

**DEVELOPMENT CONSENT AUTHORITY
PALMERSTON DIVISION**

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM:	2	MEETING DATE:	14 March 2025	FILE:	PA2025/0011
APPLICATION PURPOSE:	subdivision to create a unit title scheme comprising of 27 units and common property (re-subdivision of an existing unit titles scheme) in 3 stages				
SUBJECT SITE:	Unit 13888 and Unit 13892 (11) Tarakan Court, Johnston, Town of Palmerston – locality plans at Bookmark A				
ZONE:	MR (Medium Density Residential)				
SITE AREA:	2850m ² (Unit 13888)				
APPLICANT	Earl James and Associates – Kevin Dodd				
PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE	Greg Thompson (Director of Mitchell & Thompson Pty Ltd)				
LANDOWNER	Mitchell & Thompson Pty Ltd				
ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND	Nil				

1. PROPOSAL

The application seeks subdivision approval to:

- adjust the common property boundary (existing Unit 13892) to include additional area to accommodate the footprint of the dwelling-multiple development proposed on Unit 13888 and allocate car parking spaces to specific units (approved by Development Permit DP23/0304)
- subdivide the proposed dwelling-multiple development (approved by DP23/0304) into 27 units and common property.

This is technically described as a – *subdivision to create a unit title scheme comprising of 27 units and common property (re-subdivision of an existing unit titles scheme) in 3 stages.*

Staging will be undertaken as follows:

- Stage 1 - subdivision of Unit 13892 (common property) to create Unit 13892A and Unit 13892B;
- Stage 2 - consolidation of Unit 13892A and Unit 13888 to create new Principal Unit (Unit C); and
- Stage 3 - subdivision of Principal Unit C to create 27 units and common property.

A copy of the application as lodged is at **Bookmark B1 – B4.**

When assessing the proposal, Development Assessment Services identified that, in some areas, the proposed unit entitlement boundaries of the building containing the dwellings does not align with the walls / building footprint shown on the drawings endorsed as forming part of Development Permit DP23/0304.

This appears to be due to the design of the dwellings changing (from what was approved by DP23/0304). Consequently, the architect has submitted an application to vary Condition 5 of DP23/0304. This application is listed for consideration at the 14 March 2025 DCA meeting (agenda Item 1).

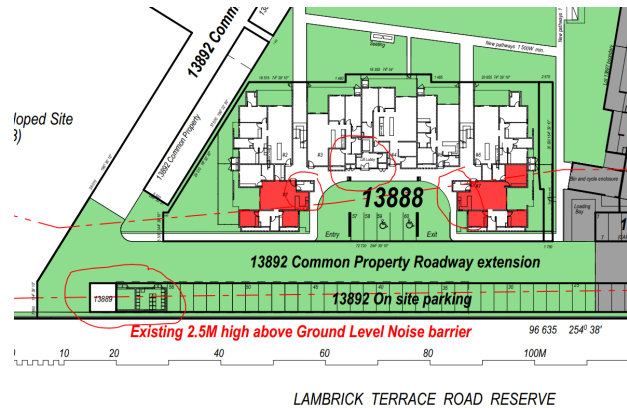
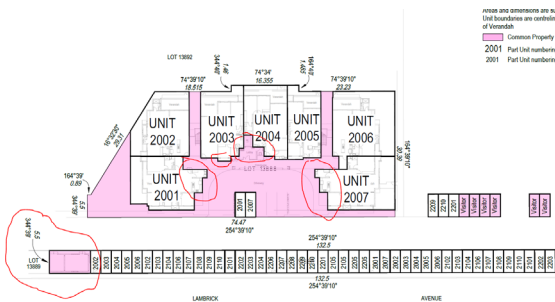


Image 1 - Extract from drawing of proposed UTS

Image 2 - Extract from endorsed drawing for DP23/0304

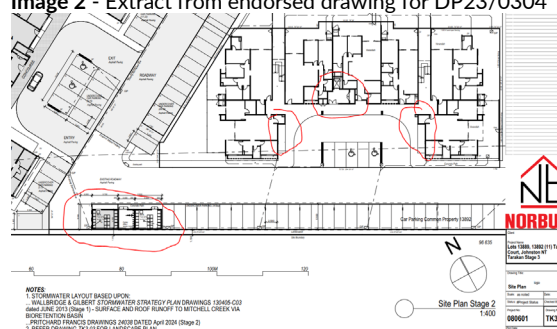
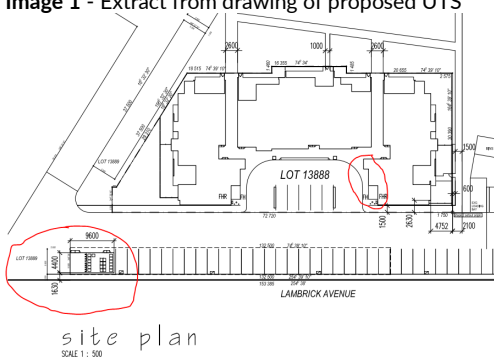


Image 3 - extract from drawing submitted with 2025 application to vary DP23/0304

Image 4 - extract from publicly exhibited drawings for DP24/0181.

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

Pursuant to section 44 of the *Planning Act 1999* and under Clause 6.1.1 (Subdivision) of the NT Planning Scheme 2020 (NTPS 2020), "Unless otherwise specified by the Act, Regulations or the provisions of Part 1 of this Scheme the subdivision and consolidation of land requires consent".

The application is *Impact Assessable* under sub-clause 1(c)(ii) of Clause 1.8 of the NTPS2020 (as it is for the subdivision of land other than included at Clause 1.8(1)(b)(iii)).

3. ASSESSMENT SYNOPSIS

This report concludes that the Authority should grant consent to the application subject to conditions on the development permit as detailed in section 9 of this report.

4. BACKGROUND

The subject site is zoned MR (Medium Density Residential), the following planning approvals are relevant:

Permit (Planning Act 1999)	Date Issued	Approved Purpose	Notes:
DP13/0464 Development Permit	27 June 2013	73 x 3 bedroom, 123 x 2 bedroom and 28 x 1 bedroom multiple dwellings in 5 x 4 storey buildings	<ul style="list-style-type: none"> Application assessed against NT Planning Scheme 2007
DP13/0464A Variation of Conditions permit	18 September 2015	vary Condition 3 of Development Permit DP13/0464 for the purpose of staging of the development (in 5 stages), reconfiguration of internal floor layouts, minor changes in building positions and minor changes to building façades	<ul style="list-style-type: none"> Certificate of Compliance (in part) for Stage 1 works was issued on 16 May 2016 Stage 1 works included construction of: <ul style="list-style-type: none"> Dwellings-multiple Car parking spaces and driveway access for Stage 1 dwellings part of communal open space area (eastern portion of Unit 13892)
DP13/0464B Variation of Conditions permit	6 October 2015	vary Condition 3 of Development Permit DP13/0464A for the purpose of 6 car storage areas in front of Building 2 (within Stage 2)	<ul style="list-style-type: none"> Stages 2, 3, 4 and 5 of DP13/0464 (as varied) did not proceed. Internal driveways and car parking spaces were to be completed as part of individual stages
DP15/0694 Development Permit	9 November 2015	subdivision to create a unit title scheme subdivision to create 5 principal unit schemes, 224 units and common property in 5 stages	<ul style="list-style-type: none"> "Part 5" (section 62 Planning Act 1999) clearance for "Stage 1" issued on 16 May 2016 Survey Plan UTS2015/073 refers to creation of Units 13887 to 13892 (5 principle units and common property (13892)) Survey Plan UTS2015/074 - refers to creation of Units 13893 to 13941 (Stage 1 dwellings) Stages 2, 3, 4 and 5 did not proceed & DP15/0694 has expired
DP23/0304 Development Permit	19 December 2023	dwelling-multiple (13 x 3 bedroom, 12 x 2 bedroom and 2 x 1 bedrooms) in 1 x 3 storey building	<ul style="list-style-type: none"> Application assessed against NT Planning Scheme 2020. Application registered against Units 13888 and 13892 Location of works is generally within the building footprint approved by former "Stage 2" of DP13/0464 (as varied) Drawings endorsed by delegate of DCA on 10 September 2024 Works have not commenced - DP23/0304 will expire/lapse if work has not commenced prior to December 2025.
DP24/0181 Development Permit	23 August 2024	dwelling-multiple (12 x 3 bedroom, 12 x 2 bedroom and 3 x 1 bedrooms) in 1 x 3 storey building	<ul style="list-style-type: none"> Application registered against Units 13889 and 13892 no updated drawings provided (in response to Condition Precedent) Works have not commenced

Copies of these permits can be found at **Bookmark C**.

Development Permit DP23/0304 granted variations to the following minimum requirements of "Part 5" of the NTPS2020:

- Clause 5.2.4.4 (Layout of Car Parking Areas) – reduced setback of car parking area and landscaping width to Lambrick Avenue (1m instead of 3m)
- Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) – reduced building setbacks of carport to Lambrick Avenue (support columns setback 1.2m)
- Clause 5.4.7 (Communal Open Space) – to allow 12.5% of the site area to be communal open space instead of 15%
- Clause 5.4.8.2 (Building Design for Dwelling-Multiple) – non-compliant balcony designs.

On 3 March 2025, an application was lodged seeking consent to vary Condition 5 of DP23/0304 to allow various changes to the site plan, floor plan and elevations. This application is listed for consideration at the 14 March 2025 DCA meeting (agenda Item 1).

Units 13890 and 13991 remain undeveloped. Any proposed dwellings and associated subdivision of these parcels will require separate development applications.

The dwellings-multiple at 11 Tarakan Court (Units 13893 to 13940) are all owned by Venture Housing Company Limited. This development application does not impact on that existing building (dwellings) – only the common property (Unit 13892).

5. PUBLIC EXHIBITION

Public notification (website + pink sign) was not required as, pursuant to section 47A(b) of the *Planning Act 1999*, the land will not be vacant at the time titles to the new units are issued. The local government council and service authorities were notified for the application (as required by sections 48 and 48A).

6. THIRD PARTY APPEAL RIGHTS

There is no right of appeal by a third party under section 117 of the *Planning Act 1999* in respect of this determination as, section 14(2) of the *Planning Regulations 2000* specifies- *there is no right of review if the determination relates to the subdivision or consolidation of land.*

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

Pursuant to Section 51 of the *Planning Act 1999*, a consent authority must, in considering a development application, take into account relevant matters listed under section 51(1) and (2) of the Act.

Under section 51(3) when considering a development application under subsection 51(1), the consent authority must apply the relevant considerations to only those components of the development that triggered the requirement for consent under the planning scheme.

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

The NT Planning Scheme 2020 applies to the land which is zoned MR (Medium Density Residential).

A Technical Assessment is at **Bookmark D** providing an analysis of how the application responds to all the relevant clauses of the NTPS2020. Further discussion is provided below on a number of specific matters:

Under sub-clause 4 of Clause 1.10 of NTPS 2020, *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:*

NTPS2020 Considerations (Sub-Clause 4 of Clause 1.10)		Summary
(a)	any relevant requirements, including the purpose of the requirements, as set out in Part 6;	Will Comply – see discussion below.

(b)	<i>any Overlays and associated requirements in Part 3 that apply to the land;</i>	None applicable to subject site or type of subdivision.
(c)	<i>the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and</i>	Complies: <ul style="list-style-type: none"> • the land is zoned MR (Medium Density Residential) • proposed dwellings-multiple to be built on the site have been issued with a Development Permit (DP23/0304).
(d)	<i>any component of the Strategic Framework relevant to the land as set out in Part 2.</i>	Complies: <ul style="list-style-type: none"> • Darwin Regional Land Use Plan • Holtze to Elizabeth River Subregional Land Use Plan Are relevant to the site, proposed land use is consistent with these documents and there is no specific guidance for UTS subdivisions.

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

The application seeks consent to subdivide a ‘dwelling-multiple’ development to create a unit titles scheme (of 27 units and common property) for separate ownership and occupation, adjustments will also be made to the existing common property area (Unit 13892). In 2023, *Planning Act 1999* consent was issued for the proposed dwellings, at which time, the NT Planning Scheme 2020 was the relevant planning scheme in force over the land.

Sub-clause 1 of Clause 6.6.1 specifies that - *a lawfully established development on a lot may be subdivided to create a unit title scheme only if the development has been upgraded to meet the development requirements within Part 3 and Part 5 of the planning scheme that apply to the development of the land. If it is not possible to meet the requirements the consent authority must be satisfied that the proposed upgrading is the only practicable design solution.*

The relevant development requirements listed in Parts 3 and Part 5 (as in force in 2023) were considered and these have not changed significantly (as at 2025) however, it is noted the submitted UTS drawings differ from the built form approved by DP23/0304 (amendments made to building footprints). The project managers have submitted a separate application seeking consent for changes made to DP23/0304.

It is considered that subject to a Certificate of Compliance (in full) being issued for DP23/0304 (as varied), the subdivision application will comply with the relevant requirements of the NT Planning Scheme 2020 and the development will be “lawfully established”, noting that DP23/0304 granted variations to Clause 5.2.4.4 (Layout of Car Parking Areas), Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), Clause 5.4.7 (Communal Open Space), Clause 5.4.8.2 (Building Design for Dwelling-Multiple).

- (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 which affect the subject site .

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

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

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

Item 2

Under the *Waste Management and Pollution Control Act 1998*, the declared environment protection objectives are:

- as set out in section 18 of the *Waste Management and Pollution Control Act 1998* - a beneficial use, quality standard, criteria or objective declared under section 73 of the *Water Act 1992* and in force - this is relevant to the subject site and discussed further under section 51(1)(s) below.
- Sites listed on the National Pollutant Inventory - no declared sites are relevant to the subject development application: <https://ntepa.nt.gov.au/your-environment/national-pollutant-inventory>

The Department of Lands, Planning and Environment did not provide comment in response to the application.

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

The local government council (City of Palmerston) did not comment on the proposal.

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

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

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

The application submits that the proposal has the following merits:

- The Development Consent Authority issued DP15/0694 for a similar unit title arrangement, however, only Stage 1 was completed.
- DP23/0304 has approved the development of dwellings-group on Unit 13888 and therefore, there would have been an expectation that individual unit titles would be issue for the separate units / dwellings.

Consequently, the current application is simply formalising the proposed titling arrangements to comply with the relevant legislation.

(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 proposal is in consistent with the purpose of Zone MR in that 27 dwelling-multiple were approved under DP23/0304 and the current application is formalising the subsequent unit titles. Therefore, there is no identifiable land capability issues that would impact 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

Public open space was delivered as part of the broader subdivision of Johnston over a decade ago. Hobart Park is within close walking distance to the site and provides a playground, obstacle course, and half basketball court. There is no requirement for the provision of public facilities or open space as part of the proposed UTS subdivision.

(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

Pursuant to sections 48 and 48A of the *Planning Act 1999*, the application was circulated to relevant service authorities and received the following agencies for comment:

Local Government Council:

No comments were received from the City of Palmerston. DP23/0304 includes standard conditions relevant to storm water drainage, garbage collection, vehicle access.

Service Authority:

Power Networks – (Power) – Bookmark E

Power raised the following comments for consideration:

- No change to power service to common property (Principal Unit B)
- Proponent shall engage a licence electrician to carry out applicable upgrade work to ensure suitable separate electricity billing propose to each unit title.
- Power services will need a updated survey plan upon completion and show appropriate UTS number labels for electricity meters.

No comments were received from, Water Services Land Development, NBN Co, Telstra and Building Advisory Services – DLPE.

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

The subdivision will allow for the separate ownership, occupation and use of the dwellings in accordance with the land use approved by a DP23/0304 and no adverse amenity impacts are expected to surrounding uses as a result of proposal.

(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***

No swimming pools or spas are included in the development/subdivision. Access for persons with disabilities will be considered by a building certifier under the *Building Act 1993*.

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

At the time of writing this report, no “Restricted Water Extraction Area’s” had been declared. The subject site will be connected to reticulated water services.

(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)*

Section 8C of the *Planning Regulations 2000* applies to a Development Application for a proposed subdivision of land on which a building is situated and specifies that the Development Consent Authority must take into account whether parts of the building are suitable for separate ownership or occupation, having regard to the following:

- (a) *the structural integrity of the building;*
- (b) *the fire safety qualities of the walls and other proposed boundaries within the building;*
- (c) *if the building is situated in a part of the Territory to which Part 6 of the Building Act 1993 applies under section 6 of that Act - the requirements in relation to structural integrity and fire safety prescribed under that Act at the date the Development Application was made.*

The site is located within a gazetted building control area and is to be developed with the following buildings:

- dwellings-group in a three storey building (with verandahs, balconies attached to dwellings)
- Carports over the car parking spaces in common property
- fencing to ground level private open space boundaries
- bicycle storage and garbage storage building / enclosure

The application includes a letter from a registered building certifier dated 9 January 2025, referencing the submitted UTS drawings and noting “...the separation of buildings associated with the proposed units will be in accordance with the National Construction Code requirements for separation of buildings and protection of openings, in particular - NCC 2022, Volume 1- Parts C2, C3 & C4”. Furthermore, the certifier indicated that no building on the site (Unit 13888) will cease to comply with the *Building Act 1993* if the proposed subdivision were to proceed.

Occupancy Certification will need to be issued for the buildings on site once works are completed.

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

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

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

The subject site is located within the Alice Springs Water Control District, and beneficial uses have been declared with respect to Section 73 of the *Water Act 1992*. It is the responsibility of the land owner to ensure that land use does not result in a contravention of the *Water Act 1992*. The proposed UTS subdivision is not expected to conflict with these requirements (no change in approved land use and site connected to reticulated water supply).

- (t) ***other matters it thinks fit***

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

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

If a development proposal is required to be referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019, the consent authority must not make a decision under this Division in relation to a development application for the proposal unless:

- (a) the NT EPA has determined that an environmental impact assessment is not required under that Act for that proposal; or***

- (b) if the NT EPA has determined that an environmental impact assessment is required - an environmental approval has been granted under that Act for the proposal and the decision is consistent with that approval; or**
- (c) the Environment Protection Act 2019 otherwise permits the making of the decision.**

The proposed UTS subdivision is seeking to formalise the subsequent unit titles for an approved 'dwelling-multiple' over the subject site. Therefore, preparation of environmental reports or impact statements is not required under the *Environment Protection Act 2019*.

8. RECOMMENDATION

That, pursuant to section 53(a) of the *Planning Act 1999*, the Development Consent Authority consent to the application to develop Units 13888 and 13892 (11) Tarakan Court, Johnston, Town of Palmerston for the purpose of unit title schemes subdivision to create 27 units and common property (including re-subdivision of an existing unit titles scheme) in 3 stages, subject to the following conditions:

CONDITION PRECEDENT

1. Prior to the endorsement of drawings and prior to commencement of works, amended drawings to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the drawings will be endorsed and will then form part of the permit. The drawings must be to scale with dimensions and must be generally in accordance with the drawings submitted with the application but modified to show - unit and common property boundaries consistent with the development approved by Development Permit DP23/0304 (or subsequent variations consenting to changes to the built form).

GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. The subdivision must proceed in the order of stages as shown on the endorsed plan unless otherwise agreed in writing by the consent authority.
4. Prior to new titles being issued for the units shown on the endorsed drawings, a Scheme Statement meeting the requirements of the *Unit Title Schemes Act 2009* (as confirmed by the Land Titles Office) shall be submitted for endorsement by the consent authority.
5. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.
6. Part V (section 62 *Planning Act 1999*) clearance for subdivision into units under the *Unit Titles Scheme Act 2009* will not be granted until the relevant Certificate of Compliance (section 65 *Planning Act 1999*) "in full" has been issued for the development as shown on development permit DP23/0304 (and subsequent variation/s consenting to amendments to the design).
7. Prior to new titles being issued for the units shown on the endorsed drawings, confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) demonstrating that the Power and Water Corporation has been provided with a copy of the survey plan with the new lot numbers.

Item 2

This is for the purpose of ensuring the relevant Power and Water Information and Billing System is updated. Please provide a copy of an email addressed to both waterdevelopment@powerwater.com.au and powerconnections@powerwater.com.au

8. Prior to new titles being issued for the units shown on the endorsed drawings, confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) from a suitable qualified professional confirming that all new number labels have been correctly installed at the Customer's Metering Panel(s) and water meters (where applicable). Please provide a copy of an email addressed to both waterdevelopment@powerwater.com.au and powerconnections@powerwater.com.au
9. Prior to new titles being issued, it shall be confirmed by the consent authority that all areas shown on the plans endorsed by the consent authority through Development Permit DP23/0304 (and subsequent variation/s consenting to amendments to the design) as service authority easements, communal open space, shared driveways, or areas set aside for the communal storage and collection of garbage or other solid waste, or other shared amenities are shown of the survey plan as Common Property.

NOTES:

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. As part of any subdivision, the parcel numbers for addressing should comply with the Australian Standard (AS/NZS 4819:2011). For more information contact Survey and Land Records surveylandrecords@nt.gov.au 08 8995 5346. The numbers shown on the plans endorsed as forming part of this permit are indicative only and are not for addressing purposes.
3. The Surveyor-General advises you should immediately make application for unit/street addresses to the Survey and Land Records unit on 08 8995 5346 (surveylandrecords@nt.gov.au).

9. REASONS FOR THE RECOMMENDATION

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

The NT Planning Scheme 2020 applies to the land which is zoned MR (Medium Density Residential).

The proposed subdivision requires consent under Clause 1.8 (When development consent is required) and sub-clause 1 of Clause 6.1. As specified in sub-clause 1(c)(ii) of Clause 1.8 subdivision of land other than that included at Clause 1.8(1)(b)(iii) is "Impact Assessable".

Therefore, pursuant to sub-clause 4 of Clause 1.10 of the NTPS2020, the Development Consent Authority, in considering the application, must take into account all of the following:

- any relevant requirements, including the purpose of the requirements, as set out in Part 6

Item 2

- any Overlays and associated requirements in Part 3 that apply to the land;
- the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and
- any component of the Strategic Framework relevant to the land as set out in Part 2

No Overlays are relevant to the subject site or type of subdivision proposed. The approved development, land use and proposed subdivision will be consistent with the Darwin Regional Land Use Plan and Holtze to Elizabeth River Subregional Land Use Plan.

The zone purpose and outcomes of Clause 4.4 (Zone MR (Medium Density Residential)) of the NTPS2020, and requirements listed in Clause 6.6.1 (Subdivision for the Purposes of a Unit Title Scheme) are all relevant to the subject site and proposed subdivision to create a Unit Title Scheme.

Sub-clause 1 of Clause 6.6.1 specifies that - *a lawfully established development on a lot may be subdivided to create a unit title scheme only if the development has been upgraded to meet the development requirements within Part 3 and Part 5 of the planning scheme that apply to the development of the land. If it is not possible to meet the requirements the consent authority must be satisfied that the proposed upgrading is the only practicable design solution.*

Planning Act 1999 consent (DP23/0304) was issued by the Development Consent Authority for the dwellings-multiple (13 x 3 bedroom, 12 x 2 bedroom and 2 x 1 bedrooms) in 1 x 3 storey building) in 2023, at which time, the NT Planning Scheme 2020 was the relevant planning scheme in force over the land. The relevant development requirements listed in Parts 3 and Part 5 (as in force in 2025) have been considered and it is found that subject to:

- o consent being issued for changes made to the design of the buildings; and
- o a Certificate of Compliance (in full) being issued for DP23/0304 (as varied),

the subdivision application complies with the relevant requirements of the NT Planning Scheme 2020 (noting that DP22/0085 granted variations to Clause 5.2.4.4 (Layout of Car Parking Areas), Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), Clause 5.4.7 (Communal Open Space), Clause 5.4.8.2 (Building Design for Dwelling-Multiple)).

2. A Scheme Statement is required to a submitted for endorsement by the Development Consent Authority to ensure that development on the site will be used in a manner consistent with the development approved by Development Permit DP23/0304 (and subsequent variation/s consenting to amendments to the design).
3. Pursuant to section 51(1)(j) of the *Planning Act 1999*, in considering a development application the Development Consent Authority is required to take into account 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 can be serviced with reticulated water, power and sewerage and has a permit issued to allow construction of dwellings-multiple. The development is not identified as being located within a 1% AEP defined flood area.

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

Item 2

The proposal is within Zone MR (Medium Density Residential) and the purpose of the zone is to *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 proposal for unit title schemes subdivision to create 27 units and common property in Zone MR.

The proposal is in accordance with the purpose of the zone in that 27 dwelling-multiple were approved under DP23/0304 and the current application is formalising the subsequent unit titles. Therefore, there is no identifiable land capability issues that would impact the development.

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

Reticulated water supply, electricity and sewerage services can be connected to the site. Service authority easements are registered on the title of the subject site and the conditions of the permit (DP23/0304) that granted *Planning Act 1999* consent for the construction of the dwellings contain standard conditions relevant to easements or utility meters. The conditions of approval and advisory notes will assist in ensuring service authority interests are duly recognised.

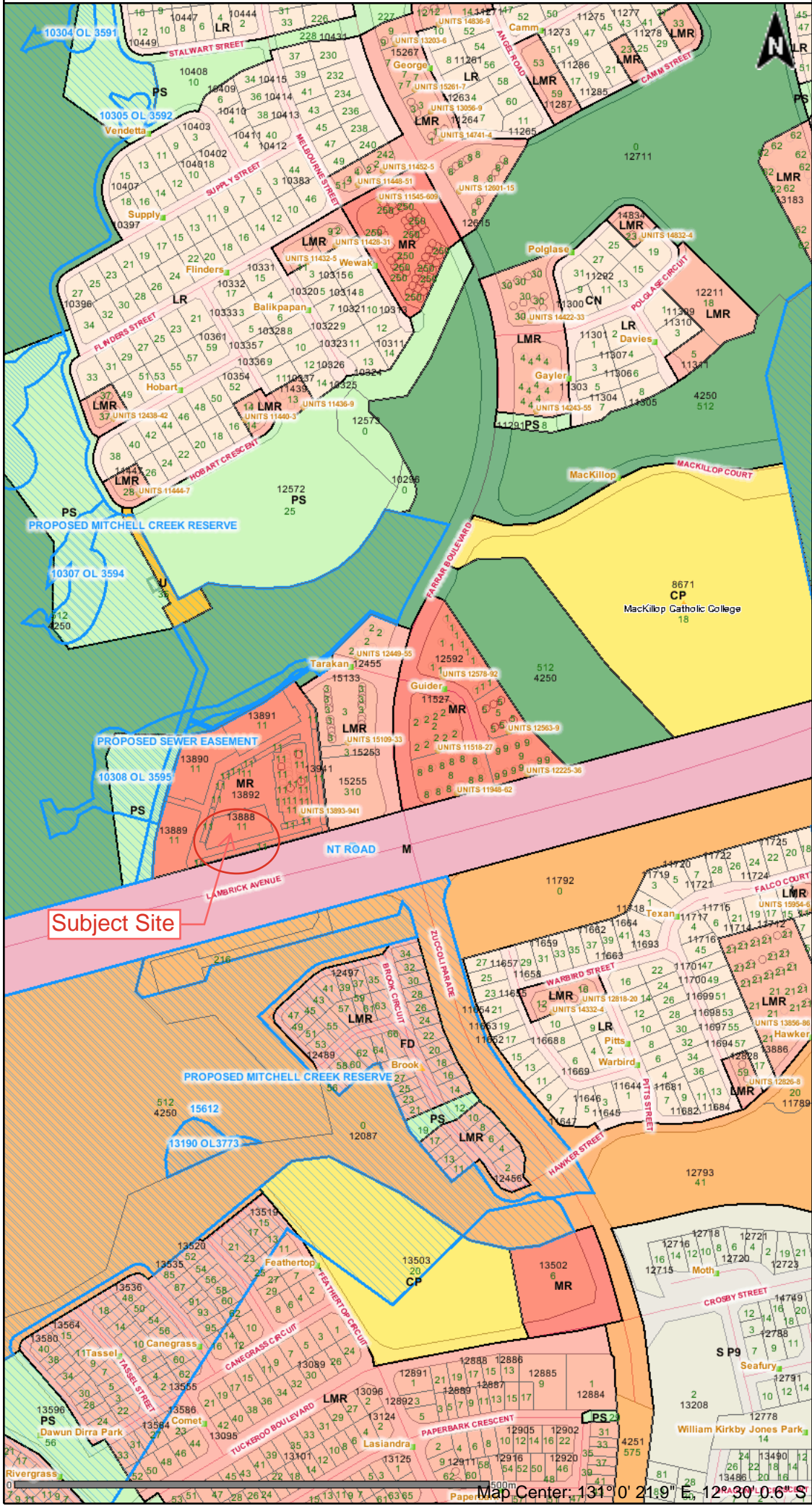
6. Pursuant to section 47A(b) of the *Planning Act 1999*, no public notice is required to subdivide land under the *Unit Title Schemes Act 2009*. In accordance with sections 48 and 48A of the Act, the local government council and service authorities were notified of the application, no adverse submissions were received.

AUTHORISED:


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SEBIT RAMBANG, SENIOR PLANNER
DEVELOPMENT ASSESSMENT SERVICES

zoning map - 04/03/2025

Legend



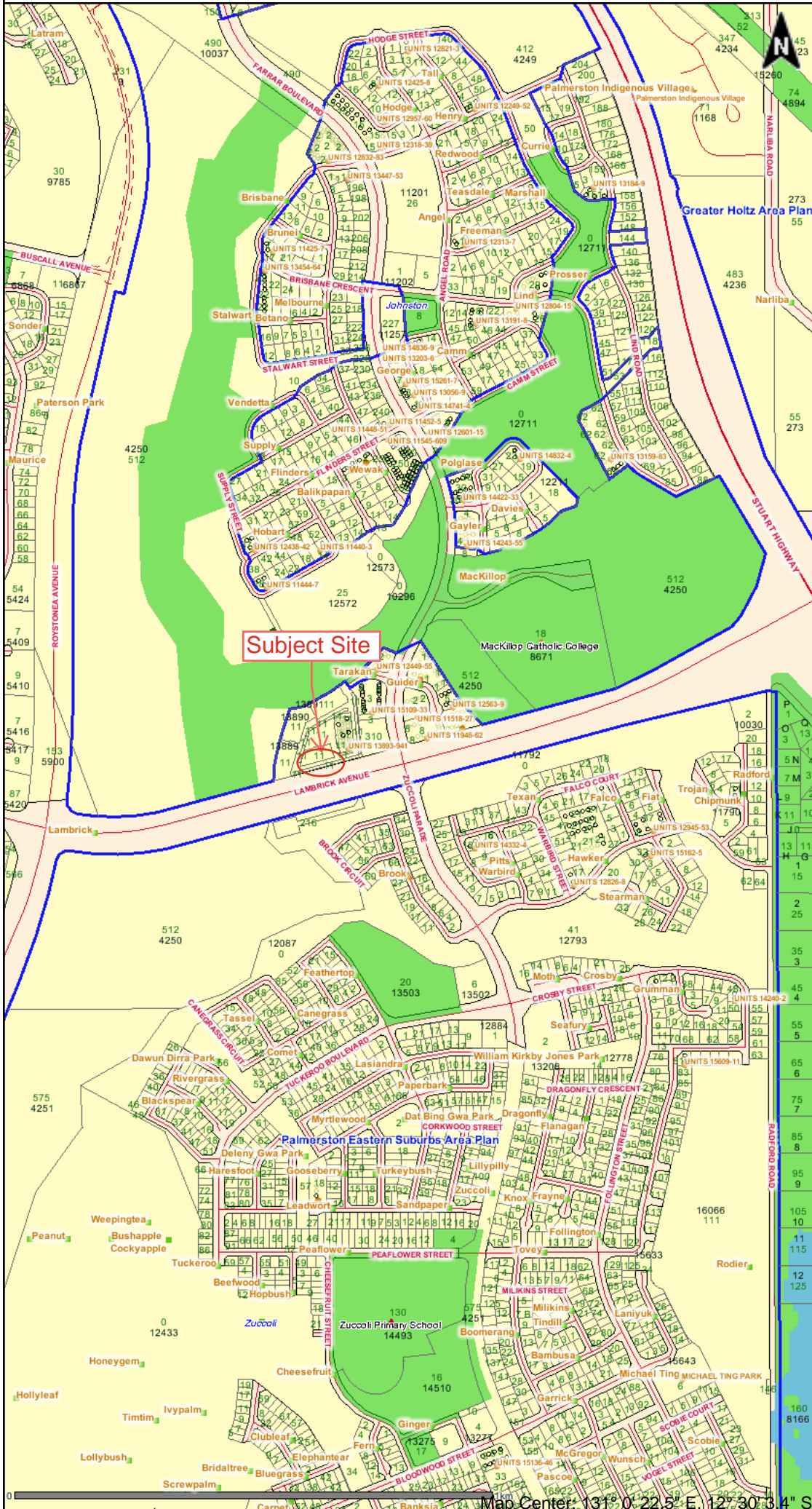
- Placenames**
- ▲ Recorded
 - ★ Historical
 - Registered
 - ▲ Assigned
 - Revoked
 - + Registered - Historical
- Aboriginal Communities**
- Family Outstation
 - Major
 - ▲ Minor
 - + Town Camp
 - General Text
- Railways**
- General Lines
 - Gas Pipelines
 - Lot Boundaries
- Notations**
- Active
 - Proposed
 - ANEF Katherine 1997
 - 1997
- Town Planning Zones**
- A - Agriculture
 - CV - Caravan Park
 - CB - Central Business
 - C - Commercial
 - CL - Community Living
 - CP - Community Purpose
 - CN - Conservation
 - DD - Development
 - RR - Rural Residential
 - GI - General Industry
 - HT - Heritage
 - HR - High Density Residential
 - H - Horticulture
 - LI - Light Industry
 - M - Main Road
 - MR - Medium Density Residential
 - LMR - Low-Medium Density Residential
 - CA - No Planning Scheme Controls
 - OR - Organised Recreation
 - PM - Proposed Main Road
 - PS - Public Open Space
 - RW - Railway
 - RD - Restricted Development
 - R - Rural
 - RL - Rural Living
 - SC - Service Commercial
 - LR - Low Density Residential
 - S - Specific Use
 - TC - Tourist Commercial
 - U - Utilities
 - WM - Water Management
 - FD - Future Development
 - RJ - Residential Jabiru
 - PSJ - Public Open Space Jabiru
 - ORJ - Organised Recreation Jabiru
 - CJ - Commercial Jabiru
 - SCJ - Service Commercial Jabiru
- Created by Public User**
- Bottom Left: 101° 00' 07" E, 12° 30' 08" S
 Top Right: 101° 00' 36" E, -12° 29' 52" S
 Approximate Scale: 1:5,800
 UJ - Utilities
 Date: ODA 1994
 Data for information purposes only
 Road accuracy not guaranteed
 Not a Land Information System
 Copyright Northern Territory of Australia

Map Center: 131° 0' 21.9" E, 12° 30' 0.6" S

Street Numbers

Overlays - NTPS2020 - 04/03/2025

Legend

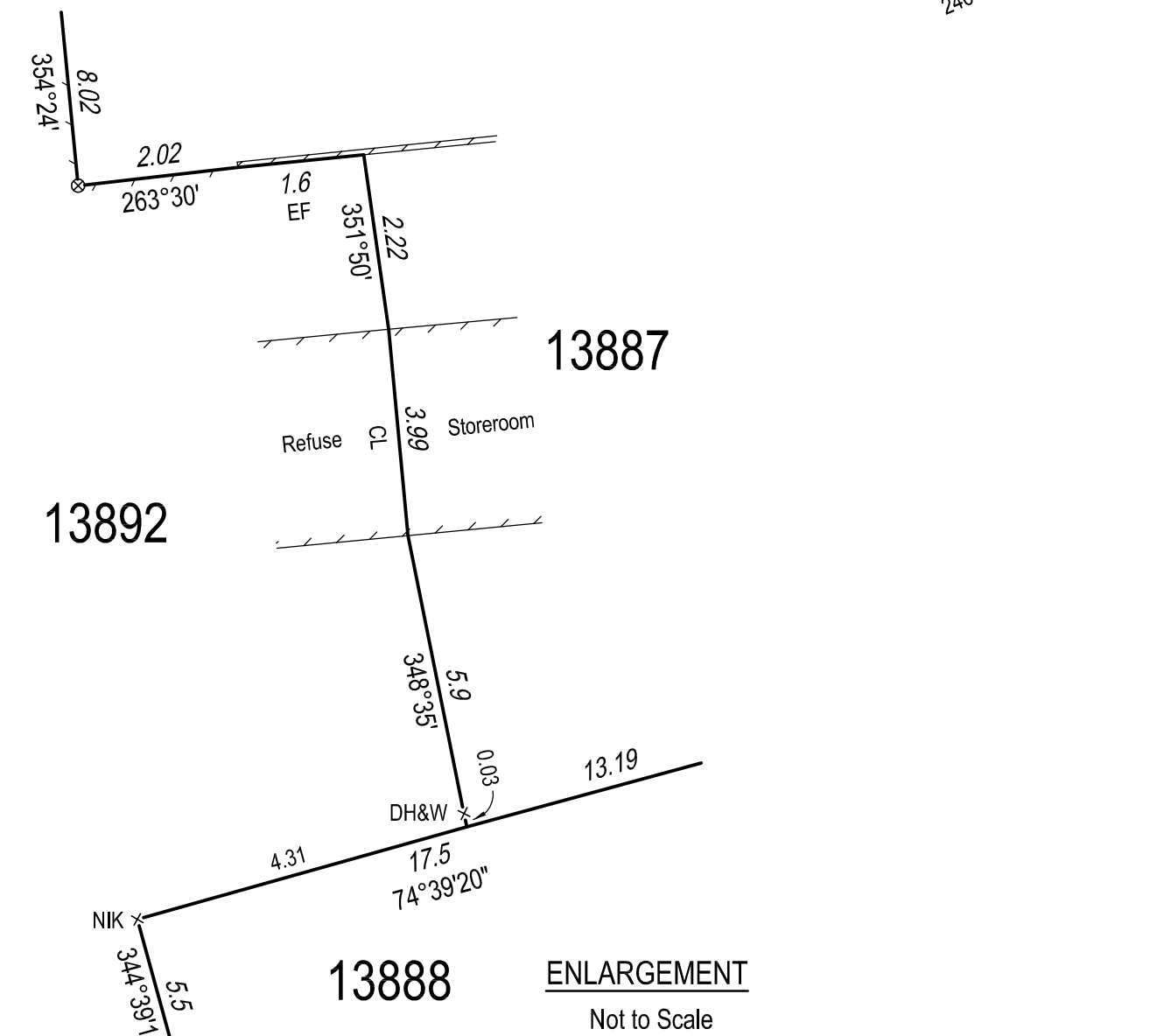
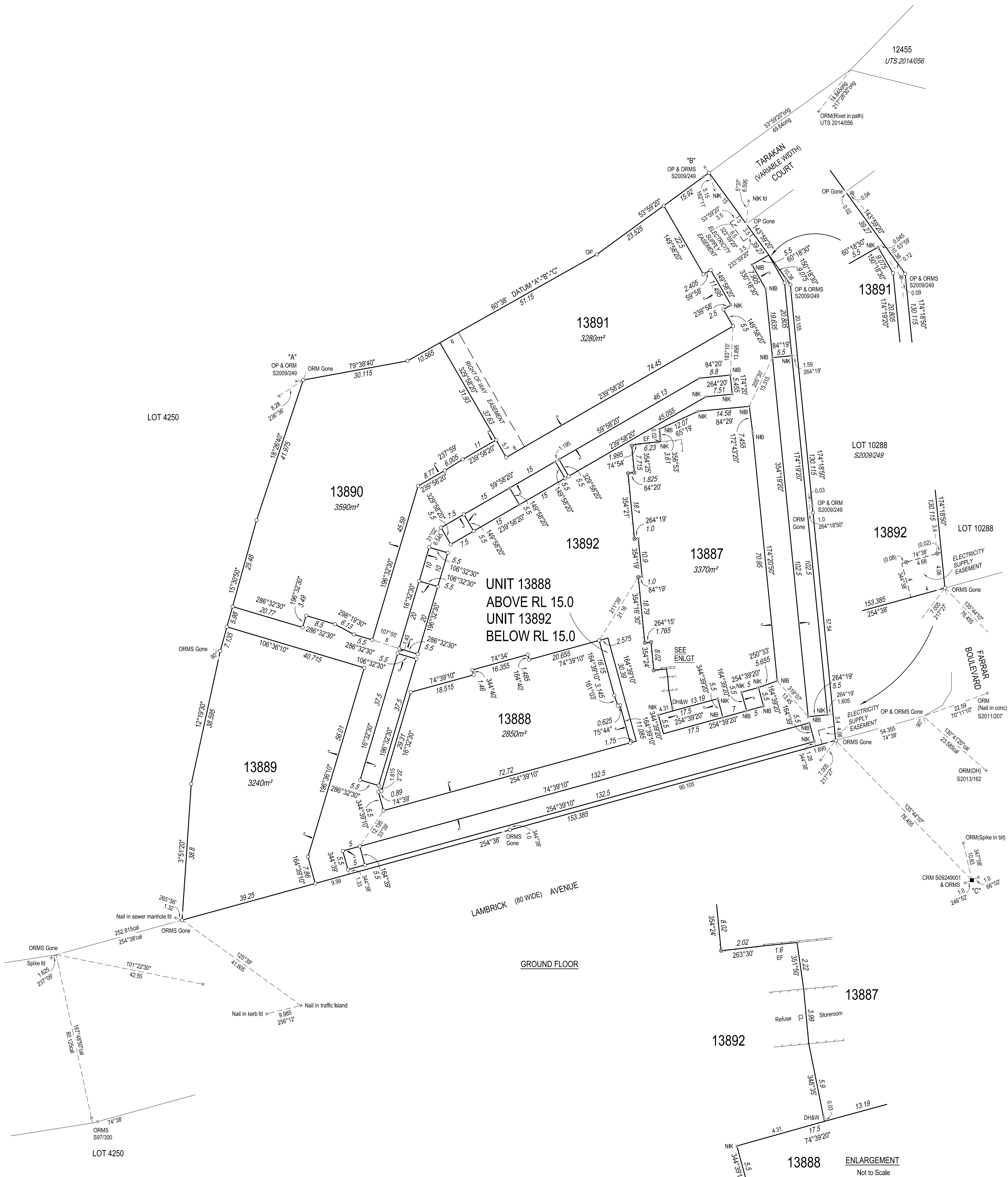


- Placenames**
- ▲ Recorded
 - ★ Historical
 - ▲ Registered
 - ▲ Assigned
 - Revoked
 - + Registered - Historical
- Aboriginal Communities**
- Family Outstation
 - Major
 - ▲ Minor
 - + Town Camp
- General Text**
- General Text
- Railways**
- Railways
- General Lines**
- General Lines
- Gas Pipelines**
- Gas Pipelines
- Lot Boundaries**
- Lot Boundaries
- Area Plans**
- Area Plans
- Gateway Locations**
- Gateway Locations
- Land Subject to Flooding**
- Land Subject to Flooding
- Clearing of Native Vegetation**
- Clearing of Native Vegetation
- Road Labels**
- Road Labels
- Road Centrelines**
- Road Centrelines
- Highway**
- Highway
- Other Road**
- Other Road
- Street Numbers**
- Street Numbers
- Parcel Numbers**
- Parcel Numbers
- Cadastre Proposed**
- Cadastre Proposed
- Cadastre**
- Cadastre
- Coastline**
- Coastline

Created by Public User

Bottom Left: 130° 59' 54", -12° 30' 18"
 Top Right: 131° 00' 50", -12° 29' 48"
 Approximate Scale: 1:11,000
 Datum: GDA 1994
 Data for information purposes only
 - accuracy not guaranteed
 N.T. Land Information System
 Copyright Northern Territory of Australia

Map Center: 131° 0' 22.5" E, 12° 30' 34" S



Note
 CL denotes Centreline of Wall
 EF denotes External Face of Wall
 NIB denotes Nail in bitumen
 NIK denotes Nail in kerb
 Horizontal Unit Boundaries have no upper or lower limits
 except at the nominated change between Units 13888 and 13892
 Datum for level is Australian Height Datum (AHD) (CRM
 S09249001 RL13.978)

UNIT TITLES SUBDIVISION - UNIT TITLE SCHEMES ACT

Richard David Purnell
 Licensed Surveyor
 17/11/2015
 Date

Note
 Unit 13892 is Common Property
 Reference marks are at one metre unless otherwise shown
 Right of Way Easement over Unit 13891 is in favour of
 Unit 13890
 Right of Way Easement is to be created by registration of
 this plan
 Existing Electricity Supply Easements are in favour of the
 Power and Water Corporation and affect Unit 13892

Field Book
 EJA REF: 8769
 Drawn
 Earl James & Associates
 18.11.15
 Examined
 Earl James & Associates
 24.11.15
 Map Reference

Grid
 (Palmerston Datum) Bearings
 Assumed from
 S2009/249
 Observed at

LEGEND
 Concrete Post
 Concrete Block
 Peg or Wooden Post
 Reference Mark
 Locksplit
 Fence Post

UNITS 13887 TO 13892
 SUBDIVISION OF LOT 10286
 TOWN OF PALMERSTON

SCALE 1:500(A1)
 10 0 10 20 30
 metres

UTS 2015/073

SURVEY APPROVED
 Northern Territory Government
 Department of Lands Planning and the Environment
 25 May 2016
 Date

Untitled Map

Write a description for your map.

Legend

Google Earth

© Northern Territory of Australia 2024

100 m



Lambrick Avenue

Arakan Court

Guider Court

Fairbar Boulevard

13891

13890

13892

13888

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11960 11946
11958 11959
11957 11962

11953 11954
11955 11956

Date Registered: 23/06/2016

Volume 811 Folio 570

Duplicate Certificate as to Title issued? No

SEARCH CERTIFICATE

Unit 13888 Town of Palmerston from plan(s) UTS2015/073

Interest entitlement 4118 of 20000 of 11 Tarakan Court Principal Unit Title Scheme

Contribution entitlement 4118 of 20000 of 11 Tarakan Court Principal Unit Title Scheme

Area under title is 2850 square metres

Owner:

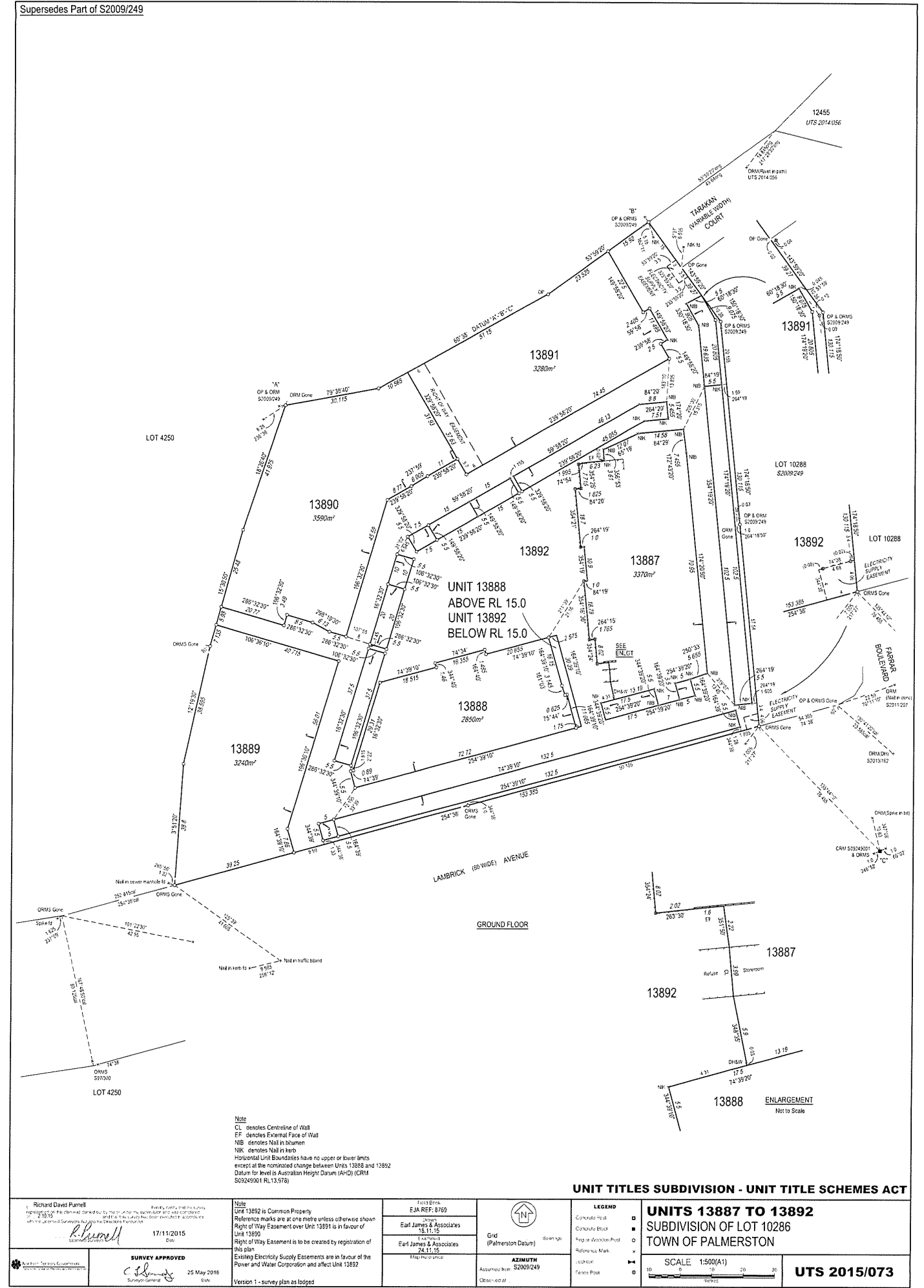
Mitchell & Thompson Pty Ltd (ACN 068 186 354)

of PO Box 2716, Parap NT 0804

Registered Date	Dealing Number	Description
23/06/2016	871045	Mortgage Westpac Banking Corporation
23/06/2016	871044	Unit Title Scheme Statement (Scheme 2016/026)
18/11/2014	836753	Unit Title Schemes Disclosure Statement - Disclosure Statement - Tarakan Court Development Stage 2
18/11/2014	836752	Unit Title Schemes Disclosure Statement - Disclosure Statement - Tarakan Court Development Stage 1

End of Dealings

Refer to Plan UTS2015/073 for diagram of Unit 13888 Town of Palmerston



Date Registered: 23/06/2016

Volume 811 Folio 574

Duplicate Certificate as to Title issued? No

SEARCH CERTIFICATE

Unit 13892 Town of Palmerston from plan(s) UTS2015/073
Common Property of 11 Tarakan Court Principal Unit Title Scheme

Owner:

Body Corporate for 11 Tarakan Court Principal Unit Title Scheme (BC 2016/026)
of GPO Box 3197, Darwin NT 0801

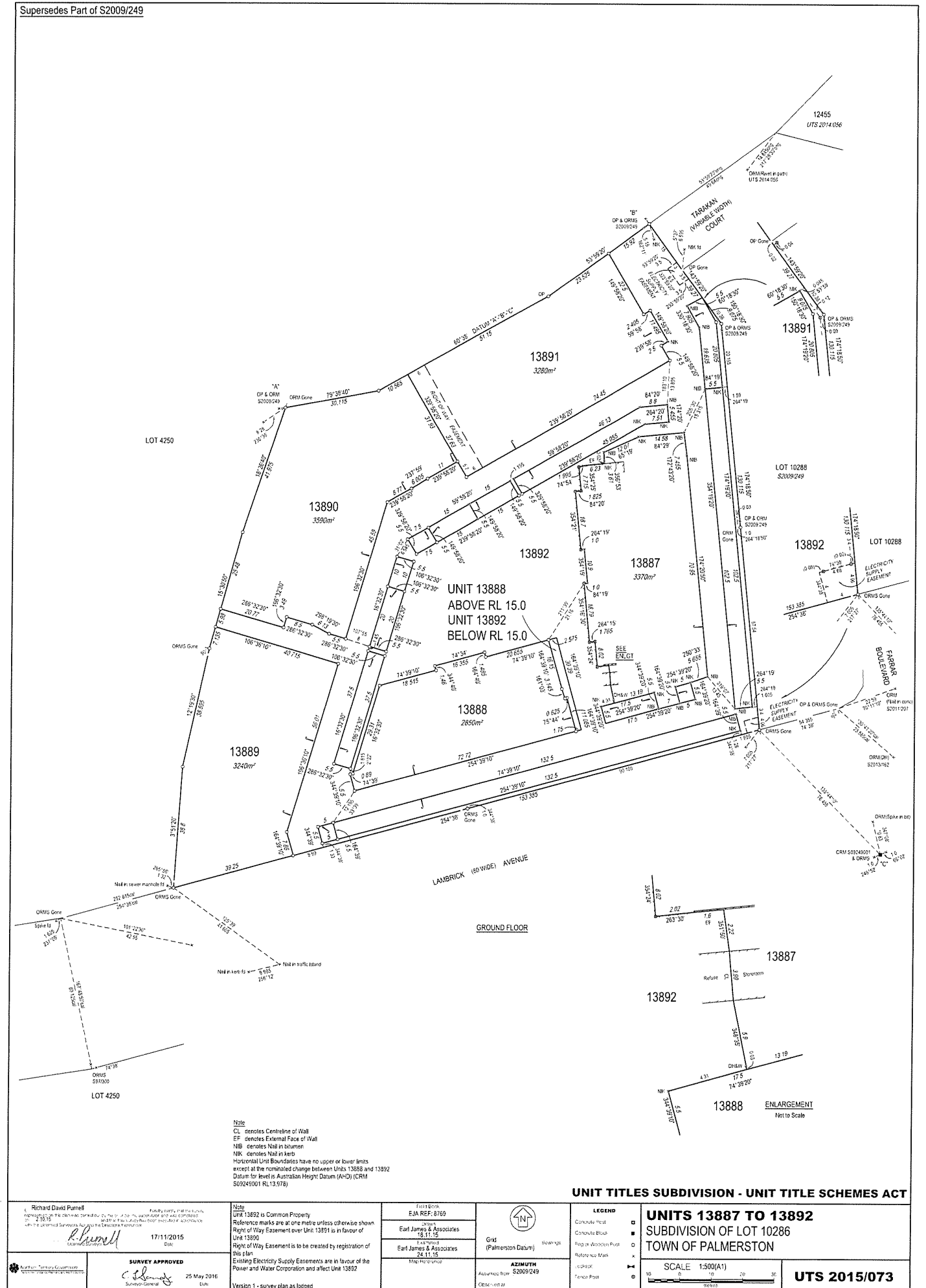
Easements:

Electricity supply Easement to Power and Water Corporation

Registered Date	Dealing Number	Description
23/06/2016	871044	Unit Title Scheme Statement (Scheme 2016/026)
15/10/2015	857876	Electricity supply Easement to Power and Water Corporation
18/11/2014	836753	Unit Title Schemes Disclosure Statement - Disclosure Statement - Tarakan Court Development Stage 2
18/11/2014	836752	Unit Title Schemes Disclosure Statement - Disclosure Statement - Tarakan Court Development Stage 1

End of Dealings

Refer to Plan UTS2015/073 for diagram of Unit 13892 Town of Palmerston



Units 13888 and 13892, Town of Palmerston Development Application

PROPOSAL

In 2013 the Development Consent Authority (DCA) approved the staged development of 224 residential units on Lot 10286, Town of Palmerston in 5 x 4 storey buildings (DP13/0464).

In order to then facilitate the titling of the proposed units, the DCA issued DP15/0694 approving a unit title subdivision of the subject land to create 5 Principal Units and the subsequent unit titling of those Principal Units.

The Principal Unit (PU) subdivision was completed, with Principal Units 13887 to 13891 created as well as Principal Common Property Unit 13892. The subdivision is depicted on survey plan UTS2015/073.

Upon completion of the first residential building (Stage 1) on Unit 13887, the titles for the individual units were created by the subdivision of Unit 13887 depicted on survey plan UTS2015/074. All of the units in Stage 1 are owned by Venture Housing, a not-for-profit registered Tier 1 housing provider.

The construction of the further four buildings did not proceed and DP13/064 has subsequently lapsed.

