

**DEVELOPMENT CONSENT AUTHORITY
DARWIN DIVISION**

NORTHERN TERRITORY PLANNING SCHEME

ADDENDUM

AGENDA ITEM:	1	MEETING DATE: 18/09/2026	FILE: PA2026/0269
APPLICATION PURPOSE:	Rooming Accommodation (Student Accommodation) with 40 beds and office in a 3-storey building		
SUBJECT SITE:	Lot 359 (22) Progress Dr, Nightcliff, Town of Nightcliff		
ZONE:	C (Commercial)		
SITE AREA:	1000m ²		
APPLICANT	Sheridan Consulting Director – Joseph Sheridan		
PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE	Ashford Architects Randal Ashford		
LANDOWNER	David Superannuation Funds Pty Ltd as trustee for the David Family Superannuation Fund - Director Ronald David		
ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND	N/A		

1. ISSUE

On 14 September 2026, following completion of the Development Assessment Services (DAS) report for the 18 September 2026 Development Consent Authority meeting, the applicant submitted further information in support of the application comprising an Operational Management Plan (OMP) and two letters of support from Y Northern Territory and BIG Education Group. The additional information is summarised below.

The Y Northern Territory letter (**Bookmark A**) expresses strong support for the proposal and identifies the limited availability and high cost of accommodation as a significant barrier for young people and students relocating to Darwin for education, training and employment. Y Northern Territory considers that secure and affordable accommodation would assist young people to maintain study, employment and community participation and reduce housing instability. The organisation also indicates willingness to discuss potential collaboration and referral pathways for students and young people requiring accommodation.

The BIG Education Group letter (**Bookmark B**) also supports the proposal, identifying the shortage of affordable and appropriately located student accommodation as a barrier to attracting and retaining domestic and international students. BIG Education considers that dedicated accommodation would support student enrolment and settlement, strengthen Darwin's competitiveness as an education destination and assist education providers and Registered Training Organisations. BIG Education has expressed interest in potential collaboration, including student referrals and identifying accommodation requirements, subject to the final operating model.

The Operational Management Plan (OMP) (**Bookmark C**), prepared by Ashford Group Pty Ltd, establishes a framework for the day-to-day operation and management of the rooming accommodation as student

accommodation and includes measures to manage potential amenity impacts on surrounding land. The development would be managed by a nominated site manager employed and supervised by Ashford Group, responsible for occupancy verification, management of communal facilities and guests, complaints, inspections and enforcement of breaches.

The OMP establishes eligibility and occupancy controls, including verification of student status, written occupancy agreements, an occupant register and restrictions on unauthorised occupation and subletting. Operational controls apply to communal facilities, guests, noise and amenity. The 387m² rooftop communal area is restricted to occupants and registered guests, while the 1.8m privacy fencing and boundary landscaping are to be maintained. Complaints are to be recorded and responded to within 24 hours. Breaches, including unauthorised occupation, excessive or unregistered guests, noise, antisocial behaviour and unauthorised parking, are subject to an escalation process, including termination of occupancy where necessary. The OMP is also subject to ongoing review.

Of particular relevance, the OMP states that the occupancy agreement will “set a maximum number of occupants per room consistent with the approved development plans.” While the application identifies an overall capacity of 40 beds, the plans identify the individual accommodation rooms and bed configuration; however, the maximum number of persons permitted to occupy each room/unit is not expressly stated.

The eligibility criteria also provide that an occupant may “be a staff member engaged in an on-site management or support capacity.” While this establishes that the accommodation may be occupied by persons other than students where they perform an on-site management or support role, the OMP does not specify the maximum number of such occupants or define the intended scope of “support capacity”, including whether this is limited to staff directly involved in the operation and management of the rooming accommodation or extends to other support personnel. This is relevant to the parking assessment, which has been undertaken on the basis of 40 beds and one staff member; therefore, any increase in staff numbers beyond that assessed may alter the applicable car parking requirement.

