DEVELOPMENT CONSENT AUTHORITY
LITCHFIELD DIVISION

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: 1 **MEETING DATE:** 18/12/2026 **FILE:** PA2026/0327

APPLICATION PURPOSE:	Outbuilding (verandah and carport) addition to an existing dwelling-single with a reduced building setback to the side boundary
SUBJECT SITE:	Section 2920 Hundred of Strangways (247 Virginia Rd, Virginia NT)
ZONE:	RL (Rural Living)
SITE AREA:	2ha
APPLICANT	Mr Ilayaraja Inbasekaran
PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE	N/A
LANDOWNER	Mr Ilayaraja Inbasekaran & Mrs Agila Nagarajan
ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND	None

1. PROPOSAL

The application is for a carport and verandah, attached to an existing dwelling independent. The proposed works are ancillary to the existing residential use on the site.

The maximum length of the structure is 20.658 metres, and maximum width is 13.416 metres. A concrete slab will be the base of the structure. The proposal has a height of less than 4 metres above ground level. The structure is open sided and constructed of steel/metal.

The outbuilding (carport and verandah) is setback 4.1 metres from the southern (side) boundary, with the roof overhang setback 3.26 metres from the southern (side) boundary.

A location plan is included at **Bookmark A**, and a copy of the application is at **Bookmark B**.

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

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

Zoning and Level of Assessment on Assessment Table	Part 3 Overlay	Consent required by virtue of Overlay Requirement	Part 5 – General and Specific Development Requirements	Level of Assessment
Zone RL (Rural Living)	• CNV – Clearing of Native Vegetation • LSF – Land Subject to Flooding Overlay	No	• Clause 5.2.1 (General Height Control) • Clause 5.2.4 (Car Parking) • Clause 5.2.6.1 (Landscaping in Zones other than Zone CB) • Clause 5.4.1 (Residential Density) • Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) • Clause 5.4.6 (Private Open Space)	Merit Assessable

The exercise of discretion by the consent authority that applies is clause 1.10(2).

3. ASSESSMENT SYNOPSIS

This report concludes that the Authority should vary the requirements of clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) of the NT Planning Scheme 2020 and approve the application subject to conditions on the development permit.

4. BACKGROUND

DP15/0661 was issued on 31 March 2016 with a purpose 'to use and develop the land for the purpose of an independent unit with a floor area in excess of 80m^{2}'.