The four remaining PU's are still owned by the original landowner/developer, Mitchell & Thompson Pty Ltd (ACN 068 186 354) – (the Developer).

Venture Housing has now indicated an interest in purchasing additional units in order to help meet the ever-increasing need for social and affordable housing.

The Developer, in conjunction with its design consultants, has developed a new housing concept for Stage 2 and the DCA has issued DP23/0304, approving the development of 27 units in a 3 storey building.

The current Stage 2 PU, Unit 13888, has a ground level footprint as depicted on UTS2015/073. This footprint is unlimited in height. Above level 15m AHD, Unit 13888 has an extended footprint. This was to accommodate the cantilevered upper floors included in the original building design. Below RL15 AHD, this area is part of the PU Common Property (Unit 13892).

The image on the following page (copy of survey plan UTS2015/073) shows the ground level footprint of Unit 13888 in yellow. The extent of Unit 13888 above RL 15 AHD includes both the yellow and green areas.

The new Stage 2 concept, approved by DP23/0304 covers the whole, extended area of Unit 13888. Therefore, at ground level, it includes part of what is currently PU Common Property, Unit 13892.

This current application is seeking approval for subdivisions to facilitate the unit titling of the proposed Stage 2 units.

The initial step will be to subdivide the PU Common Property (unit 13892) in order to create two units, as depicted on plan 24/13214/2A.

Proposed Unit A will be that part of Unit 13892 that currently has an upper height limit of RL15 AHD.

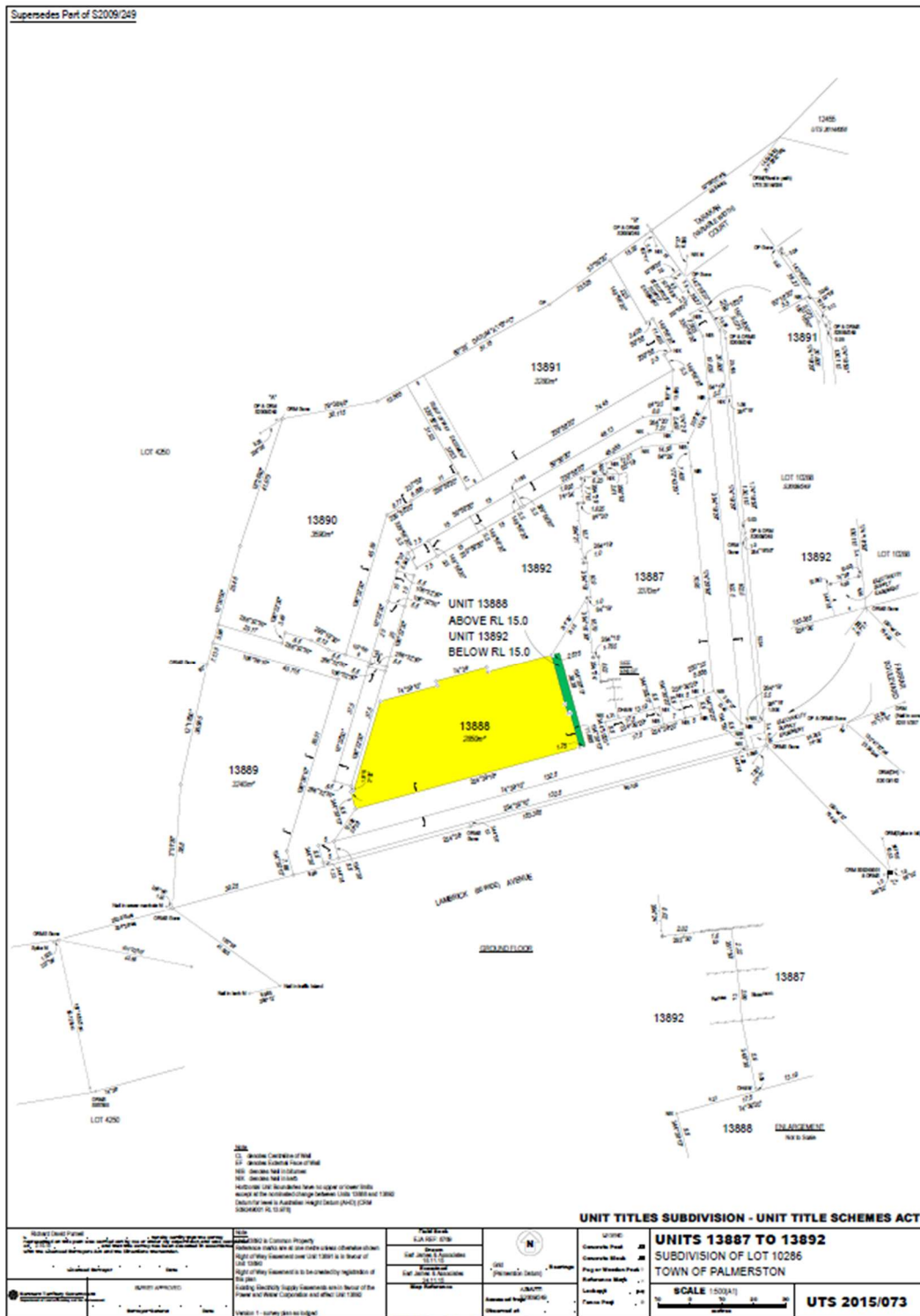
Proposed Unit B will be the balance of Unit 13892.

Following the subdivision of Unit 13892, Unit A will be transferred to the owner of Unit 13888.

Unit 13888 and Unit A will be consolidated to create Unit C, as depicted on attached plan, 24/13214/2B.

This will create a new, revised Principal Unit and a replacement Scheme Statement will be registered in accordance with the provisions of the Unit Title Schemes Act.

Following the consolidation, the new Principal Unit (Unit C) will be subdivided in accordance with the Unit Title Schemes Act to create 27 unit titles and Common Property title, as depicted on plans 24/13214/1A-C.



MATTERS TO BE ADDRESSED

46(3)(aa) – Interested parties

Applicant Details

Earl James and Associates

Representative: Kevin Dodd

Address: GPO Box 884, Darwin NT 0801

Email: kdodd@eja.com.au

Phone: 08 89812494

Landowner:

Unit 13888 (*Principal Unit 2*)

Mitchell & Thompson Pty Ltd (ACN 068 186 354)

Address: PO Box 2716, Parap NT 0804

Phone: c/o 08 89812494

Unit 13892 (*Principal Common Property*)

Body Corporate for 11 Tarakan Court Principal Unit Title Scheme (BC 2016/026)

Address: GPO Box 3197, Darwin NT 0801

Phone: c/o 08 89812494

46(3)(a) – Compliance with the NT Planning Scheme

Property details:

Unit 13888, Town of Palmerston

Title details: Volume 811 Folio 570

Survey Plan: UTS2015/073

Address: Apartment 2 11 Tarakan Court, Johnston

Easements: Nil

Lot Area: 2,850m²



Unit 13892, Town of Palmerston

Title details: Volume 811 Folio 574

Survey Plan: UTS2015/073

Address: Common Property 11 Tarakan Court, Johnston

Easements: Electricity Supply Easement to Power and Water Corporation

Lot Area: Areas are not recorded on title for Common Property units



Site location

Overlays

The Overlays in the NTPS identify areas of land that have specific development requirements.

The Record of Administrative Interests advises that no overlays apply to the subject land.

Clause **6.6.1** deals with Subdivision for the Purpose of a Unit title Scheme

Purpose

Ensure that:

(a) the new ownership arrangements resulting from a subdivision to create a unit title scheme allow each element of the development to continue to be available to the occupants of the development and where appropriate to visitors;

(b) older developments are upgraded; and

(c) development will not have a detrimental environmental effect on the land or result in a loss of amenity within the locality.

Attached plans, 24/13214/1A, 1B, 1C, 1D, 2A and 2B show the proposed unit titling arrangements.

The initial change to Unit 13888 (a Principal Unit) and Unit 13892 (Common Property) is only a minor change to the Principal Units that were approved by DP15/0694 and subsequently titled.

The revised Principal Unit will also retain the areas designated for future parking.

The subsequent unit titling of the revised Principal Unit will include the majority of the parking spaces on the respective unit titles with the remainder the parking spaces to be designated as visitor parking (Common Property)

The ground level areas identified as fenced yards will be included on the title to the adjacent units whilst the internal roadway/set-down area and concourse areas will be designated as Common Property.

Administration

1. A lawfully established development on a lot may be subdivided to create a unit title scheme only if the development has been upgraded to meet the development requirements within Part 5 of the planning scheme that apply to the development of the land. If it is not possible to meet the requirements the consent authority must be satisfied that the proposed upgrading is the only practicable design solution.

This clause does not apply as the unit development has been approved by a DCA decision and the existing development complies with the NT Planning Scheme requirements.

2. The consent authority must not consent to a subdivision that results in a separate unit title for:

(a) a dwelling-independent;

(b) a home based business; or

(c) a dependant unit lawfully established prior to the introduction of Amendment No. 321 published in the NT News on 14 May 2014; or



(d) an independent unit, home occupation, home based child care, home based contracting or medical consulting rooms, lawfully established prior to the introduction of this scheme, published in the NT News on 31 July 2020.

Not applicable

3. If there is a requirement for a firebreak along the perimeter boundary of the unit title scheme, the consent authority must not consent to a subdivision unless the firebreak is within common property.

Not applicable

4. If there is a requirement for common infrastructure including internal roads, water supply, effluent disposal, waste disposal or power generation, the consent authority must not consent to a subdivision unless that infrastructure is within common property or vested in the relevant service authority

In accordance with the original unit titling approval, the main internal roadway will be comprised within the Principal Common Property.

5. Despite sub-clause 7, a subdivision to create a unit title scheme on unzoned land may include units with reduced land areas if the unit title scheme addresses the requirements of sub-clause 8.

Not applicable

Requirements

6. Subject to sub-clauses 1, 2, 3 and 5 a subdivision to create a unit title scheme should meet the requirements of Part 5 of the planning scheme and in particular:

(a) all car parking provided as a requirement of a development must be available at all times for the use of the occupants of the development and their visitors or clients and be included:

i. in common property; or

ii. as part of the area under the title for the individual units;

Car parking spaces are to be on title to the respective units, or designated as Common Property, as indicated on the design plans.

(b) any loading bays provided for:

i. common use must be in common property; and

ii. the sole use of an individual unit must be in the entitlement of that unit;

Not applicable as there are no loading bays.

(c) any areas set aside for the communal storage and collection of garbage and other solid waste must be included in common property;

The area identified for the storage of waste bins on DP23/0304 will be included in the Common Property of the unit titling of the amended Principal Unit

(d) any private open space associated with a dwelling must be included in the unit entitlement of that dwelling; and

The private open space adjacent of the Ground Floor units will be included on the unit title for the adjacent units.

(e) any communal facilities and amenities or open space provided for rooming accommodation, dwellings-group, dwellings-multiple and reside

Not applicable



7. Where a subdivision to create a unit title scheme proposes that the land will be vacant at the time titles issue, the land area of individual units should be consistent with the relevant minimum lot size. For the purpose of sub-clause 6, "land area" does not include:

- (a) common property;
- (b) land that will be permanently inundated; or
- (c) a marina berth.

Not applicable

8. A subdivision to create a unit title scheme on Zones R, RL, H and unzoned land must demonstrate that:

- (a) the intensity of the use is not likely to have a detrimental impact on the locality;
- (b) on zoned land the density of residential development within the unit title scheme matches that of the zone in which it is located;
- (c) an adequate supply of potable water is available for the intended development;
- (d) appropriate sanitation and waste disposal facilities are provided;
- (e) an appropriate power supply is available to the development;
- (f) there is an adequate separation between:
 - i. activities proposed on common property; and
 - ii. uses on or that can reasonably be expected on land outside the unit title scheme; and
- (g) any proposed dwellings and non-habitable structures within a unit title scheme shall be set back at least 10m from the unit title scheme boundary to minimise the potential impact on the existing and future amenity of land outside the unit title scheme.

Not applicable.

46(3)(b) – Compliance with an Interim Development Control Order

The Applicant is not aware of any Interim Development Control Orders applying to the subject land.

46(3)(c) – Public Environmental Report or Environment Impact Statement

There is no requirement for the proposed development to be referred to the NT EPA under Part 4, Division 3 of the Environment protection Act 2019 and the proposed development has not been referred to the NT EPA under that legislation.

46(3)(d) – Merits of the proposed development

When the DCA issued Development Permit DP23/0304 there would have been an expectation that individual titles would issue for the separate units.

Consequently, the current application is simply formalising the proposed titling arrangements in order to comply with the relevant legislation.



46(3)(e) – The physical characteristics of the land

The physical characteristics of the land were considered by the DCA prior to the issue of DP23/0304 and in no way affect the action of designating unit boundaries.

The proposed change to the Principal Units addresses the fact that the design of the PU2 units has changed since the original approval in 2013, and now the upper floors have the same footprint as the ground level.

46(3)(f) – Public facilities or open space

The current application will not change the use of the land and consequently there is no increased demand for public facilities or open space in the vicinity.

46(3)(g) – Public utilities and infrastructure

Appropriate service connections were provided to the property when the development commenced in 2015. No new service connections are required, only internal servicing for the proposed building.

46(3)(h) – Potential impact on the existing and future amenity of the area

The act of creating the proposed unit boundaries will have no negative impact on the existing or future amenity of the area.

46(3)(j) – benefit or detriment to the public interest

The proposal will not have any negative impact on the public interest but will facilitate the development of new housing options that will certainly benefit the public interest.

46(3)(k) – Compliance with building regulations

Attached to this application is a report from a building certifier confirming that the proposed unit titling arrangements will not result in a situation where the buildings cease to comply with the relevant building regulations.

46(3)(l) – Confirmation of the existing building’s structural integrity

An occupancy permit will be issued for the proposed units prior to unit titling.

CONCLUSION

When the unit titles were created for the Principal Units in 2015, a Scheme Statement was registered on title.

The minor change now being proposed to Principal Unit 13888 and the Principal Common Property (Unit 13892) will require the registration of an amended Scheme Statement that will be executed by the Body Corporate for the Principal Unit Scheme.

A subsequent Scheme Statement will also be required for the unit tiling of the new units in the proposed building.

It is expected that any DCA approval for the proposed unit titling will be conditional upon the approval of the Scheme Statements by the DCA. Following the approval of the titling proposal the Scheme Statements will be prepared, presented to the Registrar General for approval in principle and then provided to the DCA for endorsement.

No exclusive use bylaws will apply to this development.

The introduction of the proposed unit title schemes on the subject land will not change anything in relation to the use of the property.



9 January, 2025

Norbuilt Pty Ltd
C/O Earl James and Associates
Via Email

Attention: Kevin Dodd

LOT 13888, 11 Tarakan Court, Johnston NT 0832
Unit Titling for Building 2

In reference to your request for a report from a building certifier for the buildings at the above-mentioned site address, we advise that Section 46(3) of the NT Planning Act states –

- 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 as to whether the building will cease to comply with the Building Act if the proposed development were to proceed.*

We have reviewed the drawings provided by Earl James and Associates numbered 24/13214/2A, 24/13214/2B, 24/13214/1A, 24/13214/1B and 24/13214/1C identifying the location of the proposed building 2 in relation to the unit titles (Units 2001 to 2210) on Lot 13888 (11) Tarakan Court, Johnston NT 0832.

Our assessment of the drawings confirms the separation of buildings associated with the proposed units will be in accordance with the National Construction Code requirements for separation of buildings and protection of openings, in particular – NCC 2022, Volume 1– Parts C2, C3 & C4.

In our opinion, no building on the site will cease to comply with the NT Building Act if the proposed subdivision were to proceed.

If you have any queries in relation to this matter, please contact the undersigned.

For and on behalf of
TECON AUSTRALIA



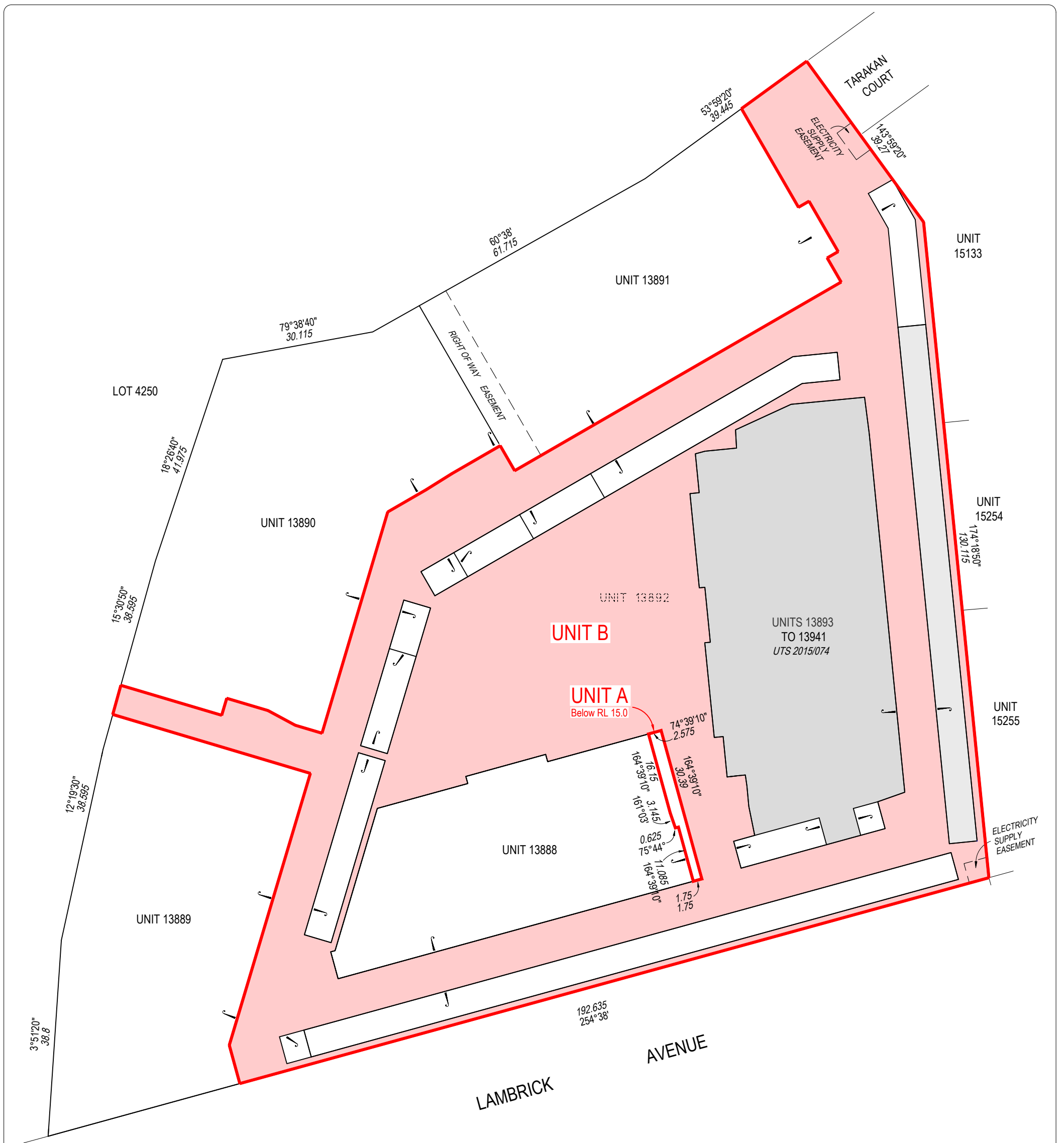
Kirk Pascoe
Building Certifier (Unrestricted) N° 197975BU

Darwin

Suite 1, Level 1, 101 Mitchell Street, Darwin NT 0800
GPO Box 3095, Darwin 0801
T 08 8941 5592
E admin@teconaust.com.au
W www.teconaust.com.au

Alice Springs

F1/12 Gregory Terrace, Alice Springs NT 0870
GPO Box 5177, Alice Springs NT 0871
T 08 8952 9574
E admin@teconaust.com.au
W www.teconaust.com.au



Note
 Easements should be confirmed with the current Certificate of Title
 Areas and dimensions (including easements) are subject to survey

Stage 1
 Subdivision of Unit 13892 to create Units A & B

Stage 2
 Consolidation of Units A and 13888



SURVEY & PLANNING CONSULTANTS
 10 HARVEY STREET
 DARWIN NT 0801
 PH. (08) 8981 2494
 FAX. (08) 8981 5205
 darwin@eja.com.au
 www.eja.com.au

UNITS 13892 AND 13888
TOWN OF PALMERSTON

DEVELOPMENT APPLICATION

Client: **NORBUILT**

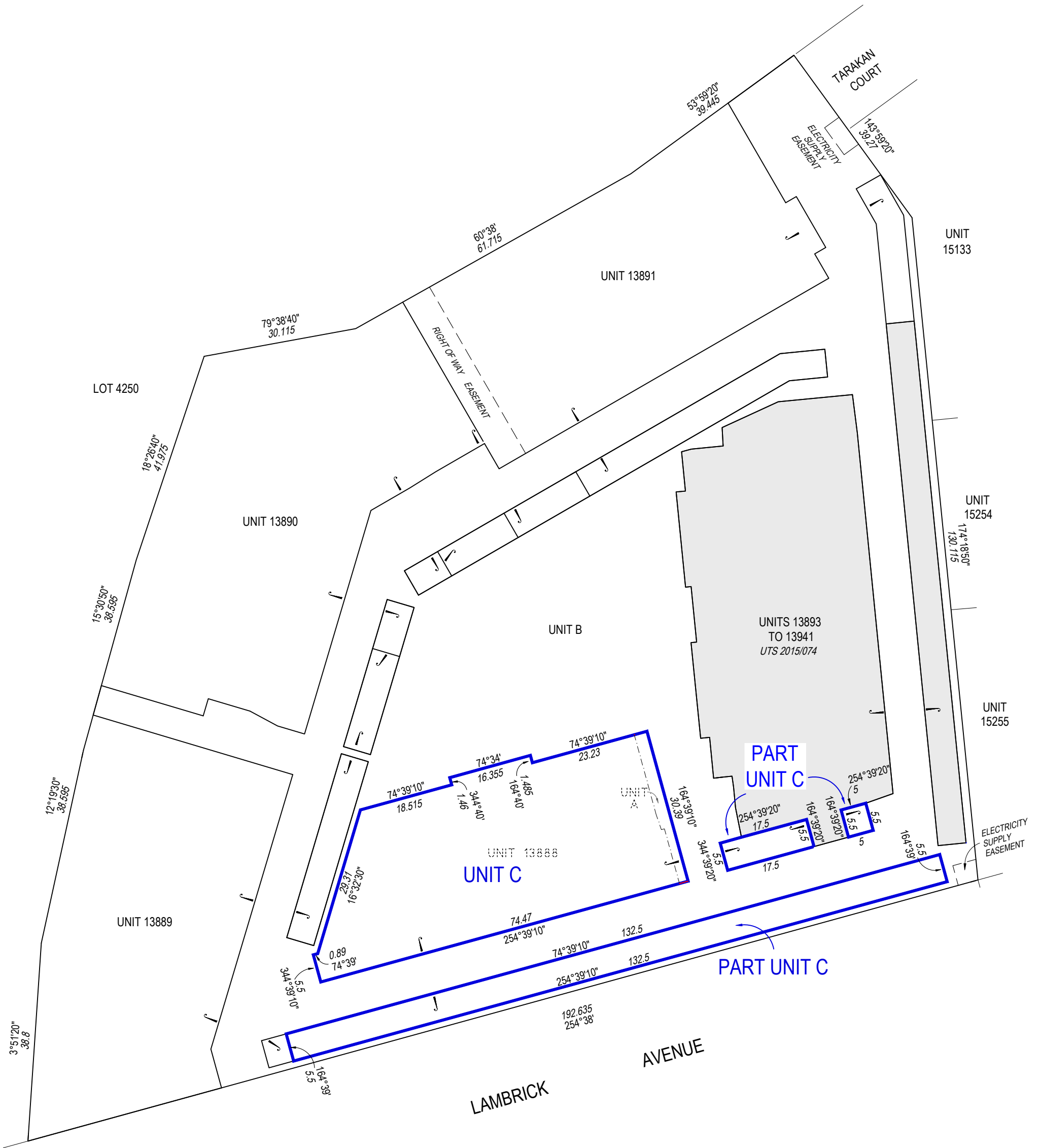
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 Date:

Drawn by: LC
 Date: 24/10/2024
 Cad File: 13214-2.DWG

Scale: 1:750 (A3)

Datum:

Drawing No:
24/13214/2A
 SHEET 1



Note
 Easements should be confirmed with the current Certificate of Title
 Areas and dimensions (including easements) are subject to survey

Stage 1
 Subdivision of Unit 13892 to create Units A & B

Stage 2
 Consolidation of Units A and 13888



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 www.eja.com.au

**UNITS 13892 AND 13888
 TOWN OF PALMERSTON**

DEVELOPMENT APPLICATION

Client: **NORBUILT**

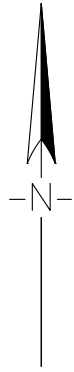
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 Date:

Drawn by: LC
 Date: 24/10/2024
 Cad File: 13214-2.DWG

Scale: 1:750 (A3)

Datum:

Drawing No:
24/13214/2B
 SHEET 2



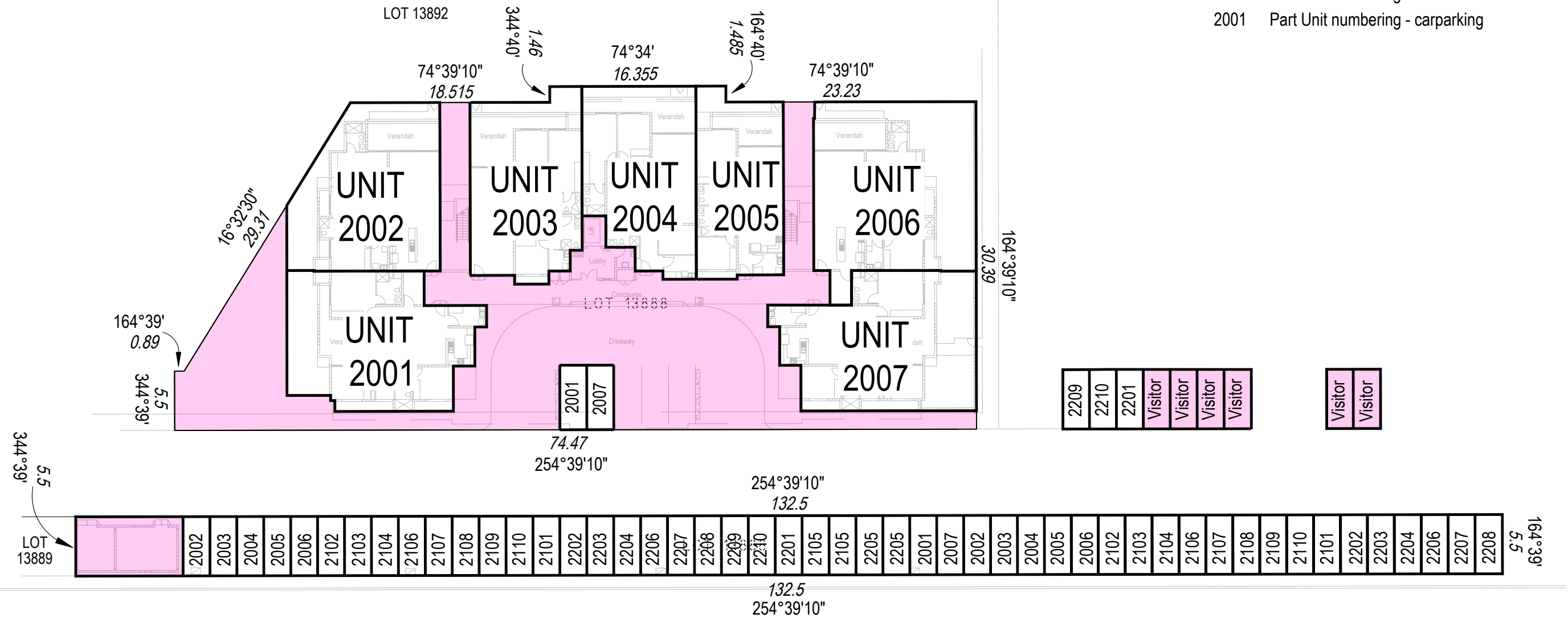
Note

Based on architectural plan "Architectural FC 10.09.24 - Unit Title Ground Floor"
 Easements should be confirmed with current Certificate of Title
 Areas and dimensions are subject to survey
 Unit boundaries are centreline of walls and extremities of Verandah

Common Property

2001 Part Unit numbering

2001 Part Unit numbering - carparking



eja
 earl james & associates

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 darwin@eja.com.au
 www.eja.com.au

**UNIT 13888 AND PART UNIT 13892
 TOWN OF PALMERSTON**

UNIT TITLES - GROUND FLOOR

Client: **NORBUILT**

Licensed Surveyor:
 Date:

Drawn by: LC
 Date: 25/10/2024
 Cad File: 13214-1

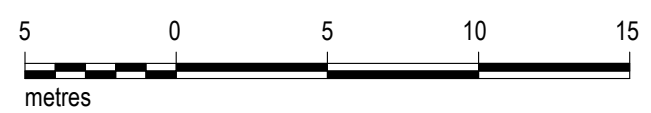
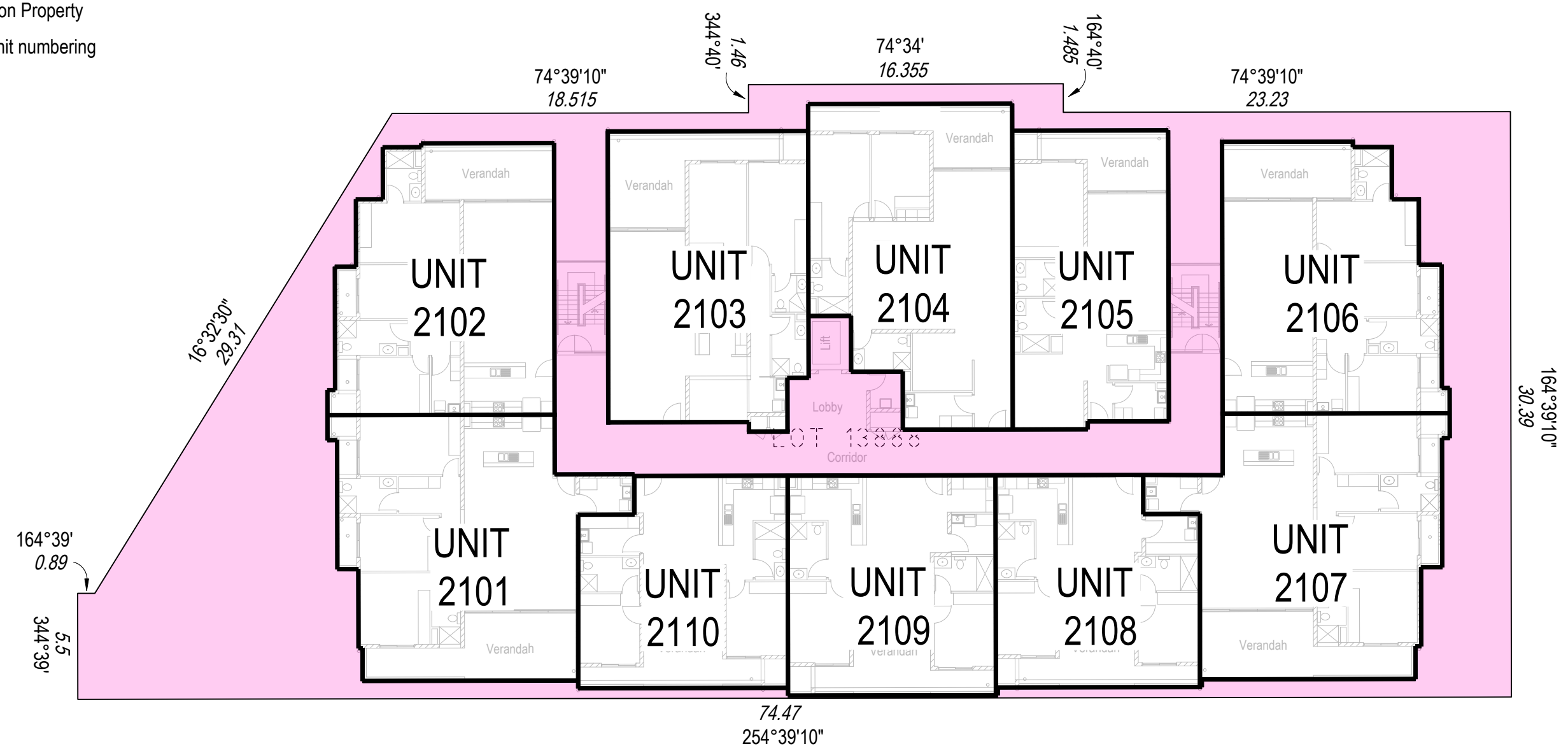
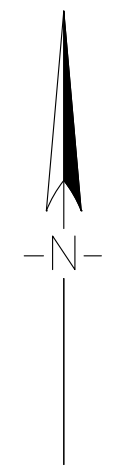
Scale: 1:400 (A3)

Datum:

Drawing No:
24/13214/1A
 SHEET 1

Note
 Based on architectural plan "Architectural FC 10.09.24 -
 Unit Title First Floor"
 Easements should be confirmed with current
 Certificate of Title
 Areas and dimensions are subject to survey
 Unit boundaries are centreline of walls and extremities
 of Verandah

Common Property
 2001 Part Unit numbering



eja
 earl james & associates

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 CONSULTANTS
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 FAX. (08) 8981 5205
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 www.eja.com.au


UNIT 13888 AND PART UNIT 13892
TOWN OF PALMERSTON

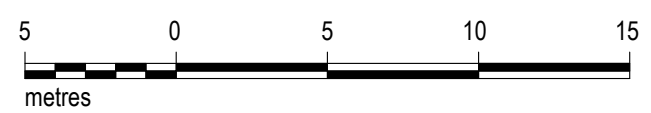
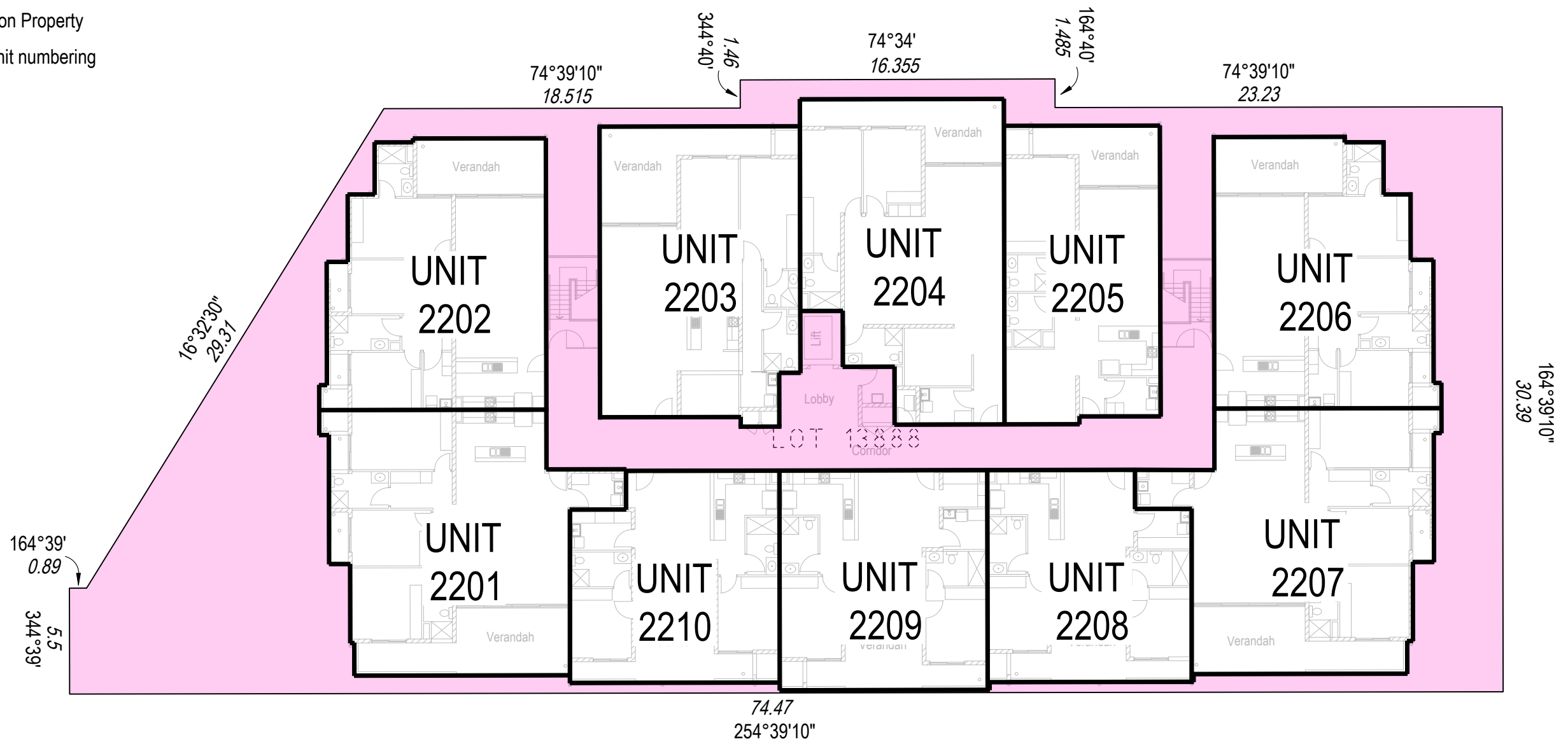
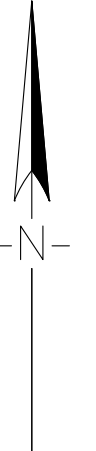
UNIT TITLES - FIRST FLOOR

Client: **NORBUILT**

Scale: 1:400 (A3)
 Datum:
 Licensed Surveyor:
 Date:
 Drawn by: LC
 Date: 25/10/2024
 Cad File: 13214-1B
 Drawing No:
24/13214/1B
 SHEET 2

Note
 Based on architectural plan "Architectural FC 10.09.24 -
 Unit Title Second Floor"
 Easements should be confirmed with current
 Certificate of Title
 Areas and dimensions are subject to survey
 Unit boundaries are centreline of walls and extremities
 of Verandah

 Common Property
 2001 Part Unit numbering



eja
 earl james & associates

SURVEY & PLANNING
 CONSULTANTS
 10 HARVEY STREET
 DARWIN NT 0801
 PH. (08) 8981 2494
 FAX. (08) 8981 5205
 darwin@eja.com.au
 www.eja.com.au

UNIT 13888 AND PART UNIT 13892
TOWN OF PALMERSTON

UNIT TITLES - SECOND FLOOR

Client: **NORBUILT**

Scale: 1:400 (A3)
 Datum:
 Licensed Surveyor:
 Date:
 Drawn by: LC
 Date: 25/10/2024
 Cad File: 13214-1C
 Drawing No:
24/13214/1C
 SHEET 3

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - section 65

CERTIFICATION OF COMPLIANCE WITH PERMIT

DESCRIPTION OF LAND THE SUBJECT OF THIS CERTIFICATE

Lot 10286
Town of Palmerston
11 TARAKAN CT, JOHNSTON

I, Deborah Curry hereby certify, in pursuance of section 65(3) of the *Planning Act*, that the conditions of DP13/0462, DP13/0464A and DP13/0464B have been complied with in **PART** (Stage 1).



Deborah Curry
2016.05.16
08:38:54
+09'30'

DEBORAH CURRY
Delegate
Development Consent Authority

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 54 and 55

DEVELOPMENT PERMIT

DP13/0464

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 10286
Town of Palmerston
11 TARAKAN CT, JOHNSTON

APPROVED PURPOSE

To use and develop the land for the purpose of 73 x 3 bedroom, 123 x 2 bedroom and 28 x 1 bedroom multiple dwellings in 5 x 4 storey buildings, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clause 7.3 (Building Setbacks of Residential Buildings) of the NT Planning Scheme

BASE PERIOD OF THE PERMIT

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



PETER McQUEEN
Delegate
Development Consent Authority

27 106 / 2013

DEVELOPMENT PERMIT

DP13/0464

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to endorsement of plans and the commencement of works (including site preparation), a full set of amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - An amended design of the entry lobbies and lift areas of each building; and
 - An amended design of the area containing storage units in lobbies in accordance with principles of Crime Prevention Through Environmental Design.
2. Prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston's underground stormwater drainage system shall be submitted to and approved by the City of Palmerston, 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

3. Works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
4. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply and sewerage and electricity facilities to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
6. Storm water is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston and/or the Department of Transport whichever the case may be, to the satisfaction of the consent authority.
7. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Palmerston, to the satisfaction of the consent authority.
8. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths/ cycleways; and
 - (c) undertake reinstatement works;

all to the technical requirements of and at no cost to City of Palmerston to the satisfaction of the consent authority.

9. 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; and
 - (e) line marked to indicate each car space and all access lanes;
- to the satisfaction of the consent authority.

Car spaces, access lanes and driveways must be kept available for these purposes at all times.

10. 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.

11. 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.

12. 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.

13. 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.

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

15. 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.

16. 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.

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

NOTES

1. This permit will expire if one of the following circumstances applies
- (a) The development is not started within two years of the date of this permit; or
 - (b) The development is not completed within four years of the date of this permit.

The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. 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.
3. 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.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - Section 57(3)

VARIATION OF CONDITIONS

DP13/0464A

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 10286
Town of Palmerston
11 TARAKAN CT, JOHNSTON

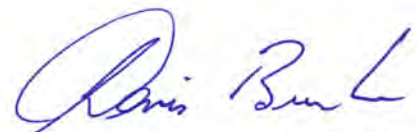
VARIATION

Consent is granted to vary Condition 3 of Development Permit DP13/0464 for the purpose of staging of the development (in 5 stages), reconfiguration of internal floor layouts, minor changes in building positions and minor changes to building façades, in accordance with drawing numbers 2013/0059/1A through to 2013/0059/44A, endorsed as forming part of this permit.

In all other respects Development Permit DP13/0464 remains unchanged.

BASE PERIOD OF THE PERMIT

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



DENIS BURKE
Delegate
Development Consent Authority

18 / 9 / 2015

DEVELOPMENT PERMIT

DP13/0464A

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to endorsement of plans and the commencement of works (including site preparation), a full set of amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:

- An amended design of the entry lobbies and lift areas of each building; and
- An amended design of the area containing storage units in lobbies in accordance with principles of Crime Prevention Through Environmental Design.

This condition has previously been cleared

2. Prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston's underground stormwater drainage system shall be submitted to and approved by the City of Palmerston, 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.

This condition has previously been cleared

GENERAL CONDITIONS

3. Works carried out under this permit shall be in accordance with the drawings 2013/0059/1A through to 2013/0059/44A endorsed as forming part of this permit.
4. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply and sewerage and electricity facilities to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
6. Storm water is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston and/or the Department of Transport whichever the case may be, to the satisfaction of the consent authority.
7. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Palmerston, to the satisfaction of the consent authority.
8. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;

- (b) provide footpaths/ cycleways; and
- (c) undertake reinstatement works;

all to the technical requirements of and at no cost to City of Palmerston to the satisfaction of the consent authority.

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 - (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; and
 - (e) line marked to indicate each car space and all access lanes;
- to the satisfaction of the consent authority.

Car spaces, access lanes and driveways must be kept available for these purposes at all times.

10. 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.
11. 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.
12. 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.
13. 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.
14. Soil erosion control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
15. 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.
16. 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.
17. Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.

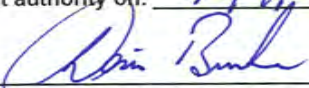
NOTES

1. This permit will expire if one of the following circumstances applies
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 - (b) The development is not completed within four years of the date of this permit.

The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. 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.
3. 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.

Bookmark C

Drawing No: 2013/0059/1A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/09/15

 Consent Authority / Delegate



- █ STAGE 1
- █ STAGE 2
- █ STAGE 3
- █ STAGE 4
- █ STAGE 5

- BUILDING 1**
 48 UNITS
 90 CAR PARKING BAYS
 2 DISABLED BAYS
 6 VISITOR CAR PARKING BAYS
 TOTAL - 98 BAYS
- BUILDING 2**
 47 UNITS
 88 CAR PARKING BAYS
 2 DISABLED BAYS
 6 VISITOR CAR PARKING BAYS
 TOTAL - 96 BAYS
- BUILDING 3**
 41 UNITS
 76 CAR PARKING BAYS
 2 DISABLED BAYS
 6 VISITOR CAR PARKING BAYS
 TOTAL - 84 BAYS
- BUILDING 4**
 44 UNITS
 82 CAR PARKING BAYS
 3 DISABLED BAYS
 6 VISITOR CAR PARKING BAYS
 TOTAL - 91 BAYS
- BUILDING 5**
 44 UNITS
 82 CAR PARKING BAYS
 2 DISABLED BAYS
 6 VISITOR CAR PARKING BAYS
 TOTAL - 90 BAYS
- TOTAL**
 456 PARKING BAYS

REV 3 STAGES BOUNDARY LINE AMENDED 01.09.15
 REV 2 TO STAGE 1 & 2 AMENDED 31.08.15
 REV 1 POOL BUILDING MOVED TO STAGE 3 28.08.15



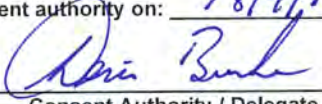
11 Woodward Avenue • Darwin
 Tel: 08 8949 0071 • Fax: 08 8949 0072 • Email: info@rawdesigns.com.au

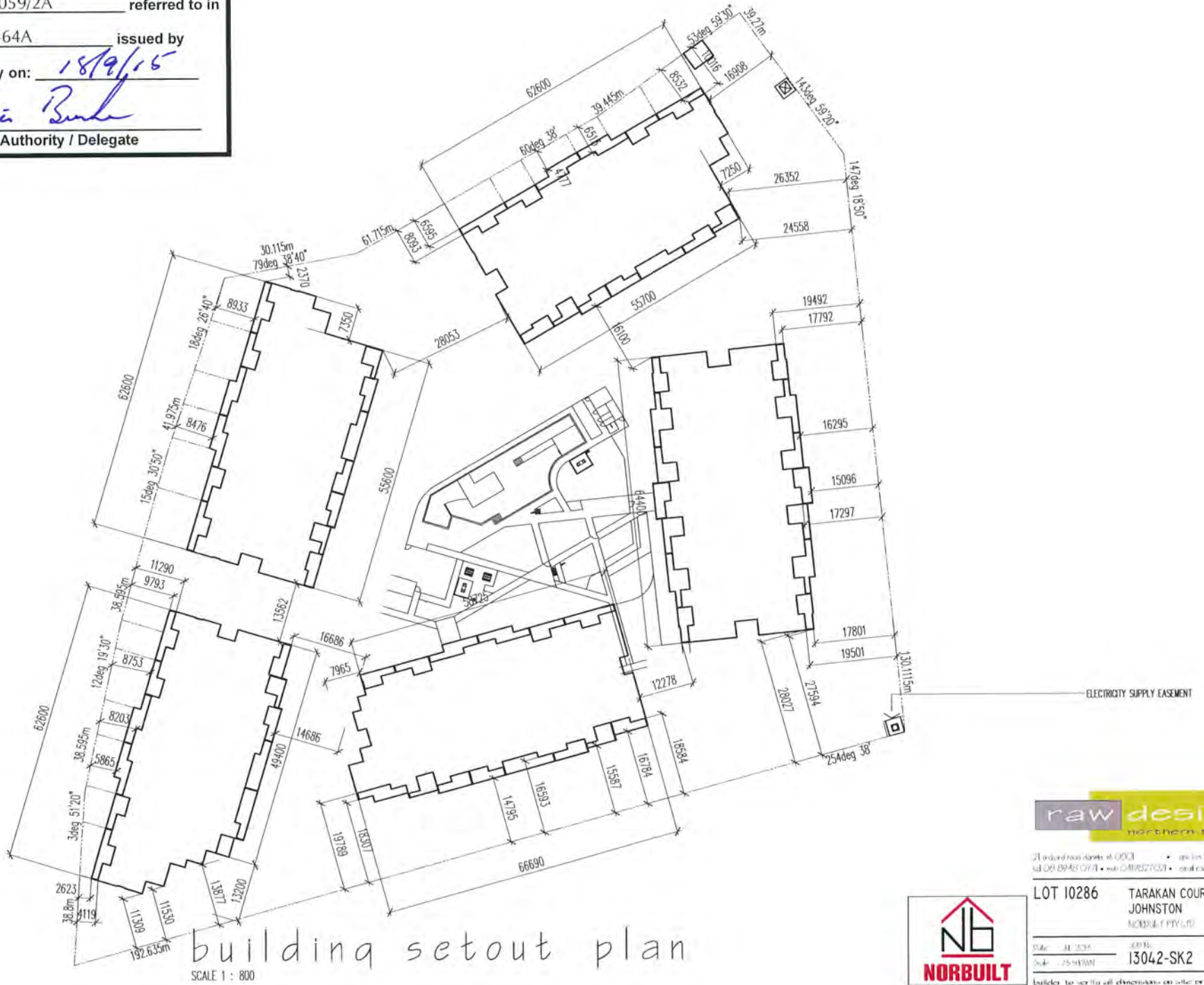
LOT 10286 TARAKAN COURT
 JOHNSTON
 NORTH TERRITORY

Doc: 13-038 13042-SKI 3



Subject to verify all dimensions on site and/or as indicated on

Drawing No: 2013/0059/2A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate



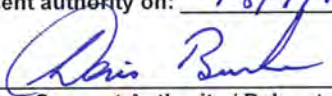
21 endow road darwin nt 0801 • phone 08 9975 4666 • fax 08 9975 4667 • email raw@rawdesigns.com.au

LOT 10286 TARAKAN COURT
 JOHNSTON
 NORBULT PTY LTD

Date: 18/09/15
 Scale: 1:800
 13042-SK2

Builder to verify all dimensions on site prior to construction.