The OMP also allocates all 16 on-site car parking spaces, comprising nine spaces available for lease by rooming accommodation occupants, one space reserved for staff and six spaces reserved for the ground-floor commercial tenancies. However, the OMP separately states that vehicle access for guests is limited to visitor parking allocated by the Site Manager. No dedicated visitor parking space is identified and, based on the stated allocation, no unallocated parking space remains available for visitor use.

The DCA may therefore seek clarification from the applicant regarding total number of staff, the intended maximum occupancy of each room/unit; the maximum number of on-site management or support staff that may occupy the accommodation; the intended meaning and scope of “support capacity”; and whether the overall occupancy and staffing arrangements will remain within the 40-bed capacity and parking provision assessed as part of the application. The DCA may also seek clarification as to how and where visitor parking would be accommodated, given that all 16 on-site spaces are otherwise allocated under the OMP, and whether any of those spaces are intended to be reallocated for visitor parking.

The additional material provides further information regarding the intended student accommodation operating model, occupancy controls, ongoing management and amenity measures, together with supporting information from two organisations regarding demand for student accommodation and potential referral pathways. The material does not alter the proposed plans or physical built form assessed in the DAS report; however, the OMP raises matters requiring clarification regarding occupancy, on-site management/support staff and visitor management arrangements, as identified above.

With regards to the conditions previously recommended in the DAS report, Condition Precedent 1 has been amended to include an additional requirement under 1(b), and Standard Conditions 2, 3, 4, 21 and 22 have been added.

2. RECOMMENDATION

That, the Development Consent Authority should vary the requirements of clauses 5.2.4.4 (Layout of Car Parking Area), 5.2.5 (Loading Bays), 5.2.7 (Setbacks for Development Adjacent to Land in Zones LR), 5.3.7 (End of Trip Facilities in Zones C), 5.4.3 (Building Setbacks for Residential Buildings and Ancillary Structures), and 5.5.17 (Building Frontage in Commercial and Mixed Use Areas) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act 1999*, consent to develop Lot 359 (22) Progress Drive, Nightcliff, Town of Nightcliff for the purpose of Rooming accommodation (student accommodation) with 40 beds and office in a 3-storey building, subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works, amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority;
 - a) Showing clear, unobstructed access to the bicycle racks, which are to be located in a convenient and safe location with adequate security.
 - b) Showing use-wise allocation of proposed car parking bays.
2. 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, to the satisfaction of the consent authority.
3. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), approval is required for the awnings to the three street frontages to the requirements of the City of Darwin and Power and Water Corporation, to the satisfaction of the consent authority.
4. 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.
5. 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.
6. 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 and sediment control, use of City of Darwin land, and how this land will be managed during the construction phase.
7. 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.
8. Prior to the commencement of works, a Traffic Impact Assessment Report (TIA) is to be prepared by a suitably qualified traffic engineer identifying any necessary upgrades to the surrounding street network to the requirements of the City of Darwin, to the satisfaction of the consent authority.
9. Prior to the commencement of works (including site preparation), the applicant is to prepare designs and specifications for landscaping of the road reserve adjacent to the property, to the requirements of City of Darwin, to the satisfaction of the consent authority.
10. Prior to the commencement of works, the applicant is to demonstrate that the loading bay can operate effectively with the reduced clearance and dimensions to the City of Darwin, to the satisfaction of the consent authority. This should include swept path diagrams and relevant technical drawings confirming that vehicles can safely enter, manoeuvre within and exit the loading bay.

The assessment should also demonstrate that the proposed arrangement will not result in adverse impacts on the surrounding road network, including vehicle queuing or the need for heavy vehicles to reverse onto the access road or adjoining public roads.