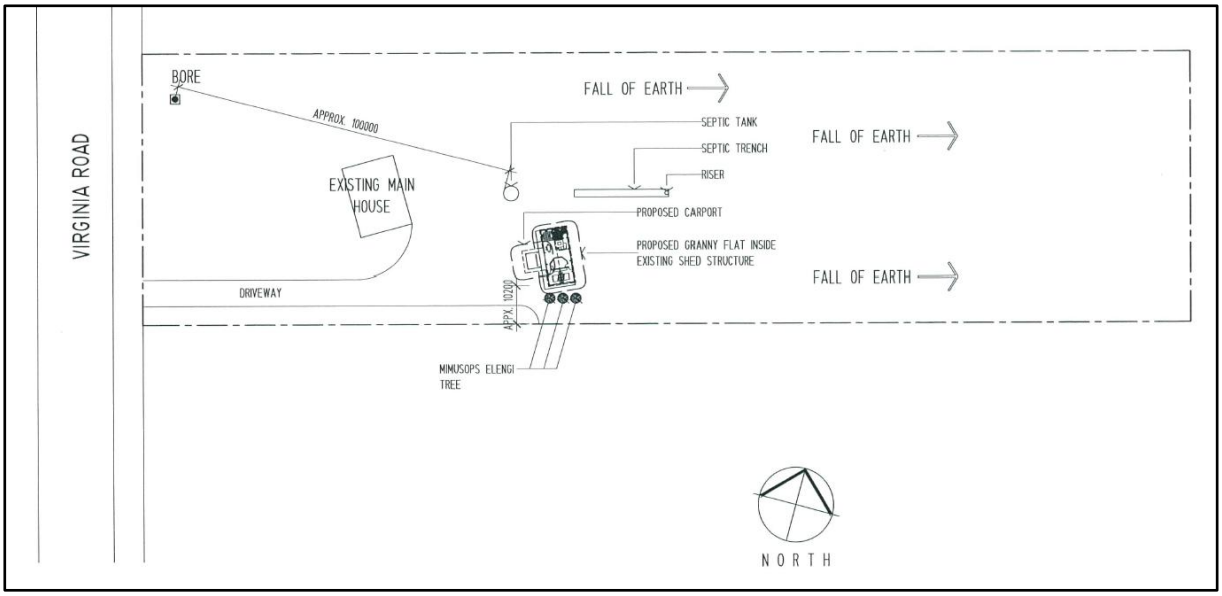


Figure 1: Endorsed Plans DP15/0661 dated 31 March 2016

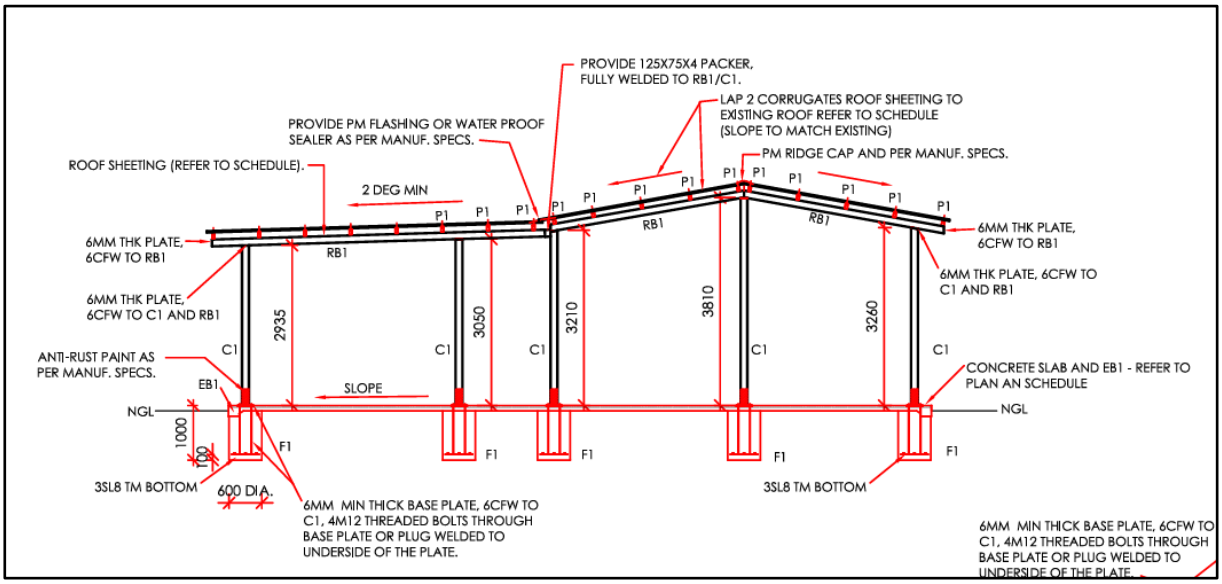


Figure 2: Side View of Proposed Structure (as viewed from the Southern boundary)

5. PUBLIC EXHIBITION

The application was placed on public exhibition for a period of one week (25 September 2026 – 2 October 2026). Two public submissions were received under section 49(1) of the *Planning Act 1999*.

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

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

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

Section 51 sub-clause 3 states that when considering a development application under subsection (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.

The NT Planning Scheme 2020 applies to the land and the proposed addition of outbuildings with a reduced side setback requires consent under Clause 1.8 (When development consent is required). It is identified as Merit Assessable under Clause 4.7 (Rural Living); therefore the strategic framework (Part 2 of the Scheme, including the Darwin Regional Land Use Plan and Litchfield Subregional Land Use Plan, zone purpose and outcomes of Clause 4.7 (Rural Living), and Clause 5.2.1 (General Height Control), 5.2.4 (Car Parking), 5.2.6 (Landscaping), 5.4.1 (Residential Density), 5.4.3 (Buildings Setbacks for Residential Buildings and Ancillary Structures) and 5.4.6 (Private Open Space), need to be considered.

These clauses have been considered and an assessment against each of these undertaken, and it is found that the proposal complies with the relevant requirements of the Planning Scheme except for Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures). A full assessment of the application against the NTPS2020 is located at **Bookmark C**.

In relation to Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), the proposal will result in a setback to the side (southern) boundary of 4.1 metres at one end of the proposed structure, and 6.02 metres from the other. This results in a maximum encroachment of 5.9 metres into the 10-metre setback requirement.

It is considered that a variation to this clause can be supported. The proposal is consistent with the purpose of Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) in that outbuildings are common in the area and within the Rural Living zone and this structure will have minimal adverse effects through building massing when viewed from external to the site. Administratively, the consent authority may consent to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.

This proposal results in a setback to the side boundary of 4.1 metres at the location of the westernmost post to a height of approximately 3 metres, with the setback increasing to 6.02 metres at the eastern end (as shown below in Figure 3). It is an open single storey structure, forming a verandah and a carport to the existing dwelling single. Through conditions, amenity impacts on neighbouring properties can be minimised. This includes a condition precedent, requiring amended plans showing privacy screening to the southside of the new verandah. A standard condition will also require external lighting to be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the consent authority. These conditions will minimise amenity impacts to the neighbouring property at 255 Virginia Road.