Bookmark C

Drawing No: 2013/0059/3A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate



- BUILDING 1**
 48 UNITS
 90 CAR PARKING BAYS
 2 DISABLED BAYS
 6 VISITOR CAR PARKING BAYS
 TOTAL - 98 BAYS
- BUILDING 2**
 47 UNITS
 88 CAR PARKING BAYS
 2 DISABLED BAYS
 6 VISITOR CAR PARKING BAYS
 TOTAL - 96 BAYS
- BUILDING 3**
 41 UNITS
 76 CAR PARKING BAYS
 2 DISABLED BAYS
 6 VISITOR CAR PARKING BAYS
 TOTAL - 84 BAYS
- BUILDING 4**
 44 UNITS
 82 CAR PARKING BAYS
 3 DISABLED BAYS
 6 VISITOR CAR PARKING BAYS
 TOTAL - 91 BAYS
- BUILDING 5**
 44 UNITS
 82 CAR PARKING BAYS
 2 DISABLED BAYS
 6 VISITOR CAR PARKING BAYS
 TOTAL - 90 BAYS
- TOTAL**
 456 PARKING BAYS

- STAGE 1
Communal Open Space
- STAGE 2
Communal Open Space
- STAGE 3
Communal Open Space

REV 3	STAGES BOUNDARY LINE AMENDED	10.09.15
REV 2	TO STAGE 1 & 2 AMENDED	31.08.15
REV 1	POOL BUILDING MOVED TO STAGE 3	28.08.15



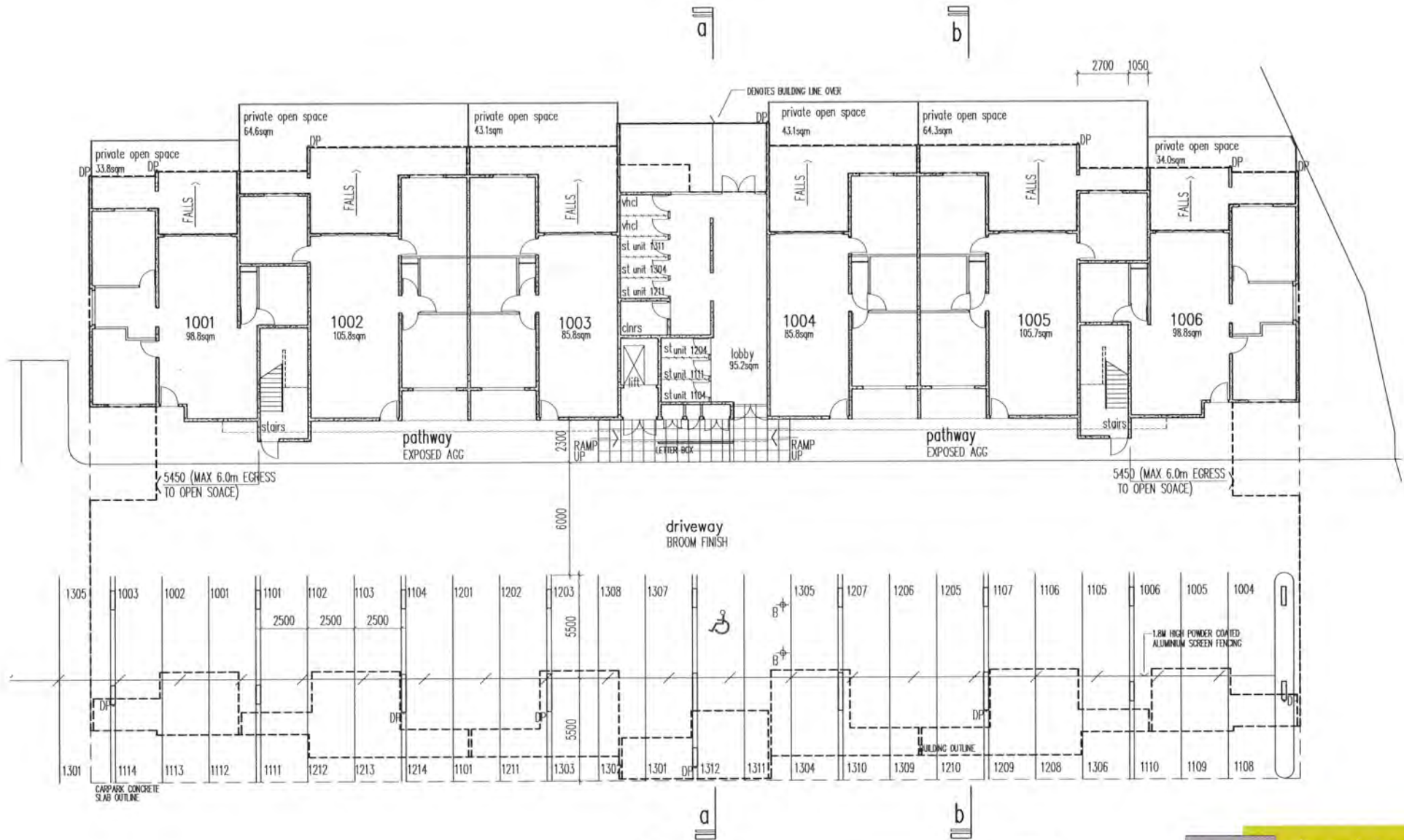
3rd Floor, 100-102, Victoria Street, Auckland
 09 300 9999 • 09 300 9999 • 09 300 9999

LOT 10286 TARAKAN COURT
 JOHNSTON
 NORTH CITY LTD

Date: 18/09/15
 Scale: 1:800
 13042-SKI 3



site plan
 SCALE 1 : 800



building 1 - floor plan
SCALE 1 : 200

Drawing No: 2013/0059/4A referred to in
Permit No: DP13/0464A issued by
the consent authority on: 18/9/15
[Signature]
Consent Authority / Delegate



raw designs
northern territory

1/1028 0128 01/1 • 1/1028 0128 01/1 • 1/1028 0128 01/1 • 1/1028 0128 01/1

LOT 10286 TARAKAN COURT
JOHNSTON
NORBERT P/L

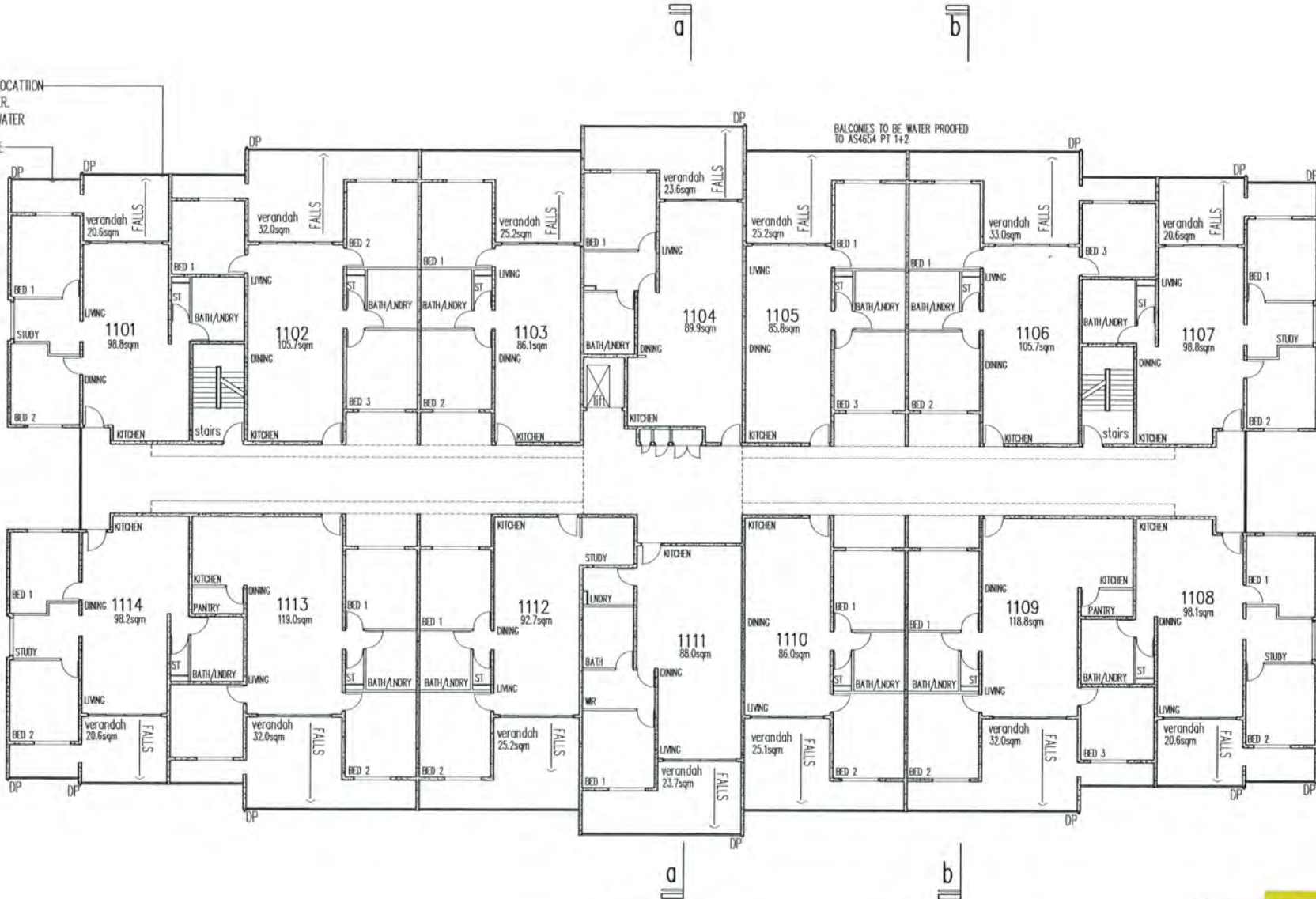
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1/1028 0128 01/1

13042-SK101

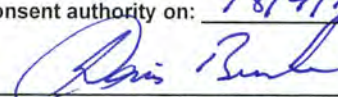
Builder to verify all dimensions on site prior to construction

FLOOR WASTE PIPE LOCATION
FOR VERANDAH WATER.
CONNECT TO STORMWATER

100mm CHANNEL TILE



building 1 - floor plan
SCALE 1 : 200

Drawing No: 2013/0059/5A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate

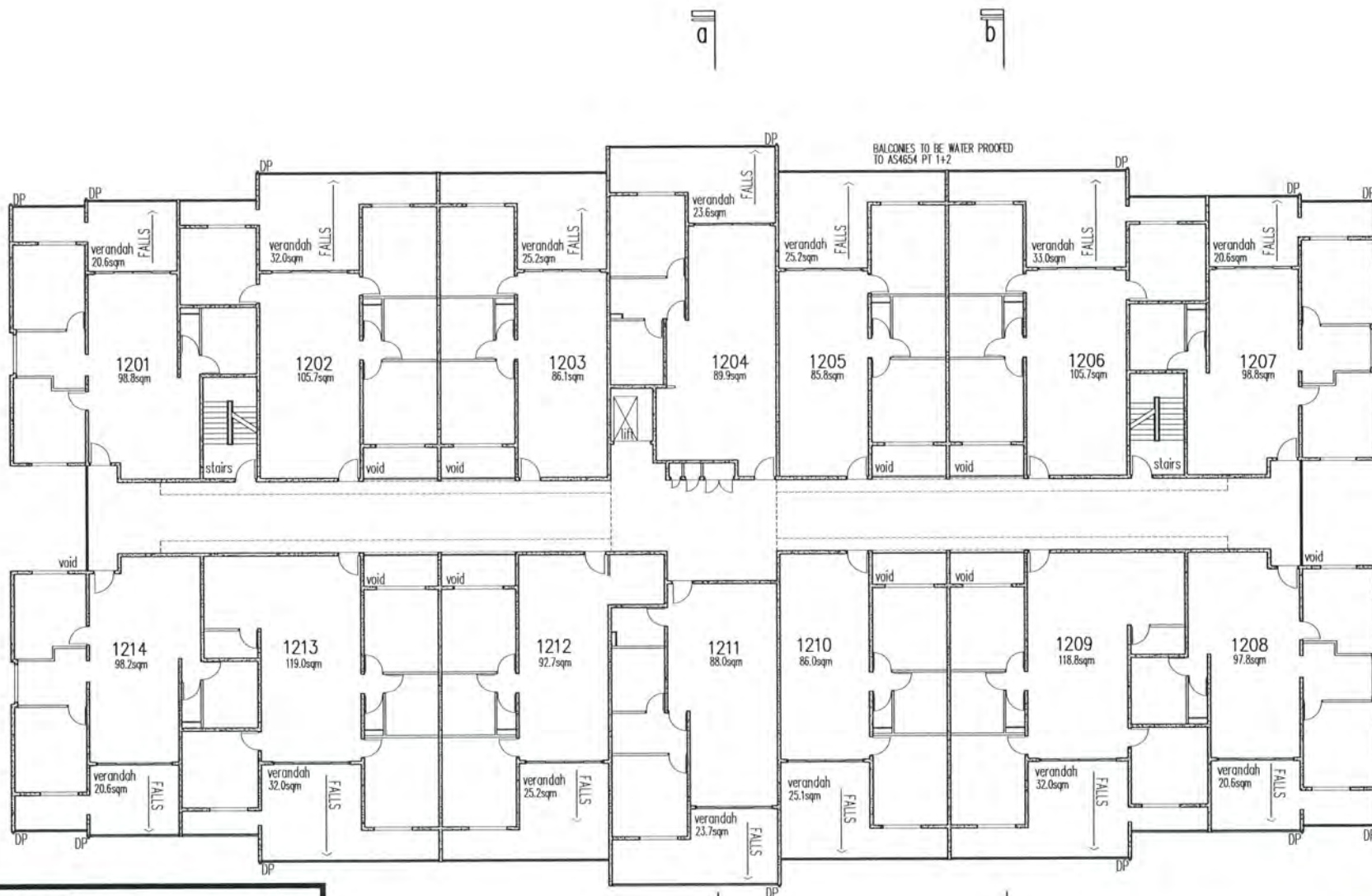



21 on level road corner of US901 • apt for 50591 abradie at 0501
 lot 108 25448 07/1 • nat 049527031 • cons/rae/est/est/est/est/est

LOT 10286 TARAKAN COURT
 JOHNSTON
 NORBULT PTY LTD

Date: 11/09/15 13042-SK102

builder: for verify all dimensions on site prior to construction



Drawing No: 2013/0059/6A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 15/9/15

 Consent Authority / Delegate

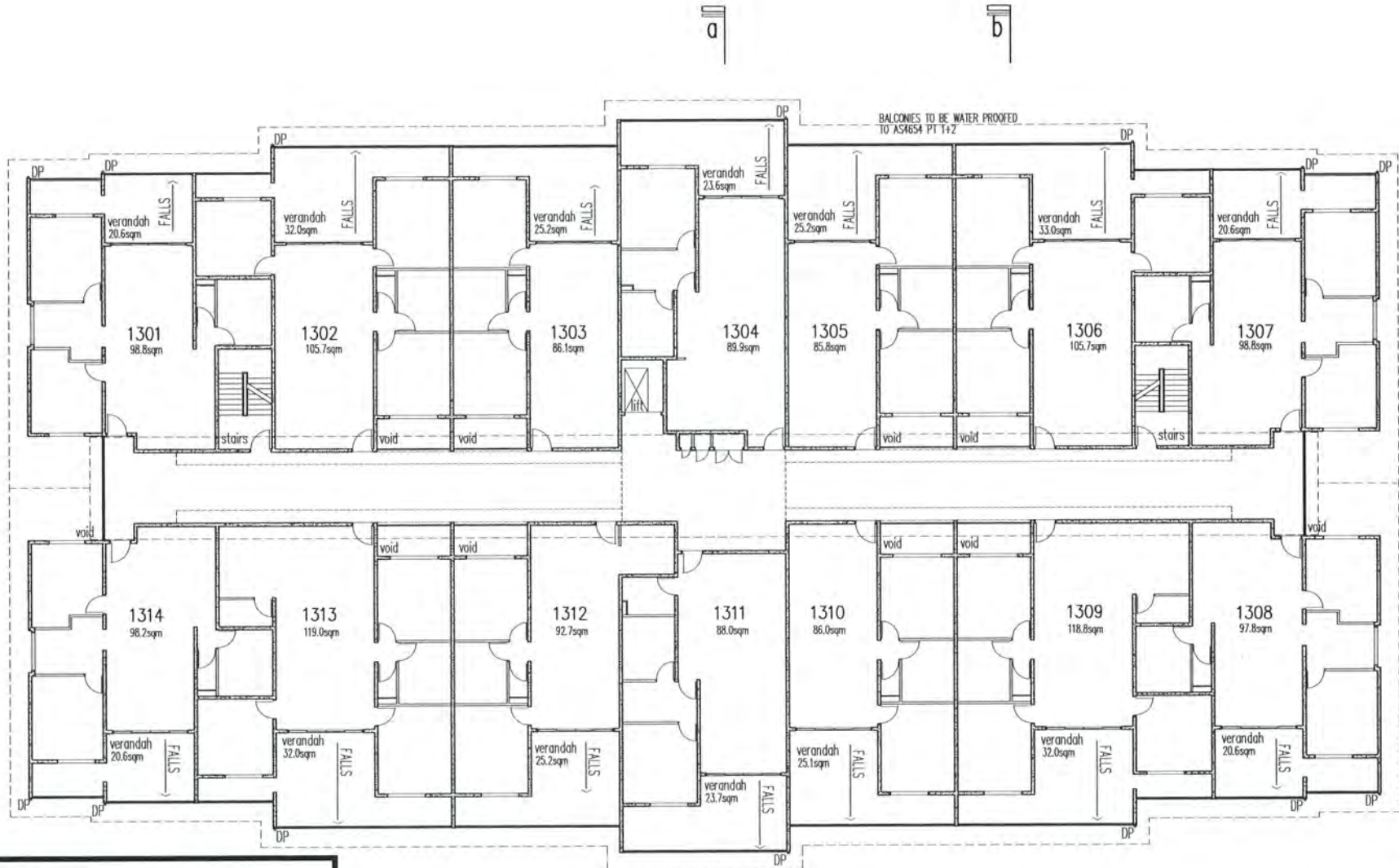
building 1 - floor plan level 2
 SCALE 1 : 200

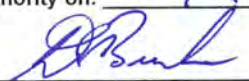


21 Oxford Road Darwin, NT 0801 • phone 5271 • mobile 5271 • fax 5271 • email raw_designs@roper.com.au



LOT 10286 TARAKAN COURT JOHNSTON
 NORBULT PTY LTD
 Date: JUL 2014
 Scale: AS 1946M
 DP No: 13042-SK103
 Area: _____
 Builder to verify all dimensions on site prior to construction



Drawing No: 2013/0059/7A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate

building 1 - floor plan level 3
 SCALE 1 : 200



21 central road darwin, nt 0801 • phone 52059 darwin, nt 0801
 tel 08 8948 0771 • fax 089527703 • email raw_designs@nt.gov.au

LOT 10286 TARAKAN COURT
 JOHNSTON
 NORTHERN TERRITORY

Date: 18/09/15 13042-SK104
 Scale: 1:200

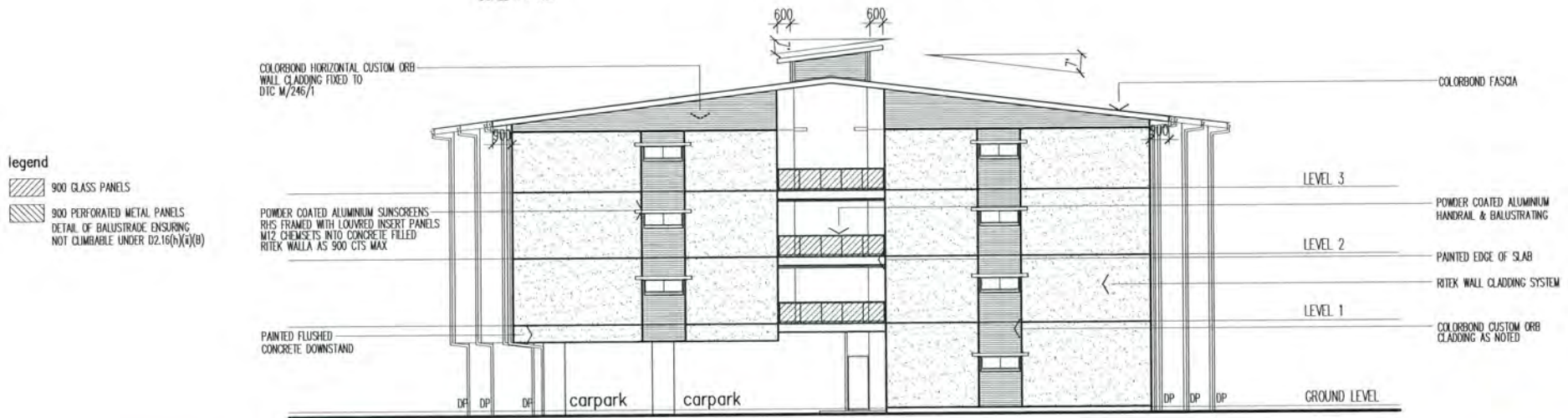
Builder to verify all dimensions on site prior to construction





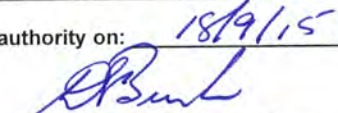
building 1 - elevation 1

SCALE 1 : 200



building 1 - elevation 2

SCALE 1 : 200

Drawing No: 2013/0059/8A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate



1 London Road, Darwin, NT 0808 • phone 5979 • mobile 08 73 41 08 08
 tel 08 8948 0771 • fax 049827003 • email info@fawdesigns.com

LOT 10286 TARAKAN COURT
 JOHNSTON
 NORTH TERRITORY

Date: 04/2015 Job No: 13042-SK105
 Scale: AS SHOWN



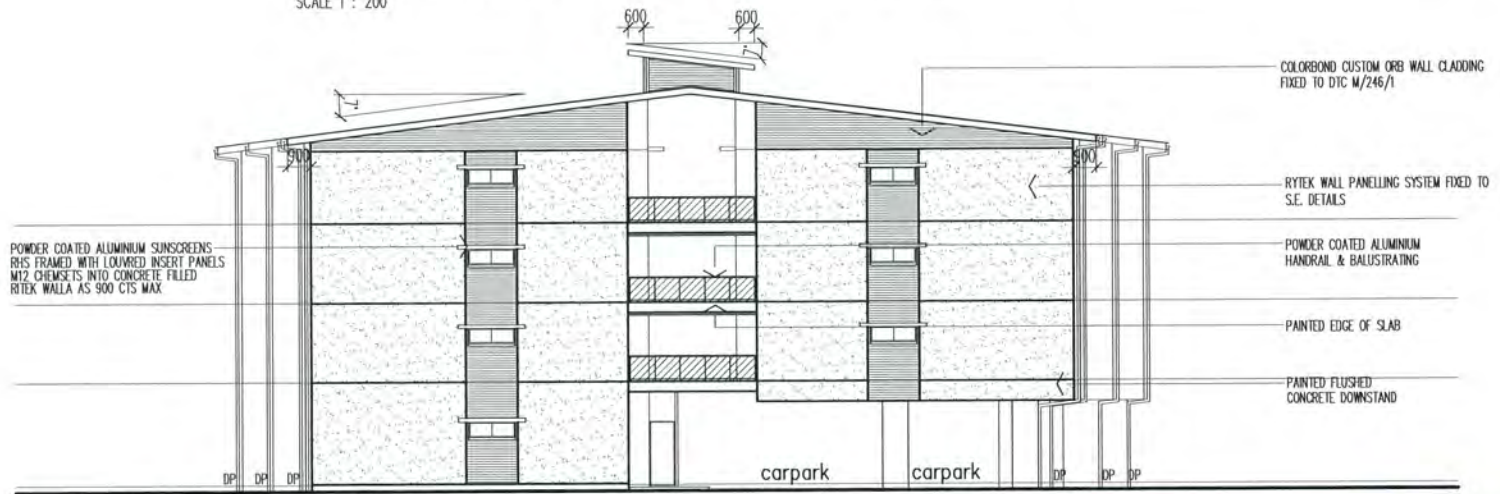
Builder to verify all dimensions on site prior to construction



building 1 - elevation 3

SCALE 1 : 200

- Legend**
- 900 GLASS PANELS
 - 900 PERFORATED METAL PANELS
DETAIL OF BALUSTRADE ENSURING NOT CLIMBABLE UNDER D2.16(h)(i)(B)



building 1 - elevation 4

SCALE 1 : 200

Drawing No: 2013/0059/9A referred to in

Permit No: DP13/0464A issued by

the consent authority on: 18/9/15

Consent Authority / Delegate



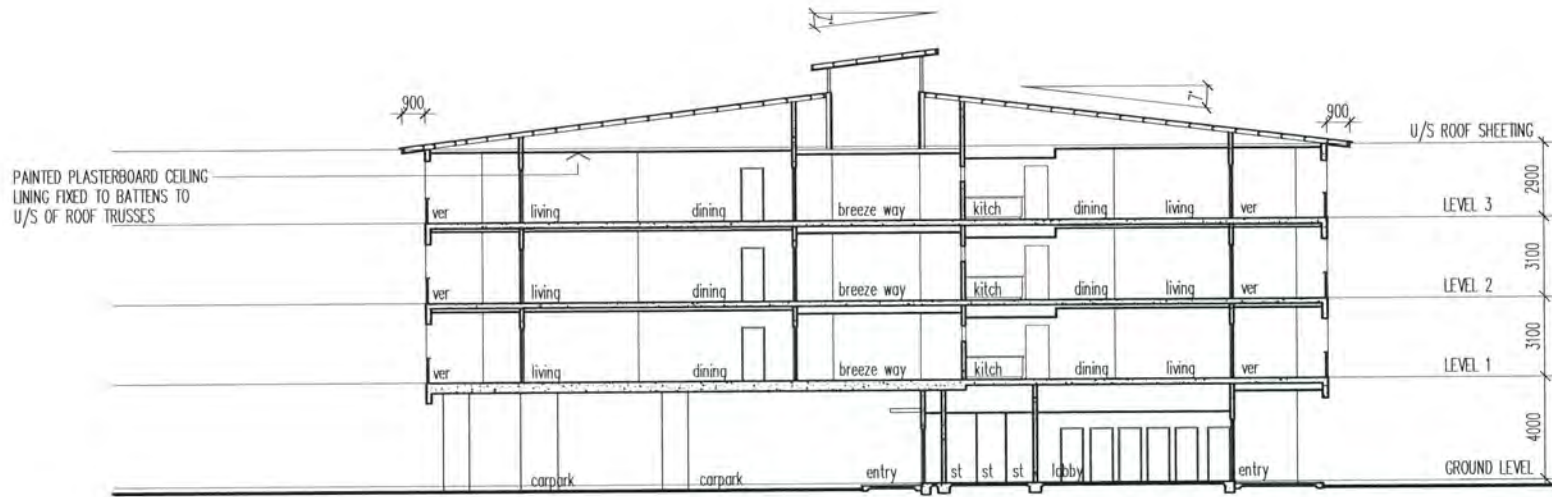
21 Lockwood Road, Darwin, NT 0801 • phone (08) 9491 4444 • 0801 44 03 8948 0771 • fax (08) 9492 7021 • email info@pawdesign.com

LOT 10286 TARAKAN COURT
JOHNSTON
NORBUILT PTY LTD

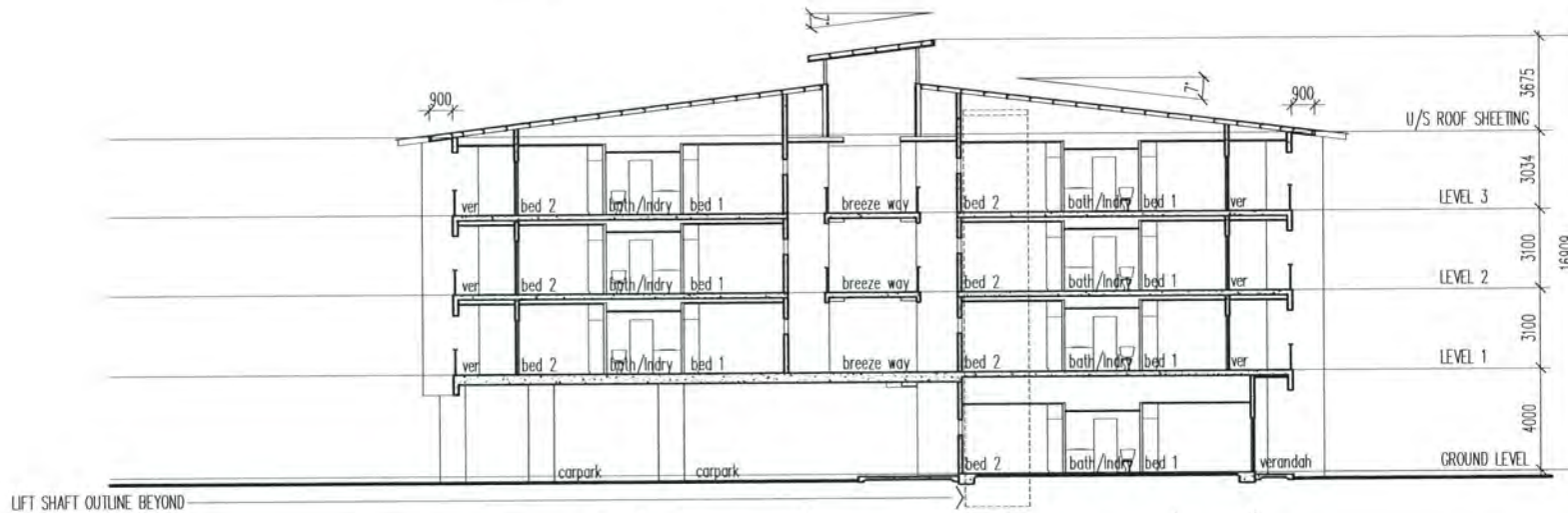
Site: 34, 2019 2013/0059/9A
Scale: AS 3909M 13042-SK106

Builder to verify all dimensions on-site prior to construction

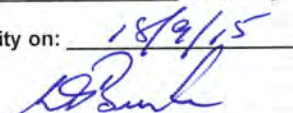




building 1 - section a-a
SCALE 1 : 200



building 1 - section b-b
SCALE 1 : 200

Drawing No: 2013/0059/10A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate



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LOT 10286 TARAKAN COURT
 JOHNSTON
 NORTHERN TERRITORY

Date: Jul 2015 Job No: 13042-SK107 Area:
 Scale: AS PER PLAN



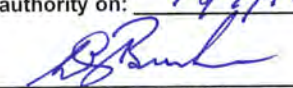
Builder to verify all dimensions on site prior to construction.

Bookmark C

Drawing No: DP13/0464A referred to in

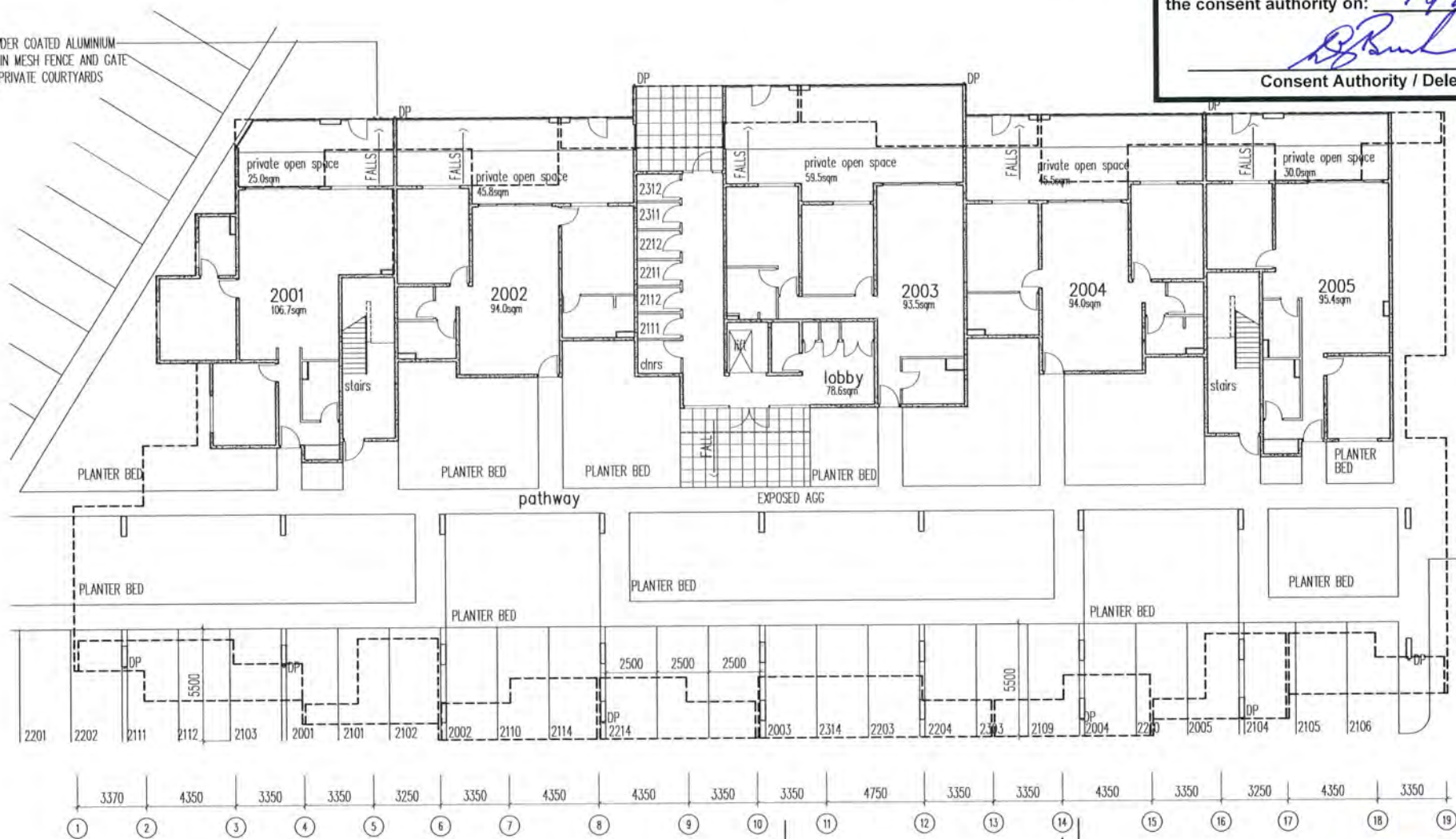
Permit No: DP13/0464A issued by

the consent authority on: 18/9/15



Consent Authority / Delegate

POWDER COATED ALUMINIUM
CHAIN MESH FENCE AND GATE
TO PRIVATE COURTYARDS



building 2 - floor plan ground level

SCALE 1 : 200



21st floor and above in OCBC
 13/00 2198 07/1 • mob 0495272001 • email n.s@rawdesigns.com.au

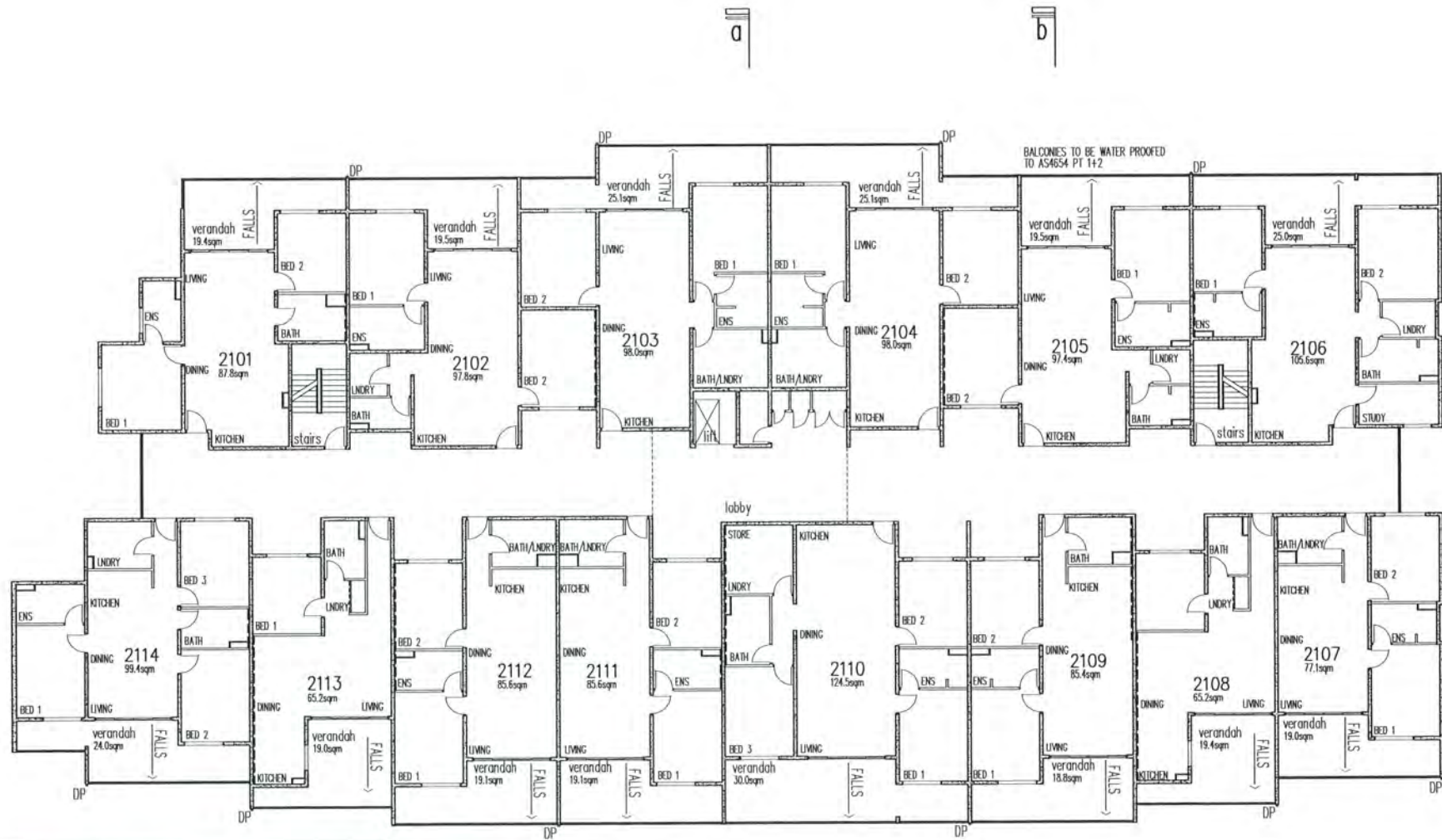
LOT 10286 TARAKAN COURT
 JOHNSTON
 NORBUILT PTY LTD

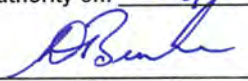
Title: DL 2015 DP No: 13042-SK201

Sub: AS 2900M

Refer to verify all dimensions on site prior to construction.





Drawing No: 2013/0059/12A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate

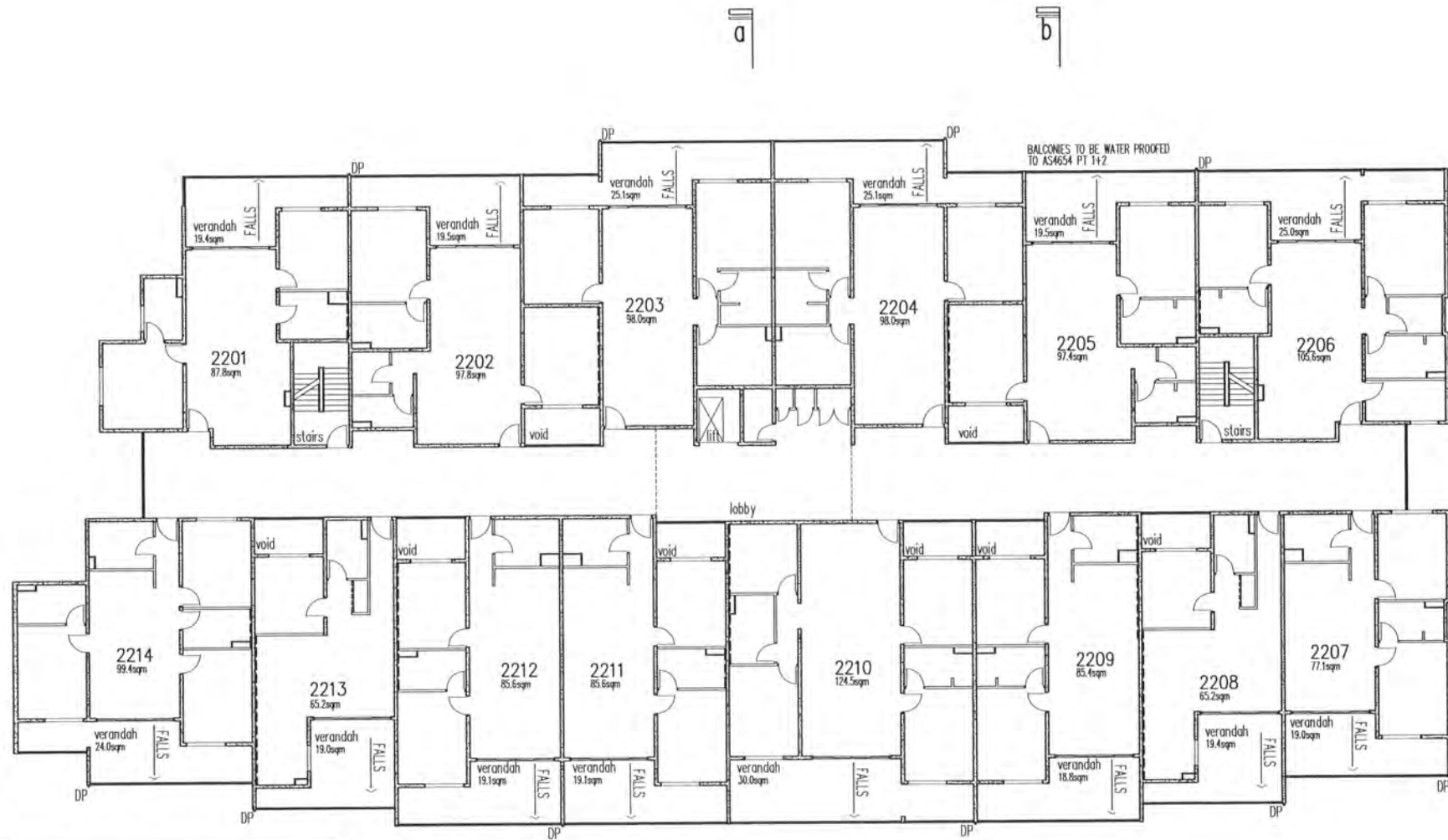
building 2-floor plan level 1
 SCALE 1 : 200



2 London road, darwin, nt, 0801 • phone (08) 5299 4000 • fax (08) 5299 4001
 tel 08 5299 4001 • mobile 0498227033 • email raw_designs@optusnet.com.au

LOT 10286 TARAKAN COURT JOHNSTON
 NORBUILT PTY LTD
 Date: 11/2010 Job No: 13042-SK202
 Scale: As Shown
 Builder to verify all dimensions on site prior to construction





Drawing No: 2013/0059/13A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate

building 2 - floor plan level 2

SCALE 1 : 200



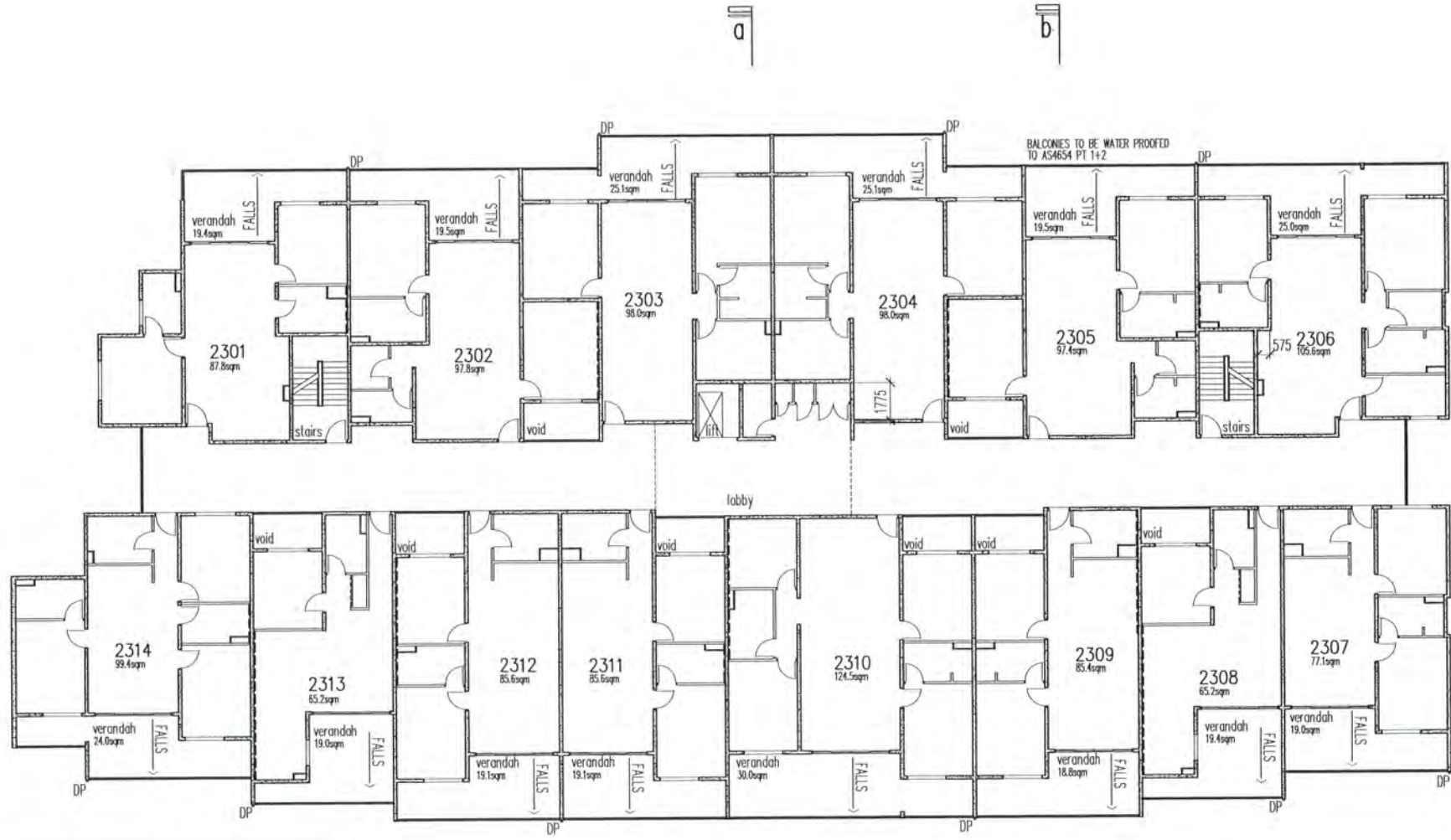
2nd floor plan level 2, DDC1 • 1st floor 2013/0059/13A, DDC1
 tel: 08 8948 0771 • fax: 08 89527023 • email: raw_designs@northern.nt.gov.au

LOT 10286 TARAKAN COURT JOHNSTON
 NORBULT PTY LTD

Site: 14-2015 307 No: 13042-SK203
 Scale: 1:200



Subject to verification of all dimensions on site prior to construction



Drawing No: 2013/0059/14A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate

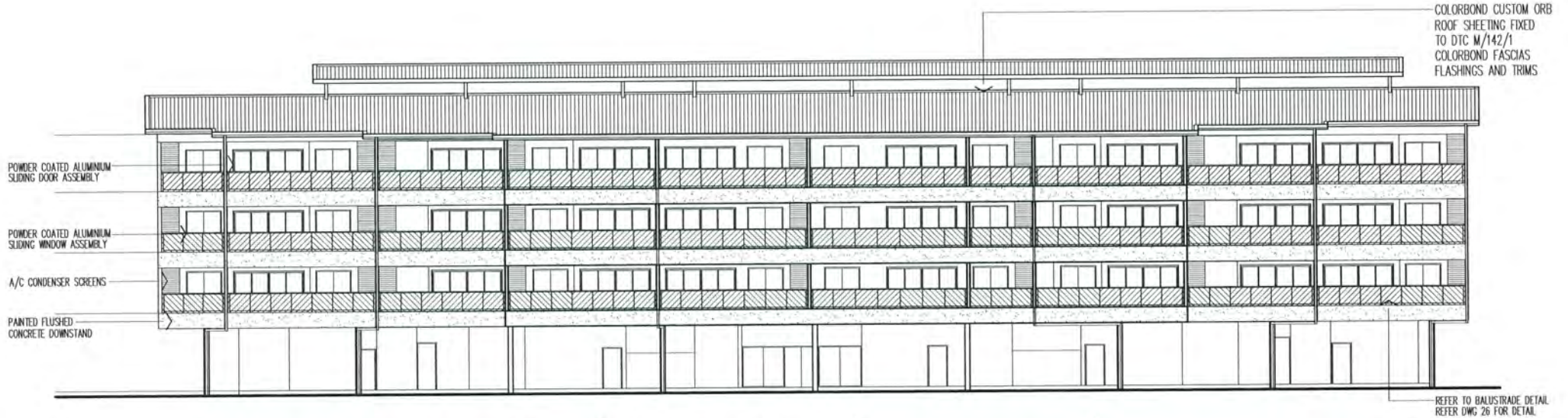
building 2 - floor plan level 3
 SCALE 1 : 200



21 Orchard Road, Suite 401, ORCA • phone (64) 9092 4000 • fax (64) 9092 4001
 1408-8948 07/11 • fax 0497527021 • email raw_designs@tdpt.com

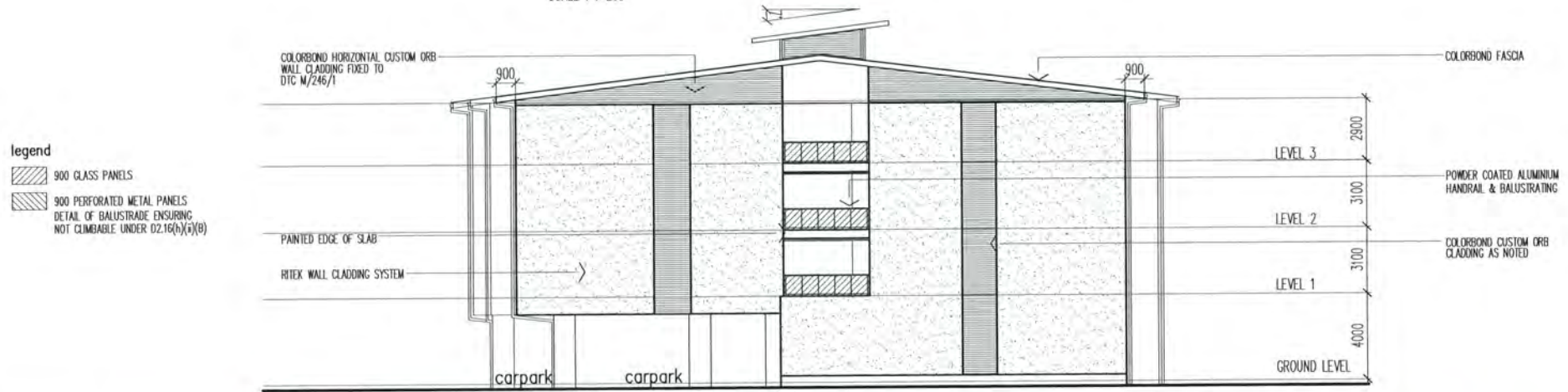


LOT 10286 TARAKAN COURT
 JOHNSTON
 NORTHBERT PT LTD
 Date: 18/09/2015 Job No: 13042-SK204
 Scale: 1:200 Drawn by: AS
 (builder to verify all dimensions on site prior to construction)



building 2-elevation 1

SCALE 1 : 200



building 2-elevation 2

SCALE 1 : 200

Drawing No: 2013/0059/15A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate



24 Industrial Road, Darwin, NT 0801 • apt: 08 5090 4000 • fax: 08 5090 4001
 481 OS Bldg, 07/1 • mob: 0899527021 • email: raw_designs@apn.com.au

LOT 10286 TARAKAN COURT JOHNSTON
 NORBUILT PTY LTD
 Date: JUL 2010 105-A-13042-SK205
 Scale: AS SHOWN

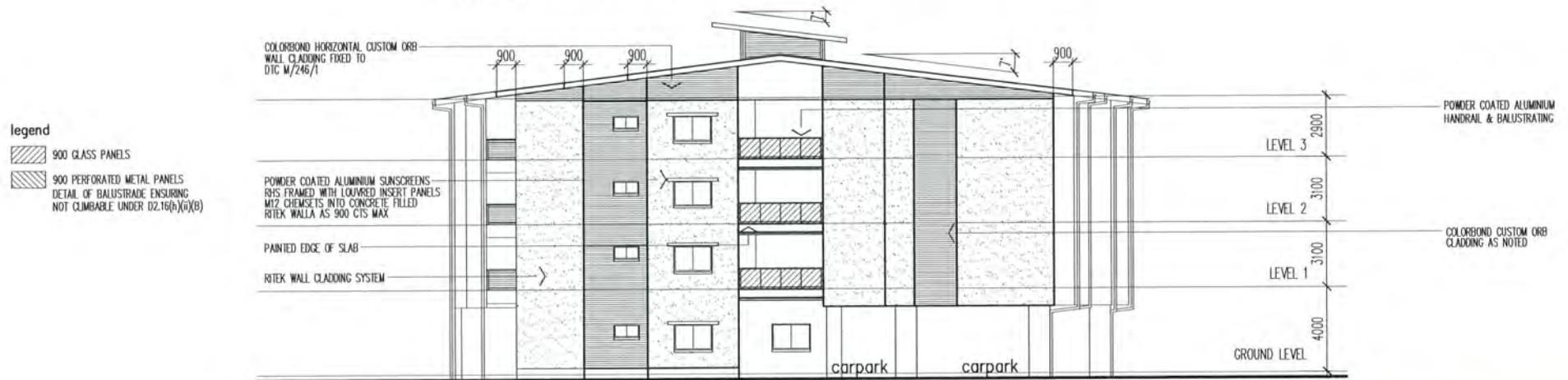


Builder to verify all dimensions on site prior to construction



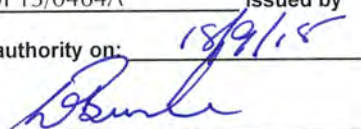
building 2-elevation 3

SCALE 1 : 200



building 2-elevation 4

SCALE 1 : 200

Drawing No: 2013/0059/16A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/09/15

 Consent Authority / Delegate



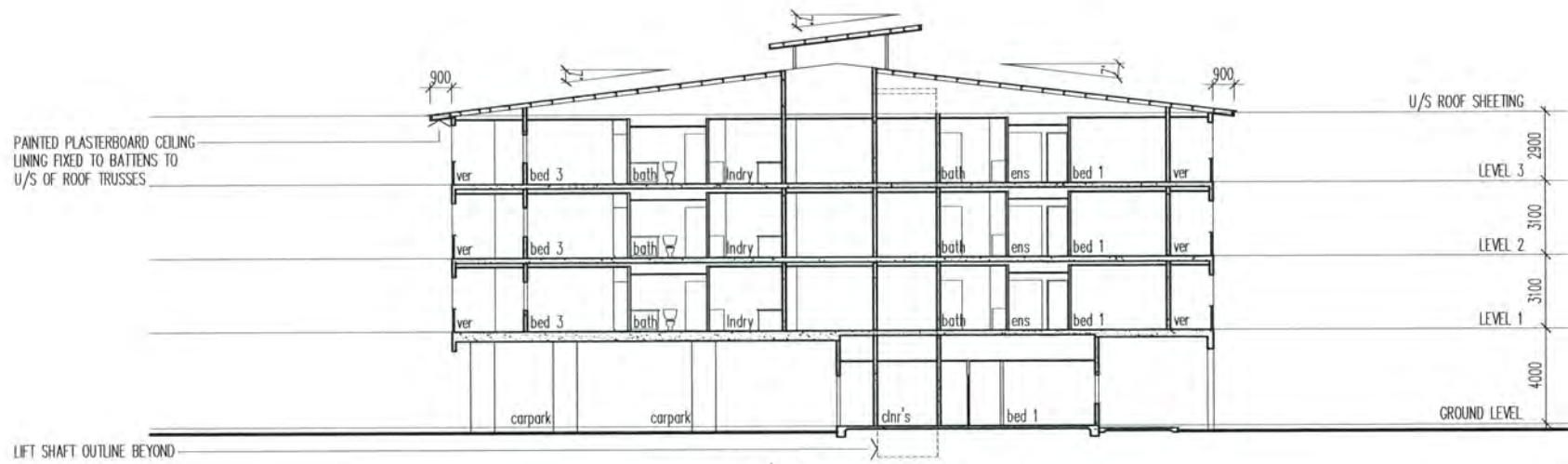
21 York Road, Darwin, NT 0801 • phone 08 9488 0771 • fax 08 9488 0772 • email raw_designs@nt.gov.au

LOT 10286 TARAKAN COURT
 JOHNSTON
 NORTH TERRITORY

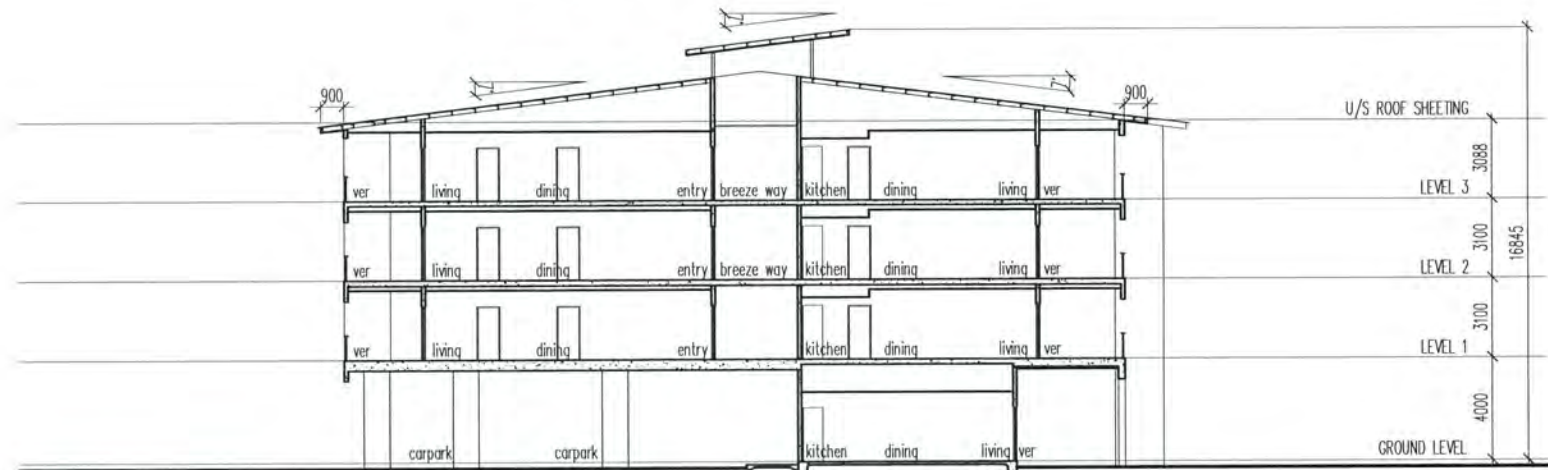
Date: 04/2015 03/15
 Scale: AS 9000 13042-SK206



Builder to verify all dimensions on site prior to construction



section a-a
SCALE 1 : 200



section b-b
SCALE 1 : 200

Drawing No: 2013/0059/17A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate

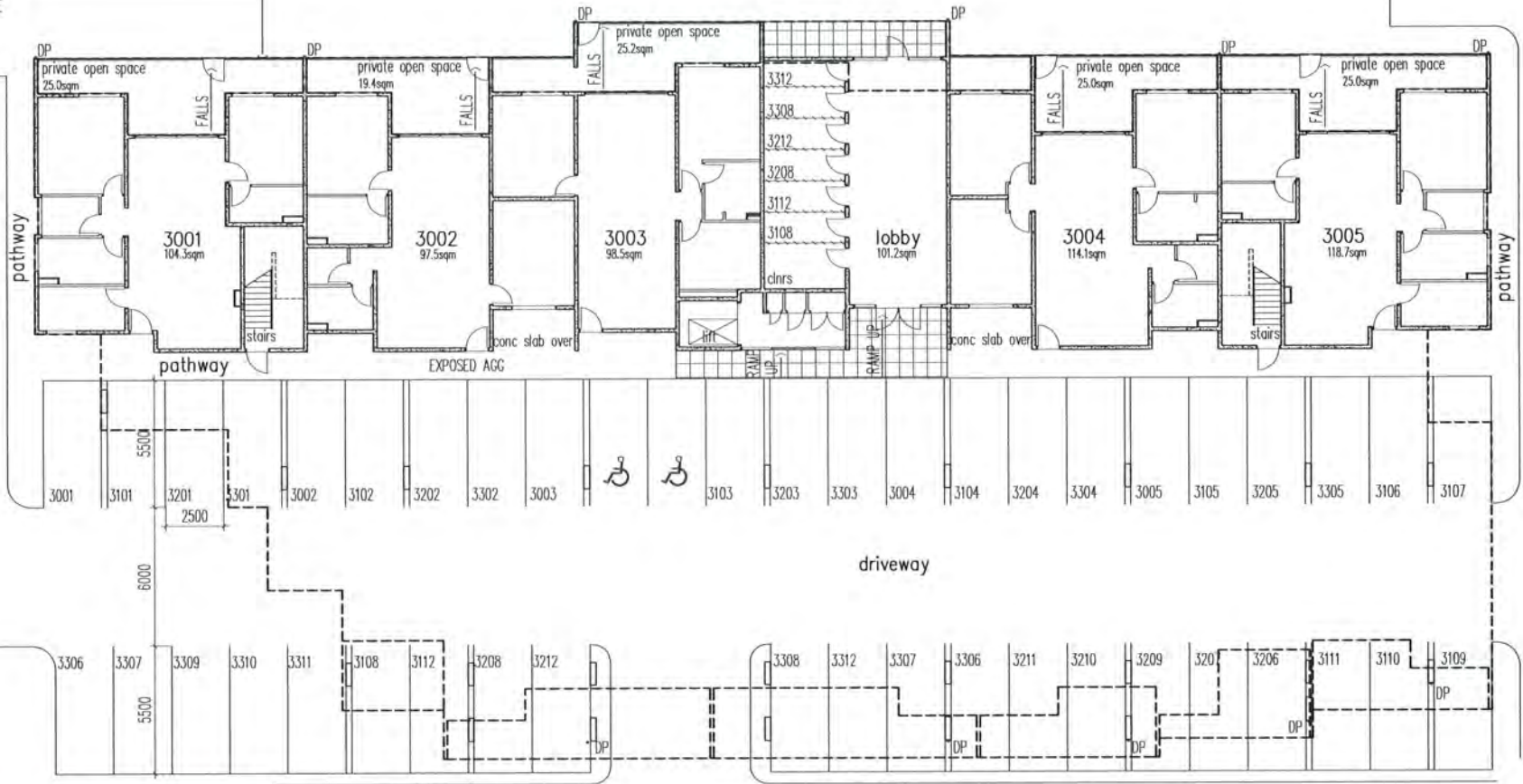


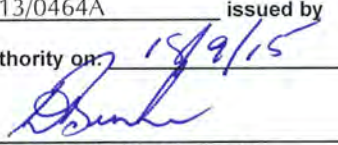
17 Ardara Road Darwin, NT 0801 • phone 5250 4444 • fax 08 8948 0771 • web 0499527021 • email raw@rawdesigns.com.au