GENERAL CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
2. The use and development as shown on the endorsed plans must not be altered without the further consent of the consent authority.
3. The premises (Rooming Accommodation) must not be occupied by more than 40 persons at any one time.
4. The use must operate in accordance with the Operational Management Plan (OMP) endorsed as forming part of this permit.
5. 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 notes 1,2 and 3 for further information

6. 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.
7. 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.
8. All works recommended by the traffic impact assessment are to be completed to the requirements of the City of Darwin, to the satisfaction of the consent authority.
9. 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.
10. 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.
11. No new 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.
12. Any gate over an access to a public road shall be placed on the subject site at least 4.5 metres from the face of the kerb line of the adjoining public road to the requirements of the City of Darwin, to the satisfaction of the consent authority.
13. The loading and unloading of goods from vehicles must only be carried out on the land (within the designated loading bay[s] and must not disrupt the circulation and parking of vehicles on the land).
14. Storage for waste disposal bins is to be provided to the requirements of the City of Darwin, to the satisfaction of the consent authority.
15. All new 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.
16. 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.

17. 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.
18. 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 drivewaysto the satisfaction of the consent authority.
Car spaces, access lanes and driveways must be kept available for these purposes at all times.
19. The car parking shown on the endorsed plan(s) must be available at all times for the exclusive use of the occupants of the development and their (visitors/ clients).
20. 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.
21. All roof top plant equipment, equipment relating to the operation of the lift and any other equipment (such as any vents and ducting associated with requirements for stairwell pressurisation or other such ventilation purposes or similar) that will be placed on the rooftop of the development shall be appropriately screened, or designed to soften the visual impact of such equipment from view from neighbouring or nearby developments (or developments reasonably anticipated).
22. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the consent authority.
23. All new 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.
24. 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.

Notes

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. All developers, including owner-builders, are required to comply with Commonwealth telecommunications requirements. Under Commonwealth law, developers are generally required to provide fibre-ready pit and pipe in their developments at their expense. Developers may be able to access an exemption from these arrangements in some circumstances. For more information visit www.infrastructure.gov.au/tind.
3. If you choose nbn to service your development, you will need to enter into a development agreement with nbn. The first step is to register the development via <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html> once registered nbn will be in contact to discuss the specific requirements for the development. Nbn requires you to apply at least 3 months before any civil works

commence. All telecommunications infrastructure should be built to nbn guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html>

4. New Street lighting shall be designed to achieve the minimum lighting levels required as per the AS/NZS 1158.3.1:2020 and the lighting design shall be certified by a member of the Illuminating Engineering Society (The IES). All street lighting designs and the lighting designs for public spaces within the subdivision / New Development shall be compatible with the City of Darwin's smart lighting control system.
5. 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.
6. Notwithstanding the approved plans, any proposed signage for the site shall be subject to a separate assessment in accordance with City of Darwin Policy Number 6310.100.E.R – Outdoor Advertising Signs Code.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.

12. 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 Act, administered by the Northern Territory Environment Protection Authority, is separate to and not reduced or affected in any way by other legislation administered by other Departments or Authorities. The Environment Operations Branch of the Environment Division, DLPE may take enforcement action or issue statutory instruments should there be noncompliance with the Act.

sAUTHORISED:

A handwritten signature in black ink, appearing to read 'Pamela Gaudin', is written over a horizontal line.

**SENIOR PLANNER - URBAN PLANNING
DEVELOPMENT ASSESSMENT SERVICES**

Friday 4 September 2026

To Whom it may concern

Re: Letter of Support – Proposed Student and Youth Accommodation Development, 22 Progress Drive, Nightcliff

I am writing on behalf of the Y Northern Territory to express our strong support for the proposed development at 22 Progress Drive, Nightcliff, and its potential to deliver much-needed student and youth accommodation in Darwin.

The Y Northern Territory is one of the Territory's longest-standing community organisations, delivering early learning, aquatics, recreation, youth and community services across Darwin, Palmerston, Katherine, Alice Springs and remote communities. Through this work, our staff engage daily with young people, students and families navigating the practical realities of life in Darwin, and accommodation is consistently one of the most significant barriers they face.

