as the use is shown as *Impact Assessable* on the relevant assessment table of Zone MR (Medium Density Residential) in Part 4 of the NTPS 2020 and therefore, requires planning consent. The use 'Dwelling-group' is shown as *Impact Assessable* on the relevant assessment table of Zone MR (Medium Density Residential) in Part 4 of the NTPS 2020 and requires planning consent. Clause 1.10(4) *requires Consent Authority to exercise its discretion in considering application for a use or development identified as Impact Assessable and must take in to account all of the following: (a) any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6; (b) any Overlays and associated requirements in Part 3 that apply to the land; (c) the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and (d) any component of the Strategic Framework relevant to the land as set out in Part 2.*

The application has been assessed, and a copy of the Technical Assessment is provided at **Bookmark C**. The assessment confirms that the proposed development complies with Clauses 5.2.1 General Height Control, 5.2.4.1 Car Parking Spaces, 5.4.1 Residential Density, 5.4.8 Residential Building Design, 5.4.18 Fencing, but does not complies with Clauses 5.2.4.4 (Layout of car parking area), 5.2.6.1 (Landscaping in Zones other than Zone CB), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), 5.4.6.1 (Private Open Space for Dwellings-Single, Dwellings-Independent and Dwellings-Group), and 5.4.17 (Building Articulation).

In accordance with Clause 1.10(4) of the NTPS2020, the proposal has been assessed against the relevant components of Parts 2, 3, 4 and 5 of the Scheme, including the Strategic Framework, applicable overlays, the purpose and outcomes of Zone MR, and the intent of the

relevant development requirements. While the proposal is generally consistent with the strategic planning framework and the medium-density residential outcomes envisaged for the locality, the matters associated with landscaping, setbacks, private open space and building articulation warrant further consideration and are discussed below.

Part 2 – Strategic Framework

The proposal has been assessed against the Darwin Regional Land Use Plan (DRLUP) and the Darwin Inner Suburbs Area Plan 2016 (DISAP). The subject site is identified for urban residential purposes and is located within an established residential area supported by existing physical and social infrastructure. The proposal facilitates the redevelopment of an underutilised residential lot and contributes additional housing supply within a locality intended to accommodate increased residential densities and within the broader housing mix available in the locality. The proposal is considered to largely satisfy the relevant strategic planning objectives and policy directions applicable to the site.

Part 3 – Overlays

No overlays apply to the subject land.

Accordingly, there are no overlay requirements that affect the assessment of the proposal, and no issues have been identified under Part 3 of the NTPS2020.

Part 4 – Zone MR (Medium Density Residential)

The purpose of Zone MR is to provide for a range of medium-density housing options in locations serviced by community facilities, public transport, open space and reticulated infrastructure.

The proposal comprises six three-bedroom dwellings in a two-storey building on a 1,110m² site. The development achieves a residential density of approximately 54 dwellings per hectare, which is generally consistent with the Compact Urban Growth Policy benchmark of approximately 60 dwellings per hectare for medium-density residential development. The site is located within an established residential suburb supported by reticulated services, public transport, the Stuart Highway and nearby community facilities.

The proposed development is compatible with the use and development pattern of the surrounding locality, which contains a mix of detached dwellings, dwelling-groups and multiple dwelling developments within LMR and MR zoned land. The proposal also provides the required on-site car parking and a built form consistent with the medium-density residential outcome anticipated by the zone.

Consideration has been given to Zone Outcome 5, which seeks a sympathetic interface with adjoining public spaces and neighbouring properties. While variations are sought to the side setback, landscaping and private open space requirements, the proposal incorporates landscaping, boundary fencing, building articulation and private outdoor areas that assist in maintaining residential amenity. The development does not fully achieve every aspect of the detailed development requirements; however, the overall design remains generally compatible with the scale and character of surrounding development.

Accordingly, while the proposal does not fully comply with all applicable development requirements in Part 5, it is considered to be broadly consistent with the purpose and outcomes of Zone MR and therefore **largely satisfies** the intent of Part 4 of the NTPS2020.

Part 5 – Development Requirements

As mentioned earlier, the proposed development was found to comply with the relevant part 5 development requirements of the NTPS 2020, except for Clauses 5.2.4.4 (Layout of car parking area), 5.2.6.1 (Landscaping in Zones other than Zone CB), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), 5.4.6.1 (Private Open Space for Dwellings-Single, Dwellings-Independent and Dwellings-Group), and 5.4.17 (Building Articulation).

1. Pursuant to clause 1.10(5) of the NTPS 2020, the Consent Authority may consent to a proposed development that is not in accordance with a requirement in Part 5 where 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(4).

In considering the variations discussed below, regard has been had to the Strategic Framework, the purpose and outcomes of Zone MR, the absence of overlays affecting the land, and the location of the site within an established residential area characterised predominantly by LMR and MR zoned land. The proposal is for a medium-density residential development on a lot previously approved for a more intensive residential outcome comprising a four-storey, 12-dwelling development.

Clause 5.2.4.4 (Layout of car parking area)

The purpose of this clause is to *Ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose*.

Clause 5.2.4.4(8)(c) requires that *The layout of a car parking area is to: … (c) be in accordance with the dimensions set out in the diagram to this clause* [where the diagram shows each car parking space as being 2.5 m wide by 5.5 m long; the spaces serving Units 1, 3, 4 and 6 are affected by a 200 mm-wide structural column, which reduces the effective width of these spaces to approximately 2.4m wide.

Administratively, subclause 4 states *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*.

In response to subclause 4, the building support columns are located towards the rear of the car parking space and project 10 cm into the affected car parking space on one side only. The placement of these columns is outside of the zone in which vehicle doors will be opened, and is of a limited impact, therefore, it is not considered that these intrusions will unreasonably affect the future operation of the affected car parking spaces.

Based on the above discussion the proposed variation to clause 5.2.4.4 (Layout of car parking area) is supported, as it is not considered likely that the car parking area will be functional for its intended purpose.

Clause 5.2.6.1 (Landscaping in Zones other than Zone CB)

The purpose of this clause is to *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.

Clause 5.2.6.1(5) requires that … *not less than 30% (which may include communal open space)* [333.6m^2 for this site] *of a site that is used for … dwellings-group … is to be landscaped*, where only 28.7% of the site (318.8m^2) is proposed to be landscaped.

Administratively, subclause 2 states *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.*

A variation to this clause is supported as the proposed landscaping is considered capable of achieving the intent of the clause despite the reduced landscaping dimensions. Landscaping and screening are provided along the frontage and side boundaries, utilising species generally suitable to the site and local conditions. The landscaping will assist in softening the built form, improving visual amenity, providing screening and contributing to passive cooling of the buildings and outdoor living areas.

Clause 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

The Purpose of the clause is to *Ensure that residential buildings and ancillary structures are located in a manner that:*
(a) is compatible with the streetscape and surrounding development including residential buildings on the same site;
(b) minimises adverse effects of building massing when viewed from adjoining land and the street;
(c) avoids undue overlooking of adjoining properties; and
(d) facilitates breeze penetration through and between buildings.

Clause 5.4.3(6) requires that *residential buildings and ancillary structures are to be set back from lot boundaries in accordance with Table B to this clause*, where the proposal provides a primary street setback of **5.5m where 6m is required**, side setbacks of **1.5m where 3m is required**, and side roofline setbacks of **0.64m and 0.65m where 2.1m is required**. The rear setbacks exceed the minimum requirement, being **4.2m at ground floor and 3.38m at first floor** against the required 3m.

Administratively, Clause 5.4.3(3) states *the consent authority may consent to a development that is not in accordance with sub-clauses 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.*

(a) Compatible with the streetscape and surrounding development

The site is located within an established residential area containing a mix of detached dwellings, dwelling-groups and higher-density residential developments within LMR and MR zones. A two-storey dwelling-group is consistent with the scale and character of development anticipated within the locality and is significantly lower in intensity than the four-storey development previously approved for the site.

The variation to the primary street setback is minor, with a setback of 5.5m provided where 6m is required. Frontage landscaping and fencing assist in maintaining an appropriate presentation to Queen Street.

The side setbacks of 1.5m represent a significant variation when compared against the 3m requirement of Zone MR. However, similar setback outcomes are capable of occurring for comparable two-storey residential development elsewhere under the Scheme. In this context,

the proposed setbacks are not considered out of character with the surrounding residential environment.

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

The proposal incorporates articulation through recessed balconies, variable façade treatments, material changes and upper-level modulation that assist in reducing the perception of bulk. The front setback variation is unlikely to materially alter the streetscape or result in excessive building massing when viewed from Queen Street.

Notwithstanding these design treatments, the reduced side setbacks of 1.5m and roofline setbacks of approximately 0.65m result in a noticeably compressed interface along both side boundaries. The combination of architectural articulation, boundary fencing and landscaping helps soften the appearance of the development and reduce its visual impact on adjoining properties.

Although the building does not achieve the degree of separation sought by the prescribed setbacks, it is not considered a significant departure when viewed in the context of surrounding residential development.

(c) Avoids undue overlooking of adjoining properties

Ground-level privacy is generally maintained through fencing and landscaping treatments. However, first-floor living areas and alfresco spaces are located adjacent to the reduced side setbacks. Although landscaping and building design elements assist in mitigating overlooking opportunities, the reduced setback distances increase the potential for overlooking when compared with a compliant outcome. The proposal therefore achieves this aspect of the purpose only in part. It can be argued however that the impacts are manageable and generally acceptable for a medium-density residential development, subject to the proposed screening and landscaping being retained.

(d) Facilitates breeze penetration through and between buildings

The site layout, central driveway and separation from adjoining development provide opportunities for airflow through the development. While the reduced side setbacks may modestly reduce opportunities for breeze penetration compared with a compliant outcome, sufficient separation remains between surrounding built forms to facilitate airflow through the site.

Based on the above discussion, the proposed variation to Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) is supported. The proposed development achieves the streetscape, built-form and residential density outcomes sought for Zone MR. The resulting built-form outcome is not considered unreasonable when viewed in the context of similar two-storey residential development anticipated within the surrounding locality.

<u>Clause 5.4.6.1 Private Open Space for Dwellings-Single, Dwellings-Independent and Dwellings-Group</u>

The purpose of Clause 5.4.6.1 is to extend the function of a dwelling and enhance the residential environment by ensuring that each dwelling has private open space that is:
(a) of an adequate size to provide for domestic purposes;
(b) appropriately sited to provide outlook for the dwelling;

(c) open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the site; and
(d) inclusive of areas for landscaping and tree planting.

Administratively, Clause 5.4.6.1(1) states *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.*

(a) of an adequate size to extend the function of the dwelling

Each dwelling is provided with outdoor areas at ground and first floor levels, including courtyards, balconies and alfresco areas directly connected to living spaces. However, the proposal does not achieve the numerical private open space requirements prescribed by the clause. None of the six dwellings provides the required 45m² Area A. Area A shortfalls range from approximately 47% for Units 1 and 6 to 100% for Units 2 and 5. Only Units 2 and 5 provide a compliant Area B i.e. 25m^2. Units 1, 3, 4 and 6 do not provide a qualifying Area B as the alfresco and balcony areas do not achieve the minimum 4m dimension requirement.

Notwithstanding these deficiencies, open spaces for each dwelling provide opportunities for outdoor recreation, dining and domestic activities and is capable of positively contributing to residential amenity. The cumulative provision of private open space across the development demonstrates that outdoor areas form an integral component of the design at both ground and first floor level extending the function of the dwelling and is considered satisfactory.

(b) appropriately sited to provide outlook for the dwelling

Units 1 and 6 benefit from outlook towards Queen Street. The remaining dwellings obtain outlook first-floor open space areas.

While acceptable outlook opportunities are generally available, the availability of open-to-sky space and landscaping surrounding those areas is more limited, especially in Units 2 and 5 than contemplated by the clause.

(c) open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the site; and

The principal concern relates to the significant deficiency in Area A (open to the sky). The proposal provides approximately 118.6m² of Area A where 270m² is required, representing an overall shortfall of approximately 56%. Units 2 and 5 do not provide any open-to-sky private open space; however, all dwellings are provided with a combination of ground-floor courtyards, balconies and alfresco areas that contribute to the overall provision of outdoor living space. While the proposal does not achieve the extent of open-to-sky area envisaged by the clause, the ground-floor courtyards remain permeable and can facilitate stormwater infiltration and reduce surface runoff. Accordingly, the proposal partially achieves this aspect of the clause, although not to the extent anticipated by the prescribed requirements.

(d) inclusive of areas for landscaping and tree planting.

Ground-floor private open space areas are generally screened through fencing and landscaping. However, the effectiveness of landscaping associated with Units 1, 3, 4 and 6 is constrained by the reduced landscaping widths and proximity of first-floor alfresco areas to adjoining properties.

As discussed above, the proposal provides usable and functional outdoor areas and generally supports a reasonable level of residential amenity for future occupants. While the numerical deficiencies associated with Area A are significant and affect all six dwellings, each dwelling is provided with private outdoor areas in the form of courtyards, balconies and alfresco spaces that extend the function of the dwelling and contribute to residential amenity.

It must be noted that the proposed development in its character uniquely sits somewhat between a dwelling-single and a dwelling-multiple development, both of which are permitted within Zone MR. The proposed development sits opposite of established dwelling-multiple and within convenient walking distance of public open space.

While the proposal must be assessed against the dwelling-group requirements of the Scheme, it is relevant that a comparable dwelling-multiple development on the site would be required to provide a minimum of 72m² of private open space and 166.8m² of communal open space, equating to a combined open space provision of approximately 238.8m². The proposed development provides approximately 245.9m² of private open space across the six dwellings, exceeding that overall benchmark. While not diminishing the identified non-compliance, this comparison assists in demonstrating that the overall level of outdoor space available to future residents is broadly consistent with the medium-density residential outcomes contemplated within Zone MR.

Having regard to the location of the site, the surrounding development pattern and the overall level of private outdoor space provided, the variation is not considered to result in an unreasonable reduction in residential amenity or to be inconsistent with the purpose of Clause 5.4.6.1. While a more favourable outcome would be achieved through increased open-to-sky private open space and additional landscaping opportunities, the proposal is considered capable of delivering an acceptable level of residential amenity and the variation may be supported in this instance.

Clause 5.4.17 Building Articulation

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

Clause 5.4.17(4) requires that 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, where the combined ground-floor building lines of Units 2 and 3, and Units 4 and 5, measure approximately 15.39m without incorporating the required 1m x 1m step or recess. The first-floor building lines comply with the articulation requirements of the clause.

Administratively, Clause 5.4.17(2) states 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.

In response to Clause 5.4.17(2), the variation is minor in extent, with the affected ground-floor building lines exceeding the threshold by approximately 0.39m. The first-floor building lines comply with the articulation requirements and incorporate balcony recesses, projections, material variation and façade modulation. The overall building design also includes a central driveway separating the two building rows, upper-level articulation, recessed balconies and varied façade treatments that assist in reducing the appearance of continuous wall lengths and building bulk when viewed from adjoining properties and the street.

The proposal therefore continues to provide visual relief and building articulation consistent with the intent of the clause, while maintaining opportunities for natural ventilation through the site layout and central driveway arrangement. Based on the above discussion, the variation to Clause 5.4.17 is supported, as the non-compliance is minor and the overall building design is considered to achieve the purpose of the clause. Accordingly, the variation is not considered inconsistent with the intent of Clause 5.4.17.

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

There are no proposed amendments to the NTPS2020 relevant to this application.

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

There are no Interim Development Control Orders (IDCOs) applicable to the subject land.

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

No environmental protection objectives are considered relevant to this application. In addition, no comments were received from the Environment Division of the Department of Lands, Planning and Environment in relation to the proposal.

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

The application was publicly exhibited for the required two-week period from 04 September 2026 to 18 September 2026 in accordance with section 47 of the Act, with notice published on the Department's website and a pink sign displayed on the land.

No public submissions under section 49(1) nor a submission by local government council under section 49(3) were received.

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

The Minister has not given any direction in relation to this application.

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

The application notes that the proposed dwelling-group will provide additional housing within an established residential area within a well-serviced urban area that is well-serviced by existing infrastructure and transport networks and is located in proximity to an existing activity centre. The proposal is compatible with the existing and anticipated character of the locality and provides a level of residential density consistent with that envisaged by the zone. The scale, form and layout of the development align with the medium-density outcomes envisaged for the site and make efficient use of an established residential lot. While variations are sought to certain NTPS requirements, these have been assessed against the purpose of the relevant clauses and are not considered to result in unreasonable impacts on the surrounding residential area.

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

The site currently accommodates a dwelling-single, indicating its suitability for residential development. No site constraints or limiting factors have been identified, and no comments or concerns were raised by Land Resources, DLPE in relation to the application. The area is serviced through reticulated power, water and sewerage and considered to support the development.

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

There is no identified requirement for the developer to provide public facilities or public open space as part of the proposed development. Notwithstanding this, the proposal includes communal open space for the benefit of residents and is located within the site.

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

The application was circulated to the City of Darwin, Development Coordination Branch of the Department of Lands, Planning and Environment, the Power and Water Corporation, and NBN for comments.

Following comments were received in relation to the proposed development.

Local Government Council: City of Darwin (Bookmark D1) requested conditions precedent relating to approval of the crossover and driveway, an engineered stormwater management plan, a dilapidation report, a Site Construction Management Plan, a Waste Management Plan and a Road Safety Audit. Council noted the reduced landscaping widths and recommended further consideration of the ability of the proposed Indian Mast Trees to be established and maintained within the available setback areas. General conditions were requested relating to landscaping within the road verge, drainage, sightlines, gates, easements, waste management, works within the road reserve and the repair or replacement of any damaged public infrastructure or street trees.

DAS Response: The requested conditions relating to road reserve works, stormwater management, construction management, waste management, road safety and public infrastructure have been incorporated into the recommended permit conditions and permit notes where appropriate. An advisory note to address the advice pertaining to landscaping is added to the permit.

Service Authorities:

The Development Coordination Branch of the Department of Lands, Planning and Environment (Bookmark D2) advised that Building Advisory Services had reviewed the application and did not identify any issues with the proposed development. The agency noted that all works are to comply with the *Building Act 1993*, *Building Regulations 1993* and the National Construction Code, and that a building permit and occupancy certification will be required prior to construction and occupation respectively.

DAS Response: No planning conditions are recommended. Compliance with the *Building Act 1993*, building permit requirements and occupancy certification are addressed through separate statutory processes and an advisory note is put on the permit in relation to these matters.

Power and Water Corporation - Water Services (Bookmark D3) advised that the existing water and sewer services require upgrading, including provision of a new dedicated water connection and multi-metering arrangements. PWC also noted that the existing sewerage easement must be retained and that a proposed courtyard and landscaping encroachment within the easement will require either redesign or an approval from PWC is sought. Additional advice was provided regarding backflow prevention, fire flow requirements, service connections and developer obligations under PWC standards.

DAS Response: Standard conditions have been included for provision and upgrading of water and sewer services to the satisfaction of PWC. An advisory note is added to address the proposed landscaping on the sewer easement at the rear of the site.

Power and Water Corporation – Power Development Services (Bookmark D4) advised that the existing electricity connection does not have sufficient capacity to service the proposed development and would need new infrastructure and easements. PWC requires the proponent to undertake a power demand assessment, negotiate a new connection, prepare detailed electrical servicing design and undertake any required network upgrades in consultation with PWC.

DAS Response: A standard condition has been included in the permit.

No comments were received from NBN in response to telecommunication infrastructure; requirements will be addressed through a standard permit condition.

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

The proposed development is a dwelling-group comprising 6 dwellings is located on a site zoned to accommodate medium-density housing outcomes. The proposed land use, scale and intensity of development are generally consistent with the planning intent for the area and is expected to not result in unreasonable impact on the existing predominantly residential character of the locality that has dwelling-groups and higher-density residential development.

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

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

(i) Community safety through crime prevention principles in design: The development incorporates balconies, verandah and active living areas with outlook over communal areas, supporting passive surveillance and contributing to community safety.

(ii) Water safety: Reticulated water and sewerage infrastructure is available to service the development, and the relevant service authorities have not objected to the proposal, subject to standard servicing and infrastructure requirements.

(iii) Access for persons with disabilities: Access for persons with disabilities is addressed through the building permit process, which will ensure compliance with **Liveable Housing Design Standards** and applicable accessibility requirements.

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

Proposed development does not comprise subdivision or consolidation of land.

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

Not relevant – no subdivision is proposed.

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

No known natural, social, cultural or heritage values have been identified that would be impacted by the proposed development. No objections were received from the Heritage Branch, DLPE, and no issues relating to these matters were raised during the public exhibition of the application.

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

Declared beneficial uses for the Darwin Harbour Region apply to the subject land. These include the beneficial use categories identified for the region under section 73 of the Water Act 1992. Moreover, compliance to the Water Act 1992 remains the responsibility of the developer/ landowner throughout the development process. This is addressed through an advisory note in the development permit.

(t) other matters it thinks fit

The proposal represents a lower-intensity development than previous approvals issued for the site.

Section 51(2) of the Planning Act 1999

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

The application is not considered to trigger referral to the Northern Territory Environment Protection Authority, and no comments were received from the Environment Division, Department of Lands, Planning and Environment.

7. RECOMMENDATION

That, the Development Consent Authority vary the requirements of Clauses 5.2.4.4 (Layout of car parking area), 5.2.6.1 (Landscaping in Zones other than Zone CB), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), 5.4.6.1 (Private Open Space for Dwellings-Single, Dwellings-Independent and Dwellings-Group), and 5.4.17 (Building Articulation) of the Northern Territory Planning Scheme 2020, and pursuant to section 53(a) of the *Planning Act 1999*, consent to the application to develop Lot 02017 (6) Queen Street, Stuart Park for the purpose of **Dwelling-group (6 x 3 bedroom) in a 2-storey building,** subject to the following conditions:

CONDITIONS PRECEDENT

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

2. Prior to the commencement of works (including site preparation), an engineered plan completed by a suitably qualified civil engineer demonstrating the on-site collection of stormwater and its discharge into the local underground stormwater drainage system, shall be submitted to, and approved by the City of Darwin, to the satisfaction of the consent authority. The plan shall include details of site levels, and Council's stormwater drain connection point/s and connection details.

3. Prior to the commencement of works (including site preparation), the applicant is to prepare a dilapidation report covering infrastructure within the road reserve to the requirements of the City of Darwin, to the satisfaction of the consent authority.

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

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

6. Prior to the commencement of works City of Darwin requires a Stage 3 Road Safety Audit (RSA) for the proposal to be prepared by a suitably qualified road safety auditor. The audit should also identify any risks associated with the proposal and recommend appropriate mitigation measures.

7. Prior to the commencement of works the developer is required to seek Power and Water's approval for the proposed encroachment on the sewage easement.
   Please refer to note 1 for further information.

GENERAL CONDITIONS

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

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

10. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority or the local government council to the satisfaction of the consent authority.
    Please refer to note 3 for further information.

11. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created.

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

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

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

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

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

17. The developer will be required to implement all recommended safety improvements and mitigation measures to the surrounding street network as identified in the RSA, at no cost to the City of Darwin.

18. All works recommended by the Stage 3 Road Safety Audit are to be completed to the requirements of the City of Darwin.

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

20. Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.

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

22. All balconies are to be internally drained and discharge is to be disposed of at ground level and in a manner consistent with stormwater disposal arrangements for the site to the satisfaction of the consent authority.

23. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the consent authority.

Notes

1. The developer is encouraged to visit Power Water's website on "allowable planting on water and sewer easements" found at https://www.powerwater.com.au/customers/moving-and-building/easements-on-your-property/allowable-planting-on-water-and-sewer-easements and review PWC's easement guidelines found at https://www.powerwater.com.au/__data/assets/pdf_file/0014/14216/NP021-Easement-Guidelines.pdf.

2. 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.

3. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the Northern Territory *Building Act 1993* before commencing any demolition or construction works. Due to provisions in the National Construction Code (NCC), the subject lots may need to be consolidated before a building permit can be issued

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

5. 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 Section 12 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. The proponent is advised to take notice of the Noise Management Framework Guideline.

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

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

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

8. REASONS FOR THE RECOMMENDATION

The application seeks consent for a two-storey dwelling-group comprising six three-bedroom dwellings at 6 Queen Street, Stuart Park (Lot 2017, Town of Darwin). The 1110m² site is zoned MR (Medium Density Residential) under the Northern Territory Planning Scheme 2020 (NTPS 2020) and is located within an established residential area predominantly comprising LMR (Low-Medium Density Residential) and MR (Medium Density Residential) zoned land, and Zone SC (Service Commercial) along the Stuart Highway. The site has frontage to and vehicular access from Queen Street and is affected by a 3m-wide sewerage easement along the rear boundary.

The six dwellings are arranged in two parallel north-south rows of three dwellings each, separated by a central driveway. At ground level, each dwelling contains two bedrooms, a study, bathroom, laundry, private courtyard and an internal staircase connecting to the first floor which accommodates the main living areas, kitchen, dining area, master bedroom and an adjoining alfresco space.

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 (NTPS2020) applies to the land. The proposed dwelling-group is identified as Impact Assessable under clause 1.8(1)(c)(i), as the use is shown as *Impact Assessable* on the relevant assessment table of Zone MR (Medium Density Residential) in Part 4 of the NTPS 2020 and therefore, requires planning consent. The use 'Dwelling-group' is shown as *Impact Assessable* on the relevant assessment table of Zone MR (Medium Density Residential) in Part 4 of the NTPS 2020 and requires planning consent. Clause 1.10(4) *requires Consent Authority to exercise its discretion in considering application for a use or development identified as Impact Assessable and must take in to account all of the following: (a) any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6; (b) any Overlays and associated requirements in Part 3 that apply to the land; (c) the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and (d) any component of the Strategic Framework relevant to the land as set out in Part 2.*

The application has been assessed, and a copy of the Technical Assessment is provided at **Bookmark C**. The assessment confirms that the proposed development complies with Clauses 5.2.1 General Height Control, 5.2.4.1 Car Parking Spaces, 5.4.1 Residential Density, 5.4.8 Residential Building Design, 5.4.18 Fencing, but does not complies with Clauses 5.2.4.4 (Layout of car parking area), 5.2.6.1 (Landscaping in Zones other than Zone CB), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), 5.4.6.1 (Private Open Space for Dwellings-Single, Dwellings-Independent and Dwellings-Group), and 5.4.17 (Building Articulation).

In accordance with Clause 1.10(4) of the NTPS2020, the proposal has been assessed against the relevant components of Parts 2, 3, 4 and 5 of the Scheme, including the Strategic Framework, applicable overlays, the purpose and outcomes of Zone MR, and the intent of the relevant development requirements. While the proposal is generally consistent with the strategic planning framework and the medium-density residential outcomes envisaged for the locality, the matters associated with landscaping, setbacks, private open space and building articulation warrant further consideration and are discussed below.

Part 2 – Strategic Framework

The proposal has been assessed against the Darwin Regional Land Use Plan (DRLUP) and the Darwin Inner Suburbs Area Plan 2016 (DISAP). The subject site is identified for urban residential purposes and is located within an established residential area supported by existing physical and social infrastructure. The proposal facilitates the redevelopment of an underutilised residential lot and contributes additional housing supply within a locality intended to accommodate increased residential densities and within the broader housing mix available in the locality. The proposal is considered to largely satisfy the relevant strategic planning objectives and policy directions applicable to the site.

Part 3 – Overlays

No overlays apply to the subject land.

Accordingly, there are no overlay requirements that affect the assessment of the proposal, and no issues have been identified under Part 3 of the NTPS2020.

Part 4 – Zone MR (Medium Density Residential)

The purpose of Zone MR is to provide for a range of medium-density housing options in locations serviced by community facilities, public transport, open space and reticulated infrastructure.

The proposal comprises six three-bedroom dwellings in a two-storey building on a 1,110m² site. The development achieves a residential density of approximately 54 dwellings per hectare, which is generally consistent with the Compact Urban Growth Policy benchmark of approximately 60 dwellings per hectare for medium-density residential development. The site is located within an established residential suburb supported by reticulated services, public transport, the Stuart Highway and nearby community facilities.

The proposed development is compatible with the use and development pattern of the surrounding locality, which contains a mix of detached dwellings, dwelling-groups and multiple dwelling developments within LMR and MR zoned land. The proposal also provides the required on-site car parking and a built form consistent with the medium-density residential outcome anticipated by the zone.

Consideration has been given to Zone Outcome 5, which seeks a sympathetic interface with adjoining public spaces and neighbouring properties. While variations are sought to the side setback, landscaping and private open space requirements, the proposal incorporates landscaping, boundary fencing, building articulation and private outdoor areas that assist in maintaining residential amenity. The development does not fully achieve every aspect of the detailed development requirements; however, the overall design remains generally compatible with the scale and character of surrounding development.

Accordingly, while the proposal does not fully comply with all applicable development requirements in Part 5, it is considered to be broadly consistent with the purpose and outcomes of Zone MR and therefore **largely satisfies** the intent of Part 4 of the NTPS2020.

Part 5 – Development Requirements

As mentioned earlier, the proposed development was found to comply with the relevant part 5 development requirements of the NTPS 2020, except for Clauses 5.2.4.4 (Layout of car parking area), 5.2.6.1 (Landscaping in Zones other than Zone CB), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), 5.4.6.1 (Private Open Space for Dwellings-Single, Dwellings-Independent and Dwellings-Group), and 5.4.17 (Building Articulation).

1. Pursuant to clause 1.10(5) of the NTPS 2020, the Consent Authority may consent to a proposed development that is not in accordance with a requirement in Part 5 where 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(4).

In considering the variations discussed below, regard has been had to the Strategic Framework, the purpose and outcomes of Zone MR, the absence of overlays affecting the land, and the location of the site within an established residential area characterised predominantly by LMR and MR zoned land. The proposal is for a medium-density residential development on a lot previously approved for a more intensive residential outcome comprising a four-storey, 12-dwelling development.

Clause 5.2.4.4 (Layout of car parking area)

The purpose of this clause is to *Ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose*.

Clause 5.2.4.4(8)(c) requires that *The layout of a car parking area is to: … (c) be in accordance with the dimensions set out in the diagram to this clause* [where the diagram shows each car parking space as being 2.5 m wide by 5.5 m long; the spaces serving Units 1, 3, 4 and 6 are affected by a 200 mm-wide structural column, which reduces the effective width of these spaces to approximately 2.4m wide.

Administratively, subclause 4 states *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*.

In response to subclause 4, the building support columns are located towards the rear of the car parking space and project 10 cm into the affected car parking space on one side only. The placement of these columns is outside of the zone in which vehicle doors will be opened, and is of a limited impact, therefore, it is not considered that these intrusions will unreasonably affect the future operation of the affected car parking spaces.

Based on the above discussion the proposed variation to clause 5.2.4.4 (Layout of car parking area) is supported, as it is not considered likely that the car parking area will be functional for its intended purpose.

Clause 5.2.6.1 (Landscaping in Zones other than Zone CB)

The purpose of this clause is to *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.

Clause 5.2.6.1(5) requires that … *not less than 30% (which may include communal open space)* [333.6m^2 for this site] *of a site that is used for … dwellings-group … is to be landscaped*, where only 28.7% of the site (318.8m^2) is proposed to be landscaped.

Administratively, subclause 2 states *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.

A variation to this clause is supported as the proposed landscaping is considered capable of achieving the intent of the clause despite the reduced landscaping dimensions. Landscaping and screening are provided along the frontage and side boundaries, utilising species generally suitable to the site and local conditions. The landscaping will assist in softening the built form, improving visual amenity, providing screening and contributing to passive cooling of the buildings and outdoor living areas.

Clause 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

The Purpose of the clause is to *Ensure that residential buildings and ancillary structures are located in a manner that:*
(a) is compatible with the streetscape and surrounding development including residential buildings on the same site;
(b) minimises adverse effects of building massing when viewed from adjoining land and the street;
(c) avoids undue overlooking of adjoining properties; and
(d) facilitates breeze penetration through and between buildings.

Clause 5.4.3(6) requires that *residential buildings and ancillary structures are to be set back from lot boundaries in accordance with Table B to this clause*, where the proposal provides a primary street setback of **5.5m where 6m is required**, side setbacks of **1.5m where 3m is required**, and side roofline setbacks of **0.64m and 0.65m where 2.1m is required**. The rear setbacks exceed the minimum requirement, being **4.2m at ground floor and 3.38m at first floor** against the required 3m.

Administratively, Clause 5.4.3(3) states *the consent authority may consent to a development that is not in accordance with sub-clauses 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.*

(a) Compatible with the streetscape and surrounding development

The site is located within an established residential area containing a mix of detached dwellings, dwelling-groups and higher-density residential developments within LMR and MR zones. A two-storey dwelling-group is consistent with the scale and character of development anticipated within the locality and is significantly lower in intensity than the four-storey development previously approved for the site.

The variation to the primary street setback is minor, with a setback of 5.5m provided where 6m is required. Frontage landscaping and fencing assist in maintaining an appropriate presentation to Queen Street.

The side setbacks of 1.5m represent a significant variation when compared against the 3m requirement of Zone MR. However, similar setback outcomes are capable of occurring for comparable two-storey residential development elsewhere under the Scheme. In this context, the proposed setbacks are not considered out of character with the surrounding residential environment.

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

The proposal incorporates articulation through recessed balconies, variable façade treatments, material changes and upper-level modulation that assist in reducing the perception of bulk. The front setback variation is unlikely to materially alter the streetscape or result in excessive building massing when viewed from Queen Street.

Notwithstanding these design treatments, the reduced side setbacks of 1.5m and roofline setbacks of approximately 0.65m result in a noticeably compressed interface along both side boundaries. The combination of architectural articulation, boundary fencing and landscaping helps soften the appearance of the development and reduce its visual impact on adjoining properties.

Although the building does not achieve the degree of separation sought by the prescribed setbacks, it is not considered a significant departure when viewed in the context of surrounding residential development.

(c) Avoids undue overlooking of adjoining properties

Ground-level privacy is generally maintained through fencing and landscaping treatments. However, first-floor living areas and alfresco spaces are located adjacent to the reduced side setbacks. Although landscaping and building design elements assist in mitigating overlooking opportunities, the reduced setback distances increase the potential for overlooking when compared with a compliant outcome. The proposal therefore achieves this aspect of the purpose only in part. It can be argued however that the impacts are manageable and generally acceptable for a medium-density residential development, subject to the proposed screening and landscaping being retained.

(d) Facilitates breeze penetration through and between buildings

The site layout, central driveway and separation from adjoining development provide opportunities for airflow through the development. While the reduced side setbacks may modestly reduce opportunities for breeze penetration compared with a compliant outcome, sufficient separation remains between surrounding built forms to facilitate airflow through the site.

Based on the above discussion, the proposed variation to Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) is supported. The proposed development achieves the streetscape, built-form and residential density outcomes sought for Zone MR. The resulting built-form outcome is not considered unreasonable when viewed in the context of similar two-storey residential development anticipated within the surrounding locality.

<u>Clause 5.4.6.1 Private Open Space for Dwellings-Single, Dwellings-Independent and Dwellings-Group</u>

The purpose of Clause 5.4.6.1 is to extend the function of a dwelling and enhance the residential environment by ensuring that each dwelling has private open space that is:
(a) of an adequate size to provide for domestic purposes;
(b) appropriately sited to provide outlook for the dwelling;
(c) open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the site; and
(d) inclusive of areas for landscaping and tree planting.

Administratively, Clause 5.4.6.1(1) states *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.

(a) of an adequate size to extend the function of the dwelling

Each dwelling is provided with outdoor areas at ground and first floor levels, including courtyards, balconies and alfresco areas directly connected to living spaces. However, the proposal does not achieve the numerical private open space requirements prescribed by the clause. None of the six dwellings provides the required 45m² Area A. Area A shortfalls range from approximately 47% for Units 1 and 6 to 100% for Units 2 and 5. Only Units 2 and 5 provide a compliant Area B i.e. 25m^2. Units 1, 3, 4 and 6 do not provide a qualifying Area B as the alfresco and balcony areas do not achieve the minimum 4m dimension requirement.

Notwithstanding these deficiencies, open spaces for each dwelling provide opportunities for outdoor recreation, dining and domestic activities and is capable of positively contributing to residential amenity. The cumulative provision of private open space across the development demonstrates that outdoor areas form an integral component of the design at both ground and first floor level extending the function of the dwelling and is considered satisfactory.

(b) appropriately sited to provide outlook for the dwelling

Units 1 and 6 benefit from outlook towards Queen Street. The remaining dwellings obtain outlook first-floor open space areas.

While acceptable outlook opportunities are generally available, the availability of open-to-sky space and landscaping surrounding those areas is more limited, especially in Units 2 and 5 than contemplated by the clause.

(c) open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the site; and

The principal concern relates to the significant deficiency in Area A (open to the sky). The proposal provides approximately 118.6m² of Area A where 270m² is required, representing an overall shortfall of approximately 56%. Units 2 and 5 do not provide any open-to-sky private open space; however, all dwellings are provided with a combination of ground-floor courtyards, balconies and alfresco areas that contribute to the overall provision of outdoor living space. While the proposal does not achieve the extent of open-to-sky area envisaged by the clause, the ground-floor courtyards remain permeable and can facilitate stormwater infiltration and reduce surface runoff. Accordingly, the proposal partially achieves this aspect of the clause, although not to the extent anticipated by the prescribed requirements.

(d) inclusive of areas for landscaping and tree planting.

Ground-floor private open space areas are generally screened through fencing and landscaping. However, the effectiveness of landscaping associated with Units 1, 3, 4 and 6 is constrained by the reduced landscaping widths and proximity of first-floor alfresco areas to adjoining properties.

As discussed above, the proposal provides usable and functional outdoor areas and generally supports a reasonable level of residential amenity for future occupants. While the numerical deficiencies associated with Area A are significant and affect all six dwellings, each dwelling is provided with private outdoor areas in the form of courtyards, balconies and alfresco spaces that extend the function of the dwelling and contribute to residential amenity.

It must be noted that the proposed development in its character uniquely sits somewhat between a dwelling-single and a dwelling-multiple development, both of which are permitted within Zone MR. The proposed development sits opposite of established dwelling-multiple and within convenient walking distance of public open space.

While the proposal must be assessed against the dwelling-group requirements of the Scheme, it is relevant that a comparable dwelling-multiple development on the site would be required to provide a minimum of 72m² of private open space and 166.8m² of communal open space, equating to a combined open space provision of approximately 238.8m². The proposed development provides approximately 245.9m² of private open space across the six dwellings, exceeding that overall benchmark. While not diminishing the identified non-compliance, this comparison assists in demonstrating that the overall level of outdoor space available to future residents is broadly consistent with the medium-density residential outcomes contemplated within Zone MR.

Having regard to the location of the site, the surrounding development pattern and the overall level of private outdoor space provided, the variation is not considered to result in an unreasonable reduction in residential amenity or to be inconsistent with the purpose of Clause 5.4.6.1. While a more favourable outcome would be achieved through increased open-to-sky private open space and additional landscaping opportunities, the proposal is considered capable of delivering an acceptable level of residential amenity and the variation may be supported in this instance.

Clause 5.4.17 Building Articulation

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

Clause 5.4.17(4) requires that 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, where the combined ground-floor building lines of Units 2 and 3, and Units 4 and 5, measure approximately 15.39m without incorporating the required 1m x 1m step or recess. The first-floor building lines comply with the articulation requirements of the clause.

Administratively, Clause 5.4.17(2) states 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.

In response to Clause 5.4.17(2), the variation is minor in extent, with the affected ground-floor building lines exceeding the threshold by approximately 0.39m. The first-floor building lines comply with the articulation requirements and incorporate balcony recesses, projections, material variation and façade modulation. The overall building design also includes a central driveway separating the two building rows, upper-level articulation, recessed balconies and varied façade treatments that assist in reducing the appearance of continuous wall lengths and building bulk when viewed from adjoining properties and the street.

The proposal therefore continues to provide visual relief and building articulation consistent with the intent of the clause, while maintaining opportunities for natural ventilation through the site layout and central driveway arrangement. Based on the above discussion, the variation to Clause 5.4.17 is supported, as the non-compliance is minor and the overall building design is considered to achieve the purpose of the clause. Accordingly, the variation is not considered inconsistent with the intent of Clause 5.4.17.

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

   The site currently accommodates a dwelling-single, indicating its suitability for residential development. No site constraints or limiting factors have been identified, and no adverse comments or concerns were raised by Land Resources, DLPE or other service authorities in relation to the application. The area is serviced through reticulated power, water and sewerage and considered to support the development.

3. Pursuant to section 51(1)(m) of the *Planning Act 1999*, the consent authority must take into consideration the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose.

   In considering the public utilities and infrastructure available to service the site, comments were received from the City of Darwin, the Department of Lands, Planning and Environment, and the Power and Water Corporation.

   The matters raised by the relevant authorities have been addressed through recommended permit conditions requiring the provision and upgrading of infrastructure and services, stormwater management, access arrangements, construction and waste management measures, and compliance with the requirements of the relevant service authorities. Condition has also been included regarding the sewer easement encroachment, landscaping within the easement. Advisory notes are included to address building approval requirements and other matters raised through the referral process.

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

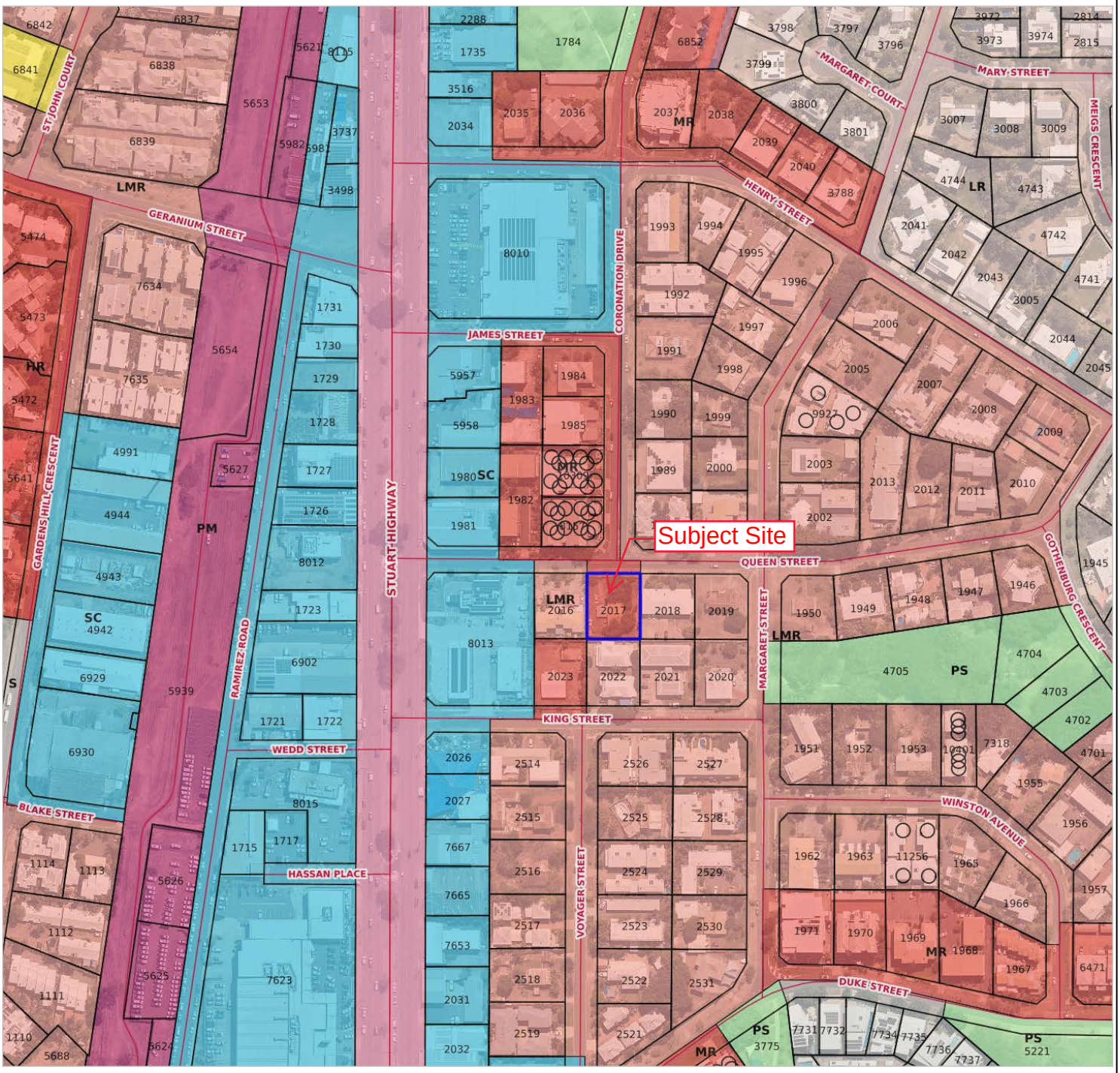
   The proposed development is a dwelling-group comprising 6 dwellings is located on a site zoned to accommodate medium-density housing outcomes. The proposed land use, scale and intensity of development are generally consistent with the planning intent for the area and is expected to not result in unreasonable impact on the existing predominantly residential character of the locality that has dwelling-groups and higher-density residential development.

AUTHORISED: .....