LOT 10286 TARAKAN COURT JOHNSTON
 NORBUILT PTY LTD
 Date: 14/2015 439154
 Sub: 65905M 13042-SK207
 builder to verify all dimensions on site prior to construction

POWDER COATED ALUMINIUM
CHAIN MESH FENCE AND GATE
TO PRIVATE COURTYARDS



Drawing No: 2013/0059/18A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate

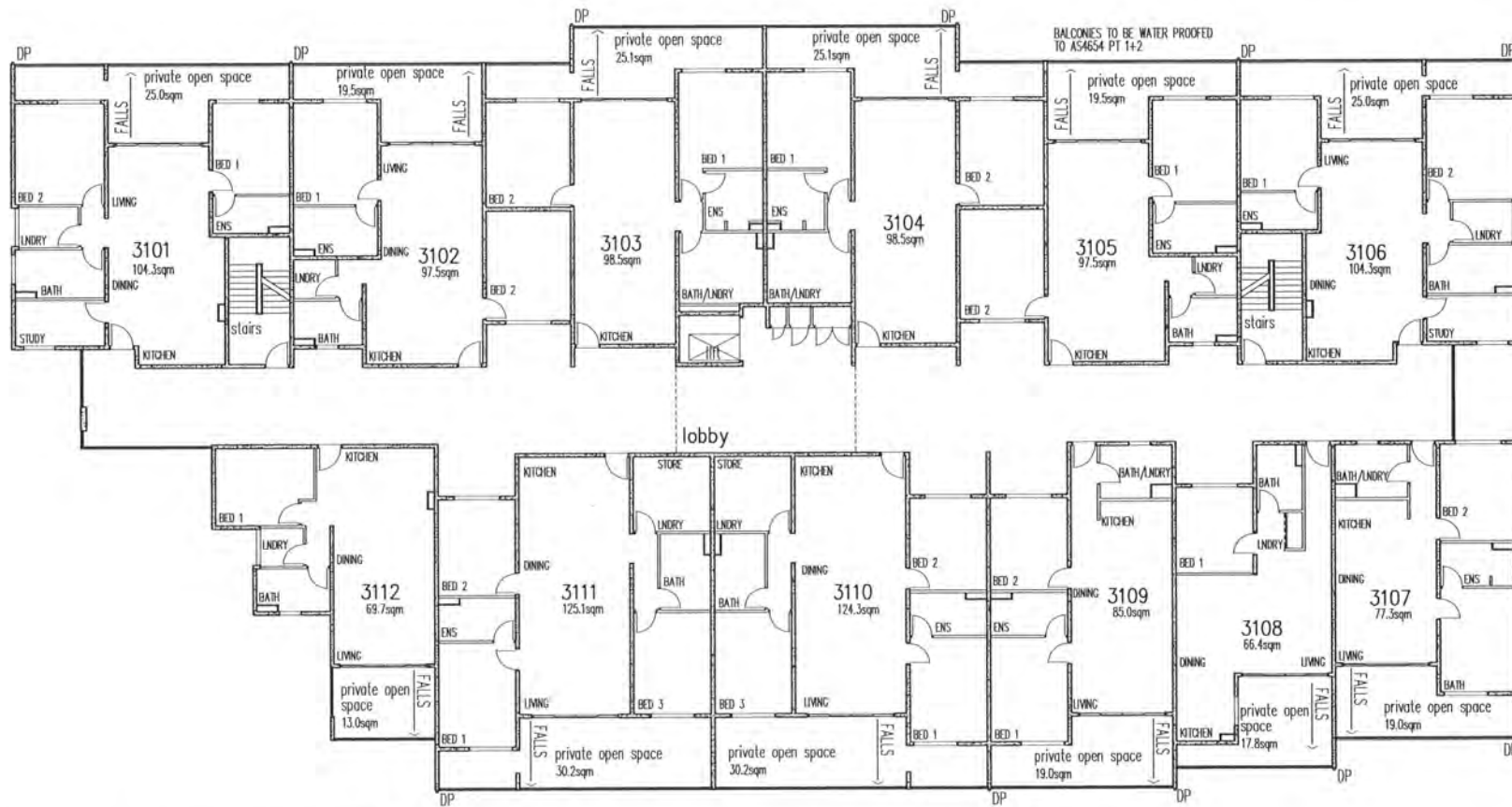
building 3 - floor plan ground level
 SCALE 1 : 200

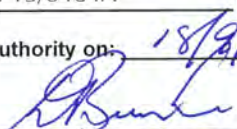


2 Orchard Road, Level 4, DRCB • phone: 5250 4444 • fax: 5250 4444
 41 Old Orchard Road, Level 4, DRCB • phone: 5250 4444 • fax: 5250 4444



LOT 10286 TARAKAN COURT
 JOHNSTON
 NORTH EPTV LTD
 Date: 14.09.15 Job No: 13042-SK301
 Scale: AS SHOWN
 Author: [Name]



Drawing No: 2013/0059/19A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate

building 3 - floor plan level 1
 SCALE 1 : 200




2 Auckland Street, Mt. Roskill • phone 5250 4000 • 09 633 9948 • fax 09 633 7003 • email raw_designs@xtra.co.nz



LOT 10286 TARAKAN COURT JOHNSTON
 NORBUILT PTY LTD
 18/09/2015 13042-SK302
 1:200 AS 19000



Drawing No: 2013/0059/20A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate

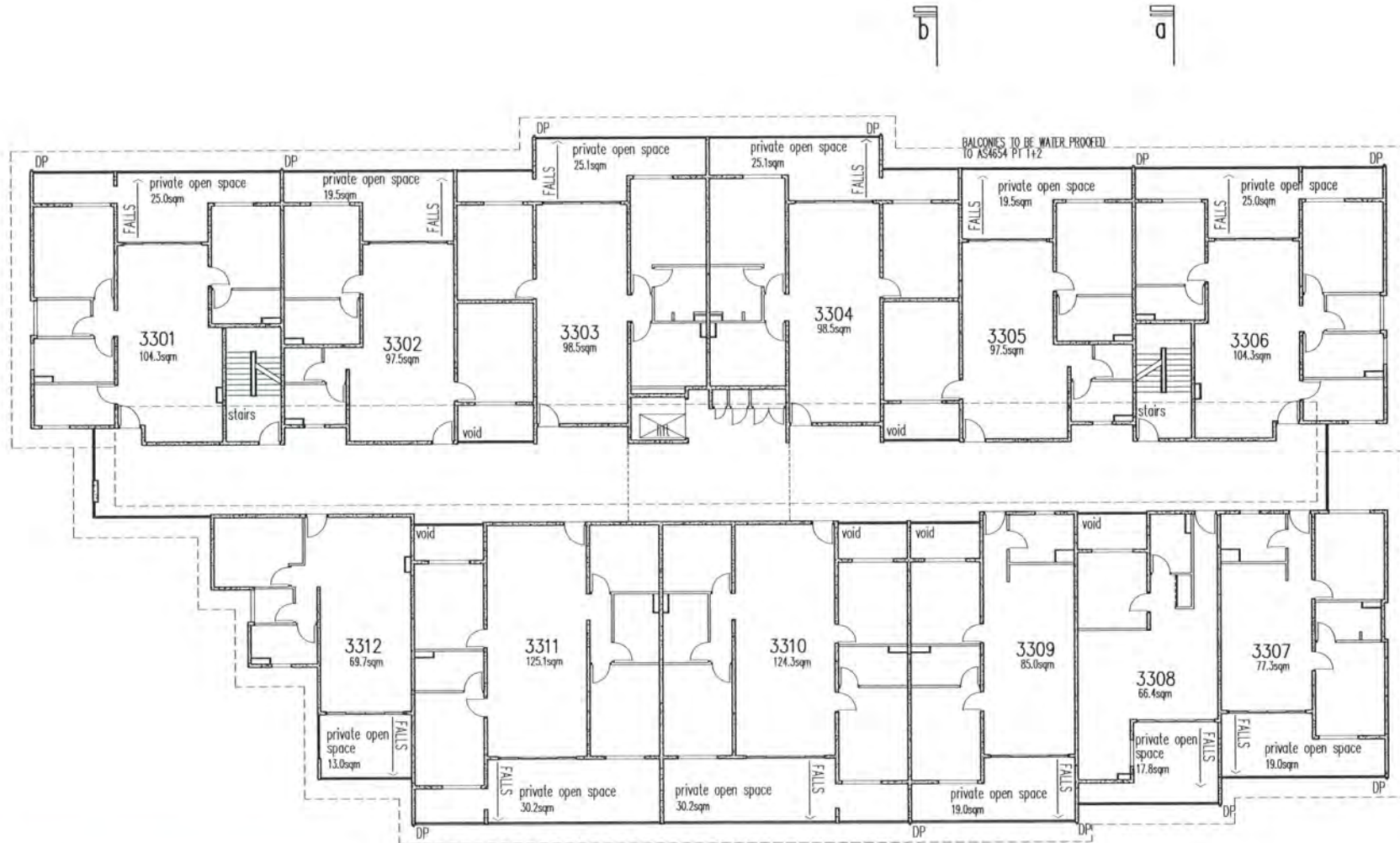
building 3 - floor plan level 2
 SCALE 1 : 200

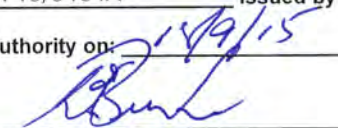


17 York Road Darwin NT 0801 • phone (089) 426641 • 089 426641
 Lot 101 8948 City rd • mobile (08) 270321 • email raw_designs@optusnet.com.au



LOT 10286 TARAKAN COURT JOHNSTON
 NORBUILT PTY LTD
 Date: 14/2/15
 Scale: AS PER PLAN
 13042-SK303
 Please verify all dimensions on-site prior to construction



Drawing No: 2013/0059/21A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 15/09/15

 Consent Authority / Delegate

building 3 - floor plan level 3
 SCALE 1 : 200



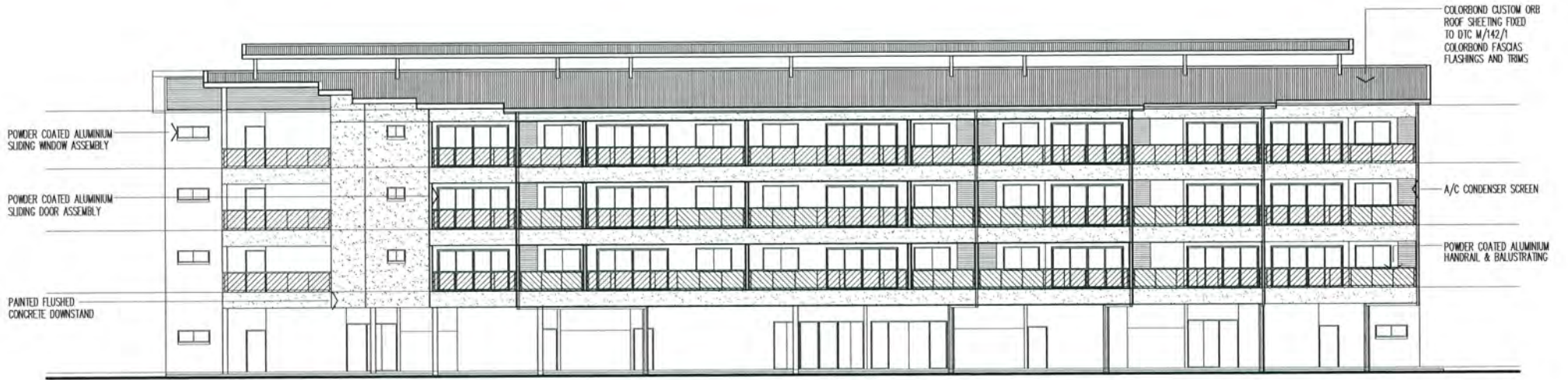
21 unbranded road blocks at CMC4 • 100 for 5950 blocks at CMC4
 lot 001 2948 07/1 • ref: 048952/021 • email: raw_designs@nt.gov.au

LOT 10286 TARAKAN COURT
 JOHNSTON
 NORTHERN TERRITORY

Date: 04/2015
 Scale: 1:200
 13042-SK304



Builder to verify all dimensions of site prior to construction.



building 3 - elevation 1

SCALE 1 : 200



building 3 - elevation 2

SCALE 1 : 200

Drawing No: 2013/0059/22A referred to in

Permit No: DP13/0464A issued by

the consent authority on:

Consent Authority / Delegate



21 Leith Street Darwin, NT 0801 • phone 5079 9000, nt 0801
 lot 08 8948 07/1 • fax 0492527021 • email raw_designs@bigpond.com

LOT 10286 TARAKAN COURT
 JOHNSTON
 NORTHERN TERRITORY

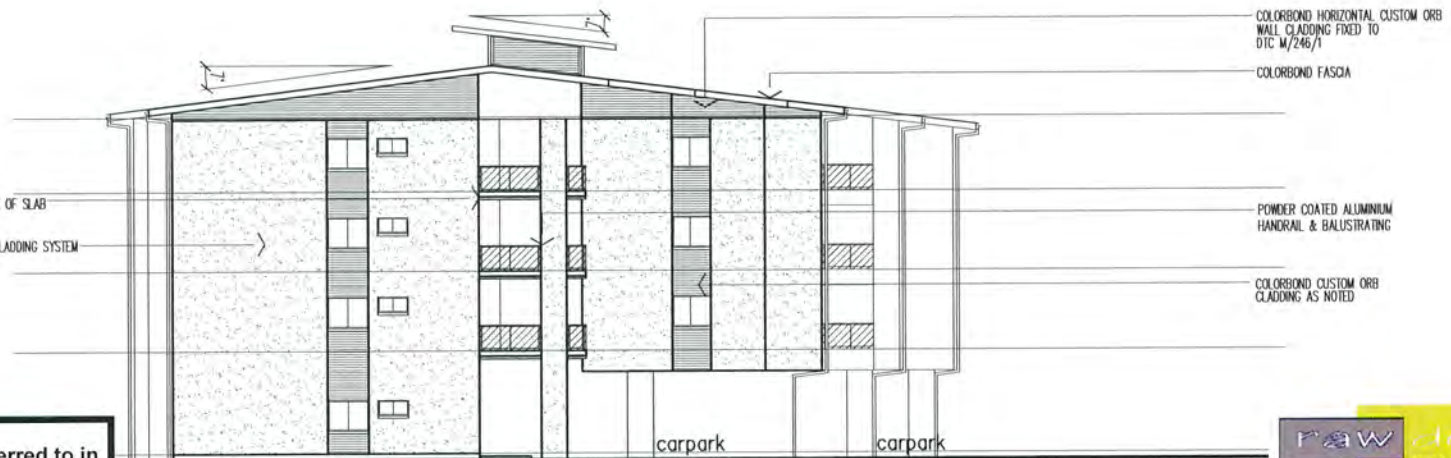
Date: 14.2.15 Job No: 13042-SK305
 Scale: AS SHOWN

builder to verify all dimensions on-site prior to construction

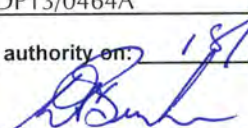




building 3 - elevation 3
SCALE 1 : 200



building 3 - elevation 4
SCALE 1 : 200

Drawing No: 2013/0059/23A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate



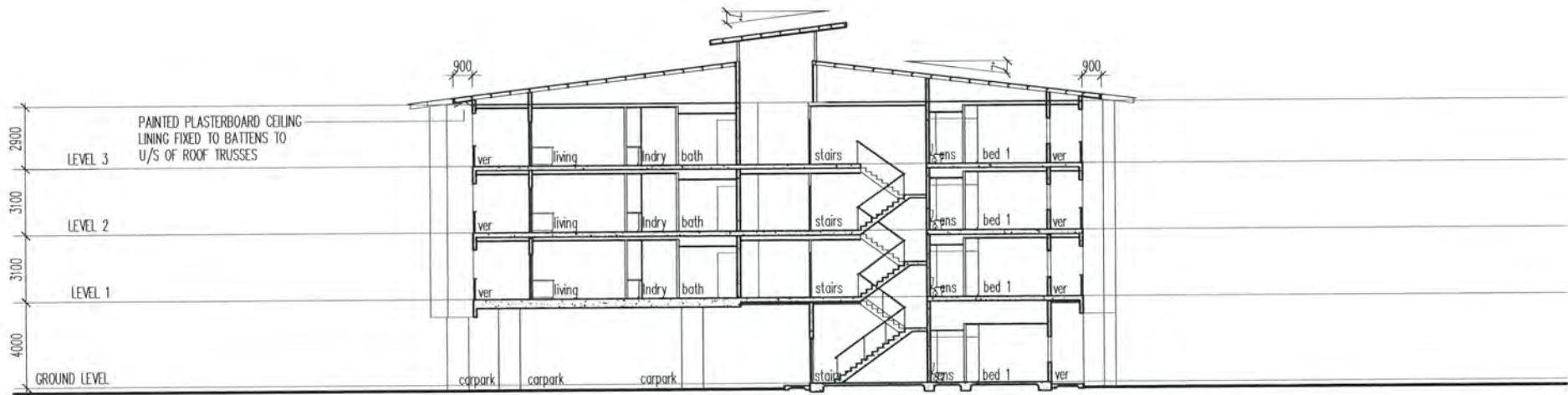
A standard road drawing at D2501 • applies 50% strain at D2501
 tel: 08 8948 0771 • fax: 08 8927003 • email: paul_jimenez@pawdesign.com

LOT 10286 TARAKAN COURT
 JOHNSTON
 NORBUILT PTY LTD

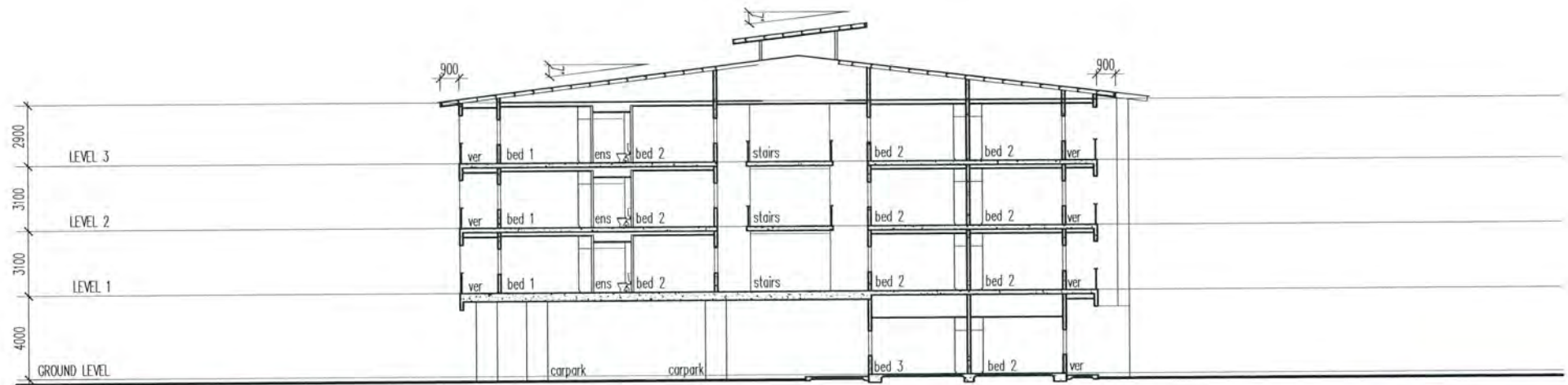
Date: 31/08/2015 10:11 AM
 Scale: AS SHOWN 13042-SK306

Builder to verify all dimensions on site prior to construction

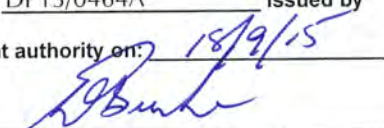




section a-a
SCALE 1 : 200



section b-b
SCALE 1 : 200

Drawing No: 2013/0059/24A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate



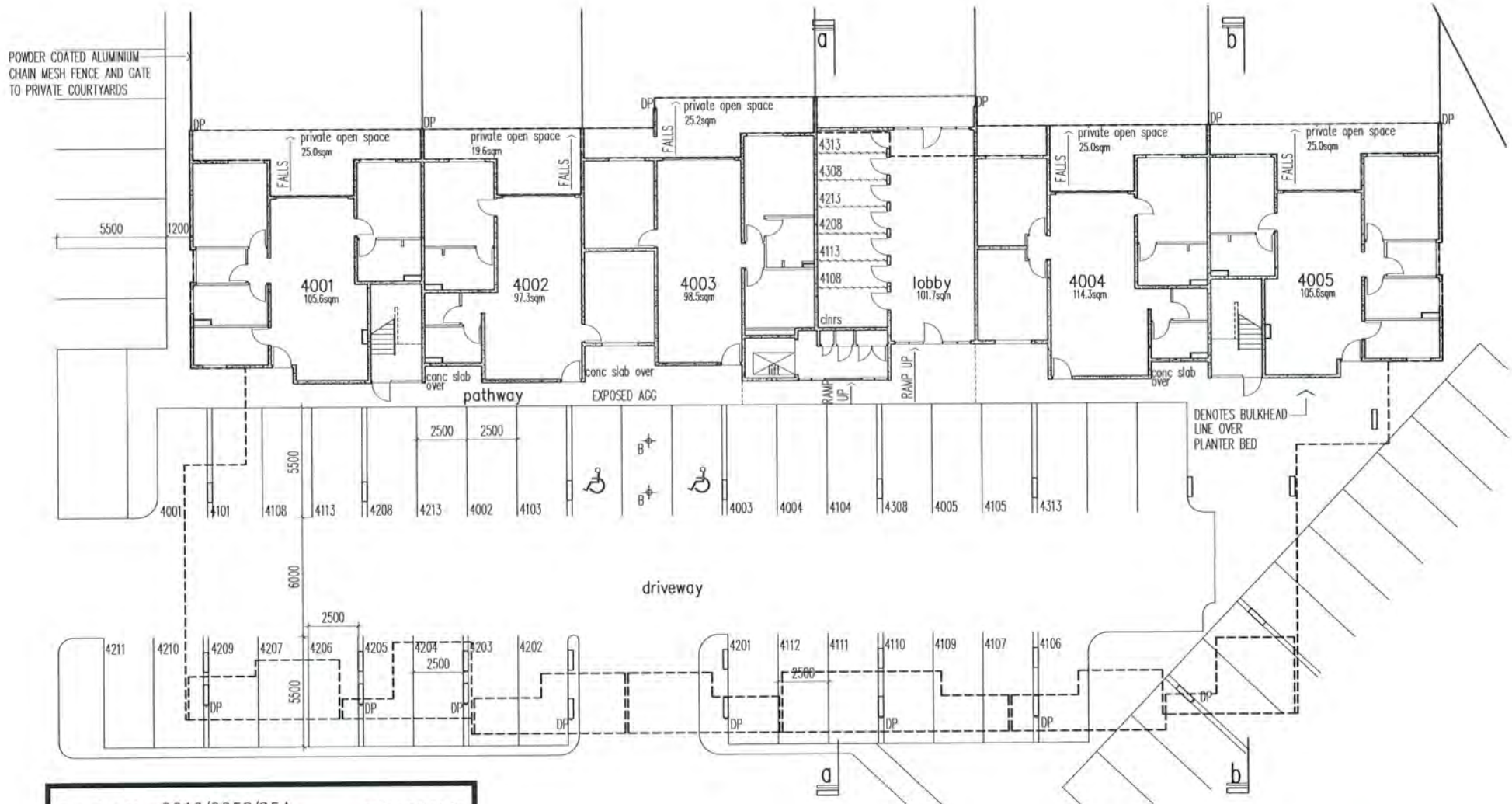
27 pedana road darwin, nt 0801 • phone 5090 darwin, nt 0801
 tel 08 8948 0771 • fax 08 8948 2702 • email paw.designs@pawdesign.com

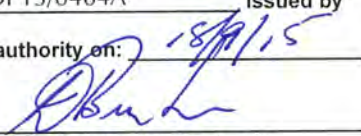
LOT 10286 TARAKAN COURT
 JOHNSTON
 NORBULT PTY LTD

Date: 31.2014 JCP No: 13042-SK307
 Scale: 1:200

Builder to verify all dimensions on site prior to construction





Drawing No: 2013/0059/25A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/1/15

 Consent Authority / Delegate

building 4 - floor plan ground level

SCALE 1 : 200



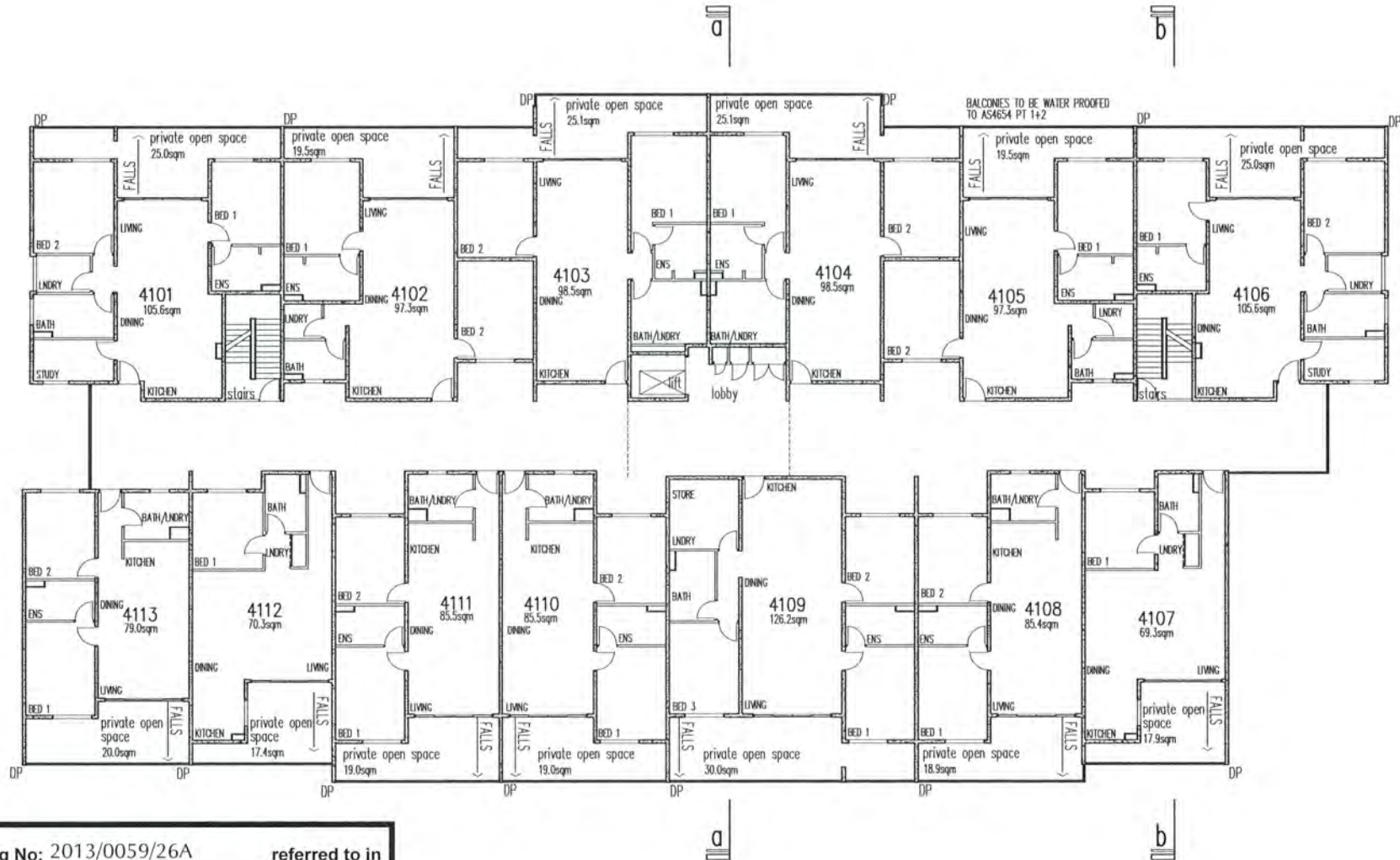
21 industrial road, north beach, QLD 4170 • phone: (07) 5591 2000 • fax: (07) 5591 2001 • email: raw_designs@rawdesigns.com.au

LOT 10286 TARAKAN COURT
 JOHNSTON
 NORBULT PTY LTD

Date: 18/01/15 EP No: 13042-SK401
 Scale: AS PER PLAN

Subject to verify all dimensions on site prior to construction





Drawing No: 2013/0059/26A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: *18/9/13*
[Signature]
 Consent Authority / Delegate

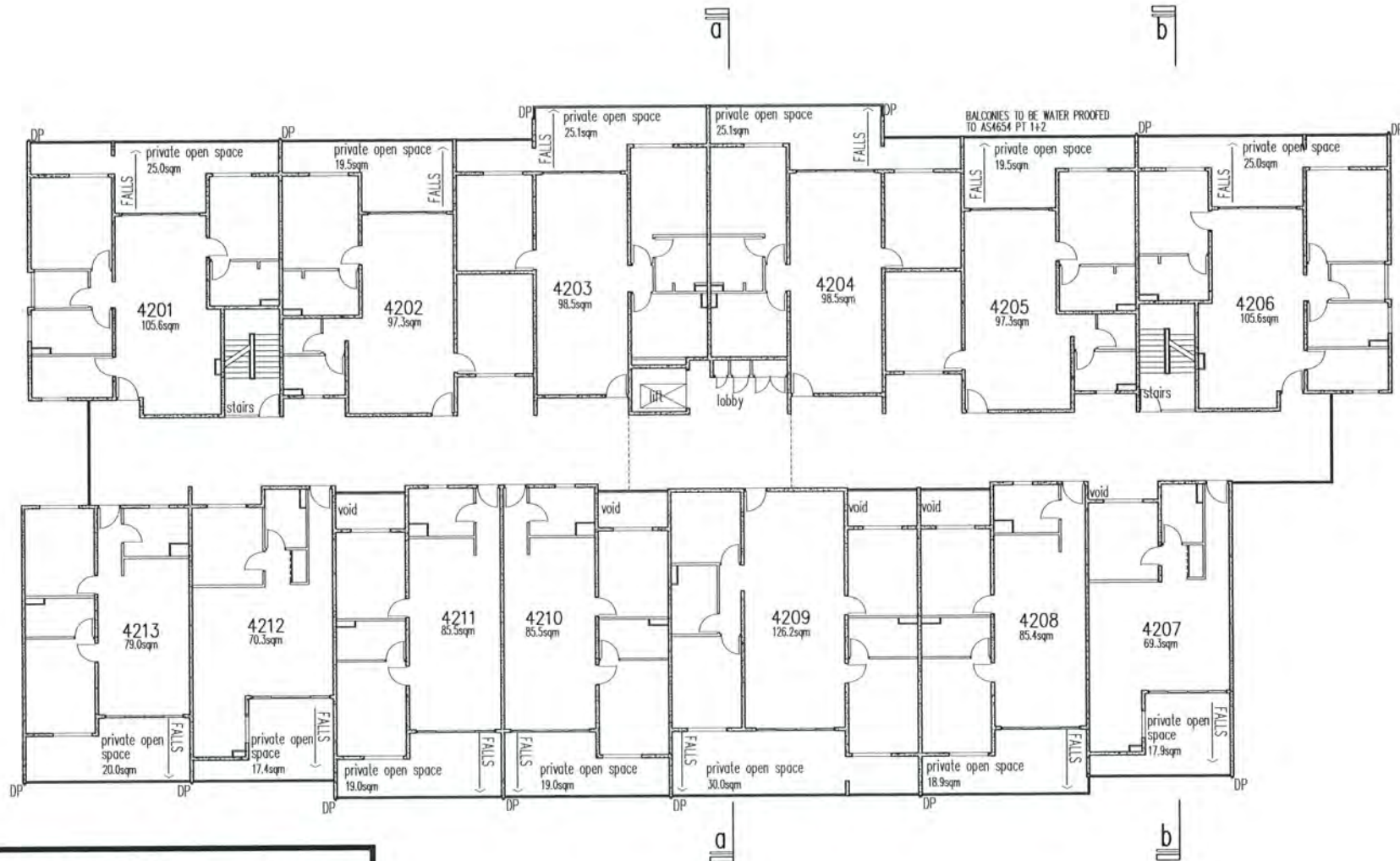
building 4 - floor plan level 1
 SCALE 1 : 200

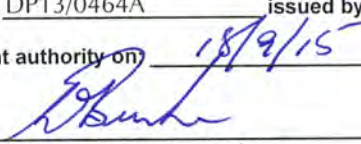


17 Fordland road Darwin NT 0801 • phone 5295 Darwin NT 0801
 mobile 8943 071 • fax 08192703 • email raw_designs@optusnet.com.au



LOT 10286 TARAKAN COURT JOHNSTON
 NORTH TERRITORY
 Date: 01/2013 P.O. No: 13042-SK402
 Scale: AS 9450
 Builder: To verify all dimensions on site prior to construction



Drawing No: 2013/0059/27A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on 18/9/15

 Consent Authority / Delegate

building 4 - floor plan level 2

SCALE 1 : 200



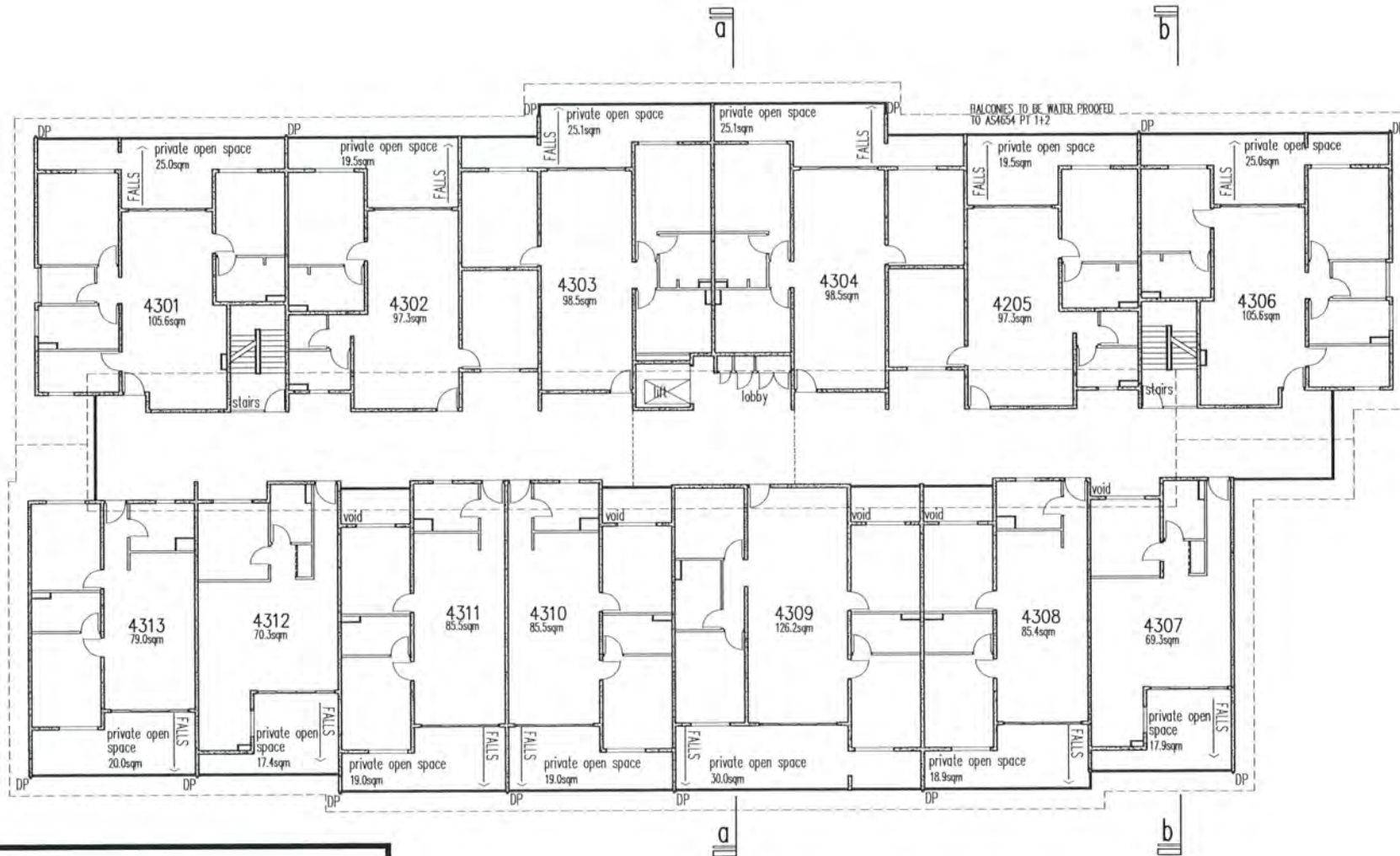
21 oakland road darwin, nt 08101 • phone 5096 4000 or 08101
 tel 08 4948 0771 • fax 0819527001 • email raw_designs@nt.gov.au

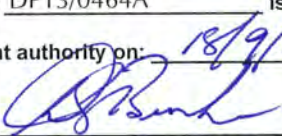
LOT 10286 TARAKAN COURT
 JOHNSTON
 NORTH TERRITORY

Date: 24/03/14 3:29 PM
 scale: 1:200 13042-SK403

builder to verify all dimensions on site prior to construction





Drawing No: 2013/0059/28A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate

building 4 - floor plan level 3
 SCALE 1 : 200



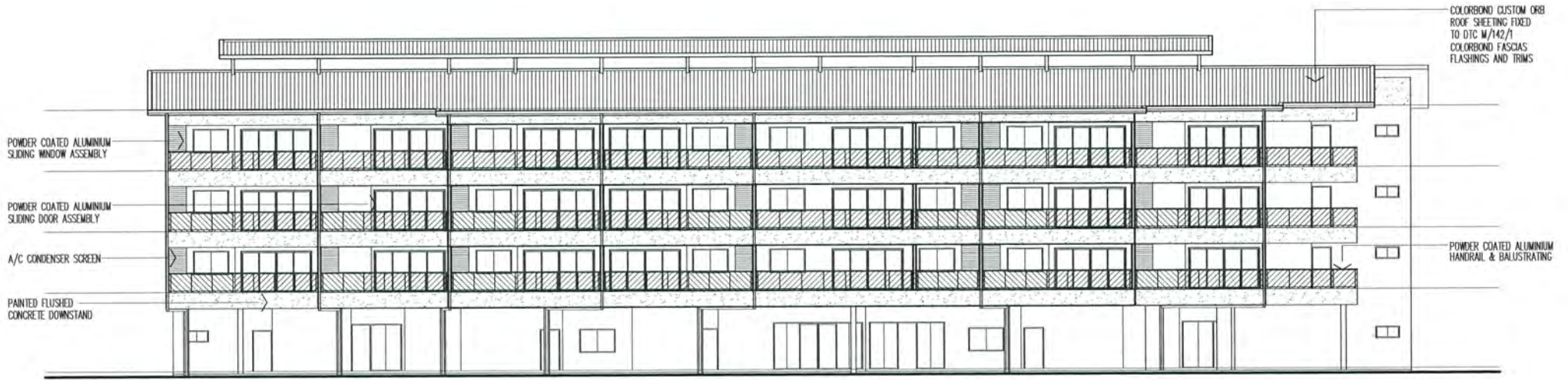
31 auburn road, darwin, NT 0801 • phone 5276 4000, 08 0501
 lot 08 8948 07/1 • mob 0892527021 • email raw_designs@apex.com

LOT 10286 TARAKAN COURT
 JOHNSTON
 NORTHERN TERRITORY

Date: 31.08.2013 JCB No: 13042-SK404
 Scale: AS SHOWN



builder to verify all dimensions on site prior to construction

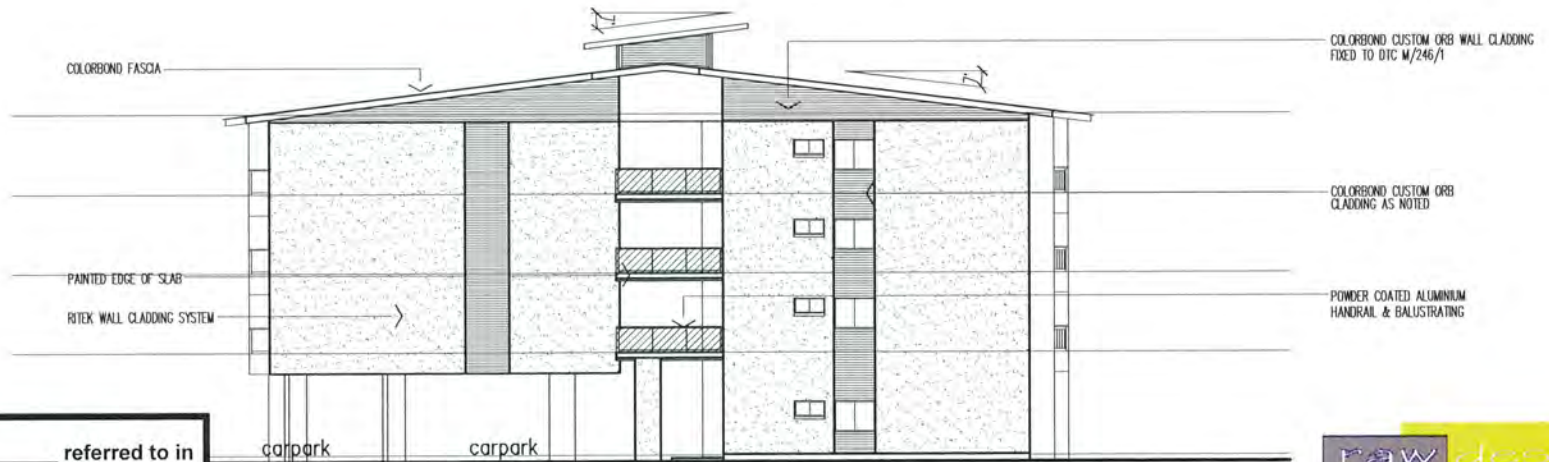


building 4-elevation 1

SCALE 1 : 200

Legend

- 900 GLASS PANELS
- 900 PERFORATED METAL PANELS
DETAIL OF BALUSTRADE ENSURING
NOT CLIMBABLE UNDER D2.16(h)(a)(b)



building 4-elevation 2

SCALE 1 : 200

Drawing No: 2013/0059/29A referred to in

Permit No: DP13/0464A issued by

the consent authority on: *18/9/15*

[Signature]
Consent Authority / Delegate



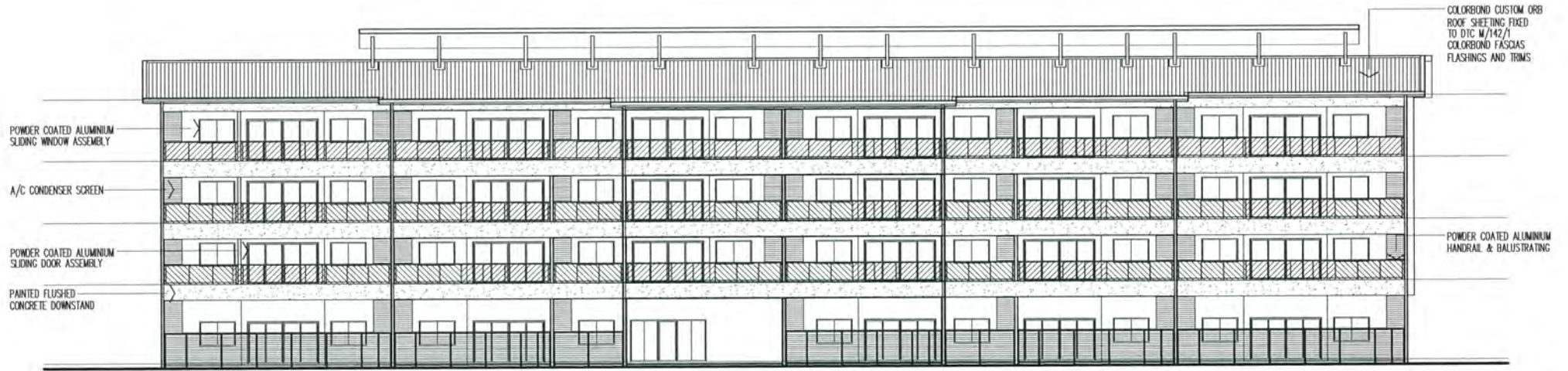
2D architectural drawings at D3000 • 3D section 5000 drawings at D3000
1:4 OR 3/4" = 1' • 1:6 OR 1/4" = 1' • 1:12 OR 1/8" = 1' • email: raw_designs@optusnet.com.au

LOT 10286 TARAKAN COURT
JOHNSTON
NORBUILT PTY LTD

Date: 08/2015 08/15/15 Permit:
Scale: AS 9450 13042-SK405



Builder to verify all dimensions on site prior to construction

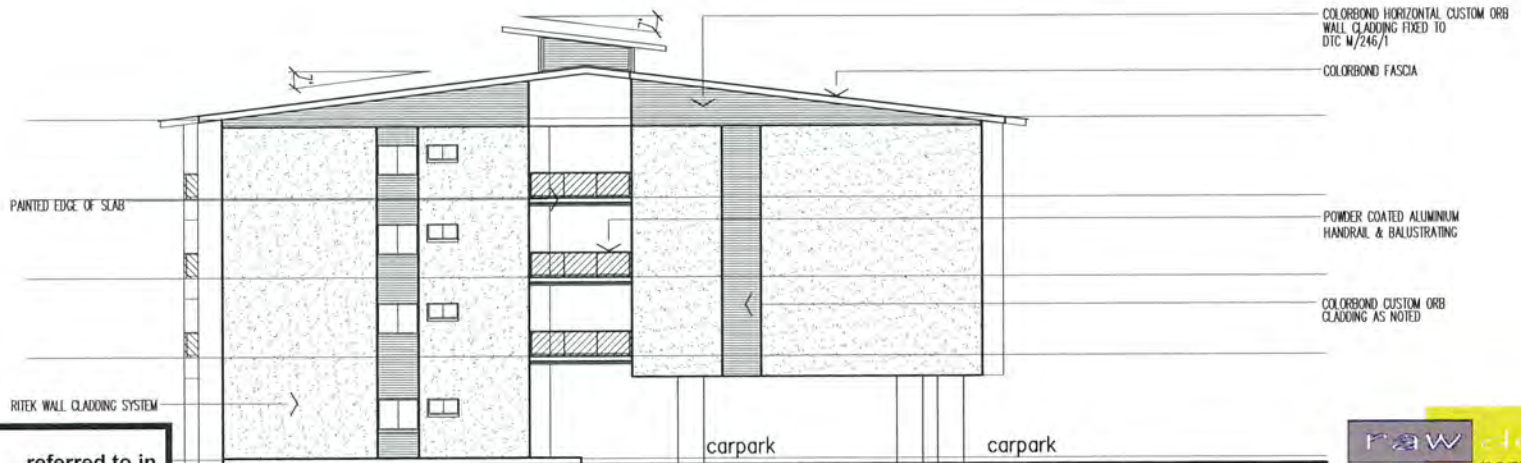




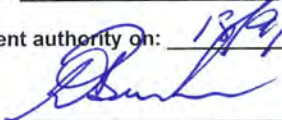
building 4-elevation 3
SCALE 1 : 200

legend

-  900 GLASS PANELS
-  900 PERFORATED METAL PANELS
DETAIL OF BALUSTRADE ENSURING
NOT CLIMBABLE UNDER 02.16(h)(i)(b)



building 4-elevation 4
SCALE 1 : 200

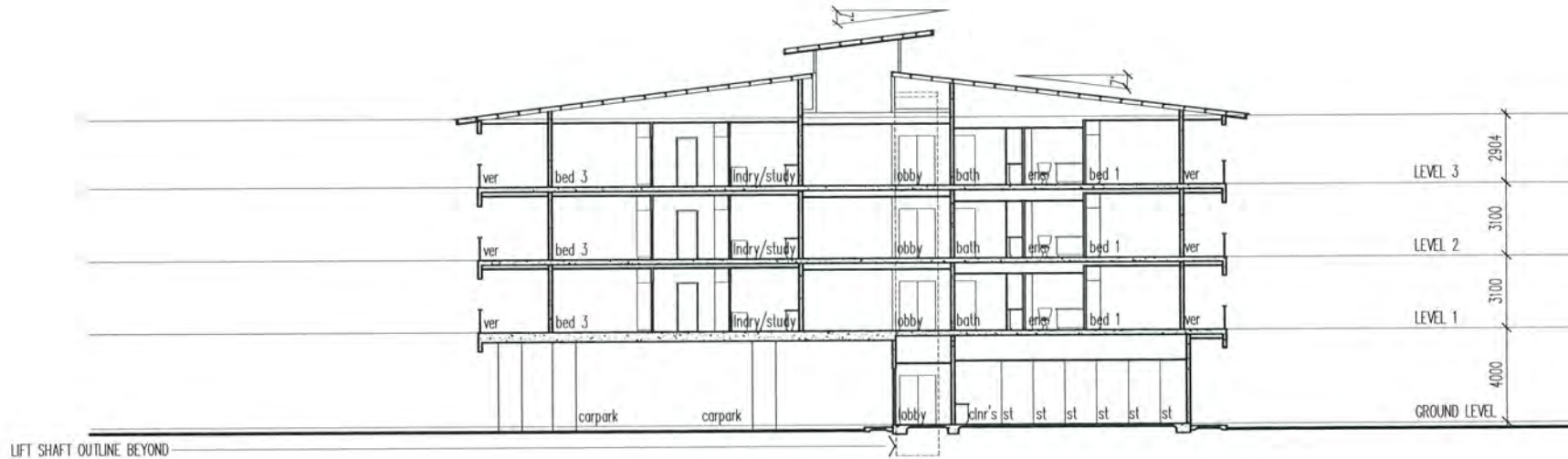
Drawing No: 2013/0059/30A referred to in
Permit No: DP13/0464A issued by
the consent authority on: 18/01/15

Consent Authority / Delegate



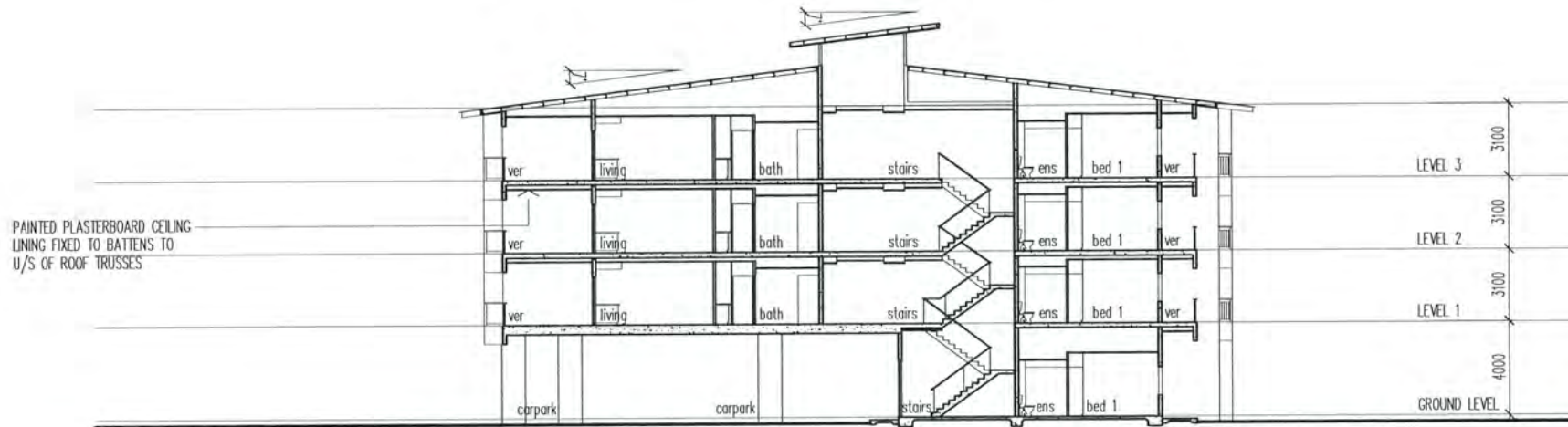
11 Mitchell Road, Darwin, NT 0801 • telephone 5255 6666 • fax 5255 6667
Tel 08 8948 0771 • mobile 0495272021 • email raw_designs@nt.com.au

LOT 10286 TARAKAN COURT JOHNSTON
NORBULT PTY LTD
Date: 11/2015 13042-SK406
Scale: AS SHOWN
Builder: to verify all dimensions on site prior to construction

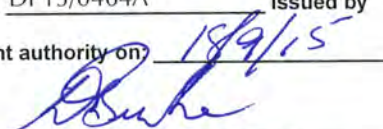




building 4-section a-a
SCALE 1 : 200



building 4-section b-b
SCALE 1 : 200

Drawing No: 2013/0059/31A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on 18/9/15