Darwin's housing market remains tight, with limited supply and high cost placing purpose-built, appropriately scaled student and youth accommodation well out of reach for many. Young people relocating to Darwin to study, undertake training or take up their first employment, along with students attending Charles Darwin University and other tertiary and vocational providers, have very few dedicated, affordable options suited to their circumstances. This shortage affects not only the young people themselves, but the organisations, employers and training providers who rely on a stable, engaged and housed youth cohort to meet their own service and workforce obligations.

A dedicated student and youth accommodation development at 22 Progress Drive would directly address this gap. Suitable, secure and affordable accommodation is foundational to young people's ability to complete their studies, sustain employment and participate fully in community life. It also reduces the risk of transience and disconnection that can follow young people who are unable to find stable housing in Darwin.

The Y Northern Territory is pleased to support this project and considers it a timely and valuable contribution to Darwin's accommodation landscape. We would welcome the opportunity to discuss



We believe in the power of
inspired young people

how the Y's youth and community programs might complement the development as it progresses, including potential referral pathways and collaboration opportunities for young people engaged with our services.

Please do not hesitate to contact me should you require any further information.

Yours sincerely,

Trevor Cox

Trevor Cox
Chief Executive Officer
Y Northern Territory
(m) 0408 761774
trevor.cox@ynt.org.au

BIG EDUCATION

Sydney Office – Level 3, 531 George Street,

Phone: +61 420 102 129

Email: info@big.education

Web: www.big.education



2 September 2026

To Whom It May Concern

Letter of Support – Proposed Student Accommodation Development at 22 Progress Drive, Darwin NT

I am writing on behalf of BIG Education Group to express our strong support for the proposed student accommodation development at 22 Progress Drive, Darwin. We believe this development directly addresses a pressing need in the Darwin market and will deliver significant benefits to students, education providers and the wider Northern Territory community.

Darwin's geographic proximity to South and Southeast Asia makes it an increasingly attractive study destination for international students from these regions, as well as for domestic students from interstate. This locational advantage, combined with the growing reputation of Darwin's education providers, has fuelled sustained demand for enrolments in the Northern Territory. However, this demand is not being matched by an adequate supply of affordable, suitable rental accommodation for students. Darwin continues to experience a shortage of affordable and appropriately located housing, compounded by high rental costs and very limited short-term or purpose-built student accommodation options.

The lack of suitable accommodation is a significant barrier for education providers such as ours in attracting and supporting domestic and international students relocating to Darwin, including at our Menzies Institute of Technology and Darwin Institute of Technology campuses. Prospective students frequently cite accommodation availability and affordability as a determining factor in their choice of study destination, and existing options are often subject to long waiting lists. This can delay enrolments, shrink the pool of prospective applicants and place additional pressure on students during their transition to study in Darwin.

Easy access to affordable, well-located student accommodation would materially improve Darwin's competitiveness as a study destination. It would attract not only students but also young working professionals to the city, supporting workforce growth alongside the education sector. For education providers and Registered Training Organisations (RTOs) such as BIG Education, the ability to offer or refer students to dedicated accommodation would be a genuine Unique Selling Point (USP) — strengthening our course offerings and significantly enhancing our ability to attract interstate and international students who may otherwise be deterred by Darwin's rental costs and limited accommodation options.

BIG Education Group fully supports this initiative and its aim of alleviating Darwin's student accommodation shortage. We are interested in exploring opportunities to collaborate with the proposed development at 22 Progress Drive, and subject to further discussion and the development's final operating model, this may include referring students, identifying anticipated accommodation requirements, or establishing appropriate arrangements for students relocating to Darwin or undertaking placements.