SENIOR PLANNER – URBAN PLANNING
DEVELOPMENT ASSESSMENT SERVICES

NR MAPS

Locality Map - Zoning



Legend

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-Meduim Density Residential

N

Metres 50 100

nrmaps.nt.gov.au

Geospatial Services Unit

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Department of Lands, Planning and Environment
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Created by anonymous, 25 Aug 2026

NR MAPS

Location Map - Aerial



Legend

N

Metres 50 100

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NOTICE OF PROPOSED DEVELOPMENT

SUBMISSIONS CLOSE: MIDNIGHT, 18/09/2026

APPLICATION REF: PA2026/0305

APPLICANT: ThinkDA Planning

ADDRESS: Lot 2017 Town of Darwin (6 Queen Street, Stuart Park)

ZONE(S): MR (Medium Density)

PROPOSAL: Dwelling-group (6 x 3 bedroom) in a 2 storey building



Indicative image only

VIEW THE APPLICATION AND LODGE A SUBMISSION:

ONLINE: www.ntlis.nt.gov.au/planning

EMAIL: das.ntg@nt.gov.au

DARWIN

PHONE: 8999 6046

POST: GPO Box 1680
Darwin NT 0801


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Darwin NT 0801
Indicative image only
6


CORONATION DR
CITY OF DARWIN

NOTICE OF PROPOSED DEVELOPMENT

SUBMISSIONS CLOSE: MIDNIGHT, 18/09/2026

APPLICATION REF: PA2026/0305

APPLICANT: ThinkDA Planning

ADDRESS: Lot 2017 Town of Darwin (6 Queen Street, Stuart Park)

ZONE(S): MR (Medium Density)

PROPOSAL: Dwelling-group (6 x 3 bedroom) in a 2 storey building

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EMAIL: das.ntp@nt.gov.au

DARWIN

PHONE: 8999 6046

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Darwin NT 0801



Indicative image only

6


CORONATION DR
NOTICE OF PROPOSED DEVELOPMENT
CITY OF DARWIN

PLAN OF SUBDIVISION ~ R·4 DARWIN

SHEET 1

CONVERSION TABLE

FEET	METRES	FEET	METRES	FEET	METRES	FEET	METRES
1	.305	8	2.44	12.53	3.82	24.94	7.6
1.1	.335	8.73	2.66	12.8	3.9	25	7.62
1.31	.4	8.86	2.7	13.91	4.24	25.12	7.655
1.61	.49	9.74	2.97	14.14	4.31	25.42	7.75
1.63	.495	9.84	3	14.6	4.45	25.63	7.81
1.8	.55	9.97	3.04	15.55	4.74	25.72	7.84
2.15	.655	10	3.05	15.65	4.77	27.17	8.28
2.18	.665	10.01	3.05	16.6	5.06	27.61	8.415
2.92	.89	10.04	3.06	17.77	5.415	28.2	8.595
3.45	1.05	10.08	3.07	19.4	5.915	28.29	8.625
3.76	1.145	10.09	3.075	20	6.095	28.64	8.73
4	1.22	10.22	3.115	20.56	6.265	28.7	8.75
4.5	1.37	10.32	3.145	20.67	6.3	32.65	9.95
4.6	1.4	10.45	3.185	21.04	6.415	35	10.67
4.7	1.435	10.46	3.19	21.21	6.465	35.02	10.675
5	1.525	11.07	3.375	21.49	6.55	35.12	10.705
5.23	1.595	11.14	3.395	21.77	6.635	36.13	11.01
5.51	1.68	11.31	3.445	22.4	6.83	37.11	11.31
5.8	1.77	11.56	3.525	22.5	6.86	37.56	11.45
6.31	1.925	11.71	3.57	23.36	7.12	38.03	11.59

CONVERSION TABLE

FEET	METRES	FEET	METRES	FEET	METRES	FEET	METRES	FEET	METRES
38.37	11.695	55.35	16.87	85	25.91	100.21	30.545	130	39.625
38.91	11.86	58.64	17.875	85.25	25.985	100.91	30.755	130.17	39.675
39.37	12	59.32	18.08	87.95	26.805	102.18	31.145	131	39.93
40	12.19	59.42	18.11	88.32	26.92	102.23	31.16	135	41.15
42.79	13.04	61	18.595	89	27.125	105	32.005	140	42.67
46	14.02	61.34	18.695	89.1	27.16	106	32.31	142.66	43.485
46.79	14.26	61.36	18.705	90	27.43	109	33.225	144.07	43.915
48.38	14.745	61.66	18.795	91.6	27.92	109.07	33.245	145.53	44.36
48.52	14.79	68.1	20.755	91.92	28.015	110	33.53	150	45.72
50	15.24	70	21.335	92	28.04	110.55	33.695	150.09	45.745
50.35	15.345	72.07	21.965	92.59	28.22	111.14	33.875	151.48	46.17
50.43	15.37	73.32	22.35	93	28.345	113.58	34.62	152.28	46.415
50.58	15.415	73.61	22.435	93.32	28.445	114.11	34.78	156.19	47.605
51.71	15.76	74.39	22.675	94.8	28.895	115	35.05	172.76	52.655
51.82	15.795	75	22.86	95.41	29.08	120	36.575	186	56.695
51.86	15.805	76.55	23.33	96.63	29.455	120.34	36.68	186.32	56.79
52.64	16.045	78	23.775	97	29.565	122.4	37.31	187.22	57.065
55.2	16.825	78.31	23.87	98.32	29.97	124.86	38.055	210.23	64.08
55.25	16.84	78.42	23.9	98.58	30.045	125	38.1		
55.29	16.85	80	24.385	100	30.48	125.07	38.12		

Conversion Tables and Metric Areas added
SUPERVISING DRAFTSMAN (S)

1982

SEWERAGE EASEMENT

1980 1981 1986 1987

Dia 'E'
Not to Scale

NOTE: Sewerage Easement over lot 1982 amended. Vide File S80/1077 folio 67 and Field Book G.W.L. 171 folio 36. The Easement is in favour of the Northern Territory of Australia.

NOTE
Lot 1985 Sewerage Easement addition
Vide field book R.W.W. 44, files ~~S 226 (8)~~ ~~L 666~~

1978 1983 1979 1985 1982

Scale 80 Feet to an Inch
Dia. A

Note: Sewerage Easement addition to Lots 2014 - 2019 vide field book B.S. 36 file S122 folio 54

A/Assistant Chief Drafting Officer
Lands and Survey Branch

Note Proposed Sewerage Easement amendment to Lot 2014 vide field book B.S. 36, file D.T.A.L. 929 folio 54

2/10/69
Date
Lands and Survey Branch

Note: Sewerage Easement amendment to lot 1944, vide field book G.W.L. 171 fol. 29 and file S79/1106 fol. 106.

1/4/80
SUPERVISING SURVEYOR

NOTE: Sewerage Easement over lot 1971 amended. Vide File S80/1077 folio 96 and Field Book G.W.L. 171 folio 28. The Easement is in favour of the Northern Territory of Australia.

20-2-84
Date
Supervising Surveyor

NOTE: Area of Lot 2009 corrected. Survey approved as amended. Vide File S 79/1002 folio 87.

5-8-1986
Date
Surveyor-General

Azimuth observed at
or assumed from Data Plan 275
Date of Marking Dec 1950
Field Book No. HH1124 Page
Scale 100 feet to an inch
Public Plan No. DARWIN

COPY TO L.T.O. 29-5-79.

AMENDED COPY TO LTO 29·2·84

HIGHWAY

STUART DIA.

HENRY (60 FT. WIDE)

JAMES (50 FT. WIDE)

QUEEN (50 FT. WIDE)

KING (50 FT. WIDE)

CORONATION (60 FT. WIDE)

MARGARET (60 FT. WIDE)

DRIVE

ROAD

STREET

AVE.

WINSTON (50 FT. WIDE)

(80 FT. WIDE) ROAD DUKE

N.T.G. 34 25-8-54

Plan A423

See Plan B110

SEE DIA. 420

Scale: 50 Feet to an Inch
Dia 'B'

Note: Proposed Sewerage Easement addition to Lot 2044 vide File S122 folio 9 and field book H.C.S. 14 folio 5

A/Assistant Chief Drafting Officer
Lands and Survey Branch

Note: Proposed Sewerage Easement addition to Lots 1943, 1944, 1947 - 1954, 1958 1961, 1968-1971, 1975-1977, 1979, 1983 1984, 2009 — 2012 and 2045 2047, vide File S122, folio 68 and field book G.W.L. 171

A/Assistant Chief Draftsman
Lands and Survey Branch

OP 1414 Surround
OP 1415 Subdivision

1968

Scale 80 Feet to an Inch
Dia C

Dia D

1947 1948 1949

PROPOSED SEWERAGE EASEMENT VARIABLE WIDTH

Scale: 30 Feet to an Inch
Dia 'D'

Note: Proposed Sewerage Easement amendment to Lot 1948, vide files D.T.A.L. 2079 Folio 52, S 1091 folios 97-103 and F.B. G.W.L. 171.

Note: Proposed Sewerage Easement addition to lot 2048 vide field book K.F.M.'X' 2 & file S 1122 (2) folio 3

Lands and Survey Branch

Note: Correction to the N.E. boundary of lot 1943 Vide file S 967 folios 56 and 102

Note: Addition of bearing to L24 1916 vide file D.T.A.L. 5507 folio 17

Assistant Chief Draftsman
Lands and Survey Branch

Note: Proposed Sewerage Easement addition to Lots 1950 & 1951, vide Plan book B.S. 42 & file S 1122 folio 6

A/Assistant Chief Draftsman
Lands and Survey Branch

Note: Proposed Sewerage Easement addition to Lot 1966 vide file D.T.A.L. 2517 folios 20 and 21

A/Assistant Chief Drafting Officer
Lands and Survey Branch

Note: Proposed Drainage Easement addition to Lot 933 vide File [illegible] folio 25

A/Assistant Chief Drafting Officer
Lands and Survey Branch

OP 1414 Surround
OP 1415 Subdivision

SURVEYOR'S CERTIFICATE

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

Licensed Surveyor.

Date

OFFICE REFERENCE

Plan Drawn P.W.Binet Date 25.5.51	On Standard Plan
Account No. Passed	On Public Plan
Calculation Book No. AGJ No 2, Fol. 23-30	On Compilation
Chainage close	Crown Grant Prepared
Angular close	Survey approved Surveyor General.
Area	Date
Compared with F.B. AGJ	ORIGINAL PLAN No 1201
Examined	
Original plan passed Examiner.	Registered
Date	

OP 3252 NT/2343 6/72

Land owner/s authorisation to lodge a development application

The *Planning Act 1999*

Before you fill in the form

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

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

Applicant
In accordance with Section 46(3)(aa)(i) of the *Planning Act 1999*, a development application is to contain the name and contact details of the **applicant** AND **any person on whose behalf the application is made.**

Name of Applicant/Consultant or Acting agent	THINKDA PLANNING		
Address	PO BOX 40107, CASUARINA 0811, NT		
Phone	0426070404	**Email**	enquiries@thinkda.com.au

Persons on whose behalf the application is made:

Person/s on whose behalf the application is made:	Rob Watt / Rob Watt Designs		
Address			
Phone		**Email**	rob@robwattdesigns.com

The applicant is hereby authorised to lodge a development application over the subject land described as:

***Lot/NT portion**	2017
***Location/town**	Darwin
***Street address**	6 Queen Street, Stuart Park

NORTHERN TERRITORY GOVERNMENT

The application is for the purpose of:			
Proposed development *Brief description of proposed development*			
Landowner/s signature In accordance with Section 46(3)(aa)(ii) of the *Planning Act 1999*, a development application is to contain the **name and contact details of the owner of the land** to which the application relates. Written authorisation from each: • **Individual owner**: Each person listed on the title must provide written authorisation for the application. • **Companies**: For each company listed on the title, written authorisation must be obtained from the **director** or **authorised representative** of the company. This authorisation confirms that the company is giving consent for the application and that the person signing on behalf of the company has the legal authority to do so.			
*Full name	Christos Diamandopoulos		
^Company name	Apeiron Developments Pty Ltd		
^Title *(e.g. director/authorised representative)*	Director		
Phone		Email	
*Signature			
*Date	21/08/2026		
Landowner signature			
*Full name	Nikolas Mpilias		
^Company name	Apeiron Developments Pty Ltd		
^Title *(e.g. director/authorised representative)*	Director		
Phone		Email	
*Signature			
*Date	21/08/2026		

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

Privacy Note

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

Some of the personal information provided by you on this application may be publicly available, as part of a public exhibition process. The information is also regularly provided to other Northern Territory Government agencies, the Australian Valuation Office, local governments and Commonwealth Government Departments and agencies, as required by law.

Collection of personal information on this form is done in accordance with the privacy legislation within the Northern Territory *Information Act 2002*. For more information, please refer to the Northern Territory Government's privacy statement located at https://nt.gov.au/copyright-disclaimer-and-privacy
Any personal information provided can be subsequently accessed by you on request.

ThinkDA PLANNING
Planning Clear Pathways

Planning Report

Section 46 of the *Planning Act 1999*

DEVELOPMENT APPLICATION

Dwelling-group (6 x 3-bedroom) in a two-storey building

Lot 2017, Town of Darwin
6, Queen Street, Stuart Park



Submitted by:

ThinkDA Planning

0426 070 404

enquiries@thinkda.com.au

Project No.	TDAP/2026/DA/001
Application Type	Development Application
Document Title	Planning Report – Statement of Effect

Document Control

Revision	Date	Description	Prepared by	Status
1.0	26/08/2026	Final	Amit Magotra	Submitted

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GLOSSARY

NTPS	Northern Territory Planning Scheme 2020 as in force at 26 August 2026
the Act	*Planning Act 1999,* as in force at 10 February 2026
Regulations	*Planning Regulations 2000,* as in force at 30 June 2026
DRLUP	Darwin Regional Land Use Plan 2015
DISAP	Darwin Inner Suburb Area Plan 2016

DEFINITIONS

Dwelling-group	Has the meaning given to it in Schedule 2.1 (Defined Uses and Works) of the Northern Territory Planning Scheme 2020.
Dwelling-multiple	
Dwelling-single	
Access	Has the meaning given to it in Schedule 2.2 (General Definitions) of the Northern Territory Planning Scheme 2020.
Ancillary	
Amenity	
Articulation	
Building height	
Building setback	
Car parking area	
Car parking space	
Consent	
Dwelling	
Floor area	
Ground level	
Habitable room	
Landscaping	
Primary street	
Site	
Storey	
Visual permeable	

1 INTRODUCTION

1.1 Development Application Overview

This application has been lodged pursuant to section 46 of the Act and seeks development consent for the development of *six (6) three-bedroom **dwellings-group** in a two-storey building* on Lot 2017, Town of Darwin (6 Queen Street, Stuart Park).

This report outlines the matters relevant to section 46 of the Act and provides an assessment of the proposed development against the applicable requirements and assessment criteria of the *Northern Territory Planning Scheme 2020*. It considers the relevant planning provisions and addresses the matters necessary to inform the assessment and determination of the application.

This report, together with the accompanying documents listed below, comprises the Development Application and should be considered in the assessment of the proposed development:

1. Attachment A: Locality Plan
2. Attachment B: Certificate of Title
3. Attachment C: Survey Plan (OP 1201)
4. Attachment D: Planning History
5. Attachment E: Proposed Development Plans

1.2 Landowner and Beneficiary

Section 46(3)(aa) of the Act provides:

A development application is to contain the following:

The name and contact details of:

(i) the applicant and any person on whose behalf the application is made; and
(ii) the owner of the land to which the application relates; and
(iii) any person who entered into an agreement with a person referred to in subparagraph (i) or (ii) to acquire an estate or interest in the land to which the application relates; and
(iv) any person with an interest prescribed by regulation;

This application has been prepared and lodged by ThinkDA Planning (the Applicant), on behalf of Rob Watt Designs (Project Architect) and *Apeiron Developments Pty Ltd* (the Landowner) to manage the development application process. There are no beneficial owners or parties with an interest in the land other than the registered landowner listed on the Certificate of Title.

1.3 Northern Territory Planning Scheme 2020 (NTPS)

The NTPS provides the statutory framework for land use and development throughout the Northern Territory, except for Jabiru, which is governed by the *Jabiru Town Plan*[1]. The NTPS establishes land use zones, sets out applicable development requirements, and provides the framework for the assessment and determination of development proposals.

Schedule 2 of the NTPS defines:

***"dwelling-group** means a **dwelling** that is one of a group of two or more dwellings on the same site such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise, and includes a **dwelling** on a unit title with common property."*

1.3.1.1 Part 1- Guidance

Section 1.8 (When Development Consent is Required) of the NTPS establishes the categories of use and development that may be undertaken as *Permitted*[2], *Merit Assessable*[3] *or Impact Assessable*[4].

Pursuant to sub-clause 1.8(1)(c), the use and development of land require consent and is *Impact Assessable* when any of the following apply (the applicable criterion is highlighted below):

S.no	Criteria	Assessment
I.	*it is shown as Impact Assessable on the relevant assessment table in Part 4; and*	the subject land is zoned MR and *dwelling-group* is identified as an *Impact Assessable* use in the relevant zone assessment table
II.	*it is for the subdivision of land other than that included at Clause 1.8(1)(b)(iii); or*	**Not Applicable** – no subdivision is proposed as part of this application
III.	*it is identified as Impact Assessable in Clause 1.9; or*	**Not Applicable** - the proposed development does not include an ancillary use or development; therefore, Clause 1.9 is not relevant to this application

[1] A specific planning scheme made under section 8 of the *Planning Act 1999*.

[2] *Permitted - use and development that is compatible with the purpose of the zone provided it is established and operated to comply with all relevant development requirements.*

[3] *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.*

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

S.no	Criteria	Assessment
IV.	*it is a Prohibited development which relates to a heritage place as set out in Clause 1.10(7)(b); or*	**Not Applicable** – the proposed development is not a *Prohibited* development relating to a heritage place, as specified in clause 1.10(7)(b)
V.	*a provision of the Planning Scheme expressly requires assessment as Impact Assessable.*	**Not Applicable** – other than the relevant Assessment Table referenced under criterion 1, no other provisions of the NTPS trigger assessment of the proposed development as *Impact Assessable*

1.3.1.2 Section 1.10 – Exercise of Discretion by the Consent Authority

Sub-clause 4 provides:

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

(a) any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;

An assessment of the proposed development against the relevant requirements of the NTPS is summarised below and discussed in detail in section 4 of this report.

Relevant NTPS Clause	Assessment
General Development Requirements	
5.2.1 General Height control	Complies
5.2.4 Car Parking	Complies
5.2.6 Landscaping	Variation sought
Specific Development Requirements	
5.4.1 Residential Density	Complies
5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures	Variation sought
5.4.6 Private Open Space	Variation sought
5.4.8 Residential Building Design	Complies
5.4.17 Building Articulation	Variation sought
5.4.18 Fencing	Complies

(b) any Overlays and associated requirements in Part 3 that apply to the land;

The site is not affected by any overlays, and no overlay provisions apply to the proposed development.

(c) the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and

The subject site is zoned MR (Medium Density Residential). An assessment of the proposed development against the purpose and outcomes of Zone MR is provided in Section 4.3 of this report.

(d) any component of the Strategic Framework relevant to the land as set out in Part 2.

The Darwin Regional Land Use Plan 2015 (DRLUP) and the Darwin Inner Suburbs Area Plan 2016 (DISAP) are the relevant strategic framework documents applicable to the subject land. The extent to which the proposed development responds to these strategic planning documents is discussed in section 4.1 of this report.

Sub-clause 5 provides -

The consent authority may consent to a proposed use or development that is not in accordance with a requirement set out in Parts 3, 5 or 6 only if it is satisfied that the variation is appropriate having regard to:

(a) the purpose and administration clauses of the requirement; and
(b) the considerations listed under Clause 1.10(3)[5] or 1.10(4).

Detailed assessment of compliance with the applicable general and specific development requirements, including justification for any variations sought pursuant to Clause 1.10(4) of the NTPS, is provided in section 4.4 of this report.

1.3.2 Statutory assessment under the *Planning Act 1999*

The matters prescribed under sections 46(3)(a) to 46(3)(l) of the Act have been considered and are discussed in detail in section 5 of this report.

[5] applies to *Merit Assessable* development and is not applicable to the proposed development.

2 SITE AND PLANNING CONTEXT

This section provides an overview of the subject site, surrounding development, applicable zoning and relevant planning history.

2.1 Site Description

The subject site, known as 6 Queen Street, is located in Stuart Park, an established inner residential suburb of Darwin. The site is zoned MR (*Medium Density Residential*) under the NTPS. A locality plan identifying the subject site is provided as **Attachment A**.

2.1.1 Site area

The subject site, identified as Lot 2017 Town of Darwin, on Survey Plan OP 1201, has an area of 1,110 m^2 as recorded on the Certificate of Title. The site is rectangular in configuration, with a frontage of 30.48 metres to Queen Street and a depth of approximately 36.6 metres.

A copy of the Certificate of Title and Survey Plan OP 1201 are provided as **Attachments B** and **C**, respectively.

2.1.2 Easements

The subject site is encumbered by a 3-metre-wide sewerage easement along the rear boundary, as shown on the Survey Plan and Certificate of Title.

2.1.3 Site access

The subject site is located on Queen Street, which has a road reserve width of approximately 18 metres and connects to the Stuart Highway to the west and Margaret Street to the east, providing access to the broader local road network within Stuart Park. Vehicular and pedestrian access to the site is provided directly from Queen Street, which forms the site's primary street frontage.

2.1.4 Site characteristics and existing development

The subject site is currently developed with a detached single-storey *dwelling-single* located within the central portion of the site. An *outbuilding* (carport) and associated vehicle parking area are located along the western side of the dwelling, with vehicular access provided via an existing driveway from Queen Street. An ancillary garden shed is located within the south-western portion of the site.

The site is characterised by a gentle gradient and is considered suitable for the proposed development. The site comprises a combination of built form, open yard areas and established vegetation, with a few mature trees concentrated along the site boundaries. The existing development occupies only a portion of the site, with the remainder comprising landscaped and open space areas. Apart from the existing service easement, no apparent physical, topographical or environmental constraints have been identified that would materially limit the development potential of the site. An aerial image of the subject site is included as **Attachment A**. Photographs of the subject site are provided in **Figure 1** on the following page.



Figure 1: Site Photographs recorded during inspection on 17 August 2026 *Aerial Image Source: NR Maps, NTG*

2.2 Locality

The subject site is located within Stuart Park, a predominantly residential suburb, with service commercial uses concentrated along the Stuart Highway. The surrounding area is characterised by a mix of *dwelling-single*, *dwelling-group* and *dwelling-multiple* developments, reflecting the established residential character of the locality.

The zoning pattern immediately surrounding the subject site is characterised by a predominance of LMR[6] and MR zoned land. The subject site forms part of an established residential area comprising similarly sized allotments arranged in a regular subdivision pattern. Other land uses within the locality include public open space and local parks. An overview of the zoning pattern and prevailing forms of development in the area surrounding the subject site is provided below.

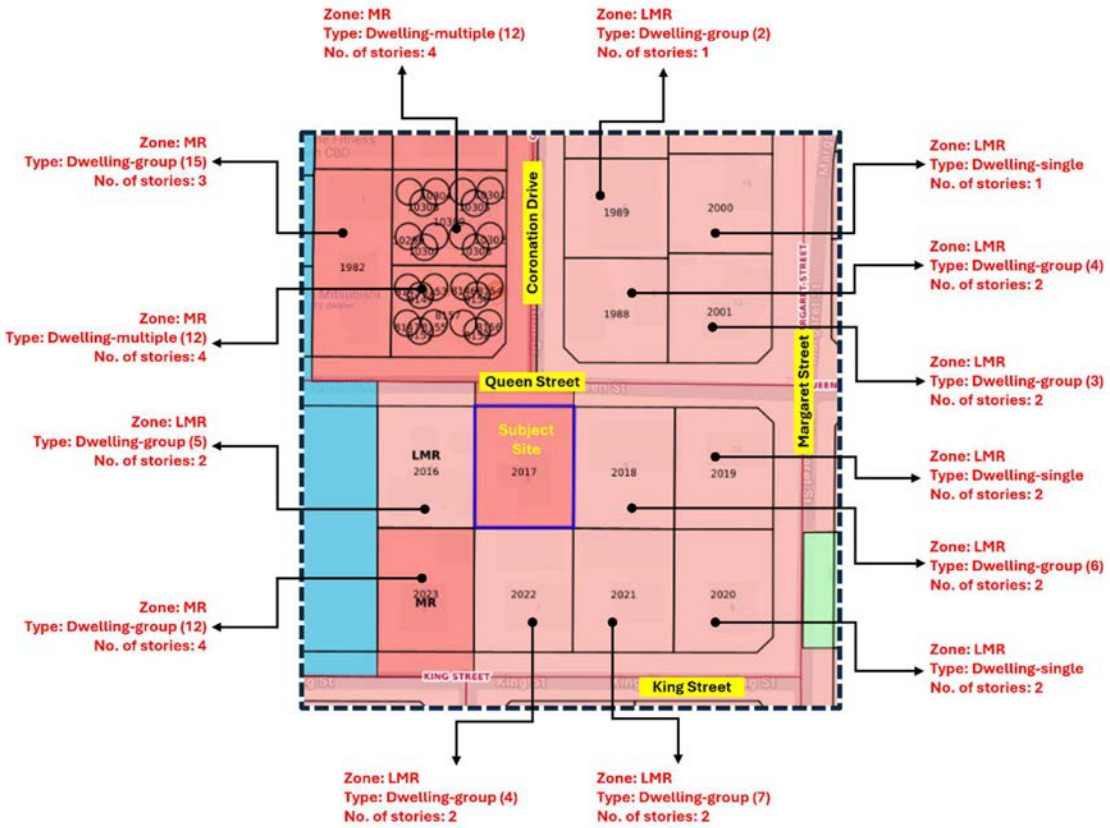


Figure 2: Zoning pattern and prevailing forms of development within the immediate surrounding area

The broader locality comprises a range of service commercial uses concentrated along the Stuart Highway, including showrooms, vehicle sales and hire premises, offices, fast-food outlets, leisure and recreation facilities (such as gyms), and small-scale retail tenancies. The area forms part of the Stuart Park Activity Centre, as identified in the Darwin Inner Suburbs Area Plan (DISAP), and serves as an important commercial and service hub for the surrounding localities.

[6] Low-Medium Density Residential

A locality plan showing the zoning pattern of the subject site and surrounding locality is included as **Attachment A.**

The locality is serviced by an established road network and exhibits a predominantly suburban character. Queen Street connects to the Stuart Highway to the west, which functions as a major arterial road providing access to the Darwin CBD, the northern suburbs and Palmerston. The Stuart Highway also serves as a key public transport corridor. Bus Stop 176 is located approximately 270 metres south-west of the subject site on the Stuart Highway and provides regular bus services to the Darwin CBD. Bus Stop 103 is located on the opposite side of the Stuart Highway and provides outbound bus services to the northern suburbs and Palmerston.

2.3 Planning History

The planning history relevant to the subject site is outlined below. Copies of the relevant permits are included as **Attachment D**.

Instrument Number	Purpose	Date Signed	Comments
PSA 138 **(Attachment D1)**	Rezone from MD (Multiple Dwelling)[7] to Zone MR (Medium Density Residential)	15 August 2010	The subject site is zoned MR
DP13/0012 **(Attachment D2)**	12 x 2-bedroom multiple dwellings in a 4-storey building plus basement car parking	10 January 2013	The application was lodged and assessed under the NTPS 2007, which was in force over the subject land at the time. The development permit remained valid until 10 January 2015.
DP13/0012A **(Attachment D3)**	Variation to DP13/0012	17 April 2013	The variation application was lodged and assessed under the NTPS 2007 and approved for minor changes to building height, front setback, floor layout, and ground-level façade.
DP13/0012B **(Attachment D4)**	Variation to DP13/0012A	21 June 2013	The variation application was lodged and assessed under the NTPS 2007 and was approved for changes to the roof design, eaves and fencing, the addition of a

[7] Low Medium Density (LMR) under NTPS

Instrument Number	Purpose	Date Signed	Comments
			fire stair, and other minor internal changes
DP13/0012C **(Attachment D5)**	Extension of Time	15 January 2015	Extended the base period of DP13/0012, including subsequent variations, until 10 January 2017
DP13/0012D **(Attachment D6)**	Extension of Time	22 February 2017	Extended the base period of DP13/0012, including subsequent variations, until 20 February 2019
DP13/0012E **(Attachment D7)**	Extension of Time	16 April 2019	Extended the base period of DP13/0012, including subsequent variations, until 05 April 2021. Development did not commence within the extended base period, and the permit subsequently lapsed
DP22/0160 **(Attachment D8)**	Dwelling-multiple (12 x 2 bedroom) in 1 x 4 storey building including 1 level of basement level car parking	13 July 2022	Following the lapse of the previous permit, a new application for a similar development was lodged and assessed under the current NTPS. A development permit was subsequently issued and remained valid until 13 July 2024
DP22/0160A **(Attachment D9)**	Extension of Time	03 May 2024	Extended the base period of DP22/0160 until 13 July 2026. Development did not commence within the extended base period, and the permit subsequently lapsed

3 PROPOSED DEVELOPMENT

3.1 Development Description

The proposed development comprises six two-storey units (*dwellings-group)* arranged in two parallel north-south rows of three units each. Units 1, 2 and 3 are located on the western side of the site, while Units 4, 5 and 6 are located on the eastern side.

Each dwelling is arranged over the ground and first floors and incorporates a consistent internal layout. The ground floor comprises two bedrooms, a centrally located study area, a bathroom, laundry facilities, a private courtyard and an internal staircase providing access to the first floor.

The first floor of each dwelling comprises a master bedroom with an ensuite, an open-plan living, dining and kitchen area, a walk-in pantry, and a powder room (WC). Dwellings 1, 3, 4 and 6 also incorporate a balcony adjoining the master bedroom. The open-plan living areas extend directly onto covered alfresco areas, providing a functional connection between the indoor and outdoor living spaces.

The first-floor layout has been designed to maximise natural light and cross-ventilation. A central void separates the eastern and western building forms, creating physical separation between the buildings while facilitating access to natural light and ventilation.

Vehicular access is provided from Queen Street via a centrally located, remote-operated gate. An internal driveway provides access to all dwellings and their associated parking areas.

The development provides a total of 12 on-site car parking spaces, with two spaces allocated to each unit located adjacent to the central internal driveway. Letterboxes, water meters, a bin storage area and a pedestrian access gate are located near the site entrance.

The development incorporates 2 metre high Colorbond Good Neighbour fencing along the side and rear boundaries, together with a 1.8-metre high painted block wall and slatted fencing fronting Queen Street. These boundary treatments provide privacy, security, and visual screening for residents and adjoining properties.

A copy of the proposed Development Plans is included as **Attachment E**. The plans include:

- Site plans, ground level (Dwg. no. SK1) and first floor (Dwg. no. SK2)
- Floor plans, ground level (Dwg. no. SK3) and first floor (Dwg. no. SK4)
- Part floor plans, ground level (Dwg. no. SK5) and first floor (Dwg. no. SK6)
- Northern and eastern elevations (Dwg. no. SK7)
- Southern and western elevations and Section (Dwg. no. SK8)
- Sections (Dwg. nos. SK9 and SK10)
- Roof plan (Dwg. no. SK11)
- Landscape plan – ground floor (Dwg. no. SK12)
- Landscape plan – first floor (Dwg. no. SK13)
- Stormwater plan (Dwg. no. SK14)
- Street views (Dwg. no. SK14)

4 ASSESSMENT AGAINST THE RELEVANT NTPS REQUIREMENTS

This section of the report provides an assessment of the proposed development against the relevant provisions of the NTPS, including the applicable Strategic Framework (Part 2), Overlays (Part 3), Zoning (Part 4) and Development Requirements (Part 5).

4.1 Part 2 - Strategic Framework

The Darwin Regional Land Use Plan 2015 and the Darwin Inner Suburbs Area Plan 2016 are the relevant strategic framework documents applicable to the subject land. The extent to which the proposed development responds to these documents is discussed below.

4.1.1 Darwin Regional Land Use Plan 2015 (DRLUP)

The DRLUP Land Use Structure Plan (p. 13) identifies the subject site as *Urban and Peri-Urban Residential*, reflecting the established residential character of the locality. The location of the subject site within the Land Use Structure Plan is illustrated in **Figure 3** below.

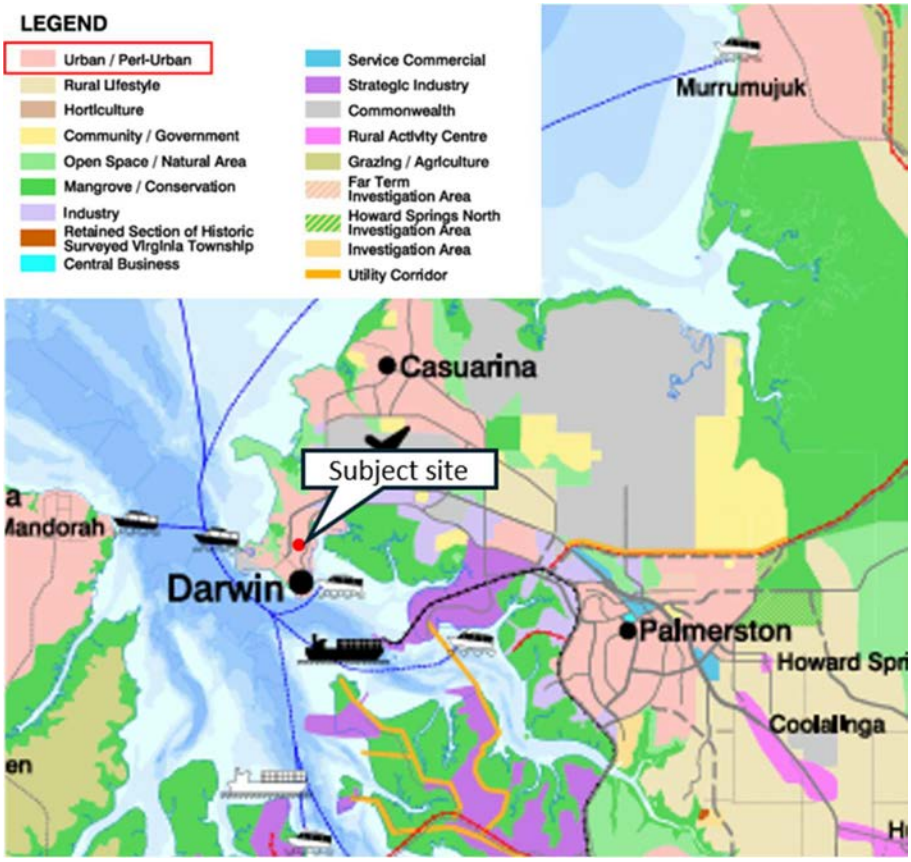


Figure 3: Approx. location of the subject site within the Land Use Structure Plan

The DRLUP outlines a number of key objectives for areas designated as *Urban and Peri-Urban Residential*. An assessment of how the proposed development responds to and supports

these objectives is provided below. The objectives are stated in *italics*, with the corresponding assessment provided in standard text.

I. *Identify sufficient suitable opportunities for residential development to ensure an ongoing supply of lots to meet market demand.*

The proposed development supports this objective by facilitating the construction of a new residential building within an established residential area. While no additional lot is created, the development promotes the efficient use of serviced urban land and existing infrastructure and contributes to the provision of additional housing in a well-established residential area.

II. *Encourage a diverse range of dwelling types and residential localities to cater for changing demographics (including single person households and an ageing population), to meet increasingly diverse community aspirations and minimise the impacts of development on established localities.*

The proposed development supports this objective by providing three-bedroom *dwellings-group* within a two-storey building in an established residential area. The development contributes to housing diversity by providing an alternative *dwelling* type that can accommodate a range of household compositions, including families, couples and smaller households. The scale, form and residential character of the development are consistent with the established development pattern in the locality, thereby minimising impacts on the surrounding locality while contributing to the diversity of housing available in the area.

III. *Focus future urban development in localities close to established areas to enhance the economic viability of infrastructure extensions.*

The proposed development supports this objective by providing additional housing within an established residential area that is proximate to an existing activity centre and serviced by existing infrastructure and transport networks (refer to section 2 of this report). Rather than requiring the extension of infrastructure into new growth areas, the proposed development makes efficient use of an existing serviced residential lot within the established urban area. Accordingly, the development promotes the efficient and sustainable use of existing infrastructure while contributing to the ongoing supply and diversity of housing in the locality.

IV. *Encourage detailed design that:*
- *recognises the contribution natural and cultural sites make to urban character*
- *provides for appropriate protection and maintenance of natural and conservation areas*
- *is climatically appropriate and avoids the creation of heat islands.*

The subject site does not contain any known natural, cultural or heritage features, nor does it include any identified conservation areas requiring protection. Accordingly, the proposed development is not expected to adversely affect features that contribute to the natural or cultural character of the locality.

From a climatic design perspective, the building has been designed to maximise access to natural light and promote cross-ventilation. The central driveway separates the eastern and western building forms, and a central void space facilitates access to daylight and natural

ventilation. Landscaping is provided around the perimeter of the building and within ground-level open space, helping maintain site permeability and reduce heat absorption.

Overall, the proposed development responds appropriately to the site's constraints, avoids adverse impacts on existing infrastructure, and incorporates climate-responsive design measures consistent with the DRLUP objective.

Furthermore, p. 16 of the Plan identifies *Urban / Peri-Urban* to include (*underline emphasises added*):

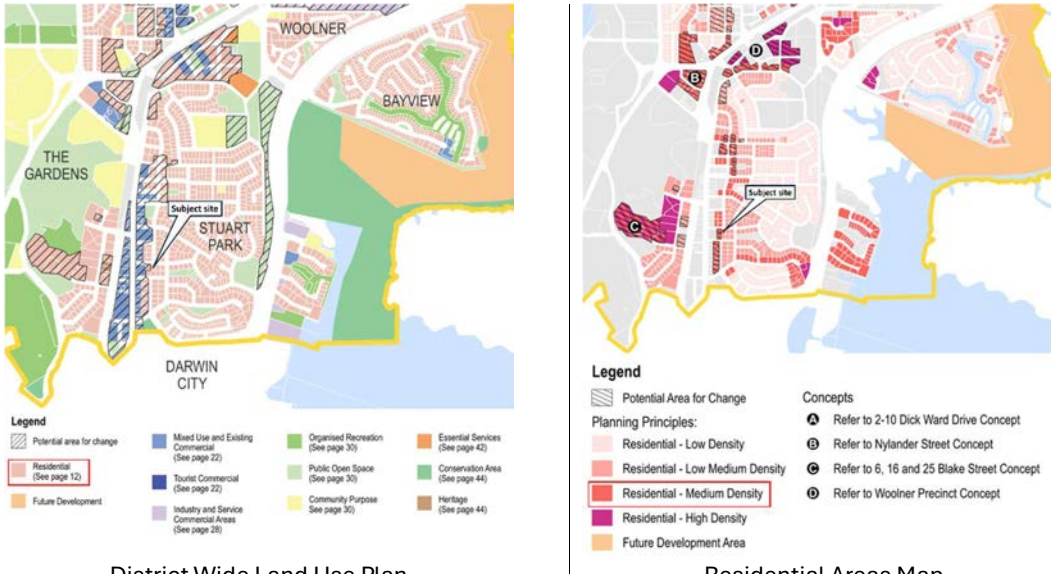
- ***A variety of housing types**;*
- *Retail and commercial;*
- *Community facilities and services;*
- *Sport, recreation and urban open space; and*
- *Natural and conservation areas*.

The proposed development contributes to housing diversity by increasing the supply of medium-density housing in the locality and providing housing that accommodates a broad range of household types.

4.1.2 Darwin Inner Suburbs Area Plan 2016 (DISAP)

The Darwin Inner Suburbs Area Plan (DISAP) provides a strategic framework to guide the orderly growth and development of Darwin's inner suburbs. The Plan establishes a vision and goals for the area and provides a spatial framework for the inner suburbs. It also identifies the *Planning Principles* and *Concepts* applicable to the subject site.

The DISAP identifies the subject site as *Residential* under the District Wide Land Use Plan (p. 8) and as *Medium Density Residential* under the Residential Areas Map (p. 12). The location of the subject site within the District Wide Land Use Plan and Residential Areas Map is illustrated in **Figure 4** below.



District Wide Land Use Plan | Residential Areas Map

Figure 4: Excerpt from District Wide Land Use Plan and Residential Areas Map, DISAP

The following discussion assesses the extent to which the proposed development is consistent with and advances the Goals and Planning Principles for *Residential Areas* in the DISAP.

Goal		
Residential Areas	*To protect and recognise the aesthetics and associated lifestyle of established residential areas while facilitating new housing opportunities that reflect the diverse needs of Darwin's regional population*	The proposed development supports this goal by delivering a *dwelling-group* within an established residential suburb characterised by a mix of detached *dwellings*, *dwelling-groups* and *dwellings-multiple* residential development. The two-storey built form is consistent with the existing development pattern and scale, thereby maintaining the residential character of the locality. The development also contributes to housing choice and diversity by providing additional residential accommodation within a well-serviced urban area.
Planning Principles – Residential, Medium Density		
Objectives	*Acceptable Responses*	*Comment*
1. *Development of multiple dwellings in a residential only setting.* 2. *A built form and landscape response that sensitively responds to the adjoining suburban residential area.*	*Development is to be in accordance with the provisions of Zone MR (Medium Density Residential), subject to any Concepts identified herein.* *A residential building in Zone MR that:* • *abuts land in Zone LR; or* • *has a frontage to a street with a reservation width not exceeding 18m on the opposite side of which is land in Zone LR* *is not to exceed a height of 3 storeys above the ground level.*	An assessment of the proposed development against the outcomes and requirements of Zone MR is provided in section 4.3 of this report. The subject site does not adjoin land in Zone LR, nor does it have frontage to a street meeting the circumstances described in *Acceptable Responses*. Notwithstanding this, the proposed development comprises a two-storey residential building. Furthermore, the DISAP does not identify any site-specific concepts or development requirements applicable to the subject site.

4.2 Part 3 – Overlays

Part 3 of the NTPS contains 15 overlays. A review of the overlay provisions and mapping confirms that no overlays apply to the subject site. Accordingly, no further assessment against the overlay provisions is required.

4.3 Part 4 – Zones and Assessment Table

4.3.1 Clause 4.4 Zone MR – Medium Density Residential

Zone Purpose

Provide for a range of mid-rise housing options close to community facilities, commercial uses, public transport or open space, where reticulated services can support medium density residential development.

The proposed development is consistent with the purpose of the zone, as it provides medium-density residential development in the form of a *dwelling-group* on a site strategically located in proximity to the Stuart Park Activity Centre and the Stuart Highway. The development facilitates residential growth in a location well connected to employment opportunities, community facilities, services and public transport. It also promotes the efficient use of existing infrastructure and services.

Zone Outcomes

1. *Predominantly medium density residential developments generally not exceeding four storeys*.

The proposed development comprises a two-storey *dwelling-group* and achieves a residential density consistent with that envisaged by the zone. The scale and intensity of the development are appropriate to the site's location and are consistent with the purpose and outcomes of the zone. Further assessment against the applicable density provisions of the NTPS is provided under Clause 5.4.1 (Residential Density).

Furthermore, the Compact Urban Growth Policy (CUGP) identifies *medium density* development as comprising approximately 60 dwellings per hectare, which equates to one dwelling per 166.7 m^2 [[8]10,000 m^2 ÷ 60 dwellings = 166.7 m^2 per dwelling].

The subject site has an area of 1,110 m^2. Applying the medium-density benchmark identified in the CUGP, the site could accommodate approximately 6.7 dwellings [1,110 m^2 ÷ 166.7 m^2 = 6.7 dwellings]. The proposed development comprises six *dwellings-group*, which is consistent with the density envisaged for medium-density residential development under the CUGP.

Accordingly, the proposal achieves a residential density consistent with the CUGP's medium-density benchmark. By accommodating six dwellings on a well-located urban site, the development promotes compact urban growth, supports the efficient use of existing

[8] 1 hectare = 10,000 square metres

infrastructure and services, and contributes to housing diversity within an established residential area.

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*.

Not applicable – No such uses are proposed.

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.*

Not applicable – No non-residential use has been proposed.

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

The proposed development achieves this outcome through a building design and site layout that provide an appropriate interface with adjoining properties while delivering a high level of residential amenity for future occupants. The development comprises a *dwelling-group* consisting of six dwellings arranged around a central driveway, with private open space for each dwelling distributed between the ground floor and Level 1, thereby providing flexible and functional outdoor areas for a range of domestic and recreational activities.

Landscaping is proposed along the site boundaries and within open space, softening the appearance of the development and contributing to the visual amenity of the site and streetscape. The development also incorporates 2-metre-high fencing along the side and rear boundaries, to provide visual screening and privacy for both future occupants and adjoining residents.

Although the proposed development does not comply with the NTPS side boundary setback and landscaping requirements, the proposed setbacks are generally consistent with those achieved by comparable two-storey residential developments in the surrounding locality. Furthermore, the proposed landscaping incorporates plant species that assist in screening views and maintaining privacy.

Therefore, when considered in conjunction with the proposed landscaping, boundary fencing and setbacks associated with similar forms of development in the locality, the proposed development provides adequate protection of privacy and residential amenity for adjoining properties and is considered appropriate in the context of the surrounding development pattern.

The building design further enhances residential amenity by providing private open space for each dwelling and landscaping that contributes to site permeability and reduces the visual dominance of the built form. Collectively, these design elements enable the development to integrate appropriately with the established residential character of the area while providing a high level of amenity for future residents.

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

The proposed development facilitates the construction of *dwellings-group* within an established urban area that is fully serviced by reticulated infrastructure and well connected to the existing transport network. As discussed in section 2 of this report, the site has convenient access to public transport, open space, employment opportunities and a range of community, commercial and service facilities.

By providing *dwellings-group* on a serviced residential lot, the proposed development promotes the efficient use of land and existing infrastructure while contributing to housing supply within the locality.

4.3.2 Assessment Table – Zone MR

Defined Use	***Assessment Category***	***Overlays***	***General Development Requirements***	***Location Specific Requirements***	***Specific Development Requirements***
Dwelling – Group	*Impact-Assessable*	*Nil*[9]	• *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*	*Nil*	• *5.4.1 Residential Density* • *5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures* • *5.4.6 Private Open Space* • *5.4.8 Residential Building Design* • *5.4.17 Building Articulation* • *5.4.18 Fencing*

The proposed development has been assessed against the relevant general and specific requirements outlined above. A detailed assessment against the applicable provisions is provided in the following sections of this report.

[9] Refer to the discussion provided under Section 3.2 of this report

4.4 Part 5 – Development Requirements

4.4.1 Clause 5.1 Preliminary

1. *Development Requirements establish guidance and criteria for assessing development that is Permitted, Merit or Impact Assessable. Development requirements may apply:*
   a) *generally to a broad range of uses (General Development Requirements);*
   b) *specifically to an identified location (Location Specific Development Requirements); and*
   c) *specifically, to one or a small set of related uses (Specific Development Requirements).*

2. *Each Development Requirement identifies:*
   a) *the purpose of the requirement;*
   b) *how the requirement is administered; and*
   c) *the details of the requirement.*

3. *The identification of the purpose and administration of the requirements are intended to:*
   a) *(a) meaningfully inform the exercise of discretion by the consent authority;*
   b) *(b) provide clarity around the application of the requirement; and*
   c) *(c) establish the basis for decisions.*

The proposed development has been assessed against the relevant general and specific requirements of the NTPS, having regard to the detailed provisions of each criterion. Where the proposed development complies with a requirement, it is considered to satisfy the corresponding purpose of that requirement.

Where the proposed development does not comply with a specific requirement, a variation is sought having regard to the purpose and administration clauses of the relevant provision, together with the matters for consideration set out in Clause 1.10(4).

4.4.2 Clause 5.2.1 General Height Control

Purpose

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

Administration

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

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

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

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

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

Requirements

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

Not applicable. The subject site is located within the northern suburbs of Darwin.

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

Table B to clause 5.2.1: Height control outside Alice Springs		
Zone	***Use***	***Maximum building height above ground level***
MR	*Development on a site in zone MR abutting a **site** in Zone LR*	*3 **storeys***
	Development on a site that is: • *within the boundaries of the Darwin Inner Suburbs Area Plan or Darwin Mid Suburbs Area Plan; and* *has frontage to a street with a reservation width not exceeding 18m on the opposite side of which is a **site** in Zone LR.*	*3 **storeys***
	All other uses	*4 **storeys***
HR	*All Uses*	*8 **storeys***
C	*Mixed use development that consists of one or more **residential buildings***	*4 **storeys***
CL and CP	***Education establishment** or **hospital***	*No height limit*
CB, SC, TC and DV	*All uses*	*No height limit*

While the subject site is located within DISAP, it does not adjoin land within Zone LR and does not have frontage to a street with a reservation width not exceeding 18 m or less where land on the opposite side of the street is zoned LR.

Accordingly, the site is not subject to the reduced height limitation prescribed for land adjoining or opposite Zone LR. In these circumstances, the applicable height limit is that otherwise prescribed for development within Zone MR, being a maximum building height of four storeys (as highlighted in the table above).

The proposed development comprises a two-storey *dwellings-group* and is therefore substantially below the maximum building height anticipated for development within Zone MR.

Refer to the building elevation plans, Dwg. Nos. SK7 and SK8, provided in **Attachment E.**

4.4.3 Clause 5.2.4 Car Parking

5.2.4.1 Car Parking Spaces

Purpose

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

Administration

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

No alternative car parking requirements are specified under Clause 5.9. Accordingly, the proposed development is subject to the car parking requirements prescribed by this clause.