 Consent Authority / Delegate



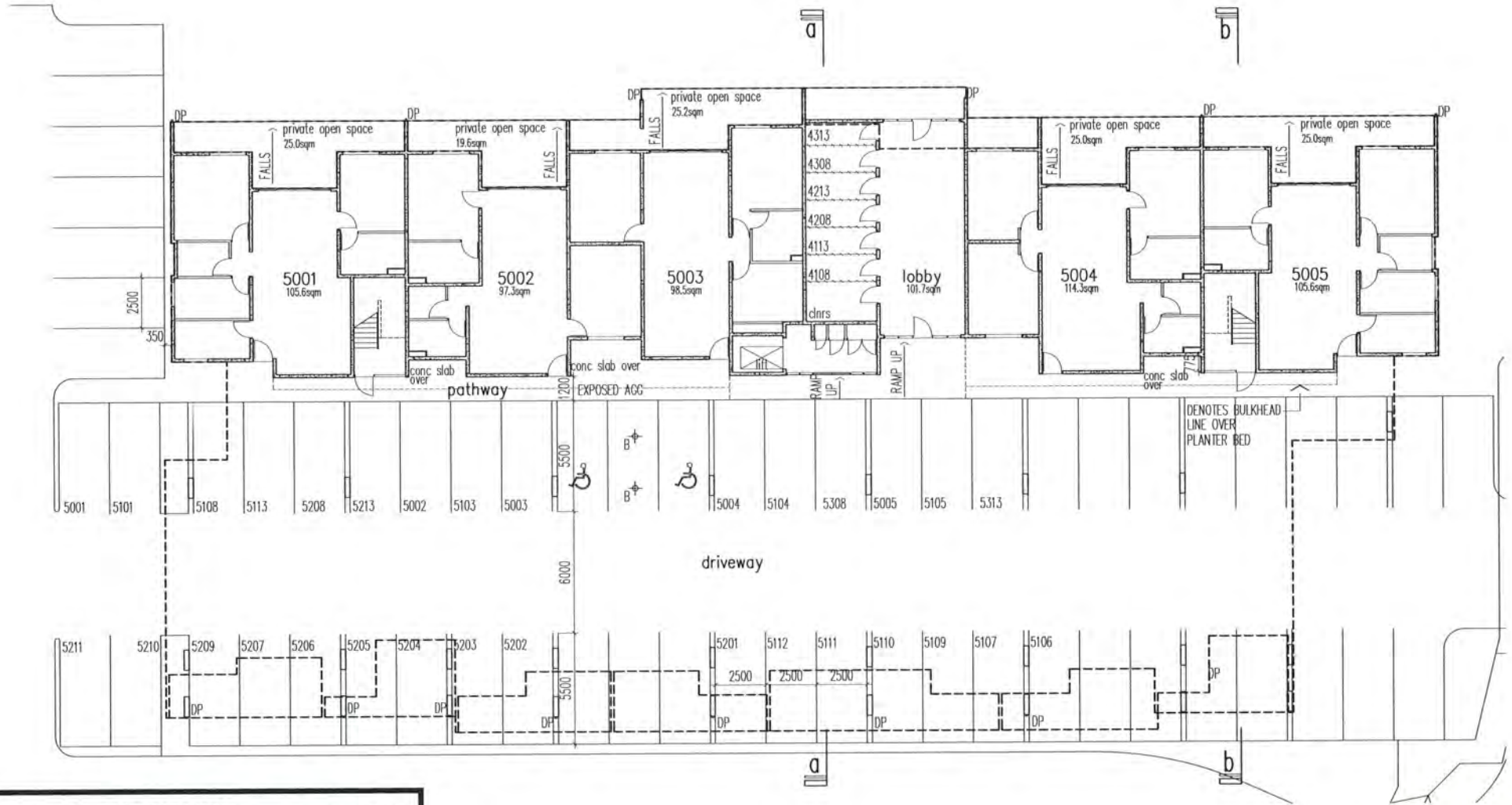
2/10/2013 10:41:00 AM
 1/1/2013 10:41:00 AM

LOT 10286 TARAKAN COURT
 JOHNSTON
 NORBUILT PTY LTD



Date: 18/09/15 Job No: 13042-SK407
 Sub: 05/0001

Builder to verify all dimensions on site prior to construction



Drawing No: 2013/0059/32A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: *18/9/15*
[Signature]
 Consent Authority / Delegate

building 5 - floor plan ground level
 SCALE 1 : 200



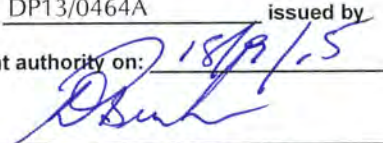
21 meadow road darwin nt 08108 • phone 08 2920 2000 • fax 08 2920 2001
 tel 08 8948 0771 • mobile 0488270031 • email raw_designs@rawdesigns.com

LOT 10286 TARAKAN COURT JOHNSTON
 NORBULT PTY LTD

Date: 21.09.15 10:20 AM
 Scale: 1:200
 13042-SK501

builder to verify all dimensions on site prior to construction



Drawing No: 2013/0059/33A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/09/15

 Consent Authority / Delegate

building 5 - floor plan level 1
 SCALE 1 : 200



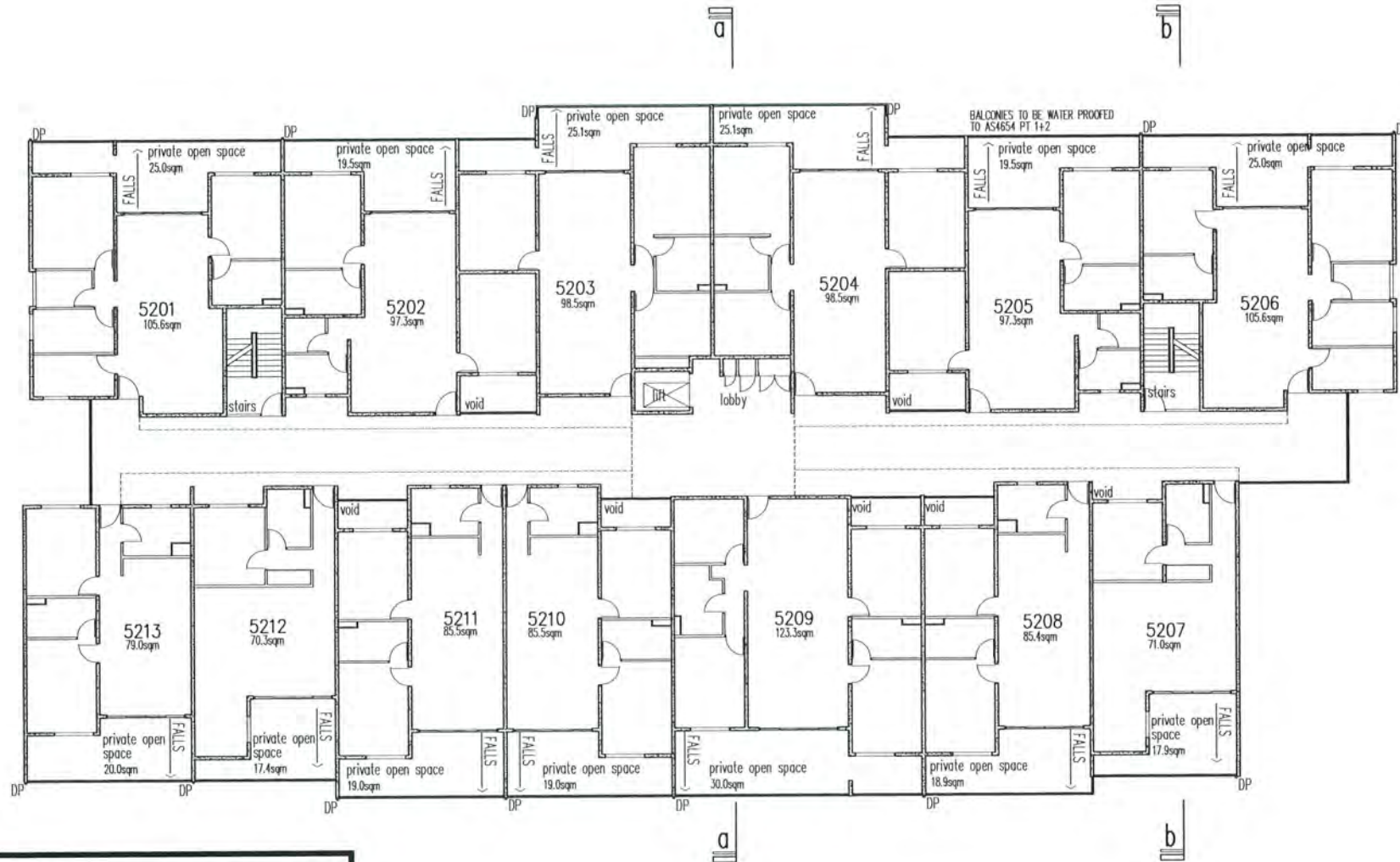
21 Lockhart Road Darwin (DRC) • phone 08 9229 4000 • fax 08 9229 4001
 1st floor 2943/17/1 • mobile 0419527024 • email raw_designs@optusnet.com.au



LOT 10286 TARAKAN COURT
 JOHNSTON
 NORTH AUSTRALIA

Date: 11/2015 Job No: 13042-SK502
 Scale: AS SHOWN

I declare to verify all dimensions on site prior to construction



Drawing No: 2013/0059/34A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: *18/9/15*
[Signature]
 Consent Authority / Delegate

building 5 - floor plan level 2

SCALE 1 : 200



21, Leachman Drive, St. Osbert • phone: 52951200 • fax: 52951201
 LOT 10286 JOHNSTON • tel: 049827023 • email: raw_designs@ntdesign.com

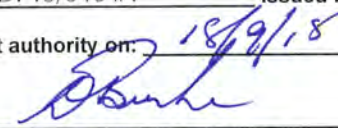
LOT 10286 TARAKAN COURT
 JOHNSTON
 NORTH TERRITORY

DATE: 11/2015 DRAWING NO: 13042-SK503

Scale: 1:200 DRAWING TITLE: Building to verify all dimensions on site prior to construction





Drawing No: 2013/0059/35A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/18

 Consent Authority / Delegate

building 5 - floor plan level 3
 SCALE 1 : 200



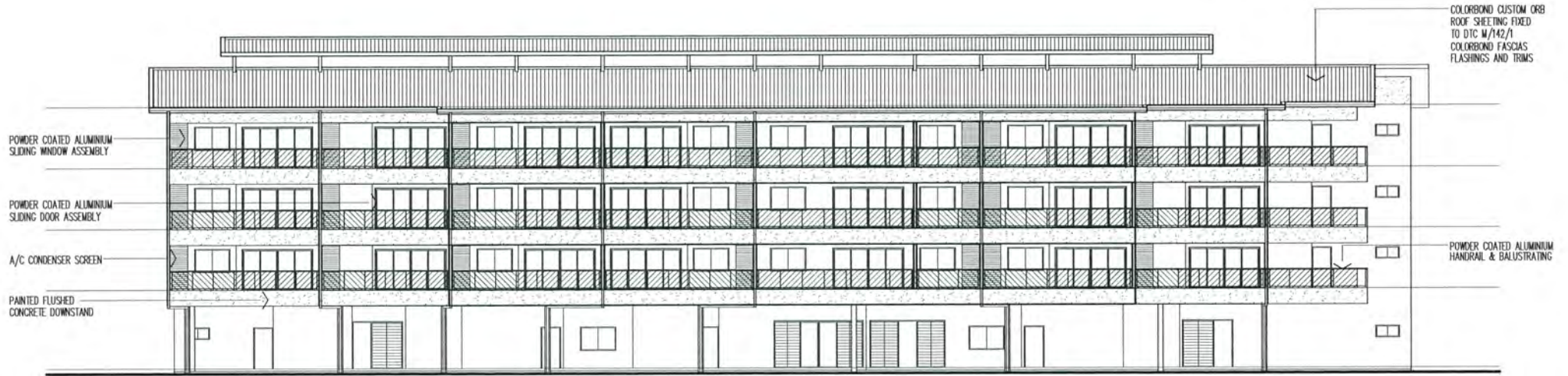
11 on base road, Darwin, NT 0801 • apt 104, 1990 stuart, nt 0801
 tel: 08 8948 0771 • mob: 0497527003 • email: raw_designs@optus.com



LOT 10286 TARAKAN COURT
 JOHNSTON
 NORTH TERRITORY

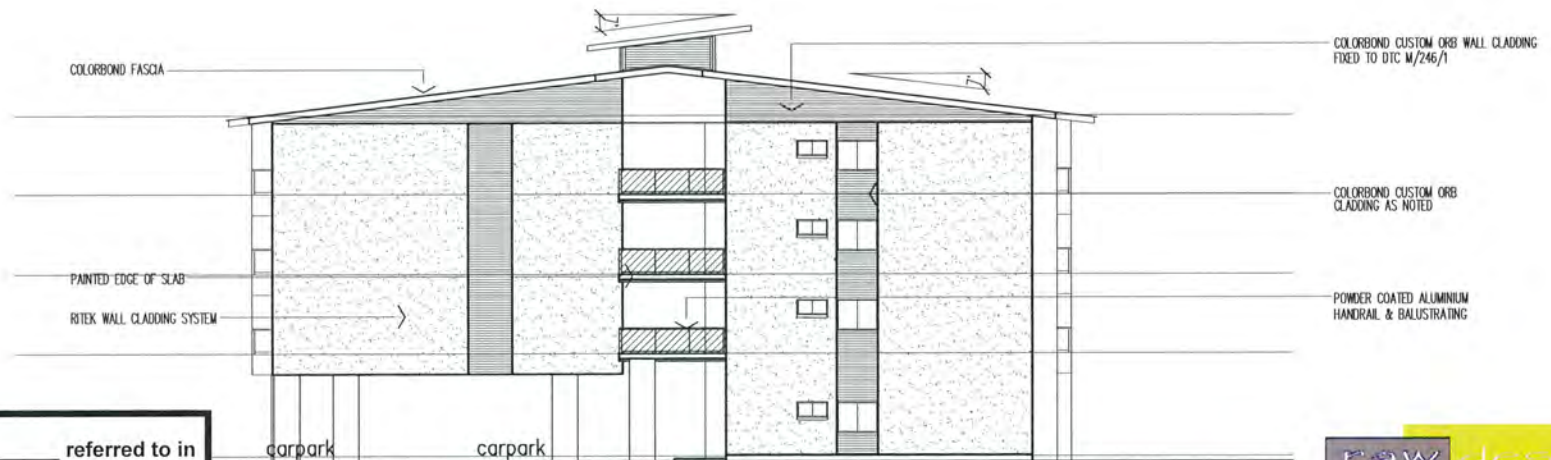
Date: 14/2/18 JCP No: 13042-SK504 Area:
 Sub: 4690MM

Builder to verify all dimensions on site prior to construction



building 5 - elevation 1

SCALE 1 : 200



legend

- 900 GLASS PANELS
- 900 PERFORATED METAL PANELS
DETAIL OF BALUSTRADE ENSURING NOT CLIMBABLE UNDER D2.16(h)(i)(b)

Drawing No: 2013/0059/36A referred to in

Permit No: DP13/0464A issued by

the consent authority on

18/9/15
[Signature]

Consent Authority / Delegate

building 5 - elevation 2

SCALE 1 : 200



28 carland road alberta rd CYRILL • apt 105 5022/9 alberta rd CYRILL
tel 08 8948 0771 • mob 0488270211 • email raw_designs@optusnet.com.au

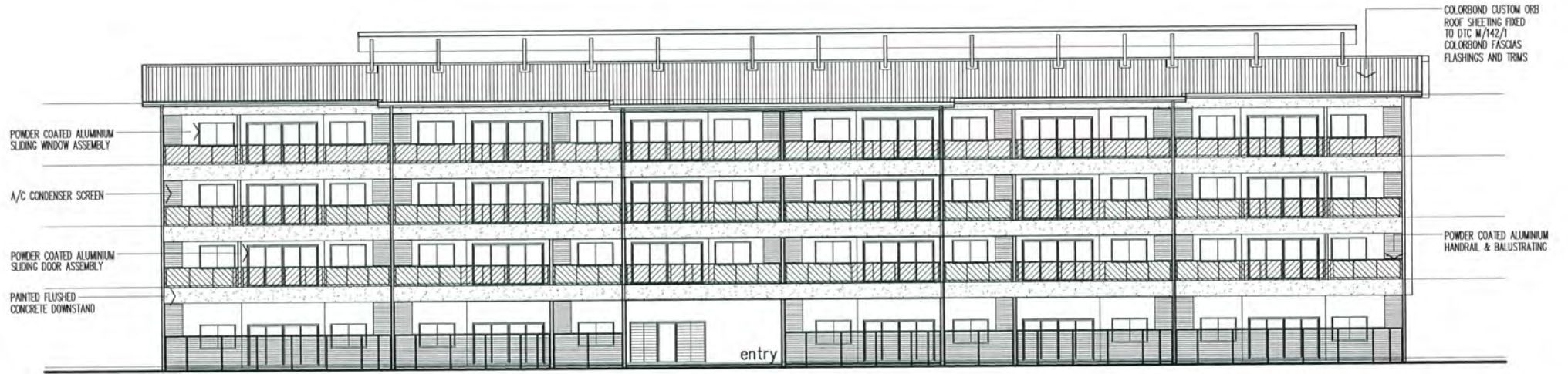
LOT 10286 TARAKAN COURT JOHNSTON

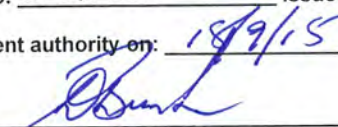
NORBULT PTY LTD

Date: 11/2015 Draw No: 13042-SK505

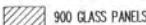

Scale: 1:500000

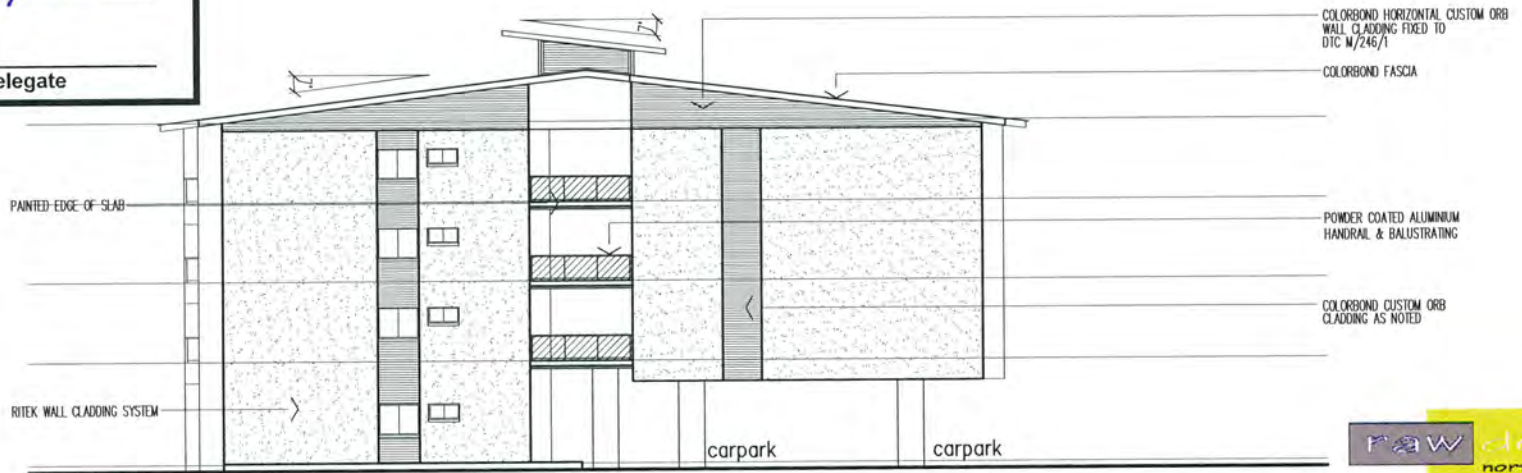




Drawing No: 2013/0059/37A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate

building 5 - elevation 3
 SCALE 1 : 200

- legend
-  900 GLASS PANELS
 -  900 PERFORATED METAL PANELS
 DETAIL OF BALUSTRADE ENSURING
 NOT CLIMBABLE UNDER D2.16(b)(a)(b)



building 5 - elevation 4
 SCALE 1 : 200



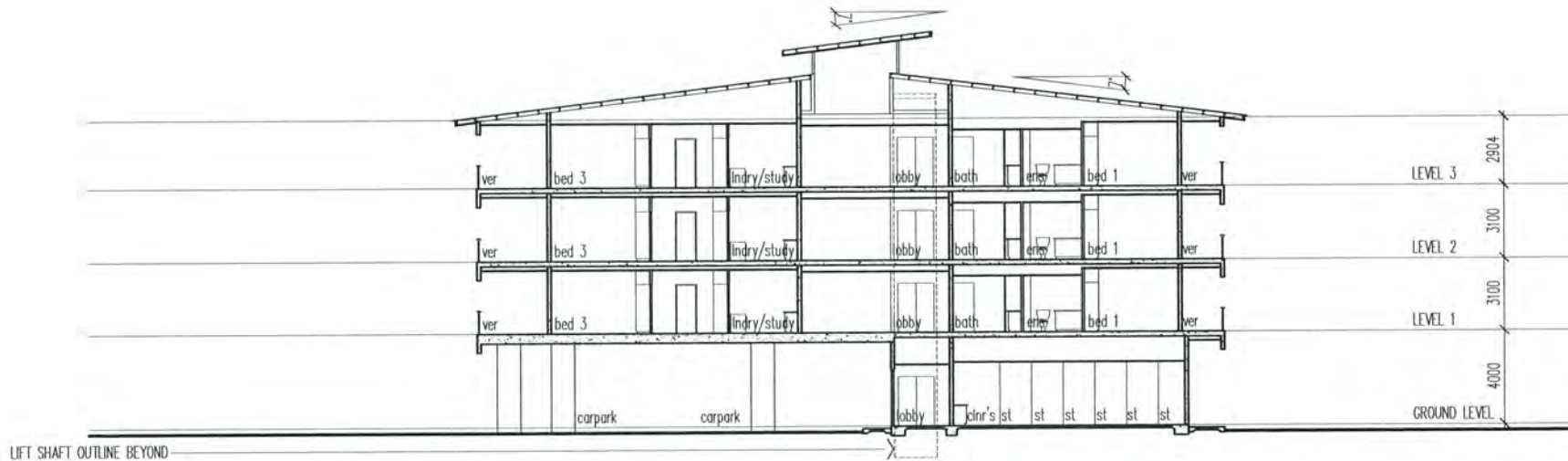
1/1 on level road abutting to CR301 • 1/1 on level road abutting to CR301
 1/1 on level road abutting to CR301 • 1/1 on level road abutting to CR301
 1/1 on level road abutting to CR301 • 1/1 on level road abutting to CR301

LOT 10286 TARAKAN COURT
 JOHNSTON
 NORBUILT PTY LTD

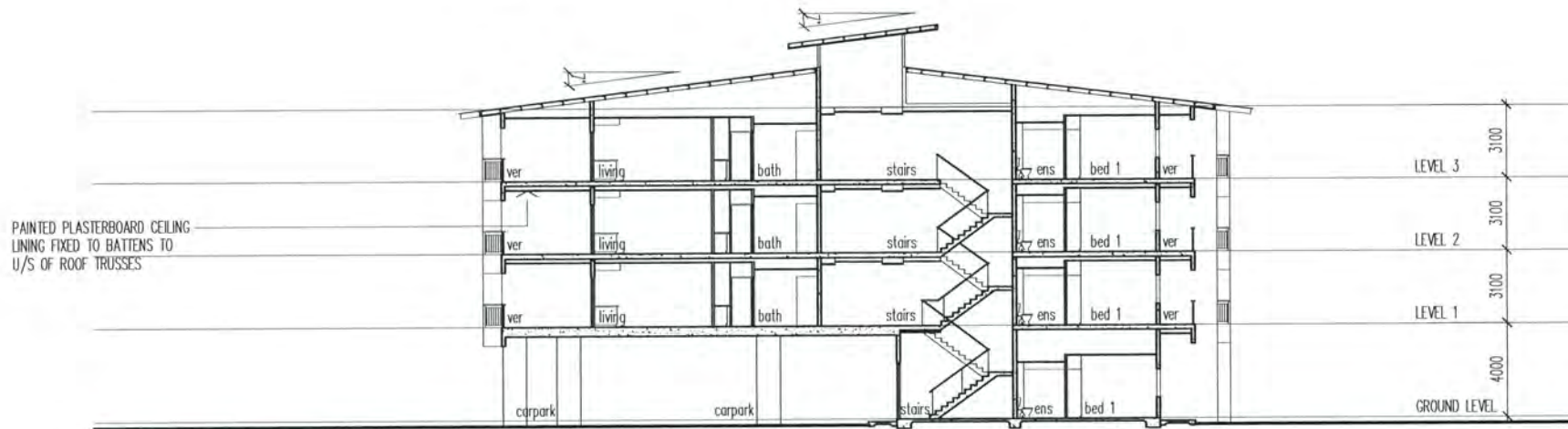


Date: 21.08.2015 Job No: 13042-SK506 Permit:
 Code: AS 5191M

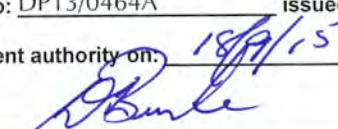
Builder to verify all dimensions on site prior to construction



building 5-section a-a
SCALE 1 : 200



building 5-section b-b
SCALE 1 : 200

Drawing No: 2013/0059/38A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/11/15

 Consent Authority / Delegate

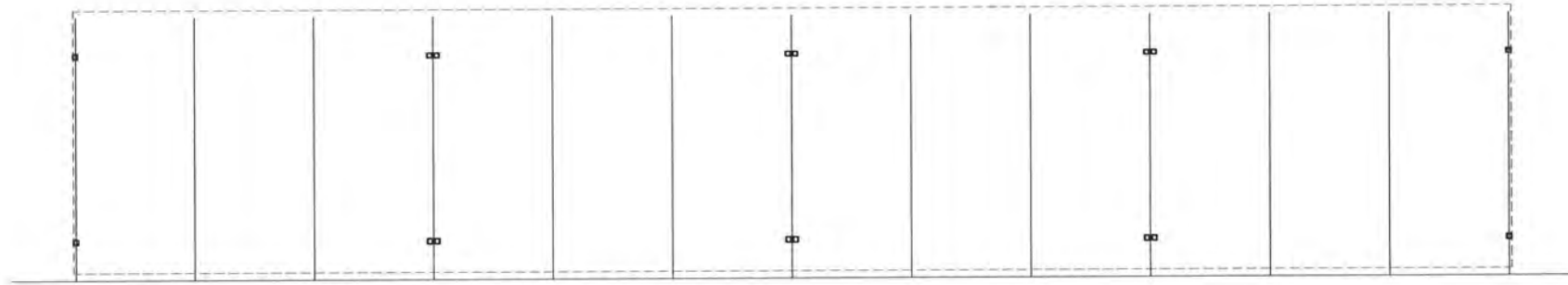


21 melrose road darwin, nt 0801 • phone 52999 darwin, nt 0801
 tel 08 2948 0711 • fax 08 2927021 • email paul_darwin@pawdesign.com

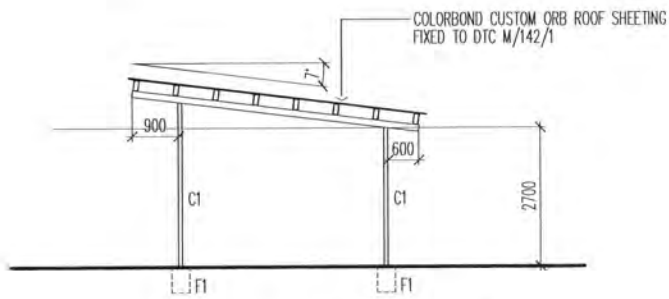
LOT 10286 TARAKAN COURT
 JOHNSTON
 NORTH TERRITORY

Date: 11/2015
 Scale: AS SHOWN
 Job No: 13042-SK507
 Area:

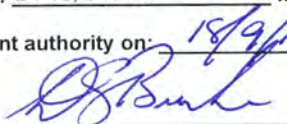
Builder to verify all dimensions on site prior to construction



carport plan
SCALE 1 : 100



elevation 1
SCALE 1 : 100

Drawing No: 2013/0059/39A referred to in
Permit No: DP13/0464A issued by
the consent authority on: 18/9/15

Consent Authority / Delegate

raw designs
northern territory

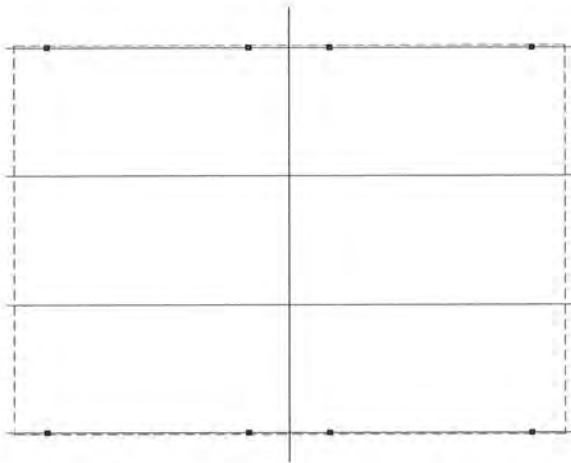
2/1 Mitchell Road, Darwin, NT 0801 • Phone: 5255 4000, nt.0501
1/1 Old 8945 Ct/1 • Tel: 049827021 • email: raw_design@optusnet.com.au

LOT 10286 TARAKAN COURT
JOHNSTON
NORBUILT PTY LTD

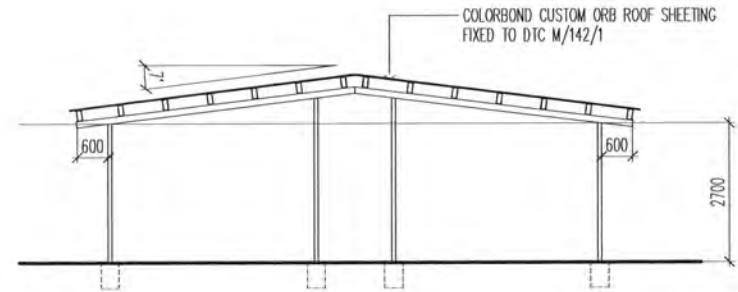
Date: 11/03/15 Job No: 13042-SK601 Area:
Scale: AS/NZS 1546

Builder to verify all dimensions on site prior to construction





double carport plan
SCALE 1 : 100



elevation 1
SCALE 1 : 100

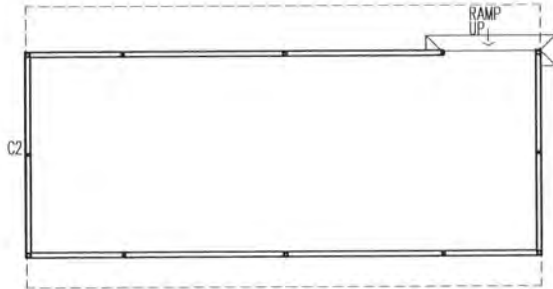
Drawing No: 2013/0059/40A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: *[Signature]*
[Signature]
 Consent Authority / Delegate

raw designs
 northern territory

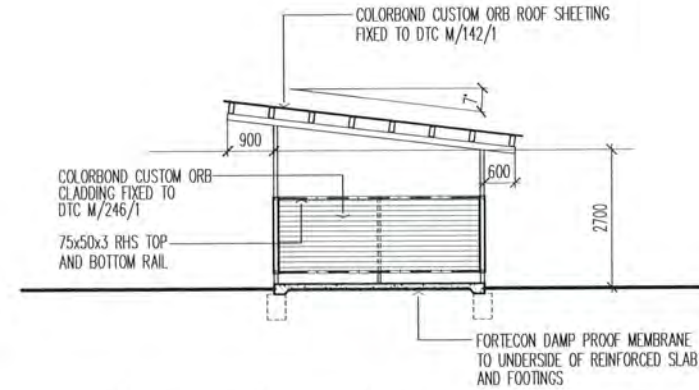
2 Leach Street Darwin, NT 0801 • phone 5299 4444 • 0801 8948 077 • fax 0497627021 • email raw_designs@optusnet.com.au



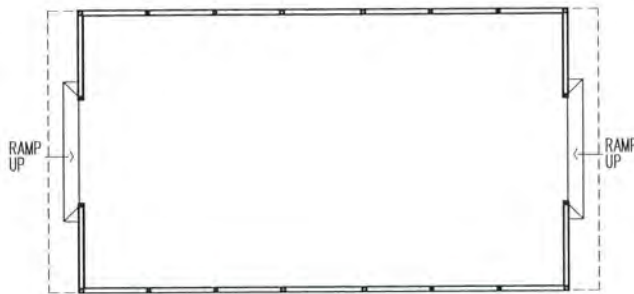
LOT 10286 TARAKAN COURT
 JOHNSTON
 NORBUILT PTY LTD
 Date: 21/2015 2015 Area:
 Sub: 75 900M² 13042-SK602
 (builder to verify all dimensions on site prior to construction)



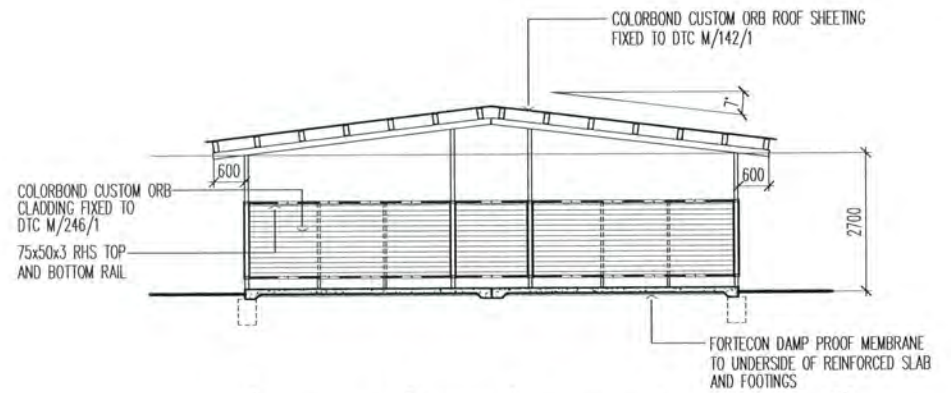
bin 1 floor plan
SCALE 1 : 100



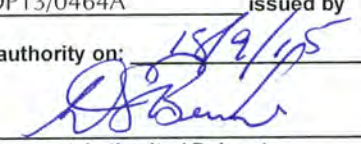
bin 1 elevation 1
SCALE 1 : 100



bin 2 floor plan
SCALE 1 : 100



bin 2 elevation 2
SCALE 1 : 100

Drawing No: 2013/0059/41A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate



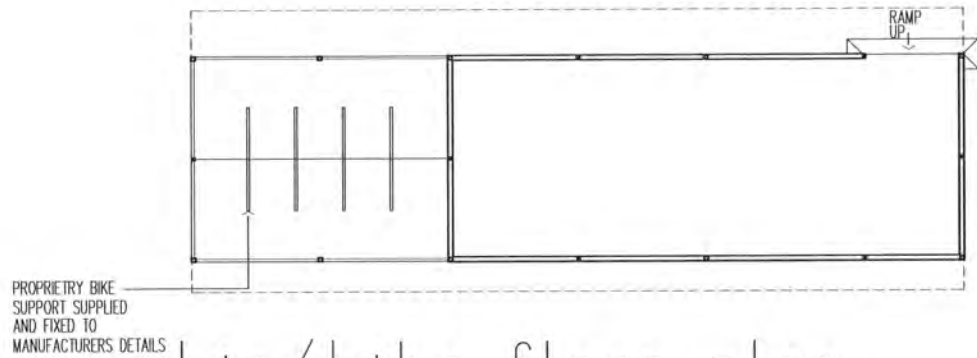
21 Ferial Road Darwin, NT 0801 • pph box 2050 Darwin NT 0801
 tel 08 8948 0771 • fax 08 8952 1021 • email raw_designs@optusnet.com.au

LOT 10286 TARAKAN COURT
 JOHNSTON
 NORBUILT PTY LTD



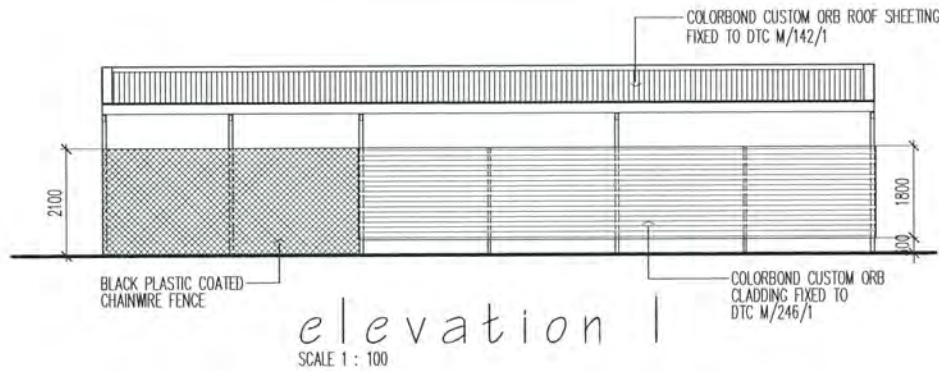
Date: 24/08/15 Job No: 13042-SK603
 Title: ARCHITECT

Builder: to verify all dimensions on site prior to construction

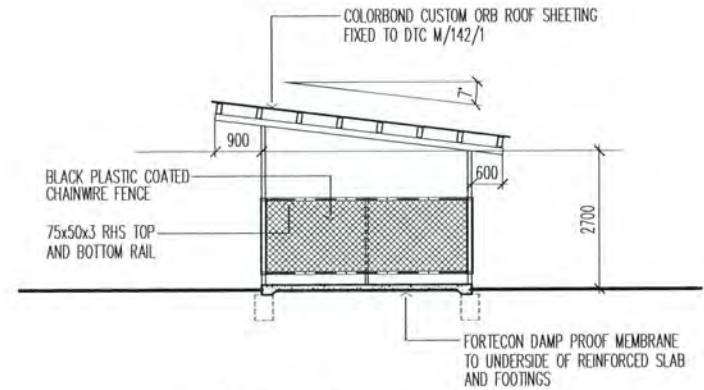


PROPRIETARY BIKE
SUPPORT SUPPLIED
AND FIXED TO
MANUFACTURERS DETAILS

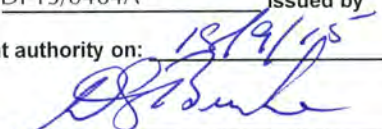
bin/bike floor plan
SCALE 1 : 100



elevation 1
SCALE 1 : 100



elevation 2
SCALE 1 : 100

Drawing No: 2013/0059/42A referred to in
 Permit No: DP13/0464A issued by
 the consent authority on: 18/9/15

 Consent Authority / Delegate

raw designs
northern territory

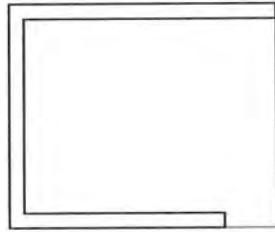
21 Colford road, darwin, nt 0801 • phone 089990 4400 • fax 089990 4401
 tel 08 8948 0771 • mobile 0418527021 • email raw_designs@northern.nt.gov.au

LOT 10286 TARAKAN COURT
JOHNSTON
NORBUILT PTY LTD

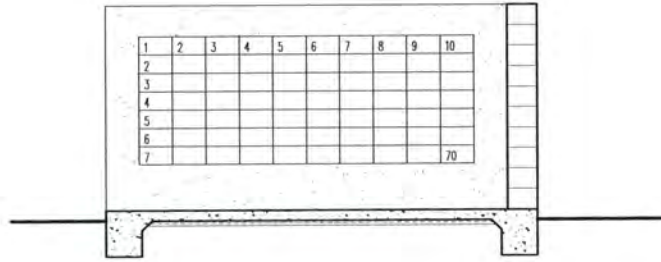
DATE: 11/2014 DRAWN BY: [signature] CHECKED BY: [signature]
 SCALE: AS SHOWN PROJECT NO: 13042-SK604



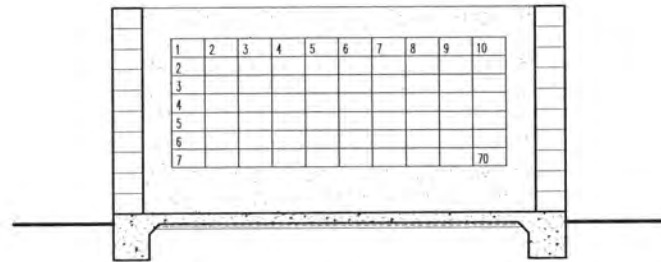
builder to verify all dimensions on site prior to construction



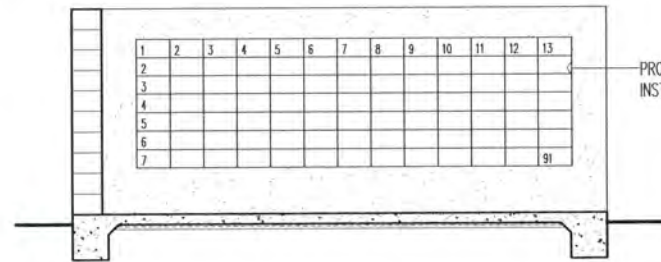
letterbox
floor plan
SCALE 1 : 100



elevation 1
SCALE 1 : 50



elevation 2
SCALE 1 : 50



PROPERTY POST BOXES 175H x 325W x 334D
INSTALLED TO MANUFACTURES DETAILS

elevation 3
SCALE 1 : 50

Drawing No: 2013/0059/43A referred to in
Permit No: DP13/0464A issued by
the consent authority on: 15/9/15

Consent Authority / Delegate



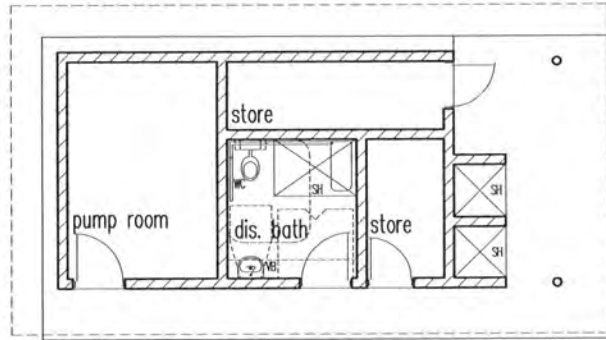
21 Gordon Road Darwin, NT 0801 • phone 5095 4444 • fax 5095 4444
tel 08 8948 0771 • mob 0497827021 • email raw_designs@northern.nt.gov.au

LOT 10286 TARAKAN COURT
JOHNSTON
NORBUILT PTY LTD

Date: 31/08/15 Job No: 13042-SK605
Scale: AS PER PLAN

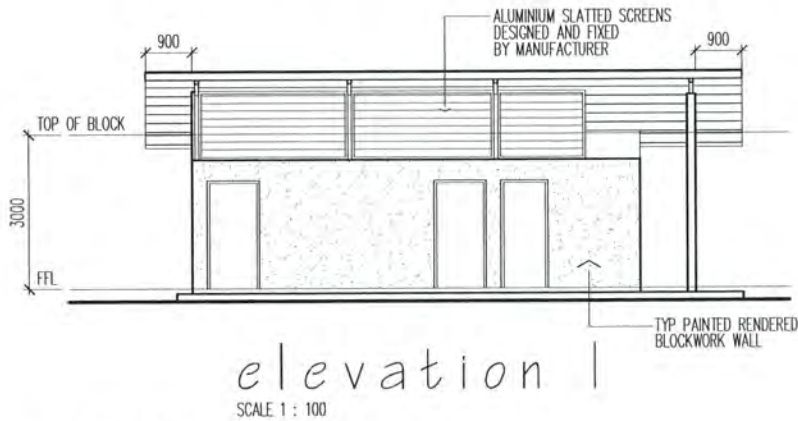


Builder to verify all dimensions on-site prior to construction

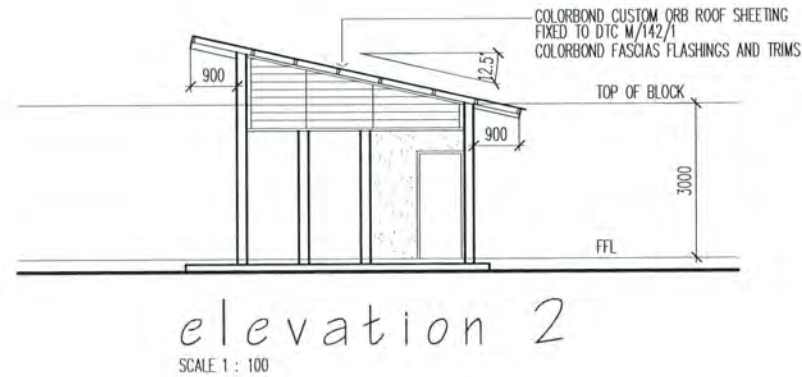


pool pump floor plan
SCALE 1 : 100

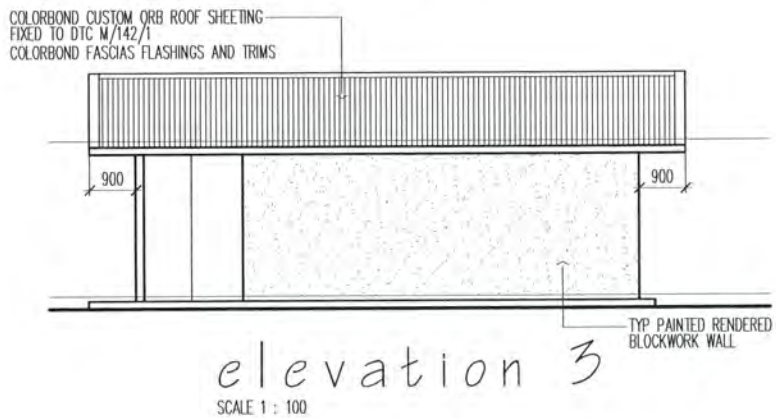
Drawing No: 2013/0059/44A referred to in
Permit No: DP13/0464A issued by
the consent authority on: 18/9/14
[Signature]
Consent Authority / Delegate



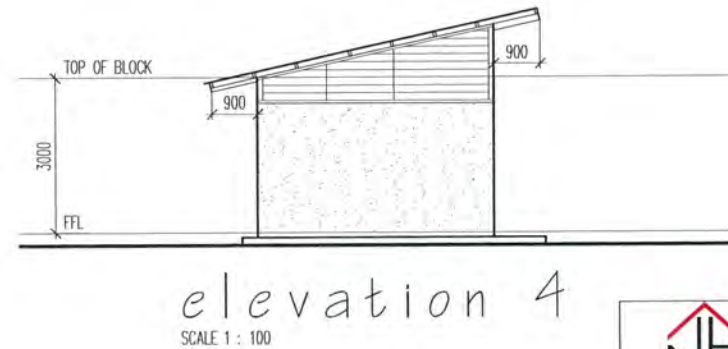
elevation 1
SCALE 1 : 100



elevation 2
SCALE 1 : 100



elevation 3
SCALE 1 : 100



elevation 4
SCALE 1 : 100



21 brisbane street, nt 0800 • apt 104 525/4 street, nt 0800
14 08 8948 071 • fax 049827021 • email raw_designs@optusnet.com.au

LOT 10286 TARAKAN COURT
JOHNSTON
NORBUILT PTY LTD

Date: 01/2013 40%
Scale: AS SHOWN 13042-SK606

Builder to verify all dimensions on-site prior to construction



NORTHERN TERRITORY OF AUSTRALIA

Planning Act - Section 57(3)

VARIATION OF CONDITIONS

DP13/0464B

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 10286
Town of Palmerston
11 TARAKAN CT, JOHNSTON

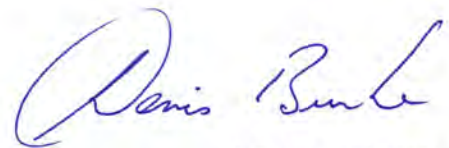
VARIATION

Consent is granted to vary Condition 3 of Development Permit DP13/0464A for the purpose of 6 car storage areas in front of building 2, in accordance with the drawings numbered 2013/0059/1B and 2013/0059/2B, endorsed as forming part of this permit.

In all other respects Development Permit DP13/0464A remains unchanged.

BASE PERIOD OF THE PERMIT

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



DENIS BURKE
Delegate
Development Consent Authority

6/10/2015

SCHEDULE OF CONDITIONS

DEVELOPMENT PERMIT

DP13/0464B

CONDITIONS PRECEDENT

1. Prior to endorsement of plans and the commencement of works (including site preparation), a full set of amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:

- An amended design of the entry lobbies and lift areas of each building; and
- An amended design of the area containing storage units in lobbies in accordance with principles of Crime Prevention Through Environmental Design.

This condition has previously been cleared

2. Prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston's underground stormwater drainage system shall be submitted to and approved by the City of Palmerston, 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.

This condition has previously been cleared

GENERAL CONDITIONS

3. Works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
4. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply and sewerage and electricity facilities to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
6. Storm water is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston and/or the Department of Transport whichever the case may be, to the satisfaction of the consent authority.
7. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Palmerston, to the satisfaction of the consent authority.

8. The owner shall:

- (a) remove disused vehicle and/ or pedestrian crossovers;
- (b) provide footpaths/ cycleways; and
- (c) undertake reinstatement works;

all to the technical requirements of and at no cost to City of Palmerston to the satisfaction of the consent authority.

9. 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; and
 - (e) line marked to indicate each car space and all access lanes;
- to the satisfaction of the consent authority.

Car spaces, access lanes and driveways must be kept available for these purposes at all times.

10. 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.

11. 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.

12. 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.

13. 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.

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

15. 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.

16. 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.

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

NOTES

1. This permit will expire if one of the following circumstances applies:

- (a) The development is not started within two years of the date of this permit; or
- (b) The development is not completed within four years of the date of this permit.

The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. 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.
3. 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.

Drawing No: 2013/0059/1B referred to in

Permit No: DP13/0464B issued by

the consent authority on: Grofers

Alan Burke
Consent Authority / Delegate



- BUILDING 1**
48 UNITS
90 CAR PARKING BAYS
2 DISABLED BAYS
6 VISITOR CAR PARKING BAYS
TOTAL - 98 BAYS
- BUILDING 2**
47 UNITS
88 CAR PARKING BAYS
2 DISABLED BAYS
6 VISITOR CAR PARKING BAYS
TOTAL - 102 BAYS
- BUILDING 3**
41 UNITS
76 CAR PARKING BAYS
2 DISABLED BAYS
6 VISITOR CAR PARKING BAYS
TOTAL - 84 BAYS
- BUILDING 4**
44 UNITS
82 CAR PARKING BAYS
3 DISABLED BAYS
6 VISITOR CAR PARKING BAYS
TOTAL - 91 BAYS
- BUILDING 5**
44 UNITS
82 CAR PARKING BAYS
2 DISABLED BAYS
6 VISITOR CAR PARKING BAYS
TOTAL - 90 BAYS
- TOTAL**
456 PARKING BAYS

site plan
SCALE 1 : 800

Car storage areas

REV 4	BUILDING 2 6 PARKING BAYS ADDED	22.09.15
REV 3	STAGES BOUNDARY LINE AMENDED	01.09.15
REV 2	TO STAGE 1 & 2 AMENDED	31.08.15
REV 1	POOL BUILDING MOVED TO STAGE 3	28.08.15



if you are not satisfied, let us know... 100% MONEY BACK GUARANTEE

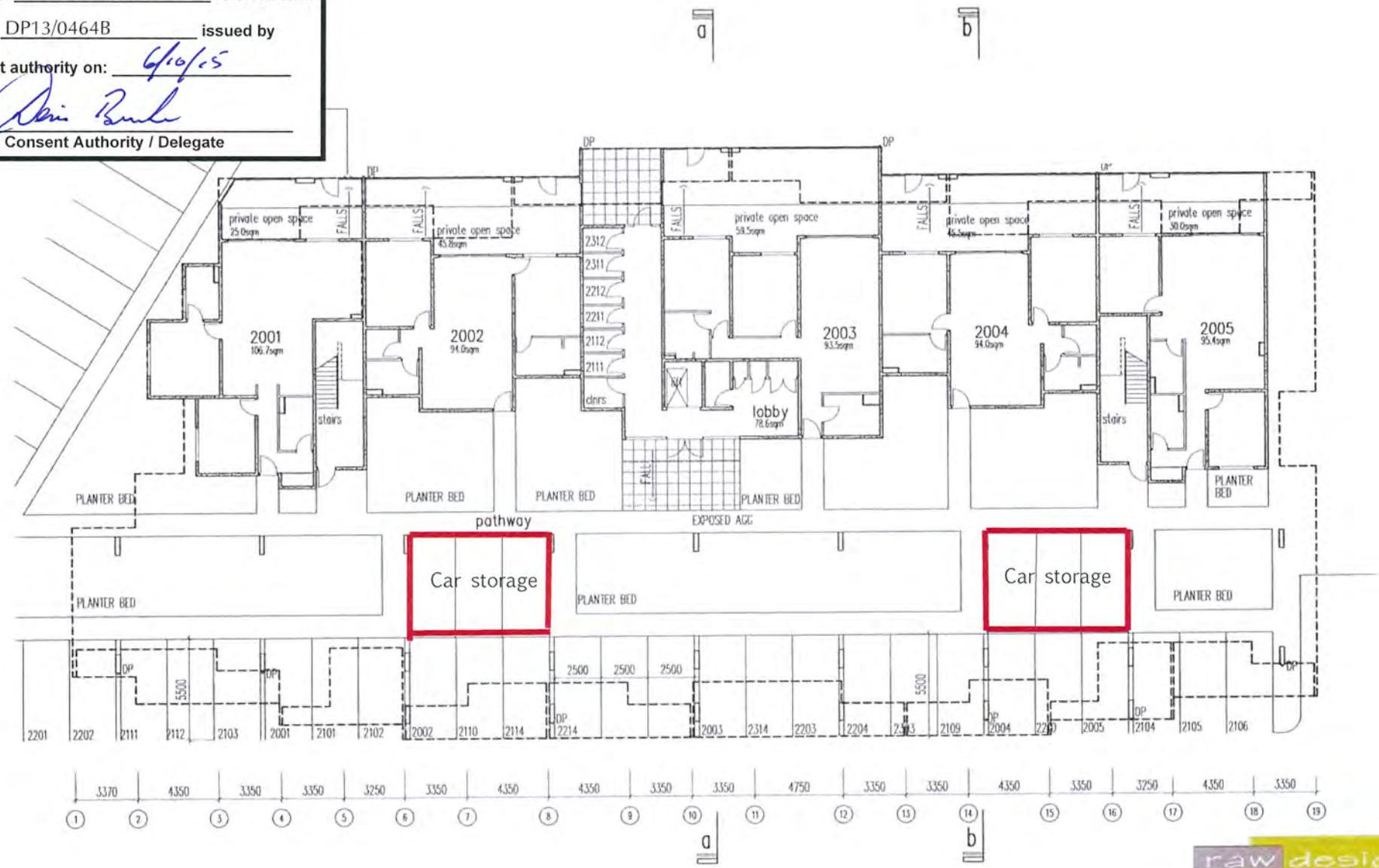
LOT 10286 TARAKAN COURT JOHNSTON NORTH DISTRICT



Site: 10286 Job No: 13042-SKI Area: 4

Builder to verify all dimensions on site prior to construction

Drawing No: 2013/0059/2B referred to in
Permit No: DP13/0464B issued by
the consent authority on: Groves
Alvin Bunde
Consent Authority / Delegate



building 2 - floor plan ground level
SCALE 1 : 200



150 BROADWAY, SUITE 201B • PH: 09 488 8899 • WWW.RAWDESIGNS.CO.NZ

LOT 10286 TARAKAN COURT JOHNSTON NORTHSHORE

Date: 21/07/13
Drawn by: [signature]
13042-SK201



10/11/13

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - section 62

CERTIFICATION OF COMPLIANCE WITH PERMIT (SUBDIVISION)

DP15/0694

Stage 1

DESCRIPTION OF LAND THE SUBJECT OF THIS CERTIFICATE

Lot 10286
Town of Palmerston
11 TARAKAN CT, JOHNSTON

I certify pursuant to section 62(1)(b)(i) of the Planning Act, as a duly authorised delegate of the consent authority, that:

1. Consent under Part 5 of the Planning Act has been given in relation to stage 1 of this unit title scheme subdivision; and
2. The subdivision works required under Part 5 of the Planning Act have been carried out in accordance with the requirements of the consent authority.

This clearance relates to drawings numbered UTS2015-073, UTS2015-074A, UTS2015/074B and UTS2015-074C.



Deborah Curry
2016.05.16
14:25:04 +09'30'

DEBORAH CURRY
Delegate
Development Consent Authority

16/05/2016



Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6046
Facsimile No: (08) 8999 6055

In reply please quote: PA2015/0703
KZ

Kevin Dodd
kdodd@eja.com.au

Dear Mr Dodd,

NOTICE OF CONSENT (SECTION 53B OF THE *PLANNING ACT*) LOT 10286 (11) TARAKAN CT, TOWN OF PALMERSTON

The Development Consent Authority has determined, in accordance with section 53(a) of the *Planning Act*, to grant consent to the proposal to use and develop the abovementioned land for the purpose of a unit title scheme subdivision to create 5 principal unit schemes, 224 units and common property in 5 stages, subject to the conditions specified on the attached Development Permit DP15/0694.