We consider the development would deliver broader benefits by:

- making Darwin's education offerings more attractive and competitive nationally and internationally;
- acting as a genuine USP for education providers and RTOs seeking to attract students;
- strengthening recruitment of interstate and international students, particularly from South and Southeast Asia;
- supporting student enrolment, retention and successful settlement;
- improving access to affordable, suitable short-term and transitional accommodation for students and young professionals;
- reducing barriers for students and young workers relocating to Darwin; and
- contributing more broadly to Darwin's economic and community development.

From our organisation's perspective, suitable and affordable student accommodation represents essential enabling infrastructure for Darwin's education sector. It would strengthen our ability to attract students, respond to enrolment demand and maintain stable, high-quality education services for students relocating to Darwin.

We consider the proposed development at 22 Progress Drive to be a timely and strategically important initiative that responds directly to a well-documented gap in Darwin's housing market. We support Randal Ashford's application and welcome further discussions regarding opportunities for collaboration as the project progresses.

Please contact me should any further information or clarification be required.

Yours sincerely,



Nirmal Shah

Director

BIG Education Group



ASHFORD
DEVELOP + CONSTRUCT

OPERATIONAL MANAGEMENT PLAN

Student Accommodation with Ground Floor Commercial Tenancies

22 Progress Drive, Nightcliff (Lot 359 Town of Nightcliff)

Prepared for:

Ashford Group Pty Ltd

Education Partner (referral pathway):

Y Northern Territory (YNT)

September 2026

Document Reference: 22PD-OMP-Rev0

Table of Contents

Table of Contents	2
1. Introduction	3
1.1 Site and Development Summary	3
2. Objectives	3
3. Management Structure and Responsibilities	4
3.1 Roles and Responsibilities	4
4. Occupancy Agreement and Measures to Ensure Student Occupation	4
4.1 Eligibility Criteria	5
4.2 Occupancy Agreement	5
4.3 Occupant Register	5
5. Communal Facilities, Laundry and Bicycle Parking	6
5.1 Rooftop Communal Open Space	6
6. Management of Guests	6
7. Day-to-Day Management of the Property	7
7.1 Site Manager Duties	7
7.2 Amenity and Noise Management	7
8. Breach Management and Enforcement	7
8.1 Escalation Process	8
9. Monitoring and Review	8

1. Introduction

This Operational Management Plan (OMP) has been prepared by Ashford Group Pty Ltd (the Operator) to accompany the Development Application for rooming accommodation (student accommodation) with ground floor commercial tenancies (offices) in a 3-storey building at 22 Progress Drive, Nightcliff - Lot 359 Town of Nightcliff.

The purpose of this OMP is to set out the framework by which the student accommodation component of the development will be managed on a day-to-day basis, and to demonstrate to the Darwin Division of the Development Consent Authority (the Consent Authority) that the use will operate as genuine student accommodation, consistent with the 'rooming accommodation' definition in Schedule 2 of the Northern Territory Planning Scheme 2020 (NTPS), and will not give rise to unreasonable impacts on the amenity of surrounding land, including the adjoining Zone LR (Low-Density Residential) land to the north and east.

This OMP addresses the following matters as a minimum:

- The occupancy agreement and measures to ensure the use operates as student accommodation only;
- Management of communal facilities, laundry facilities and bicycle parking, including hours of access;
- Management of guests arriving at and departing from the property; and
- Day-to-day management of the property, including measures to be taken by the site manager should a breach of this OMP occur.

This is a live document and will be reviewed and updated in accordance with Section 9 of this OMP, and as required by any conditions of consent issued by the Consent Authority.