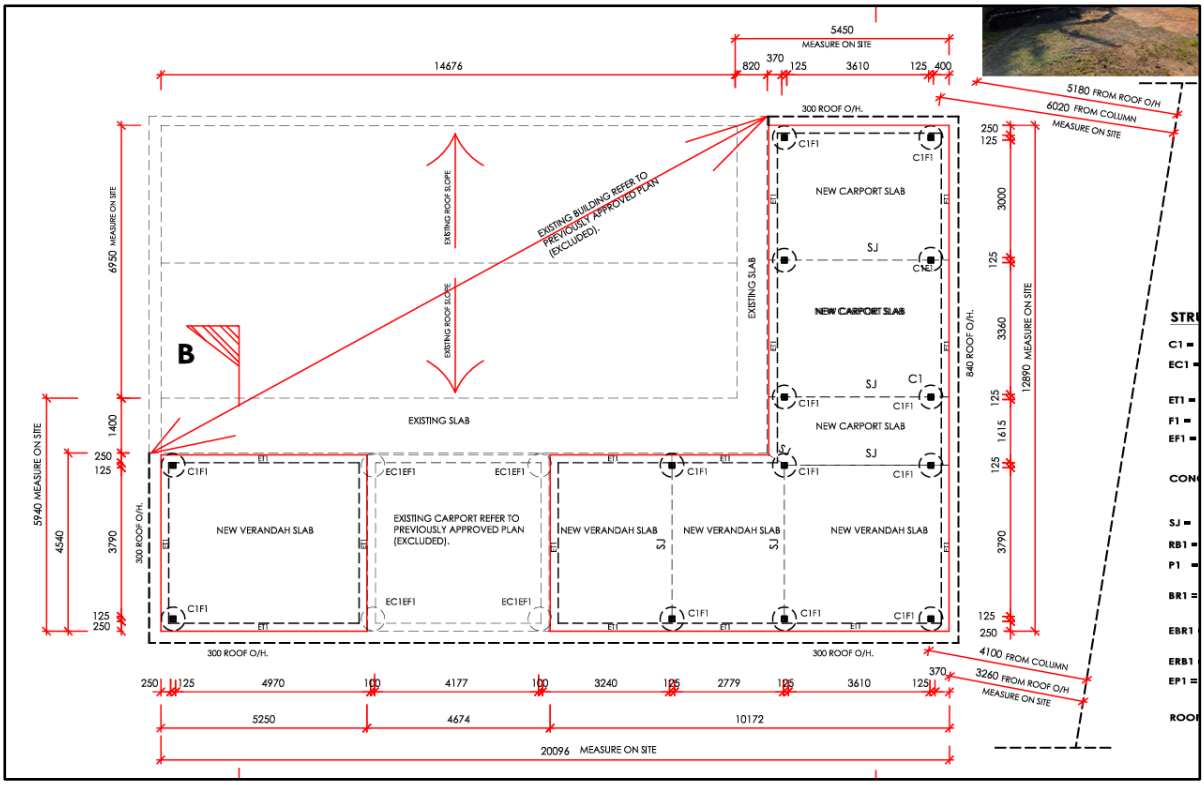


Figure 3: Setbacks of Proposed Structure

It is further noted that this is not a large outbuilding compared to others in the area and it presents a minimal impact to the south side (Objectors property) as it is a single storey open structure designed to protect vehicles from the elements and provide cover for an outdoor area that forms part of the private open space of the residents.

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

There are no proposed amendments to the Northern Territory Planning Scheme 2020 which affect this proposal.

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

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

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

There are no environmental protection objectives relevant to the land.

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

Two (2) public submissions were received during the exhibition period (25 September 2026 – 2 October 2026) under Section 49 of the *Planning Act 1999* with respect to the proposal. The submissions are summarised as followed:

Marianne St Clair, 255 Virginia Road, Virginia (**Bookmark D1**)

- Owner has disregarded the law and didn't consult prior to commencing the work.
- Have experienced significant health impacts due to the noise and dust generated from the unauthorised work undertaken.
- Loss of privacy and encroachment into personal space of neighbours.
- Light spill affects neighbouring amenity.
- The building is an eyesore.
- Impact on property values.

Marianne St Clair and David Murtagh, 255 Virginia Road, Virginia (**Bookmark D2**)

- Significant departure from the 10-metre setback requirement that applies to the property.
- Substantial impact on residential amenity and rural character of the locality.
- Impact on property values.
- Amenity impact through noise and light.
- Questions the status of the existing 'independent dwelling' on the property, including both planning and building permits.
- Effluent disposal area appears to have been relocated, with concerns that this has been done without relevant approvals. This may impact neighbouring bore water systems.

(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 asserts that '*the carport will provide practical covered parking and protection for vehicles from weather conditions, while the verandah will provide additional weather protection and a usable covered outdoor area associated with the existing residential development. The proposed structures are ancillary and subordinate to the established residential use. The proposal does not involve an additional dwelling, subdivision, commercial activity or another use that would materially intensify the use of the property. Having regard to the nature, scale, design and function of the proposed structures and their limited potential to adversely affect surrounding land*.'

(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 land is flat and the subject area is cleared of native vegetation. There does not appear to be any physical impediments on the land and on this basis it is considered capable of supporting the development as proposed.

Additionally, the Land Resources Division - Department of Lands, Planning and Environment did not identify or raise any issues of concern in relation to land capability.

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

There is no requirement for the provision of public facilities or open space as part of the proposed application.

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

The proposal was circulated to the following authorities for comment:

Local Authority:

Litchfield Council – **Bookmark E1**
Council does not support the granting of a development permit for the following reasons:

- The property is of a size which allows for the proposed works to be located elsewhere without the need for the setback variation.
- The proposed design may direct stormwater flows from the roof to the neighbouring property as a concentrated flow.
- The works have already commenced, which should not be a factor in why the proposal in supported.

Should the proposal be approved, a Condition Precent, in additional to standard conditions and notations, is requested that requires:

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

DAS Response: Litchfield Council's requested Condition Precedents, standard conditions and notations should be included in any development permit issued.

Service Authority:

Power and Water (Power Services) – **Bookmark E2**

Power and Water have stated that:

- If there is any applicable electrical installation to be carried out for the proposed outbuilding addition, the landowner shall engage a licensed electrician to install it in accordance With PWC's current NP01-Service and Installation Rules.
- If it does not, the landowner shall provide a signed statement confirming "There wasn't any electrical installation carried out for the installed outbuilding (veranda and carport) addition on Section 2920 (247) Virginia Road Virginia Hundred Of Strangways" for NT WorkSafe record keeping compliance.

DAS Response: These comments can be addressed via notes to be included on any development permit issued.

Power and Water (Water Services) – **Bookmark E3**
Power and Water raised no concerns with the proposed development. Reticulated water and sewer services are currently unavailable in the area. The developer must contact relevant authorities to discuss servicing requirements for the proposed development.

DAS Response: A standard condition should be included in any development permit issued requiring the applicant to enter into an agreement with relevant service providers.

NT Fire and Emergency Services – **Bookmark E4**

The provided plans indicate the closest point of the slab to the side boundary would be 4.1 metres and the eaves 3.1 metres from the boundary. Provided the area between the proposed veranda, carport and side boundary is kept clear of all obstructions and clear access for firefighting vehicles is maintained, there are no objections to application PA2026/0327.