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

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

No ancillary use or development is proposed.

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**.*

In accordance with category 1(a) of Table B, a 10% reduction in the total number of required car parking spaces is permitted, as the subject site is located within 400 m walking distance of Public Bus Stop No. 176, The bus stop provides access to five or more bus routes or a minimum 15-minute bus frequency (using multiple routes) during the morning and afternoon peak periods from Monday to Friday.

Requirements

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

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

The proposed development comprises a dwelling-group consisting of six dwellings, each with three bedrooms. Accordingly, the development is required to provide 12 car parking spaces.

The development provides a total of 12 on-site car parking spaces, with each dwelling incorporating two undercover parking bays. The parking spaces are located adjacent to the central internal driveway, providing safe and convenient vehicular access.

Refer to the ground-level site plan (Dwg. No. SK1) provided in **Attachment E**.

Note: Having regard to the 10% reduction in car parking requirements permitted under Clause 5.2.4.1(4), the proposed development is required to provide 11 car parking spaces [12 × 0.90 = 10.8, rounded up to 11 spaces].

4.4.4 Clause 5.2.4.4 Layout of car parking areas

Purpose

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

Administration

1. *This clause does not apply to a **car parking area** where the car parking is required in association with a **dwelling-single, dwelling-independent** or a **home based business**.*

2. *A **car parking area** may be used for the purpose of a **market** if:*
   (a) a market is Permitted in the zone; and
   (b) the market operates outside of the operating hours of the use for which the car parking area is established.

3. *The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clause 6 if it is satisfied that the non-compliance will not unreasonably impact on the **amenity** of the surrounding locality.*

4. *The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clauses 7 and 8 if it is satisfied that the design and construction is safe and functional with regard to the location of the development.*

5. *The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clause 9 if it is satisfied that the non-compliance will not result in adverse impacts on the local road network or internal functionality of the car parking area.*

Requirements

6. *A **car parking area** is to:*
   (a) be not less than 3m from any lot boundary abutting a road; and
   *(b) provide **landscaping** to the setback area to a minimum depth of 3m immediately adjacent to any lot boundary abutting a road, using species designed to lessen the visual impact of the car parking area when viewed from the road.*

Parking Spaces 1 and 2, associated with Units 1 and 6 respectively, are located at the front of the site and are set back 3 metres from the Queen Street frontage. The parking space serving Unit 6 is largely screened from public view by the proposed 1.8-metre-high masonry block wall. The parking space serving Unit 1 is screened by a combination of slat fencing and a bin storage area (refer to **Figure 5** below). Accordingly, the visual impact of the parking areas on the streetscape is appropriately mitigated.

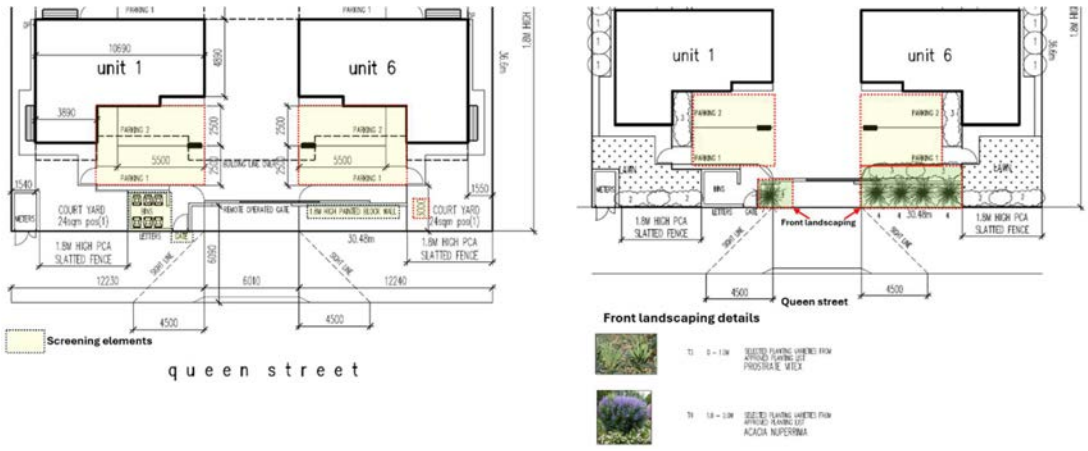


Figure 5:Compliance with sub-clause 6 requirements

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.

The car parking area is proposed to be constructed with a concrete surface and designed to drain to stormwater inlet pits located within the central portion of the internal driveway.

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.

The car parking layout complies with sub-clause 8(a) as it provides separate access to each car parking space and no tandem parking or other obstructions are proposed. The parking spaces are separated by a 6.1-metre-wide internal driveway, which provides adequate manoeuvring space for vehicles to enter and exit safely and enables vehicles to leave the site in a forward gear, consistent with sub-clause 8(b).

In relation to sub-clause 8(c), all parking spaces are designed in accordance with the dimensions specified in the relevant diagram for 90° parking. The parking spaces associated with Units 2 and 5 measure 2.5 metre x 5.5 metre, while those associated with Units 1, 3, 4 and 6 measure 2.8 metre x 5.5 metre. Accordingly, all parking spaces meet or exceed the minimum required dimensions of 2.5 metre x 5.5 metre.

Additionally, a 6.1 m-wide manoeuvring aisle is provided between opposing parking spaces, resulting in an overall parking module depth of approximately 11.5 metre, consistent with the dimensions shown in the relevant diagram. This arrangement provides sufficient space for safe and efficient vehicle manoeuvring on site and facilitates convenient access to and from all parking spaces.

The internal driveway extends 1 metre beyond Parking Spaces 1 and 2, associated with Units 3 and 4 respectively, providing additional manoeuvring space to facilitate safe vehicle movements within the site.

9. *The number of access points to the road is to be limited, and access points to car parking areas are to:*
   (a) have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow; and
   (b) maximise sight lines for drivers entering or exiting the car parking area.

The proposed development complies with this requirement by providing a single vehicular access point from Queen Street. In accordance with sub-clause 1(a), the development incorporates a 6.1-metre-wide driveway, which is sufficient to accommodate two-way traffic and satisfies the minimum width requirement prescribed by the clause.

In relation to sub-clause 1(b), sight lines for drivers entering and exiting the site have been maximised through the design of the access arrangement. The entry gate is set back 1.5 metre from the front boundary, allowing vehicles to queue clear of the road reserve and improving visibility between drivers, pedestrians, cyclists, and other road users.

Refer to the ground-level site plan (Dwg. No. SK1) provided in **Attachment E** for the car parking layout.

4.4.5 Clause 5.2.6 Landscaping

5.2.6.1 Landscaping in Zones other than Zone CB

Purpose

*Encourage **landscaping** that enhances local **amenity** by:*

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

Administration

1 ***Landscaping** may include, where subordinate to areas for the planting and growing of plants, impervious and unplanted areas for;*
   (a) pedestrian access,
   (b) outdoor recreation, or
   (c) natural or ornamental features and the like.

2 *The consent authority may **consent** to **landscaping** that is not in accordance with sub-clauses 5, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and*

*the zone purpose and outcomes and is appropriate to the **site** having regard to the amenity of the streetscape, and the potential impact on the **amenity** of the locality and adjoining property.*

Requirements

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

Landscaping is concentrated along the street frontage, within the side and rear setbacks, and throughout the private courtyards. The landscaping plan incorporates a diverse range of species suited to the local climate, providing ground cover, screening, shade, and visual amenity. While established vegetation will be removed to accommodate the development, this will be offset by new landscaping distributed throughout the site. Landscaping within the car parking area is not considered necessary, as the parking spaces are located beneath the upper-level building structure and therefore do not require additional planting for shade. The proposed landscaping will also soften the appearance of the built form, enhance the streetscape, and provide privacy for private open spaces.

The landscaping has been designed to support residential amenity, passive cooling, passive surveillance, and stormwater management. Planting along the front boundary will provide an appropriate level of screening while maintaining suitable sightlines and opportunities for passive surveillance of Queen Street and the site access. Landscaped and grassed areas within the courtyards, together with the predominantly permeable side and rear setback areas, will facilitate on-site stormwater infiltration and assist in reducing stormwater runoff. Collectively, the proposed landscaping will enhance the visual amenity and microclimatic conditions of the site and provide an appropriate landscape response that complements the surrounding residential character.

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

Any development permit issued by the consent authority will be subject to a standard condition requiring the implementation and ongoing maintenance of the approved landscaping.

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.*

A total of 326.8 m^2, representing 29.44% of the total site area, will be landscaped. This includes both planting and lawn areas, primarily located along the front and side boundaries and within planter boxes. A variation to the required landscaped area is sought and is discussed below.

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.*

This is not relevant to the current application. The site is situated in Zone MR.

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.*

Landscaping is generally provided to a minimum depth of approximately 1.5 metre along the side boundaries, while landscaping along the rear boundary ranges from approximately 0.78 metre to 1.78 metre in depth, excluding courtyard areas. A variation to the required landscaping width along the side and rear boundaries is sought as discussed below.

Sub-clause 2 provides the following guidance regarding variation to the landscaping requirements.

*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. (Underline emphasis added to highlight the requirements with which the proposed development does not comply).*

Consistency with the purpose of the clause and zone outcome (outcome 5)

The proposed landscaping widths along the side and rear boundaries, together with the overall landscaped area, support the purpose of the clause by providing sufficient space to accommodate a combination of trees, shrubs and groundcover planting. The proposed landscaping will soften the appearance of the built form, enhance visual amenity, and maintain an appropriate residential character when viewed from adjoining properties and the public domain.

The side and rear boundary landscaping incorporates plant species suited to the local climate and capable of providing effective screening at varying heights. *Monoon longifolium* (Indian Mast trees) are proposed along the side and rear boundaries. Their tall, narrow form is well suited to constrained boundary areas, providing vertical screening while minimising the space required for canopy spread. *Murraya paniculata* is proposed along the rear boundary to provide dense evergreen foliage at a lower level, assisting in screening views between the development and adjoining properties and enhancing privacy.

Consequently, the proposed landscaped areas and landscaping widths along the side and rear boundaries provide sufficient space to accommodate effective landscaping that achieves the purpose of the clause and is consistent with Outcome 5 of the MR Zone.

Potential impact on the amenity of the locality and adjoining property

As discussed above, the proposed landscaping incorporates a range of plant species selected to provide effective screening at varying heights and soften the visual impact of the built form when viewed from adjoining properties. The combination of taller, narrow-form species, including *Monoon longifolium* (*Indian Mast* trees), and dense screening species such as *Murraya paniculata* will establish effective upper-and lower-level screening within the available setback areas. This landscaping treatment will reduce the visual prominence of the building and provide an appropriate landscaped interface with the surrounding residential development.

While the proposed landscaping widths along the side and rear boundaries are less than the prescribed 2 metre requirement, the reduced widths do not materially diminish the effectiveness of the screening, visual amenity or built-form softening outcomes that a compliant landscaped setback and area would otherwise achieve. The proposed landscaping treatment therefore represents an outcome-based response that achieves the purpose of the requirement through appropriate species selection, planting density and distribution, notwithstanding the variation in landscaping depth.

Refer to the ground-level and first floor landscape plan (Dwg. Nos. SK12 & 13) provided in **Attachment E**.

4.4.6 Clause 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 B to Clause 5.4.1: Dwelling Density for dwelling-group and dwelling-single in Zone MR other than in Alice Springs			
Number of stories above ground level	**1 or 2 bedrooms**	**3 bedrooms**	**4 bedrooms**
1	155m^2	180m^2	215m^2
2	125m^2	170m^2	210m^2

The subject site has a total area of 1,110 m^2. The proposed development comprises a two-storey *dwellings-group*, with each *dwelling* containing three bedrooms. In accordance with Table B above, the maximum number of *dwellings* that may be constructed on the site is determined by dividing the total site area (1,110 m^2) by the minimum site area required for a two-storey, three-bedroom *dwelling* (i.e. 170 m^2 per dwelling - highlighted above).

Based on this calculation:

1,110 m^2 ÷ 170 m^2 = 6.53 dwellings

The proposed development comprises six (6) dwellings-group, each containing three bedrooms within a two-storey built form and therefore complies with the applicable density requirement.

Refer to the ground-level and first floor site plan (Dwg. Nos. SK1 & 2) provided in **Attachment E**.

4.4.7 Clause 5.4.3 Building Setbacks for 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.*

The subject site is located within Zone LR under the NTPS. Accordingly, the requirements of this clause apply to the proposed development.

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.*

An assessment of the proposed development against the requirements of sub-clause 6(a) is provided below. Clause 5.4.3.3 is not applicable, as it relates to reduced setbacks for a *dwelling-single* and therefore does not apply to the proposed development.

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

Requirements

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

No building setback plan applies to the site, and clause 5.2.7 is not relevant. The applicable table to this clause is Table B below.

Table B to Clause 5.4.3: Minimum building setbacks for residential buildings and ancillary structures and balconies in Zones MR and HR			
Lot Boundary	***Minimum Setback for first four storeys above ground level***	***Minimum Setback above first four storeys above ground level***	***Minimum setback for roofline***
Primary street frontage	*6m for residential buildings and ancillary structures 3m for balconies*	*9m for residential buildings 6m for balconies*	*2.1m - provided that no supporting member is located within 6m of the boundary*
Secondary street frontage	*4.5 m for residential buildings and ancillary structures 1.5m for balconies*	*7.5m for residential buildings 4.5m for balconies*	*2.1m - provided that no supporting member is located within 4.5m of the boundary*

Table B to Clause 5.4.3: Minimum building setbacks for residential buildings and ancillary structures and balconies in Zones MR and HR			
Lot Boundary	***Minimum Setback for first four storeys above ground level***	***Minimum Setback above first four storeys above ground level***	***Minimum setback for roofline***
Side and rear lot boundaries	*3m for residential buildings, ancillary structures and balconies*	*6m for residential buildings 4.5m for balconies*	*2.1m*

The proposed development is two storeys in height; therefore, the setbacks prescribed under *'Minimum setback for the first four storeys above ground level'* apply, as highlighted in the table above. The site has frontage only to Queen Street, which is the primary street frontage. Accordingly, the proposed setbacks have been assessed against the relevant requirements outlined in the table below:

Lot Boundary	***Building and Ancillary Structures***			
	Building/ancillary structures and balcony	***Req. setback***	***Proposed setbacks***	***Complies ?***
Ground Level				
Primary street frontage Queen Street	Units 1 and 6	6m	5.6m	No
	Two columns in car parking spaces	6m	5.5m	No
Side 1 - western boundary	Units 1, 2 and 3	3m	1.5m	No
Side 2 - eastern boundary	Units 4,5 and 6	3m	1.5m	No
Rear boundary	Units 3 and 4	3m	4.48m	Yes
	Two columns in car parking spaces	3m	4.2m	Yes
Level 1				
Primary street frontage Queen Street	Units 1 and 6	6m	6.0m	Yes
	Balconies attached to Units 1 and 6	3m	4.5m	Yes
Side 1 - western boundary	Units 1, 2 and 3	3m	1.5m	No
	Balconies (alfresco areas) attached to Units 1, 2 and 3	3m	1.5m	No
Side 2 - eastern boundary	Units 4, 5 and 6	3m	1.5m	No
	Balconies (alfresco areas) attached to Units 4, 5 and 6	3m	1.5m	No
Rear boundary	Units 3 and 4	3m	4.48m	Yes
	Balconies attached to Units 3 and 4	3m	3.38m	Yes
Lot Boundary	**Roof structure**			
Primary street frontage Queen Street	Roof overhang	2.1m	3.6m	Yes
Side 1 - western boundary		2.1m	0.65m	No
Side 2- eastern boundary		2.1m	0.64m	No
Rear boundary		2.1m	3.21m	Yes

The purpose of clause 5.4.3 is structures are 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.

Having regard to the purposes of the clause, the proposed setback variations are considered appropriate for the reasons discussed below.

Primary Street frontage setback variation
Regarding (a) and (b), the reduced front setback of 5.6 metre for Units 1 and 6, where a minimum ground-level setback of 6.0 metre is required, results in a minor 0.4 metre intrusion into the required front setback. The variation is unlikely to adversely affect the streetscape or contribute to excessive building bulk or massing. The intrusion is confined to a frontage of approximately 3.89 metre for each dwelling, resulting in a combined affected frontage of 7.78 metre along the front boundary.

When assessed against the site's total front boundary length of 30.48 m, the combined intrusion equates to approximately 25.5% of the frontage. Conversely, approximately 74.5% of the frontage complies with, or exceeds, the required 6.0 metre front setback. The variation is therefore limited in extent and does not alter the overall setback pattern or visual realm of development along the street.

Furthermore, the proposed front landscaping and 1.8-metre-high slat fencing along the front boundary provide effective screening of the built form from the public realm. In conjunction with the site's finished ground levels, these elements will screen a substantial portion of the ground-level façade, thereby significantly reducing the visibility of the affected building elements from the street. As a result, only a small portion of the development will be perceptible from the street frontage.

The minor intrusion of a slender structural column into the car parking area within the front setback will have a negligible visual impact. It will not materially contribute to the bulk or scale of the development. Its slender form and small footprint ensure that the perceived massing of the development remains largely unchanged, and the intrusion will not adversely affect the streetscape or the overall presentation of the development.

Figure 6, on the following page, illustrates the extent of the front setback variation for Units 1 and 6, including the location of the car parking columns, as well as the proposed landscaping and fencing treatments that provide effective screening and mitigate potential visual bulk and building massing impacts when viewed from the street frontage.

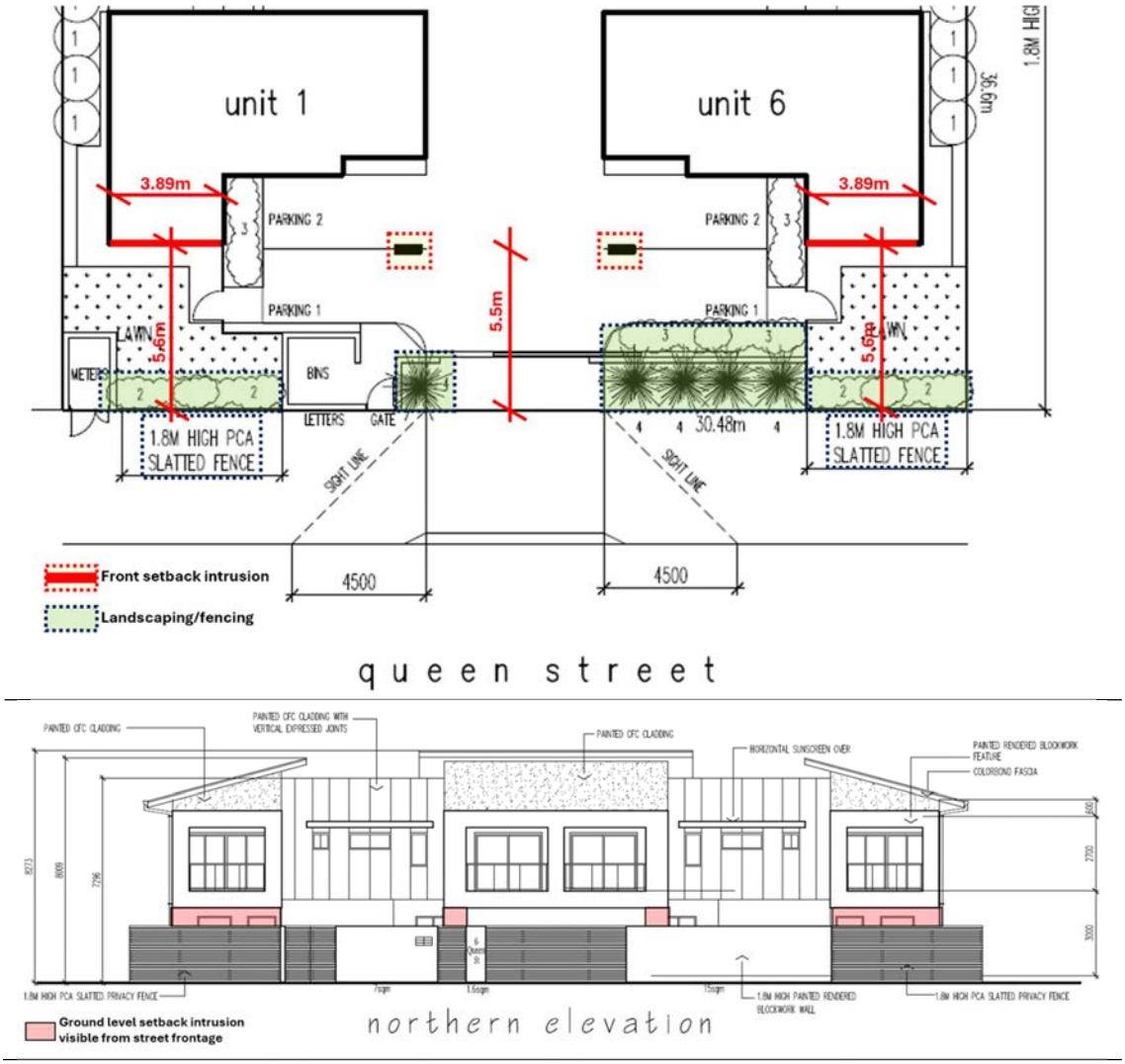


Figure 6: Extent of the front setback variation and proposed landscaping and fencing treatments

Sub-clause (c) does not apply to the proposed development. In relation to sub-clause (d), breeze penetration is not expected to be adversely affected, as the proposed setback, in conjunction with the width of the adjoining road reserve, provides sufficient separation to facilitate the continued movement of air through the site and surrounding area. Accordingly, the proposed setback variation is unlikely to result in any material impact on breeze penetration or natural ventilation.

Accordingly, the reduced front setback is consistent with the purpose of the clause.

Sides setback variation

A minimum 3.0 metres setback is required to the side boundaries; however, setbacks of 1.5 metre are proposed from both the eastern and western side boundaries at the ground floor and Level 1, including the associated balconies/alfresco areas. In addition, roof overhangs are required to be set back a minimum of 2.1 metres from the lot boundaries, whereas a setback of 0.64 metre and 0.65 metre is proposed from the western and eastern side boundaries, respectively.

Having regard to the purposes of the clause, the proposed setback variations are considered appropriate for the reasons discussed below.

> *Compatible with the streetscape and **surrounding development** including residential buildings on the same site*.

The proposed side boundary setbacks are compatible with the established development pattern on properties adjoining the eastern and western boundaries of the subject site. Development on these adjoining lots comprises residential development of a similar form and scale, including two-storey *dwellings-group* with side boundary setbacks comparable to those proposed.

Furthermore, the development adjoining the eastern and western boundaries is within Zone LMR, which permits 1.5 metre side boundary setbacks. Accordingly, the proposed 1.5 metre side boundary setbacks are consistent with both the setback pattern of existing development in the locality and the reasonably anticipated future built form on adjoining land under the current zoning.

Figure 7 below illustrates the existing development adjoining the side boundaries of the subject site.



Figure 7: Existing development adjoining the side boundaries of the subject site

> *Minimises adverse effects of building massing when viewed from adjoining land and the street; and avoids undue overlooking of adjoining properties;*

Building massing along the side boundaries is minimised through articulation of the building façades. Rather than presenting as continuous two-storey walls, the side elevations incorporate a range of projecting and recessed elements that reduce the perceived bulk of the development.

The upper level is visually separated into distinct building components through recessed balcony areas between rendered wall elements, reducing the appearance of a single, uninterrupted building form. Projecting rendered feature frames around the upper-level windows and balconies provide further articulation and modulation of the façades. Furthermore, variations in materials and finishes, including painted rendered wall features, vertical cladding to the upper level and glazed balustrades, provide variation in texture and

appearance, assisting in reducing the perceived scale and bulk of the building when viewed from adjoining properties.

Landscaping and fencing along the side boundaries provide effective screening that assists in reducing the perceived visual bulk of the development. The proposed 2-metre-high Colorbond fencing will screen a substantial portion of the ground-level façade when viewed from adjoining properties. The proposed landscaping incorporates *Indian Mast Trees*, which can reach approximately 5 metre in height, providing effective vertical screening of the upper-level façades.

Collectively, the architectural design treatments, fencing, and landscaping minimise the perceived bulk and massing of the development along the side boundaries, reducing its visual impact on adjoining properties and contributing to a well-articulated built form.

Figure 8 below illustrates the built form and articulation of the development as viewed from the side boundaries.

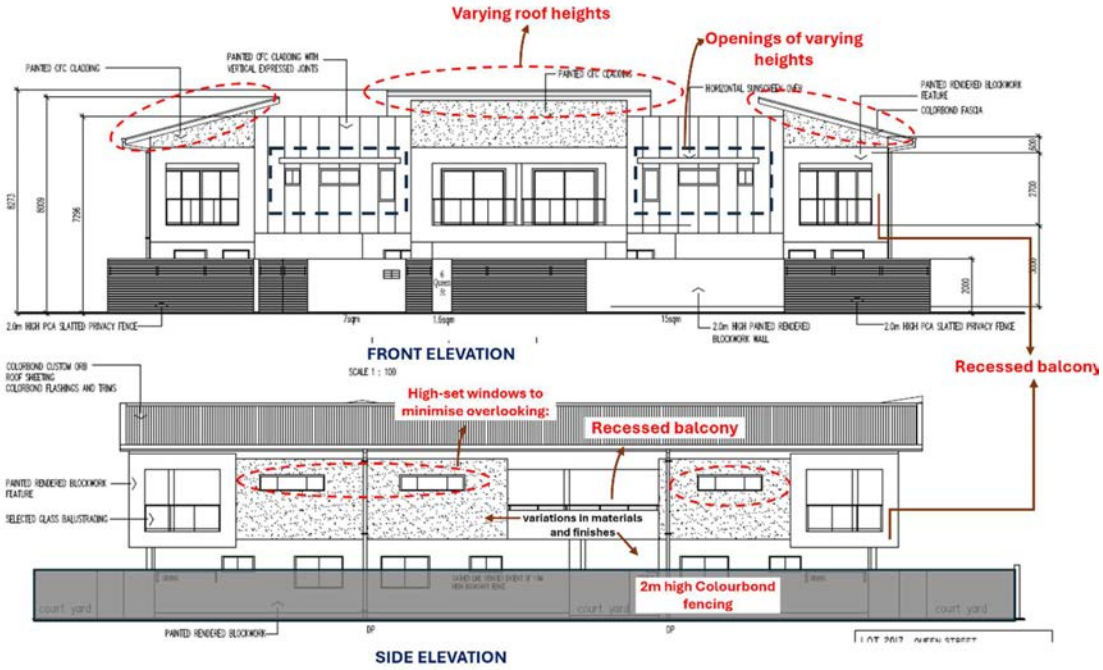


Figure 8: Built form and building articulation of the development as viewed from front and side boundary

Potential overlooking impacts arising from the reduced side boundary setbacks are minimised through a combination of boundary fencing, window design and landscaping. At Ground Level, 2-metre-high Colorbond fencing is provided along the side boundaries, restricting direct views from ground-floor windows and private courtyard areas towards adjoining properties. At Level 1, windows associated with the living areas are high-set, thereby limiting opportunities for direct overlooking of adjoining properties. While the Level 1 alfresco areas (balconies) allow outward views, potential overlooking is further mitigated by landscaping along the side boundaries, including *Indian Mast Trees*, which provide vertical screening between the development and adjoining properties.

Facilitates breeze penetration through and between buildings.

Breeze penetration through and between the buildings is unlikely to be adversely affected by the proposed reduced side boundary setbacks. The proposed setbacks, when considered in conjunction with the existing setbacks of development on adjoining properties, provide an overall separation distance of approximately 3 metre between buildings, which is considered sufficient to facilitate airflow and penetration of breezes between built forms of a similar two-storey scale.

Furthermore, development on the property adjoining the eastern boundary incorporates an approximately 3-metre-wide driveway running along the common boundary with the subject site. The driveway provides additional separation between the proposed development and the existing built form on the adjoining property, thereby facilitating airflow and the penetration of breezes between the buildings. Accordingly, the reduced side boundary setbacks are not expected to adversely affect opportunities for breeze penetration. Refer to **Figure 9** below.



Figure 9: Driveway adjoining western side boundary

Zone Outcome 5 of Zone MR provides that:

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

The proposed development achieves the intended outcome through a combination of building articulation, site layout, boundary fencing, and landscaping. Collectively, these measures provide an appropriate transition to adjoining properties, minimise potential amenity impacts, maintain privacy, and deliver functional and attractive outdoor living areas.

Based on the assessment above, the proposed setback variations are considered appropriate and consistent with the purpose of the clause.

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

Not applicable. Schedule 9 does not prescribe any site-specific setback requirements for this site.

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

Table B of this clause prescribes setback requirements for roof structures. A variation is sought for the roof overhangs along the side boundaries, which are set back less than the prescribed requirement, as discussed earlier in this report.

Development plans, including site plan, elevation, section details, roof plan and landscape plan are included at **Attachment E**.

4.4.8 Clause 5.4.6 Private Open Space

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

Purpose

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

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

Administration

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

Requirements

2. *Private* open space should:
   (a) *satisfy the minimum area, dimensions and open to the sky requirements contained in the table to this clause.*

   Refer to the discussion under *"Table to Clause 5.4.6.1: Minimum Areas of Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group, below".*

(b) *be directly accessible from the **dwelling** and enable an extension of the function of the **dwelling**;*

The private open space associated with each dwelling is distributed across two levels, providing greater functionality and flexibility for residents. Each dwelling incorporates a ground-level courtyard that accommodates practical domestic activities and provides a functional outdoor area directly accessible from the dwelling. Additional private open space is provided at Level 1 in the form of a balcony/alfresco area connected to the main living area, offering a convenient space for outdoor recreation and relaxation.

*(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**;*

Units 1 and 6 incorporate ground-level private courtyards and Level 1 balcony/alfresco areas that offer views towards Queen Street and the surrounding public realm. The existing development adjoining the side and rear boundaries does not include private open space areas immediately adjacent to the subject site and, accordingly, no unreasonable overlooking impacts are anticipated. In relation to any future development on adjoining land, potential overlooking will be mitigated through the provision of Colourbond boundary fencing approximately 2 metre high along the side and rear boundaries, together with landscaping treatments that provide additional visual screening and enhance privacy.

(d) *ensure that at least half of the private open space is permeable to allow stormwater infiltration and lessen stormwater runoff from the **site**;*

The landscape plan identifies lawn as the proposed surface treatment within the ground-level private open space and courtyard areas. These areas will remain permeable, thereby facilitating stormwater infiltration, reducing surface runoff, and contributing to on-site stormwater management.

(e) *include at least one area of at least 5m^2, with no dimension less than 1.5m, for the deep soil planting of trees and vegetation for shade or screening; and*

The ground-level private open space and courtyard areas associated with Units 1, 3, 4 and 6 contain sufficient area to accommodate at least one 5 m^2 deep planting area. While Units 2 and 5 also have sufficient courtyard area, providing a deep planting area is not practicable due to the location of upper-level building elements and associated roof structures above these spaces. Nevertheless, the objective of the requirement is achieved through the shading provided by the upper-level roof elements, which enhances the functionality and amenity of the private open space areas.

*(f) allow for **landscaping** at the property frontage to complement the visual **amenity** of the streetscape.*

The landscape plan identifies the planting of *Murraya paniculata* in the courtyard areas along the street frontage, which will enhance the visual amenity of the development and contribute positively to the streetscape.

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

The private open space and courtyard areas along the street frontage are screened by slat fencing and landscaping capable of reaching approximately 1.8 metre in height, providing privacy while maintaining an appropriate interface with the street. The proposed landscaping includes *Murraya paniculata* in the street-facing courtyard areas, which will soften the built form, enhance visual amenity, and contribute positively to the streetscape character.

The private open space and courtyard areas along the side and rear boundaries are enclosed by 2-metre-high Colorbond fencing, providing additional screening and privacy for residents while limiting overlooking between the development and adjoining properties.

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 5m² required for deep soil planting.* ***Area B** is the minimum dimensioned space that extends the function of the dwelling and may be covered or open to the sky.* *Any part of Area B that is open to the sky may form part of Area A.*	
Type of Dwelling	*Private Open Space*
Dwelling-group	***A**. 45m², open vertically to the sky, with no dimension less than 1.5m; and* ***B**. 24m², all or partly covered, with no dimension less than 4m.*
Dwelling-single on a lot less than 450m²	
Dwelling-independent in addition to the private open space requirement for the dwelling – single	
Dwelling-single on a lot not less than 450m²	***A**. 50m², open vertically to the sky, with no dimension less than 1.5m; and* ***B**. 36m², all or partly covered, with no dimension less than 4m.*

Note: The highlighted text identifies the requirements relevant to the proposed development.

The proposed development provides private open space for each of the six dwellings at both the ground floor and Level 1. Refer to table below for assessment of private open space at each level.

Unit	**Private open space**			
	Area A	**Open to sky**	**Area B**	**Dimension**
Unit 1 (POS area 43.2 m²)				
Ground level (courtyard)	24m²	Y	24m²	5.6m x 4.2m
Level 1 (alfresco)	-	N	13.2m²	3.4m x 3.7m
Level 1 (balcony)	-	-	6m²	1.5m x 4m
Unit 2 (POS area 42 m²)				
Ground level (courtyard)	17m²	N	17m²	3.3m x 5.1m

Unit	Private open space			
	Area A	Open to sky	Area B	Dimension
Level 1 (alfresco)	-	N	25m²	5.6m x 4.46
Unit 3 (POS area 37.5 m²)				
Ground level (courtyard)	18.3m²	Y	18.3m²	4.4m x 4.15m
Level 1 (alfresco)	-	N	13.2m²	3.4m x 3.7m
Level 1 (balcony)	-	-	6m²	1.5m x 4m
Unit 4 (POS area 38 m²)				
Ground level (courtyard)	18.8m²	Y	18.8m²	4.4m x 4.27m
Level 1 (alfresco)	-	N	13.2m²	3.4m x 3.7m
Level 1 (balcony)	-	-	6m²	1.5m x 4m
Unit 5 (POS area 42 m²)				
Ground level (courtyard)	17m²	N	17m²	3.3m x 5.1m
Level 1 (alfresco)	-	N	25m²	5.6m x 4.46
Unit 6 (POS area 43.2 m²)				
Ground level (courtyard)	24m²	Y	24m²	5.6m x 4.2m
Level 1 (alfresco)	-	N	13.2m²	3.4m x 3.7m
Level 1 (balcony)	-	-	6m²	1.5m x 4m

While each dwelling is provided with private open space, none meets the minimum requirements for Area A: 45 m^2 of private open space that is open vertically to the sky.

In relation to Area B, dwellings 2 and 5 comply with the minimum requirements, providing 24 m^2 of private open space that is either fully or partially covered, with no dimension less than 4 m. The remaining dwellings do not satisfy the Area B requirement for private open space.

Sub-clause 1 allows variations to the private open space requirements where the consent authority is satisfied that the proposal is consistent with *the purpose of the clause* (test 1) and *relevant zone provisions* (test 2), and is appropriate having regard to the site's *location, scale and impacts on adjoining and nearby properties* (test 3).

Test 1- Purpose of the clause

The purpose of the clause is:

*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.

In regard to (a), the proposed private open space arrangement provides functional and usable outdoor areas across two levels, with each space serving complementary domestic and recreational purposes. Rather than providing all private open space within a single ground-level area, the design distributes these spaces across each level, enhancing their accessibility and relationship.

The ground-level courtyards provide practical outdoor spaces suitable for landscaping, passive recreation, and day-to-day domestic activities. The Level 1 alfresco areas and balconies are directly connected to the primary living areas and provide accessible spaces

for outdoor dining, entertaining and recreation. This direct relationship between the upper-level living areas and adjoining alfresco spaces enhances its usability and amenity.

Accordingly, notwithstanding the variation to the numeric private open space requirements, the proposed development achieves the purpose of the clause by delivering private open space that is functional, accessible and appropriately integrated with the design of each dwelling. The variation represents an outcome-based response that maintains a high level of residential amenity and provides practical and usable private open space for occupants.

In regard to (b), Units 1 and 6 are provided with private open space areas that have an outlook towards Queen Street. No comparable outlook opportunities are available from the remaining private open space areas due to the configuration of the site and the established pattern of surrounding development.

In regard to (c), the absence of compliant open-to-sky areas is a consequence of the site's design response and the arrangement of built form required to achieve an efficient townhouse layout. Notwithstanding this, the dwellings benefit from substantial additional private open space at Level 1 in the form of generously sized alfresco areas, which provide access to sunlight, ventilation and outdoor recreation opportunities.

In addition, the ground-level courtyards are sufficiently permeable to facilitate stormwater infiltration and reduce surface water runoff from the site. These areas, together with the landscaped areas throughout the development, contribute to approximately 28% of the site being permeable, thereby supporting groundwater infiltration and assisting in the sustainable management of stormwater.

Notwithstanding that portions of the private open space are not open to the sky, the affected dwellings are also provided with substantial upper-level alfresco areas that offer access to sunlight, natural ventilation and outdoor amenity. When considered collectively, the ground-level courtyards and upper-level private open spaces provide a functional, practical outdoor environment that achieves the underlying intent of the provision and maintains an appropriate level of residential amenity for future occupants.

In relation to (d), the ground-level courtyards incorporate landscaped and grassed areas that contribute to the visual amenity of the development. In addition, the Level 1 alfresco areas incorporate planter boxes that provide supplementary landscaping and further enhance the amenity and appearance of the private open space areas.

Test 2 – *Zone Outcomes on Zone MR*

Zone Outcome 5 of Zone MR provides that:

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

The private open spaces are arranged to maintain reasonable privacy between neighbouring dwellings, with the building layout and landscaping assisting in limiting direct overlooking and provide appropriate separation. Landscaping within courtyards further softens the built form, enhances visual amenity and contributes to an attractive interface between adjoining properties.

Test 3 – Have regard to the site's location, scale and impacts on adjoining and nearby properties.

In relation to the site's location and the scale of the proposed development, the private open space arrangement is compatible with the existing and anticipated form of residential development within the surrounding locality. The provision of upper-level balconies and alfresco areas is characteristic of the private outdoor spaces typically associated with low-rise townhouse residential development.

While the site can accommodate a higher development intensity under the applicable planning controls, potentially including upper-level balconies and a consolidated communal open space, the proposed design adopts an alternative approach that provides direct and convenient access to private open space from multiple levels of the dwelling. This arrangement provides a range of outdoor areas that support various domestic and recreational activities, thereby enhancing the functionality and usability of the dwelling. The provision of multiple private open spaces also reduces reliance on a single outdoor space and enhances resident amenity by improving privacy, accessibility, and flexibility of use.

Potential overlooking from adjoining properties is mitigated through boundary fencing and landscaping that provide visual screening and enhance privacy.

Accordingly, the proposed private open space arrangement is considered an appropriate response to the site's context and consistent with the established and desired residential character of the locality.

Based on the assessment above, the variations to the open space requirements are considered appropriate and consistent with the purpose of the clause.

Refer to the Landscape Plan (Dwg. Nos. SK12 and 13), included in **Attachment E**.

4.4.9 *Clause 5.4.8 Residential Building Design*

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

Purpose

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

Administration

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

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

Requirements

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

The dwellings are designed to align with the lot configuration, with primary façades predominantly facing east and west, while a smaller proportion are oriented north-south. Potential heat gain is managed by limiting the size of window openings, providing deep balconies, and incorporating landscaping treatments to minimise direct solar exposure, particularly along east- and west-facing façades.

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

The proposed development minimises large expanses of wall by varying building height, setbacks and façade articulation, as demonstrated across the elevations.

The northern and southern elevations incorporate variations in roof height and form, including sloping roof elements and raised central components, which break up the overall building mass and avoid a continuous, uniform roofline. The façades are further articulated through projected balconies and recessed building elements, creating variations in depth and reducing the perceived scale of the development.

The eastern and western elevations similarly avoid uninterrupted wall planes through a combination of projecting upper-level elements, recessed sections and varied window sizes. The façades incorporate glass balustrades, courtyard openings and a combination of solid and open elements, providing additional visual articulation. Painted rendered blockwork, feature finishes, Colorbond roof sheeting, flashings and trims contribute further material variation and visual interest.

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

Air-conditioning units serving Units 1, 3, 4 and 6 are located within balconies adjoining the master bedrooms and are screened from public view. Air-conditioning units serving Units 2 and 5 are located within the central void, positioned against internal-facing walls. No air-conditioning units are proposed on balconies or façades along the eastern and western elevations.

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

Services, ducts, pipes and air-conditioning units are integrated within or behind the building and are not visible from the street or adjoining properties.

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

The proposed dwellings are arranged within a single building form and separated by internal walls, providing appropriate separation between individual dwellings. Private open space areas are appropriately located and oriented to maintain a reasonable level of privacy for both residents and adjoining properties. The overall building layout, boundary treatments and landscaping further minimise direct overlooking and maintain an appropriate level of visual privacy and separation between dwellings.

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

The site is not known to be affected by any significant noise sources.

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

Internal blockwork walls between dwellings, the 6.1metre wide central driveway and internal void spaces provide adequate separation to assist in minimising noise impacts between dwellings.

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

The site is not known to be affected by any significant noise sources.

11. *Balance the achievement of visual and acoustic privacy with passive climate control features.*
12. *Allow breeze penetration and circulation.*

The design balances visual and acoustic privacy with passive climate control through the orientation and separation of dwellings, internal blockwork walls, the 6.1-metre-wide central driveway, and internal void spaces. These features provide appropriate separation between dwellings while facilitating natural light penetration, ventilation and airflow. Appropriately located openings and private open space areas further support passive climate control while minimising direct overlooking and potential noise impacts between dwellings.

13. *Minimise use of reflective surfaces.*

The design minimises the use of reflective surfaces through the predominance of painted rendered blockwork, painted CFC cladding, and Colorbond roof sheeting, fascia and trims, which provide generally non-reflective external finishes. Glazing is limited to windows and selected balustrades and does not comprise extensive areas of the façades, thereby minimising the potential for glare or adverse reflection affecting adjoining properties and the public realm.

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

Balconies will be internally drained.

Refer to the Development Plans (Dwg. Nos. SK1 to SK13), included as **Attachment E**.

4.4.10 Clause 5.4.17 Building Articulation

Purpose

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

Administration

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

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

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

Requirements

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

The proposed development is generally compliant with the requirements. However, the ground-level façades of Units 2 and 3 (western elevation) and Units 4 and 5 (eastern elevation) incorporate a continuous building length of 15.39 m without the required 1 m by 1 m step or recess. The extent of the non-compliance is illustrated in **Figure** 10 below.

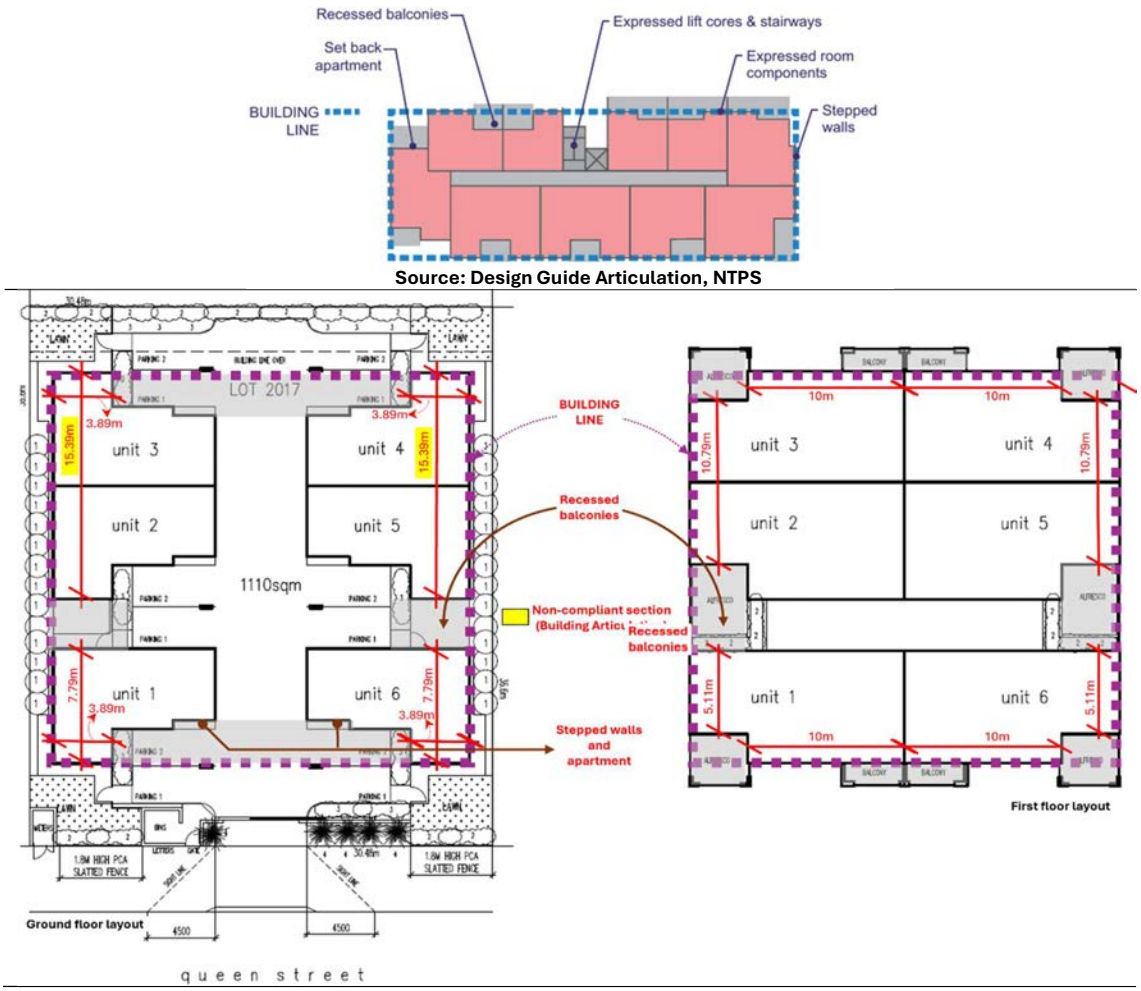


Figure 10: Building Articulation

Subclause 2 provides that:

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

The ground-level façades of dwellings (Units 2,3,4 and 5) are consistent with the purpose in that:

- The non-compliant portion of the building length is minor (0.39 m). As such, the perceived building bulk and massing remain largely unchanged and are not considered to adversely affect the overall presentation of the development.

- The provision of 2 metre-high Colorbond fencing along the side boundaries screens the majority of the façade, thereby reducing the visual prominence of the continuous building length when viewed from adjoining properties.

Accordingly, the proposed building design is consistent with the intent of the clause and incorporates appropriate design measures to minimise any building bulk and massing impacts arising from the variation.

Refer to the Elevation Plans (Dwg. Nos. SK7 and SK8), included in **Attachment E**.

4.4.11 Clause 5.4.18 Fencing

Purpose

Promote fencing in medium and high density areas that provides a positive interface with the public domain, while allowing necessary privacy for residents and neighboring properties.

Administration

1. *The consent authority may **consent** to a use or development that is not in accordance with sub-clause 4 if it is satisfied the fence enhances the streetscape and allows for passive surveillance to the public domain.*

2. *The consent authority may **consent** to a use or development that is not in accordance with sub-clause 5 if it is satisfied the fencing provides sufficient sightlines for pedestrian and cyclist safety.*

3. *The consent authority may **consent** to a use or development that is not in accordance with sub-clause 6 if it is satisfied the development protects the privacy of adjacent lower density residential development.*

Requirements

4. *All fences adjacent to road boundaries or boundaries adjoining **public open space** are to be constructed so that:*
    a. *the maximum height is 2m above ground level measured at the relevant **site** boundary; and*

The proposed development incorporates a combination of 1.8-metre high PCA slatted privacy fencing and a 1.8-metre high painted rendered blockwork wall along the site frontage.