1.1 Site and Development Summary

Item	Detail
Address	22 Progress Drive, Nightcliff NT (Lot 359 Town of Nightcliff)
Zone	Zone C (Commercial) – Northern Territory Planning Scheme 2020
Development	Rooming accommodation (student accommodation) comprising 14 x 1-bedroom and 3 x 2-bedroom units (40 bed capacity) on Levels 1 and 2, three ground floor office tenancies, rooftop communal open space, and associated car parking, bicycle parking and loading.
Landowner	David Superannuation Fund Pty Ltd (ACN 070 079 828) as trustee for the David Family Superannuation Fund
Applicant / Developer	Ashford Group Pty Ltd (associated interests of Randal Ashford)
Operator / Site Manager	Ashford Group Pty Ltd, or a managing agent appointed and supervised by Ashford Group Pty Ltd
Education partner(s)	Y Northern Territory (YNT) and/or other registered education and training providers (e.g. tertiary education registered training organisations including those operated by BIG Education Group) for referral of eligible students

2. Objectives

The objectives of this OMP are to:

- Ensure the development is occupied and operated exclusively as student accommodation, consistent with its approval and the definition of rooming accommodation under the NTPS;
- Provide certainty to the Consent Authority and surrounding landowners regarding how the site will function on a daily basis;
- Establish clear responsibilities, procedures and escalation pathways for the site manager;
- Protect the amenity of surrounding residential land in Zone LR through management of guests, noise, communal areas and car parking; and
- Provide a mechanism for the Consent Authority and Ashford Group Pty Ltd to monitor and, if necessary, improve the operation of the development over time.

3. Management Structure and Responsibilities

The development will be managed by a nominated Site Manager, employed and supervised by the Ashford Group Pty Ltd team. The Student accommodation facilities manager will be contactable during business hours and via an after-hours emergency contact number, both of which will be displayed prominently at the ground floor reception/entry.

Ashford Group will maintain a referral relationship with the established education and training providers in Darwin to support a consistent pipeline of eligible student occupants. Letters of support have been received from the Y Northern Territory and BIG Education Group (operator of the Menzies Institute of Technology and Darwin Institute of Technology) confirming interest in referral pathways and collaboration. Ashford Group has also been in contact with various other education establishments. The final nominated education partners will be confirmed prior to occupation.

3.1 Roles and Responsibilities

Role	Responsibility
Ashford Group Pty Ltd or Nominated Subsidiary	Overall responsibility for compliance with this OMP and any conditions of consent; appointment, training and supervision of the Site Manager; annual review of this OMP.
Site Manager	On-the-ground implementation of this OMP, including occupancy verification, communal facility management, guest management, complaint handling, inspections, and enforcement of breaches.
Education partner(s)	Referral of eligible students; provision of enrolment confirmation where a formal referral/collaboration agreement is in place; support and referral pathways for occupants having trouble finding accommodation options.
Occupants	All occupants will be required to comply with the occupancy agreement and house rules, including providing evidence of enrolment.

4. Occupancy Agreement and Measures to Ensure Student Occupation

The development will only be occupied by persons who are current students, consistent with the 'rooming accommodation' definition under Schedule 2 of the NTPS. The following measures will apply.

4.1 Eligibility Criteria

To be eligible to occupy a room, a prospective occupant must, at the time of entering into an occupancy agreement and at all times during occupation:

1. Be enrolled as a current student with an accredited tertiary institution, vocational education provider, Registered Training Organisation (RTO) or secondary/senior secondary institution (for example, Charles Darwin University, TAFE NT, or an RTO such as those operated by BIG Education Group), or hold equivalent evidence of enrolment in an accredited course of study; or
2. Be a staff member engaged in an on-site management or support capacity, consistent with the rooming accommodation definition, with any such occupancy limited in number and clearly identified in the occupant register; and
3. Provide current, verifiable evidence of enrolment (e.g. a Confirmation of Enrolment (CoE), student card, offer letter, or equivalent) prior to occupation from a recognised education provider. This will be verified by the operator and form part of the occupancy agreement with the student(s) approved for a room. Lease agreements will be reviewed periodically in line with semester/course enrolments dates to ensure that students residing on site remain currently and validly enrolled in a course.