Reasons for the Determination

1. The proposed unit titles schemes subdivision to create 5 principal unit schemes, 224 units and common property in 5 stages, is consistent with the development approved under Development Permit DP13/0464, DP13/0464A and DP13/0464B.
2. The proposed unit titles scheme subdivision is consistent with Clause 11.1.4 (Subdivision for the Purposes of a Unit title Scheme) of the NT Planning Scheme and in particular will not have a detrimental environmental effect on the land or result in an adverse impact on the amenity of the locality.
3. A Scheme Statement is required to be submitted for endorsement by the Development Consent Authority prior to new titles being issued in order to ensure that the scheme statement is consistent with the development as built.

Right of Appeal

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


The Northern Territory Civil and Administrative Tribunal can provide information regarding the Notice of Appeal form and fees payable. The address for lodgement of a Notice of Appeal is: Northern Territory Civil and Administrative Tribunal, PO Box 41860 CASUARINA NT 0810 or

Level 1, The Met Building, 13 Scaturchio Street, CASUARINA NT 0810 (Telephone: 08 8944 8720 or Facsimile 08 8922 7201 or email AGD.ntcat@nt.gov.au).

There is no right of appeal by a third party under section 117 of the *Planning Act* in respect of this determination as there were no submissions received under section 49 of the Act.

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

Yours faithfully

 Deborah Curry
2015.11.09
10:40:01
+09'30'

DEBORAH CURRY
Delegate

Attachment

Cc City of Palmerston
Survey Lands Records

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 54 and 55

DEVELOPMENT PERMIT

DP15/0694

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 10286
Town of Palmerston
11 TARAKAN CT, JOHNSTON

APPROVED PURPOSE

To use and develop the land for the purpose of subdivision to create a unit title scheme subdivision to create 5 principal unit schemes, 224 units and common property in 5 stages, 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.



Deborah Curry
2015.11.09 10:40:55
+09'30'

DEBORAH CURRY
Delegate
Development Consent Authority

DEVELOPMENT PERMIT

DP15/0694

SCHEDULE OF CONDITIONS

1. Works carried out under this permit shall be in accordance with drawings numbered 2015/0703/1 through to 2015/0703/21 inclusive endorsed as forming part of this permit.
2. Prior to new titles being issued for the units shown on the endorsed drawings, a Scheme Statement meeting the requirements of the Unit Title Schemes Act (as confirmed by the Land Titles Office) shall be submitted for endorsement by the consent authority.
3. Part V Clearance for subdivision into units under the Unit Titles Scheme Act will not be granted until the relevant Certificate of Compliance has been issued for the development as shown on Development Permit DP13/0464, DP13/0464A and DP13/0464B.
4. Prior to new titles being issued for the units shown on the endorsed drawings, confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) demonstrating that the Power and Water Corporation has been provided with a copy of the survey plan with the new lot numbers. This is for the purpose of ensuring the relevant Power and Water Information and Billing System is updated. Please provide a copy of an email addressed to both landdevelopmentnorth@powerwater.com.au and powerconnections@powerwater.com.au.
5. Prior to new titles being issued for the units shown on the endorsed drawings, confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) from a suitable qualified professional (being the Licensed Surveyor in most instances) confirming that all new UTS number labels have been correctly installed at the Customer's Metering Panel(s). Please provide a copy of an email addressed to both landdevelopmentnorth@powerwater.com.au and powerconnections@powerwater.com.au.
6. Prior to new titles being issued, it shall be confirmed by the consent authority that all areas shown on the plans endorsed by the consent authority through Development Permit DP13/0464, DP13/0464A and DP13/0464B as service authority easements, communal open space, shared driveways, or areas set aside for the communal storage and collection of garbage or other solid waste, or other shared amenities are shown of the survey plan as Common Property.

NOTES

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

The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. As part of any subdivision, the parcel numbers for addressing should comply with the Australian Standard (AS/NZS 4819:2011).

For more information contact Survey and Land Records surveylandrecords@nt.gov.au 08 8995 5354. The numbers shown on the plans endorsed as forming part of this permit are indicative only and are not for addressing purposes.

Note

Based on architectural plan "130405-C01 Rev 6"
 Easements should be confirmed with current
 Certificate of Title
 Areas and dimensions are subject to survey

PU1 denotes Principal Unit Numbering

denotes Principal Common Property

- Stage 1 - Creation of Principal Units
and Unit Titling of PU1
- Stage 2 - Unit Titling of PU2
- Stage 3 - Unit Titling of PU3
- Stage 4 - Unit Titling of PU4
- Stage 5 - Unit Titling of PU5

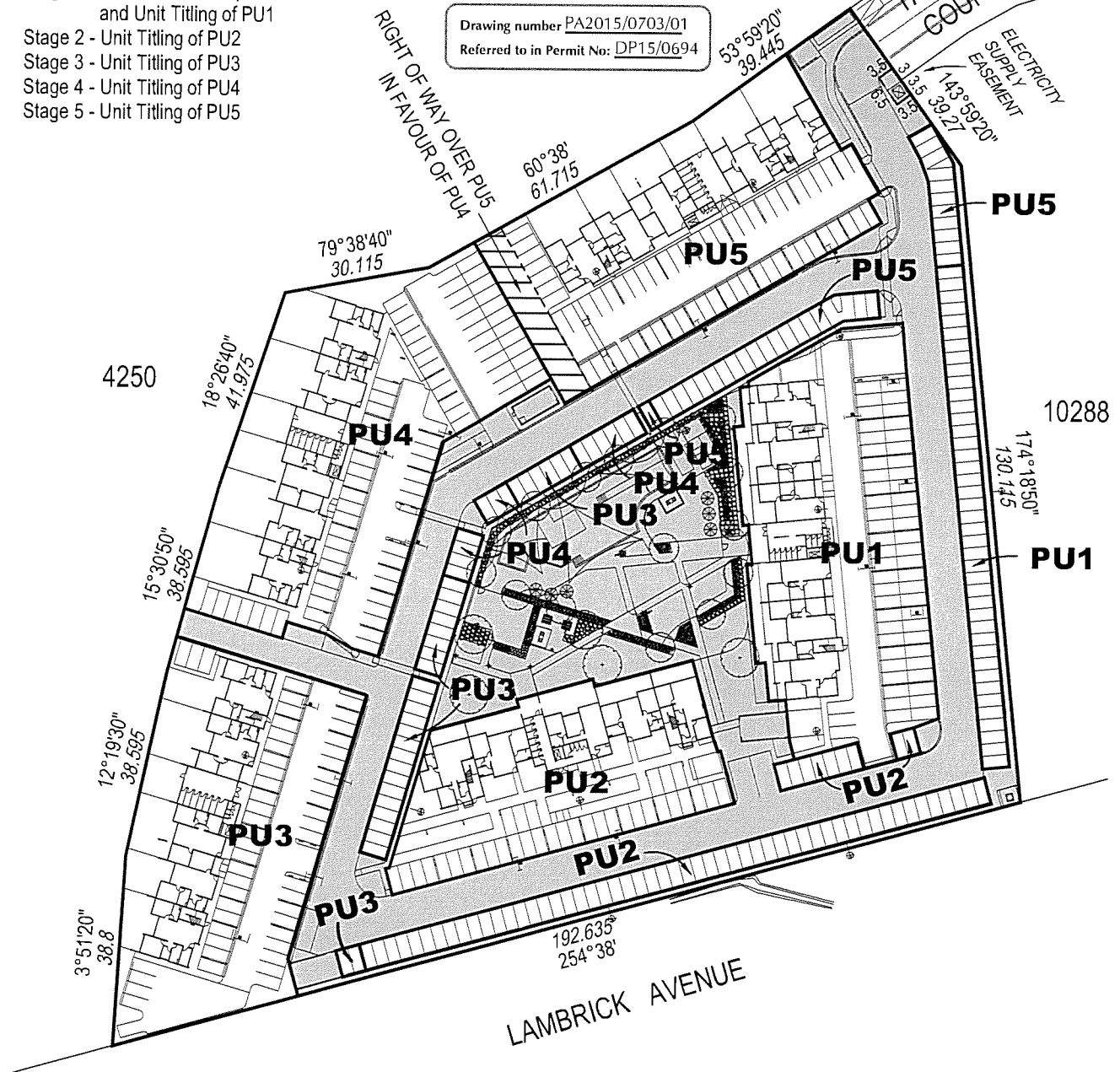
This document contains drawing numbers:
 2015/0703/01 through to 2015/0703/21
 Referred to in Permit No: DP15/0694
 Issued by the consent authority on: 09/11/2015

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

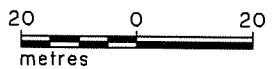
Deborah Curry
 2015 11 09 10:41:50
 429 KB

Delegate

Drawing number: PA2015/0703/01
 Referred to in Permit No: DP15/0694



.....
 Licensed Surveyor Date



Drawn by:	RM
Date:	15.09.15
Cad File:	8769-2G.DWG
Scale:	1:1250 (A4)
Datum:	
Drawing No:	15/8769/2G

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 earl james & associates

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 10 HARVEY STREET
 DARWIN NT 0801
 PH. (08) 89812494
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 darwin@eja.com.au

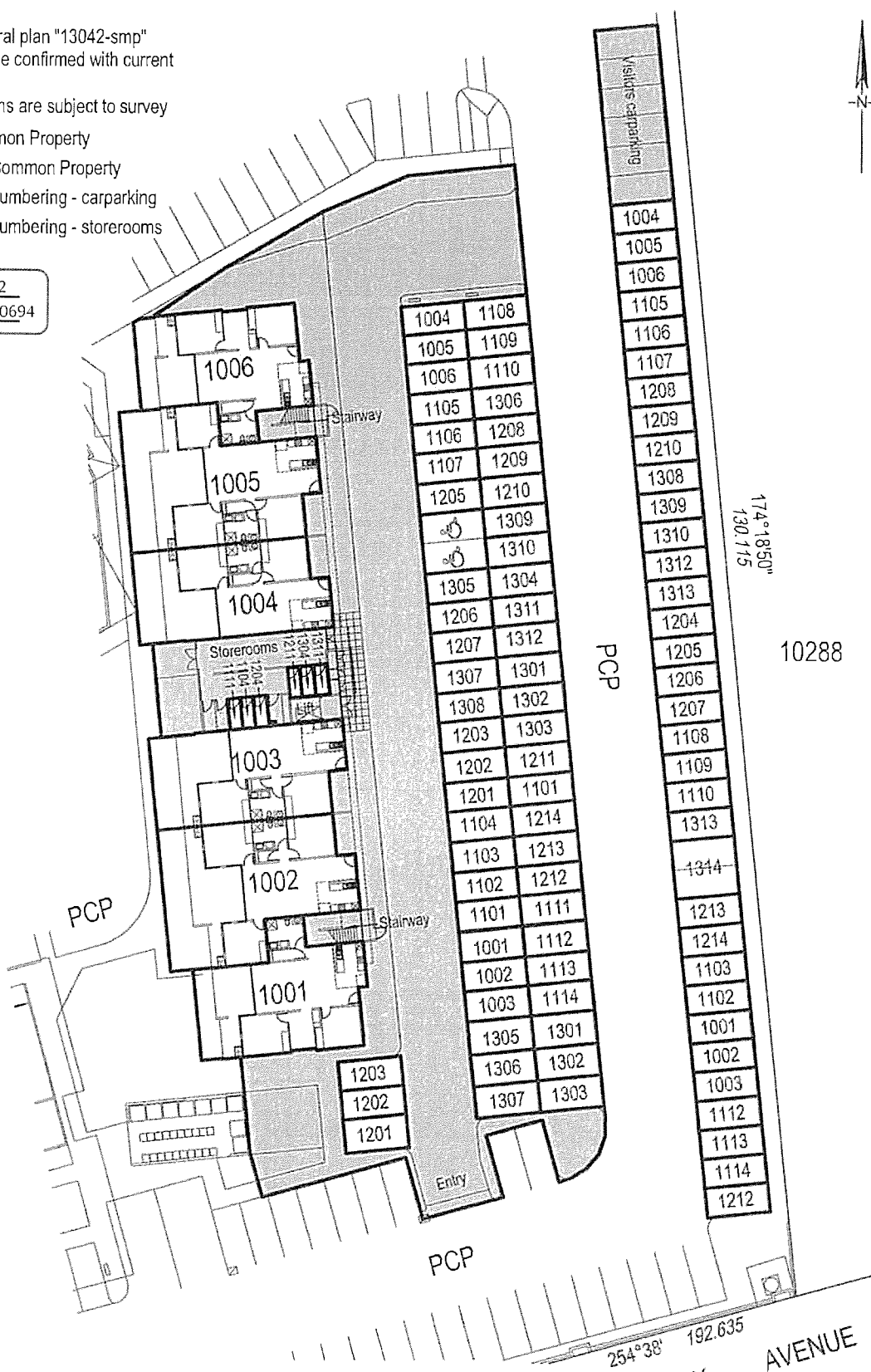
LOT 10286
TOWN OF PALMERSTON
PRINCIPAL UNITS - GROUND FLOOR
 Client: **NORBUILT**

Note

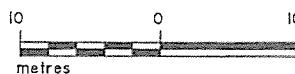
Based on architectural plan "13042-smp"
 Easements should be confirmed with current
 Certificate of Title
 Areas and dimensions are subject to survey

- PU1 Common Property
- PCP Principal Common Property
- 1001 Part Unit numbering - carparking
- 1001 Part Unit numbering - storerooms

Drawing number 2015/0703/02
 Referred to in Permit No: DP15/0694



..... Licensed Surveyor Date



Drawn by:	RM
Date:	9.09.15
Cad File:	8759-3E.DWG
Scale:	1:500 (A4)
Datum:	
Drawing No:	15/8769/3E



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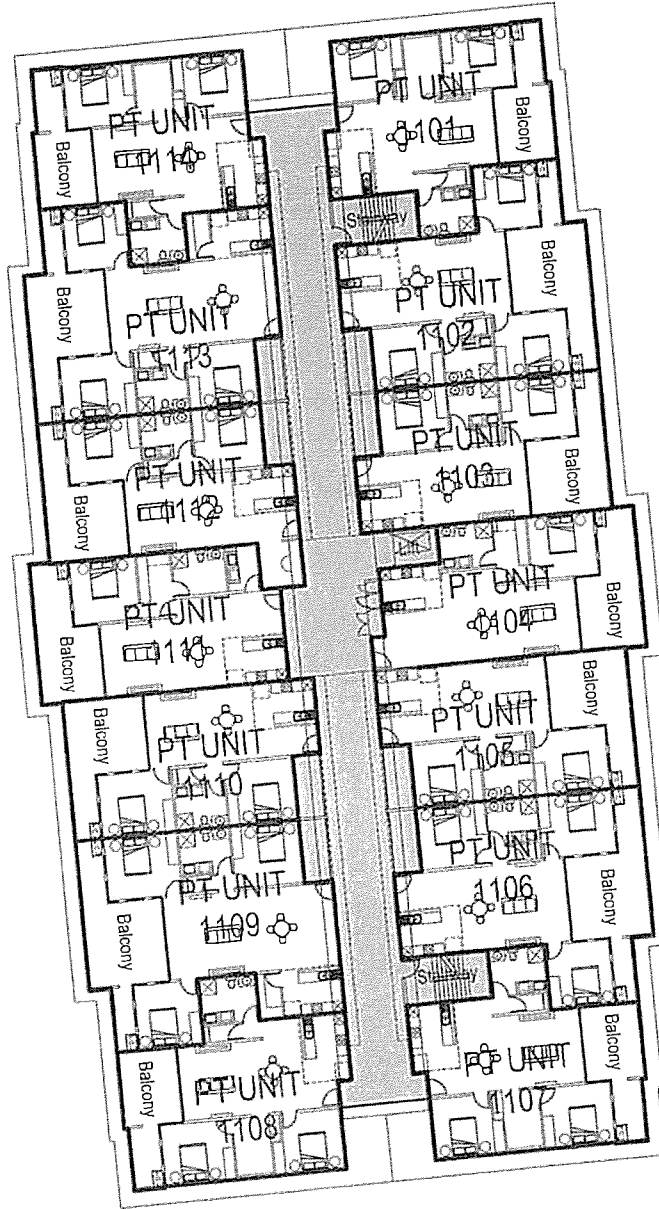
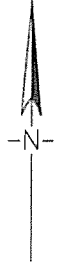
LOT 10286
TOWN OF PALMERSTON

UNIT TITLES - PU1 - GROUND FLOOR

Client: **NORBUILT**

254°38' 192.635
LAMBRICK AVENUE

Drawing number 2015/0703/03
 Referred to in Permit No: DP15/0694

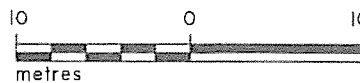


Note

All areas and dimensions are subject to survey
 Based on Architectural Drawing "first floor"
 Unit boundaries are centreline of walls and extremities
 of balconies

denotes Common Property

.....
 Licensed Surveyor Date



Drawn by:	RM
Date:	17.07.15
Cad File:	8769-4A.DWG
Scale:	1:400 (A4)
Datum:	
Drawing No:	15/8769/4A



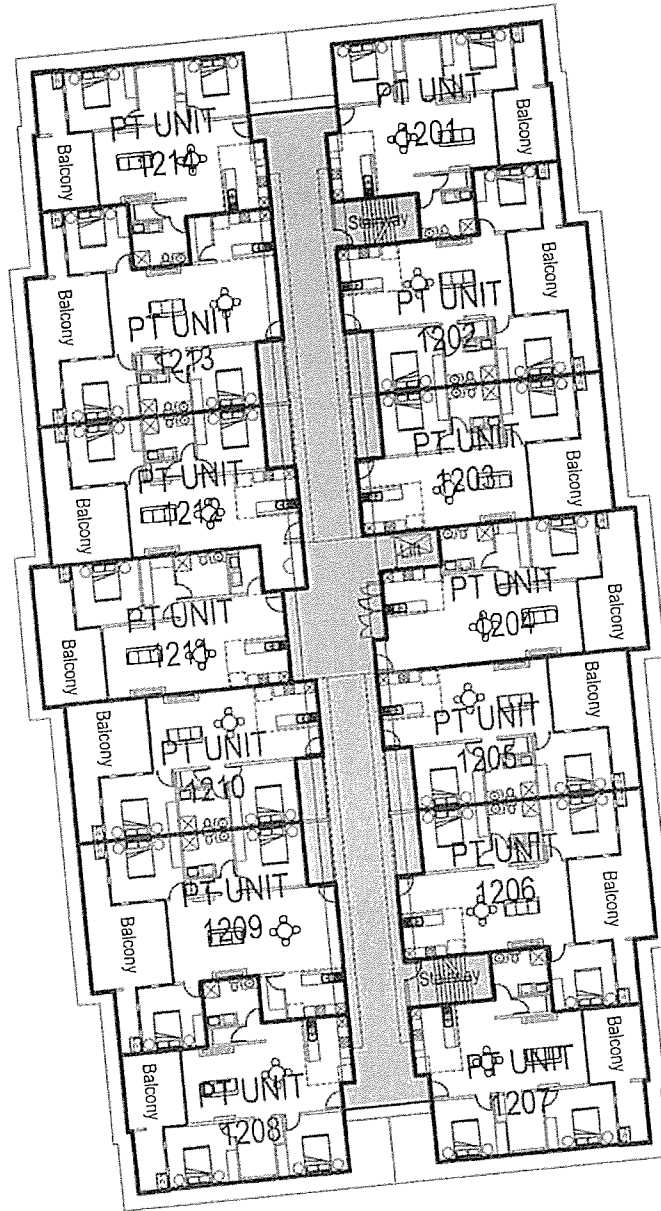
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 darwin@eja.com.au

**LOT 10286
 TOWN OF PALMERSTON**

UNIT TITLES - PU1 - FIRST FLOOR

Client: **NORBUILT**

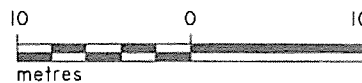
Drawing number 2015/0703/04
 Referred to in Permit No: DP15/0694



Note
 All areas and dimensions are subject to survey
 Based on Architectural Drawing "first floor"
 Unit boundaries are centreline of walls and extremities
 of balconies

denotes Common Property

.....
 Licensed Surveyor Date



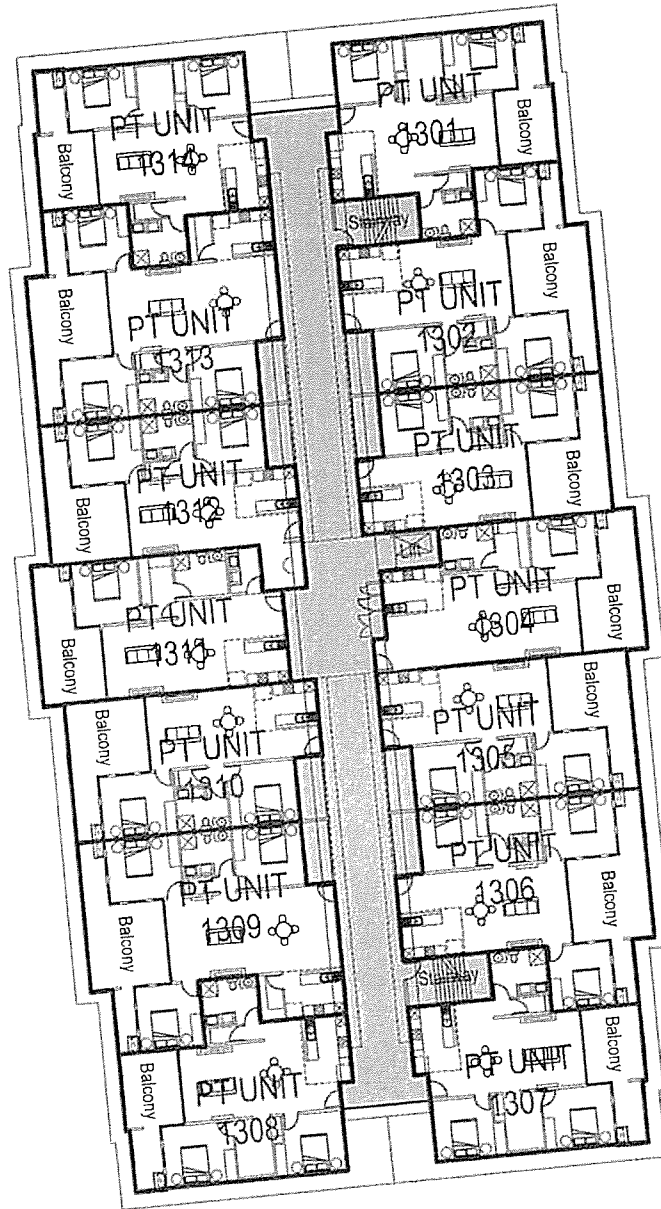
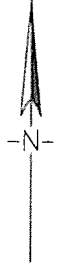
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Date:	17.07.15
Cad File:	0769-5A.DWG
Scale:	1:400 (A4)
Datum:	
Drawing No:	15/8769/5A



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LOT 10286
TOWN OF PALMERSTON
UNIT TITLES - PU1 - SECOND FLOOR
 Client: **NORBUILT**

Drawing number 2015/0703/05
 Referred to in Permit No: DP15/0694

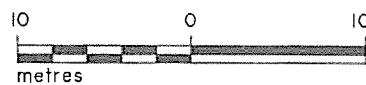


Note

All areas and dimensions are subject to survey
 Based on Architectural Drawing "first floor"
 Unit boundaries are centreline of walls and extremities
 of balconies

denotes Common Property

.....
 Licensed Surveyor Date



Drawn by:	RM
Date:	17.07.15
Cad File:	8769-6A.DWG
Scale:	1:400 (A4)
Datum:	
Drawing No:	15/8769/6A



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 darwin@eja.com.au

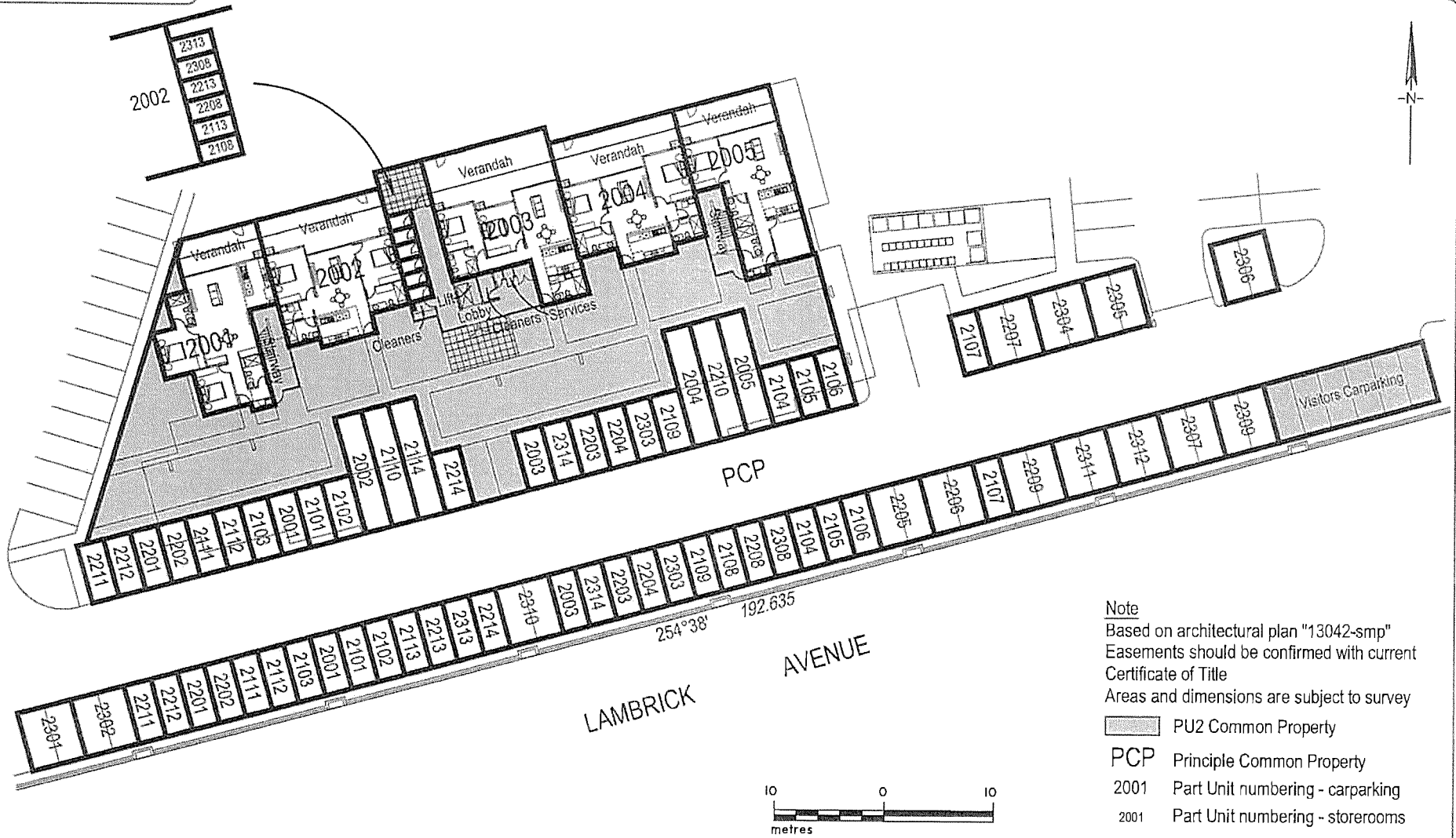
**LOT 10286
 TOWN OF PALMERSTON**

UNIT TITLES - PU1 - THIRD FLOOR

Client: **NORBUILT**

Drawing number 2015/0703/06

Referred to in Permit No: DP15/0694



Note

Based on architectural plan "13042-smp"
Easements should be confirmed with current
Certificate of Title

Areas and dimensions are subject to survey

PU2 Common Property

PCP Principle Common Property

2001 Part Unit numbering - carparking

2001 Part Unit numbering - storerooms

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darwin@eja.com.au

LOT 10286
TOWN OF PALMERSTON
UNIT TITLES - PU2 - GROUND FLOOR

Client: **NORBUILT**

Licensed Surveyor:
Date:

Drawn by: RM
Date: 26.06.15
Cad File: 8769-7B.DWG

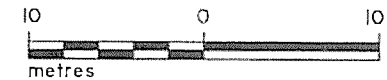
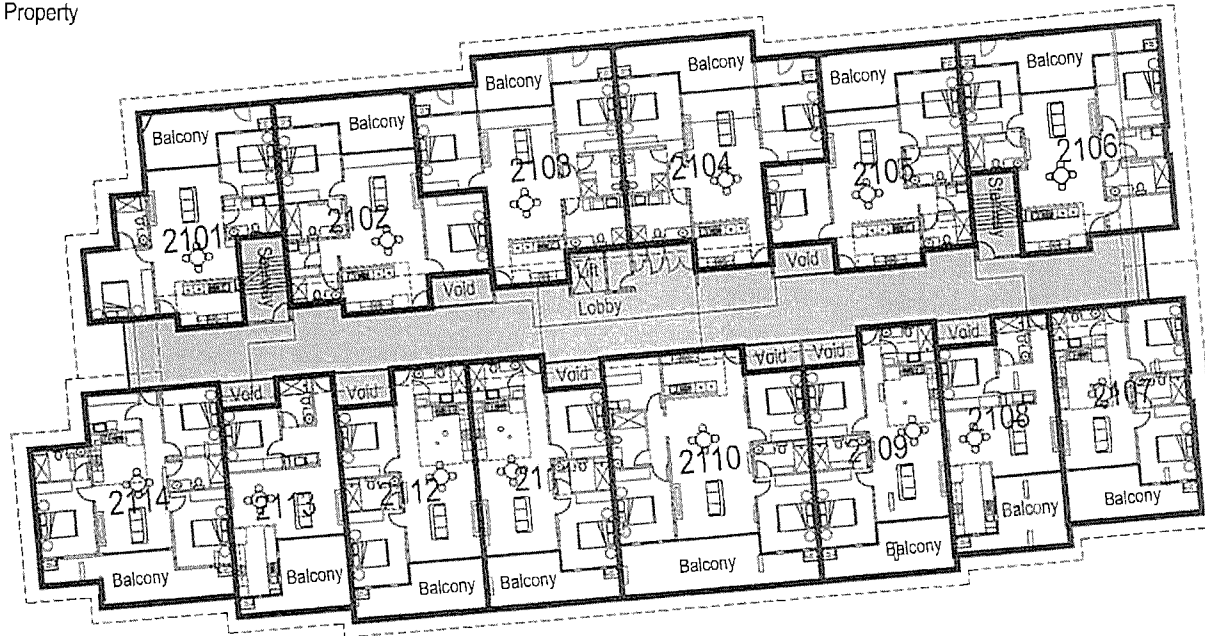
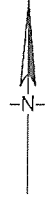
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Drawing No:
15/8769/7B

Drawing number 2015/0703/07
 Referred to in Permit No: DP15/0694

Note
 All areas and dimensions are subject to survey
 Based on Architectural Drawing "13042 B2-mp"
 Unit boundaries are centreline of walls and extremities
 of balconies

2101 denotes Part Unit numbering

 denotes Common Property



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LOT 10286
TOWN OF PALMERSTON
UNIT TITLES - PU2 - FIRST FLOOR
 Client: **NORBUILT**


Licensed Surveyor: Date:	Scale: 1:400 (A4) Datum:
Drawn by: RM Date: 26.06.15 Cad File: 8759-8A.DWG	Drawing No: 15/8769/8A

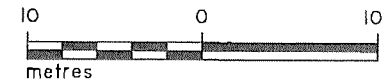
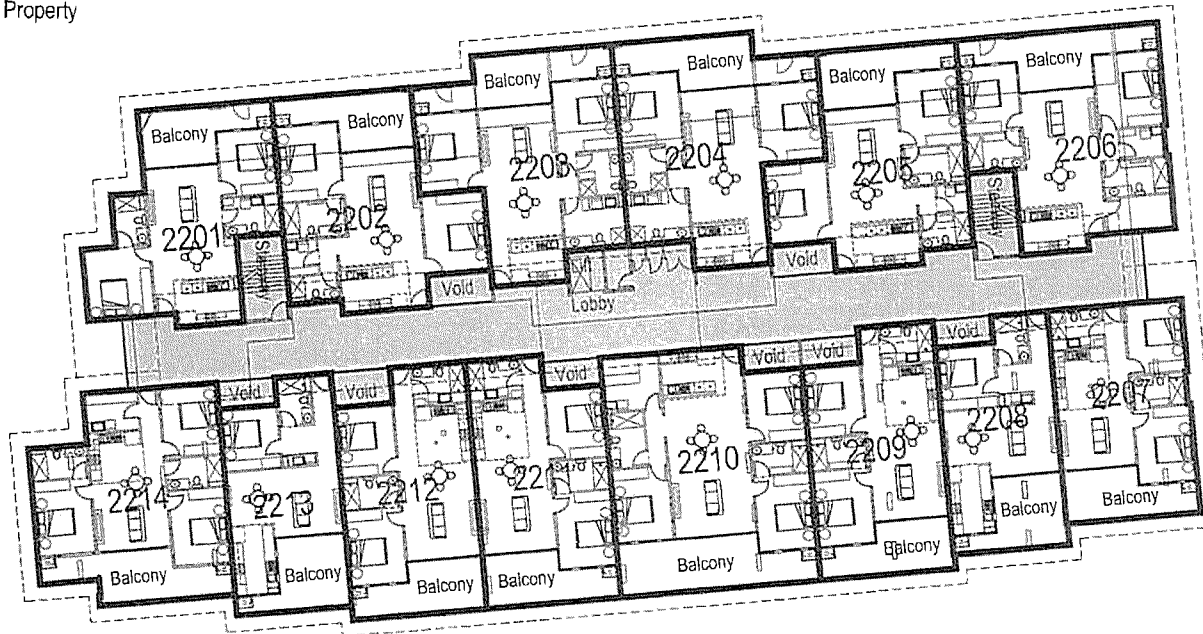
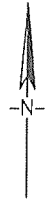
Drawing number 2015/0703/08
 Referred to in Permit No: DP15/0694

Note

All areas and dimensions are subject to survey
 Based on Architectural Drawing "13042 B2-mp"
 Unit boundaries are centreline of walls and extremities
 of balconies

2201 denotes Part Unit numbering

 denotes Common Property



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LOT 10286
TOWN OF PALMERSTON
UNIT TITLES - PU2 - SECOND FLOOR

Client: **NORBUILT**


Licensed Surveyor: Date:.....	Scale: 1:400 (A4) Datum:
Drawn by: RM Date: 26.06.15 Cad File: 8769-9A.DWG	Drawing No: 15/8769/9A

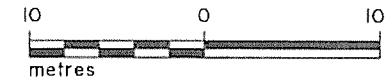
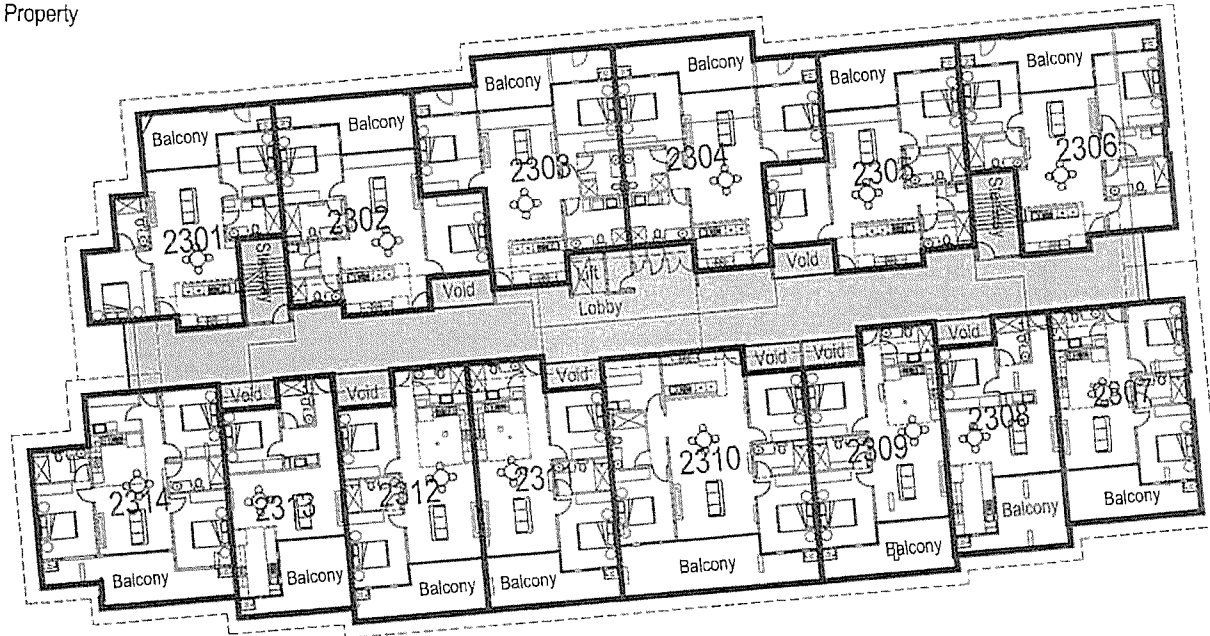
Drawing number 2015/0703/09
 Referred to in Permit No: DP15/0694

Note

All areas and dimensions are subject to survey
 Based on Architectural Drawing "13042 B2-mp"
 Unit boundaries are centreline of walls and extremities
 of balconies

2301 denotes Part Unit numbering

 denotes Common Property

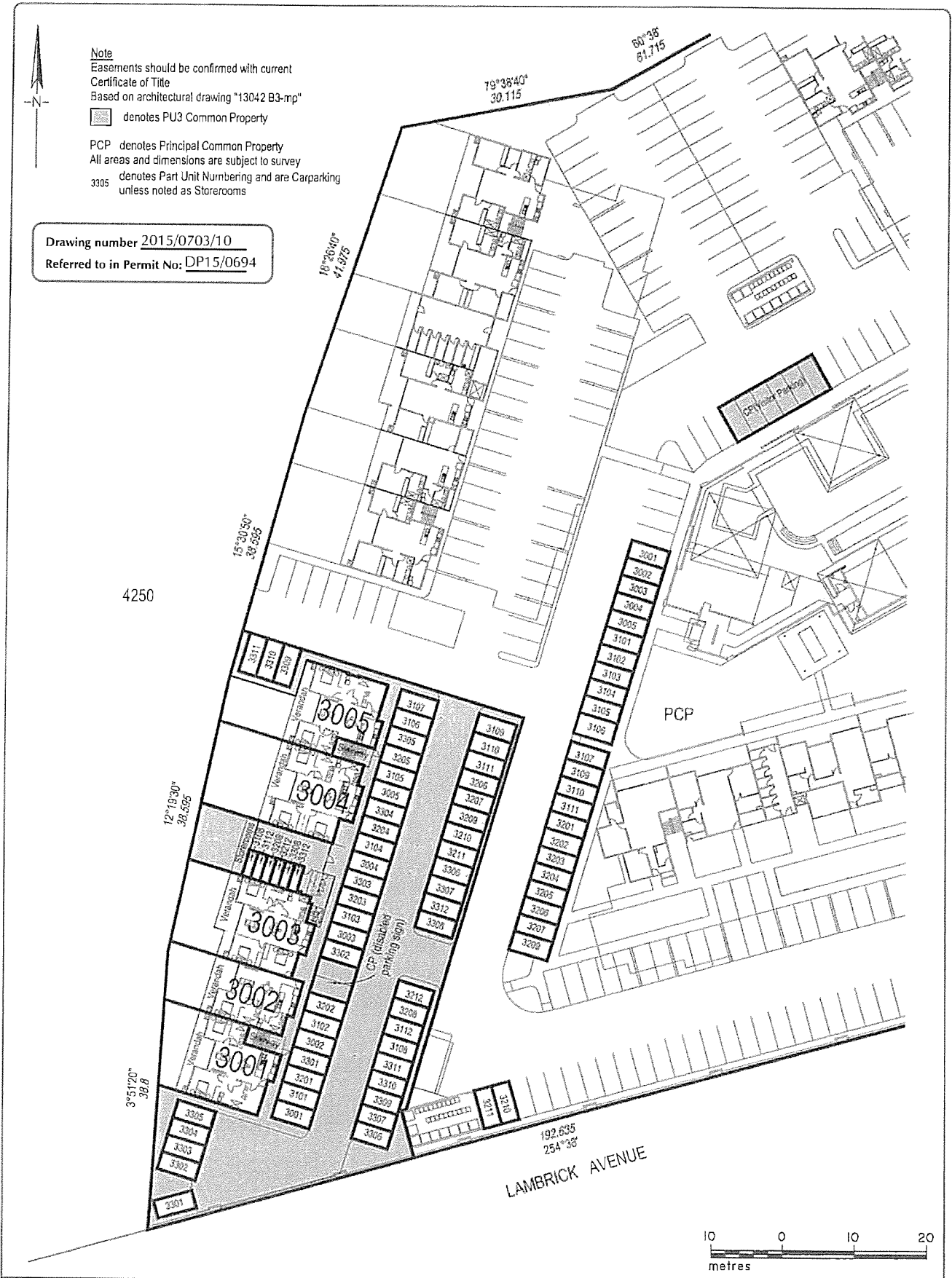


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LOT 10286
TOWN OF PALMERSTON
UNIT TITLES - PU2 - THIRD FLOOR

Client: **NORBUILT**

Licensed Surveyor: Date:.....	Scale: 1:400 (A4) Datum:
Drawn by: RM Date: 26.06.15 Cad File: 8759-10A.DWG	Drawing No: 15/8769/10A



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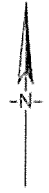
LOT 10286
TOWN OF PALMERSTON
UNIT TITLES - PU3 - GROUND FLOOR
Client: **NORBUILT**

Licensed Surveyor:	Scale: 1:500 (A3)
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Drawn by: RM	Drawing No:
Date: 9/9/15	15/8769/13C
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Note

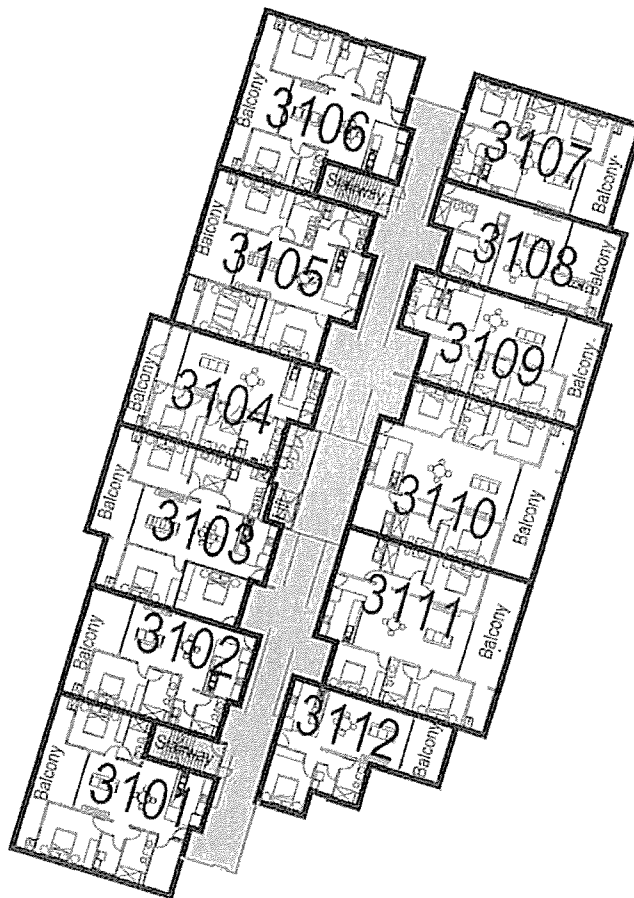
Easements should be confirmed with current
Certificate of Title
Based on architectural drawing "13042 B3-mp"

 denotes PU3 Common Property

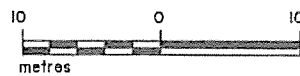


All areas and dimensions are subject to survey

Drawing number 2015/0703/11
Referred to in Permit No: DP15/0694



.....
Licensed Surveyor Date



Drawn by:	RM
Date:	2.05.15
Cad File:	8769-14.DWG
Scale:	1:500 (A4)
Datum:	
Drawing No:	15/8769/14



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LOT 10286
TOWN OF PALMERSTON

UNIT TITLES - PU3 - FIRST FLOOR

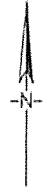
Client: **NORBUILT**

Note

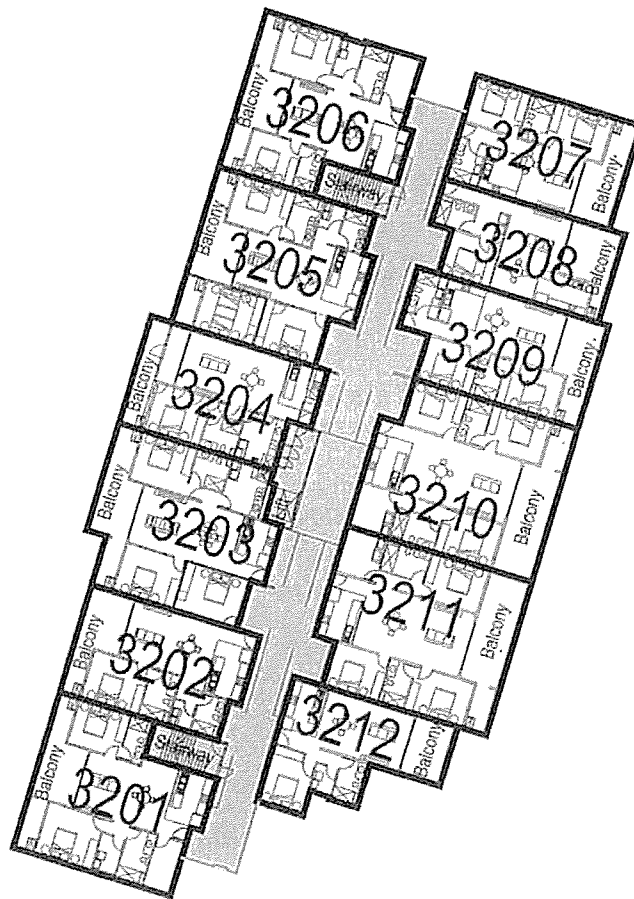
Easements should be confirmed with current Certificate of Title
Based on architectural drawing "13042 B3-mp"

 denotes PU3 Common Property

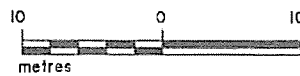
All areas and dimensions are subject to survey



Drawing number 2015/0703/12
Referred to in Permit No: DP15/0694



.....
Licensed Surveyor Date



Drawn by:	RM
Date:	2.06.15
Cad File:	6769-15.DWG

Scale:	1:500 (A4)
Datum:	



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**LOT 10286
TOWN OF PALMERSTON**


UNIT TITLES - PU3 - SECOND FLOOR

Client: **NORBULT**

Drawing No:
15/8769/15

Note

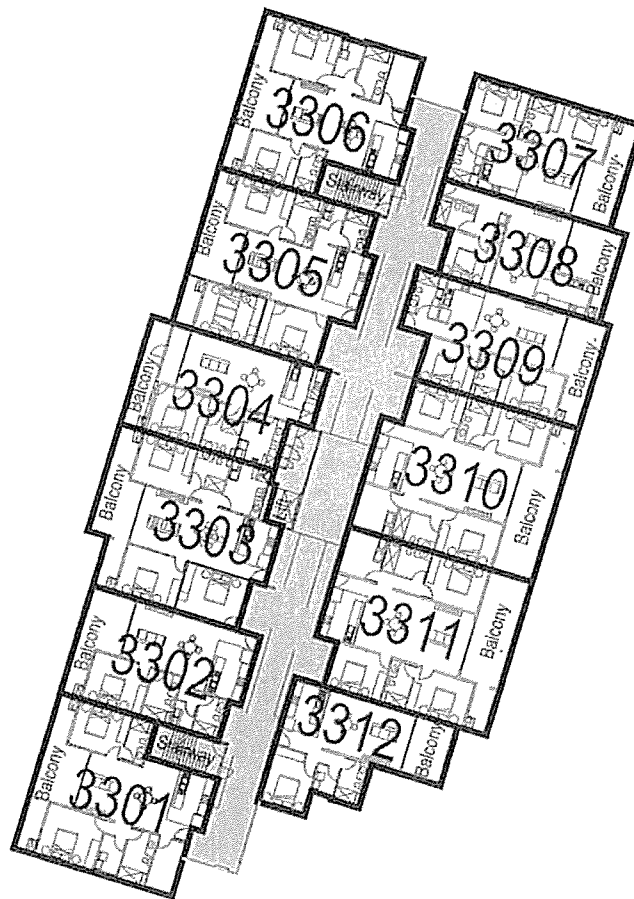
Easements should be confirmed with current
Certificate of Title
Based on architectural drawing "13042 B3-mp"

 denotes PU3 Common Property

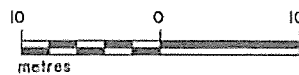
All areas and dimensions are subject to survey



Drawing number 2015/0703/13
Referred to in Permit No: DP15/0694



.....
Licensed Surveyor Date

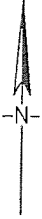


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Date:	2.05.15
Cad File:	0769-16.DWG
Scale:	1:500 (A4)
Datum:	
Drawing No:	15/8769/16



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LOT 10286
TOWN OF PALMERSTON
UNIT TITLES - PU3 - THIRD FLOOR
Client: **NORBUILT**



Note

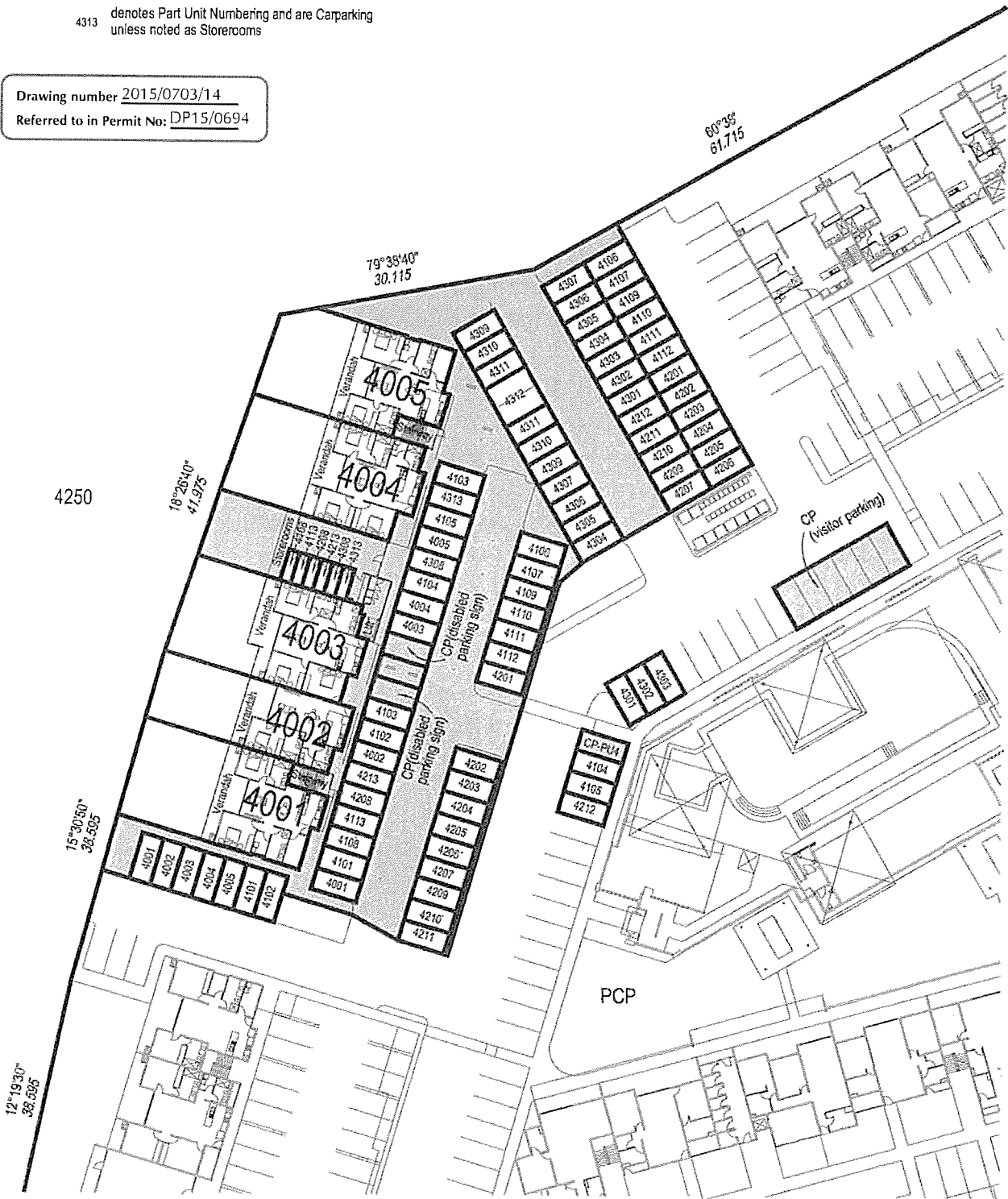
Easements should be confirmed with current Certificate of Title
Based on architectural drawing "13042 B4-mp"

denotes PU4 Common Property

PCP denotes Principal Common Property
All areas and dimensions are subject to survey

4313 denotes Part Unit Numbering and are Carparking unless noted as Storerooms

Drawing number 2015/0703/14
Referred to in Permit No: DP15/0694



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LOT 10286
TOWN OF PALMERSTON


UNIT TITLES - PU4 - GROUND FLOOR

Client: **NORBULT**

Licensed Surveyor:	Scale: 1:500 (A3)
Date:	Datum:
Drawn by: RM	Drawing No:
Date: 15.03.15	15/8769/17F
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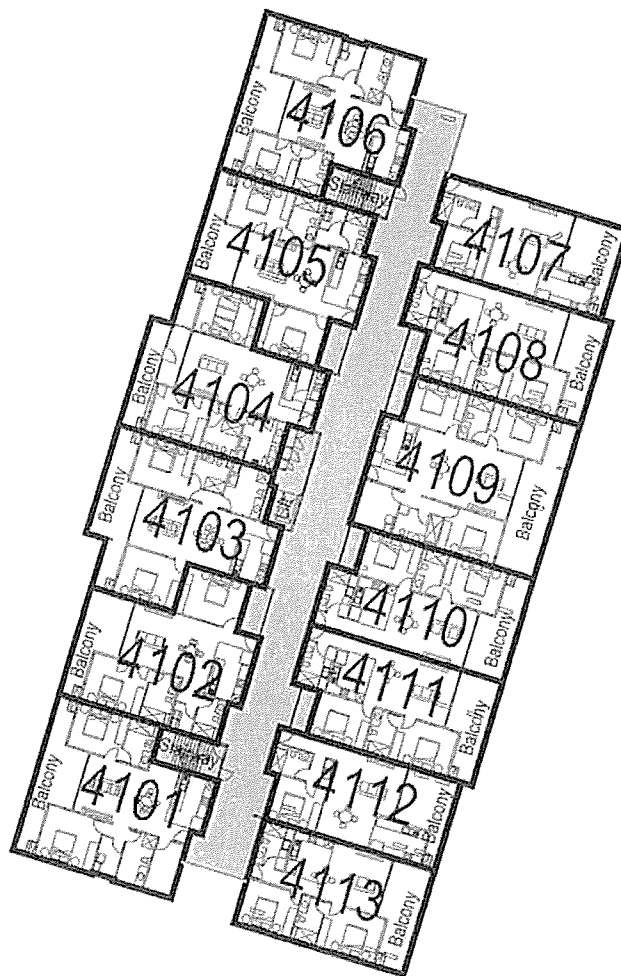
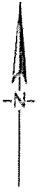
Note

Easements should be confirmed with current
Certificate of Title
Based on architectural drawing "13042 B4-mp"

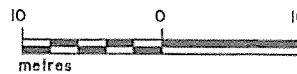
 denotes PU4 Common Property

All areas and dimensions are subject to survey

Drawing number 2015/0703/15
Referred to in Permit No: DP15/0694



.....
Licensed Surveyor Date



Drawn by:	RM
Date:	9.09.15
Cad File:	8769-18A.DWG
Scale:	1:500 (A4)
Datum:	
Drawing No:	15/8769/18A