The slatted fencing provides screening and privacy to areas associated with the dwellings, while the rendered blockwork wall defines the central portion of the frontage. Refer **Figure 11**, below.

> b. *the area of materials that is not **visually permeable** does not exceed an area equivalent to the length of the **site** boundary (excluding driveways) multiplied by 1.2m.*

The front boundary, excluding driveways (6.0 metre), has a total length of 24.48 m. Accordingly, the maximum allowable area of non-visually permeable materials is 29.37 m^2 (24.48 m × 1.2 m).

The proposed front fencing comprises a combination of slatted privacy fencing and painted rendered blockwork walls. The rendered blockwork sections, which are considered non-visually permeable, have a combined area of approximately 23.6 m^2 (7.0 m^2 + 1.6 m^2 + 15.0 m^2). Accordingly, the proposed front fencing complies with this requirement. Refer **Figure 11**, below.

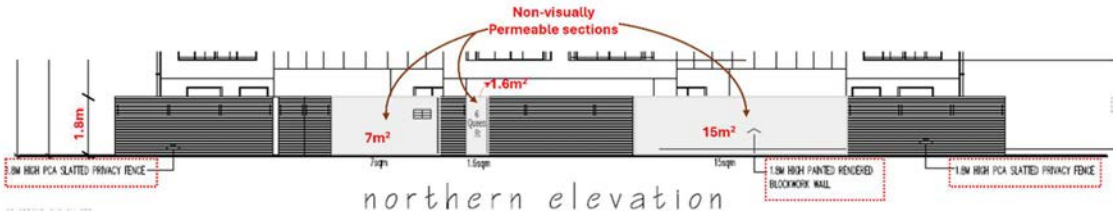


Figure 11: Front boundary fencing details

5. *Fencing within 1.5m of driveways, pedestrian entries, and street corners is to be visually permeable above 0.6m (unless there is truncation provided within these areas to the same distance).*

The proposed development provides adequate sightlines by setting the front gate back 1.5 m from the front boundary, thereby providing clear visibility of the roadway and facilitating safe pedestrian and vehicular movement.

6. *Where the development abuts land in Zones LR or LMR, development is to provide a solid screen fence to a minimum height of 1.8m to that boundary.*

The proposed development adjoins land within the LMR Zone along the eastern and western boundaries. A 2 m-high Colorbond fence is provided along these boundaries to ensure appropriate screening and separation from adjoining properties.

Refer to the Elevation Plans (Dwg. Nos. SK7 and SK8), included in **Attachment E**.

5 *PLANNING ACT 1999* MATTERS

Section	Details			Comment
46(3)	*A development application is to contain the following:*			
	(aa)	*the name and contact details of:*		This application has been prepared and lodged by ThinkDA Planning (the Applicant), on behalf of Rob Watt Designs (Project Architect) and *Apeiron Developments Pty Ltd* (the Landowner) to manage the development application process. There are no beneficial owners or parties with an interest in the land other than the landowner listed on the Certificate of Title.
		(i)	*the applicant and any person on whose behalf the application is made; and*	
		(ii)	*the owner of the land to which the application relates; and*	
		(iii)	*any person who entered into an agreement with a person referred to in subparagraph (i) or (ii) to acquire an estate or interest in the land to which the application relates; and*	
		(iv)	*any person with an interest prescribed by regulation;*	
	(a)	*an assessment demonstrating how the proposed development will comply with any planning scheme that applies to the land;*		An assessment of the proposed development against the relevant requirements of the NTPS has been discussed in detail in section 4 of this report.
	(b)	*an assessment demonstrating how the proposed development will comply with an interim development control order, if any, applying to the land;*		There are no Interim Development Control Orders (IDCOs) applicable to the subject land. Accordingly, no further assessment under an IDCO is required.
	(c)	*a assessment specifying:*		The proposed development is not likely to have a significant impact on the environment and does not trigger referral requirements under the *Environmental Protection Act 2019*. Accordingly, referral to the NT Environmental Protection Authority is not required.
		(i)	*whether the proposed development is required to be referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019; and*	
		(ii)	*whether the proposed development has been referred to the NT EPA under Part 4,*	

Section	Details			Comment
			Division 3 of the Environment Protection Act 2019	
	(d)	*an assessment demonstrating the merits of the proposed development*		The proposed development will provide additional housing within an established residential area that is well-serviced by existing infrastructure and transport networks and is located in proximity to an existing activity centre (refer to Section 2 of this report). The proposal is compatible with the existing and anticipated character of the surrounding locality and provides a level of residential density consistent with that envisaged by the zone.
	(e)	*a description of the physical characteristics of the land and a detailed assessment demonstrating the land's suitability for the purposes of the proposed development and the effect of development on that land and other land*		Refer to section 2.1 of this report. In summary, apart from the existing service easement, no apparent physical, topographical or environmental constraints have been identified that would materially restrict the development potential of the site
	(f)	*a statement specifying the public facilities or public open space available in the area in which the land is situated, whether land for public facilities or public open space is to be provided by the developer and whether it is proposed that facilities or open space be developed by the developer*		There is no requirement under the NTPS for a *dwelling-group* development to provide additional public open space. The site is situated within the established residential suburb of Stuart Park and is well served by existing parks and recreational facilities. *Que Noy Park*, located near the site, provides public open space, picnic facilities and play areas for future residents.
	(g)	*a statement specifying the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and whether public utilities or infrastructure are to be provided by the developer or land is to be provided by the developer for the provision of public utilities or infrastructure*		The subject site is connected to reticulated power, water and sewer infrastructure. Connections to the proposed development will be provided in accordance with the requirements of the relevant service authorities.

Section	Details		Comment
	(h)	*an assessment of the potential impact on the existing and future amenity of the area in which the land is situated*	The proposed development provides an appropriate level of amenity for future occupants and adjoining properties. The scale, form and overall built form of the development are generally consistent with the existing character of the area and the form of development envisaged under the current zoning. The development incorporates building articulation, private open space and landscaping, contributing to a well-designed and functional residential environment. Boundary fencing along the side boundaries provides additional screening and assists in maintaining visual privacy, while the building layout and landscaping further minimise the potential for overlooking and other amenity impacts. The proposed development has been assessed against the relevant requirements of the NTPS and is generally compliant with the applicable development provisions. Where variations to specific requirements are sought, these have been assessed against the purpose of the relevant clauses and the outcomes of the zone. These variations are not expected to create unreasonable impacts on the amenity of neighbouring properties or the surrounding residential area. Overall, the proposed development is considered to provide an appropriate standard of residential amenity and a built form that is compatible with the existing and anticipated character of the locality
	(j)	*an assessment of the benefit or detriment to the public interest of the development;*	The proposed development is expected to benefit the public interest overall. It aims to make efficient use of underdeveloped residential land within a well-serviced urban area, providing additional housing options and contributing to a greater diversity of housing types.

Section	Details			Comment
				It aligns with the nature and intensity of residential development that can reasonably be anticipated within the applicable zoning regulations.
	(ja)	*in the case of a proposed subdivision or consolidation of land in a Restricted Water Extraction Area – the information required by section 14C(1) of the Water Act 1992;*		Not relevant – The proposed development neither proposes a subdivision of land nor is located in a restricted Water Extraction Area.
	(k)	*in the case of a proposed subdivision of land on which a building is situated – a report from a building certifier within the meaning of the Building Act 1993 as to whether the building will cease to comply with the Building Act 1993 if the proposed development were to proceed;*		Not relevant – no subdivision is proposed.
	(l)	*for the development of land proposed to be the scheme land of a proposed or existing scheme, or the development of existing scheme land – a plan in the approved form specifying:*		Not relevant - The application does not comprise the subdivision of land under a unit title scheme.
		(i)	*any information about any building that is, or will be, situated on the scheme land (including, for example, information about the structural integrity and fire safety of the building); and*	
		(ii)	*if any part of the development is subject to changes that are allowed by regulation – details about that part as required by regulation; and*	
		(iii)	*any other information prescribed by regulation about the development.*	

6 CONCLUSION

This Development Application seeks consent for the development of six three-bedroom group dwellings within a two-storey building at 6 Queen Street, Stuart Park. The subject site is located within Zone MR (Medium Density Residential) and is situated in an established residential locality characterised by a mix of *dwelling-single*, *dwellings-group* and *dwellings-multiple*.

The proposed development aligns with the strategic planning framework and makes efficient use of an underdeveloped residential site within a well-serviced urban environment, thereby contributing to housing supply, choice and diversity. The two-storey design and residential density are consistent with the expected nature and scale of development in Zone MR and are compatible with the surrounding locality.

The proposal has been assessed against the relevant provisions of NTPS and generally satisfies the applicable development requirements. It provides an appropriate level of residential amenity through on-site car parking, building articulation and landscaping. The design incorporates variation in building form, rooflines, setbacks and façade treatments, together with boundary fencing and landscaping, to reduce the perceived bulk and scale of the development and provide an appropriate interface with adjoining properties.

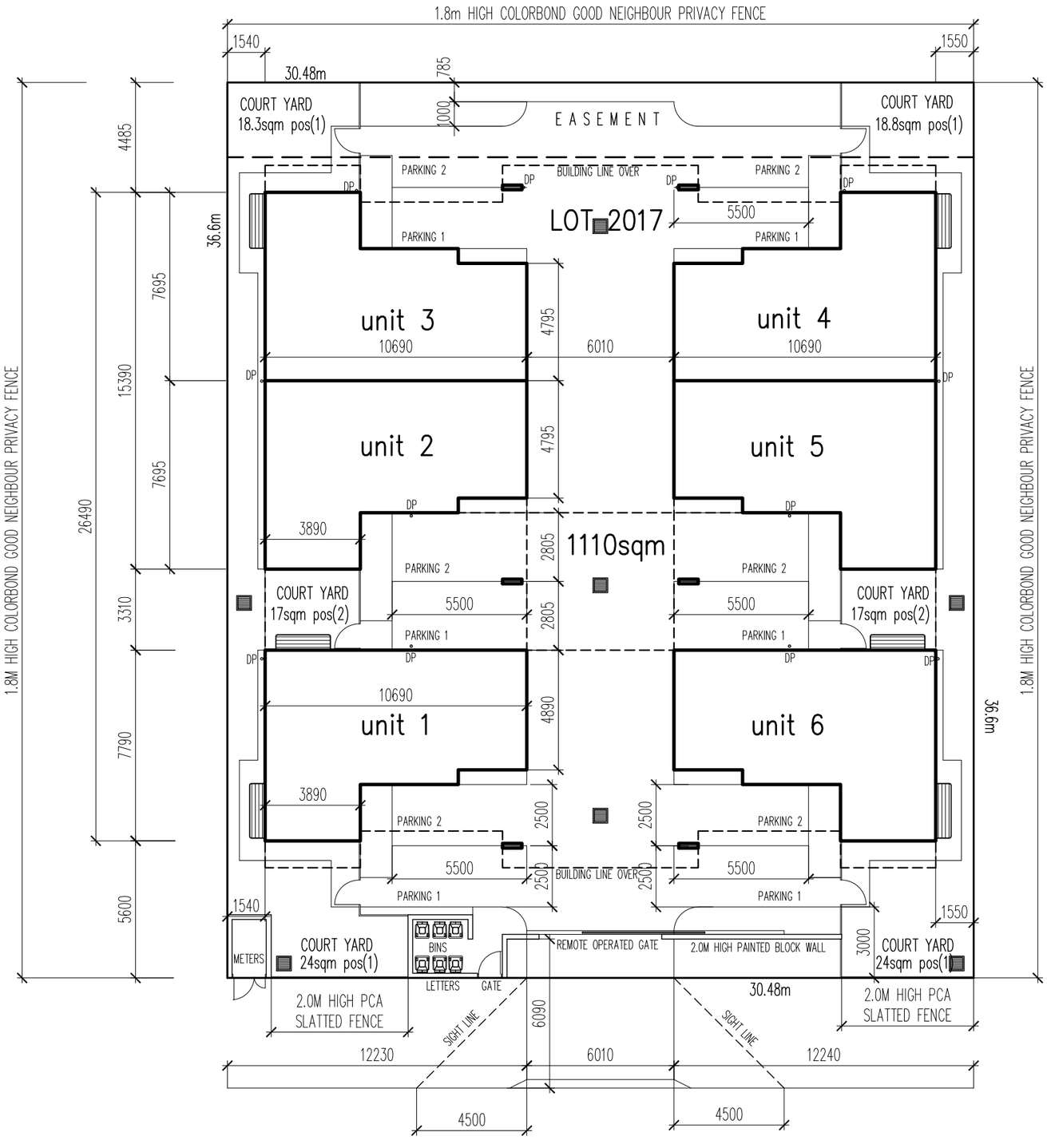
Variations are sought in relation to landscaping, building setback, private open space and building articulation requirements. Notwithstanding these variations, the assessment demonstrates that the proposal remains consistent with the intent and purpose of the relevant clauses and achieves the applicable outcomes sought within Zone MR. It is not expected to result in unreasonable adverse impacts on the amenity, privacy or enjoyment of adjoining properties or the surrounding residential area.

Accordingly, having regard to the assessment contained within this report, the proposed development is considered to achieve the relevant planning outcomes of the NTPS and is considered appropriate for approval, subject to reasonable and relevant conditions.



Amit Magotra

Principal Planner



queen street

N

site plan - ground floor

SCALE 1 : 200

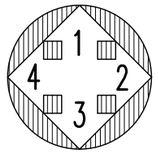
areas

ground floor

unit 1/6	unit 2/5	unit 3	unit 4
living – 65sqm	living – 65sqm	living – 65sqm	living – 65sqm
courtyard – 24sqm	courtyard – 17sqm	courtyard – 18.3sqm	courtyard – 18.8sqm
first floor	**first floor**	**first floor**	**first floor**
living – 89.4sqm	living – 95.2sqm	living – 89.4sqm	living – 89.4sqm
alfresco – 13.2sqm	alfresco – 25sqm	alfresco – 13.2sqm	alfresco – 13.2sqm
balcony – 6sqm		balcony – 6sqm	balcony – 6sqm

P.O.S (1) private open space (open to sky)

P.O.S (2) private open space (not open to sky)



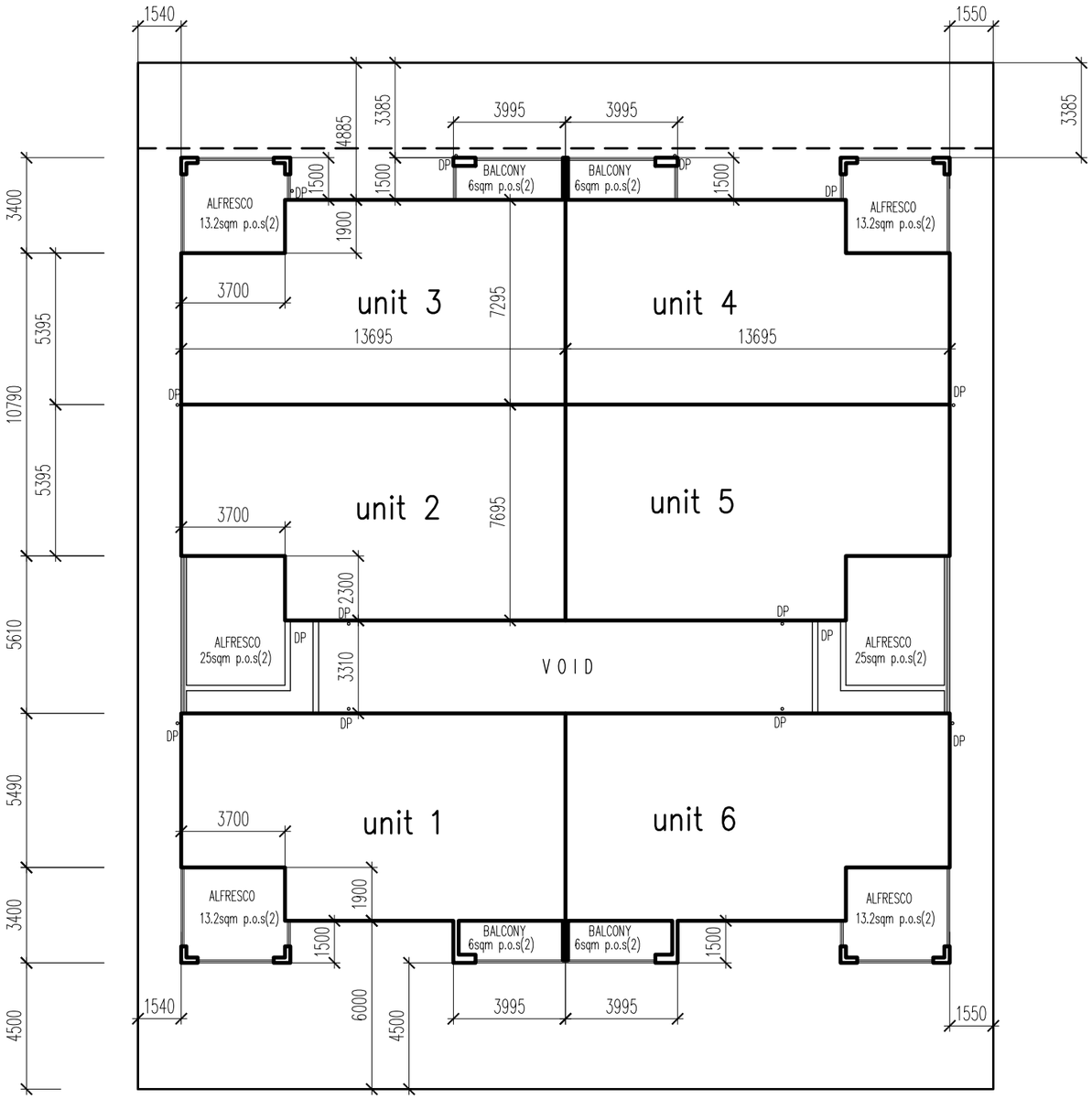
elevation key

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0801, NT, Australia

Date MAY 2026
Scale AS SHOWN
JOB No. 26042-SKI
Amend.

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION



areas

ground floor

unit 1/6	unit 2/5	unit 3	unit 4
living – 65sqm	living – 65sqm	living – 65sqm	living – 65sqm
courtyard – 24sqm	courtyard – 17sqm	courtyard – 18.3sqm	courtyard – 18.8sqm
first floor	**first floor**	**first floor**	**first floor**
living – 89.4sqm	living – 95.2sqm	living – 89.4sqm	living – 89.4sqm
alfresco – 13.2sqm	alfresco – 25sqm	alfresco – 13.2sqm	alfresco – 13.2sqm
balcony – 6sqm		balcony – 6sqm	balcony – 6sqm

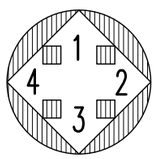
P.O.S (1) private open space (open to sky)

P.O.S (2) private open space (not open to sky)

N

site plan - first floor

SCALE 1 : 200



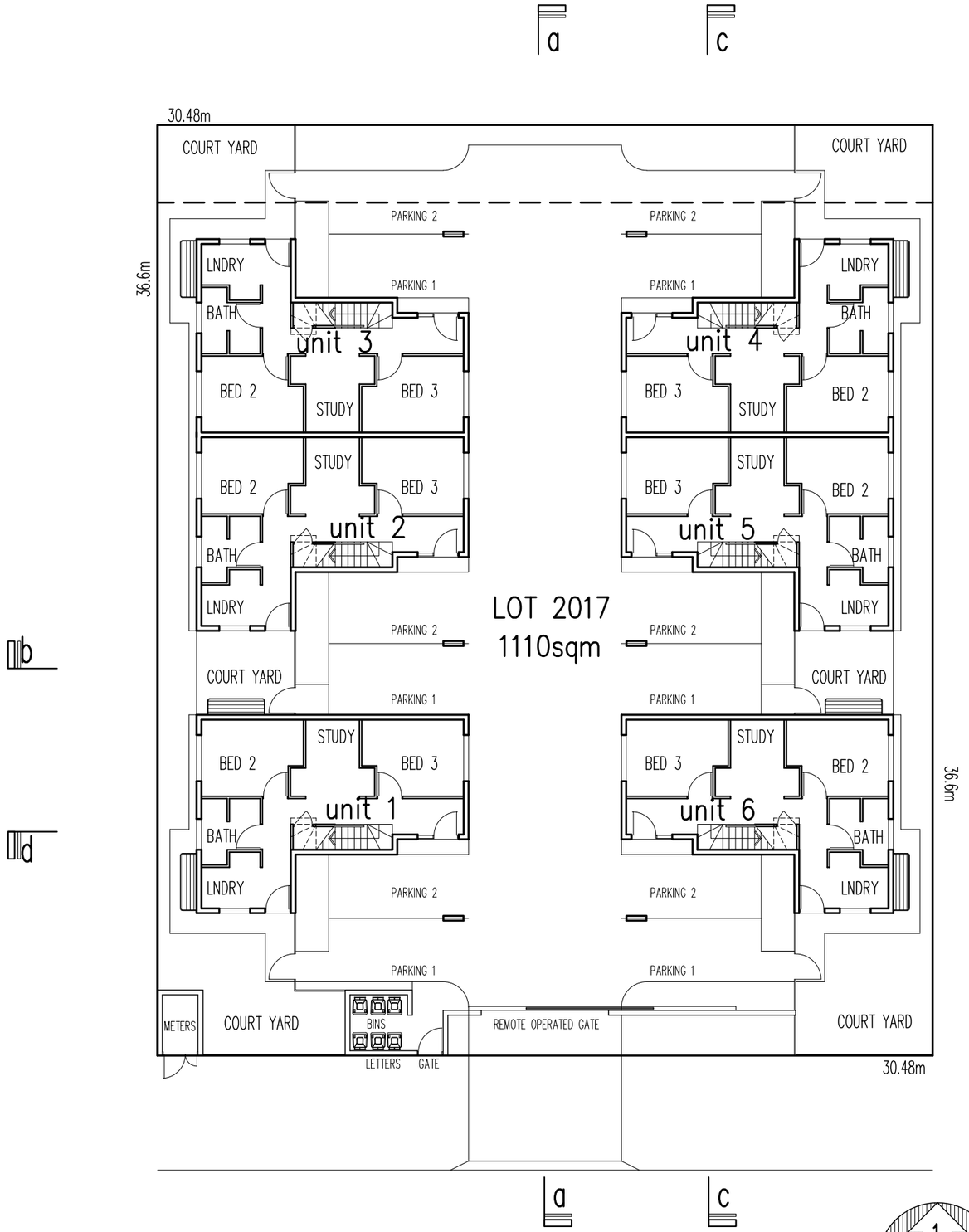
elevation key

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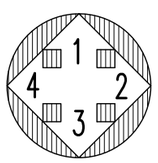
Date	MAY 2026	JOB No.	Amend.
Scale	AS SHOWN	26042-SK2	

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION



ground floor plan

SCALE 1 : 200



elevation key

areas

ground floor

unit 1/6	unit 2/5	unit 3	unit 4
living – 65sqm	living – 65sqm	living – 65sqm	living – 65sqm
courtyard – 24sqm	courtyard – 17sqm	courtyard – 18.3sqm	courtyard – 18.8sqm
first floor	first floor	first floor	first floor
living – 89.4sqm	living – 95.2sqm	living – 89.4sqm	living – 89.4sqm
alfresco – 13.2sqm	alfresco – 25sqm	alfresco – 13.2sqm	alfresco – 13.2sqm
balcony – 6sqm		balcony – 6sqm	balcony – 6sqm

P.O.S (1) private open space (open to sky)

P.O.S (2) private open space (not open to sky)

LOT 2017 QUEEN STREET
STUART PARK
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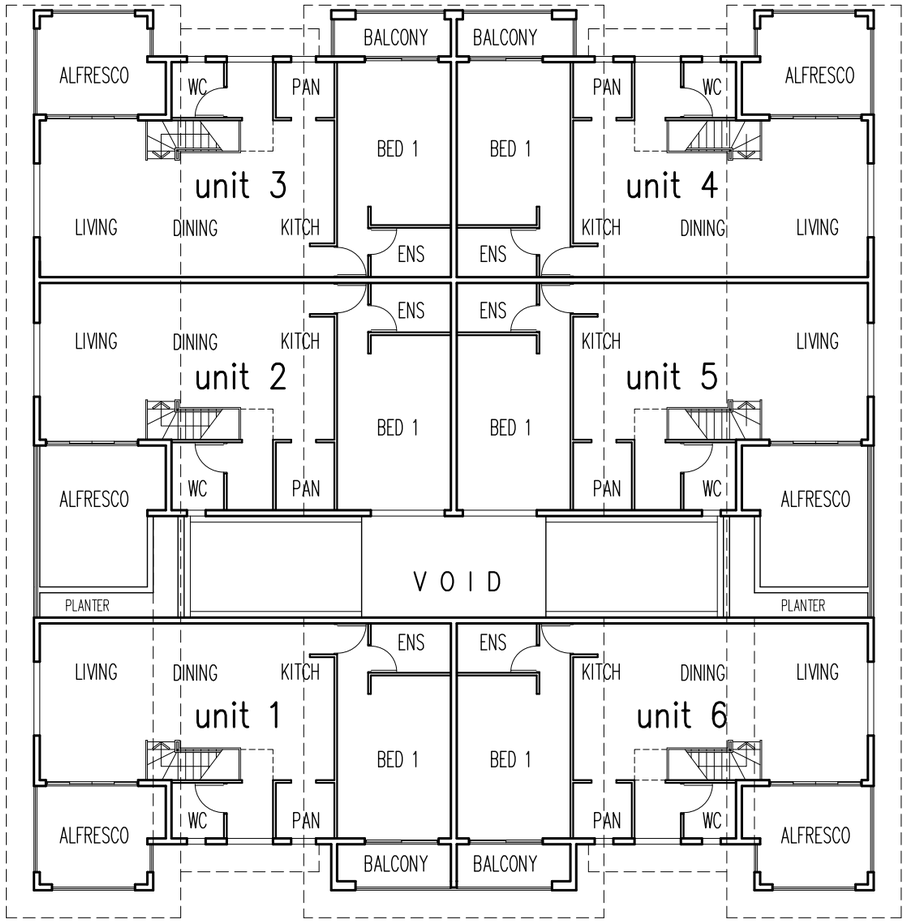
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BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION

a

c



b

d

areas

ground floor

unit 1/6	unit 2/5	unit 3	unit 4
living – 65sqm	living – 65sqm	living – 65sqm	living – 65sqm
courtyard – 24sqm	courtyard – 17sqm	courtyard – 18.3sqm	courtyard – 18.8sqm

first floor	first floor	first floor	first floor
living – 89.4sqm	living – 95.2sqm	living – 89.4sqm	living – 89.4sqm
alfresco – 13.2sqm	alfresco – 25sqm	alfresco – 13.2sqm	alfresco – 13.2sqm
balcony – 6sqm		balcony – 6sqm	balcony – 6sqm

P.O.S (1) private open space (open to sky)

P.O.S (2) private open space (not open to sky)

b

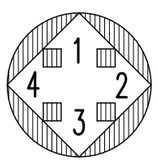
d

a

c

first floor plan

SCALE 1 : 200



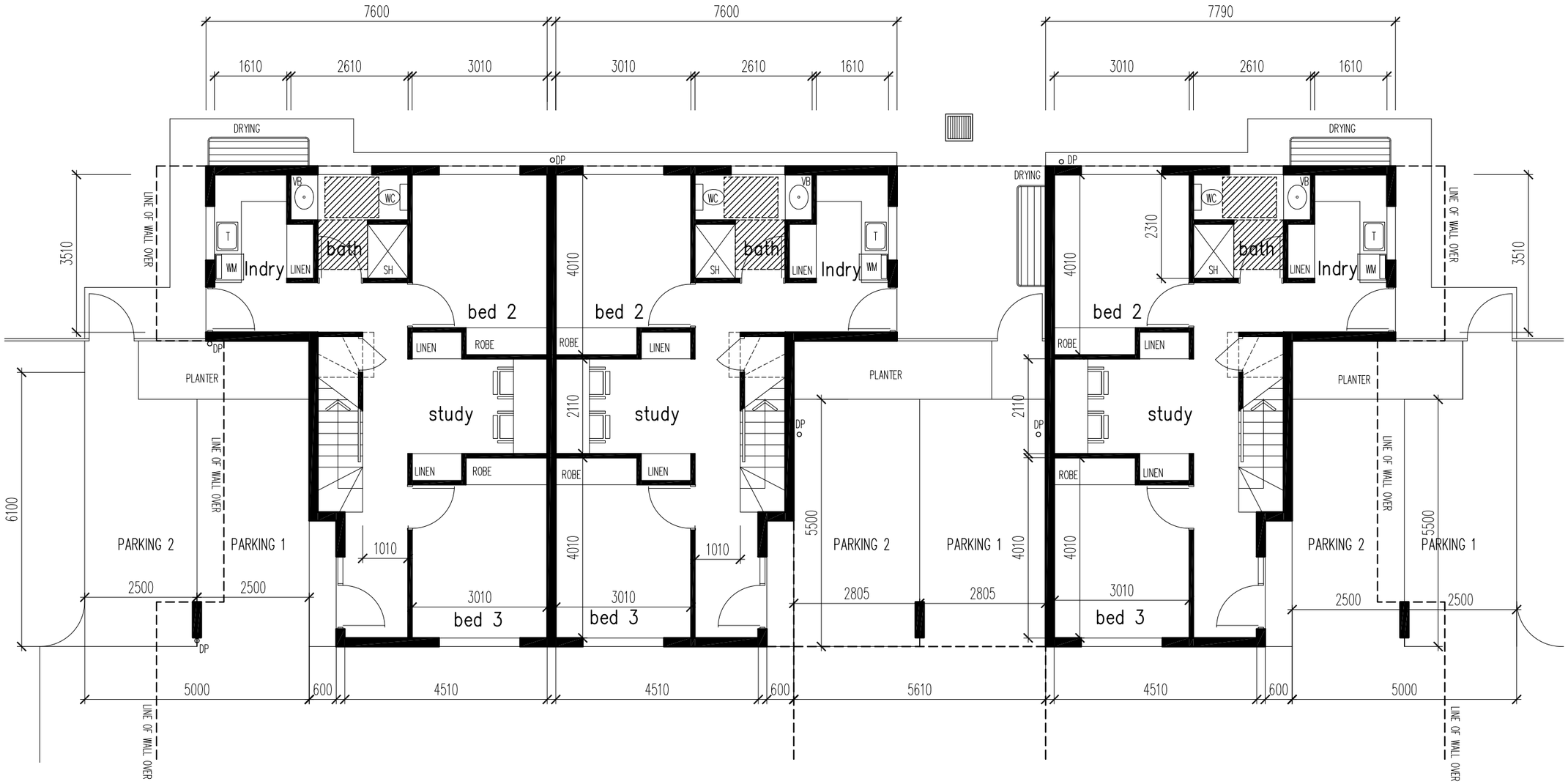
elevation key

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JOB No. 26042-SK4
Amend.

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION



part ground floor plan

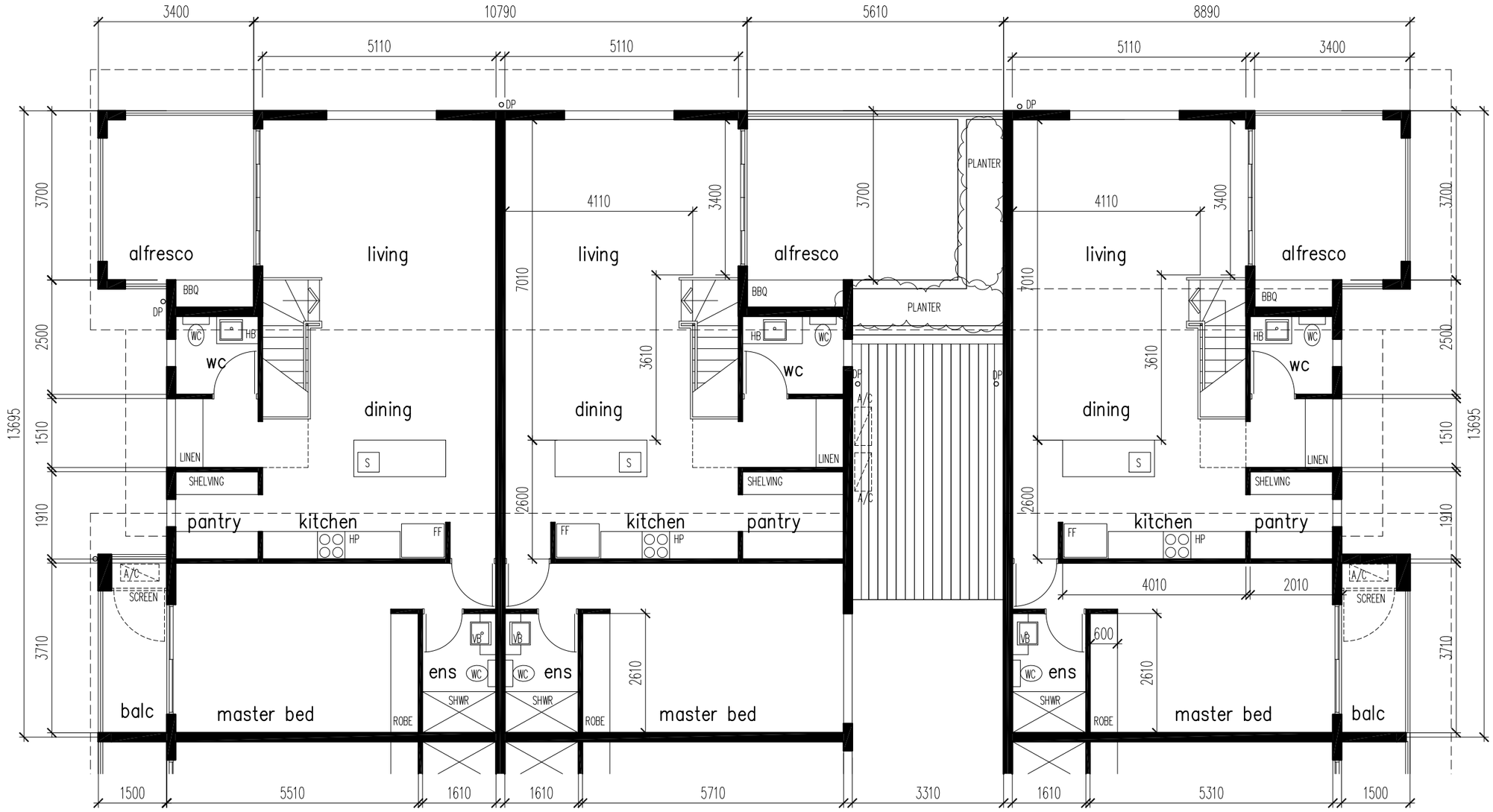
SCALE 1 : 100

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Amend.

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION



part first floor plan

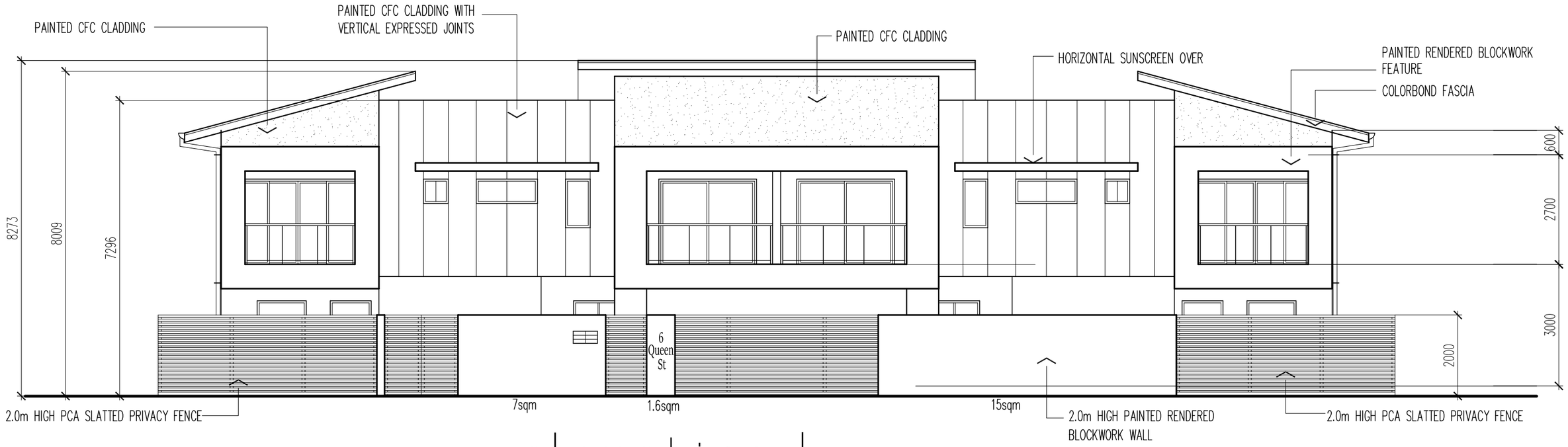
SCALE 1 : 100

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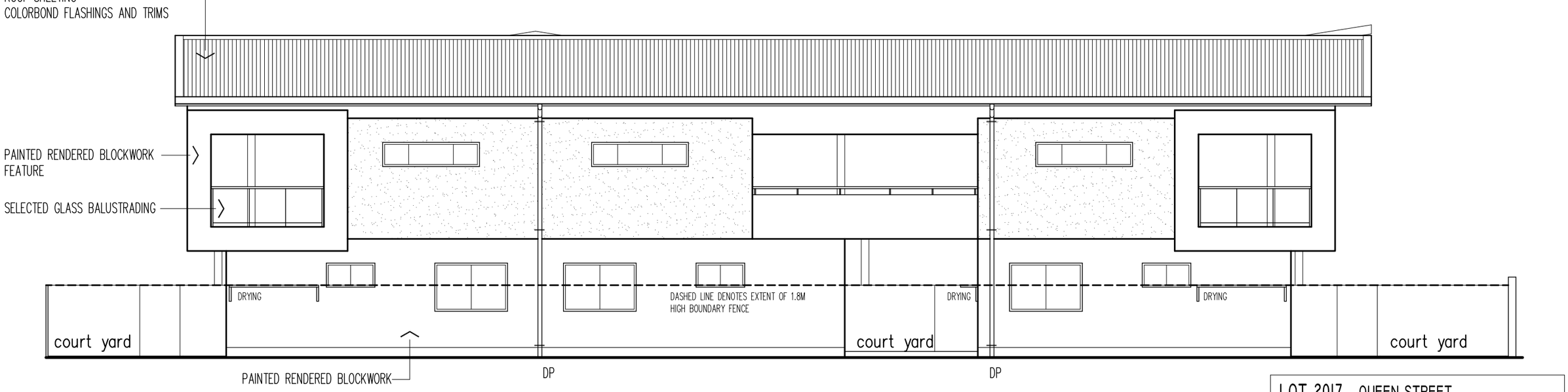
Date MAY 2026
Scale AS SHOWN
JOB No. 26042-SK6
Amend.

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION



elevation 1

SCALE 1 : 100



elevation 2

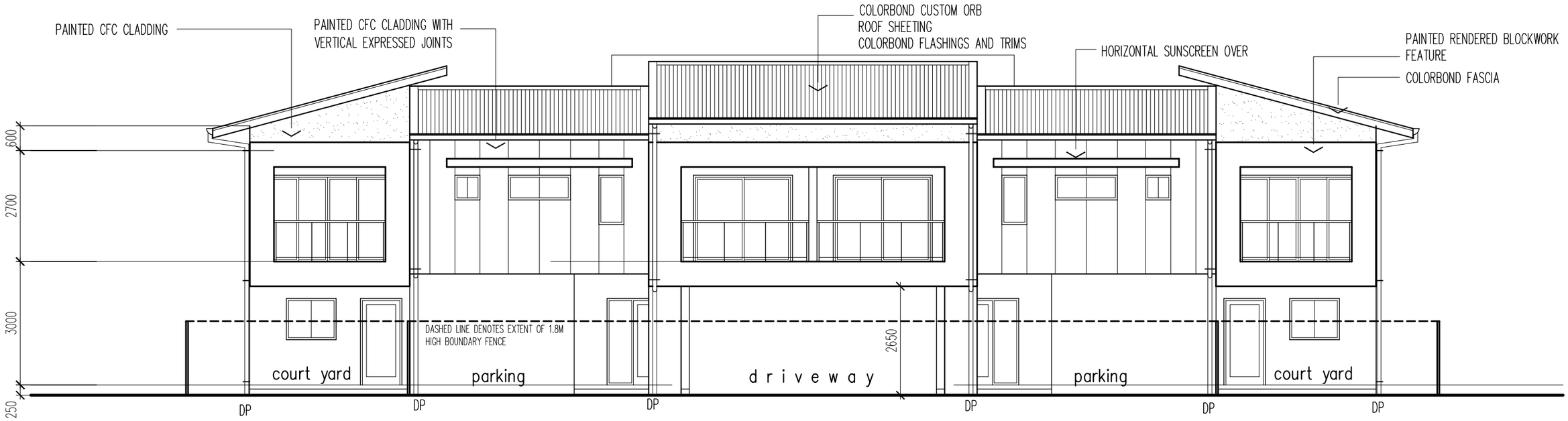
SCALE 1 : 100

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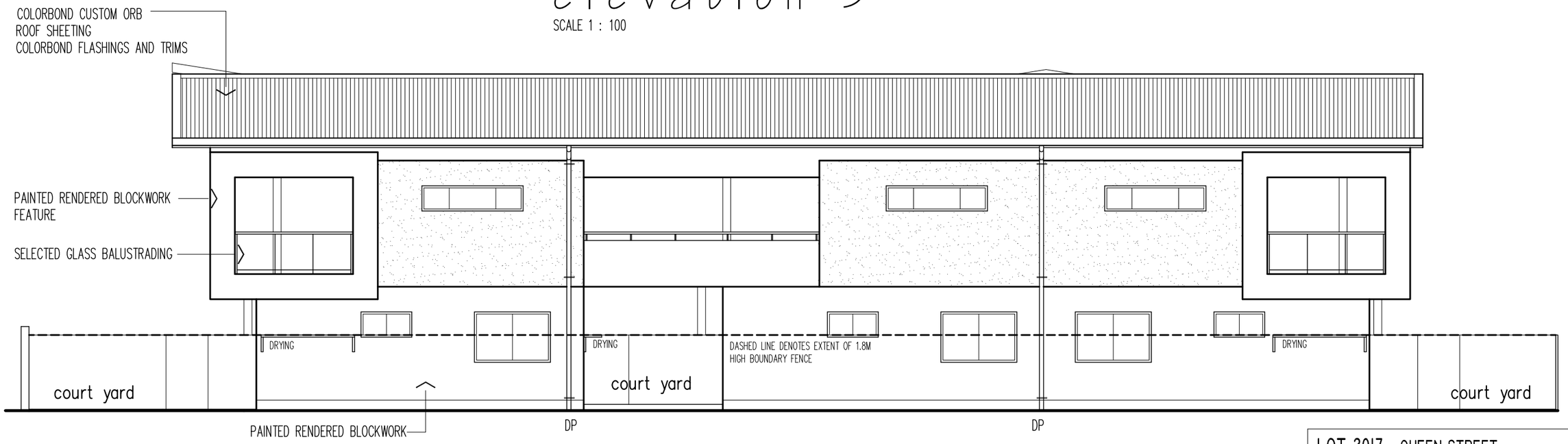
Date MAY 2026
Scale AS SHOWN
JOB No. 26042-SK7
Amend.

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION



elevation 3

SCALE 1 : 100



elevation 4

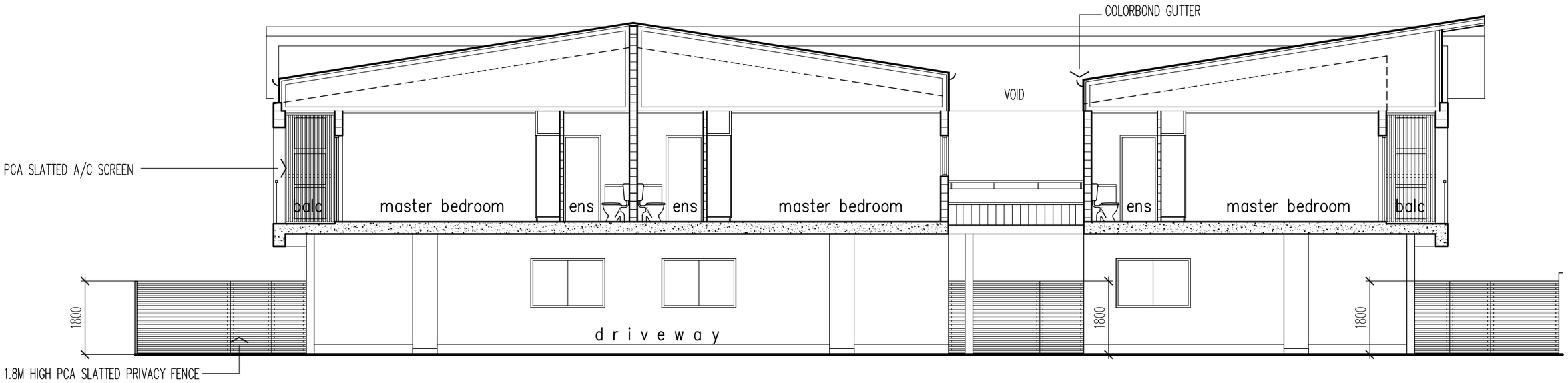
SCALE 1 : 100

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Amend.