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

Two submissions have been received from a singular neighbouring property (255 Virginia Road), which raise amenity-based concerns, including loss of privacy, noise impacts and light spill from the proposed structure. The use of the proposed structure is consistent with residential use, particularly in a rural living locality. The neighbouring dwelling is located approximately 25 metres away from the proposed structure. The encroachment is at its most 6 metres, but this would be an open structure for vehicles to park undercover and a covered deck, therefore the massing effect is significantly reduced. The proposal presents a side view to the neighbour which is open, low rise and in keeping with the character of the dwelling independent. A number of trees and bushes are located in the neighbouring property which would provide some visual screening. Whilst the addition itself wraps around the dwelling independent the view from the neighbours side would be a side view of a long carport and a covered deck through trees. The visual impact of the deck portion is recommended to be screened to ensure neighbouring privacy, which can be addressed by a Condition Precedent in any Development Permit issued.

Further, the area of the proposed structure is currently used for storage of vehicles or for activities considered consistent with a residential use. Therefore, the proposed structure, including both the verandah and carport components, isn't considered to increase amenity impacts on neighbouring properties from a use perspective.

(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***

The proposed development will not impact on the public interest.

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

Not applicable to this application, as subdivision is not proposed.

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

Not applicable to this application, as subdivision is not proposed.

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

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

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

The following declared beneficial uses apply to the subject land for Darwin Harbour:

- The protection of environment, cultural (aesthetic, recreational and cultural), and aquaculture to be beneficial uses that apply to the area of water known as Darwin Harbour being all saline waters south of the line drawn from Charles Point to Gunn Point and bounded by the upper limit of the high-water mark of tidal waterways, including all named and unnamed inlets and creeks.
- The protection of environment, cultural (aesthetic, recreational and cultural), agriculture and rural stock and domestic to be the beneficial uses of water that apply to all natural waterways in the Darwin Harbour catchment, including all named and unnamed springs, creeks, rivers, lakes, lagoons, swamps or marshes.

The following declared beneficial uses apply to the subject land for Darwin Rural Adelaide River Water Control District:

- Agriculture, aquaculture, public water supply, cultural, industry, rural stock and domestic, mining activity and petroleum activity.

It is the responsibility of the developer and land owner to ensure that land use does not result in a contravention of the *Water Act 1992*.

(t) other matters it thinks fit

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

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

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 *Environment Protection Act 2019* otherwise permits the making of the decision by virtue that referral is not required.

The Northern Territory Environment Protection Authority has determined that an environmental impact assessment is not required under *Environment Protection Act 2019* otherwise permits the making of the decision.

7. RECOMMENDATION

That, the Development Consent Authority vary the requirements of Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act 1999*, consent to the application to develop Section 2920 (247 Virginia Rd, Virginia), Hundred of Strangways for the purpose of outbuilding (verandah and carport) addition to an existing dwelling-single with a reduced building setback to the side boundary, subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works, amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority;

   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) All four elevations of the outbuilding
   (b) Privacy Screening to the southside of the new verandah

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

GENERAL CONDITIONS

3. The 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 in favour of Council shall be carried out to the requirements and satisfaction of Litchfield Council.

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

6. Before *the occupation of the development*, firebreaks along boundaries or at appropriate locations shall be provided to the satisfaction of the consent authority on advice from the *Bushfires NT Division of the Northern Territory Fire and Emergency Services*.

7. The use and/or development as shown on the endorsed plans must not be altered without the further consent of the consent authority.

8. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the consent authority.

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. If there is any applicable electrical installation to be carried out for the proposed outbuilding addition, the landowner shall engage a licensed electrician to install it in accordance With PWC's current NP018 - Service and Installation Rules. If it does not, the landowner shall provide a signed statement confirming "There wasn't any electrical installation carried out for the installed outbuilding (veranda and carport) addition on Section 2920 (247) Virginia Road Virginia Hundred Of Strangways" for NT WorkSafe record keeping compliance.

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

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

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

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

8. 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 and the proposed outbuilding (verandah and carport) addition to an existing dwelling-single with a reduced building setback to the side boundary requires consent under Clause 1.8 (When development consent is required). It is identified as Merit Assessable under Clause 4.7 (Rural Living); therefore the strategic framework (Part 2 of the Scheme, including the Darwin Regional Land Use Plan and Litchfield Subregional Land Use Plan, zone purpose and outcomes of Clause 4.7 (Rural Living), and Clause 5.2.1 (General Height Control), 5.2.4 (Car Parking), 5.2.6 (Landscaping), 5.4.1 (Residential Density), 5.4.3 (Buildings Setbacks for Residential Buildings and Ancillary Structures) and 5.4.6 (Private Open Space), 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 Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures).

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).

   The proposal has been found not to be in accordance with Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), because the proposal will result in *a setback to the side boundary of 4.1 metres, which encroaches 5.9 metres into the 10-metre setback requirement.*

   It is considered that a variation to this clause is appropriate in this instance because:

   (a) The proposal is consistent with the purpose of Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) in that outbuildings are common in the area and within the Rural Living zone, and will have minimal adverse effects through building massing when viewed from external to the site. Administratively, consent authority may consent to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property. This proposal results in a setback to the side boundary of 4.1 metres, however through conditions, amenity impacts on neighbouring properties can be minimised.

   (b) The considerations listed under Clause 1.10(3) or 1.10(4) do not apply to this application because the application became Merit Assessable under Clause 1.8(1)(b)(ii)(2), and under Clause 1.10(2), the consent authority must only consider the requirements in Part 5 that are not complied with for such applications.

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.