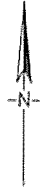
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darwin@eja.com.au

LOT 10286
TOWN OF PALMERSTON
UNIT TITLES - PU4 - FIRST FLOOR
Client: **NORBUILT**

Note

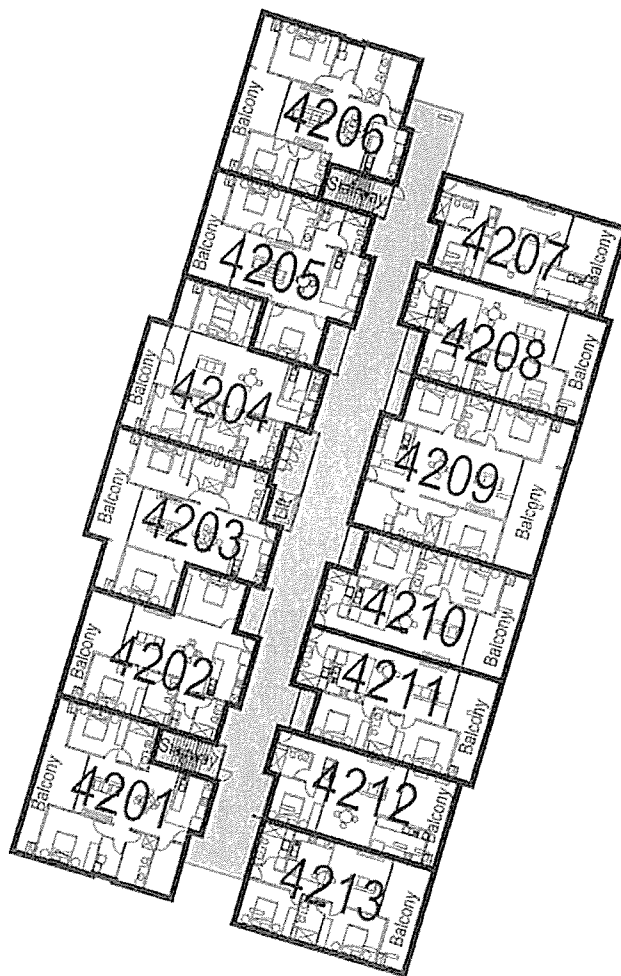
Easements should be confirmed with current
Certificate of Title
Based on architectural drawing "13042 B4-mp"

 denotes PU4 Common Property

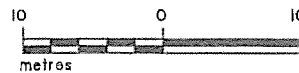


All areas and dimensions are subject to survey

Drawing number 2015/0703/16
Referred to in Permit No: DP15/0694



.....
Licensed Surveyor Date



Drawn by:	RM
Date:	9.09.15
Cad File:	8769-19A.DWG
Scale:	1:500 (A4)
Datum:	
Drawing No:	15/8769/19A




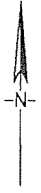
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LOT 10286
TOWN OF PALMERSTON
UNIT TITLES - PU4 - SECOND FLOOR
Client: **NORBUILT**

Note

Easements should be confirmed with current
Certificate of Title
Based on architectural drawing "13042 B4-mp"

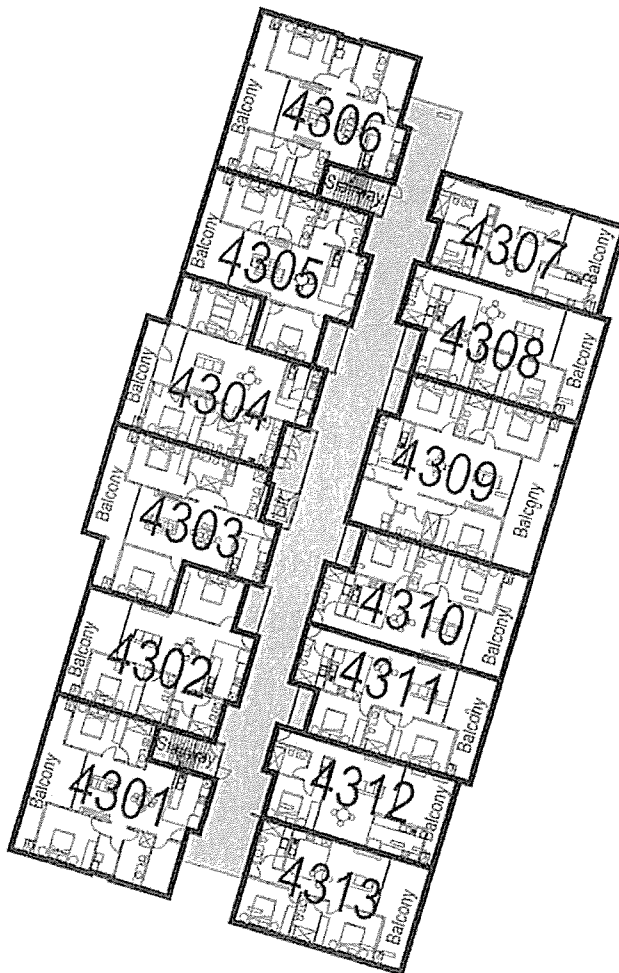
 denotes PU4 Common Property



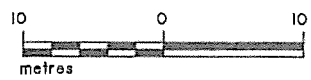
All areas and dimensions are subject to survey

Drawing number 2015/0703/17

Referred to in Permit No: DP15/0694



.....
Licensed Surveyor Date



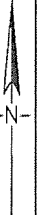
Drawn by:	RM
Date:	9.09.15
Cad File:	8769-20A.DWG
Scale:	1:500 (A4)
Datum:	
Drawing No:	15/8769/20A

eja
earl james & associates

SURVEY & PLANNING
CONSULTANTS
10 HARVEY STREET
DARWIN NT 0801
PH. (08) 89812494
FAX. (08) 89815205
darwin@eja.com.au

LOT 10286
TOWN OF PALMERSTON
UNIT TITLES - PU4 - THIRD FLOOR

Client: **NORBUILT**



Note

Easements should be confirmed with current Certificate of Title
Based on architectural drawing "130405-C01 Rev 6"

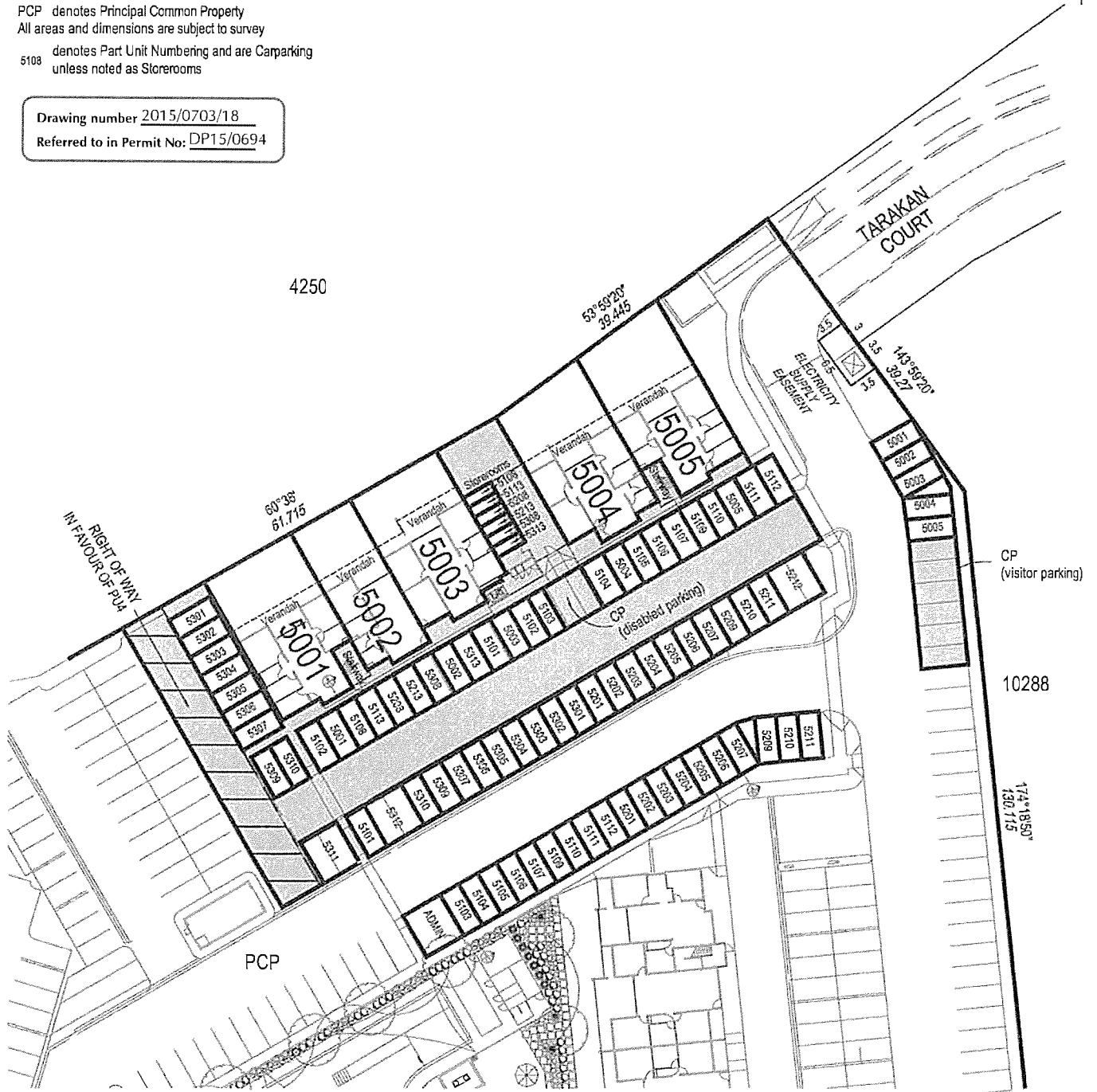
denotes PU5 Common Property

PCP denotes Principal Common Property
All areas and dimensions are subject to survey

5103 denotes Part Unit Numbering and are Carparking unless noted as Storerooms

Drawing number 2015/0703/18

Referred to in Permit No: DP15/0694



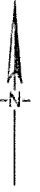
SURVEY & PLANNING CONSULTANTS
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LOT 10286
TOWN OF PALMERSTON
UNIT TITLES - PU5 - GROUND FLOOR

Client: **NORBUILT**


Licensed Surveyor:
Date:
Drawn by: RM
Date: 15/09/15
Cad File: 8769-21F.DWG

Scale: 1:500 (A3)
Datum:
Drawing No:
15/8769/21F



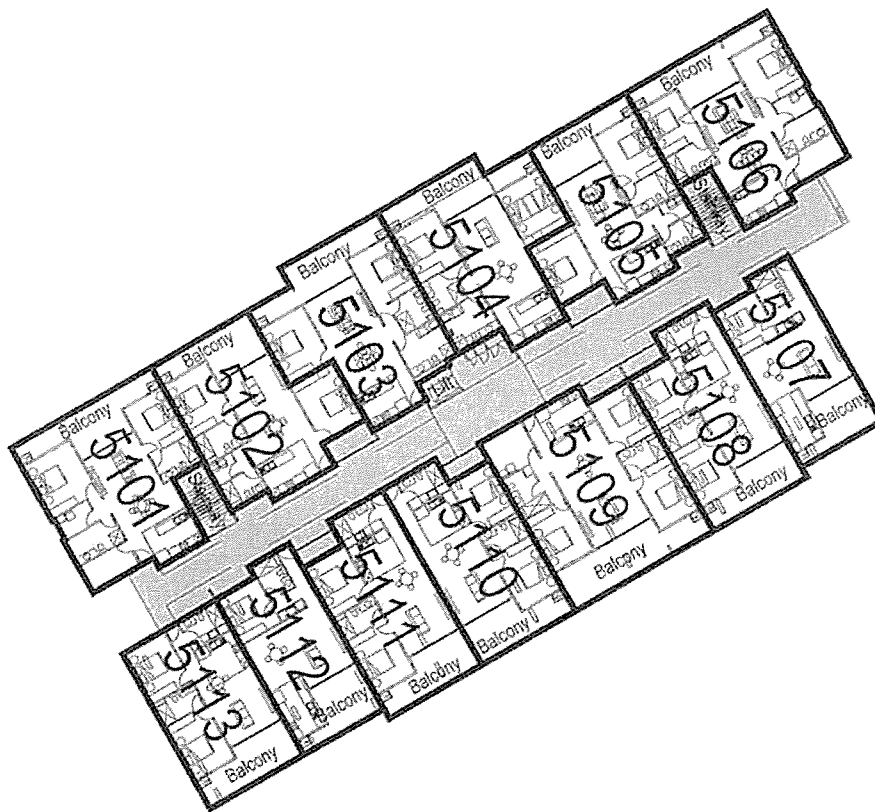
Note

Easements should be confirmed with current
Certificate of Title
Based on architectural drawing "13042 B5-mp"

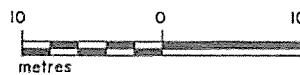
 denotes PU5 Common Property

All areas and dimensions are subject to survey

Drawing number 2015/0703/19
Referred to in Permit No: DP15/0694



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Licensed Surveyor Date

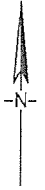


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Date:	9.09.15
Cad File:	0769-22A.DWG
Scale:	1:500 (A4)
Datum:	
Drawing No:	15/8769/22A




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LOT 10286
TOWN OF PALMERSTON
UNIT TITLES - PU5 - FIRST FLOOR
Client: **NORBUILT**



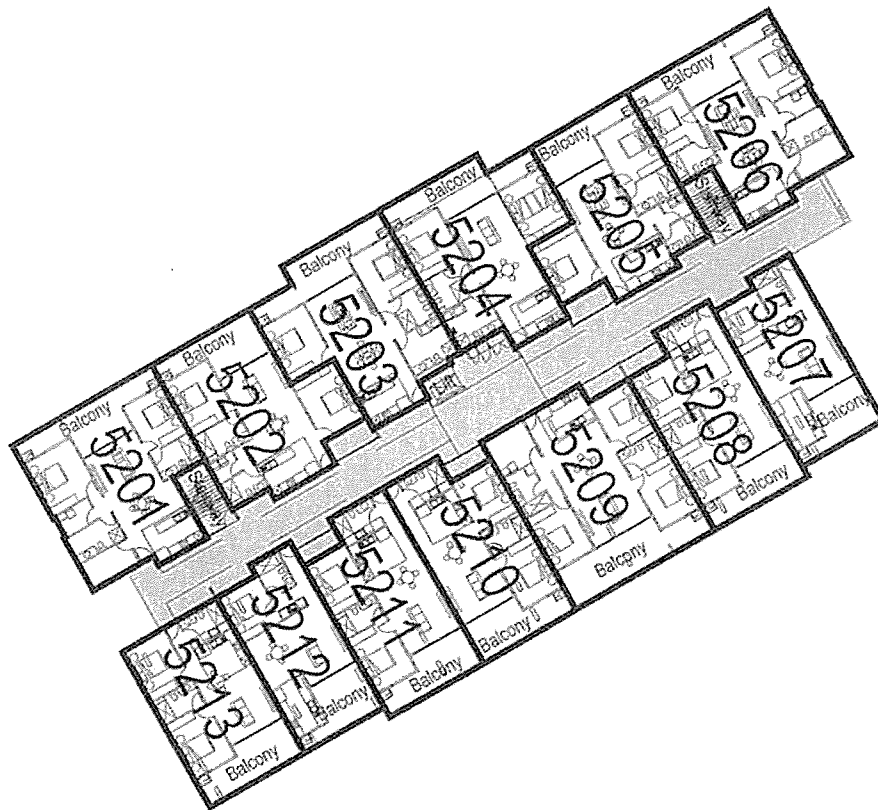
Note

Easements should be confirmed with current
Certificate of Title
Based on architectural drawing "13042 B5-mp"

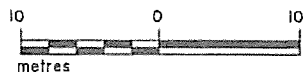
 denotes PU5 Common Property

All areas and dimensions are subject to survey

Drawing number 2015/0703/20
Referred to in Permit No: DP15/0694



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Licensed Surveyor Date

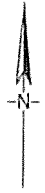


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Date:	9.09.15
Cad File:	9769-23A.DWG
Scale:	1:500 (A4)
Datum:	
Drawing No:	15/8769/23A




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darwin@eja.com.au

**LOT 10286
TOWN OF PALMERSTON**
UNIT TITLES - PU5 - SECOND FLOOR
Client: **NORBUILT**



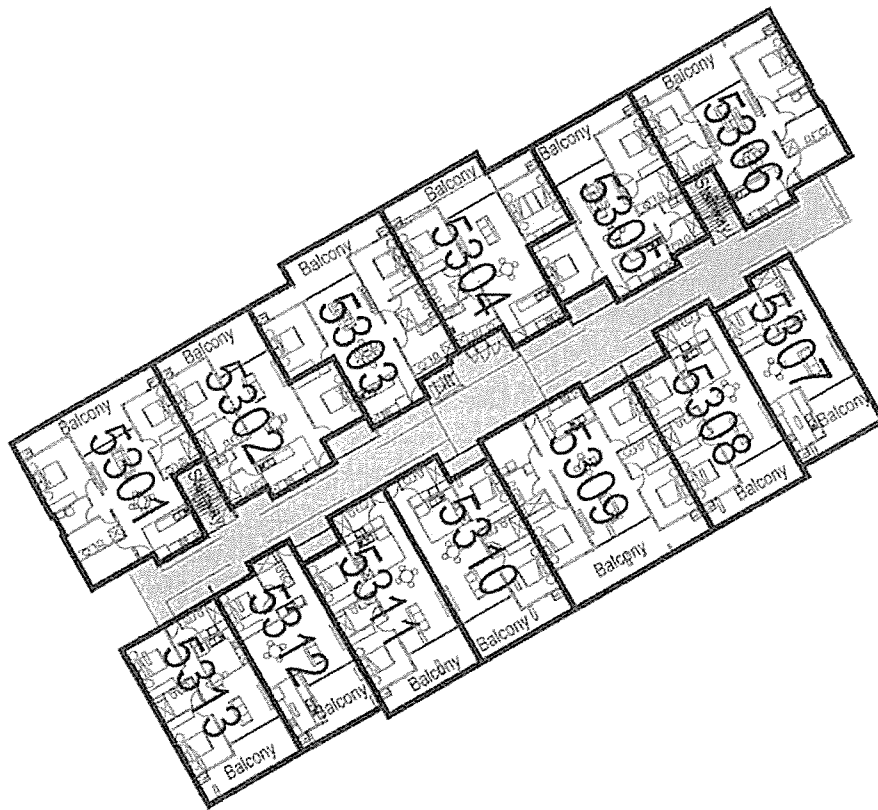
Note

Easements should be confirmed with current
Certificate of Title
Based on architectural drawing "13042 B5-mp"

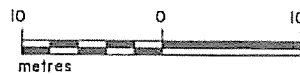
 denotes PU5 Common Property

All areas and dimensions are subject to survey

Drawing number 2015/0703/21
Referred to in Permit No: DP15/0694



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Licensed Surveyor Date



Drawn by:	RM
Date:	9.09.15
Cad File:	8769-24A.DWG
Scale:	1:500 (A4)
Datum:	
Drawing No:	15/8769/24A



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darwin@eja.com.au

**LOT 10286
TOWN OF PALMERSTON**

UNIT TITLES - PU5 - THIRD FLOOR

Client: **NORBUILT**



Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6046
Facsimile No: (08) 8980 0700

In reply please quote: PA2023/0324

Bruce Baldey
brucebaldey@gmail.com

Dear Mr Baldey

NOTICE OF CONSENT (SECTION 53B OF THE *PLANNING ACT 1999*) UNITS 13888 (APT 2) AND 13892 (COMMON PROPERTY), (11) TARAKAN COURT, JOHNSTON, TOWN OF PALMERSTON

The Development Consent Authority has determined, to vary the requirements of Clauses 5.2.4.4 Layout of car parking areas, 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures, 5.4.7 Communal Open Space, and 5.4.8.2 Building Design for Dwelling-multiple of the Northern Territory Planning Scheme 2020, and, pursuant to section 53(a) of the *Planning Act 1999*, grant consent to the proposal to use and develop the abovementioned land for the purpose of dwelling-multiple (13 x 3 bedroom, 12 x 2 bedroom and 2 x 1 bedrooms) in 1 x 3 storey building, subject to the conditions specified on the attached Development Permit DP23/0304.

Reasons for the Determination

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

The NT Planning Scheme 2020 applies to the land and dwelling-multiple requires consent under Clause 1.8 (When development consent is required). It is identified as *Merit Assessable* under Clause 1.8(1)(b)(ii)(2), therefore the zone purpose and outcomes of Clause 4.4 Zone MR Medium Density Residential, and Clauses 5.2.1 General Height Control, 5.2.4 Car Parking, 5.2.6 Landscaping, 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures, 5.4.4 Extensions and Structures Ancillary to a Dwelling-group or Dwelling-Multiple Development, 5.4.6 Private Open Space, 5.4.7 Communal Open Space, 5.4.8 Residential Building Design, 5.4.17 Building Articulation, 5.4.18 Fencing, and 5.4.19 Residential Plot Ratio need to be considered.

These clauses have been considered and it is found that the proposal complies with the relevant requirements of the Planning Scheme except for Clauses 5.2.4.4 Layout of car parking areas, 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures, 5.4.7 Communal Open Space, and 5.4.8.2 Building Design for Dwelling-multiple.

The proposal is within Zone MR (Medium Density Residential), of which the purpose is to "Provide for a range of mid-rise housing options close to community facilities, commercial uses, commercial uses, public transport or open space, where reticulated services can support medium density residential development." As a three storey residential development, the proposal is consistent with the Zone Purpose and Zone Outcome 1, which provides the land is for

"Predominately medium density residential developments generally not exceeding four storeys."
The proposal achieves compliance with the Part 5 requirements for building height, car parking spaces, building setbacks to the residential building, private open space, building articulation and plot ratio.

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

It is considered that a variation to the affected clauses is appropriate in this instance because:

(a) Clause 5.2.4.4 Layout of car parking areas

The purpose of this clause is to, *"Ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose."* The proposal has been found not in accordance with Clause 5.2.4.4 as the plans include a 1m setback from Lambrick Avenue to car parking spaces only, when 3m of landscaping is required. The consent authority may vary this requirement, *"...if it is satisfied that the non-compliance will not unreasonably impact on the amenity of the surrounding locality."*

The existing unit title boundaries are noted as providing a limit to the possible extent of compliance with this requirement, establishing boundaries to areas suitable for use as driveways and car parking for each unit. As the non-compliance is behind an existing 2.5m blockwork wall, and will not be visible from the affected frontage, the consent authority determined this not result in any unreasonable impact on the amenity of the locality.

Clause 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

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

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

The proposal complies with the minimum setbacks for the residential building, however does not meet the secondary street setback for the carport adjacent to Lambrick Avenue:

- 4.5m is required for residential buildings and ancillary structures, and 1.2m proposed to the carport posts; and
- 2.1m is required to the carport roof and 0.9m proposed.

The consent authority may consent to a development that is not in accordance with this requirement, only *"...if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property."* The site has an existing 2.5m boundary fence constructed along the Lambrick Avenue frontage, reducing direct views of the reduced setback. The carport height nearest the fence is also 2.5m in height, increasing to 3.2m towards the north. The consent authority determined that the carport is considered to be compatible with the streetscape and unlikely to result in any adverse views of building massing, noting it will be largely screened by the 2.5m boundary fence.

Clause 5.4.7 Communal Open Space

The purpose of this clause is to, "Ensure that suitable areas for communal open space are provided for dwellings-multiple, residential care facilities and rooming accommodation." The clause requires a minimum of 15% of the site, being not less than 6m wide at any point, is to be communal open space. The Clause also requires,

"6. Communal open space is to be designed to:

- (a) be clearly delineated from private and public open space;*
- (b) maintain reasonable privacy of nearby dwellings;*
- (c) provide recreational facilities for occupants; address the projected needs of children;*
- (d) include landscaping and shade where located outdoors;*
- (e) minimise safety issues, including through lighting and passive surveillance;*
- (f) minimise the effects of any on-site traffic circulation and car parking areas; and*
- (g) be capable of efficient maintenance and management.*

With an overall site area of 24,900m², the communal open space for the overall development is required to be 3,735m². The proposal includes communal open space of 3,102m², or 12.5% of the total site area only. Administratively, the consent authority may consent to a development not in accordance with the above requirements, "if it is satisfied the communal open space has usable dimensions and is of a sufficient size for the development." The existing unit title boundaries are noted as providing a limit to the possible extent of communal open space. The site is also noted as being within close proximity to Council owned Hobart Park, which includes a playground, obstacle course, and half basketball court. Overall, the consent authority determined that the central landscaped area provides useable dimensions and is of reasonable size for the development.

Clause 5.4.8.2 Building Design for Dwelling-multiple.

The purpose of this clause is to, "Promote site-responsive design of dwellings-multiple that provides a sympathetic interface with the streetscape and surrounding dwellings, is climatically appropriate and provides a pleasant living environment for the occupants." Unit 13 - 17 and 23 - 27 do not meet the below requirement:

"13. Balconies are to provide at least:

- (a) One side without an external wall; and*
- (b) One side without an external wall for more than 50% of the length of that side."*

The consent authority may vary this requirement "...if it is satisfied that the balcony design allows for sufficient breeze penetration and limits the appearance of building massing when viewed from the public domain." Whilst the balconies to units 14 - 16 and 24 - 26 are enclosed on either end by solid walls rather than achieving 50% open to one side, each balcony is substantially larger than the minimum 12m² private open space required, each providing 22m² overall. The design with extended "wings" either side of the central area still allow for sufficient breeze penetration within the building, as illustrated in the figure below. The building is setback 12.3m which is triple the minimum 4.5m required setback. Some articulation occurs with each corner unit balcony being setback 1m further than the central balconies.

The corner balconies to units 13, 17, 23, 27 are noted as minor non-compliance only with a 45% opening to the second side rather than the 50% required and unlikely to significantly impact breezes, with these units also including secondary balconies at each end reducing the appearance of building massing. Overall the consent authority determined that the balcony design allows for sufficient breeze penetration and sufficiently limits the appearance of building massing when viewed from the public domain.

- (b) The considerations listed under Clause 1.10(4) have been given regard to and it has been found that the proposal complies with all relevant requirements of the NT Planning Scheme 2020, except for the Clauses as identified above.

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

The parcel was created as part of the broader subdivision of Johnston around 12 years ago. The land has no identifiable land capability issues that would impact on the development.

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.

Whilst the development will result in a change to the appearance of the site, it is consistent with that expected in Zone MR (Medium Density Residential) as a Merit Assessable development, including the overall height, scale and residential use proposed. The development is noted as being similar in scale and appearance to the existing 4 storey building within the same unit complex, albeit at a lower height. Overall the development is not anticipated to adversely impact the existing or future amenity of the area.

Right of Appeal

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

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

There is no right of appeal by a third party under section 117 of the *Planning Act 1999* in respect of this determination as there were no submissions received under section 49 of the Act.

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

Yours faithfully



Sally Graetz
2023.12.19
17:31:20
+09'30'

Sally Graetz
Delegate

19 December 2023

Attachment

cc City of Palmerston

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP23/0304

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Unit 13888
Unit 13892
Town of Palmerston
APT 2 11 TARAKAN CT, JOHNSTON
COMMON PROPERTY 11 TARAKAN CT, JOHNSTON

APPROVED PURPOSE

To use and develop the land for the purpose of dwelling-multiple (13 x 3 bedroom, 12 x 2 bedroom and 2 x 1 bedrooms) in 1 x 3 storey building, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clauses 5.2.4.4 Layout of car parking areas, 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures, 5.4.7 Communal Open Space, and 5.4.8.2 Building Design for Dwelling-multiple 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.



Sally Graetz
2023.12.19
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+09'30'

SALLY GRAETZ
Delegate
Development Consent Authority

19 December 2023

DEVELOPMENT PERMIT

DP23/0304

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston stormwater drainage system, or an alternate approved connection shall be submitted to and approved by the City of Palmerston and the Land Development Unit, Department of Infrastructure, Planning and Logistics, to the satisfaction of the consent authority.
2. Prior to the endorsement of plans and prior to the commencement of works, the applicant is to specify on the plans the specific building treatments included to achieve the maximum recommended design sound levels of the *Australian Standard AS2107-2000 Acoustics – Recommended design sound levels for reverberation times for building interiors*, to the satisfaction of the consent authority.
3. Prior to the commencement of works, in principle approval from the City of Palmerston is required for the access to the site, to the satisfaction of the consent authority.
4. Prior to the commencement of works, details of waste servicing shall be submitted to and approved by the City of Palmerston, to the satisfaction of the consent authority.

GENERAL CONDITIONS

5. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage, and electricity services to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notation 1 for further information.
7. 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.
8. 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.
9. Confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) from a suitable qualified professional confirming that all new number labels have been correctly installed at the Customer's Metering Panel(s) and water meters (where applicable). Please provide a copy of an email addressed to both landdevelopmentnorth@powerwater.com.au and powerconnections@powerwater.com.au
10. Prior to the use/occupation of the development and connection of services (i.e. power and water), the owner of the land must apply for street addressing from the Surveyor-General of the Northern Territory. This will form the legal address and will be required to be placed on the meters within

the development in accordance with the allocation. An Occupancy Permit will not be able to be granted until such time as addressing is obtained.”

11. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Palmerston, to the satisfaction of the consent authority.
12. 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 Palmerston, to the satisfaction of the consent authority.
13. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston, and Land Development Unit, Department of Infrastructure, Planning and Logistics, to the satisfaction of the consent authority.
14. Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.
15. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street, in accordance with the requirements of City of Palmerston, to the satisfaction of the consent authority.
16. Before the occupation of the development, the applicant is to demonstrate the building treatments to meet the maximum recommended design sound levels of the *Australian Standard AS2107-2000 Acoustics – Recommended design sound levels for reverberation times for building interiors* have been constructed, to the satisfaction of the consent authority.
17. Before the occupation of the development starts, the area(s) 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 parking spaces, access lanes and driveways must be kept available for these purposes at all times.

18. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view 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.

19. 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.
20. All balconies are to be internally drained and discharge is to be disposed of at ground level and in a manner consistent with stormwater disposal arrangements for the site to the satisfaction of the consent authority.
21. 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.
22. 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.

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. 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).
3. A "Permit to Work Within a Road Reserve" may be required from City of Palmerston before commencement of any work within the road reserve.
4. 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 may take enforcement action or issue statutory instruments should there be non-compliance with the Act.
5. All land in the Northern Territory is subject to the *Weeds Management Act 2001* (WM Act). The WM Act describes the legal requirements and responsibilities that apply to owners and occupiers of land regarding declared weeds. Section 9 general duties include the requirement to take all reasonable measures to prevent land being infested with a declared weed and to prevent a declared weed from spreading. There are additional duties including a prohibition on buying, selling, cultivating, moving or propagating any declared weed and the requirement to notify the Weed Management Branch of a declared weed not previously present on the land within 14 days of detection. Should you require further weed management advice contact the weed management branch by phone on (08) 8999 4567 or by email to weedinfo@nt.gov.au.

6. 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.
7. Any proposed works which fall within the scope of the *Construction Industry Long Service Leave and Benefits Act 2005* must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

DEVELOPMENT SUMMARY

Total site area 24,900M²
 Stage 1 Floor Area 4,455M²
 Stage 2 Floor Area 2,976M²
 Total Floor Area 7,431M²
 Plot Ratio .35
 Site Coverage 8%

Stage 1
 ... 48 Dwellings
 ... 99 Car parks

Stage 2
 ... 27 Dwellings
 ... 60 Car parks

Unit Title Subdivision
 25.05.2016

This document contains drawing numbers:
 2023/0324/01 to 2023/0324/09

Referred to in Permit No: DP23/0304

Issued by the consent authority on: 10 September 2024

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

Digitally signed by David Burrow
 Date: 2024.09.10 16:39:52 +09'30'

Delegate

Drawing number 2023/0324/01
 Referred to in Permit No: DP23/0304

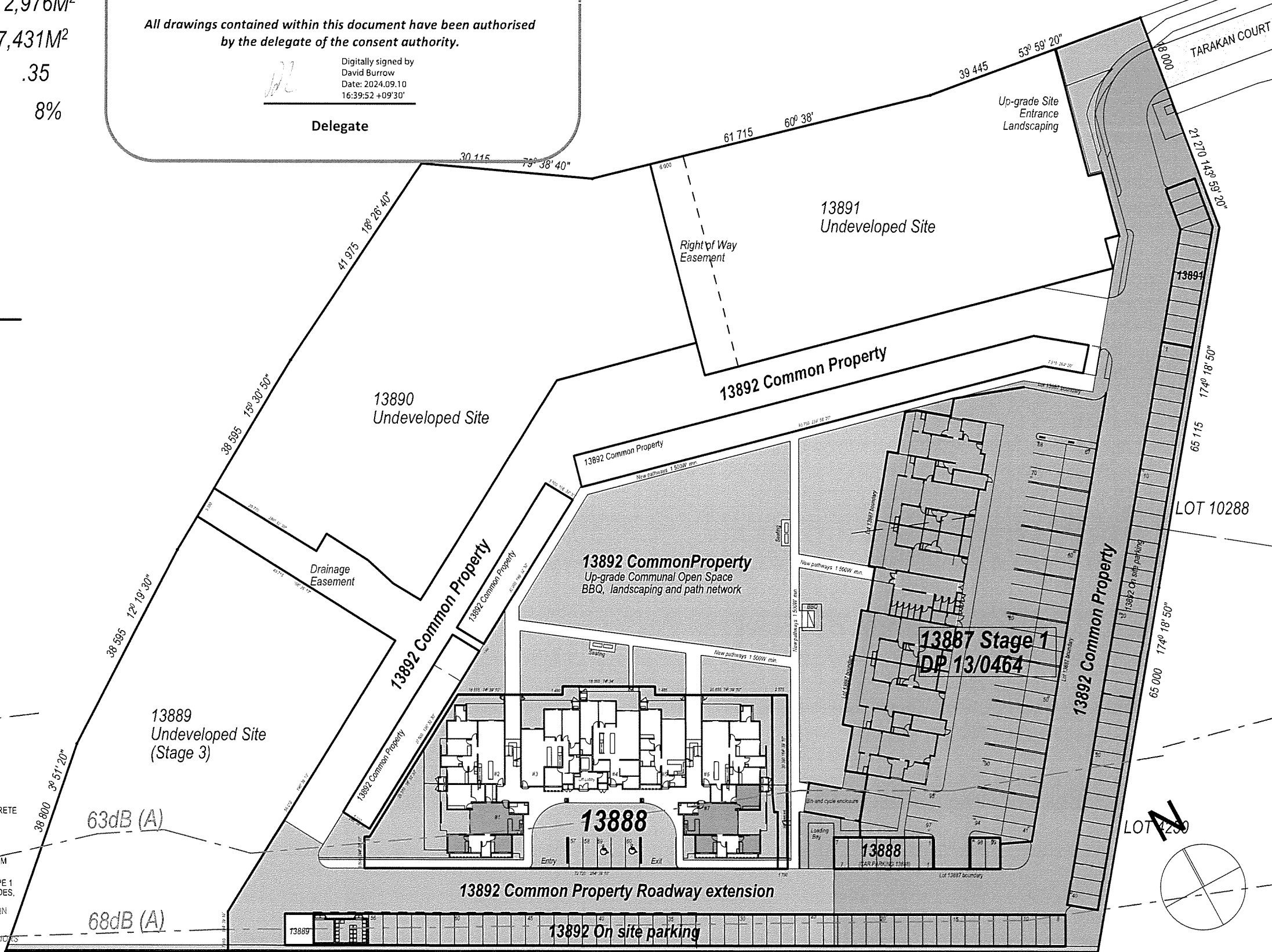
REV A 1.10.23: Boundary notes added
 REV B 7.10.23: Boundary lines enhanced
 REV C 5.11.23: DAS Response
 REV D 21.11.23: Parking boundaries
 REV E 4.2.24 Corrections site boundaries
 REV F 15.8.24 Noise contour ammendment & Spec.
 REV G 2.9.24 Note 2 added

68/63dB (A)
 "Johnston Subdivision Road Traffic Noise Assessment" refers
 GHD Darwin 2010

CONSTRUCTION TYPE LEGEND

WALLING: SERIES 200 SINGLE SKIN REINFORCED CONCRETE BLOCKWORK, RENDERED WITH PAINT FINISH
CEILING: 200MM THICK REINFORCED CONCRETE
WINDOWS: ALUMINIUM FACTORY GLAZED SLIDING WINDOWS AND DOORS, FULLY SEALED, 6.38MM W/LAM (VIRIDIAN) LAMINATED GLASS

Notes: 1. ALL EXTERNAL DOORS 42MM THICK NT TYPE 1 SOLID CORE, TYPE RAVEN SEALS TOP AND SIDES, DROP SEAL AT THE BASE
 2. BUILDING CONSTRUCTION TYPES SHALL BE IN COMPLIANCE WITH AS2107:2009 ACOUSTICS - RECOMMENDED DESIGN SOUND LEVELS FOR REVERBERATION TIMES FOR BUILDING INTERIORS



LAMBRICK TERRACE ROAD RESERVE

Site Development Plan
 1:750

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Client
 Project Name
 Lots 13888, 13892 (11) Tarakan Court, Johnston NT

Drawing Title: - Site Development Plan	
Scale: as noted	Date:
Status: #Project Status	Checked By:
Project No: 080601	Drawing No.: TK2R 00G
Plot Date:	2/09/2024

Drawing number 2023/0324/02

Referred to in Permit No: DP23/0304

REV A 2.9.24 Note 2 added

68/63dB (A)

"Johnston Subdivision Road Traffic Noise Assessment" refers GHD Darwin 2010

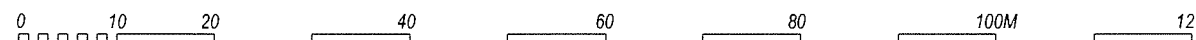
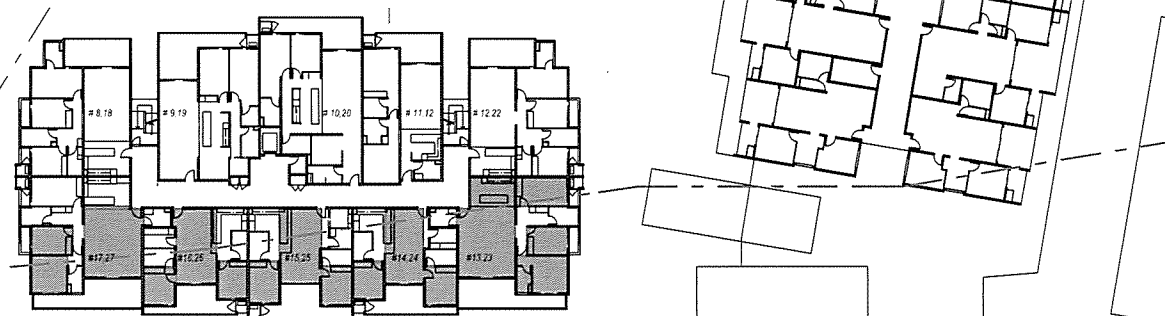
CONSTRUCTION TYPE LEGEND

- WALLING: SERIES 200 SINGLE SKIN REINFORCED CONCRETE BLOCKWORK, RENDERED WITH PAINT FINISH
- CEILING: 200MM THICK REINFORCED CONCRETE
- WINDOWS: ALUMINIUM FACTORY GLAZED SLIDING WINDOWS AND DOORS, FULLY SEALED, 6.38MM VLAM (VIRIDIAN) ACOUSTIC LAMINATED GLASS

- Notes:
1. ALL EXTERNAL DOORS 42MM THICK NT TYPE 1 SOLID CORE, TYPE RAVEN SEALS TOP AND SIDES, DROP SEAL AT THE BASE
 2. BUILDING CONSTRUCTION TYPES SHALL BE IN COMPLIANCE WITH AS2107-2000 ACOUSTICS - RECOMMENDED DESIGN SOUND LEVELS FOR REVERBERATION TIMES FOR BUILDING INTERIORS

63dB (A)

68dB (A)



The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Client
 Project Name
Lot 13888 (11) Tarakan Court, Johnston NT

Drawing Title:
- Site Development Plan First and Second Floors

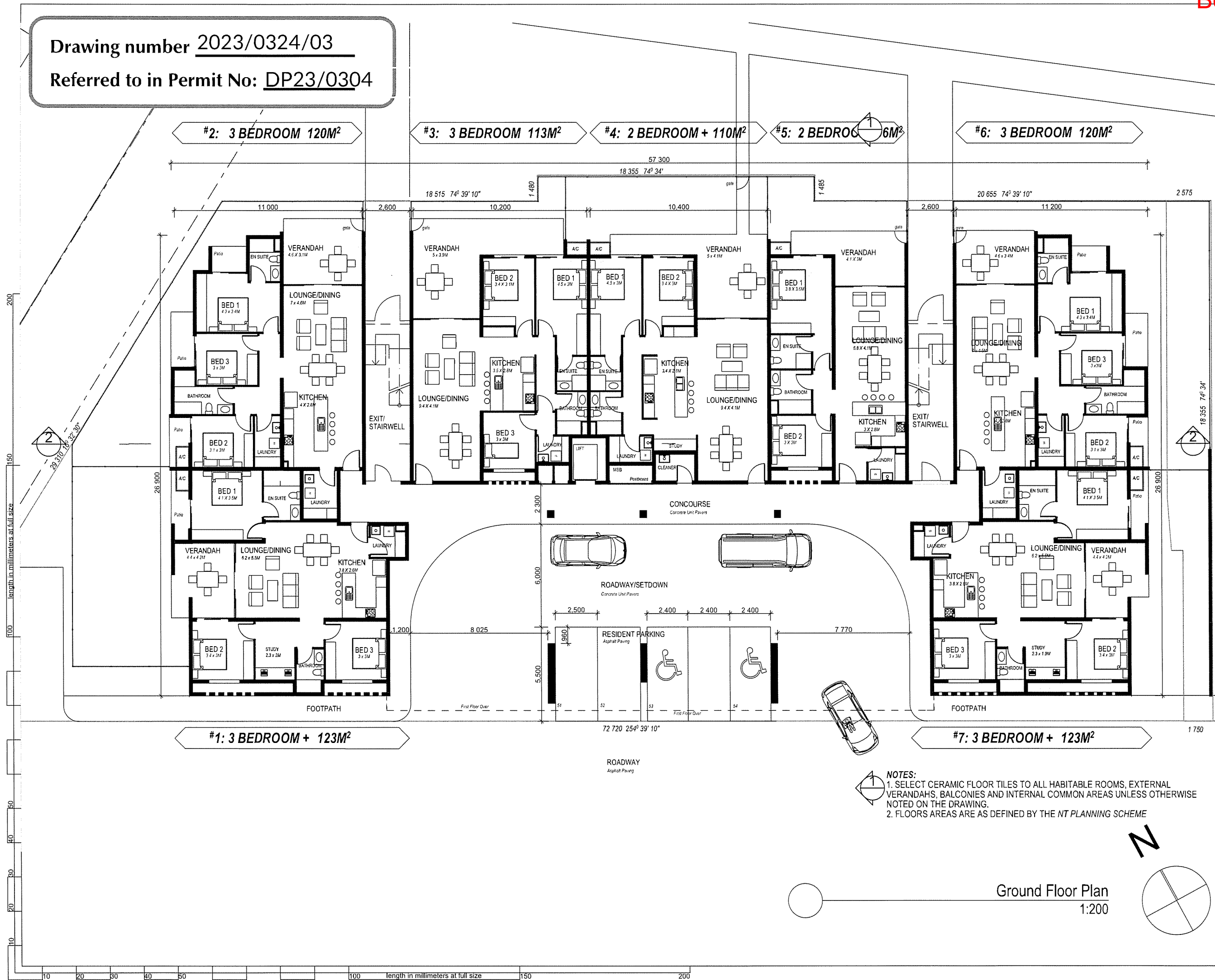
Scale: as noted Date:

Status: #Project Status Checked By:

Project No: **080601** Drawing No.: **TK2R 18A**

Plot Date: 2/09/2024

Drawing number 2023/0324/03
 Referred to in Permit No: DP23/0304



- NOTES:**
1. SELECT CERAMIC FLOOR TILES TO ALL HABITABLE ROOMS, EXTERNAL VERANDAHS, BALCONIES AND INTERNAL COMMON AREAS UNLESS OTHERWISE NOTED ON THE DRAWING.
 2. FLOORS AREAS ARE AS DEFINED BY THE NT PLANNING SCHEME

Ground Floor Plan
 1:200

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Client
 Project Name
**Lot 13888 (11) Tarakan Court,
 Johnston NT**

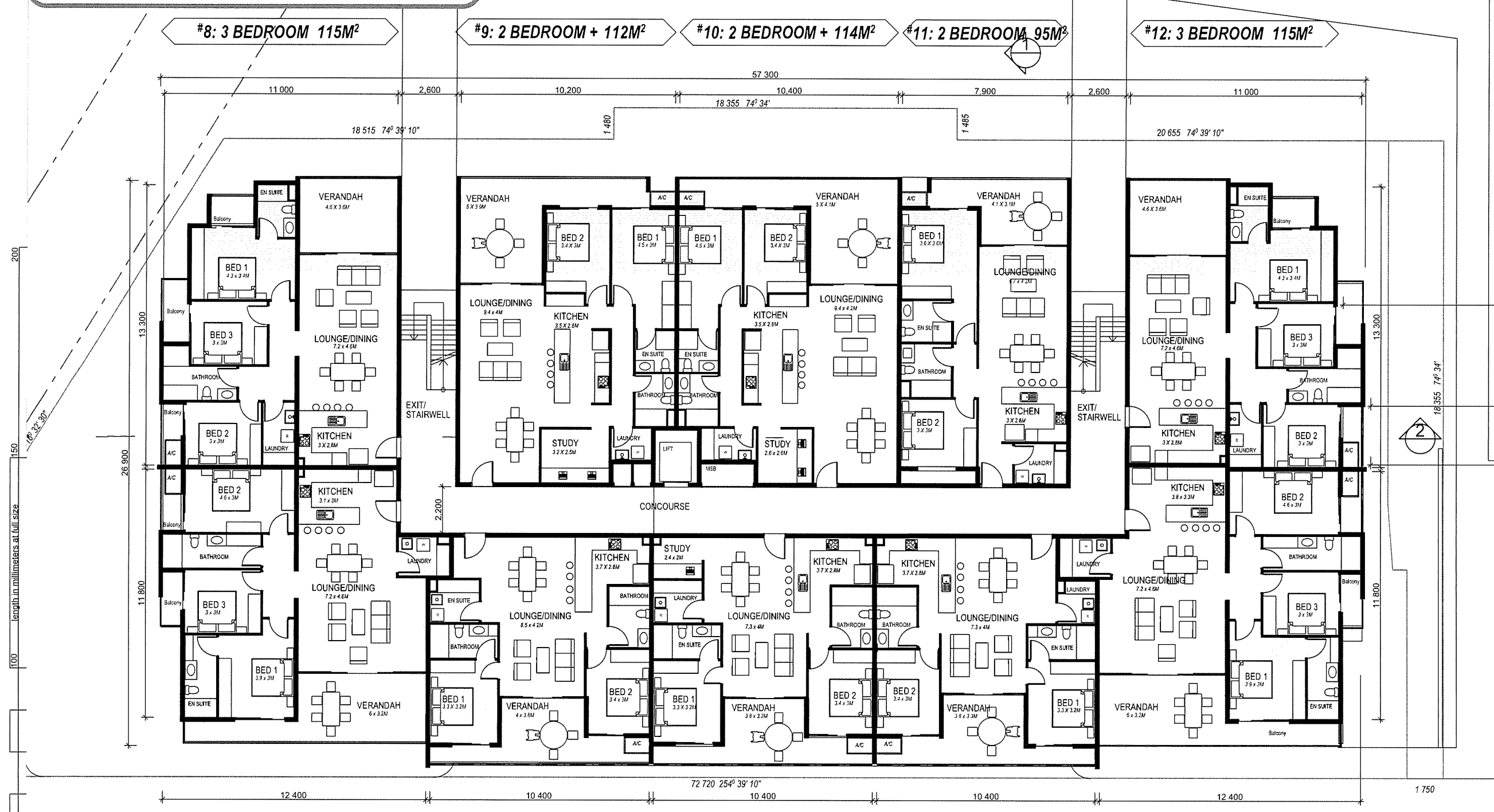
Drawing Title:
- Ground Floor Plan

Scale: as noted Date:
 Status: #Project Status Checked By:

Project No: **080601** Drawing No.: **TK2R 04**

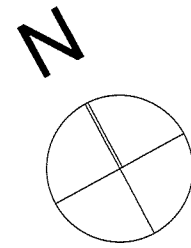
PLOT DATE: 24/09/2023

Drawing number 2023/0324/04
 Referred to in Permit No: DP23/0304



#17: 3 BEDROOM + 122M² #16: 2 BEDROOM + 90M² #15: 2 BEDROOM + 92M² #14: 2 BEDROOM 188M² #13: 3 BEDROOM 122M²

NOTES:
 1. SELECT CERAMIC FLOOR TILES TO ALL HABITABLE ROOMS, EXTERNAL VERANDAHS, BALCONIES AND INTERNAL COMMON AREAS UNLESS OTHERWISE NOTED ON THE DRAWING.
 2. FLOORS AREAS ARE AS DEFINED BY THE NT PLANNING SCHEME



First Floor Plan
 1:200

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Client
 Project Name
 Lot 13888 (11) Tarakan Court,
 Johnston NT

Drawing Title:
 - First Floor Plan

Scale: as noted Date:
 Status: #Project Status Checked By:

Project No:
080601 Drawing No.:
TK2R 05

Plot Date: 24/09/2023

length in millimeters at full size

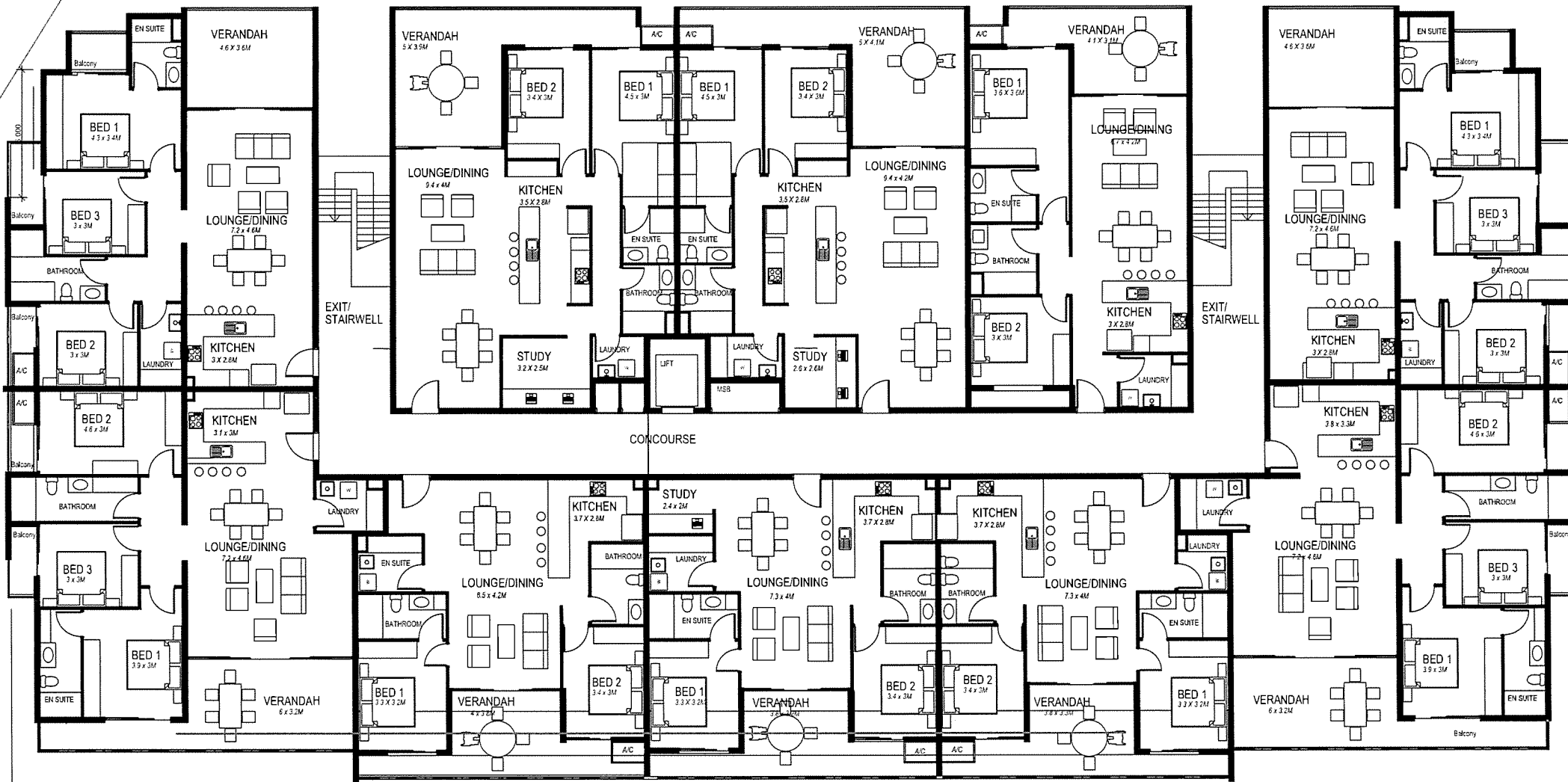
Drawing number 2023/0324/05

Referred to in Permit No: DP23/0304

#8: 3 BEDROOM 115M² #9: 2 BEDROOM + 112M² #10: 2 BEDROOM + 114M² #11: 2 BEDROOM 95M² #12: 3 BEDROOM 115M²

11 000 2 600 10 200 10 400 7 900 2 600 11 000

18 515 74° 39' 10" 1 480 18 355 74° 39' 10" 1 485 20 655 74° 39' 10"



12 400 10 400 72 720 254° 39' 10" 10 400 10 400 12 400

#17: 3 BEDROOM + 122M² #16: 2 BEDROOM + 90M² #15: 2 BEDROOM + 92M² #14: 2 BEDROOM 88M² #13: 3 BEDROOM 122M²

NOTES:
 1. SELECT CERAMIC FLOOR TILES TO ALL HABITABLE ROOMS, EXTERNAL VERANDAHS, BALCONIES AND INTERNAL COMMON AREAS UNLESS OTHERWISE NOTED ON THE DRAWING.
 2. FLOORS AREAS ARE AS DEFINED BY THE NT PLANNING SCHEME

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Client
 Project Name
Lot 13888 (11) Tarakan Court, Johnston NT

Drawing Title
- Second Floor Plan

Scale: as noted Date:
 Status: #Project Status Checked By:

Project No: **080601** Drawing No.: **TK2R 06**





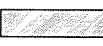
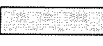
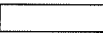