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION



section a-a

SCALE 1 : 100



section b-b

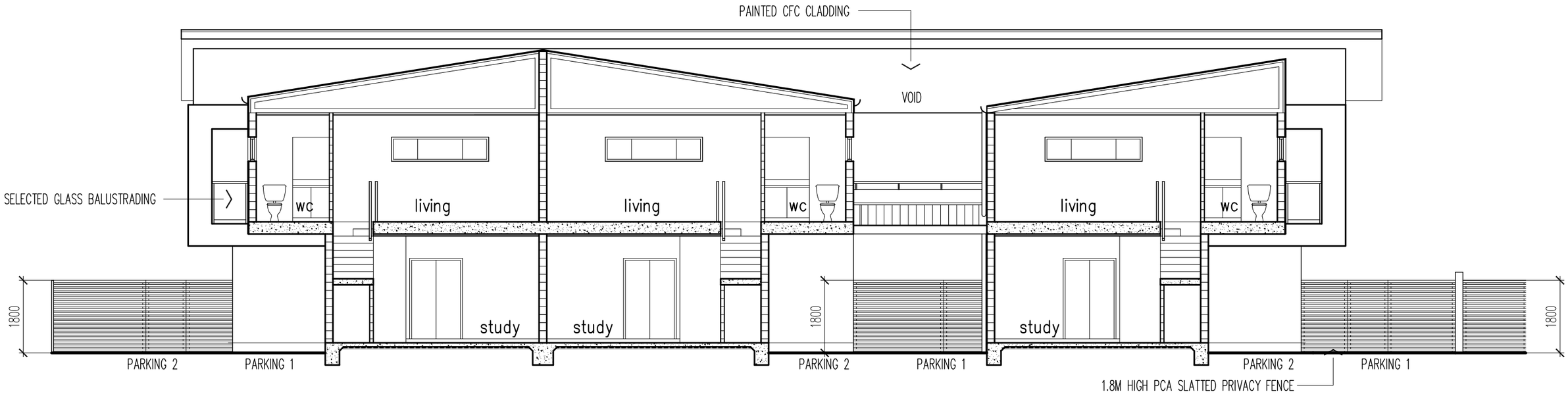
SCALE 1 : 100

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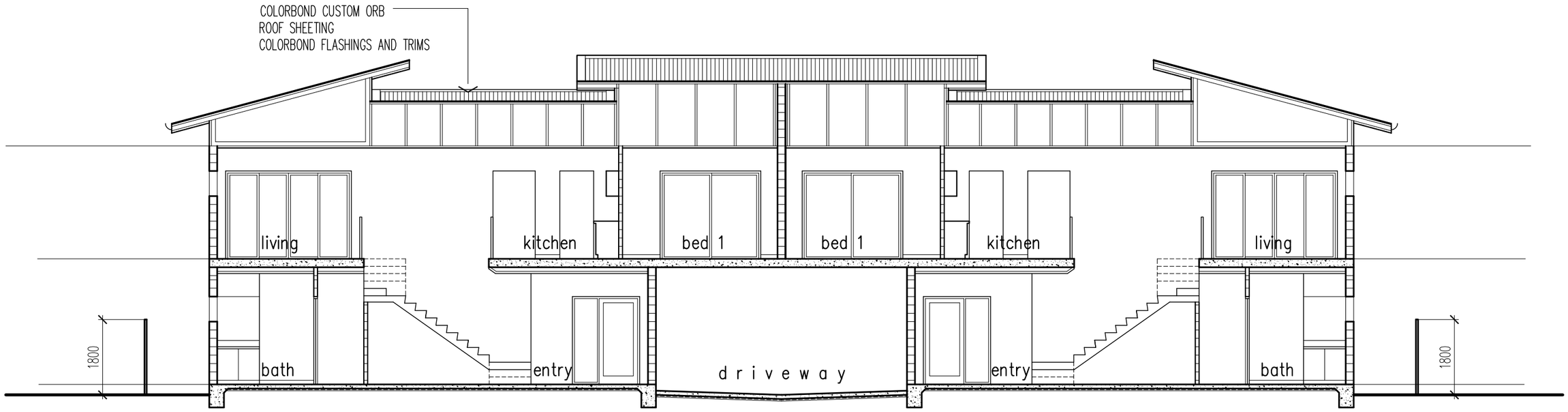
Date	MAY 2026	JOB No.	Amend.
Scale	AS SHOWN	26042-SK9	

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION



section c-c

SCALE 1 : 100



section d-d

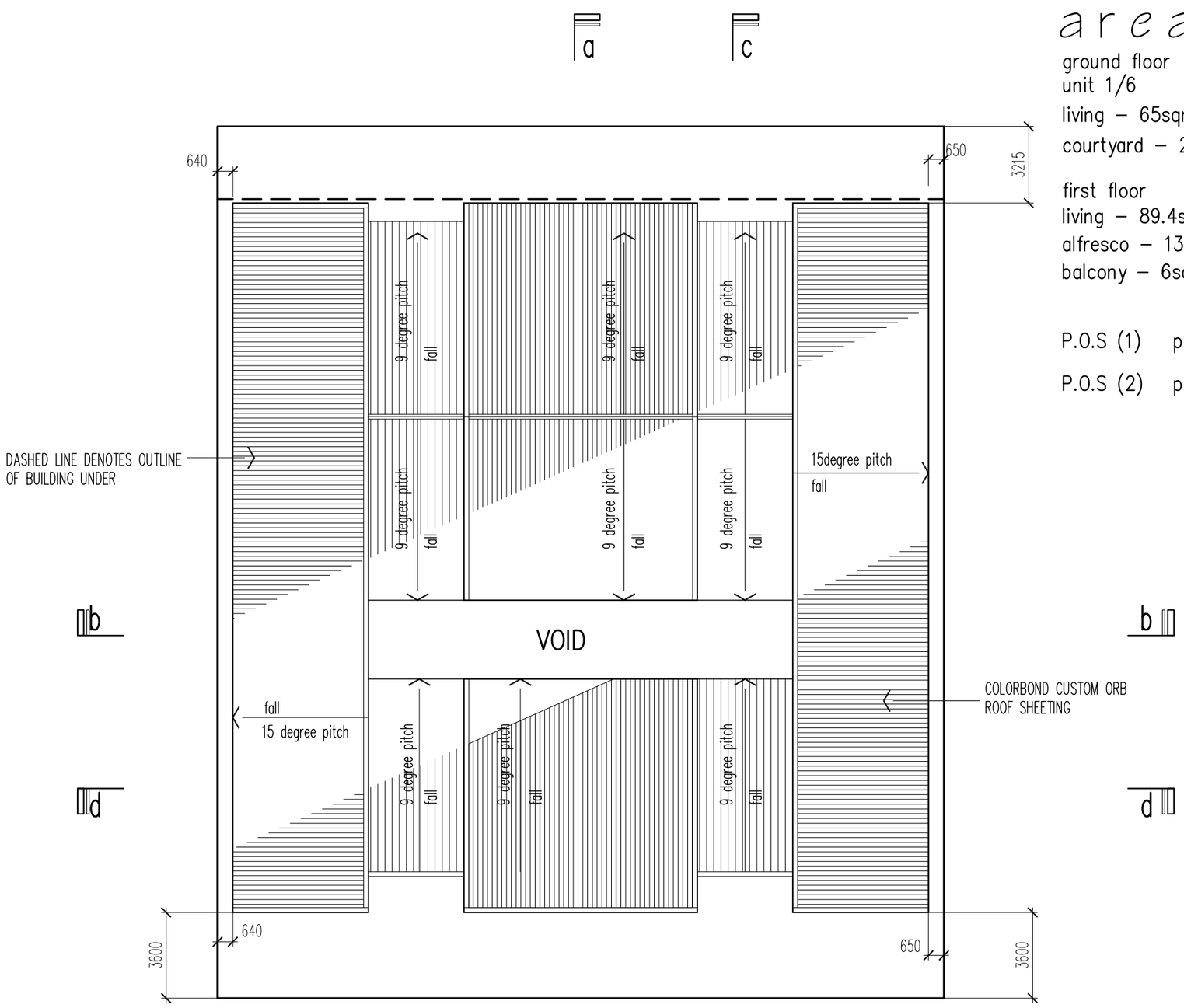
SCALE 1 : 100

LOT 2017 QUEEN STREET
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Scale AS SHOWN
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Amend.

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION



areas

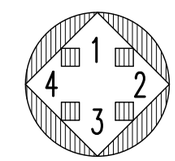
ground floor

unit 1/6	unit 2/5	unit 3	unit 4
living – 65sqm	living – 65sqm	living – 65sqm	living – 65sqm
courtyard – 24sqm	courtyard – 17sqm	courtyard – 18.3sqm	courtyard – 18.8sqm

first floor	first floor	first floor	first floor
living – 89.4sqm	living – 95.2sqm	living – 89.4sqm	living – 89.4sqm
alfresco – 13.2sqm	alfresco – 25sqm	alfresco – 13.2sqm	alfresco – 13.2sqm
balcony – 6sqm		balcony – 6sqm	balcony – 6sqm

P.O.S (1) private open space (open to sky)

P.O.S (2) private open space (not open to sky)



elevation key

roof plan

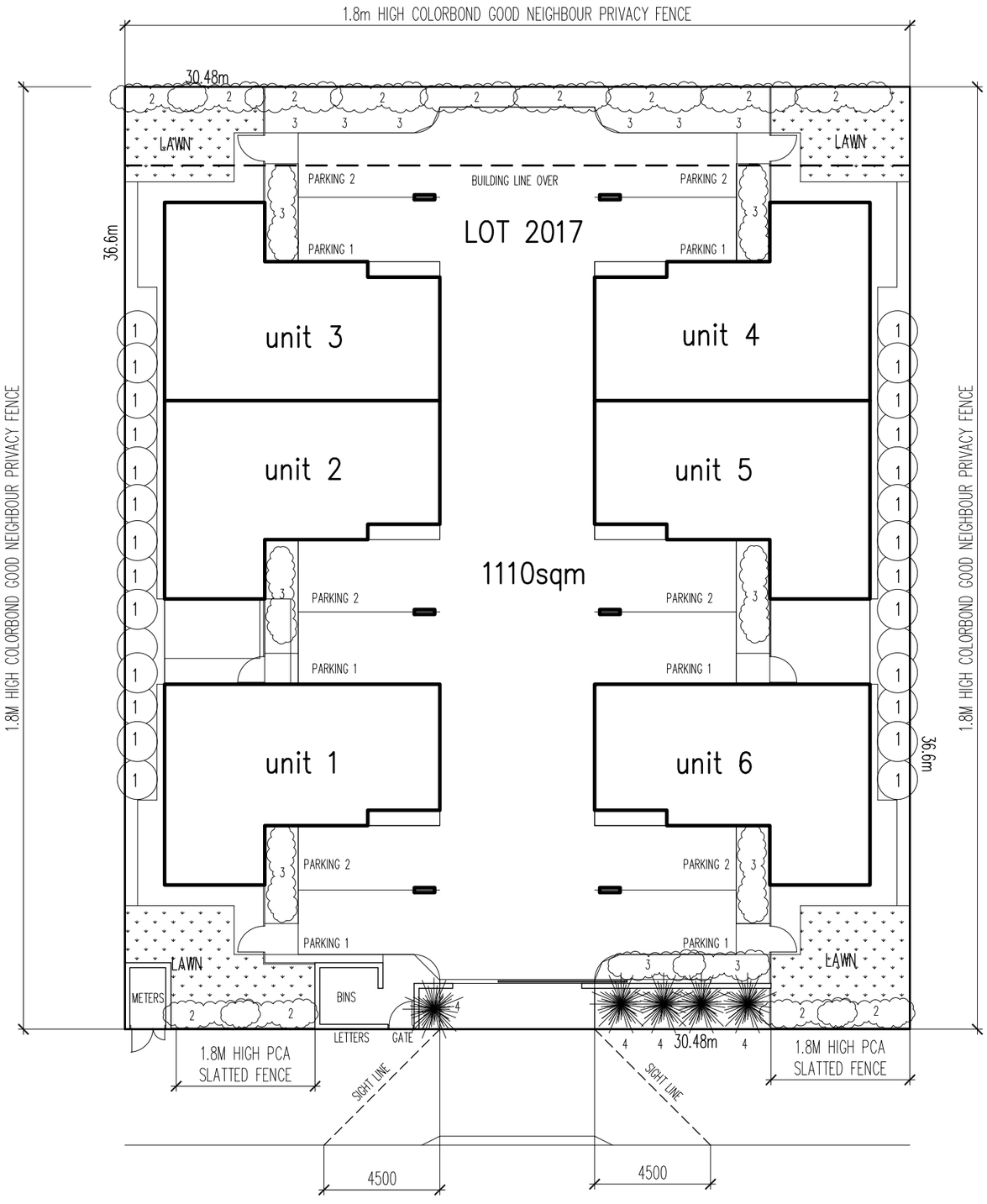
SCALE 1 : 200

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Scale AS SHOWN
JOB No. 26042-SKII
Amend.

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION



queen street

ground floor - landscaping plan

SCALE 1 : 200



T1 2.0 – 5.0M SELECTED PLANTING VARIETIES FROM APPROVED PLANTING LIST
MONOON LONGIFORIUM



landscape schedule

T2 1.0 – 2.0M APPROVED PLANTING LIST
MURRAYA PANICULATA



T3 0 – 1.0M SELECTED PLANTING VARIETIES FROM APPROVED PLANTING LIST
PROSTRATE VITEX



T4 1.0 – 2.0M SELECTED PLANTING VARIETIES FROM APPROVED PLANTING LIST
ACACIA NUPERRIMA

SELECTED GRASS TYPE TO BE ABLE TO WITH STAND THE NORTHERN TERITORY'S HARSH CLIMATE. RECOMMENDED VARIETIES IINCLUDE COUCH, ZOYSIA OR KIKUYU

EXACT LOCATION AND TYPES WILL BE CONFIRMED ON SITE WITH SPECIALIST LANDSCAPE CONTRACTOR

landscaping ground fl – 284sqm
ground fl planters 2 x 8sqm
ground fl planters 6 x 1.8sqm
first fl planters 2 x 8sqm
total landscaping = 326.8sqm

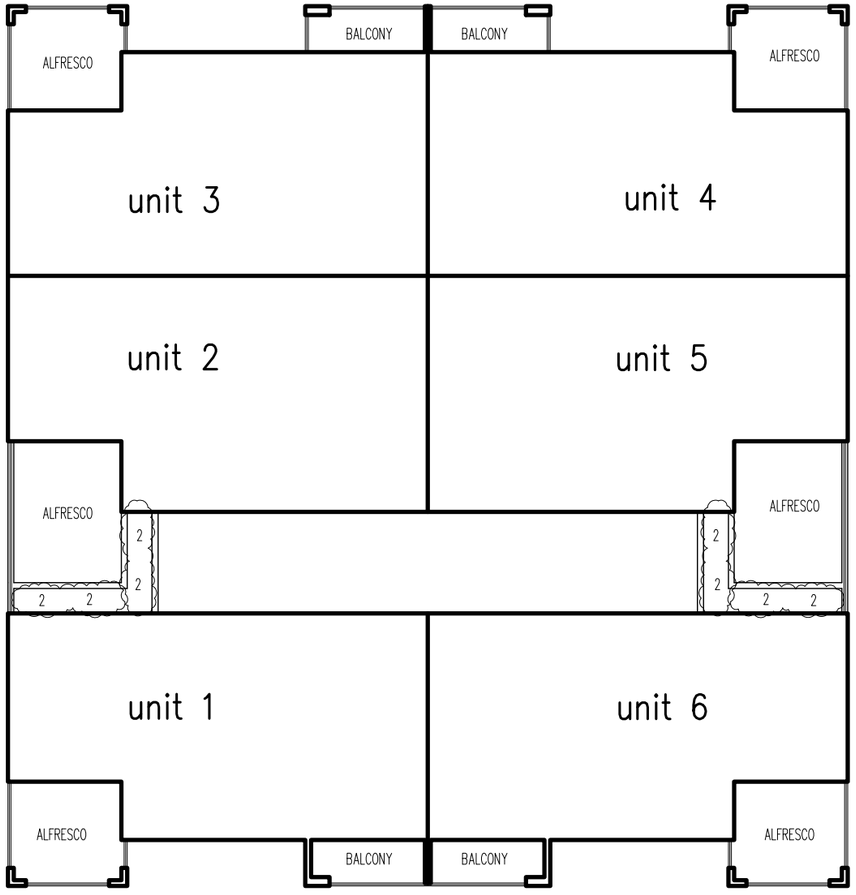
elevation key

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Amend.

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION



first floor - landscaping plan

SCALE 1 : 200

lansdcaping areas - 2 x 8 = 16sqm



T1 2.0 – 5.0M

SELECTED PLANTING VARIETIES FROM APPROVED PLANTING LIST

MONOON LONGIFORIUM



landscape schedule

T2 1.0 – 2.0M

APPROVED PLANTING LIST

MURRAYA PANICULATA



T3 0 – 1.0M

SELECTED PLANTING VARIETIES FROM APPROVED PLANTING LIST

PROSTRATE VITEX



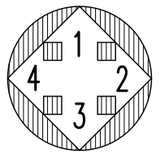
T4 1.0 – 2.0M

SELECTED PLANTING VARIETIES FROM APPROVED PLANTING LIST

ACACIA NUPERRIMA

SELECTED GRASS TYPE TO BE ABLE TO WITH STAND THE NORTHERN TERITORY'S HARSH CLIMATE. RECOMMENDED VARIETIES IINCLUDE COUCH, ZOYSIA OR KIKUYU

EXACT LOCATION AND TYPES WILL BE CONFIRMED ON SITE WITH SPECIALIST LANDSCAPE CONTRACTOR



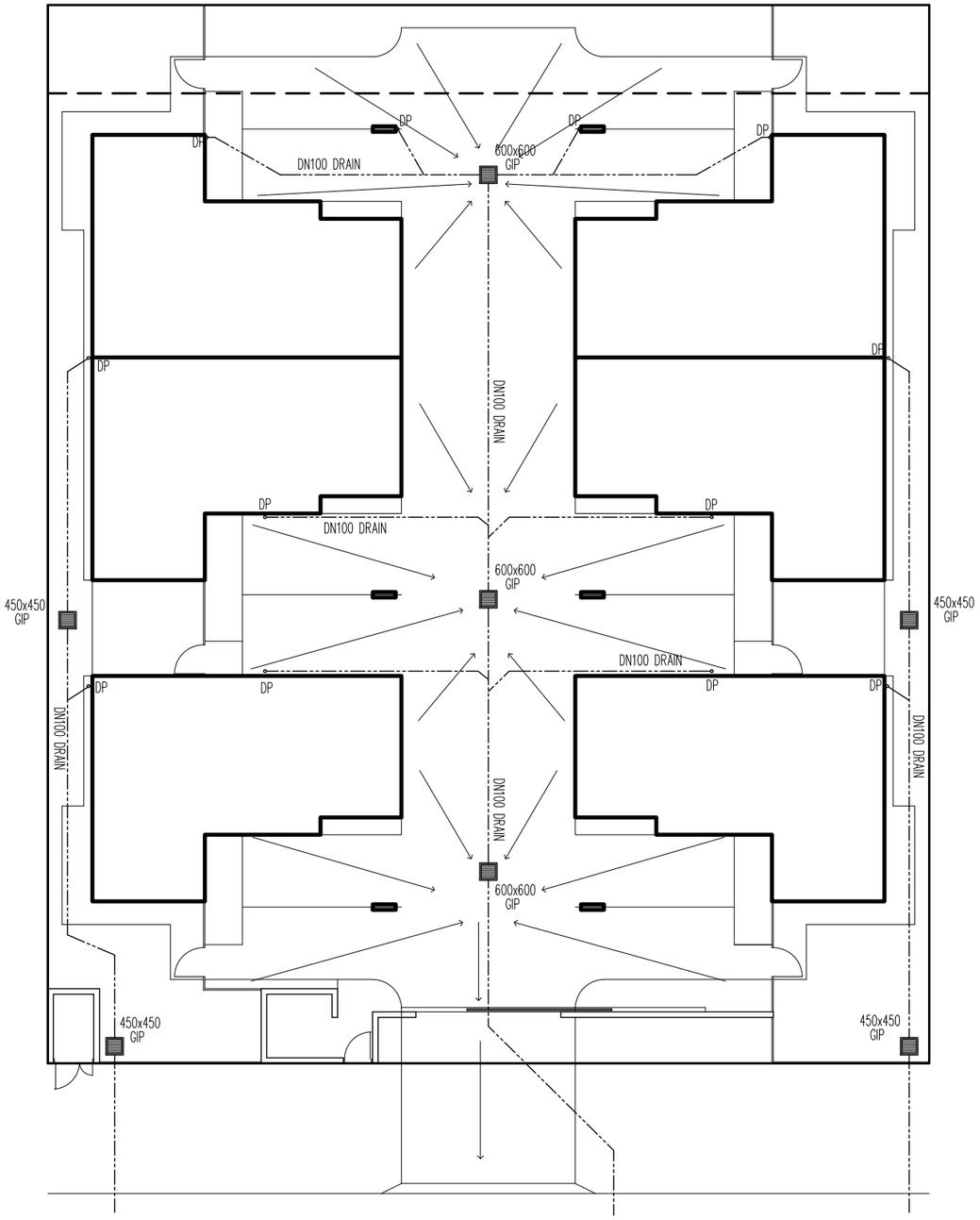
elevation key

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stormwater plan

SCALE 1 : 200

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BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION



street view 1



street view 2



street view 3

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BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION

ATTACHMENT- D1

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT TO NT PLANNING SCHEME

I, GERALD FRANCIS MCCARTHY, the Minister for Lands and Planning, under section 25(2)(a) of the *Planning Act*, amend the NT Planning Scheme by making the amendment, specified in the Schedule.

Dated 15th August 2010.

Minister for Lands and Planning

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 138

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 138.

2. Definition

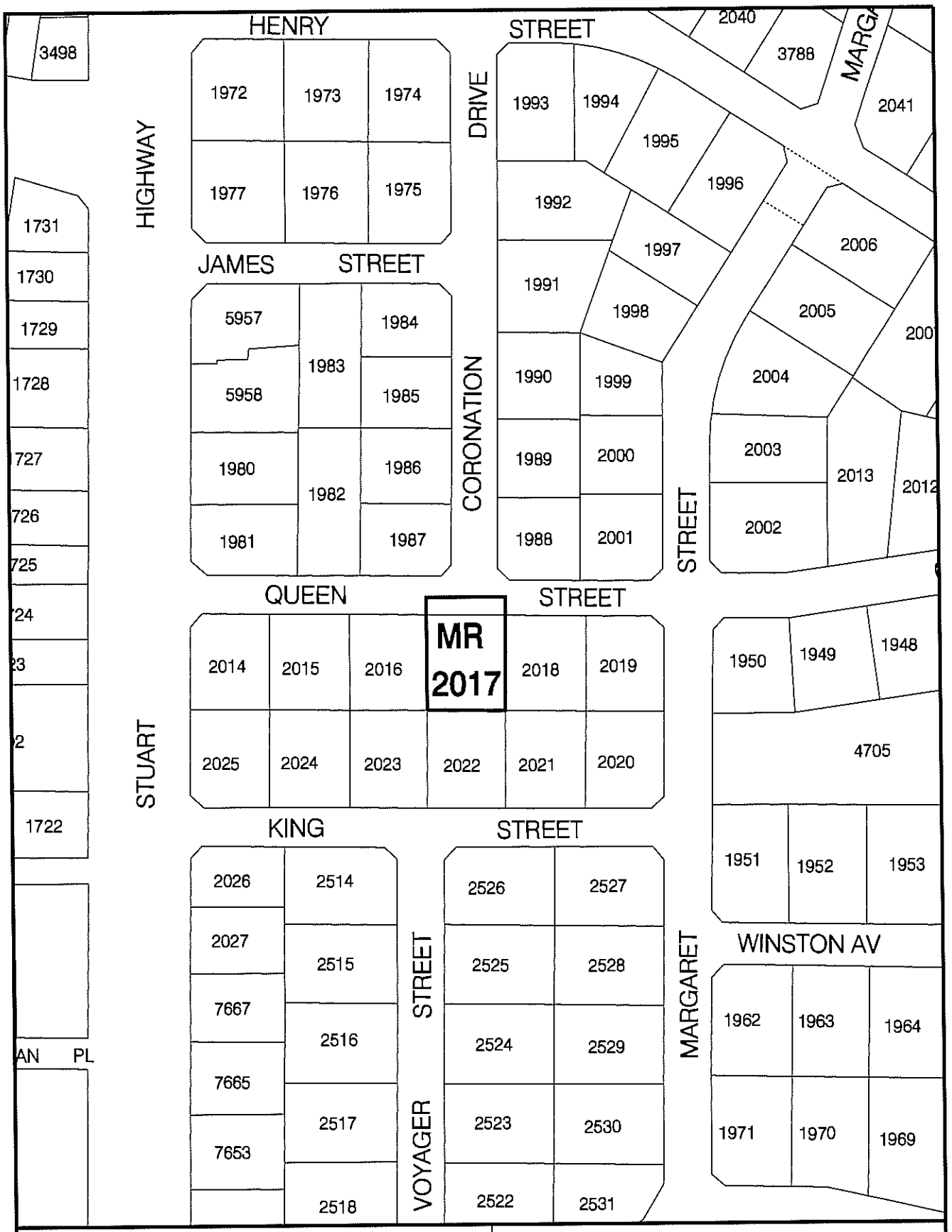
In this amendment –

"amending map" means the map, signed by the Minister for Lands and Planning and marked "NT Planning Scheme Amendment No. 138", deposited in the office of the Department of Lands and Planning, Darwin;

"zoning map" means the zoning map within the meaning of the NT Planning Scheme.

3. Amendment of Zoning Map

The NT Planning Scheme is amended by amending the zoning map relating to Darwin to the extent of its inconsistency with the amending map in respect of the area of land shown on the amending map bounded by a thick black line and lettered MR (Medium Density Residential) which is Lot 2017 Town of Darwin (6 Queen Street, Stuart Park).



NT PLANNING SCHEME
AMENDMENT No. 138
LOT 2017
TOWN OF DARWIN

MINISTER FOR LANDS AND PLANNING

Date 15/8/2010

Department of Lands & Planning

Northern Territory Government

0 20 40 60 80 100m

Scale 1: 2000 @ A4

File No.PA2010/0233
Date: 16-Jun-10
Drawing Name: PSA lot 2017 Darwin.dgn

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME AMENDMENT No. 138

DARWIN LOCALITY

I, GERALD FRANCIS MCCARTHY, the Minister for Lands and Planning, under section 28(1) of the *Planning Act*, give notice that –

(a) I have, under section 25 of the Act, amended the NT Planning Scheme by rezoning Lot 2017 Town of Darwin (6 Queen Street, Stuart Park) from Zone MD (Multiple Dwelling Residential) to Zone MR (Medium Density Residential); and

(b) copies of the amendment, (Amendment No 138), are available from the Offices of the Department of Lands and Planning, Ground Floor, 38 Cavenagh Street, Darwin.

Dated 15th August 2010

Minister for Lands and Planning

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

NT PLANNING SCHEME AMENDMENT

AMENDMENT No. 138

Reasons for Decision

Lot 2017 Town of Darwin (6 Queen Street, Stuart Park) is suitable for medium density development as sufficient strategic merit exists for the rezoning of the land. The site is also located near services including local schools and shops, and is unlikely to adversely impact on the amenity of the locality.

GERALD FRANCIS MCCARTHY
Minister for Lands and Planning

15 / 8 /2010

ATTACHMENT- D2

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 54 and 55

DEVELOPMENT PERMIT

DP13/0012

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 02017
Town of Darwin
6 QUEEN ST, STUART PARK

APPROVED PURPOSE

To use and develop the land for the purpose of 12 x 2 bedroom multiple dwellings in a 4 storey building plus basement car parking, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Nil.

BASE PERIOD OF THE PERMIT

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

HANNA STEVENSON
Delegate
Development Consent Authority

10 / 01 / 2013

DEVELOPMENT PERMIT

DP13/0012

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Darwin's underground stormwater drainage system shall be submitted to and approved by the City of Darwin, to the satisfaction of the consent authority. The plan shall 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.

GENERAL CONDITIONS

2. Works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.

3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities and telecommunication networks to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage facilities and electricity services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

5. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Darwin to the satisfaction of the consent authority.

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

7. The owner shall:
   (a) remove disused vehicle and/ or pedestrian crossovers;
   (b) provide footpaths/ cycleways;
   (c) undertake reinstatement works;
   All to the technical requirements of and at no cost to the City of Darwin, to the satisfaction of the consent authority.

8. Before the use or occupation of the development starts, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
   (a) constructed;
   (b) properly formed to such levels that they can be used in accordance with the plans;
   (c) surfaced with an all-weather-seal coat;
   (d) drained;
   (e) line marked to indicate each car space and all access lanes; and

(f) clearly marked to show the direction of traffic along access lanes and driveways;

9. Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.

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

11. No fence, hedge, tree or other obstruction exceeding a height of 0.6 m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.

12. Soil erosion and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.

13. All balconies are to be internally drained and discharge is to be disposed of at ground level and in a manner consistent with stormwater disposal arrangements for the site to the satisfaction of the consent authority.

14. All air conditioning condensers are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.

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

16. The 'gym' is for the use of the residents of the whole building and as such is not to be unit titled.

NOTES

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

2. The Environment Protection Agency of the Department of Lands, Planning and the Environment advises that construction work should be conducted in accordance with the Agency's Noise Guidelines for Development Sites. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

3. You are advised to contact the relevant service provider prior to construction works commencing in order to determine the relevant telecommunication network servicing requirements for the development, including the potential requirement to provide fibre ready telecommunication facilities.

ATTACHMENT D3

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - Section 57(3)

VARIATION OF CONDITIONS

DP13/0012A

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 02017
Town of Darwin
6 QUEEN ST, STUART PARK

VARIATION

Consent is granted to vary Condition 2 of Development Permit DP13/0012 for the purpose of minor changes to the building height, front setback, floor layouts and ground level façades, in accordance with the drawings numbered 2011/0272/01/A through to 2011/0272/12/A, endorsed as forming part of this permit.

In all other respects Development Permit DP13/0012 remains unchanged.

BASE PERIOD OF THE PERMIT

This permit does not extend the base period of the original permit.

PETER McQUEEN
Delegate
Development Consent Authority
17 / 7 / 2013

SCHEDULE OF CONDITIONS

DEVELOPMENT PERMIT

DP13/0012A

CONDITION PRECEDENT

1. Prior to the endorsement of plans and the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Darwin's underground stormwater drainage system shall be submitted to and approved by the City of Darwin, to the satisfaction of the consent authority. The plan shall 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.

GENERAL CONDITIONS

2. Works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.

3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities and telecommunication networks to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

4. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.

5. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Darwin to the satisfaction of the consent authority.

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

7. The owner shall:

   (a) remove disused vehicle and/ or pedestrian crossovers;
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9. Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority

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

11. No fence, hedge, tree or other obstruction exceeding a height of 0.6 m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.

12. Soil erosion and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority

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14. All air conditioning condensers are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.

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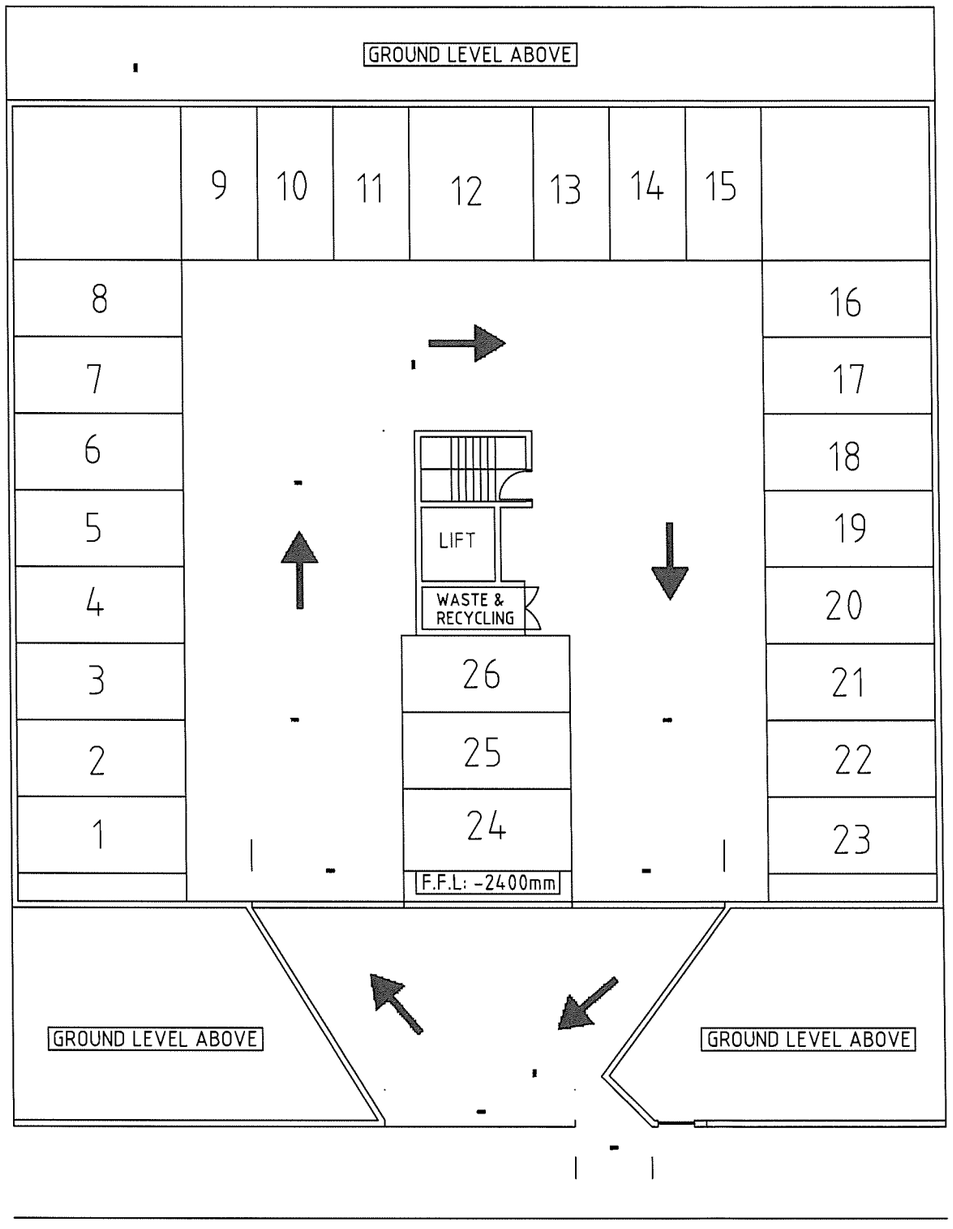
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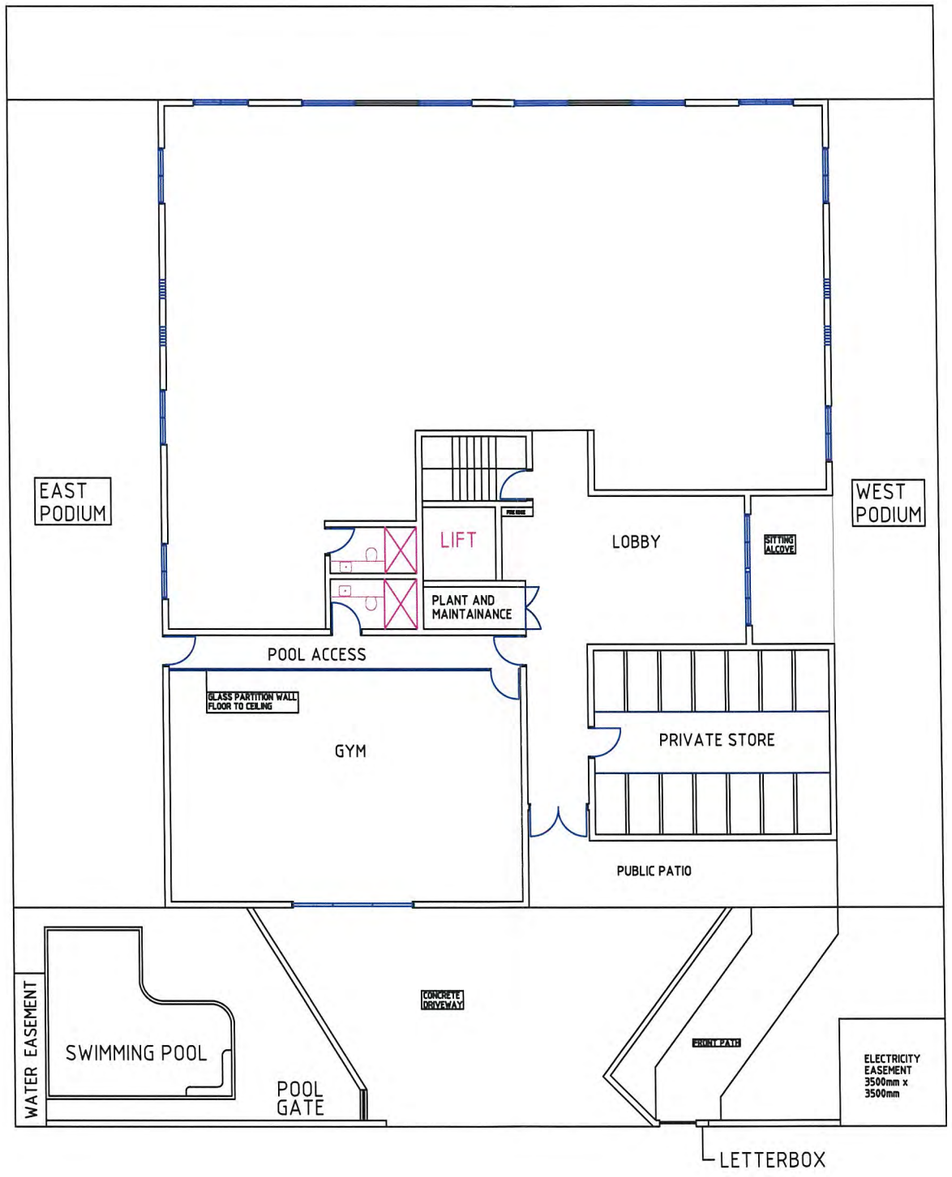


This is the drawing referred to in Development Permit No. DA13/0012A issued by the Development Consent Authority on 17.4.2013

Delegate of Authority

DWG No. 2011/0272/01/A

TITLE	BASEMENT CARPARK LEVEL	DRAWING #	BASE VAR 2
DATE	11/4/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030



NOTES
changed doorway widths of pool doors from 800mm to 920mm
changed front entry door from single 820mm door to double 1800mm doors
changed WASTE room to PLANT AND MAINTAINENCE
changed dimension of PLANT AND MAINTAINENCE room elevator side wall to fix drafting error & make square
changed PLANT AND MAINT room doors to tidy up drafting
added 50mm doorjambs on all doors to tidy up drafting
changed doorway width of pool toilet door to 920 for disabled access
changed doorway width of recreation room toilet from 800 to standard 820mm

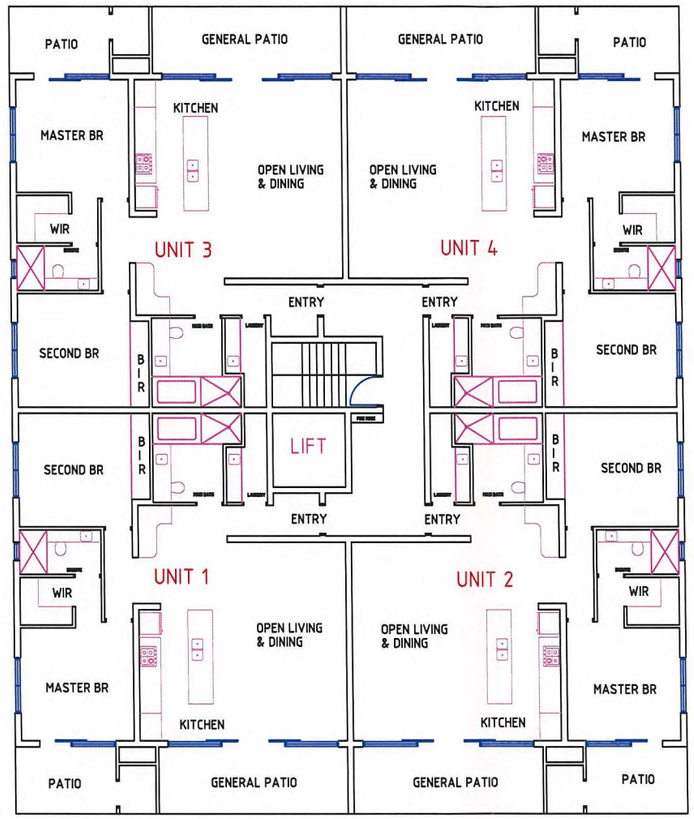
This is the drawing referred to in Development Permit No. 093/0012A issued by the Development Consent Authority on 17.4.2013

Delegate of Authority

DWG No. 2011/6272/02/A

TITLE	GROUND FLOOR PLAN	DRAWING #	GROUND VAR 2
DATE	11/4/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

SITE BOUNDARY

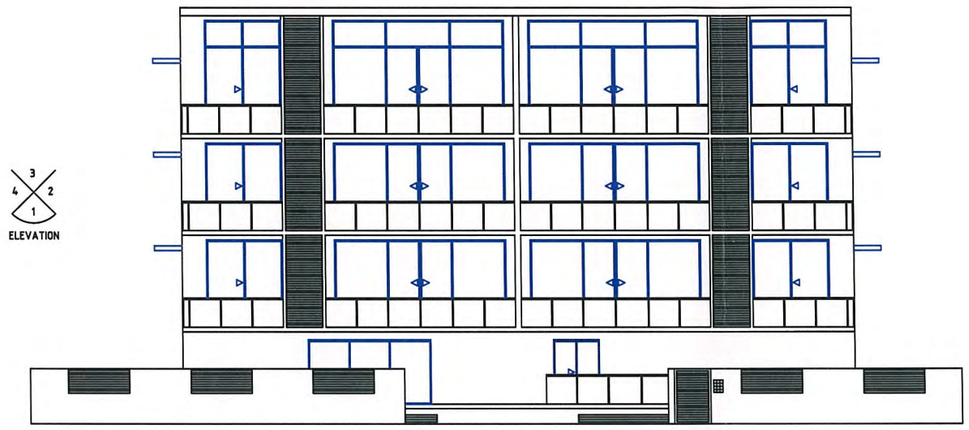


This is the drawing referred to in Development Permit No. DA13/0012A issued by the Development Consent Authority on 17.4.2013

Delegate of Authority

DWG No. 2011/0272/03/A

TITLE	RESIDENTIAL FLOOR STANDARD FLOORS 2, 3, 4	DRAWING #	RESI VAR 2
DATE	11/4/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030



3
4 2
1
ELEVATION

This is the drawing referred to in Development Permit No. DA13/0012A
issued by the Development Consent Authority
on 17.4.2013
Delegate of Authority

Dwg No. 2011/0272/04/A

TITLE	ELEVATION 1 NORTH FACE FENCED	DRAWING #	NORTH FENCE VAR 2
DATE	11/4/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

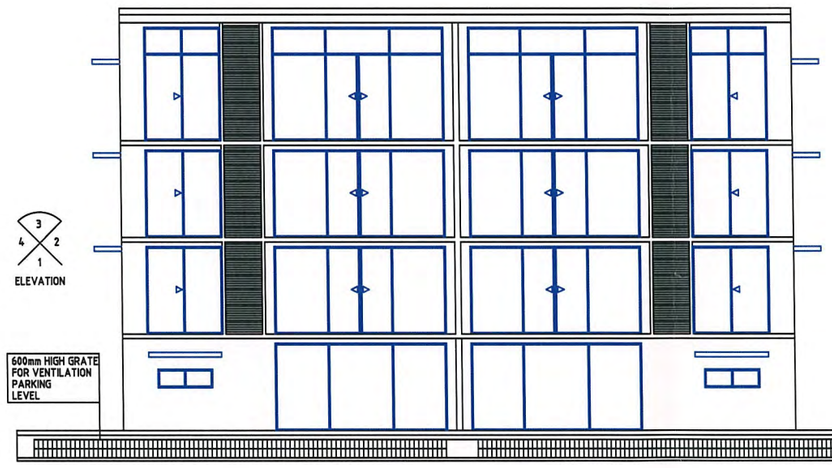


This is the drawing referred to in Development Permit No. DP13/0012A issued by the Development Consent Authority on 17.4.2013

Delegate of Authority

DA No. 2011/0272/05/A

TITLE	ELEVATION 1 NORTH FACE BASEMENT CROSS SECTION	DRAWING #	NORTH BASE VAR 2
DATE	11/4/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

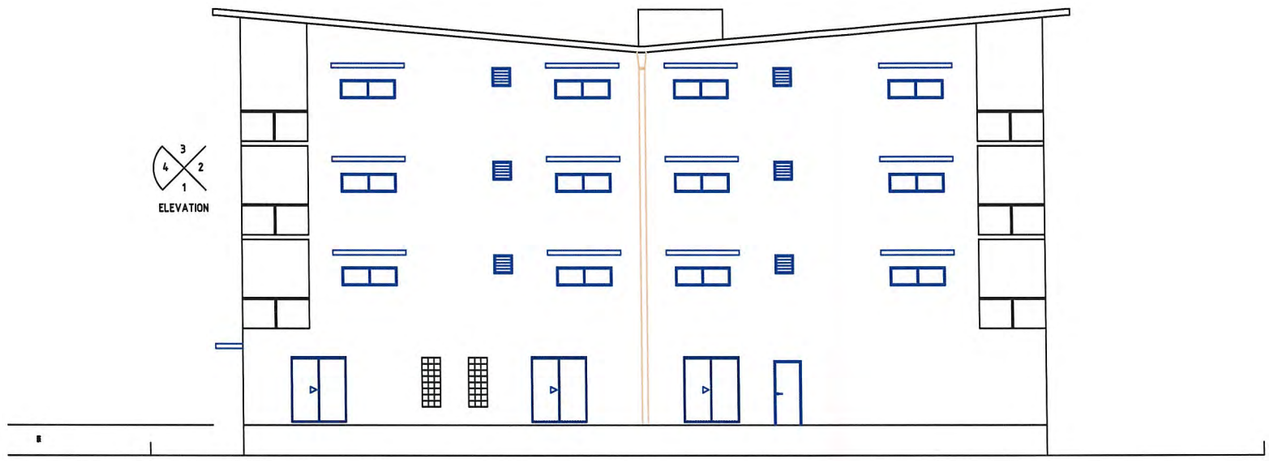


This is the drawing referred to in Development Permit No. DP13/0012A issued by the Development Consent Authority on 17.4.2013

Delegate of Authority

DWG No. 2011/0272/06/A

TITLE	ELEVATION 3 SOUTH FACE	DRAWING #	SOUTH VAR 2
DATE	11/4/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030



This is the drawing referred to in Development Permit No. DP13/0012A issued by the Development Consent Authority on 17.4.2013

Delegate of Authority

DWG No. 2011/0272/07/A

TITLE	ELEVATION 4 EAST FACE	DRAWING #	EAST VAR 2
DATE	11/4/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030



ELEVATION

This is the drawing referred to in Development Permit No. ....DP13/0012A.....
issued by the Development Consent Authority
on ....17.4.2013.....
.....
Delegate of Authority

PWR no. 2011/0272/08/A

TITLE	ELEVATION 2 WEST FACE	DRAWING #	WEST VAR 2
DATE	11/4/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

1800mm HEIGHT CHAINMESH OR WROUGHT IRON FENCE

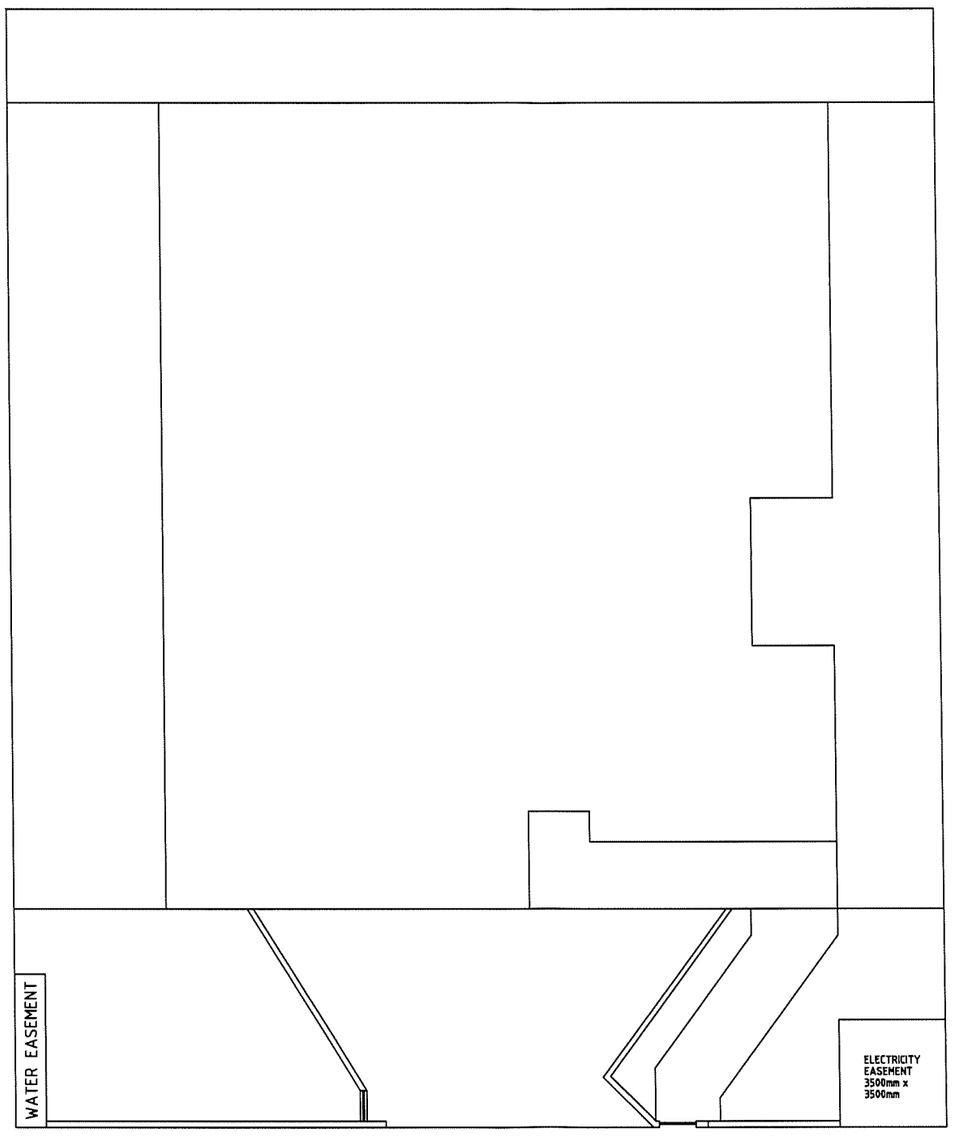
1800mm HEIGHT CHAINMESH OR WROUGHT IRON FENCE

1800mm HEIGHT CHAINMESH OR WROUGHT IRON FENCE

2000mm TOTAL HEIGHT PAINTED RENDERED MASONRY BLOCK FENCE BOTTOM 990mm OF ABOVE GROUND LEVEL FENCE IS OF BASEMENT RETAINING WALL.
TOP 1010mm OF ABOVE GROUND LEVEL FENCE IS OF NON RETAINING WALL MASONRY BLOCK.
FROM INSIDE SITE ON PODIUM LEVEL, FENCE HEIGHT FROM PODIUM FLOOR IS 1010mm.