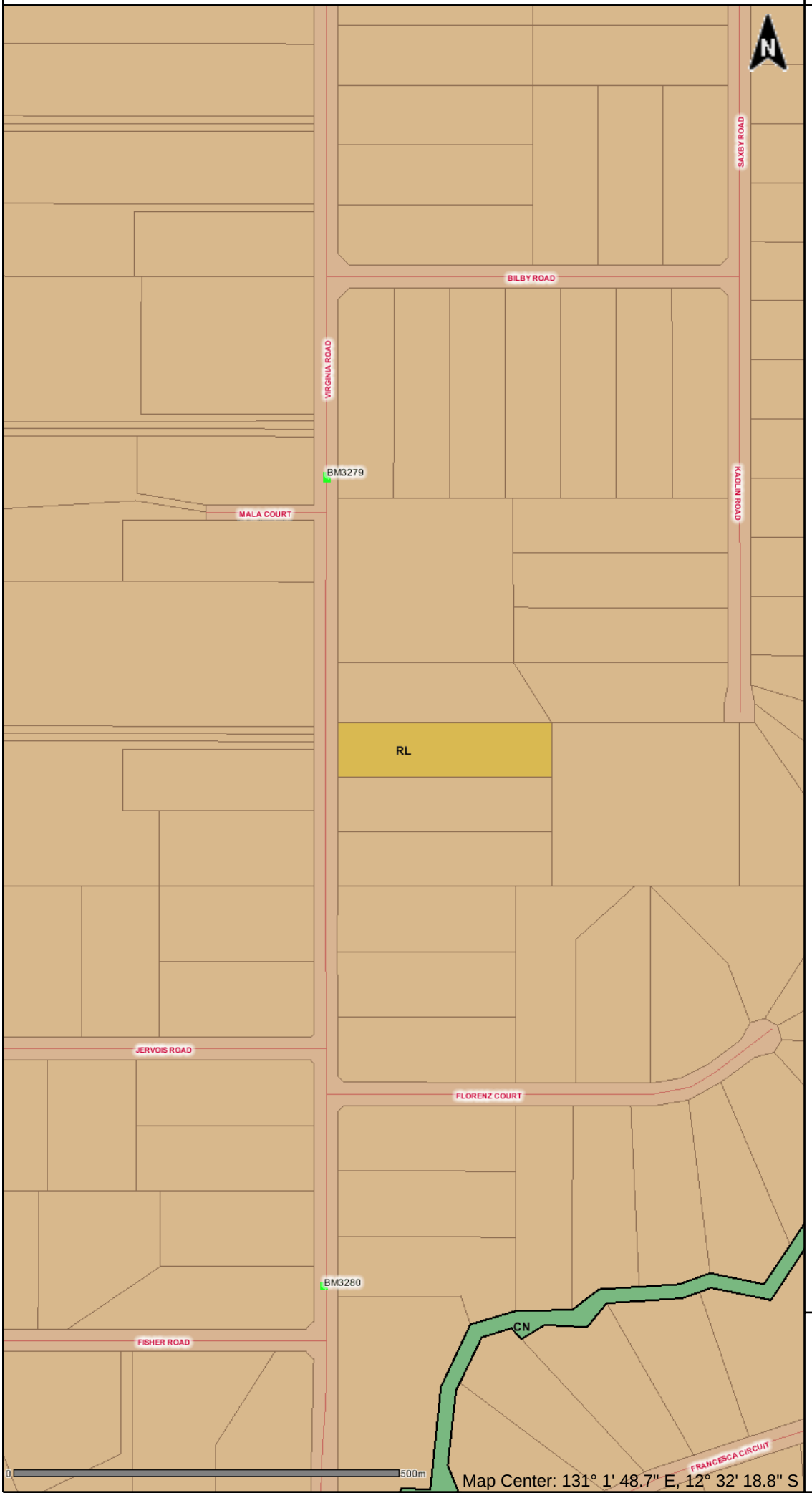
The land has been identified and developed for rural living purposes and is capable of supporting the development. The proposed outbuilding (carport and verandah) are in keeping with the zone purpose and zone outcomes, noting only variations to Part 5 of the NT Planning Scheme 2020 have made it 'merit assessable'. The site is located within an established neighbourhood with existing services and infrastructure. There are no significant forecasts on the land. Additionally, the Land Resource Division – Department of Lands, planning and Environment did not identify or raise any issues of concern in relation to land capability.

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

   Outbuildings are a common development on rural living properties and despite their size, the proposed carport and verandah's impact on the existing and future amenity of the area can be minimised, through conditions to be included in a development permit. This includes a condition requiring screening along southern side of the proposed verandah, and that external lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the consent authority. Combined with the distance between the structure and neighbouring buildings, and significant vegetation between the two, as well as the low height and open sided design, these conditions will minimise impact on neighbouring properties.

AUTHORISED: .....
SENIOR PLANNER
DEVELOPMENT ASSESSMENT SERVICES

Map created Tue Nov 10 15:15:37 ACST 2026



Map Center: 131° 1' 48.7" E, 12° 32' 18.8" S

Legend

Survey Bench Marks
- Proposed
- Lodged
- Approved
- Adopted
- Disturbed
- Gone

General Lines

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

Road Labels

Road Centrelines
- Highway
- Other Road

Cadastre

Coastline

Created by CAJCR

Bottom Left: 131° 01' 31", -12° 32' 28"
Top Right: 131° 02' 05", -12° 32' 09"
Approximate Scale: 1:7,100
Datum: GDA 1994
Data for information purposes only
- accuracy not guaranteed
N.T. Land Information System
Copyright Northern Territory of Australia

STATEMENT OF EFFECT OF USE OR DEVELOPMENT
PROPOSAL

Property	Section 2920 (247) Virginia Road, Virginia NT
Hundred	Strangways
Zone	RL - Rural Living
Proposed Development	Freestanding Carport and Verandah Addition
Variation Sought	Reduced building setback under Clause 5.4.3 of the Northern Territory Planning Scheme 2020
Required Minimum Setback	10 metres
Proposed Setback	As shown on the revised dimensioned plans, the shortest/perpendicular setbacks from the side boundary are: **End 1:** 4,100 mm (4.10 m) to the structural column/building line, with the roof eave setback being 3,260 mm (3.26 m). **End 2:** 6,020 mm (6.02 m) to the structural column/building line, with the roof eave setback being 5,180 mm (5.18 m).