Plot Date: 24/09/2023

Second Floor Plan
 1:200

200
150
100
50
20
10
length in millimeters at full size

100 150 length in millimeters at full size 150 200

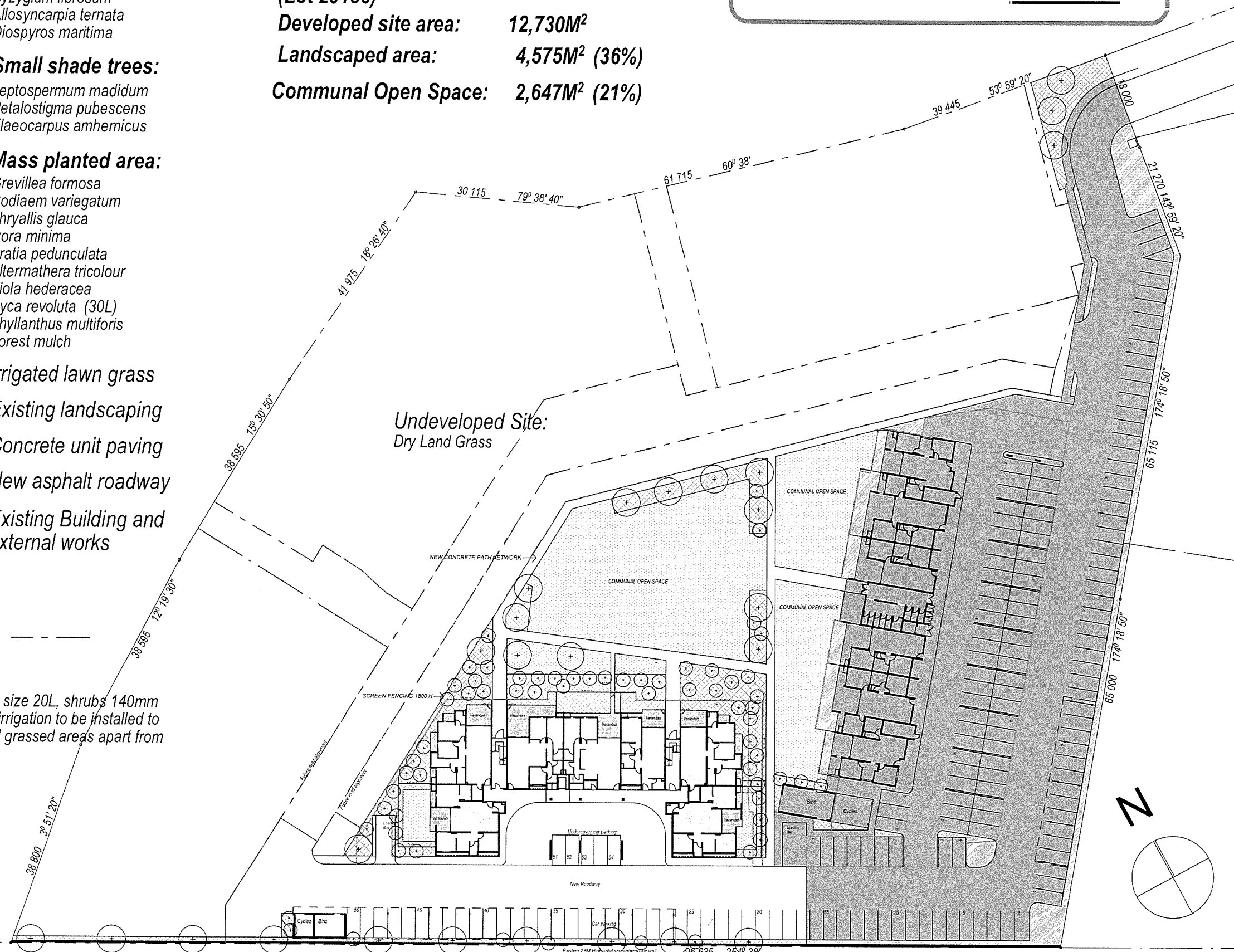
LEGEND

- 
Feature trees:
Syzyglum fibrosum
Allosyncarpia ternata
Diospyros maritima
- 
Small shade trees:
Leptospermum madidum
Petalostigma pubescens
Elaeocarpus amhemicus
- 
Mass planted area:
Grevillea formosa
Codiaem variegatum
Thryallis glauca
Ixora minima
Pratia pedunculata
Altermathera tricolour
Viola hederacea
Cyca revoluta (30L)
Phyllanthus multiforis
 Forest mulch
- 
 Irrigated lawn grass
- 
 Existing landscaping
- 
 Concrete unit paving
- 
 New asphalt roadway
- 
 Existing Building and external works

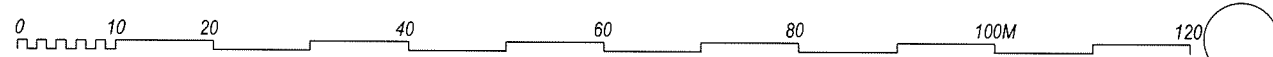
Total site area: 24,900M²
 (Lot 20186)
Developed site area: 12,730M²
Landscaped area: 4,575M² (36%)
Communal Open Space: 2,647M² (21%)

Drawing number 2023/0324/06
 Referred to in Permit No: DP23/0304

NOTES:
 1. All tree min. size 20L, shrubs 140mm
 2. Permanent irrigation to be installed to all planted and grassed areas apart from Unit yards



length in millimeters at full size



Landscape Plan
 1:750

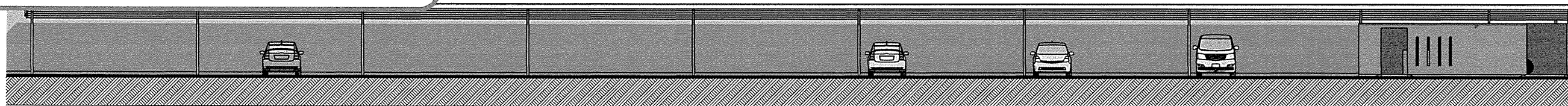
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Client
 Project Name
Lot 13888 (11) Tarakan Court, Johnston NT

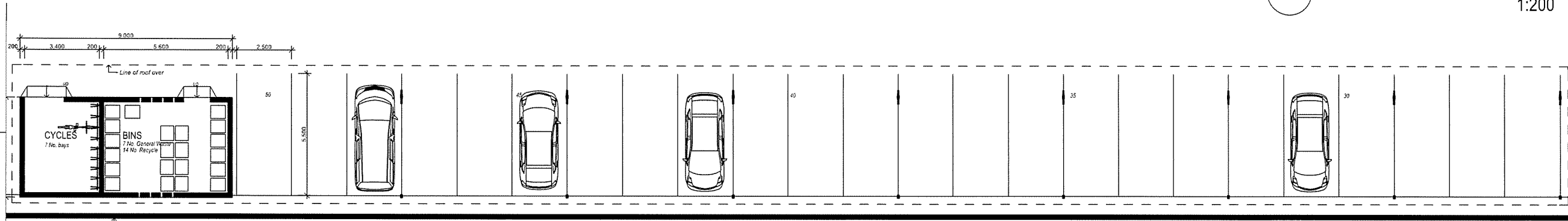
Drawing Title
 • Landscape Plan

Scale: as noted	Date:
Status: #Project Status	Checked By:
Project No: 080601	Drawing No.: TK2R 03
Plot Date:	24/09/2023

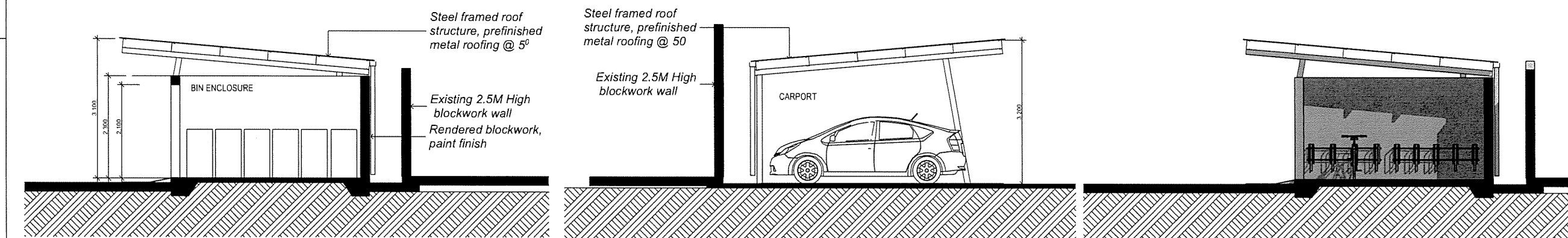
Drawing number 2023/0304/07
 Referred to in Permit No: DP23/0304



North Elevation
1:200



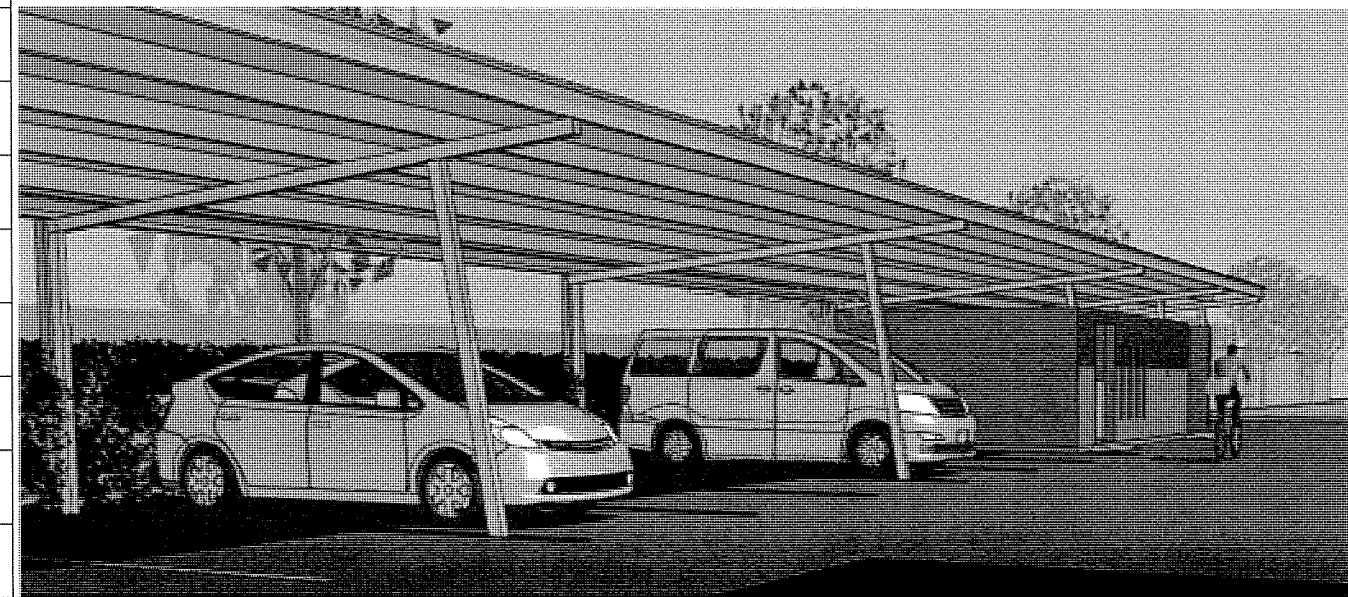
Floor Plan
1:200



Section thru Bin Enclosure
1:100

Carport Typical Section
1:100

Section thru Bike Enclosure
1:100



The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Client
 Project Name
**Lot 13888 (11) Tarakan Court,
 Johnston NT**

Drawing Title
- Carport

Site Enclosure, Carports, Carports 2
 Status: #Project Status Checked By:

Project No.: **080601**
 Drawing No.: **TK2R 11**

Plot Date: 24/09/2023

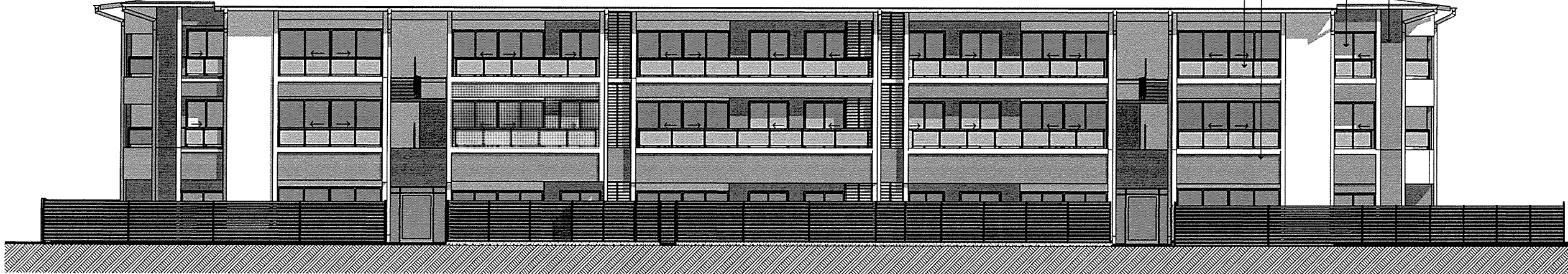
length in millimeters at full size

length in millimeters at full size

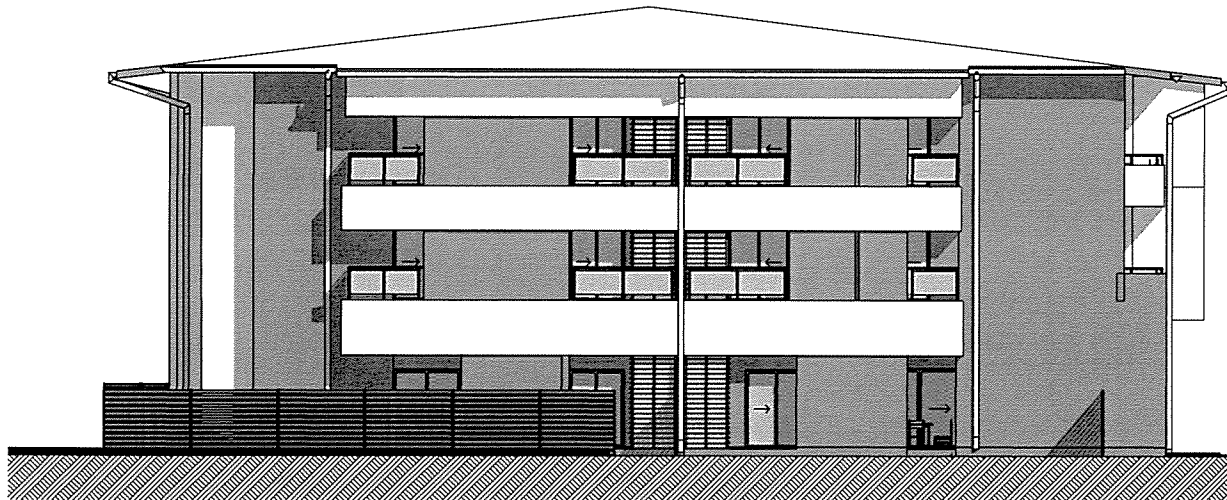
Drawing number 2023/0324/08

Referred to in Permit No: DP23/0304

METAL ROOFING, COLORBOND FINISH
ALUMINIUM FRAMED GLAZED BALUSTRADE
CONCRETE SPANDREL, RENDER AND PAINT FINISH
ALUMINIUM FRAMED DOORS AND WINDOWS,
POWDERCOAT FINISH
BLOCKWORK EXTERNAL WALLING,
RENDER AND PAINT FINISH



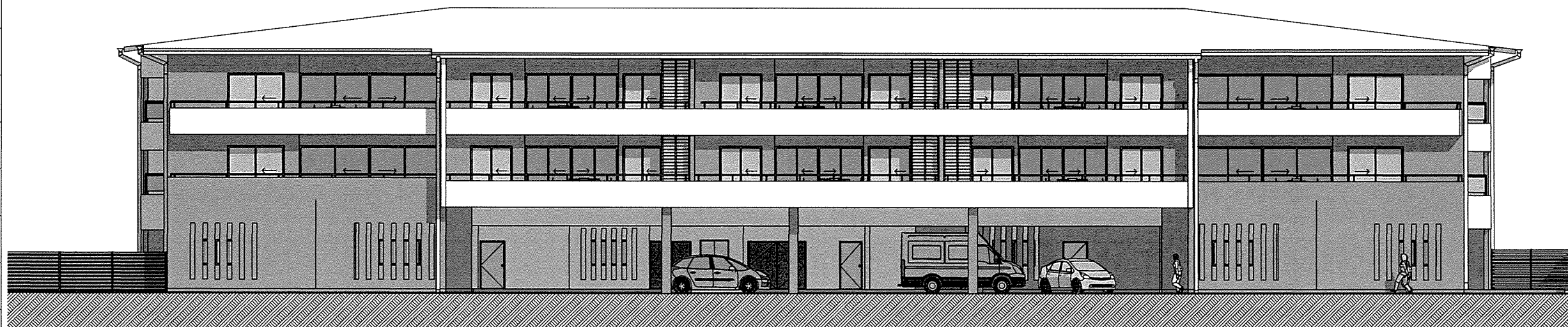
North Elevation
1:200



West Elevation
1:200



East Elevation
1:200



South Elevation
1:200

200
150
100
50
40
30
20
10
length in millimeters at full size

10 20 30 40 50 100 150 200 length in millimeters at full size

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

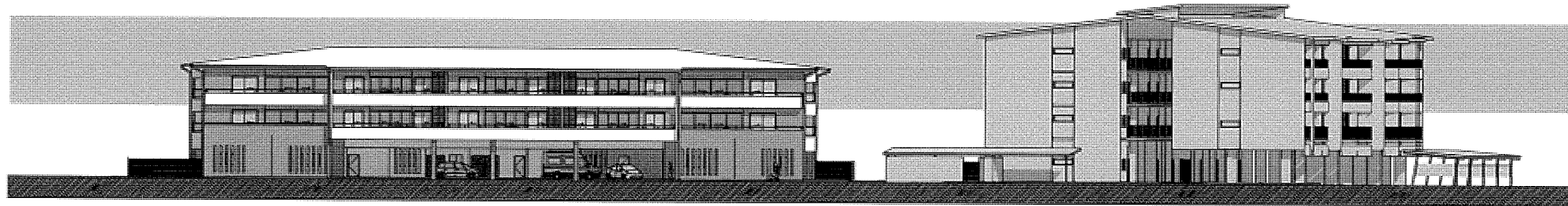
Client
Project Name
**Lot 13888 (11) Tarakan Court,
Johnston NT**

Drawing Title:
- Elevations

Scale: as noted Date:
Status: #Project Status Checked By:

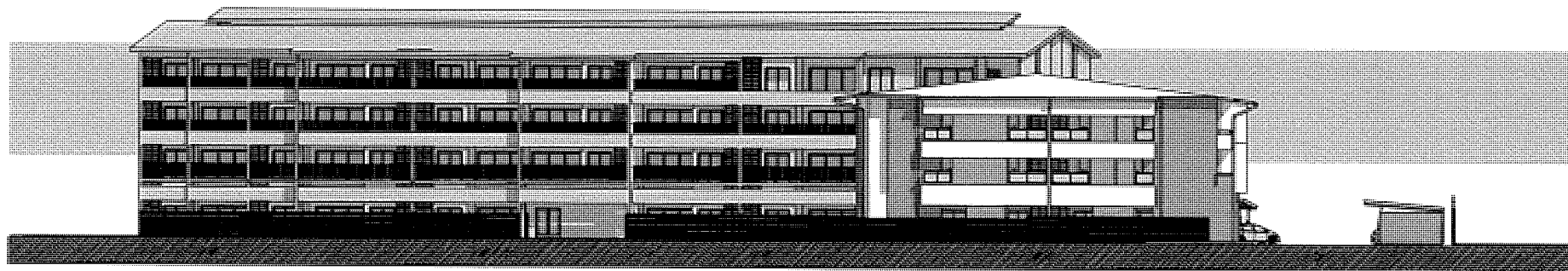
Project No: **080601** Drawing No.: **TK2R 08**

Plot Date: 24/09/2023

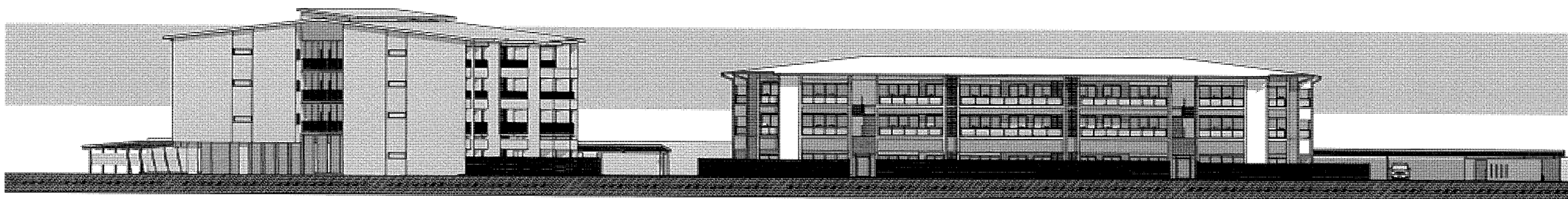


○ Site Elevation South
1:450

Drawing number 2023/0324/09
Referred to in Permit No: DP23/0304



○ Site Elevation West
1:450



○ Site Elevation North
1:450

200
150
100
50
40
30
20
10
length in millimeters at full size

10 20 30 40 50 100 150 200 length in millimeters at full size

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Client
Project Name
**Lot 13888 (11) Tarakan Court,
Johnston NT**

Drawing Title
- Site Elevations

Scale: as noted	Date:
Status: #Project Status	Checked By:
Project No: 080601	Drawing No.: TK2R 10
Plot Date:	24/09/2023



Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6046

Facsimile No: (08) 8980 0700

In reply please quote: PA2024/0125

Mr Kelvin Bruce Baldey
212/416 St Kilda Rd
MELBOURNE VIC 3004

Dear Mr Baldey

**NOTICE OF CONSENT (SECTION 53B OF THE PLANNING ACT 1999)
UNIT 13892 (COMMON PROPERTY) & UNIT 13889 (APT 3) (11) TARAKAN COURT,
JOHNSTON, TOWN OF PALMERSTON**

The Development Consent Authority has determined, to vary the requirements of Clauses 5.2.4.4 (Layout of car parking areas), 5.4.3 (Building Setbacks of Residential Buildings), and 5.4.8.2 (Building Design for Dwelling-multiple) of the Northern Territory Planning Scheme 2020, and pursuant to section 53(a) of the Planning Act 1999, grant consent to the proposal to use and develop the abovementioned land for the purpose of dwelling-multiple (12 x 3 bedroom, 12 x 2 bedroom and 3 x 1 bedrooms) in 1 x 3 storey building, subject to the conditions specified on the attached Development Permit DP24/0180.

Reasons for the Determination

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

The NT Planning Scheme 2020 applies to the land and dwelling-multiple requires consent under Clause 1.8 (When development consent is required). It is identified as *Merit Assessable* under Clause 1.8(1)(b)(ii)(2), therefore the zone purpose and outcomes of Clause 4.4 Zone MR (Medium Density Residential), and Clauses 5.2.1 (General Height Control), 5.2.4 (Car Parking), 5.2.6 (Landscaping), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), 5.4.4 (Extensions and Structures Ancillary to a Dwelling-group or Dwelling-Multiple Development), 5.4.6 (Private Open Space), 5.4.7 (Communal Open Space), 5.4.8 (Residential Building Design), 5.4.17 (Building Articulation), 5.4.18 (Fencing), and 5.4.19 (Residential Plot Ratio) need to be considered.

These clauses have been considered and it is found that the proposal complies with the relevant requirements of the Planning Scheme except for Clauses 5.2.4.4 (Layout of car parking areas), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), and 5.4.8.2 (Building Design for Dwelling-multiple).

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

It is considered that a variation to the affected clauses is appropriate in this instance because:

Clause 5.2.4.4 Layout of car parking areas

The purpose of this clause is to, *ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose.* The proposal has been found not to be in accordance with Clause 5.2.4.4 as the plans include a 1.2m setback from Lambrick Avenue to car parking spaces, when a 3m setback and landscaping is required. Administratively, the consent authority may vary this requirement, “...if it is satisfied that the non-compliance will not unreasonably impact on the amenity of the surrounding locality.”

The proposed car parking area would be located behind an existing 2.5m blockwork wall, and will not be visible from the affected frontage. Subsequently, no unreasonable impact on the amenity of the locality is expected. Landscaping is also proposed within the 1.2m setback.

Clause 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

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

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

The proposal complies with all building setback requirements except for the secondary street setback to Lambrick Avenue and the rear boundary setback (western boundary).

A 4.5m setback to Lambrick Avenue and a 3m setback to the rear boundary is required for residential buildings and ancillary structures. The following setbacks are proposed:

- 1.2m setback to the carport from a secondary street (0.9m to the carport roof where 2.1m is required); and
- 1.6m setback to the main building from the rear boundary.

Administratively, the consent authority may consent to a development that is not in accordance with this requirement, only “...if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.”

The site has an existing 2.5m boundary fence constructed along its frontage with Lambrick Avenue, partially obscuring any direct views of the proposed development. The carport height nearest the fence is also 2.5m in height, increasing to 3.2m. A bin enclosure is also located within the setback, however it is contained within the carport structure and wholly obscured by the existing fence. Subsequently, the carport and bin enclosure are unlikely to cause any undue impact on any adjoining or nearby property. Landscaping is also proposed within the 1.2m setback.

The reduced setback in the rear/western boundary is limited to a corner of the main building. Subsequently, the proposed development is considered unlikely to cause any undue impact on any adjoining or nearby properties from building massing, breeze penetration or overlooking.

Clause 5.4.8.2 Building Design for Dwelling-multiple.

The purpose of this clause is to, *"Promote site-responsive design of dwellings-multiple that provides a sympathetic interface with the streetscape and surrounding dwellings, is climatically appropriate and provides a pleasant living environment for the occupants."*

The proposal complies with all requirements of this clause except sub-clause 13. All units except Units 1, 5, 7 and 23 are assessed as not meeting requirement 13, below:

"13. Balconies are to provide at least: (a) One side without an external wall; and (b) One side without an external wall for more than 50% of the length of that side."

Administratively, the consent authority may consent to a development that is not in accordance with this requirement, only *"...if it is satisfied that the balcony design allows for sufficient breeze penetration and limits the appearance of building massing when viewed from the public domain"*.

Whilst the balconies to units 2, 3, 4, 6 and 8 - 22 are enclosed on either end by solid walls rather than achieving 50% open to one side, each balcony is substantially larger than the minimum 12m² private open space required, each providing at least 18m². Most balconies propose a corner design with a large opening, facilitating breeze penetration within the building. Any unit with an external wall proposes 2.3m x 0.9m adjustable solid louvers. This includes units 8-13 17-23 and 27. The balcony balustrades incorporate a mixture of levels of permeability that balance pleasant views while maintaining privacy. The building is compliant with all other setbacks except in the north western corner.

Overall the balcony design allows for sufficient breeze penetration and sufficiently limits the appearance of building massing when viewed from the public domain.

The considerations listed under Clause 1.10(4) have been given regard to and it has been found that the proposal complies with all relevant requirements of the NT Planning Scheme 2020, except for the Clauses as identified above.

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

The land has no identifiable land capability issues that would impact on the development.

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

The application was referred to the relevant service authorities and subsequent comments have been addressed by way of standard conditions and/or notations on the Development Permit as appropriate.

The Transport and Civil Services Division (TCSD), Department of Infrastructure, Planning and Logistics requested a Transport Impact Report in accordance with the *Austrad Guide to Traffic Management Part 12 Integrated Transport Assessment for Development*.

At the meeting, Mr Baldey, representing the Applicant, recorded their disagreement with the requirement for a Traffic Impact Report. The consent authority noted that the requirement for a traffic impact assessment to be undertaken for such development was consistent with similar Development Permits, and determined to keep the requirement requested by TCSD as a condition of any subsequent Development Permit.

In addition, Mr Baldey also queried the reference to “including foundations” in Condition 22. This condition was requested by TCSD. The consent authority does not consider the inclusion of footings within the wording of the condition to detract from the purpose of the condition. Subsequently, the consent authority determined to keep the condition’s wording as requested by TCSD.

At the meeting, Mr Tickner, representing City of Palmerston, reiterated comments made in its submission, noting that the sequencing/staging of the whole Lot was not secured within the Development Permit. The absence of a staging plan or Development Permit for the whole of the Lot raised concerns of potential complexities with coordinating the provision of infrastructure and/or services. In particular, the provision of sealed vehicle access way to the proposed development relied upon other development permits being undertaken first. To mitigate the risk of these other development permits not being completed prior to the proposed development being constructed, the consent authority determined to include a condition precedent requiring amended plans showing a complete sealed access from Tarakan Court to the proposed development prior to the endorsement of plans.

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

Whilst the development will result in a change to the appearance of the site, it is consistent with that expected in Zone MR (Medium Density Residential) as a *Merit Assessable* development, including the overall height, scale and residential use proposed. The development is noted as being similar in scale and appearance to the existing 4 storey building within the same unit complex and what was approved through DP23/0304 in 2023. Overall the development is not anticipated to adversely impact the existing or future amenity of the area.

Right of Review

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

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

There is no right of review by a third party under section 117 of the *Planning Act 1999* in respect of this determination as there were no submissions received under section 49 of the Act.

Notice of Consent – DP24/0181 – Unit 13892 (Common Property) & Unit 13889 (Apt 3) (11) Tarakan Court, Johnston, Town of Palmerston

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

Yours faithfully



Digitally signed by
David Burrow
Date: 2024.08.23
15:00:24 +09'30'

DAVID BURROW
Delegate
Development Consent Authority.
23 August 2024

Attachment

cc City of Palmerston.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP24/0181

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Unit 13889
Unit 13892
Town of Palmerston
APT 3 11 TARAKAN CT, JOHNSTON
COMMON PROPERTY 11 TARAKAN CT, JOHNSTON

APPROVED PURPOSE

To use and develop the land for the purpose of dwelling-multiple (12 x 3 bedroom, 12 x 2 bedroom and 3 x 1 bedrooms) in 1 x 3 storey building, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clauses 5.2.4.4 (Layout of car parking areas), 5.4.3 (Building Setbacks of Residential Buildings), and 5.4.8.2 (Building Design for Dwelling-multiple) of the Northern Territory Planning Scheme 2020, and pursuant to section 53(a) of the Planning Act 1999.

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.



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by David Burrow
Date: 2024.08.23
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DAVID BURROW
Delegate
Development Consent Authority.
23 August 2024

DEVELOPMENT PERMIT

DP24/0181

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to the commencement of works, amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) Sealed vehicle access from Tarakan Court to the proposed development.
2. Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston stormwater drainage system, or an alternate approved connection shall be submitted to and approved by the City of Palmerston and the Land Development Unit, Department of Infrastructure, Planning and Logistics, to the satisfaction of the consent authority.
3. Prior to the endorsement of plans and prior to the commencement of works, the applicant must specify on the plans the specific building treatments included to achieve the maximum recommended design sound levels of the Australian Standard AS2107-2000 'Acoustics – Recommended design sound levels for reverberation times for building interiors,' to the satisfaction of the consent authority.
4. Prior to the endorsement of plans and prior to the commencement of works, a traffic impact assessment report is to be prepared by a suitably qualified traffic engineer, identifying any necessary upgrades to the surrounding street network to the requirements of the Transport and Civil Services Division of the Department of Infrastructure, Planning and Logistics, to the satisfaction of the consent authority.
5. Prior to the commencement of works, in principle approval from the City of Palmerston is required for the access to the site, to the satisfaction of the consent authority.
6. Prior to the commencement of works, details of waste servicing shall be submitted to and approved by the City of Palmerston, to the satisfaction of the consent authority.

GENERAL CONDITIONS

7. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
8. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage, electricity services and telecommunications to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notation 1 for further information.
9. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.

10. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created.
11. Confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) from a suitable qualified professional confirming that all new number labels have been correctly installed at the Customer's Metering Panel(s) and water meters (where applicable). Please provide a copy of an email addressed to both landdevelopmentnorth@powerwater.com.au and powerconnections@powerwater.com.au
12. Prior to the use/occupation of the development and connection of services (i.e. power and water), the owner of the land must apply for street addressing from the Surveyor-General of the Northern Territory. This will form the legal address and will be required to be placed on the meters within the development in accordance with the allocation. An Occupancy Permit will not be able to be granted until such time as addressing is obtained.
13. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Palmerston, to the satisfaction of the consent authority.
14. 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 Palmerston, to the satisfaction of the consent authority.
15. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston, and Land Development Unit, Department of Infrastructure, Planning and Logistics, to the satisfaction of the consent authority.
16. Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.
17. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street, in accordance with the requirements of City of Palmerston, to the satisfaction of the consent authority.
18. Before the occupation of the development, the applicant is to demonstrate the building treatments to meet the maximum recommended design sound levels of the Australian Standard AS2107-2000 Acoustics – Recommended design sound levels for reverberation times for building interiors have been constructed, to the satisfaction of the consent authority.
19. All works recommended by the traffic impact assessment report are to be completed to the requirements of the Transport and Civil Services Division of the Department of Infrastructure, Planning and Logistics, to the satisfaction of the consent authority.
20. No temporary access for construction purposes shall be permitted from the Stuart Highway road reserve. Construction and delivery vehicles shall not be parked on the Stuart Highway road reserve.

21. Any proposed work (including the provision or connection of services) within, or impacting upon the Lambrick Avenue road reserve shall be in accordance with the standards and specifications of the Transport and Civil Services Division, Department of Infrastructure, Planning and Logistics. Design documents must be submitted to the Director Corridor Management, Transport and Civil Services Division for Road Agency Approval and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".
22. Upon completion of any works within or impacting upon the Lambrick Avenue road reserve, the road reserve shall be rehabilitated to the standards and requirements of the Department of Infrastructure, Planning and Logistics.
23. The developer shall have carried out, as part of stage works, and in accordance with AS3671-1989, "Acoustics – Road Traffic Noise Intrusion – Building Siting and Construction" an assessment by a suitably qualified person of the development's present and predicted future exposure to road traffic noise levels, and where required provide appropriate noise attenuation measures to the satisfaction of the Authority. All noise attenuation works deemed necessary shall be carried out by and at the full cost of the developer and shall be wholly contained (including foundations) within the subject lot.
24. Before the occupation of the development starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
- constructed;
 - properly formed to such levels that they can be used in accordance with the plans;
 - surfaced with an all-weather-seal coat;
 - drained;
 - line marked to indicate each car space and all access lanes; and
 - clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the consent authority.
- Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.

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 onsite and/or surrounding infrastructure.
2. 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).
3. A "Permit to Work Within a Road Reserve" may be required from City of Palmerston before commencement of any work within the road reserve.
4. 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 may take enforcement action or issue statutory instruments should there be non-compliance with the Act.

5. All land in the Northern Territory is subject to *the Weeds Management Act 2001* (WM Act). The WM Act describes the legal requirements and responsibilities that apply to owners and occupiers of land regarding declared weeds. Section 9 general duties include the requirement to take all reasonable measures to prevent land being infested with a declared weed and to prevent a declared weed from spreading. There are additional duties including a prohibition on buying, selling, cultivating, moving or propagating any declared weed and the requirement to notify the Weed Management Branch of a declared weed not previously present on the land within 14 days of detection. Should you require further weed management advice contact the weed management branch by phone on (08) 8999 4567 or by email to weedinfo@nt.gov.au.
6. Any floodlighting or security lighting provided on site is to be shielded in a manner to prevent the lighting being noticeable or causing nuisance to Lambrick Avenue traffic.
7. 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.
8. Any proposed works which fall within the scope of *the Construction Industry Long Service Leave and Benefits Act 2005* must be notified to NT Build by lodgement of the required Project

Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on (08) 89364070 to determine if the proposed works are subject to the Act.

Technical Assessment PA2025/0011

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

Application No: PA2025/0011
Parcel Number: Unit 13888 & Unit 13892
Town/Hundred: Town of Palmerston
Address: 11 Tarakan Court, Johnston
Zone: MR (Medium Density Residential)
Site Area: Unit 13888 = 2850m²
Unit 13892 = common property
Proposal: Unit title schemes subdivision to create 27 units and common property (re-subdivision of an existing unit titles scheme) in 3 stages
Plans used for assessment: Subdivision proposed drawings and Statement of effect (Received on 10/01/2025) at Bookmark B (TRM record number: PA2025/0011~0001)
Date assessment finalised: 24 Feb 2025

Clause 1.7 (Operation of the NT Planning Scheme 2020)

1.	Where there is inconsistency between Parts within this Planning Scheme, the following rules apply:	
(a)	the Strategic Framework in Part 2 is to guide the interpretation of all Parts;	- Darwin Regional Land Use Plan - Holtze to Elizabeth River Subregional Land Use Plan
(b)	overlays in Part 3 prevail over all Parts to the extent of the inconsistency;	None Applicable - to subject site or type of subdivision
(c)	Area Plans within the Strategic Framework prevail over zone purposes and outcomes in Part 4 (but not over the assessment category set out in the assessment tables) and Parts 5 and 6 to the extent of the inconsistency;	Not applicable subject site is outside the boundary of Palmerston Eastern Suburbs Area Plan
(d)	zone purposes and outcomes in Part 4 prevail over Parts 5 and 6 to the extent of the inconsistency; and	Zone MR (Medium Density Residential)
(e)	the provisions of Parts 1, 2, 3, 5, 6 and 7 apply to development described in Schedule 4.1 (Specific Use Zones) except where they conflict with any conditions specified in that Schedule.	Not Applicable

Pursuant to section 44 of the *Planning Act 1999*, the proposed 'development' (subdivision) of Unit 13888 and Unit 13892 requires consent under the Northern Territory Planning Scheme 2020 as further described below:

Clause 1.8 (When development consent is required)

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:

Sub-clause 1(c) of Clause 1.8:

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.	
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<i>Use and development of land requires consent and is Impact Assessable when any of the following apply:</i>		
i.	<i>it is shown as Impact Assessable on the relevant assessment table in Part 4;</i>	Not Applicable
ii.	<i>it is for the subdivision of land other than that included at Clause 1.8(1)(b)(iii); or</i>	Applicable - The proposal is for unit title scheme subdivision to create 27 units and common property. Note: Clause 1.8(b)(iv) indicates that the proposal could be Merit Assessable however, due to the inconsistencies between clause 1.8(b)(iv) and 1.8(c)(ii), the application is assessed as Impact Assessment in this instance because it's the higher level of assessment. Clause 1.8(c)(ii), indicates that subdivision other than consolidation is proscribed impact assessable.
iii.	<i>it is identified as Impact Assessable in Clause 1.9; or</i>	Not Applicable
iv.	<i>it is a Prohibited development which relates to a heritage place as set out in Clause 1.10(7)(b); or</i>	Not Applicable
v.	<i>a provision of this Planning Scheme expressly requires assessment as Impact Assessable.</i>	Not Applicable

Clause 1.10 (Exercise of Discretion by the Consent Authority)

4.	<i>In considering an application for a use or development identified as Impact Assessable the consent authority must take into account all of the following:</i>	
(a)	<i>any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;</i>	"Part 6" - Subdivision and Consolidation Requirements is relevant (refer to discussion below)
(b)	<i>any Overlays and associated requirements in Part 3 that apply to the land;</i>	None applicable
(c)	<i>the guidance provided by the relevant zone purpose and outcomes in Part 4; and</i>	The land is zoned MR (refer to discussion below)
(d)	<i>any component of the Strategic Framework relevant to the land as set out in Part 2.</i>	- Darwin Regional Land Use Plan - Holtze to Elizabeth River Subregional Land Use Plan subject site is outside the boundary of Palmerston Eastern Suburbs Area Plan

The following is relevant to the subject site.

Part 2 – Strategic Framework

In accordance with sub-clause 4 of Clause 2.2 of NT Planning Scheme 2020, *the Strategic Framework guides the interpretation of all Parts of the Planning Scheme.*

Where there is inconsistency between the components of the Strategic Framework, Area Plans, providing the most detailed level of guidance, prevail over higher-order Land Use Plans and Strategic Planning Policies to the extent of any inconsistencies.

Subregional Land Use Plans, Regional Land Use Plans and Strategic Planning Policies will guide interpretation of the Planning Scheme when:

- (a) **there is no applicable Area Plan;**
- (b) *the Area Plan does not provide guidance on a particular issue;*
- (c) *a use or development does not accord with an Area Plan; or*
- (d) *a new Area Plan is being created or a change is proposed to an existing Area Plan.*

Darwin Regional Land Use Plan (DRLUP) 2015:

Version 4, Published date: 11/10/2024.

Darwin Regional Land Use Plan identifies the subject site as land for “**Urban/ Peri-Urban**” development and the proposal is for staged unit title schemes subdivision to create 27 units and two areas of common property (including re-subdivision of an existing unit titles scheme).

COMPLIES

https://nt.gov.au/_data/assets/pdf_file/0005/915584/darwin-regional-land-use-plan.pdf

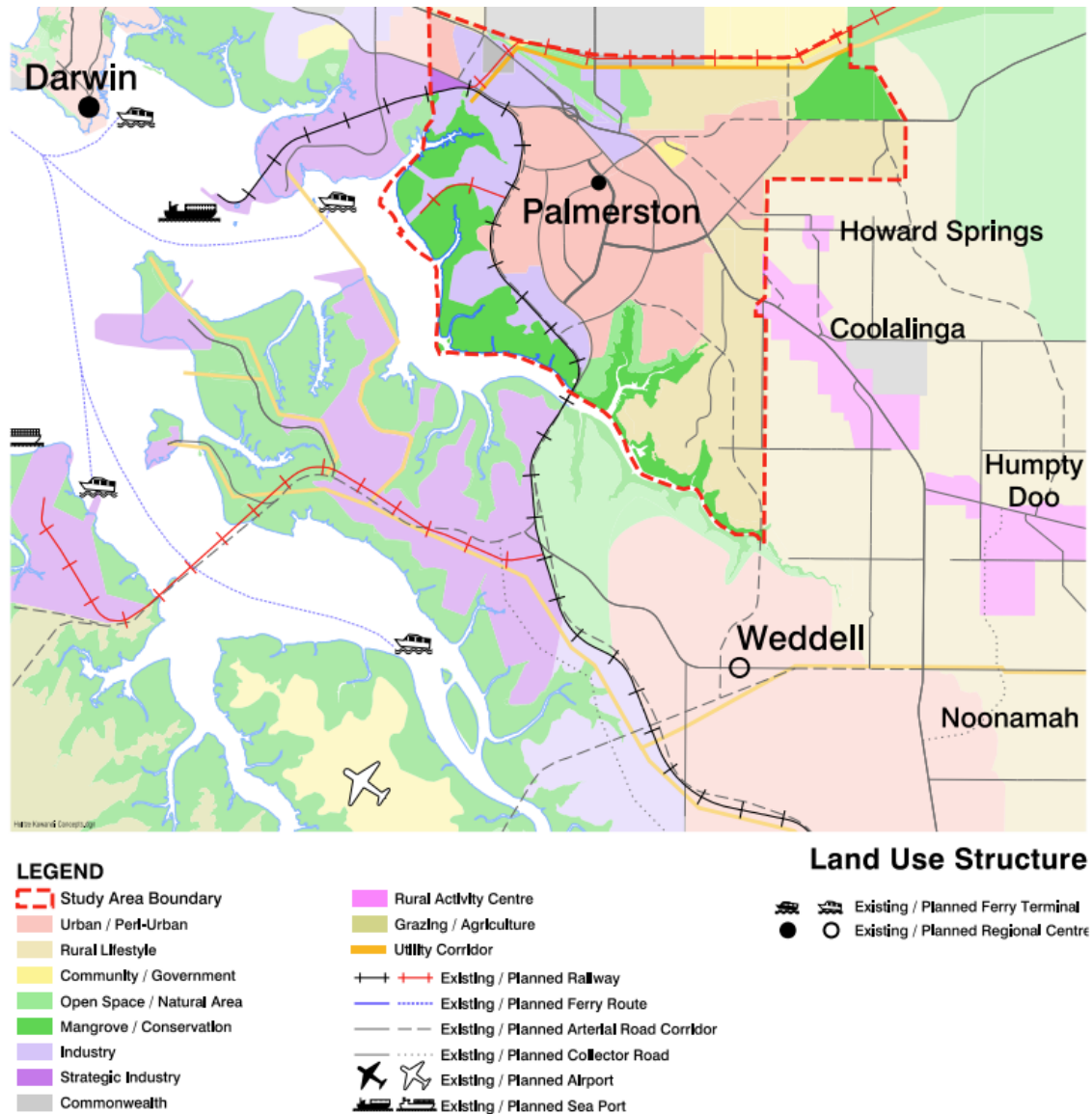


Figure 1: Land Use Structure Plan as per the Darwin Regional Land Use Plan 2015 overlaid by the Holtze to Elizabeth River Subregional Land Use Plan study area

Holtze to Elizabeth River Subregional Land Use Plan 2022:

Version 1.2, Published date: 30/09/2024.

Holtze to Elizabeth River Subregional Land Use Plan 2022 identifies the subject site as land for ‘Urban / Peri urban.

Planning Terms and Definition:

Urban Development - Single and multiple dwellings, supported by social infrastructure that accommodates people living in a town environment.

The proposal is for unit title schemes subdivision to create 27 units and two areas of common property (including re-subdivision of an existing unit titles scheme) in Zone MR within urban development land.

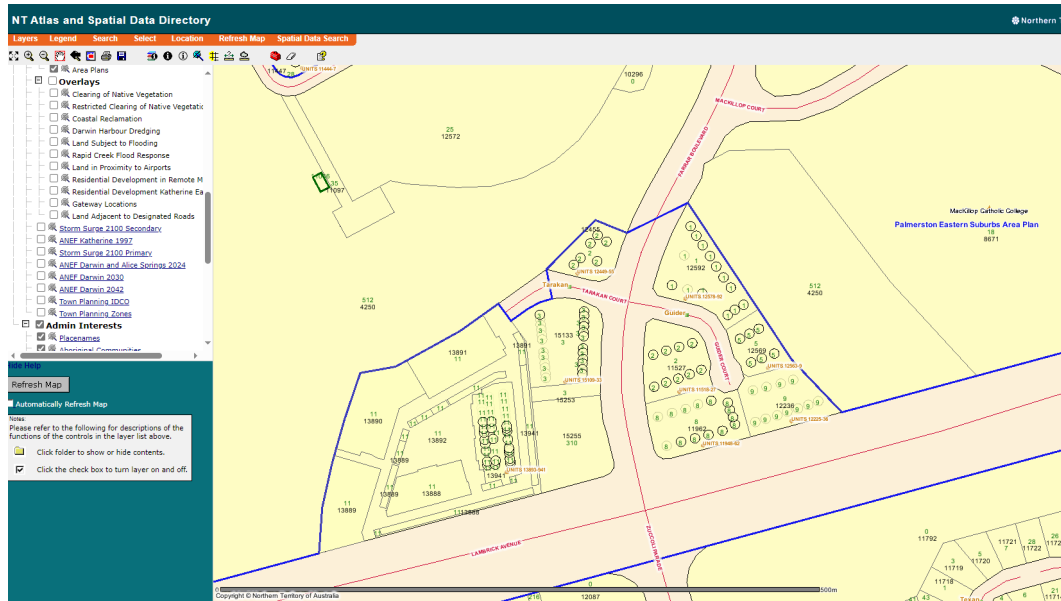
This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Complies

The subject site is outside the boundary of Palmerston Eastern Suburbs Area Plan within the Planning Scheme.

Editor's Notes:

- (1) the *Planning Act 1999* provides direction to the interpretation and application of Specific Use Zones in effect prior to the commencement of this Scheme.
- (2) The **NT Atlas and Spatial Data Directory** provides the geographical means for identifying the applicable zones and overlays.



Part 3 – Overlays

NONE APPLICABLE

Part 4 – Zones

Clause 4.4 Zone MR – Medium Density Residential

<u>Zone Purpose</u>	DAS DLPE comment
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 subject site is zoned MR. The proposal is for unit title schemes subdivision to create 27 units and two areas of common property (including re-subdivision of an existing unit titles scheme) in Zone MR within urban development land.
<u>Zone Outcomes</u>	
1. Predominantly medium density residential developments generally not exceeding four storeys.	Complies. The proposal is for unit title scheme subdivision for an approved 3 storey dwelling-multiple building in zone MR.
2. Home based businesses and dwellings-community residence are operated in a manner consistent with residential amenity.	Not applicable. No home-based business is proposed.

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.

3.	<i>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.</i>	Not applicable. No Residential care facility is proposed.
4.	<i>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.</i>	Not applicable. No "non-residential" activities is proposed.
5.	<i>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.</i>	Complies. The building (to be constructed) was approved by the DCA under Development Permit DP23.0304, therefore, building design, site layout and landscaping is addressed as per the development permit.
6.	<i>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.</i>	Complies. The dwelling-multiple building (yet to be completed) was approved under Development Permit DP23.0304, therefore, connection to reticulated service and access to transport networks, open space and community facilities are addressed as per the development permit.

COMPLIES.

The proposal is for staged unit title schemes subdivision to create 27 units and two areas of common property (including re-subdivision of an existing unit titles scheme) in Zone MR within urban development land. The proposal comprises of the following stages:

Stage 1 - Subdivision of Unit 13892 (Common Property) to create Unit 13892A & Unit 13892B;

Stage 2 - Consolidation of Unit 13892A and Unit 13888 to create new Principal Unit (Unit C); and

Stage 3 - Subdivision of Principal Unit C to Create 27 units title and Common Property title

Part 6 – Subdivision and Consolidation Requirements

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

Purpose	DAS DLPE comment
<p><i>Ensure that:</i></p> <p>(a) <i>the new ownership arrangements resulting from a subdivision to create a unit title scheme allow each element of the development to continue to be available to the occupants of the development and where appropriate to visitors;</i></p> <p>(b) <i>older developments are upgraded; and</i></p> <p>(c) <i>development will not have a detrimental environmental effect on the land or result in a loss of amenity within the locality.</i></p>	<p>(a) – Complies – Access paths, lifts, stairs and communal areas are within the common property which allows development to be available to the occupants and visitors.</p> <p>(b) – not applicable. The proposed unit title scheme subdivision is for a dwelling-multiple development with an approval issued in 2023 (DP23/0304).</p>
Administration	
<p>1. <i>A lawfully established development on a lot may be subdivided to create a unit title scheme only if the development has been upgraded to meet the development requirements within Part 3 and Part 5 of the planning scheme that apply to the development of the land.</i></p> <p><i>If it is not possible to meet the requirements the consent authority must be satisfied that the proposed upgrading is the only practicable design solution.</i></p>	<p>Complies.</p> <p>The proposed unit title scheme subdivision is for a dwelling-multiple development approved in 2023 (DP23.0304), as such, the Development Consent Authority assessed the dwellings against current NTPS2020 requirements listed in Parts 3 and 5.</p> <p>The development could be considered "lawfully established" once a Certificate of Compliance (in full) is issued – section 65 <i>Planning Act 1999</i>.</p>

2.	<p>The consent authority must not consent to a subdivision that results in a separate unit title for:</p> <ul style="list-style-type: none"> (a) a dwelling-independent; (b) a home based business; or (c) a dependant unit lawfully established prior to the introduction of Amendment No. 321 published in the NT News on 14 May 2014; or (d) an independent unit, home occupation, home based child care, home based contracting or medical consulting rooms, lawfully established prior to the introduction of this scheme, published in the NT News on 31 July 2020. 	<p>Complies.</p> <p>The proposal does not include dwelling-independent, home-based business or commercial use.</p>
3.	<p>If there is a requirement for a firebreak along the perimeter boundary of the unit title scheme, the consent authority must not consent to a subdivision unless the firebreak is within common property.</p>	<p>Complies.</p> <p>Proposal does not include or require a firebreak</p>
4.	<p>If there is a requirement for common infrastructure including internal roads, water supply, effluent disposal, waste disposal or power generation, the consent authority must not consent to a subdivision unless that infrastructure is within common property or vested in the relevant service authority.</p>	<p>Complies.</p> <p>The proposed shows sufficient space in the common property that includes internal driveways, visitor car parking and other services mentioned in subclause 4. Site / development is connected to reticulated water supply, electricity and sewerage services</p>
5.	<p>Despite sub-clause 7, a subdivision to create a unit title scheme on unzoned land may include units with reduced land areas if the unit title scheme addresses the requirements of sub-clause 8.</p>	<p>Not applicable.</p> <p>There proposal is within Zoned land (Zone MR).</p>
<p>Requirements</p>		
6.	<p>Subject to sub-clauses 1, 2, 3 and 5 a subdivision to create a unit title scheme should meet the requirements of Part 5 of the planning scheme and in particular:</p> <ul style="list-style-type: none"> (a) all car parking provided as a requirement of a development must be available at all times for the use of the occupants of the development and their visitors or clients and be included: <ul style="list-style-type: none"> i. in common property; or ii. as part of the area under the title for the individual units; (b) any loading bays provided for: <ul style="list-style-type: none"> i. common use must be in common property; and ii. the sole use of an individual unit must be in the entitlement of that unit; (c) any areas set aside for the communal storage and collection of garbage and other solid waste must be included in common property; (d) any private open space associated with a dwelling must be included in the unit entitlement of that dwelling; and (e) any communal facilities and amenities or open space provided for rooming accommodation, dwellings-group, dwellings-multiple and residential care facilities must be included in common property. 	<p>Complies.</p> <p>The proposed unit title scheme subdivision is for a “dwelling-multiple” development issued in under DP23.0304 (issued when the current NTPS2020 was in force over the land), as such, requirements of Part 5 are considered deemed compliance.</p> <p>(a) DP23/0304 did not specify / allocate car parking spaces for use by individual units. UTS drawing shows car parking spaces are nominated and visitor(s) car parking are part of common property.</p> <p>(b) No loading bay is required for dwelling-multiple land use, however there is a loading bay shown on the drawings endorsed as forming part of DP23/0304 and earlier permits and the UTS drawing indicates the loading bay will be within common property.</p> <p>(c) Complies – garbage bin storage area is shown as common property.</p> <p>(d) Complies – private open space such as balconies are included in unit entitlement for each dwelling-unit. Ground level private open space boundaries are generally consistent with the detail shown on the drawings for DP23/0304.</p> <p>(e) Complies – All communal facilities (eg: bicycle parking) are within common property.</p>
7.	<p>Where a subdivision to create a unit title scheme proposes that the land will be vacant at the time titles issue, the land area of individual units should be consistent with the relevant minimum lot size.</p> <p>For the purpose of sub-clause 7, “land area” does not include:</p> <ul style="list-style-type: none"> (a) common property; (b) land that will be permanently inundated; or (c) a marina berth. 	<p>Not applicable.</p> <p>The proposal is not anticipated to create unit title scheme for a vacant land. The dwelling-multiple in 3 storey building is to be complete before issuing the titles for the proposed unit title scheme subdivision.</p>
	<p>A subdivision to create a unit title scheme on Zones R, RL, H and unzoned land must demonstrate that:</p> <ul style="list-style-type: none"> (a) the intensity of the use is not likely to have a detrimental impact on the locality; 	<p>Not applicable.</p> <p>The proposal is not in zone R, RL, H or unzoned land.</p>

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.

<ul style="list-style-type: none"> (b) on zoned land the density of residential development within the unit title scheme matches that of the zone in which it is located; (c) an adequate supply of potable water is available for the intended development; (d) appropriate sanitation and waste disposal facilities are provided; (e) an appropriate power supply is available to the development; (f) there is an adequate separation between: <ul style="list-style-type: none"> i. activities proposed on common property; and ii. uses on or that can reasonably be expected on land outside the unit title scheme; and (g) any proposed dwellings and non-habitable structures within a unit title scheme shall be set back at least 10m from the unit title scheme boundary to minimise the potential impact on the existing and future amenity of land outside the unit title scheme. 	
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COMPLIES.

Phone 1800 245 092

Web powerwater.com.au

Record number: D2025/42529

Container number: NE590/13888

Your Ref: PA2025/0011

Sebit Rambang
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Sebit

Re: Unit 13888 and Common Property Unit 13892 (11) Tarakan Court Johnston Town of Palmerston

In response to your letter of the above proposal for staged Unit Title Schemes (UTS) subdivision to create 27 units and two areas of common property (including re-subdivision of an existing unit titles scheme):

- Stage 1 – Subdivision of Unit 13892 to create Units A & B;
- Stage 2 – Consolidation of Units A and 13888 to create a new Principal Unit (Unit C); and
- Stage 3 – Subdivision of Unit C to create 27 unit titles and Common Property title.

Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. The existing point of power service will remain unchanged on the common property unit (Unit B)
2. The Proponent shall engage a licensed electrician to carry out applicable upgrade work on the customer's internal electricity reticulation suitable for separate electricity billing purposes to each UTS unit (total of 29 units) in accordance with PWC's current NP018 Service and Installation Rules 2024 and NP010 Meter Manual.
3. A survey plan showing new unit title lot numbers and applicable electricity easements shall be submitted to PWC for updating current records.
4. Appropriate new UTS number labels for electricity meters shall be correctly installed at the Customer's Metering Switchboard to the satisfaction of PWC.

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

Yours sincerely



Thanh Tang
Manager Distribution Development

30 January 2025