4.2 Occupancy Agreement

All occupants will be required to enter into a written occupancy agreement (licence to occupy) with the Operator prior to taking occupation. The occupancy agreement will, as a minimum:

- Confirm the premises are let for the purpose of student accommodation only, and that the occupant must be a current student (or approved on-site staff member) for the duration of the agreement;
- Require the occupant to provide evidence of current enrolment at the commencement of the agreement and at the start of each subsequent semester/study period, or otherwise on request by the Site Manager;
- Set a fixed term (typically aligned with an academic semester, trimester or year) rather than an open-ended residential tenancy, with renewal contingent on continued enrolment being evidenced and verified by the operator;
- Expressly prohibit sub-letting, assignment, or occupation by any person who is not a party to the occupancy agreement;
- Set a maximum number of occupants per room consistent with the approved development plans;
- Incorporate house rules covering noise, guests, communal facilities, waste and parking (see Sections 5–8); and
- Set out the process for issuing warnings and, where necessary, terminating the agreement for breach (see Section 8).

Should an occupant cease to be enrolled in an eligible course of study (including on graduation, withdrawal or exclusion) and not re-enrol within a reasonable period (not exceeding one academic term), the Site Manager will issue notice to vacate in accordance with the occupancy agreement and applicable residential tenancy legislation.

4.3 Occupant Register

The Site Manager will maintain a confidential register of all occupants, recording as a minimum: occupant name, room allocated, education provider and course of enrolment, evidence sighted, agreement start/end date, and emergency contact details. The register will be updated in real time as occupants arrive and depart.

5. Communal Facilities, Laundry and Bicycle Parking

5.1 Rooftop Communal Open Space

A rooftop communal open space area of approximately 387m² is provided, including barbecue facilities, open air seating, a shaded recreation space and communal laundry. This area is for the exclusive use of occupants and their registered guests (see Section 6).

Facility	Access arrangements
Rooftop communal open space (BBQ / seating / recreation)	Available daily 7:00am – 9:00pm. Access outside these hours is not permitted, to protect the amenity of adjoining Zone LR land to the north. Access via key fob/swipe card issued to registered occupants only.
Communal laundry	Available daily 6:00am – 9:00pm. A booking/roster system (physical or app-based) will be used at peak times to ensure equitable access. Laundry is not to be used outside these hours to minimise noise impacts on neighbouring residential land.
Bicycle parking (28 spaces) and end of trip facilities	Accessible 24 hours a day via key fob/swipe access for registered occupants, being secure, undercover, ground-mounted parking in the north-east corner of the site. Associated lockers and shower facilities are available during building access hours.
Car Parking	The student accommodation will be allocated a total of ten (10) bays as required by the NTPS. Students will be offered on a first come first serve opportunity to lease one (1) of the 9 (nine) available car parking bays as part of their tenancy agreement (1 will be reserved for staff). Access to the bays will be controlled with a fob via the gated entrance with vehicle registration in each bay monitored by management to ensure bays are used in accordance with any lease agreement. 6 (six) bays will be reserved for use by the ground floor commercial tenancies.

The Site Manager will undertake regular inspections of communal areas (minimum weekly, and following any reported incident) to check for cleanliness, safety and compliance with hours of access, and will action any maintenance items promptly.

6. Management of Guests

Guests are permitted subject to the following controls, which are designed to protect the amenity of occupants and neighbouring properties and to prevent the premises being used other than as student accommodation:

- All guests must sign in and sign out at the ground floor reception using a visitor register (or equivalent digital sign-in system), recording the guest's name, the occupant/room being visited, and time of arrival and departure;
- Day guests are permitted between 8:00am and 9:00pm;
- Overnight guests require prior notice to the Site Manager (a minimum of 24 hours) and are limited to no more than a set number of nights per month (to be confirmed in the occupancy agreement, indicatively no more than 3 consecutive nights or 6 nights per month per occupant), to ensure the premises continue to operate as student accommodation rather than general residential tenancies;
- Guests are not permitted to access communal facilities (rooftop, laundry, bicycle store) unless accompanied by, and under the supervision of, the occupant they are visiting;

- Occupants are responsible for the conduct of their guests at all times, and repeated or serious breaches involving guests will be managed in accordance with Section 8; and
- Vehicle access for guests is limited to visitor parking as allocated by the Site Manager; guests are not permitted to occupy allocated occupant car parking bays.