1. Description of the Proposed Development

I am seeking planning consent for a proposed freestanding carport and verandah addition at Section 2920 (247) Virginia Road, Virginia NT.

The subject land is located within Zone RL (Rural Living) and is currently developed for residential purposes, including a dwelling-single and dwelling-independent.

The proposed development consists of a freestanding carport and verandah. These are non-habitable ancillary structures associated with the existing residential use of the property. The carport will provide covered and weather-protected vehicle parking, while the verandah will provide a practical covered outdoor area associated with the existing residential development.

The location, layout, dimensions, heights and structural configuration of the proposed development, together with its relationship to the existing buildings and property boundaries, are shown on the accompanying revised dimensioned plans.

The proposal does not involve subdivision, an additional dwelling, commercial activity or a change to the established residential use of the property. It is therefore not expected to result in any material increase in traffic or intensity of use of the property.

Planning consent is required because part of the proposed carport and verandah extends into the minimum building setback prescribed under Clause 5.4.3 of the Northern Territory Planning Scheme 2020. I therefore respectfully seek planning consent for the proposed development, including approval of the requested reduced building setback.

2. Northern Territory Planning Scheme 2020 Assessment

The subject property is located within Zone RL (Rural Living) under the Northern Territory Planning Scheme 2020. The existing use of the property includes a dwelling-single and dwelling-independent. The proposed carport and verandah are ancillary to the established residential use of the land.

This Statement also responds specifically to the matters raised by Development Assessment Services concerning the dwelling-independent floor plan and floor area, identification of building uses, perpendicular side boundary setback measurements, the distance from the side boundary to the roof overhang/eave, and Overlay 3.2 CNV and Overlay 3.6 LSF.

3. Clause 5.2.1 - General Height Control

ASSESSMENT: COMPLIES

The proposed carport and verandah are single-storey, relatively low-scale ancillary structures associated with the existing residential development. The proposed building heights and roof profiles are shown on the accompanying elevations and sections.

The structures remain subordinate to the existing residential development and are considered compatible with the scale and character of development expected within a Rural Living area. The proposed height is not expected to result in unreasonable visual dominance, overlooking, overshadowing or loss of amenity.

4. Clause 5.4.3 - Building Setbacks for Residential Buildings and Ancillary Structures

ASSESSMENT: DOES NOT COMPLY - VARIATION SOUGHT

I acknowledge that the proposed carport and verandah do not comply with the prescribed 10 metre minimum building setback applicable to the property. I therefore respectfully seek consent for a variation to Clause 5.4.3.

In response to Development Assessment Services, the revised drawings show the shortest/perpendicular setbacks to the relevant side boundary. At one end, the setback to the structural column/building line is 4,100 mm (4.10 m) and the setback from the side boundary to the roof eave is 3,260 mm (3.26 m). At the other end, the setback to the structural column/building line is 6,020 mm (6.02 m) and the setback from the side boundary to the roof eave is 5,180 mm (5.18 m). These dimensions clearly identify the extent of the structure and roof projection within the setback area.

The requested variation is considered reasonable and appropriate having regard to the location, scale, predominantly open design and expected impact of the proposed development:

- **Streetscape and surrounding development:** the proposed structures are ancillary to the established residential development, relatively low-scale and predominantly open, and do not introduce a new or incompatible land use.
- **Building massing:** the open-sided form has substantially less visual bulk than an enclosed building and remains subordinate to the existing residential buildings on the site.
- **Overlooking and privacy:** the proposal creates no new habitable rooms, bedroom windows, balconies or elevated living areas facing adjoining land.
- **Breeze penetration:** the predominantly open-sided design allows air movement through and around the structure rather than creating a continuous enclosed wall.

The proposal does not create additional residential accommodation or materially intensify the existing use and is not expected to cause unreasonable overlooking, privacy, overshadowing, visual dominance, traffic, infrastructure or general amenity impacts. For these reasons, I respectfully request approval of the variation to Clause 5.4.3.

5. Existing Dwelling-Independent - Floor Plan and Floor Area

The existing dwelling-independent is supported by previously approved documentation. The approved floor plan is provided with this application, together with supporting approval documentation recording an existing Area of Floor of 98 m².

Existing approved dwelling-independent floor area: 98 m²
Additional dwelling-independent floor area proposed: 0 m²
Resulting dwelling-independent floor area: 98 m²

The proposed freestanding carport and verandah are non-habitable ancillary structures and do not create an additional bedroom, living area or other enclosed residential accommodation. Accordingly, the proposal does not expand the approved dwelling-independent floor area and the dwelling-independent remains at 98 m².

The revised site plan identifies the existing residential buildings and proposed freestanding carport and verandah so that their respective uses and relationship can be readily understood during assessment and public exhibition.

6. Overlay 3.2 - CNV - Clearing of Native Vegetation

ASSESSMENT: CONSIDERED AND ADDRESSED

Overlay 3.2 CNV has been expressly considered in this revised Statement of Effect. The present application is for the proposed carport/verandah and reduced setback, rather than for broad-scale clearing of native vegetation.