2000mm TOTAL HEIGHT PAINTED RENDERED MASONRY BLOCK FENCE BOTTOM 990mm OF ABOVE GROUND LEVEL FENCE IS OF BASEMENT RETAINING WALL.
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FROM INSIDE SITE ON PODIUM LEVEL, FENCE HEIGHT FROM PODIUM FLOOR IS 1010mm.

1800mm HEIGHT PAINTED AND RENDERED MASONRY BLOCK FENCE



1800mm HEIGHT PAINTED AND RENDERED MASONRY BLOCK FENCE

1800mm HEIGHT PAINTED RENDERED MASONRY BLOCK FENCE WITH ALUMINIUM SLATS AS PER ELEVATIONS

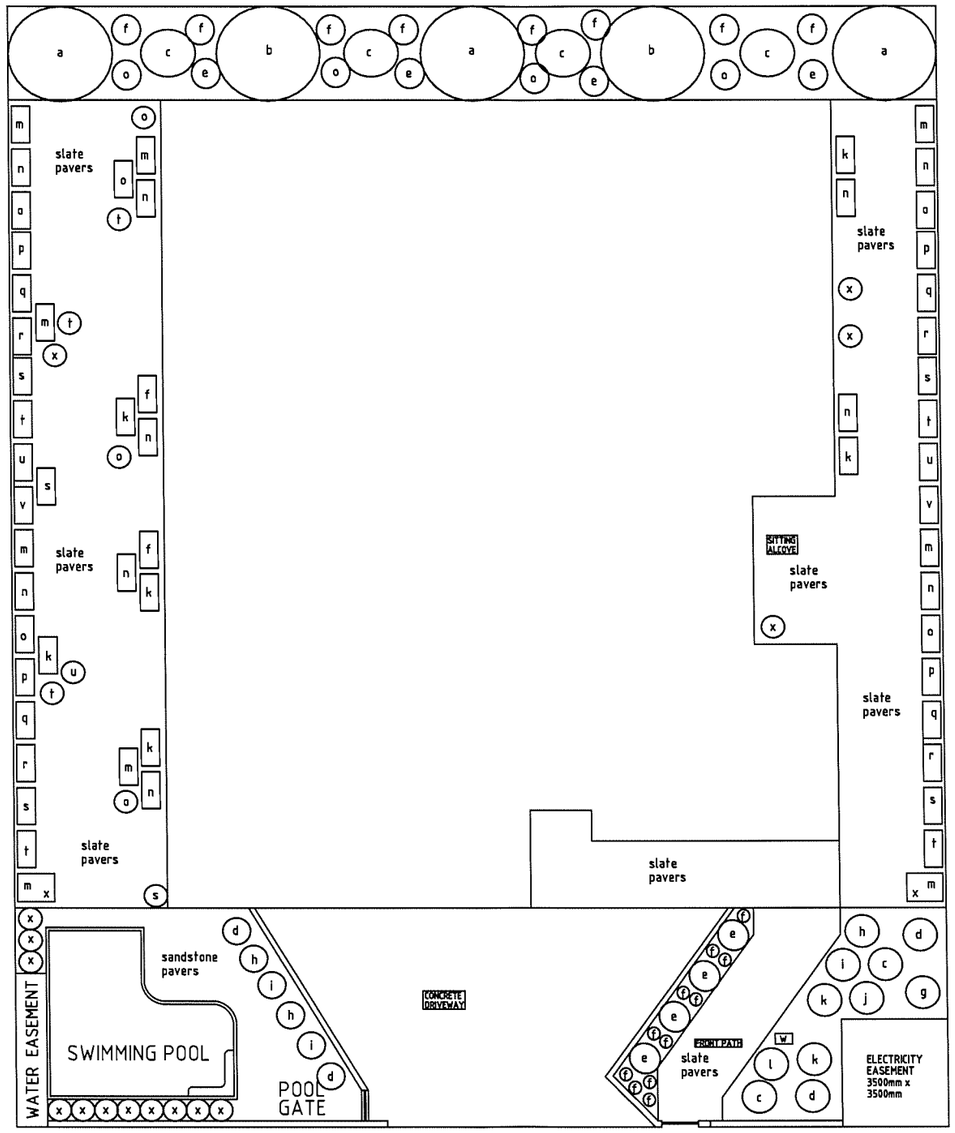
1800mm HEIGHT CASTOR MOUNTED ROLLER GATE

1800mm HEIGHT PAINTED RENDERED MASONRY BLOCK FENCE WITH ALUMINIUM SLATS AS PER ELEVATIONS

This is the drawing referred to in Development Permit No. DP13/0012A
issued by the Development Consent Authority
on 17.4.2013
Delegate of Authority

DWK No. 2011/0272/09/A

TITLE	fencing schedule	DRAWING #	FENCE VAR 2
DATE	8/4/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK



This is the drawing referred to in Development Permit No. DP13/0012A issued by the Development Consent Authority on 17-4-2013

Delegate of Authority

DWG No. 2011/0272/10/A

TITLE	landscape schedule	DRAWING #	LANDSCAPE VAR 2
DATE	8/4/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

This is the drawing referred to in Development Permit No. DP13/0012A issued by the Development Consent Authority on 17.4.2013

Delegate of Authority

Finniss Tree Supplies
Mark Hawkins
0405 972 447
Landscaping Schedule – 6 Queen Street Stuart Park
Client: George Mamouzellos
Requirements description:

1. All plants on East and West boundary to reach height (including planter box) of 2000mm within 18 month
2. All plants on East and West boundary to be comprised of species with branches and foliage suited to visual screening
3. All in ground screening species to be fast growing varieties and screen effectively in a reasonable (<24 months) time
4. All species to be suited to light conditions according to location
5. No species in vicinity of underground pipes or services to have invasive root systems
6. Species selection to be compatible with streetscape in general vicinity
7. Arrangement on podium level to create separate areas suited to outdoor furniture and privacy between areas
8. Preference towards native ever green varieties, and fruit trees with vivid color in foliage or flowers.
9. Landscape to be layered, with tall screening species selected to suit compatible mid height shrubs and ground cover underneath.
10. Species near pool areas to be minimally or non shedding.
11. Species accessible to children to be non poisonous or sharp at eye level.
12. Species selection to be serviced by regular irrigation system
13. Species to be hardy, and not require excessive pruning
14. Water feature/bird bath in gate frontage area

Species	Legend reference	Use	Growth rate	Height at maturity
In ground non planter box species				
Chrysophyllum cainito (purple star apple)	a	North/South boundary high screening	fast	Up to 20m
Averrhoa carambola (star fruit)	b	North/South boundary high screening	fast	Up to 10m
Sysigium fibrosum (rain cherry)	c	North/South boundary screening, mid level	fast	4-5m
Hibiscus tileacus (hybrid)	d	North/East frontage & pool screening	fast	5m-8m
Grevilia dryandri	e	Entry frontage shrubbery	medium to fast	0.6m-2m
Vitex rotundifolia	f	Rear boundary groundcover	fast	0.1m-0.5m
Syzygium armstrongii	g	North/East frontage screening	fast	12m-20m
Scaevola sericea	h	North/East frontage & pool screening	fast	2m-3m

DAS No. 2011/0272/11/A

Gardenia megasperma	i	North/East frontage & pool screening	fast	3m-6m
Elaeocarpus arnhemicus	j	North/East frontage screening	medium to fast	5m-15m
Acacia dunnii	k	North/East frontage screenning	very fast	2m-4m
Alphitonia excelsia	l	North/East frontage screenning	fast	5m-10m
Planter box species NOTE: All planter box species experience dwarfing/bonzai effect due to placement in planter boxes rather than natural ground				
Ficus virens	m	East/West boundary high screening	fast	<2m including planter box summative height
Ficus platypoda	n	East/West boundary high screening	fast	<2m including planter box summative height
Grevilia formosa	o	East/West/South boundary high screening	fast	<2m including planter box summative height
Cordia subcordata	p	East/West boundary high screening	fast	<2m including planter box summative height
Calophyllum inophyllum	q	East/West boundary high screening	fast	<2m including planter box summative height
Ficus benjamina	r	East/West boundary high screening	fast	<2m including planter box summative height
Ficus platypoda	s	East/West boundary high screening	fast	<2m including planter box summative height
Dillenia alata	t	East/West boundary high screening	fast	<2m including planter box summative height
Nauclea orientalis	u	East/West boundary high screening	fast	<2m including planter box summative height
Acacia dunnii	v	East/West boundary high screening	fast	<2m including planter box summative height
Miscellaneous				
Water feature	w	Bird attraction/aesthetics	NA	TBA
Yukka gloriosa	x	Mid level aesthetic non shedding pool compatible	fast	2.5 - 3m

DWG No. 2011/0272/12/A

This is the drawing referred to in Development Permit No. DP13/0012A issued by the Development Consent Authority on 11.4.2013

Delegate of Authority

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - Section 57(3)

VARIATION OF CONDITIONS

DP13/0012B

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 02017
Town of Darwin
6 QUEEN ST, STUART PARK

VARIATION

Consent is granted to vary Condition 2 of Development Permit DP13/0012 for the purpose of changes to the approved roof design, eaves and fencing, the addition of a fire stair and other minor internal changes, in accordance with the drawings numbered 2011/0272/01/B through to 2011/0272/13/B, endorsed as forming part of this permit.

In all other respects Development Permit DP13/0012 and its subsequent variation remain unchanged.

BASE PERIOD OF THE PERMIT

This permit does not extend the base period of the original permit.

PETER McQUEEN
Delegate
Development Consent Authority
21 / 6 / 2013

SCHEDULE OF CONDITIONS

DEVELOPMENT PERMIT

DP13/0012B

CONDITION PRECEDENT

1. Prior to the endorsement of plans and the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Darwin's underground stormwater drainage system shall be submitted to and approved by the City of Darwin, to the satisfaction of the consent authority. The plan shall 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.

GENERAL CONDITIONS

2. Works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.

3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities and telecommunication networks to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

4. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.

5. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Darwin to the satisfaction of the consent authority.

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

7. The owner shall:

   (a) remove disused vehicle and/ or pedestrian crossovers;
   (b) provide footpaths/ cycleways;
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11. No fence, hedge, tree or other obstruction exceeding a height of 0.6 m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.

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

16. The 'gym' is for the use of the residents of the whole building and as such is not to be unit titled.

17. The rooftop is to be accessed for building services and maintenance purposes only.

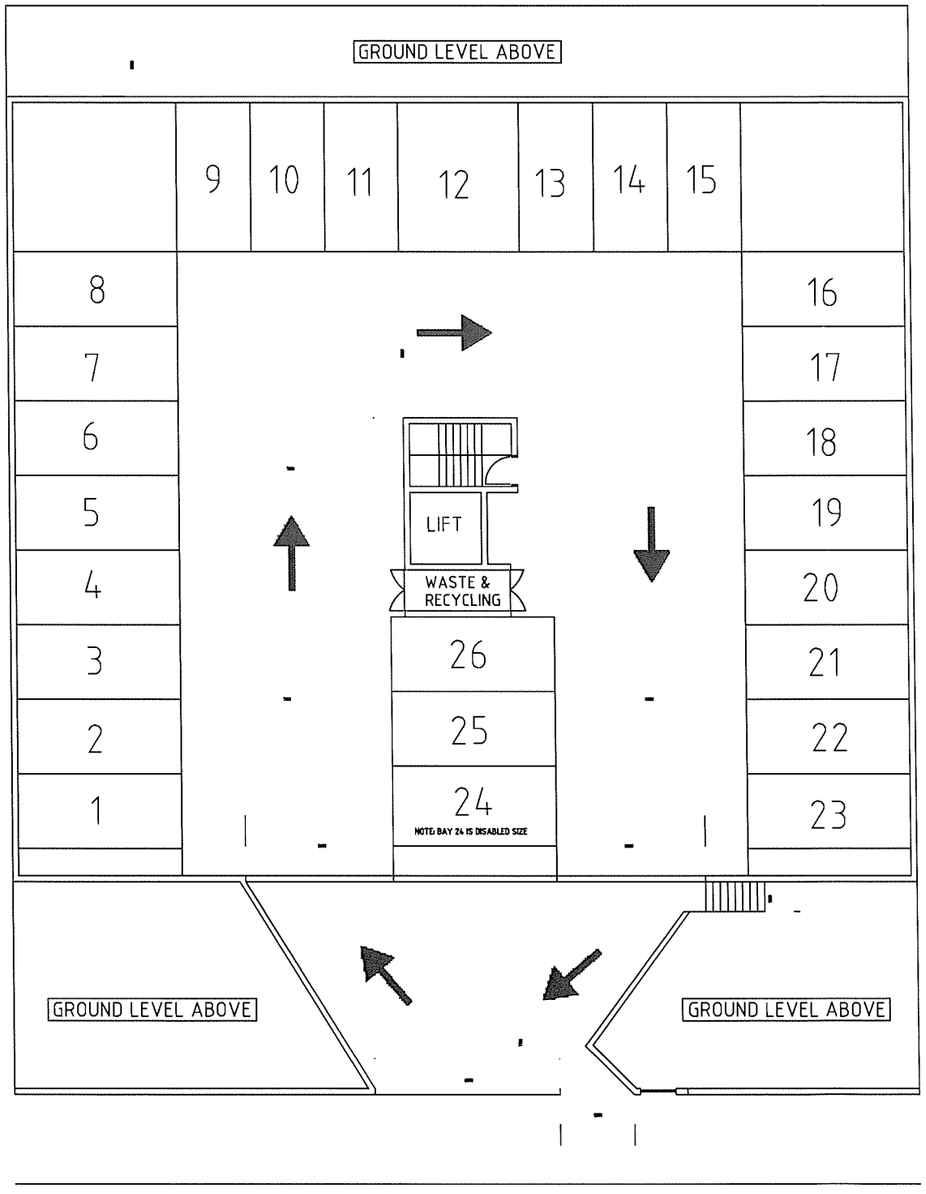
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3. You are advised to contact the relevant service provider prior to construction works commencing in order to determine the relevant telecommunication network servicing requirements for the

development, including the potential requirement to provide fibre ready telecommunication facilities.



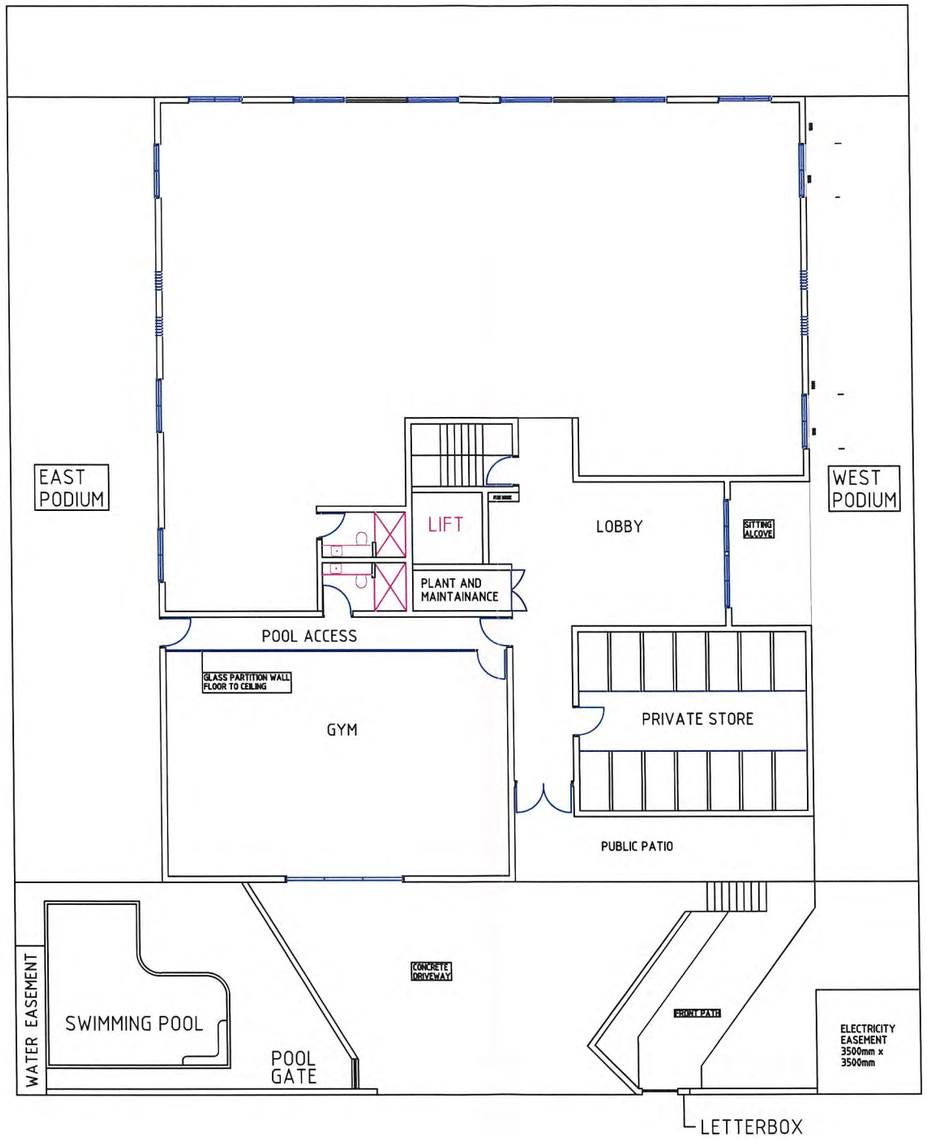
NOTES:

FIRE ESCAPE AT FRONT SINCE APPARENTLY BASEMENT NEEDS 2 EXITS, AND BCA SAYS THAT RAMP IS TOO STEEP TO ALLOW PERSON TO WALK UP RAMP.

This is the drawing referred to in Development Permit No. DP13/0012B
issued by the Development Consent Authority on 21.6.2013

Delegate of Authority

TITLE	fire escape front	DRAWING #	2011/0272/01/B
DATE		PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030



This is the drawing referred to in Development Permit No. DA13/0028
issued by the Development Consent Authority on 21.6.2013
Delegate of Authority

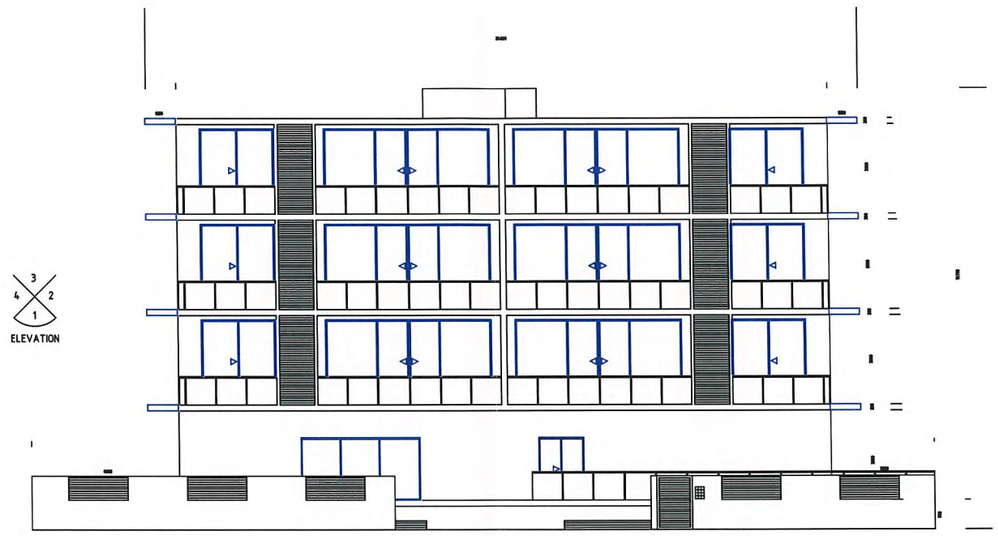
TITLE	GROUND FLOORFIRE PLAN	DRAWING #	GROUND VAR 3/2011/0272/02/B
DATE	20/6/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

SITE BOUNDARY



This is the drawing referred to in Development Permit No. DP13/0012B
issued by the Development Consent Authority
on 21.6.2013
Delegate of Authority

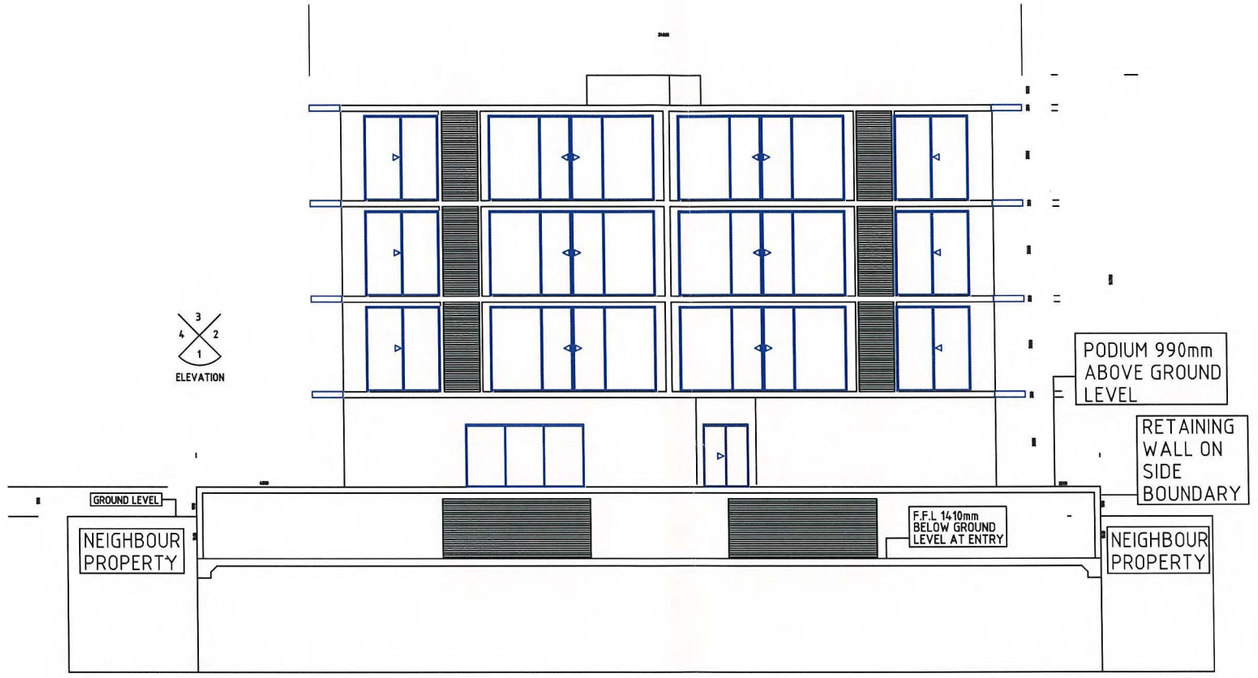
TITLE	RESIDENTIAL FLOOR STANDARD FLOORS 2, 3, 4	DRAWING #	RESI VAR 3/2011/0272/03/B
DATE	23/5/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030



3
4 2
1
ELEVATION

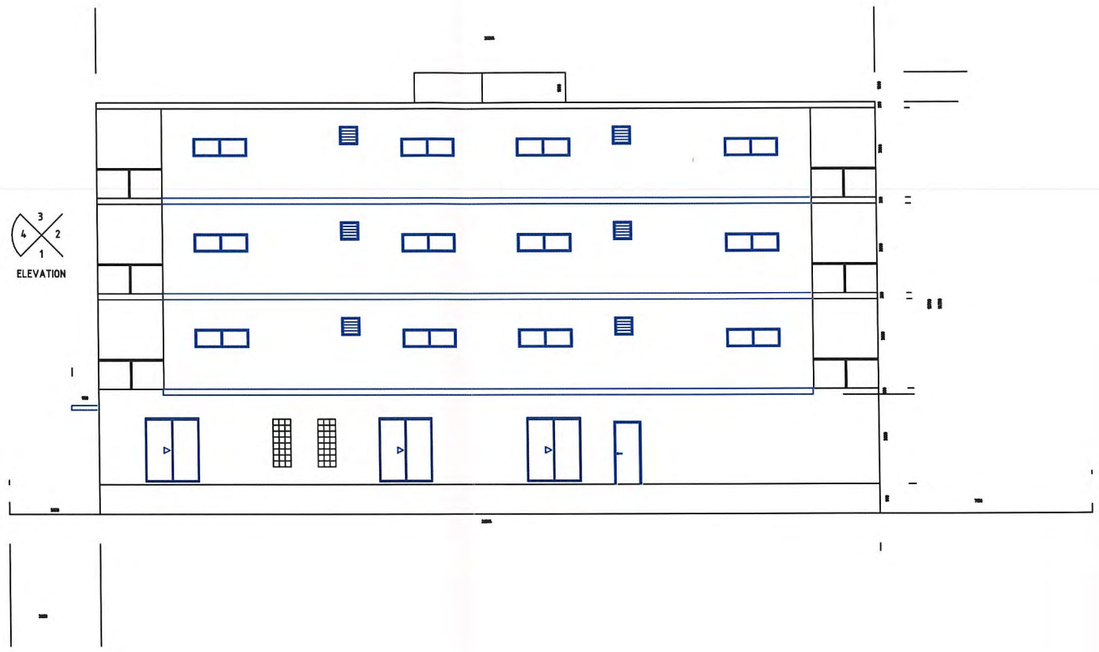
This is the drawing referred to in Development Permit No. 0913/0012b
issued by the Development Consent Authority
on 21.6.2013
Delegate of Authority

TITLE	ELEVATION 1 NORTH FACE FENCED	DRAWING #	NORTH FENCE VAR 3 / 2011/0272/04/B
DATE	23/5/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030



This is the drawing referred to in Development Permit No. 0913/00126
issued by the Development Consent Authority on 21.6.2013
Delegate of Authority

TITLE	ELEVATION 1 NORTH FACE BASEMENT CROSS SECTION	DRAWING #	NORTH BASE VAR 3/2011/0272/05/B
DATE	23/5/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

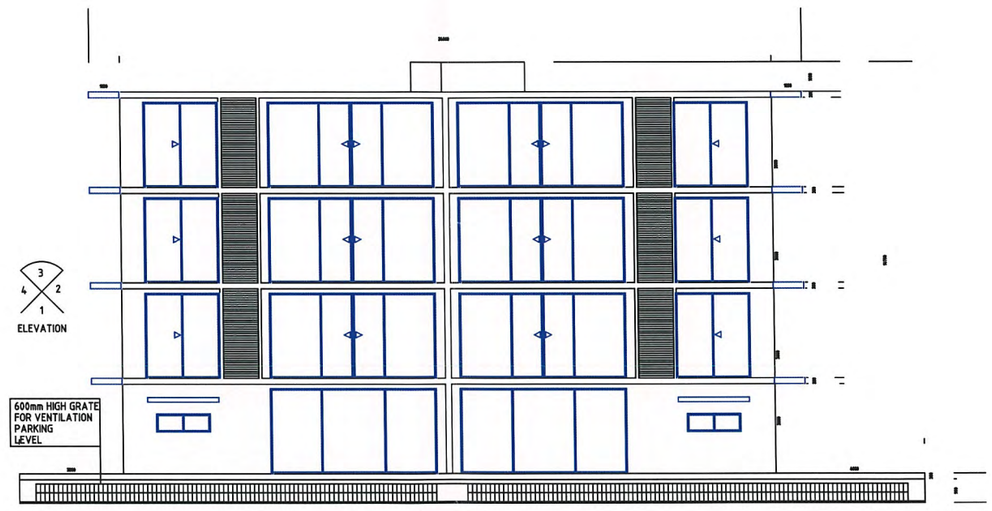


3
4 2
1
ELEVATION

This is the drawing referred to in Development Permit No. DP13/00128 issued by the Development Consent Authority on 20.6.2013

Delegate of Authority

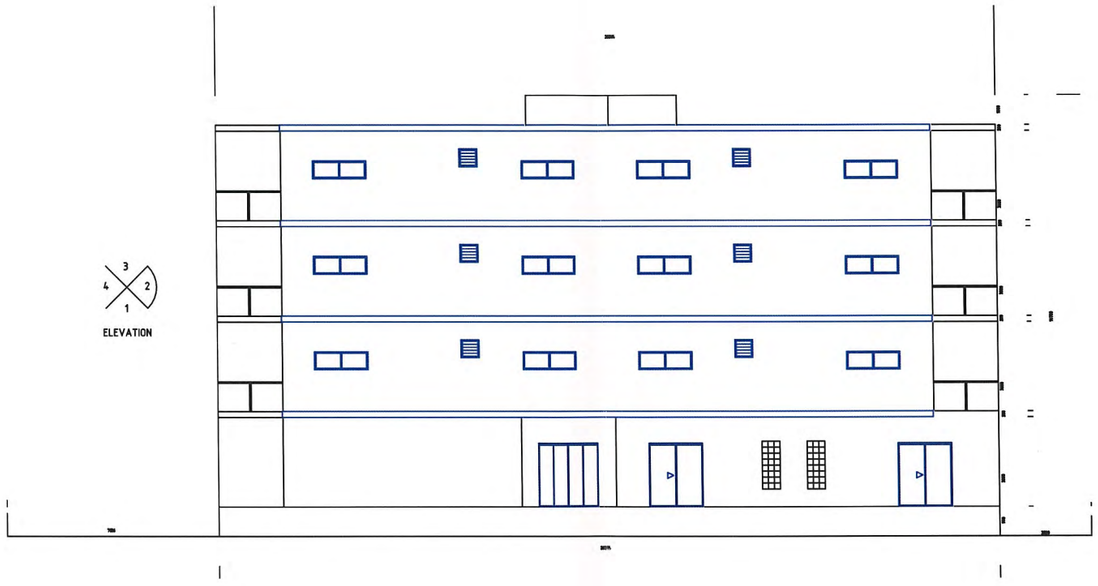
TITLE	ELEVATION 4 EAST FACE	DRAWING #	EAST VAR 3 /2011/0272/06/B
DATE	23/5/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030



This is the drawing referred to in Development Permit No. DP13/00128
issued by the Development Consent Authority on 21-6-2013

Delegate of Authority

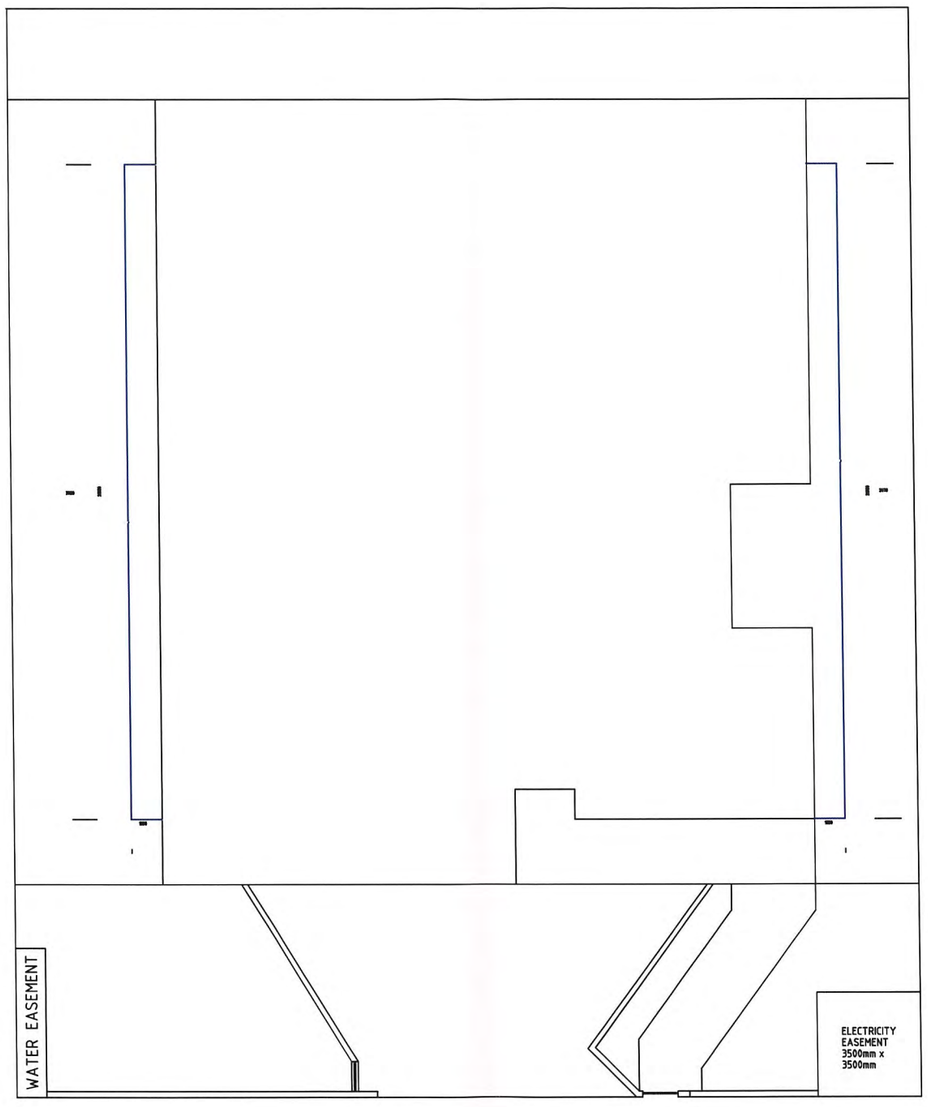
TITLE	ELEVATION 3 SOUTH FACE	DRAWING #	SOUTH VAR 3/201/0212/07/13
DATE	23/5/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030



ELEVATION

This is the drawing referred to in Development Permit No. 093/00128
issued by the Development Consent Authority on 21.6.2013
Delegate of Authority

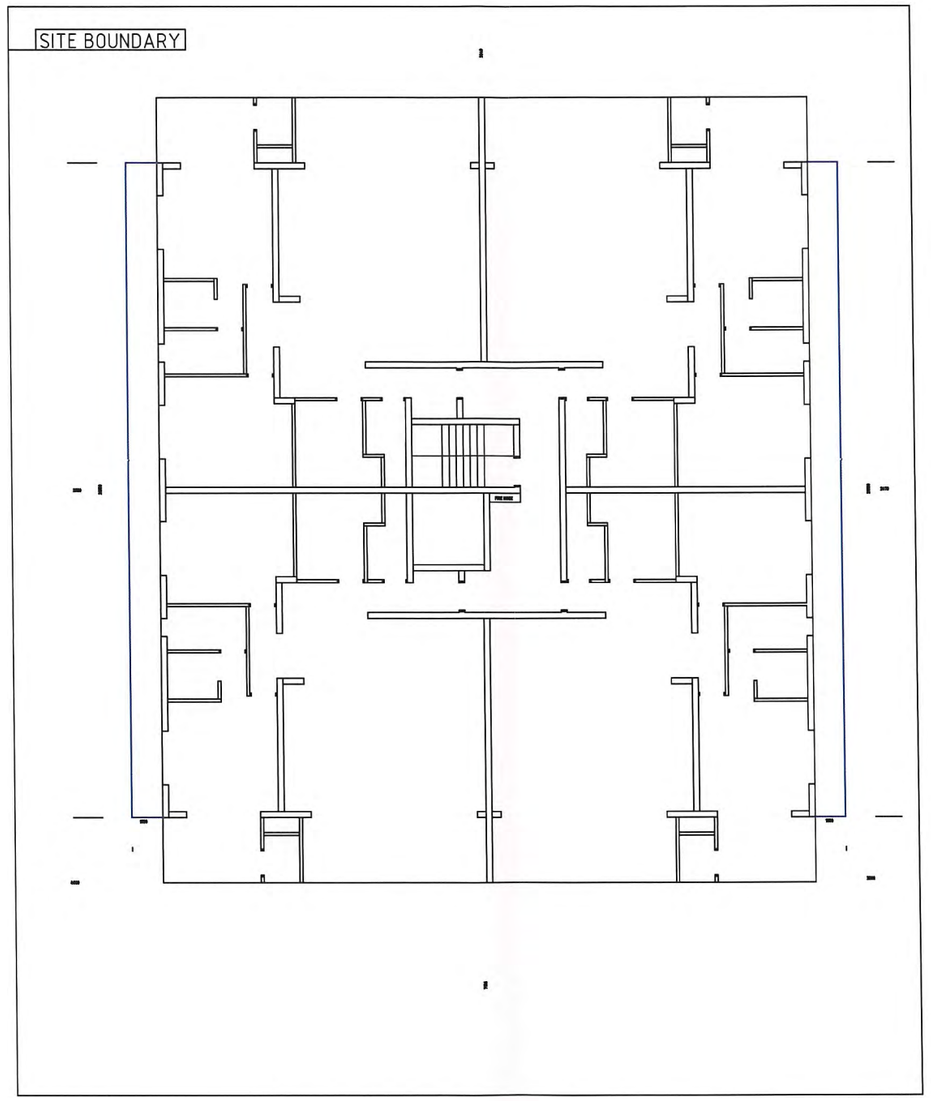
TITLE	ELEVATION 2 WEST FACE	DRAWING #	WEST VAR 3/2011/0272/08/B
DATE	23/5/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030



This is the drawing referred to in Development Permit No. DP13/0012B issued by the Development Consent Authority on 21.6.2013

Delegate of Authority

TITLE	GROUND EAVE PLAN	DRAWING #	GROUND EAVE VAR 3/2011/0272/09/B
DATE	23/5/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

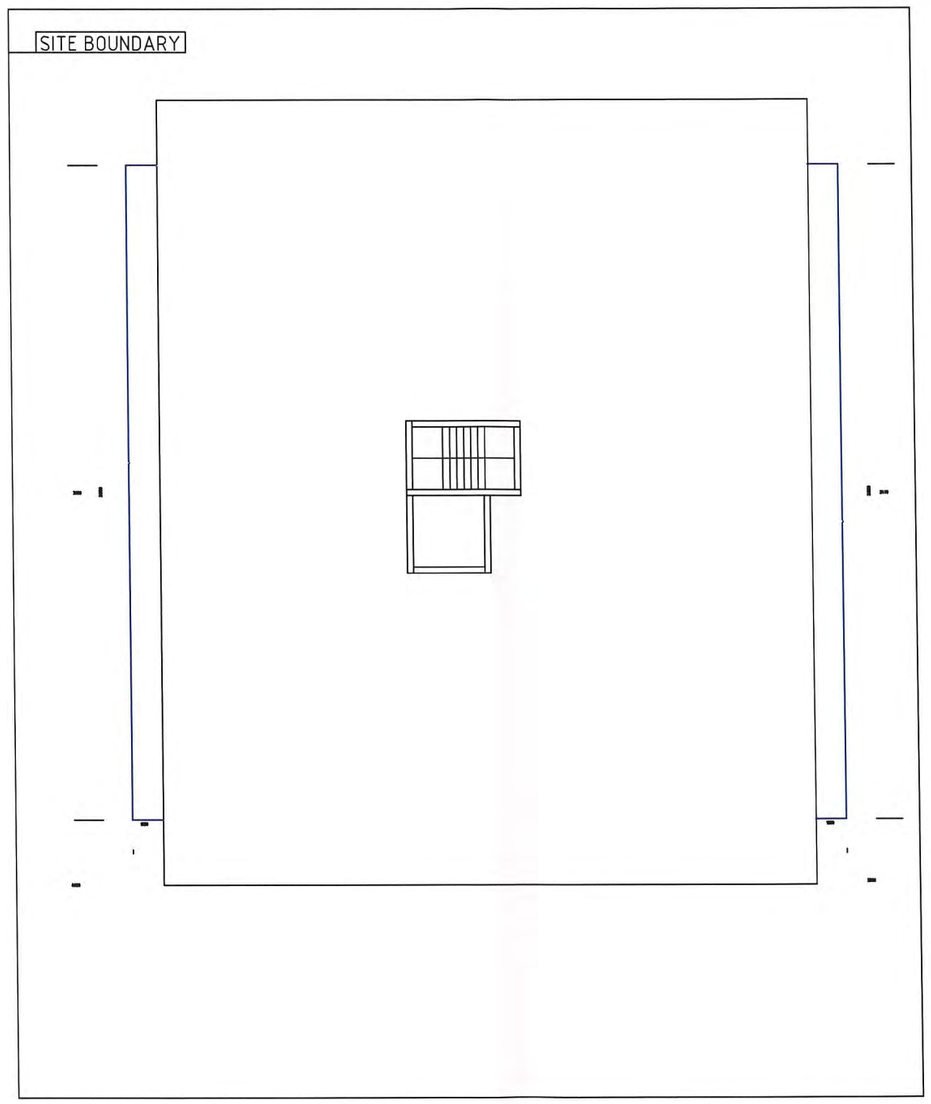


NOTES:

EAVES TO BE 1030mm EXTENSION OF SUSPENDED SLAB
EAVES TO BE GRADED TO PREVENT WATER POOLING
EAVES NOT CONNECTED TO APARTMENT PATIO
EAVES NOT TO BE BALUSTRADED
WALL OPENINGS ONTO EAVES NOT TO BE DOORS
TEMPORARY HANDRAIL TO BE ATTACHED TO EAVES
TO PROVIDE FALL PROTECTION DURING CONSTRUCTION
ACCESS TO EAVES DURING CONSTRUCTION TO BE VIA
LADDER OR SUSPENDED PLATFORM
TEMPORARY HANDRAILS TO BE REMOVED PRIOR TO
COMPLETION OF CONSTRUCTION

This is the drawing referred to in Development Permit No. DP3/0012B
issued by the Development Consent Authority on 21.6.2013
Delegate of Authority

TITLE	RESIDENTIAL EAVE PLAN	DRAWING #	RESI EAVE VAR 3/2011/0222/10/B
DATE	23/5/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030



NOTES:

ROOF LEVEL IS SERVICE LEVEL ONLY
NO BALUSTRADING ON ROOF
ROOF ACCESS TO SUPERINTENDANT ONLY

PURPOSE OF ROOF LEVEL:

CONCRETE SLAB CONSTRUCTION CYCLONE PROOF
CONCRETE SLAB CONSTRUCTION LEAK PROOF
CONCRETE CONSTRUCTION NEEDS NO REPLACEMENT
AS WITH SHEETMETAL ROOFING METHODS

ROOF TO BE ACCESSED FOR FOLLOWING PURPOSES ONLY:

INSTALLATION OR SERVICE OF SOLAR PANELS
SERVICE/UNBLOCKING OF DRAINS OR DOWNPIPES
INSPECTION OR SERVICE OF ROOF WATERPROOFING MEMBRANE
INSTALLATION OR REPAIR OR STORE OF PLANT EQUIPMENT
EG REDUNDANT BATTERY SYSTEMS, OUTDOOR A/C UNITS OR CAMERAS

STAIRWELL ACCESS:

STAIRWELL ACCESS VIA HINGED HATCH
HATCH TO BE SECURITY LOCKED WITH KEY IN POSSESSION
OF SUPERINTENDANT ONLY

OVERALL PURPOSE OF FLAT CONCRETE ROOF:

FUTURE CONSTRUCTION OF ADDITIONAL FLOORS IN THE CASE
OF LAND ZONING CHANGE
REAL LIFE PROVING OF ALTERNATE BUILDING METHODOLOGY
THAT ALLOWS SITE RESPONSIVE VERTICAL EXPANSION
THAT DOES NOT REQUIRE SCAFFOLDING AND DOES NOT
REQUIRE EVICTION OF RESIDENTS DURING CONSTRUCTION OF
ADDITIONAL FLOORS WHILE BEING FULLY OHS COMPLIANT

This is the drawing referred to in Development Permit No. 0913/0012B
issued by the Development Consent Authority on 21.6.2013
Delegate of Authority

TITLE	ROOFTOP EAVE PLAN	DRAWING #	ROOFTOP EAVE VAR 3/2011/0272/11/B
DATE	23/5/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

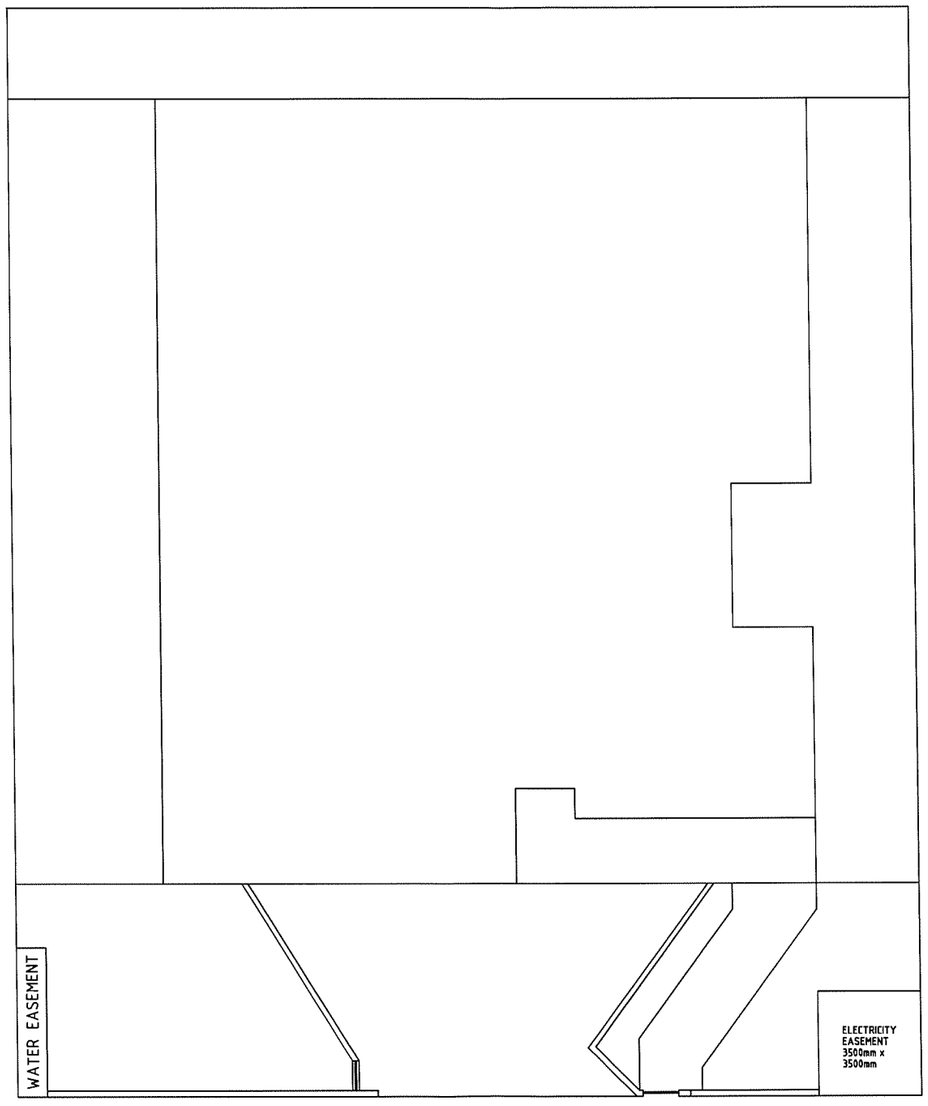
1800mm HEIGHT CHAINMESH OR WROUGHT IRON FENCE

1800mm HEIGHT CHAINMESH OR WROUGHT IRON FENCE

1800mm HEIGHT CHAINMESH OR WROUGHT IRON FENCE

2000mm TOTAL HEIGHT PAINTED RENDERED MASONRY BLOCK FENCE BOTTOM 990mm OF ABOVE GROUND LEVEL FENCE IS OF BASEMENT RETAINING WALL. TOP 1010mm OF ABOVE GROUND LEVEL FENCE IS OF NON RETAINING WALL MASONRY BLOCK OR GABION. FROM INSIDE SITE ON PODIUM LEVEL, FENCE HEIGHT FROM PODIUM FLOOR IS 1010mm.