The visitor register will be retained by the Site Manager.

7. Day-to-Day Management of the Property

7.1 Site Manager Duties

- Available for office hours (indicatively Monday to Friday, 9:00am–5:00pm) supplemented by an after-hours emergency contact number displayed at the entry and provided to occupants, neighbours
- Verifying and renewing occupant enrolment evidence in accordance with Section 4;
- Maintaining the occupant and visitor registers;
- Undertaking regular inspections of communal areas, car parking, bicycle parking, bin storage and the building exterior (minimum weekly);
- Coordinating routine and reactive maintenance, including of landscaping, screening fences and privacy planting required by the development consent;
- Managing the allocation of the 16 on-site car parking bays and monitoring for unauthorised or overflow parking;
- Coordinating waste collection with the appointed private waste contractor via the designated ground floor refuse area;
- Cleaning common areas as required
- Responding to and logging any complaints from occupants or neighbouring residents, including noise, guest behaviour or maintenance issues, within 24 hours of receipt;
- Acting as the primary point of contact for the nominated education partner(s) regarding referrals and, where relevant, occupant welfare or support matters; and
- Maintaining records (registers, complaints log, breach log, maintenance log) for a minimum of 2 years and making these available to the Consent Authority and City of Darwin on request.

7.2 Amenity and Noise Management

Given the site's interface with Zone LR land to the north and east, the Site Manager will actively manage noise and amenity impacts through: enforcement of communal facility hours of access (Section 5); enforcement of guest hours (Section 6); house rules restricting music/noise after 9:00pm; and prompt response to any noise complaints from neighbouring residents. The solid 1.8m high privacy fencing and boundary landscaping provided as part of the development will be maintained in good condition at all times.

8. Breach Management and Enforcement

A breach of this OMP or the occupancy agreement includes, but is not limited to: occupation by a person who is not a current student (or approved on-site staff member); sub-letting or unauthorised occupation; failure to provide evidence of enrolment on request; unregistered or excessive overnight guests; use of communal facilities

outside permitted hours; antisocial behaviour, excessive noise, or damage to the premises; and unauthorised use of car parking.

8.1 Escalation Process

Stage	Action	Timing
1. Verbal warning	Site Manager discusses the breach directly with the occupant and records the discussion in the breach log.	Within 48 hours of the breach being identified or reported.
2. Written warning	Formal written notice issued to the occupant identifying the breach, the required remedy, and the consequences of further breaches.	If the breach continues or recurs within 3 months of a verbal warning.
3. Final notice	Formal written notice advising that a further breach will result in termination of the occupancy agreement, copied to the nominated education partner where a referral relationship exists.	If the breach continues or recurs following a written warning.
4. Termination	Termination of the occupancy agreement and requirement to vacate, undertaken in accordance with the occupancy agreement and applicable residential tenancy legislation.	Following a further breach after final notice, or immediately in the case of serious breaches (e.g. safety risk, illegal activity, or occupation by a non-student).

All breaches, warnings and actions taken will be recorded in a breach log maintained by the Site Manager.

Serious or repeated breaches, and any pattern of non-compliance, will be reported by Ashford Group to local authorities.

9. Monitoring and Review

This OMP will be reviewed by Ashford Group on an annual basis, or earlier if:

- Required by a condition of the development consent;
- Requested by the Consent Authority or City of Darwin following a substantiated complaint; or
- A change in the Operator, Site Manager, or nominated education partner(s) occurs.

Ashford Group Pty Ltd will retain occupant registers, visitor registers, complaint logs and breach logs for a minimum of 2 years to support monitoring and review.