The proposal is confined to the ancillary works shown on the submitted plans. Any assessment under the CNV Overlay can therefore be made having regard to the actual extent of vegetation disturbance, if any, required for those works. No reliance is placed on the CNV Overlay as justification for the requested setback variation.

The earlier Statement of Effect did not separately discuss Overlay 3.2. It is now expressly addressed in response to Development Assessment Services.

7. Overlay 3.6 - LSF - Land Subject to Flooding

ASSESSMENT: CONSIDERED AND ADDRESSED

Overlay 3.6 LSF has also been expressly considered. The proposed works comprise non-habitable, predominantly open carport and verandah structures associated with the existing residential development.

The proposal does not create an additional dwelling, bedroom, habitable room or additional residential accommodation and does not increase the approved 98 m² floor area of the dwelling-independent. It therefore does not increase residential occupancy or introduce additional habitable accommodation as part of this application.

Assessment of the proposal under the LSF Overlay can accordingly have regard to the limited, open and non-habitable nature of the proposed works and the information shown on the submitted plans. The earlier Statement of Effect did not separately discuss Overlay 3.6; it is now expressly addressed.

8. Merits of the Proposed Development - Section 46(3)(d)

I consider the proposed development to have appropriate planning merit. The carport will provide practical covered parking and protection for vehicles from weather conditions, while the verandah will provide additional weather protection and a usable covered outdoor area associated with the existing residential development.

The proposed structures are ancillary and subordinate to the established residential use. The proposal does not involve an additional dwelling, subdivision, commercial activity or another use that would materially intensify the use of the property. Having regard to the nature, scale, design and function of the proposed structures and their limited potential to adversely affect surrounding land, I respectfully submit that the proposal has sufficient planning merit to support approval.

9. Physical Characteristics and Suitability of the Land - Section 46(3)(e)

The subject property is an established Rural Living allotment that is already developed and used for residential purposes. The proposed carport and verandah are positioned in association with the existing developed area of the property.

The accompanying revised dimensioned drawings demonstrate the relationship of the proposed structures to the existing development and side boundary, including separate dimensions associated with the structural columns and outer roof overhang/eave. Having regard to the existing residential development and ancillary nature of the proposal, I consider the land physically suitable for the proposed development.

10. Public Facilities and Public Open Space - Section 46(3)(f)

The proposed development comprises ancillary structures associated with an existing residential property and does not involve an additional dwelling or substantial intensification of the existing use. I therefore do not expect the development to generate any material additional demand for public facilities or public open space.

11. Public Utilities and Infrastructure - Section 46(3)(g)

The property is already established and used for residential purposes. The proposed carport and verandah do not involve a change of land use and are not expected to create any significant additional demand upon existing public utilities, infrastructure or services. I therefore consider that the existing infrastructure arrangements are adequate for the proposed ancillary development.

12. Existing and Future Amenity - Section 46(3)(h)

I consider the proposed development compatible with the established residential and Rural Living character of the locality. The proposed carport and verandah are non-habitable, relatively low-scale and predominantly open in character.

Although the proposal includes a reduced building setback, the nature and design of the structures are not expected to result in unreasonable impacts in relation to privacy, overlooking, overshadowing, visual bulk, traffic or general residential amenity. The established residential use of the property will remain unchanged.

13. Public Interest - Section 46(3)(j)

I consider that the proposed development will not be detrimental to the public interest. The proposal represents a reasonable ancillary improvement to an established residential property within Zone RL. It does not introduce an incompatible land use, create an additional dwelling or materially intensify the existing use of the property.

Having regard to the scale, relatively low height, predominantly open design and intended residential function of the structures, I do not expect the proposed development to result in unreasonable adverse impacts upon surrounding properties, public infrastructure or the broader locality.

Conclusion and Respectful Request for Planning Consent

I respectfully acknowledge that the proposed freestanding carport and verandah do not achieve the prescribed 10 metre minimum building setback under Clause 5.4.3 of the Northern Territory Planning Scheme 2020. I therefore respectfully seek the Consent Authority's consideration and approval of the requested setback variation.

The revised plans and supporting documentation have been prepared to respond directly to the matters raised by Development Assessment Services. The approved dwelling-independent floor plan is provided, the existing dwelling-independent floor area is confirmed as 98 m², and the proposed development adds 0 m² to that floor area. The revised drawings identify the existing and proposed building uses and show the shortest/perpendicular setbacks from the side boundary: 4,100 mm to the column and 3,260 mm to the roof eave at one end, and 6,020 mm to the column and 5,180 mm to the roof eave at the other end. Overlay 3.2 CNV and Overlay 3.6 LSF have also been expressly considered and addressed.

In considering my application, I kindly ask the Consent Authority to have regard to the particular nature and circumstances of the proposed development. The carport and verandah are non-habitable, predominantly open-sided and relatively low-scale structures ancillary to the existing residential use of my property.

The proposal does not involve an additional dwelling, subdivision, commercial activity or any change to the established residential use of the land. It will not materially increase traffic or the intensity of use of the property.

I respectfully submit that the proposed carport and verandah represent a practical and reasonable improvement to my existing residential property while maintaining its established residential use and Rural Living character.

Having regard to the circumstances outlined in this Statement of Effect, I respectfully ask the Consent Authority to consider my application favourably and exercise its discretion to approve the proposed reduced setback.

I would sincerely appreciate the Consent Authority's consideration of the individual merits of my proposal and respectfully request that planning consent be granted for the proposed freestanding carport and verandah addition, including approval of the requested variation to the minimum building setback under Clause 5.4.3 of the Northern Territory Planning Scheme 2020.