2000mm TOTAL HEIGHT PAINTED RENDERED MASONRY BLOCK FENCE BOTTOM 990mm OF ABOVE GROUND LEVEL FENCE IS OF BASEMENT RETAINING WALL. TOP 1010mm OF ABOVE GROUND LEVEL FENCE IS OF NON RETAINING WALL MASONRY BLOCK OR GABION. FROM INSIDE SITE ON PODIUM LEVEL, FENCE HEIGHT FROM PODIUM FLOOR IS 1010mm.



1800mm HEIGHT PAINTED AND RENDERED MASONRY BLOCK OR GABION FENCE

1800mm HEIGHT PAINTED AND RENDERED MASONRY BLOCK OR GABION FENCE

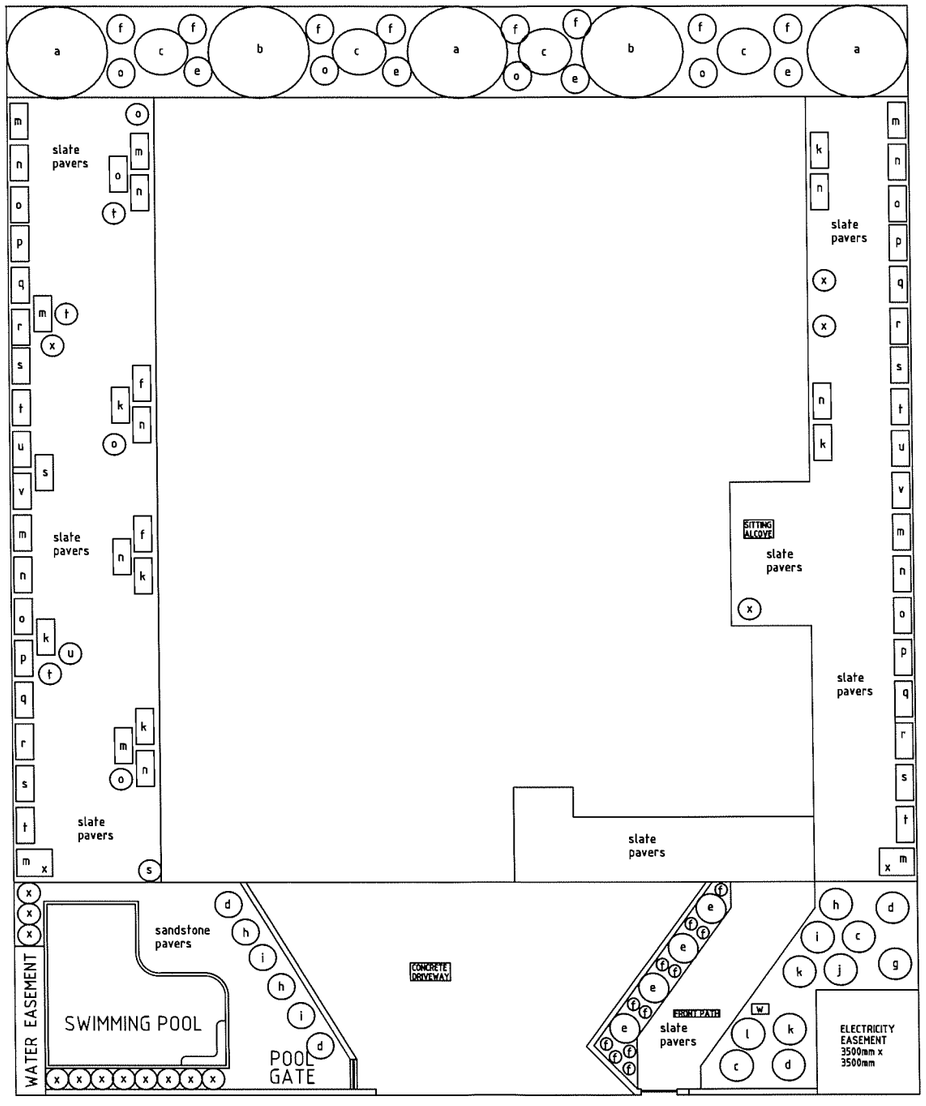
1800mm HEIGHT PAINTED RENDERED MASONRY BLOCK FENCE WITH ALUMINIUM SLATS OR GABION

1800mm HEIGHT CASTOR MOUNTED ROLLER GATE

1800mm HEIGHT PAINTED RENDERED MASONRY BLOCK FENCE WITH ALUMINIUM SLATS OR GABION

This is the drawing referred to in Development Permit No. DP13/0028
issued by the Development Consent Authority on 21.6.2013
Delegate of Authority

TITLE	fencing schedule	DRAWING #	FENCE VAR 3/2011/0272/12/B
DATE	23/5/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030



This is the drawing referred to in Development Permit No. DA13/0012B issued by the Development Consent Authority on 21-6-2013

Delegate of Authority

TITLE	landscape schedule	DRAWING #	LANDSCAPE VAR 3/2011/0272/13/B
DATE	23/5/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

Attachment D5

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - section 59

EXTENSION OF PERIOD OF PERMIT

DP13/0012C

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 02017
Town of Darwin
6 QUEEN ST, STUART PARK

PERIOD OF EXTENSION

The Development Consent Authority has determined to extend the period of Development Permit DP13/0272 (and subsequent Variation of Conditions Permits DP13/0272A and DP13/0272B) by a period of two years.

Development Permit DP13/0272 (and subsequent Variation of Conditions Permits DP13/0272A and DP13/0272B) will now lapse on 10 January 2017.

In all other respects DP13/0272, DP13/0272A and DP13/0272B remain unchanged.

HANNA STEVENSON
Delegate
Development Consent Authority

15 / 01 / 2015

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - section 59

EXTENSION OF PERIOD OF PERMIT

DP13/0012D

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 02017
Town of Darwin
6 QUEEN ST, STUART PARK

PERIOD OF EXTENSION

The Development Consent Authority has determined to extend the period of Development Permit DP13/0012 by a period of two years.

Development Permit DP13/0012 will now lapse on 20 February 2019.

In all other respects DP13/0012 remains unchanged.

Anthony
Brennan
2017.02.22
07:20:32 +09'30'

ANTHONY BRENNAN
Delegate
Development Consent Authority
22/02/2017

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 59

EXTENSION OF PERIOD OF PERMIT

DP13/0012E

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 02017
Town of Darwin
6 QUEEN ST, STUART PARK

PERIOD OF EXTENSION

The Development Consent Authority has determined to extend the period of Development Permit DP13/0012 for a period of two years.

Development Permit DP13/0012 will now lapse on 05 April 2021.

In all other respects DP13/0012 remains unchanged.

D. Parkes

Dawn Parkes
2019.04.16
12:01:01
+09'30'

DAWN PARKES
Delegate
Development Consent Authority

16 April 2019

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP22/0160

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 02017
Town of Darwin
6 QUEEN ST, STUART PARK

APPROVED PURPOSE

To use and develop the land for the purpose of a dwelling-multiple (12 x 2 bedroom) in 1 x 4 storey building including 1 level of basement level car parking, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), Clause 5.4.3.1 (Additional Setback Requirements for Residential Buildings longer than 18 metres and for Residential Buildings over 4 storeys in Height) and Clause 5.4.6 (Private Open Space) of the Northern Territory Planning Scheme 2020.

BASE PERIOD OF THE PERMIT

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

Ann-Marie Reynolds
2022.07.13 17:04:07 +09'30'

ANN-MARIE REYNOLDS
Delegate
Development Consent Authority

13 July 2022

DEVELOPMENT PERMIT

DP22/0160

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

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

2. Prior to the commencement of works (including site preparation), the location, design and specifications for the proposed and affected crossovers is required from the City of Darwin, to the satisfaction of the consent authority.

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

4. Prior to the commencement of works (including site preparation), a Waste Management Plan demonstrating waste disposal, storage and removal in accordance with City of Darwin's Waste Management Guidelines, shall be submitted to and approved by the City of Darwin, to the satisfaction of the consent authority.

5. Prior to commencement of works (including site preparation), the applicant is to prepare a dilapidation report covering infrastructure within the road reserve to the requirements of the City of Darwin, to the satisfaction of the consent authority.

6. Before the development starts, a landscape plan to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and a digital copy must be provided. The landscaping plan must be generally in accordance with PWC easement requirements and guidelines. All species selected must be to the requirements of Power and Water Corporation (Water Services), to the satisfaction of the consent authority.

GENERAL CONDITIONS

7. The works carried out under this permit shall be in accordance with the drawings numbered 2022/0143/01 to 2022/0143/08 endorsed as forming part of this permit.

8. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage, electricity and telecommunication network services to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

9. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Darwin, to the satisfaction of the consent authority.

10. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.

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

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

13. The owner shall:
    a. remove disused vehicle and/ or pedestrian crossovers;
    b. provide footpaths/cycleways;
    c. collect stormwater and discharge it to the drainage network; and
    d. undertake reinstatement works;
    all to the technical requirements of and at no cost to the City of Darwin, to the satisfaction of the consent authority.

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

15. The car parking shown on the endorsed plans must be available at all times for the exclusive use of the occupants of the development and their visitors.

16. 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 and from view of neighbouring or nearby developments (or developments reasonably anticipated), located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority. The use of angled louvered slats for screening purposes is acceptable, however the slat screening must be designed with a panel to gap ratio, such that the condenser units are not readily visible from any angle.

17. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the consent authority.

18. 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.

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

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

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

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

23. Before the use commences the owner must, in accordance with Part 6 of the *Planning Act 1999,* pay a monetary contribution to the City of Darwin for the upgrade of local infrastructure, in accordance with its Development Contribution Plan.

NOTES

1. A “Permit to Work Within a Road Reserve” may be required from City of Darwin before commencement of any work within the road reserve.

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

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

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

5. City of Darwin advises that If the development involves an excavation that extends below the level of the base of the footings of a building and or footpath/road reserve on adjoining land, the developer must, at their own expense:
   - protect and support the adjoining property and pedestrians from possible damage or injury from the excavation, and
   - where necessary, underpin the adjoining premises to prevent any such damage.

6. A Compliance Certificate under the *Swimming Pool Safety Act 2004* issued by the Swimming Pool Safety Authority is required for the swimming pool/s prior to the commencement of the use/development.

7. 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).

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

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

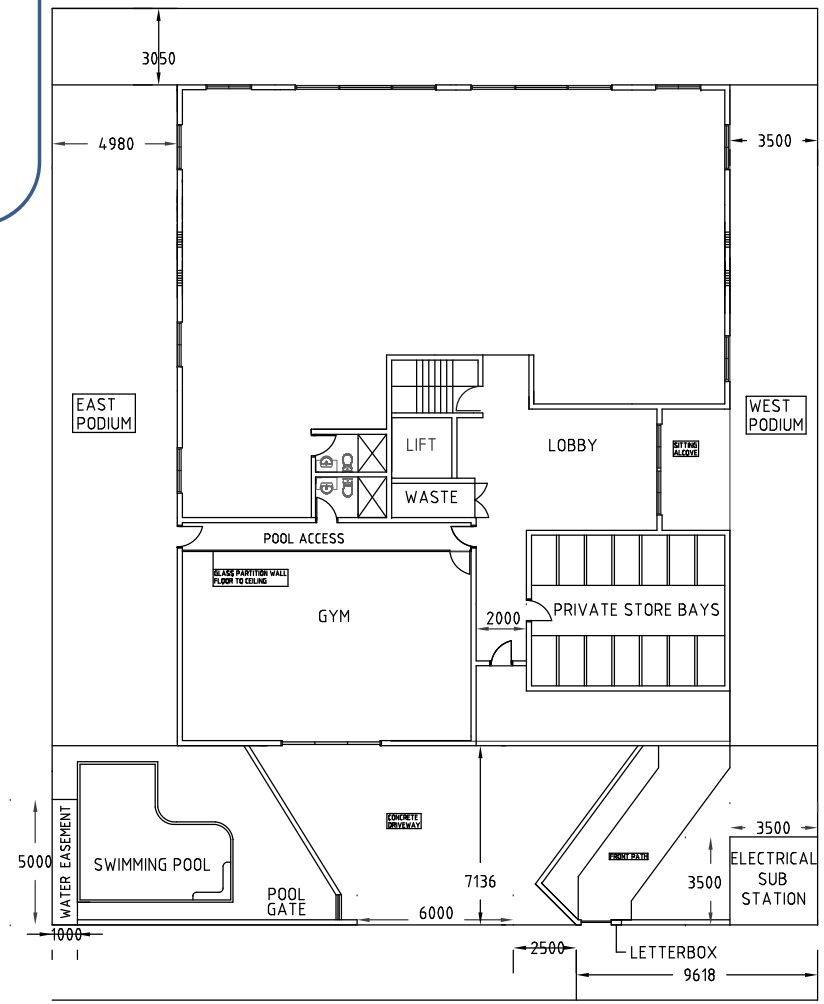
10 Any proposed works which fall within the scope of the *Construction Industry Long Service Leave and Benefits Act 2005* must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build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

This document contains drawing numbers:
2022/0143/01 to 2022/0143/08
Referred to in Permit No: DP22/0160
Issued by the consent authority on: 13 July 2022

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

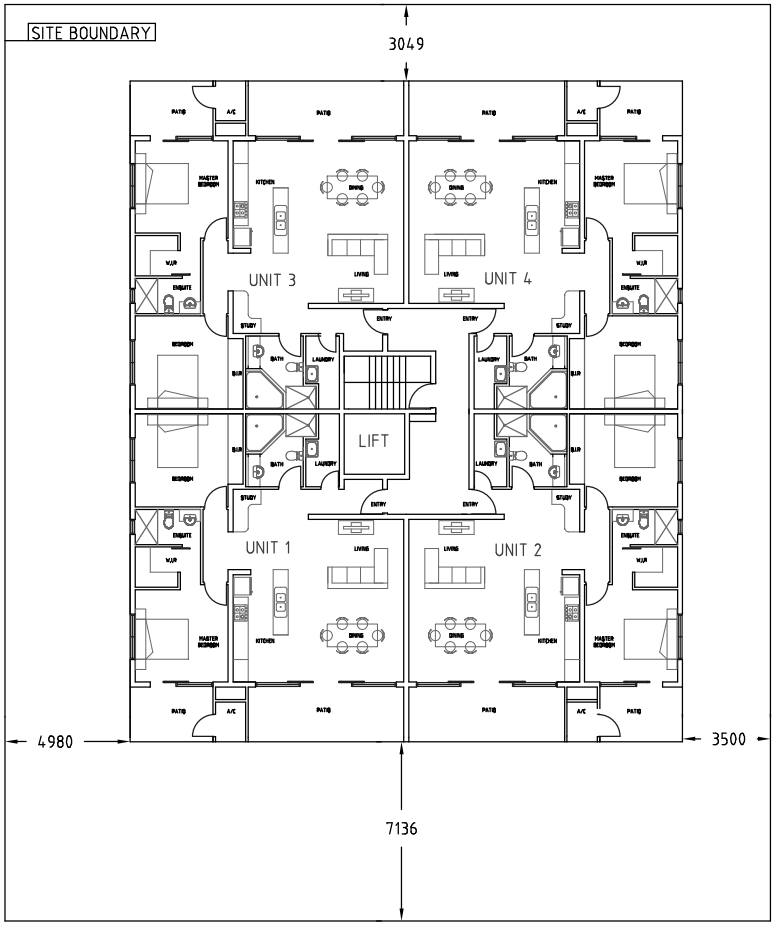
Ann-Marie Reynolds
2022.07.13 17:04:47 +09'30'
Delegate

Drawing number 2022/0143/01
Referred to in Permit No: DP22/0160



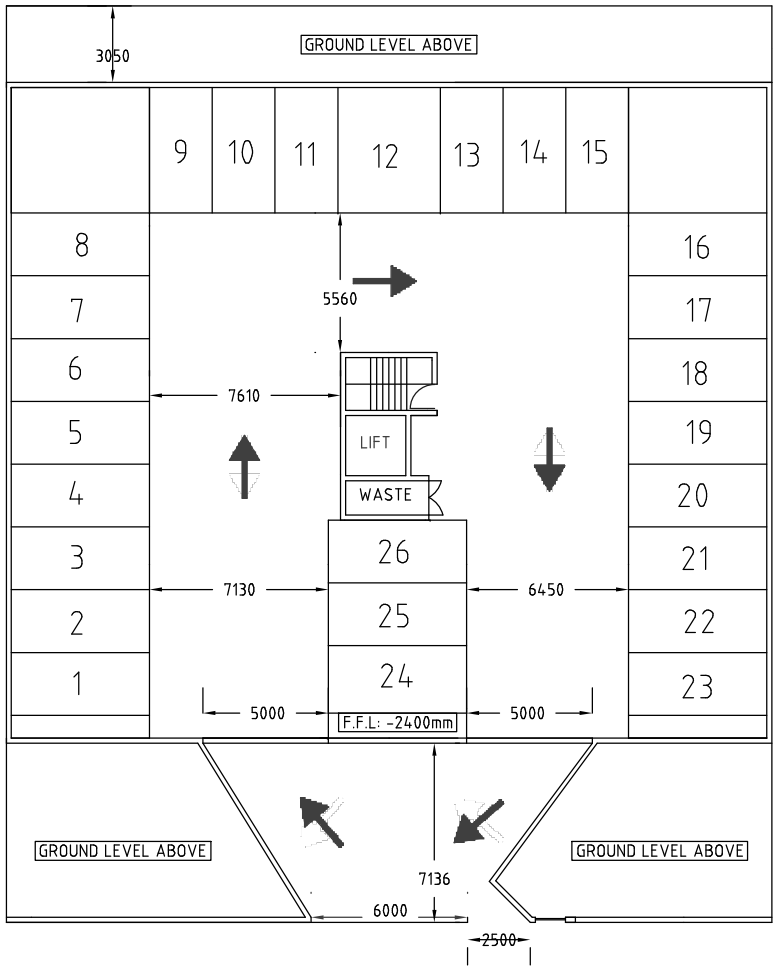
TITLE	GROUND FLOOR PLAN	DRAWING #	GROUND VAR 1
DATE	12/3/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

Drawing number 2022/0143/02
Referred to in Permit No: DP22/0160



TITLE	RESIDENTIAL FLOOR STANDARD FLOORS 2, 3, 4	DRAWING #	RESI VAR 1
DATE	12/3/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

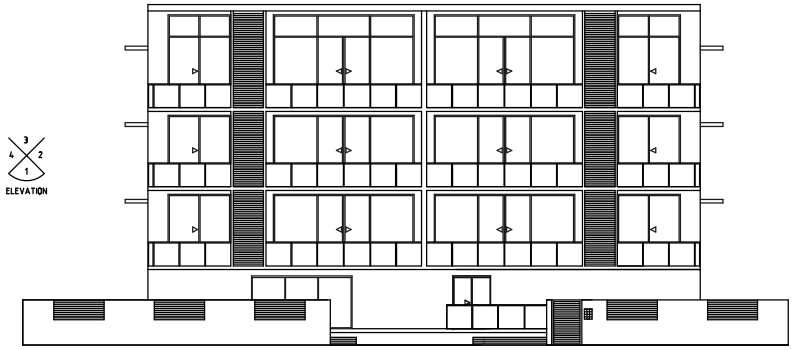
Drawing number 2022/0143/03
Referred to in Permit No: DP22/0160



NOTE: ALL CAR PARKING SPACES TO BE A MINIMUM 2.5M BY 5.5M.

TITLE	BASEMENT CARPARK LEVEL	DRAWING #	BASE VAR 1
DATE	12/3/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

Drawing number 2022/0143/04
Referred to in Permit No: DP22/0160



TITLE	ELEVATION 1 NORTH FACE FENCED	DRAWING #	NORTH FENCE VAR 1
DATE	12/3/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

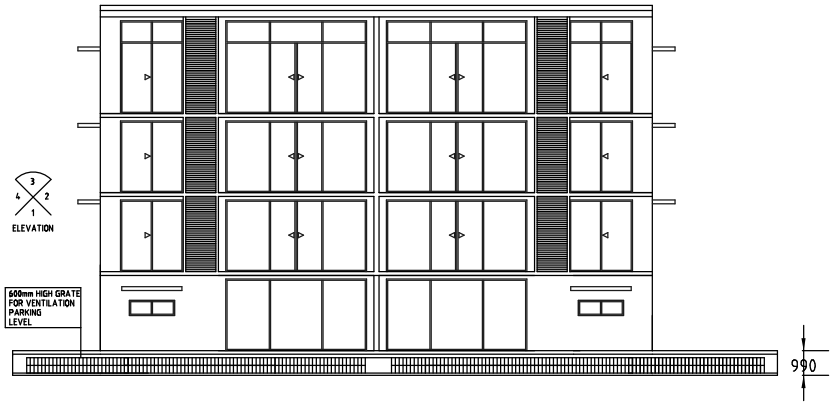
Drawing number 2022/0143/05

Referred to in Permit No: DP22/0160



TITLE	ELEVATION 1 NORTH FACE BASEMENT CROSS SECTION	DRAWING #	NORTH BASE VAR 1
DATE	12/3/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

Drawing number 2022/0143/06
Referred to in Permit No: DP22/0160



TITLE	ELEVATION 3 SOUTH FACE	DRAWING #	SOUTH VAR 1
DATE	12/3/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

Drawing number 2022/0143/07

Referred to in Permit No: DP22/0160



TITLE	ELEVATION 4 EAST FACE	DRAWING #	EAST VAR 1
DATE	12/3/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

Drawing number 2022/0143/08
Referred to in Permit No: DP22/0160



TITLE	ELEVATION 2 WEST FACE	DRAWING #	WEST VAR 1
DATE	12/3/13	PROJECT	12 X 2 BEDROOM DWELLINGS IN 4 STORY PLUS BASEMENT CARPARKING STRUCTURE @ 6 QUEEN STREET STUART PARK
SCALE	1:200	DRAWN BY	GEORGE MAMOUZELLOS TELEPHONE: 0416707030

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 59

EXTENSION OF PERIOD OF PERMIT

DP22/0160A

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 02017
Town of Darwin
6 QUEEN ST, STUART PARK

PERIOD OF EXTENSION

The Development Consent Authority has determined to extend the period of Development Permit DP22/0160 by a period of two years.

Development Permit DP22/0160 will now lapse on 13 July 2026. Should works be substantially commenced in accordance with DP22/0160 on or before 13 July 2026, DP22/0160 will lapse on 13 July 2028.

In all other respects DP22/0160 remains unchanged.

Digitally signed by Amit Magotra
Date: 2024.05.03 12:18:32 +09'30'

AMIT MAGOTRA
Delegate
Development Consent Authority

03 May 2024

Technical Assessment PA2026/0305

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

Application No:	PA2026/0305
Lot number:	LOT 02017 (6) QUEEN STREET, STUART PARK
Town/Hundred:	Town of Darwin
Zone:	Zone MR (Medium Density)
Site Area:	1112 m^2
Proposal:	Dwelling-Group (6 x 3-bedroom) in a two-storey building
Plans used for assessment:	
Date assessment finalised:	15 September 2026

Background

The subject land at **6 Queen Street, Stuart Park (Lot 2017, Town of Darwin)** measures 1,110m² in area and lies within Zone MR (Medium Density Residential). The site has the frontage and access from Queen Street. The land is affected by a 3m-wide sewerage easement along the rear boundary. The site is currently developed with a single-storey dwelling, carport, vehicle parking area and garden shed. The proposal seeks to develop a two-storey Dwelling-Group comprising six dwelling each comprising three-bedrooms.



Image 1 – lot as seen on ILISMaps and survey plan

Technical Assessment

This technical assessment considers the extent to which the proposed Dwelling-Group complies with the relevant requirements of the Northern Territory Planning Scheme 2020 (NTPS 2020) clauses as outlined in the table below:

Assessment Table – Zone MR (Medium Density)					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Group	Impact Assessment	N/A	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	N/A	5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation 5.4.18 Fencing

Requirements	Compliance
5.2.1 General Height Control	YES
5.2.4 Car Parking	YES
5.2.6 Landscaping	NO
5.4.1 Residential Density	YES
5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures	NO
5.4.6 Private Open Space	NO
5.4.8 Residential Building Design	YES
5.4.17 Building Articulation	NO
5.4.18 Fencing	YES

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.

Part 1 – Guidance

1.8 When development consent is required

1. The need for ***consent*** and the level of assessment that applies to the use and development of land is set out in the framework below:

(a) *Permitted* – use and development that is compatible with the purpose of the zone provided it is established and operated to comply with all relevant development requirements.

Use and development of land is *Permitted* without ***consent*** when the following apply:

i. it is shown as *Permitted* on the relevant assessment table in Part 4; and
ii. it does not require ***consent*** by virtue of an overlay in Part 3; and
iii. it complies with all relevant development requirements set out in Part 5; or
iv. a provision of the Planning Scheme expressly sets out that it is *Permitted*.

(b) *Merit Assessable* – use and development that requires the exercise of discretion by the consent authority to ensure it can be established and operated in a way that does not impact on the ***amenity*** of the area and accords with the relevant zone purposes and outcomes.

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

i. it is shown as *Merit Assessable* on the relevant assessment table in Part 4;
ii. it is shown as *Permitted* on the relevant assessment table in Part 4 but:
    (1) requires ***consent*** by virtue of an Overlay as set out in Part 3; or
    (2) does not comply with the relevant development requirements set out in Part 5;
iii. it is for the consolidation of land; or
iv. it is for the subdivision of land for the purpose of a Unit Title Scheme, where:
    (1) development consent has been granted; or
    (2) the development is permitted in the relevant assessment table; or
    (3) the Unit Title Scheme does not include vacant land.
v. a provision of the Planning Scheme expressly requires assessment as *Merit Assessable*.

Editor's note: the Planning Act and Regulations exempt some types of consolidation and subdivision from requiring consent.

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

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

i. it is shown as *Impact Assessable* on the relevant assessment table in Part 4;
ii. it is for the subdivision of land other than that included at Clause 1.8(1)(b)(iii); or
iii. it is identified as *Impact Assessable* in Clause 1.9; or
iv. it is a *Prohibited* development which relates to a ***heritage place*** as set out in Clause 1.10(7)(b); or
v. a provision of this Planning Scheme expressly requires assessment as *Impact Assessable*.

(d) *Prohibited* – use and development to which the consent authority must not grant ***consent***.

Use and development of land is *Prohibited* if:

i. it is shown as *Prohibited* on the relevant assessment table in Part 4, unless it is ***ancillary*** as allowed by Clause 1.9; or
ii. a provision of this Planning Scheme expressly prohibits ***consent***.

DAS Response

The application is *Impact Assessable* under clause 1.8(1)(c)(i) of the NTPS2020 as the use 'Dwelling-group' is shown as *Impact Assessable* on the relevant assessment table in Part 4 of the NTPS 2020.

Part 2 – Strategic Framework

As an Impact Assessable proposal, it requires assessment by the Consent Authority to determine whether it is appropriate for the site, compatible with surrounding uses, and consistent with the Strategic Framework. Darwin Regional Land Use Plan and the Darwin Inner Suburbs Area Plan 2016 are identified to impact the subject lot. An assessment of the proposal against the relevant provisions of these plans, including DAS commentary, is provided in the following section.

Darwin Regional Land Use Plan

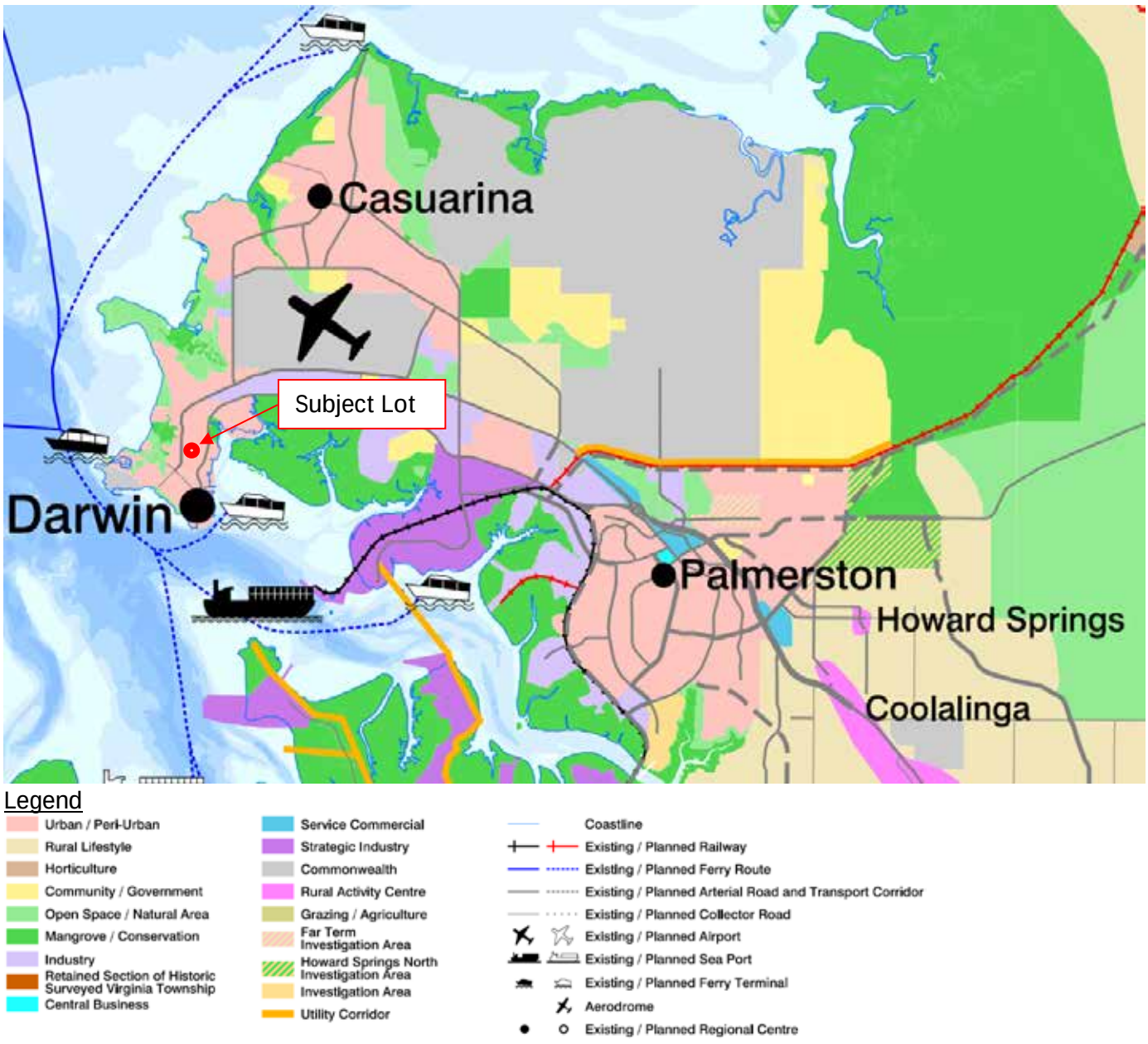


Image 2: DLRUP Land Use Plan

The Darwin Regional Land Use Plan (DRLUP) 2015 provides a broad framework for the future development in the greater Darwin region. The DRLPUP identifies the subject area for urban land uses (urban and peri-urban residential). The DRLUP provides key residential and commercial objectives to identify adequate urban land and ensure the detailed planning for future development in the region.

Assessment of the key residential objectives is provided below:

DRLUP Residential Objective	DAS response
Integrate new and existing residential development to maintain character and create a cohesive society that meets the diverse needs and aspirations of all sectors of the community.	**Satisfies** The proposal meets this objective by increasing housing supply within an established residential area, while maintaining the predominant residential character of the surrounding locality, which largely comprises LMR and MR zoned land.
Ensure sustainable development by encouraging: · the efficient use of land, water, energy and other resources · accessible and efficient public transport to reduce transport demands · cost effective provision and efficient utilization of infrastructure and services · development that is consistent with the community's economic, social, cultural and environmental values · the creation of character and identity · opportunities for community initiatives that support happier, healthier and inclusive communities	**Satisfies** The proposal supports sustainable development by making efficient use of residential land and existing infrastructure and services, well-connected transport facilities, and established residential character that may be considered consistent with community's economic, social, cultural and environmental values.

An assessment of the key urban and peri-urban residential objectives is provided below:

DRLUP Objective	DAS response
Identify sufficient suitable opportunity for residential development to ensure an ongoing supply of lots to meet market demand.	**Satisfies** The proposed development identifies an opportunity to bring an underutilised residential lot, currently developed with a single dwelling, into the housing market for more intensive residential development, contributing to housing supply to meet market demand.
Encourage a diverse range of dwelling types and residential locality to cater for changing demographics (including single person households and an ageing population), to meet increasingly diverse community aspirations and minimise the impacts of development on established localities.	**Satisfies** While the proposal provides a single dwelling configuration comprising three-bedroom dwellings, when considered in the context of the broader locality, it contributes to housing diversity by adding to the existing mix of dwelling sizes and types available in the area.
Focus future urban development in localities close to established areas to enhance the economic	**Satisfies**

DRLUP Objective	DAS response
viability of infrastructure extensions	The proposed development is within an existing and well-established residential area serviced by existing physical and social infrastructure.
Encourage detailed design that: · Recognises the contribution natural and cultural sites make to urban character · Provides for appropriate protection and maintenance of natural and conservation areas · Is climatically appropriate and avoids the creation of heat islands.	**Can satisfy** No natural or cultural site is recorded on the title of the lot or in surrounding area determined through a search in the NT Heritage Register. Climatic appropriateness of the design and creation of heat-island is discussed through matters such as landscaping, shading, building orientation, and the extent/type of hard surfaces.

Darwin Inner Suburbs Area Plan



Image 3: Excerpt from District Wide Land Use Plan

As shown in the excerpt of the District Wide Land Use Plan, the development site is located within an area identified for residential land uses. As such, the Residential Areas land use theme is considered relevant to this application.

3.1 Residential Areas

The goal of this theme is "*To protect and recognise the aesthetics and associated lifestyle of established residential areas while facilitating new housing opportunities that reflect the diverse needs of Darwin's regional population*."

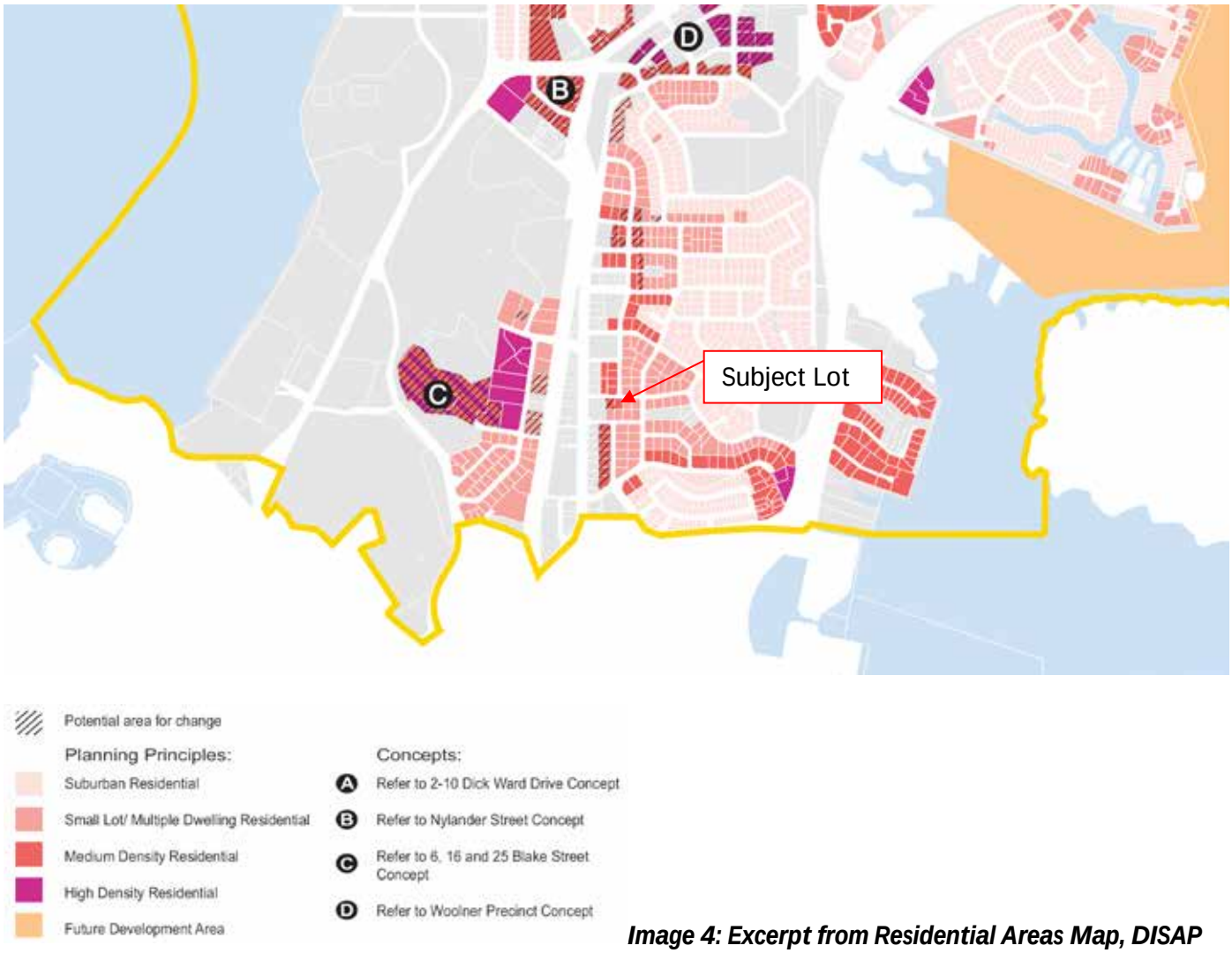


Image 4: Excerpt from Residential Areas Map, DISAP

The proposal is located within an area identified on the Residential Areas figure for medium density residential developments. A review of the relevant objectives is provided below.

Residential - Medium Density		
Objectives	**Acceptable Responses**	**Assessment**
Development of multiple dwellings in a residential only setting.	Development is to be in accordance with the provisions of Zone MR (Medium Density	**Satisfies** The proposal promotes development of multiple dwellings, and increases

Residential - Medium Density		
Objectives	**Acceptable Responses**	**Assessment**
A built form and landscape response that sensitively responds to the adjoining suburban residential area.	Residential), subject to any Concepts identified herein. A residential building in Zone MR that: • abuts land in Zone LR; or • has a frontage to a street with a reservation width not exceeding 18m on the opposite side of which is land in Zone LR is not to exceed a height of 3 storeys above the ground level.	housing option within an established residential area of similar scale and character of the locality. The subject lot is further assessed for its compliance with the Zone MR purpose and outcomes set out in Part 4.4. The site does not abut land in Zone LR, nor is the land opposite the site across the frontage street zoned LR. The proposed development is limited to two storeys.

Complies

Part 3 – Overlays

No Overlay applies to the subject lot.

Not Applicable

Part 4 – Zones

Dwelling-Group is identified as an Impact Assessable use in the relevant assessment table in Part 4 and consideration of the zone purpose and outcomes is required.

4.4 Zone MR – Medium Density Residential

Zone Purpose

Provide for a range of mid-rise housing options close to community facilities, commercial uses, public transport or open space, where reticulated services can support medium density residential development.

Zone Outcomes

	Zone MR Outcomes	DAS response
1.	Predominantly medium density residential developments generally not exceeding four storeys.	**Largely Satisfies** A medium density area is characterised as area having a density of approximately 60 dwellings per hectare. The proposed two-storey development achieves a density of approximately 54 dwellings per hectare.
2.	Home based businesses and dwellings-community residence are operated in a	**Not Relevant**

	Zone MR Outcomes	DAS response
	manner consistent with residential amenity.	
3.	**Residential care facilities** are of a scale and operated in a way that is compatible with the character and **amenity** associated with medium density residential development.	**Not Relevant**
4.	Non-residential activities, such as **child care centre** and **community centre**: (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 surrounding road network; and (e) are managed to minimise unreasonable impacts on the amenity of surrounding residents.	**Not Relevant**
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.	**Largely satisfies** The proposal provides a generally sympathetic interface with adjoining public spaces and neighbouring lots through its site layout, landscaping and building design. Located within an established residential area characterised by **LMR and MR zoned land**, the development is consistent with the surrounding development pattern and accommodates the required on-site car parking. While variations are sought to the side setback, and site landscaping requirements, the proposal generally maintains privacy at ground floors and provides attractive spaces for indoor-outdoor spaces on the first floor. Accordingly, the proposed development can be considered **largely satisfactory**.
6.	An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks and with convenient access to open space, community and educational facilities.	**Satisfies** The site is within an established residential area with access to reticulated services, public transport and the broader road network, including the Stuart Highway approximately 250m away.

Largely Satisfies

Part 5 – Development Requirements

5.2.1 General Height Control

Purpose

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

Administration

1. This clause does not apply if:
   (a) The development is for the purpose of:
      i. a **telecommunications facility**;
      ii. a chimney, flag pole, aerial, antenna or lightning rod; or
      iii. the housing of equipment relating to the operation of a lift; or
   (b) an alternative height control is specified in clause 5.9 (Location specific development requirements).

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

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

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

Requirements

	Clause 5.2.1 Requirements	**DAS DLPE Comments**
5.	The building height of a development in the Municipality of Alice Springs is not to exceed: (a) the maximum building height for the zone and use as specified in table A to this clause; or (b) two storeys to a maximum of 8.5m if the zone and use is not included in table A to this clause.	**Not Applicable**
6.	The building height in all other areas is not to exceed: (a) the maximum building height for the zone and use as specified in table B to this clause; or (b) two storeys to a maximum of 8.5m if the zone and use is not included in table B to this clause.	**Complies** The subject lot is not subject to the reduced height limitation prescribed for land in Zone MR adjoining or opposite Zone LR. Pursuant to Table B to Clause 5.2.1, the is permitted to be developed to a maximum of 4 storeys above ground

Table B to clause 5.2.1: Height control outside Alice Springs

Zone	Use	Maximum building height above ground level
MR	Development on a ***site*** in zone MR abutting a ***site*** in Zone LR	3 ***storeys***
	Development on a ***site*** that is: · within the boundaries of the Darwin Inner Suburbs Area Plan or Darwin Mid Suburbs Area Plan; and has frontage to a street with a reservation width not exceeding 18m on the opposite side of which is a ***site*** in Zone LR.	3 ***storeys***
	All other uses	4 ***storeys***

floor.

The proposed development is a two-storey building with a maximum height of 8.27m.

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; or
   (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

<table>
<tr><th></th><th>Clause 5.2.4.1 Requirements</th><th>DAS DLPE Comments</th></tr>
<tr><td>5.</td><td>Use and development is to include the minimum number of car parking spaces within the development site, as specified in the relevant table to this clause (rounded up to the next whole number).
<table>
<tr><th colspan="2">Table A to Clause 5.2.4.1: Minimum number of required parking spaces</th></tr>
<tr><td>Use or Development</td><td>Minimum Number of Car Parking Spaces Required</td></tr>
<tr><td>Dwelling-group</td><td>1 per one bedroom dwelling
2 per dwelling with two or more bedrooms
Plus
any reductions in accordance with Table B (if the development meets the criteria)</td></tr>
</table></td><td>Complies

The proposed development consists of six dwellings, each with three bedrooms. Accordingly, 12 car parking spaces are required as per Table A to Clause 5.2.4.1.

The proposal notes a reduction of 10% as the subject site is located within 400 m walking distance of Public Bus Stop No. 176.

However, a cumulative parking reduction of 30% applies, as the lot is wholly within 200m walking distance of both a qualifying public bus stop and a commercial zone, thus requiring a total of 8.4 ~ rounded off to 9 car parking spaces.

See below image for walking distance from the lot to the nearest qualifying public bus stop and commercial area is 190m.</td></tr>
</table>

<table>
<tr><th></th><th>Clause 5.2.4.1 Requirements</th><th>DAS DLPE Comments</th></tr>
<tr><td></td><td>
Table B to Clause 5.2.4.1: Reductions in car parking spaces for specific uses
<table>
<tr><th colspan="2">Category</th><th>Reduction permitted</th></tr>
<tr><td>1</td><td>Access to alternative transport options</td><td></td></tr>
<tr><td>(a)</td><td>The development is located wholly within 200m walking distance of a public bus stop that provides access to:
five or more bus routes; or
a minimum 15-minute bus frequency (using multiple routes) during morning and afternoon peak hours Monday to Friday.</td><td>15%</td></tr>
<tr><td>2</td><td>Proximity to commercial areas</td><td></td></tr>
<tr><td>(a)</td><td>The development is located wholly within a commercial zone or 200m walking distance of a commercial zone.</td><td>15%</td></tr>
</table>
</td><td>


Image 5: As measured on google map through www.onthego.com

The proposal to provide 12 car parking spaces over achieves this requirement.
</td></tr>
</table>

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**.

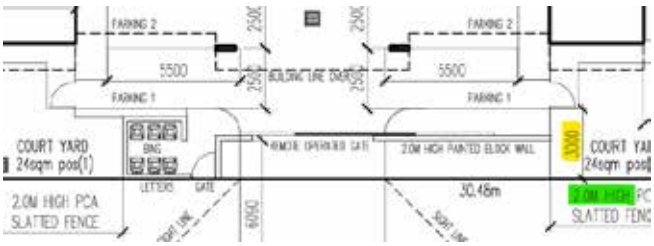
2. A ***car parking area*** may be used for the purpose of a **market** if:
   (a) a market is Permitted in the zone; and
   (b) the market operates outside of the operating hours of the use for which the car parking area is established.

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

	Clause 5.2.4.4 Requirements	**DAS DLPE Comments**
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.	**a) Complies** A 3m distance is provided between the car parking area (excluding driveways) and front property boundary.  ***Image 6: excerpt from Site plan*** **b) Acceptable** The proposal incorporates a mix of 2m high slatted fencing with landscaping and a 2m high painted block wall to reduce the visual impact of the car parking area when viewed from the street.
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.	**a) Complies** As noted in Section d-d on Drawing number SK10 **b) Complies** As noted in the Stormwater plan on Drawing number SK14
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.	**a) Complies** Separate accesses are provided to each car **b) Complies** 6m driveway allows for forward gear movement while entry and exit. **c) Largely Complies** The parking spaces are generally provided to the dimensions required by the Scheme. However, the spaces serving Units 1, 3, 4 and 6 are affected by a 200mm-wide structural column, reducing the effective width to approximately 2.4m when measured from the side of the column. This variation is considered minor and acceptable, as no walls adjoin the spaces and the columns are positioned to not cause obstruction to parked vehicles. **d) Complies** The driveway projects 1m beyond the first and

	Clause 5.2.4.4 Requirements	DAS DLPE Comments
		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.	**a) Complies** Proposed development incorporates driveway of more than 6m. **b) Complies** The access design provides improved visibility for vehicles entering and exiting the site, with the entry gate set back 1.5m from the front boundary to maintain clear sightlines.

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

	Clause 5.2.6.1 Requirements	DAS DLPE Comments
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;	**a) Partly Satisfies** Landscaping is provided along the site frontage and side boundaries, except for areas designated for letterboxes, water meters, bin storage and pedestrian access. It is also provided on the side and the rear, however, it fails to adequately screen the private open space (alfresco areas) of Units 3 and 4. **b) Complies** Landscaping proposed with using low-water consuming and

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<table>
<tr><th></th><th>Clause 5.2.6.1 Requirements</th><th>DAS DLPE Comments</th></tr>
<tr><td></td><td>(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.</td><td>primarily appropriate for the local conditions.
c) Complies
The proposed development incorporates the entry gate set back 1.5m from the front boundary, allowing landscaping along the site frontage to be integrated with the broader streetscape.
d) Acceptable
Existing trees and vegetation are not retained, though will be replaced with site-appropriate landscaping intended to maintain the amenity of the site and contribute to the streetscape.
e) Complies
The building placement and north-south orientation assist in reducing exposure to harsh summer sun, improving thermal comfort and supporting energy efficiency.
f) Complies
The choice of plants in the landscape plan allows passive surveillance as they are low-growing shrubs and trees maintaining sightlines.
g) Acceptable
The proposed development has about 180m^2 of permeable land that allows infiltration. Stormwater is largely captured with inlet pits and conveyed via on-site drainage channels to the City's stormwater drainage network.</td></tr>
<tr><td>4.</td><td>The quality and extent of the landscaping consented to must be maintained for the life of the development.</td><td>Noted
The requirement is met through a general condition on the permit.</td></tr>
<tr><td>5.</td><td>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.</td><td>Does not Comply
The proposal notes that dwelling-group reserves 326.8m^2 of the area for landscaping, constituting 29.44% of the site, just under 30% required by the clause. However, the eligible area accounts to 319m^2, making landscaped area just under 29%. The details of area are as below and shown in image 7 on following page.
<table>
<tr><th colspan="2">Landscaped component</th><th>Area (m^2)</th></tr>
<tr><td>GF</td><td>Rear</td><td>74.25</td></tr>
<tr><td>GF</td><td>East side</td><td>82.15</td></tr>
<tr><td>GF</td><td>Next to gate</td><td>5.5</td></tr>
<tr><td>GF</td><td>West side</td><td>100</td></tr>
<tr><td>GF</td><td>2 x parking planters (U3/4)</td><td>13.1</td></tr>
<tr><td>GF</td><td>2 x parking planters (U2/5)</td><td>14.6</td></tr>
<tr><td>GF</td><td>2 x parking planters (U1/6)</td><td>13.2</td></tr>
<tr><td>FF</td><td>Planters</td><td>16</td></tr>
<tr><td></td><td>Total area under landscape</td><td>318.8</td></tr>
<tr><td></td><td>Total site area</td><td>1112</td></tr>
<tr><td></td><td>Landscaped area in %</td><td>28.7%</td></tr>
</table></td></tr>
<tr><td>6.</td><td>In Zones LI, GI and DV all street frontages, except access driveways or</td><td>Not Applicable</td></tr>
</table>

	Clause 5.2.6.1 Requirements	DAS DLPE Comments
	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.	**Does not Comply** Plantation on side boundaries – 0.5m to 1.25m Plantation on rear boundary - 0.78 metre to 1.78 metre. As seen in image 8 in the following pages, Landscaping along the side boundaries is 0.5m deep for approximately 8.2m and 1.25m deep for approximately 20m, while along the rear boundary it is 0.78m deep for approximately 6m and 1.78m deep for approximately 13.5m. While the proposed planting may assist with screening and visual amenity, the reduced landscaping depth occurs over substantial lengths of the boundaries and does not meet the requirement.

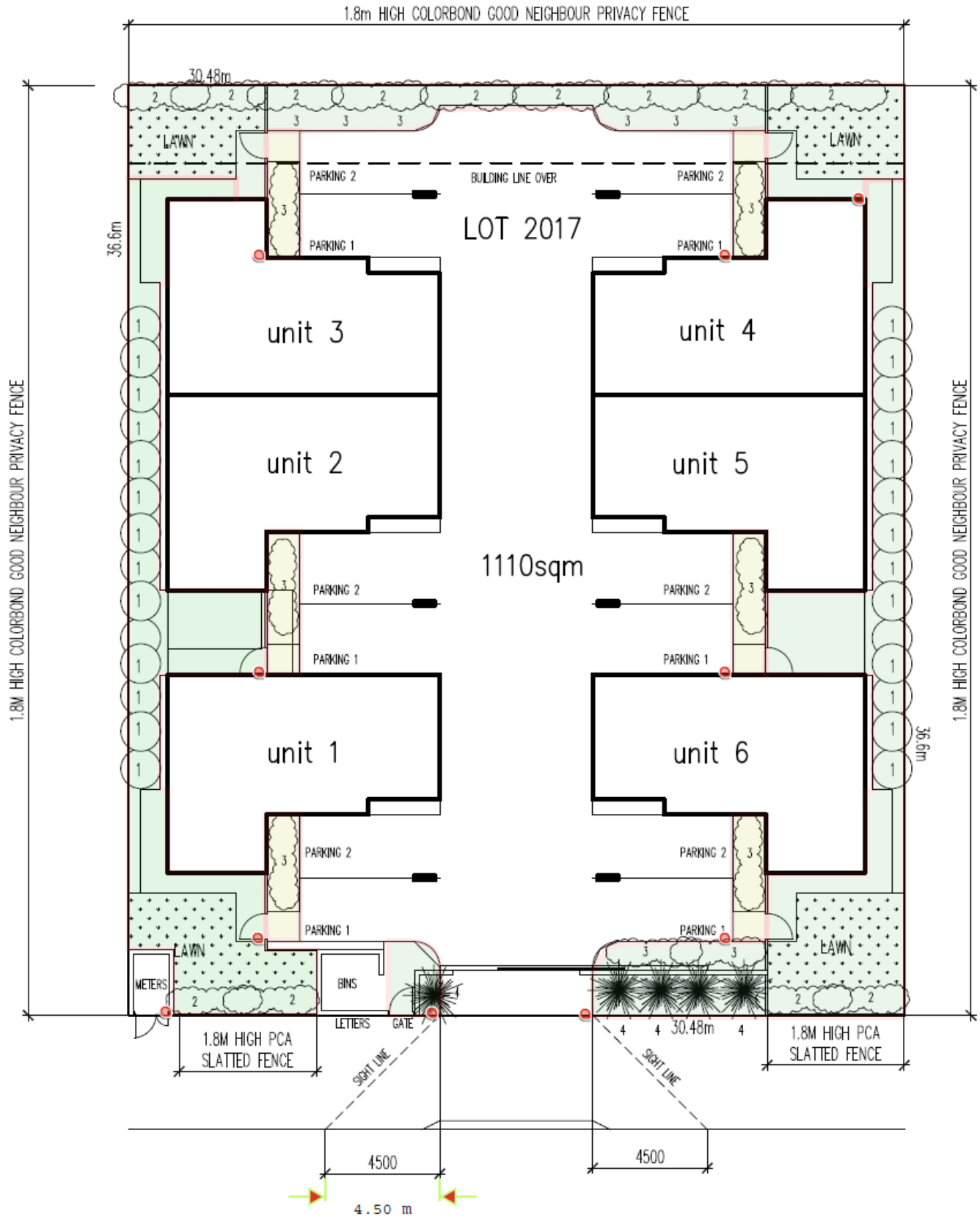


Image 7: Area considered Landscaped

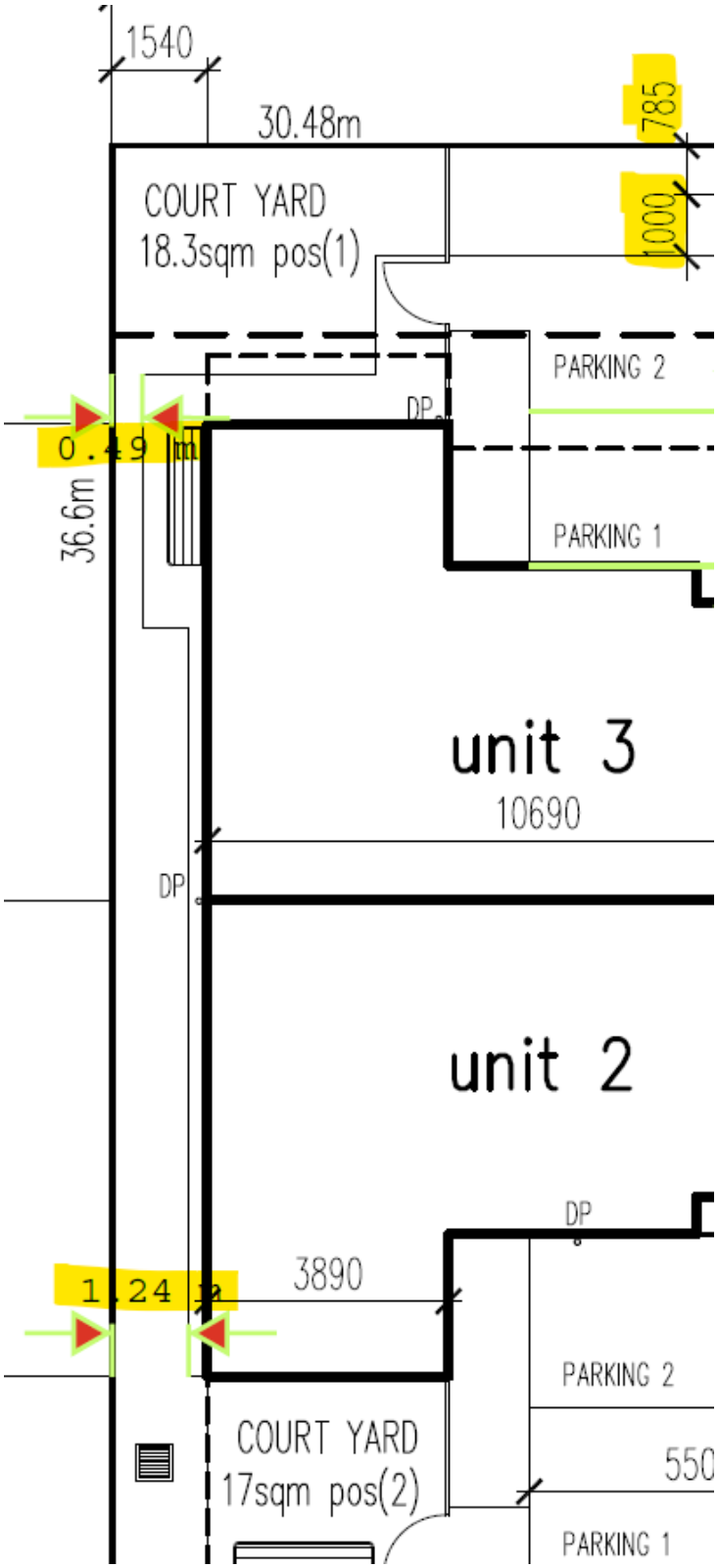


Image 8: Depth of planting as seen on Landscape/Site Plan

Does Not Comply

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

<table>
<tr><th></th><th>Clause 5.4.1 Requirements</th><th>DAS DLPE Comments</th></tr>
<tr><td>2.</td><td>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>
<tr><th colspan="4">Table B to Clause 5.4.1: Dwelling Density for dwelling-group and dwelling-single in Zone MR other than in Alice Springs</th></tr>
<tr><th>Number of storeys above ground level</th><th>1 or 2 bedrooms</th><th>3 bedrooms</th><th>4 bedrooms</th></tr>
<tr><td>1</td><td>155m^2</td><td>180m^2</td><td>215m^2</td></tr>
<tr><td>2</td><td>125m^2</td><td>170m^2</td><td>210m^2</td></tr>
</table></td><td>Complies

The site is 1112 m^2, which allows 6.5 dwellings at the required density of 1 dwelling per 170 m^2 for a 2-storey building as per Table B.</td></tr>
</table>

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.

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

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

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

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

Requirements

<table>
<tr><th></th><th>Clause 5.4.3 Requirement</th><th>DAS DLPE Comments</th></tr>
<tr><td>6.</td><td>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.
<table>
<tr><th colspan="4">Table B to Clauses 5.4.3: Minimum building setbacks for residential buildings, ancillary structures and balconies in Zones MR and HR</th></tr>
<tr><td>Lot Boundary</td><td>Minimum Setback for first four storeys above ground level</td><td>Minimum Setback above first four storeys above ground level</td><td>Minimum setback for roofline</td></tr>
<tr><td>Primary street frontage</td><td>6m for residential buildings and ancillary structures</td><td>9m for residential buildings</td><td>2.1m - provided that no supporting member is located</td></tr>
</table></td><td>Does not comply

The proposal achieves the required rear setbacks, providing 4.2m at ground floor and 3.38m at first floor against the required 3m. The proposal demonstrates a minor variation to the primary street setback, providing 5.5m against the required 6m. However, it falls short by a significant margin on the side setbacks, providing 1.5m against the required 3m, and side roof overhang setbacks of 0.64m and 0.65m against the required 2.1m. Overall, the extent of the side boundary variations is significant and is considered unsatisfactory. While, landscaping, fencing and building articulation provide some mitigation, it does not fully address the reduced physical separation from adjoining properties. The proposal therefore does not fully achieve the setback outcomes sought by the Clause 5.4.3.</td></tr>
</table>

<table>
<tr><th></th><th>Clause 5.4.3 Requirement</th><th>DAS DLPE Comments</th></tr>
<tr><td></td><td>
<table>
<tr><td></td><td>3m for balconies</td><td>6m for balconies</td><td>within 6m of the boundary</td></tr>
<tr><td>Secondary street frontage</td><td>4.5 m for residential buildings and ancillary structures

1.5m for balconies</td><td>7.5m for residential buildings

4.5m for balconies</td><td>2.1m - provided that no supporting member is located within 4.5m of the boundary</td></tr>
<tr><td>Side and rear lot

boundaries</td><td>3m for residential buildings, ancillary structures and balconies</td><td>6m for residential buildings

4.5m for balconies</td><td>2.1m</td></tr>
</table>
</td><td>
<table>
<tr><th>Lot Boundary</th><th>Minimum proposed Setback for first four storeys above ground level</th><th>Minimum proposed Setback for roofline</th></tr>
<tr><td>Primary street frontage</td><td>GF - 5.5m

FF - 4.5m</td><td>Primary Roof overhang - 3.6m</td></tr>
<tr><td>Side and rear lot boundaries</td><td>GF/FF Side Setbacks on East and Western boundary - 1.5m

GF Rear – 4.2m

FF Rear – 3.38m</td><td>Western boundary roof overhang – 0.65m

Eastern boundary roof overhang – 0.64m

Rear Roof overhang – 3.21m</td></tr>
</table>
</td></tr>
<tr><td>7.</td><td>Where a zero or 300mm setback is identified on a building setback plan in Schedule 9, a zero or 300mm setback can only be established to the boundary nominated on the setback plan.</td><td>Not Applicable</td></tr>
<tr><td>8.</td><td>Unless detailed in a table to this clause or within a building setback plan in Schedule 9, no part of the roof structure, including gutters and eaves, is to encroach more than 0.9m into the minimum building setbacks (subject to the Building Code of Australia) from the lot boundaries.</td><td>Does not Comply

While the roof eaves extend by 900mm the building itself has a reduced setback and hence encroaches beyond permissible limit.

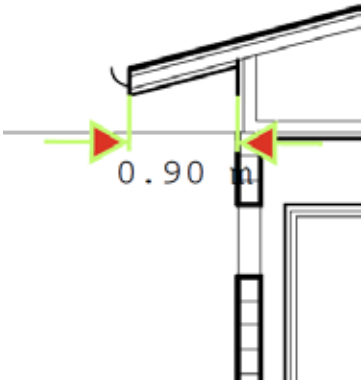
 

Image 9: Excerpt from the elevation plan</td></tr>
</table>

Does Not Comply

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

Purpose

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

(a) of an adequate size to provide for domestic purposes;

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

Administration

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

Requirements

	Clause 5.4.6.1 Requirements	**DAS DLPE Comments**
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.	**a) Does not Comply** None of the six dwellings achieves the required 45m² Area A (open to the sky), with shortfalls ranging from 47% to 100%. Units 2 and 5 do not provide any private open space that is open to the sky, resulting in a 100% shortfall against the Area A requirement. Units 1 and 6 provide 24m² of eligible Area A, while Units 3 and 4 provide 18.3m² and 18.8m² respectively. In relation to Area B, Units 2 and 5 provide a compliant area of at least 24m² with no dimension less than 4m. While Units 1, 3, 4 and 6 include an alfresco area and balcony offering 19.2m² total space, though none of these accomplish the spaces with minimum dimension of 4m and therefore cannot be counted towards Area B. Accordingly, the proposal does not comply with the private open space requirements of Clause 5.4.6.1 as demonstrated in table B below. Table A below summarises the cumulative private open space provided across all six dwellings to present a useful indication of the overall level of such spaces across the development and the extent of the variation thereof. *Table A: Private Open Space overview* **Cumulative Area provided across all units** / **Minimum area required as per clause** / **Overall shortfall** **Area A** 118.6 270 **56%** **Area B** 126.8 144 **12%**

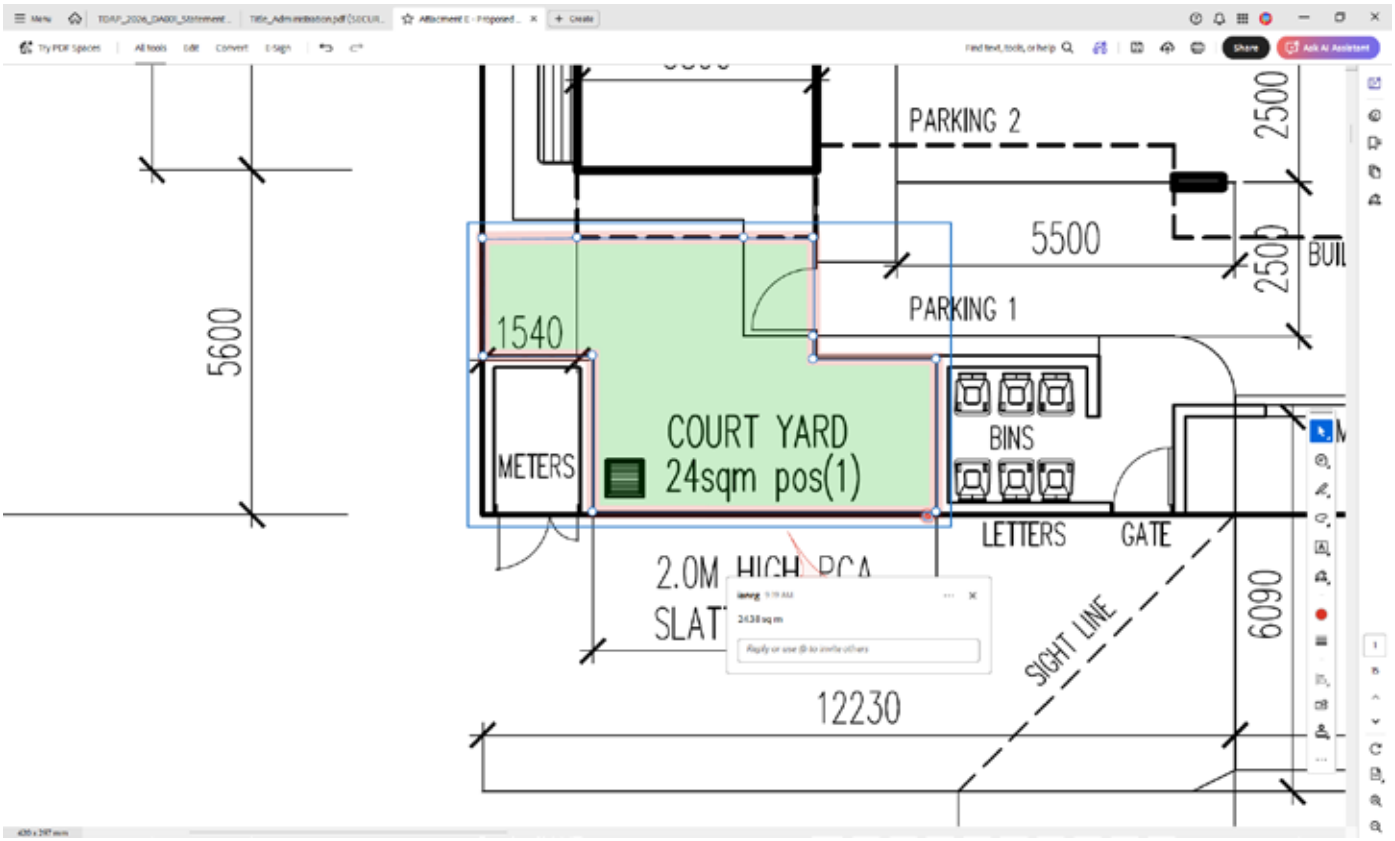
	Clause 5.4.6.1 Requirements	DAS DLPE Comments
		Table B: Detailed assessment of Private Open Space

Unit	Area A provided	Eligible Area A	Area A shortfall (45m²)	Area B provided	Eligible Area B	Area B shortfall (24m²)	Compliance
1	24m²	24m²	47%	13.2m² courtyard 3.4m x 3.7m 6m² balcony 1.5m x 4m **Combined Area B - 19.2m²** #	**0m²**	100%	**Does not comply**
2	17m²	**0m²***	100%	25m² alfresco, 5.6m × 4.46m	25m²		**Does not comply**
3	18.3m²	18.3m²	59%	13.2m² courtyard 3.4m x 3.7m 6m² balcony 1.5m x 4m **Combined Area B - 19.2m²** #	**0m²**	100%	**Does not comply**
4	18.8m²	18.8m²	58%	13.2m² courtyard 3.4m x 3.7m 6m² balcony 1.5m x 4m **Combined Area B - 19.2m²** #	**0m²**	100%	**Does not comply**
5	17m²	**0m²***	100%	25m² alfresco, 5.6m × 4.46m	25m²		**Does not comply**
6	24m²	24m²	47%	13.2m² courtyard 3.4m x 3.7m 6m² balcony 1.5m x 4m **Combined Area B - 19.2m²** #	**0m²**	100%	**Does not comply**
* Not open to Sky				# Area with dimensions less than 4m			

b) Complies
Area A and B of the private open space has a direct access from the dwelling and extends its function.
c) Partly satisfied
No open space or natural features are present on the site. Private open space areas are enclosed by fencing and supported by landscaping to limit direct overlooking from adjoining properties. However, the private open space areas provided on first floor of Units 1, 3, 4 and 6 have limited landscaping available to provide effective screening.
d) Satisfies
e) Satisfies
f) Satisfies

3.	Where the private open space for a dwelling-group is at ground level, it should be:	**Complies** The development provides 1.8 m to 2m high fencing along the required boundaries with vegetation.

	Clause 5.4.6.1 Requirements	DAS DLPE Comments
	(a) screen fenced to a height of at least 1.8m providing a visual barrier to adjoining residences and public areas; or (b) fenced to a height of at least 1.8m and planted with dense vegetation which will provide a visual barrier at maturity	



Does Not Comply

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

Purpose

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

Administration

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

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

Requirements

	Clause 5.4.8.1 Requirements	**DAS DLPE Comments**
3.	Locate development on the site for correct solar orientation.	**Largely satisfies** Barring the units on western side, the building shall provide favourable solar control.
4.	Minimise expanses of walls by varying building heights, building setbacks and façades.	**Partly satisfies** Variations in roof form, setbacks, projections, recesses break up building mass, though side walls have expanses little more than 15m and is separately discussed in 'Clause 5.4.17 Building Articulation'.
5.	Locate air conditioners where they are accessible for servicing.	**Complies** Elevation (Drawing sheet SK6) shows Ac units placed in easily accessible areas.
6.	Conceal service ducts, pipes, air conditioners, air conditioning plants etc.	**Complies** Building services are integrated or screened from public. AC units are appropriately screened as well.
7.	Avoid overlooking of private open spaces and habitable rooms of adjacent residences on the same and adjacent sites.	**Partly satisfies** Reduced side setbacks combined with first floor living and alfresco areas (especially for Unit 3 and 4) which have limited landscaping available for effective screening, increases potential overlooking of the adjoining properties.
8.	Locate bedrooms and private open spaces away from noise sources.	**Complies** Bedrooms are offset from the street frontage (the only possible source of noise).
9.	Control its own noise sources and minimise the transmission of noise between dwellings.	**Largely Satisfies** Internal walls, the central driveway and spaces between them provide physical separation between dwellings.
10.	Where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction.	**Not Relevant**
11.	Balance the achievement of visual and acoustic privacy with passive climate control features.	**Partly satisfies** The design provides separation and ventilation opportunities; however, privacy outcomes are constrained by reduced side setbacks and first-floor living and alfresco areas.
12.	Allow breeze penetration and circulation.	**Satisfies** Each unit has openings on 3 sides to ensure breeze penetration and circulation. The central driveway, voids and building openings too provide opportunities for airflow through and between the dwellings.
13.	Minimise use of reflective surfaces.	**Satisfies.**

	Clause 5.4.8.1 Requirements	DAS DLPE Comments
		External finishes predominantly comprise non-reflective materials, with glazing limited to windows and selected balustrades.
14.	Provide internal drainage of balconies and coving on the edge of balconies.	**Complies** Sufficient measures demonstrated in site plan and elevation drawings.

Complies

5.4.17 Building Articulation

Purpose

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

Administration

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

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

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

Requirements

	Clause 5.4.17 Requirements	DAS DLPE Comments
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.	**Doesn't Comply** The combined ground-floor building line of Units 2 and 3, and Units 4 and 5, is approximately 15.39m without the required 1m x 1m step or recess, exceeding the 15m limit. The first-floor building lines comply with the requirement.

Does Not Comply

5.4.18.1 Fencing in Zones MR and HR

Purpose

Promote fencing in medium and high density areas that provides a positive interface with the public domain, while allowing necessary privacy for residents and neighboring properties.

Administration

1. The consent authority may ***consent*** to a use or development that is not in accordance with sub-clause 4 if it is satisfied the fence enhances the streetscape and allows for passive surveillance to the public domain.

2. The consent authority may ***consent*** to a use or development that is not in accordance with sub-clause 5 if it is satisfied the fencing provides sufficient sightlines for pedestrian and cyclist safety.

3. The consent authority may ***consent*** to a use or development that is not in accordance with sub-clause 6 if it is satisfied the development protects the privacy of adjacent lower density residential development.

Requirements

	Clause 5.4.17 Requirements	**DAS DLPE Comments**
4.	All fences adjacent to road boundaries or boundaries adjoining ***public open space*** are to be constructed so that: (a) the maximum height is 2m above ***ground level*** measured at the relevant ***site*** boundary; and (b) the area of materials that is not ***visually permeable*** does not exceed an area equivalent to the length of the ***site*** boundary (excluding driveways) multiplied by 1.2m.	**Complies** The proposed 1.8m-high slatted fencing and rendered blockwork wall along the road frontage are below the maximum permitted height of 2m and therefore comply with the requirement.
5.	Fencing within 1.5m of driveways, pedestrian entries, and street corners is to be ***visually permeable*** above 0.6m (unless there is truncation provided within these areas to the same distance).	**Complies** The proposed development provides adequate sightlines, with the front gate set back 1.5m to improve visibility and support safe vehicle and pedestrian movement.
6.	Where the development abuts land in Zones LR or LMR, development is to provide a solid screen fence to a minimum height of 1.8m to that boundary.	**Complies** The lot shares its boundary to LMR lots on rear and side and 1.8m high Colourbond Good Neighbour Fence is provided on these sides.

Complies

Civic Centre
Harry Chan Avenue
Darwin NT 0800

GPO Box 84
Darwin NT 0801

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

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

Please Quote: PA2026/0305

22 September 2026

To whom it may concern

Parcel Description: **Lot 02017 Town of Darwin, 6 Queen St, Stuart Park**

Proposed Development: **Dwelling-group (6 x 3 bedroom) in a 2-storey building**

Thank you for the development application referred to this office on 4 September 2026 concerning the above.

The City notes that the application seeks variations to the side boundary and roof overhang setback requirements, resulting in a reduction in the area available for landscaping along the side boundaries.

The City is committed to increasing urban greening, shade, and landscape amenity across the municipality and considers landscaping to be an important component of residential development outcomes.

The City recommends that the Development Consent Authority seek evidence from a suitably qualified Landscape Architect demonstrating that the proposed Indian Mast Trees are capable of being successfully established and maintained within the reduced setback areas over the long term and will achieve appropriate landscape amenity outcomes.

The proposal includes works within the City of Darwin Road reserve. All works must comply with City of Darwin policies and guidelines and are subject to a separate assessment and approval process by City of Darwin.

The City of Darwin requires that the applicant obtain all necessary approvals before commencing any construction in the road reserve.

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

CONDITIONS PRECEDENT

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

2. Prior to the commencement of works (including site preparation), an engineered plan completed by a suitably qualified civil engineer demonstrating the on-site collection of stormwater and its discharge into the local underground stormwater drainage system, shall be submitted to, and approved by the City of Darwin, to the satisfaction of the consent authority. The plan shall include details of site levels, and Council's stormwater drain connection point/s and connection details.

3. Prior to the commencement of works (including site preparation), the applicant is to prepare a dilapidation report covering infrastructure within the road reserve to the requirements of the City of Darwin, to the satisfaction of the consent authority.

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

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

6. Prior to the commencement of works City of Darwin requires a Stage 3 Road Safety Audit (RSA) for the proposal to be prepared by a suitably qualified road safety auditor. The audit should also identify any risks associated with the proposal and recommend appropriate mitigation measures.

The developer will be required to implement all recommended safety improvements and mitigation measures to the surrounding street network as identified in the RSA, at no cost to the City of Darwin.

GENERAL CONDITIONS

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

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

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

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

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

- Any gate over an access to a public road shall be placed on the subject site at least 4.5 metres from the face of the kerb line of the adjoining public road.

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

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

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

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

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

- All works recommended by the Stage 3 Road Safety Audit are to be completed to the requirements of the City of Darwin.

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

Yours sincerely

Signed by:
Alice Percy
2951853A863E69FD

ALICE PERCY
GENERAL MANAGER INNOVATION

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

Level 1
Goyder Centre
25 Chung Wah Terrace

Postal address
PO Box 496
Palmerston NT 0831

E DevelopmentCoordination.DLPE@nt.gov.au

T 08 8999 4446

16 September 2026

Mr Pranav Singh
Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801

Our Ref: DLPE2026/0346
Your Ref: PA2026/0305

Dear Mr Singh

Re: PA2026/0305 Dwelling-group (6 x 3 bedroom) in a 2-storey building

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

Lands and Planning Division

Building Advisory Services

Building Advisory Services has reviewed the application and does not foresee any potential issues in relation to the proposed development. All works are to comply with the *Building Act 1993*, the Building Regulations 1993, and the National Construction Code.

Building Advisory Services further advises that, prior to the commencement of building works, a building permit must be granted and in force. In addition, occupancy certification must be issued prior to the building being occupied.

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

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Container No: LD200/2017

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Pranav Singh

RE: PA2026/0305 - Lot 02017 Town of Darwin - 6 Queen St, Stuart Park NT - Dwelling-group (6 x 3 bedroom) in a 2 storey building

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

1. The developer will need to upgrade the existing water and sewer service and should contact Services Development prior to start of construction. The existing water connection is shared with neighbouring Lot 2018. **A new dedicated water service connection from the DN225 CICL** on the northern side of Queen St **is required** to facilitate future multi-metering.

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

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

7. The development application, on drawing No 26042-SK12, indicates there is a proposed encroachment in the form of a courtyard with plants in the easement. Power and Water has not issued an approval for the proposed encroachment and the developer will need to remove the encroachment from the design OR urgently seek Power and Water's approval. The developer is encouraged to visit Power Water's website on "allowable planting on water and sewer easements" found at https://www.powerwater.com.au/customers/moving-and-building/easements-on-your-property/allowable-planting-on-water-and-sewer-easements and review PWC's easement guidelines found at https://www.powerwater.com.au/__data/assets/pdf_file/0014/14216/NP021-Easement-Guidelines.pdf.

8. 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.

9. 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

17 September 2026

cc: Amit Magotra
email: enquiries@thinkda.com.au

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Record No: D2026/270837
Container No: NE200/2017

Your Ref: PA2026/0305

Pranav Singh
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Pranav

Re: Lot 2017 (6) Queen Street Stuart Park Town of Darwin

In response to your letter of the above proposal for the purpose of dwelling-group (6 x 3 bedroom) in a 2 storey building, Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. Existing single-phase power service to Lot 2017 does not have capacity to provide power supply to the proposed dwelling-group development.

2. Depending on the new maximum power demand figure, low voltage distribution cable extension and establishment of a new distribution pillar with 1.0m x 1.0m electricity easement or 11kV distribution cable extension and establishment of a new package substation with 4.0m x 3.5m electricity easement on Lot 2017 at a suitable location shall be required.

3. The Proponent shall engage an accredited electrical consultant to:
   - Prepare detailed AS-3000 maximum power demand calculation for the new 6 dwellings development.
   - Apply for a Negotiated Connection application under the Australian Energy Regulator (AER) compliance process for PWC's assessment on power supply capacity upgrade requirements.
   - Carry out detailed power servicing design drawing submission in consultation with PWC.

4. PWC shall check and approve the consultant's electrical design drawings for construction by the Proponent's engaged accredited contractor and carry out final connection works at applicable cost under the AER assessment process.

5. The Proponent shall engage a licensed electrician to carry out the customer's internal electricity reticulation installation works in accordance with the PWC's current NP018 Service and Installation Rules 2024 and NP010 Meter Manual.

If you have any further queries, please contact the undersigned on 8924 5729 or email: powerdevelopment@powerwater.com.au

Yours sincerely

Thanh Tang
Manager Distribution Development

09 September 2026

PowerWater

POWER AND WATER CORPORATION (NT) - POWER SERVICES

DEVELOPER WORKS - GIFTED ASSETS

LIST OF OVERHEAD ACCREDITED ELECTRICAL CONTRACTORS

	Company Name	Contact Person	Contact Phone No.	Contact Email
1	AA ELECTRICAL SERVICES (NT)	SHELLEY GRAY	0448 298 158	accounts@aaelectrical.com.au
2	COPLINK (NT)	GRAHAM COPLEY	0409 842 598	coplink@bigpond.net.au
3	COWELL ELECTRIC SUPPLY (SA)	AARON JONES	(08) 8629 2136	admin@cowellelectric.com.au
4	DEC INSTALLATIONS (NT)	ROBERT GRAHL	(08) 8947 7650	robert.grahl@dec.net.au
5	ENERVEN (SA) - COMPANY OF SA POWER NETWORKS	ROD MITCHELL	0427 580 219	rod.mitchell@enerven.com.au
6	ENFRA (NT)	BRAYDEN PAYNE	0408 474 390	brayden.payne@enfra.com.au
7	ESPEC (NT)	PETER BADKIN	0491 148 543	info@espec.com.au
8	DUITS ELECTRICAL (NT)	DENHAM HUSSIES	0447 187 032	duits.electrical@outlook.com
9	MECNT ELECTRICAL CONTRACTORS (NT)	SAM MOLLOY	0427 055 165	sam@mecnt.com.au
10	MG ELECTRICAL SERVICES (NT)	EUAN BUNTINE	0427 271 424	euan.buntine@mgelectrical.com.au
11	NIGHTCLIFF ELECTRICAL (NT)	RICHARD JOHNSTON	0457 733 456	admin@nightcliffelectrical.com.au
12	NORGROUP (NT)	DAMIEN RIDLEY	0427 040 078	damian@norgroup.com.au
13	NORTHERN POWER SERVICES (NT)	GORDON JABOUR	(08) 8983 3388	admin@nps1.com.au
14	NT ELECTRICAL GROUP (NT)	BRAD FULLWOOD	(08) 8947 5500	admin@nteg.com.au
15	NT POWER LINES AND ELECTRICAL (NT)	ROBERT TIMMS	0429 780 388	manager@ntpowerlines.com.au
16	AUS PROJECTS (NT) - previous Power Project	ANDREW HARVEY	(08) 8972 2211	andrew@auspnt.com.au

LIST OF UNDERGROUND ACCREDITED ELECTRICAL CONTRACTORS

	Company Name	Contact Person	Contact Phone No.	Contact Email
1	AA ELECTRICAL SERVICES (NT)	SHELLEY GRAY	0448 298 158	accounts@aaelectrical.com.au
2	ABR GROUP (NT)	ADAM RYKERS	0414 863 874	adam.rykers@abrgroupnt.com.au
3	ALENCO (NT)	NATHAN DRUMMOND	0423 681 753	nathan@alencont.com.au
4	AMPCONTROL NT	GARETH KRUGER	08 8947 5702	NTadmin@ampcontrolgroup.com
5	CENTRE ELECTRICAL SERVICES (NT)	STEVE BASKERVILLE	0427 976 952	centreelectrical@bigpond.com
6	CoMATE (NT)	MARK DUFFY	0439 217 084	mark.duffy@comate.com.au
7	COMBINED ELECTRICAL (NT)	JEFF REES	(08) 8924 9700	administration@combinedelectricalnt.com.au
8	COPLINK (NT)	GRAHAM COPLEY	0409 842 598	coplink@bigpond.net.au
9	COWELL ELECTRIC SUPPLY (SA)	AARON JONES	(08) 8629 2136	admin@cowellelectric.com.au
10	DEC INSTALLATIONS (NT)	ROBERT GRAHL	(08) 8947 7650	robert.grahl@dec.net.au
11	DELTA ELECTRICS (NT)	ANDREW BOLLER	(08) 8984 4033	reception@deltaelectrics.com.au
12	DICE (AUST) NT	TERRY DENT	(08) 8932 1109	info@diceaust.com.au
13	DUITS ELECTRICAL (NT)	DENHAM HUSSIES	0447 187 032	duits.electrical@outlook.com
14	ENERVEN (SA) - COMPANY OF SA POWER NETWORKS	ROD MITCHELL	0427 580 219	rod.mitchell@enerven.com.au
15	ENFRA (NT)	BRAYDEN PAYNE	0408 474 390	brayden.payne@enfra.com.au
16	ESPEC (NT)	PETER BADKIN	0491 148 543	info@espec.com.au
17	KELLYCO ELECTRICAL SERVICES (NT)	DON KELLY	0429 897 630	don@kellyco.net.au
18	KENNELLY CONSTRUCTIONS (NT)	SHANE KENNELLY	0409 411 658	shane.kennelly@kennelly.com.au
19	MECNT ELECTRICAL CONTRACTORS (NT)	SAM MOLLOY	0427 055 165	sam@mecnt.com.au
20	MG ELECTRICAL SERVICES (NT)	EUAN BUNTINE	0427 271 424	euan.buntine@mgelectrical.com.au
21	NIGHTCLIFF ELECTRICAL (NT)	RICHARD JOHNSTON	0457 733 456	admin@nightcliffelectrical.com.au
22	NILSEN (NT)	RUSSELL CAHILL	(08) 8947 1134	nedarwin@nilsen.com.au
23	NORGROUP (NT)	DAMIEN RIDLEY	0427 040 078	damian@norgroup.com.au
24	NORTHERN POWER SERVICES (NT)	GORDON JABOUR	(08) 8983 3388	admin@nps1.com.au
25	NRG SERVICES (QLD)	TIM O'NEILL	0498 989 048	tim.oneill@nrgservicesqld.com.au
26	NT ELECTRICAL GROUP (NT)	BRAD FULLWOOD	(08) 8947 5500	admin@nteg.com.au
27	NT POWER LINES AND ELECTRICAL (NT)	ROBERT TIMMS	0429 780 388	manager@ntpowerlines.com.au
28	AUS PROJECTS (NT) - previous Power Project	ANDREW HARVEY	(08) 8972 2211	andrew@auspnt.com.au
29	THE ELECTRICAL MOB (NT)	LEONARD EICHMANN	0402 519 851	admin@theelectricalmob.com.au
30	TOP END RACE (NT)	JASON KLEEFSMAN	(08) 8946 5400	admin@topendrace.com.au

DISCLAIMER:

Power and Water disclaims all liability for any damage or financial loss arising from the use or reliance upon the above consultant and contractor credentials.

The Developer must carry out actual project checks from contractors' competency claims of specific fields of expertise prior to making appropriate decision for engagements.

Specific fields of construction expertise are: Overhead Reticulation Construction (up to 22kV), Underground Reticulation Construction (up to 22kV), 11kV/22kV Indoor Ground Level Substation Construction, 11kV/22kV Indoor Upper Level Substation Construction, Street Lighting Construction.

PowerWater

POWER AND WATER CORPORATION (NT) - POWER SERVICES

DEVELOPER WORKS - GIFTED ASSETS

LIST OF ACCREDITED ELECTRICAL DESIGN CONSULTANTS

	Company Name	Contact Person	Contact Phone No.	Contact Email
1	AECOM AUSTRALIA (NT)	JAMES JENTZ	0409 665 088	james.jentz@aecom.com
2	AGA CONSULTING ENGINEERS (NT)	ALEK GANGUR	0411 262 714	alekg@agaeng.com.au
3	APD ENGINEERING (NT)	DUMINDA BOWATA	(08) 8995 5805	admin.nt@apdeng.com.au
4	ASHBURNER FRANCIS (NT)	GRAHAM HEASLIP	(08) 8942 0585	GrahamH@ashburnerfrancis.com.au
5	AURECON AUSTRALIA (NT)	CLINT TEVLIN	0408 653 469	clint.tevlin@aurecongroup.com
6	BCA ENGINEERS (NT)	KELVIN LOI	(08) 8132 1700	kelvinloi@bcaengineers.com
7	BESTEC (SA)	CLAIRE BARBER	(08) 8629 2136	cbarber@bestec.com.au
8	CELL ENGINEERING (NT)	NATHAN TING	0428 110 999	nathan.ting@celleng.com.au
9	CLARENCE CONSULTANTS (NSW)	MATTHEW KARPIK	(02) 6642 7239	matt@clarenceconsultants.com.au
10	ENERVEN (SA) (PART OF SA POWER NETWORKS)	ROD MITCHELL	0427 580 219	rod.mitchell@enerven.com.au
11	ERDS (QLD)	SHAY QUINN	(07) 3518 3100	admin@erds.com.au
12	GHD (NT)	ANDREW SAXELBY	(08) 8982 0150	andrew.saxelby@ghd.com
13	GPA Engineering (NT)	HANNAH FARROW	(08) 8299 8300	Hannah.Farrow@gpaeng.com.au
14	HK SOLUTIONS (NT)	ALBERT FERNADO	0404 834 987	albert.fernado@hksolutions.com.au
15	JACOBS GROUP AUSTRALIA (NT)	RYAN KRATE	(08) 8982 4800	ryan.krate@jacobs.com
16	JDSi CONSULTING ENGINEERS (WA)	NORMAN McKENDRY	0438 638 222	norman.mckendry@jdsi.com.au
17	PERACON GROUP (QLD) - previously LECTEL	CHARLIE VELLA	0412 021 651	cvella@peracon.com.au
18	LUCID (NT)	CIARAN FARRELL	(08) 8947 6824	ciaran.farrell@lucidconsulting.com.au
19	MDA CONSULTING (QLD)	MAURICE DUFFILL	(07) 3252 9560	info@mdaengineers.com.au
20	NTBS CONSULTING ENGINEERS (NT)	WILL PURTILL	(08) 8981 9888	will@ntbsconsulting.com
21	PCE (POWER CONROL ENGINEERS) (NSW)	BYRCE PARKER	0448 281 754	byrce.parker@pceng.com.au
22	PROMANT (NT)	KARL FORAN	0456 782 795	karl@promant.com.au
23	SMEC (QLD)	TERRY McCAULEY	0457 821 034	Terry.McCauley@smec.com
24	SPRINGCITY (WA)	EMRAN MALHI	(08) 9460 3795	emranmalhi@springcity.com.au
25	TRINAMIC CONSULTANTS (SA)	DAVID WILSON	(08) 8232 3737	davidw@trinamic.com.au
26	Wallbridge Gilbert Aztec, WGA (NT)	ANDREW McLEOD	(08) 8941 1678	AMcLeod@wga.com.au
27	WSP (NT)	FIROUZEH AMANPOOR	(08) 8980 5900	Firouzeh.Amanpoor@wsp.com

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The Developer must carry out actual project checks from consultants' competency claims of specific fields of expertise prior to making appropriate decision for engagements.

Specific fields of expertise are: Overhead 11kV/22kV Subdivision Design, Underground 11kV/22kV Subdivision Design, Overhead 11kV/22kV Servicing Development Design, Underground 11kV/22kV Servicing Development Design, 11kV/22kV Indoor Groung Level Substation Design, 11kV/22kV Indoor Upper Level Substation Design, Overhead 66kV and above Transmission Lines Design, Underground 66kV and above Transmission Lines Design.