Yours sincerely,

ILAYARAJA INBASEKARAN
AGILA NAGARAJAN

ADDITIONAL INFORMATION - SETBACK CLARIFICATION

Section 2920, 247 Virginia Road, Virginia NT

Proposal	Proposed Free Standing Carport and Verandah Addition
Drawing reference	Floor Plan - Sheet 2 of 7

Purpose

This additional information is provided to clarify the side-boundary measurements shown on the submitted floor plan. Of the five right-side measurements identified on the drawing, only two are below 5.0 metres.

Setback measurements shown on the drawing

C1 location / measurement	Distance	Clarification
Lower/right C1	**4,150 mm (4.150 m)**	This is the shortest site-measured distance shown at the lower/right C1 location. It is one of the two locations currently shown at less than 5.0 m.
Next right-side C1	**4,754 mm (4.754 m)**	This is the next site-measured distance shown along the right-hand side. It is the second and only other location shown at less than 5.0 m.
Other right-side measurements	**5.034 m** **5.514 m** **6.020 m**	These three measurements are already 5.0 m or greater.

Proposed adjustment for consideration

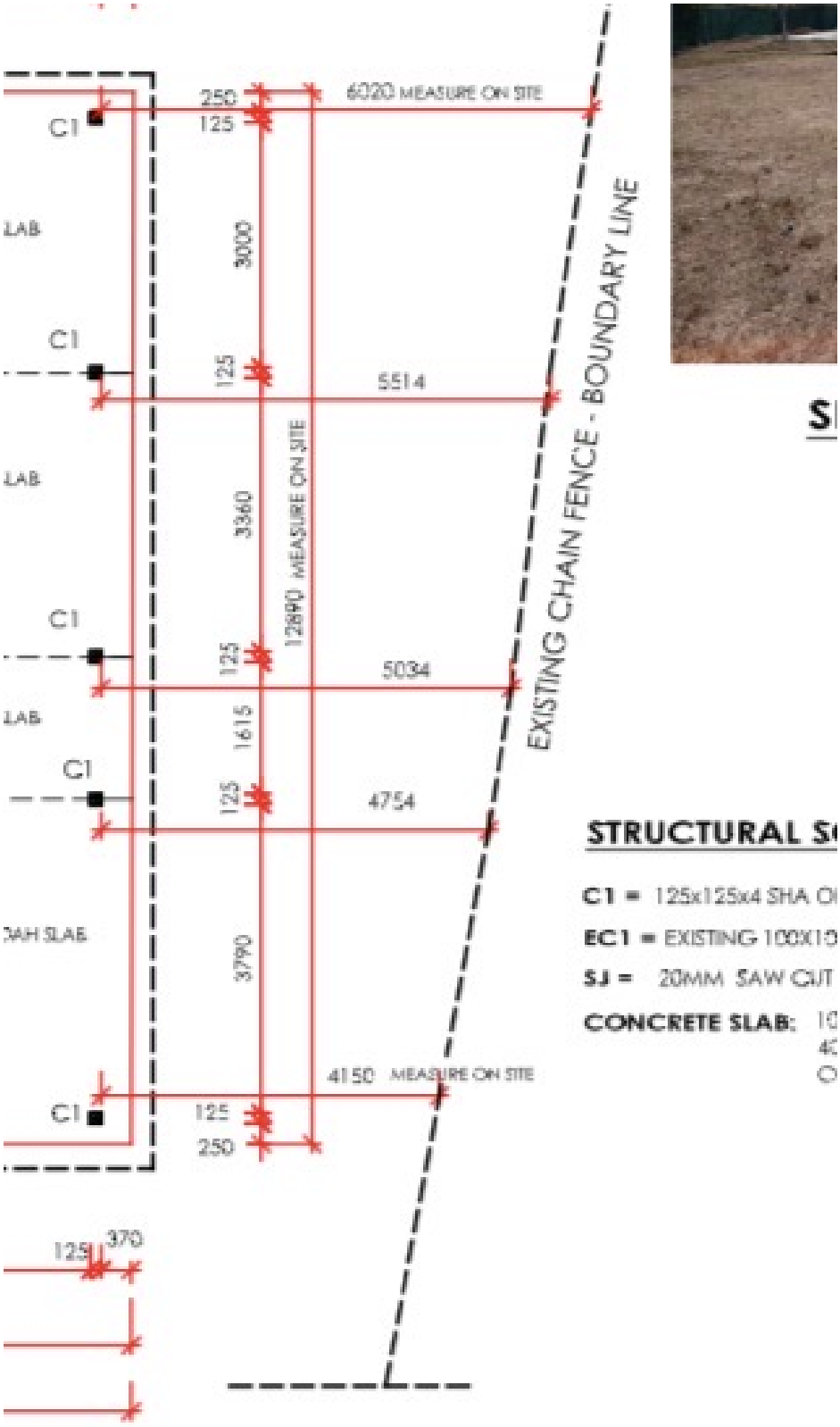
If Development Assessment Services considers that relocating these two C1 columns to achieve a **minimum 5.0 metre setback** would assist in resolving the setback matter during assessment, I am willing to revise the proposal by relocating the two C1 columns currently shown at **4.150 m** and **4.754 m** so that each column is positioned at least **5.0 metres from the side boundary**. Any such alteration would be reflected in revised drawings and would remain subject to the required structural design and building certification. I respectfully request that DAS advise whether this adjustment would be acceptable or required as part of the assessment.

Drawing note

The distances stated above are transcribed directly from the submitted floor plan. This document is a clarification of the submitted drawing and does not itself amend the structural design or column positions.

RIGHT-SIDE DIMENSION DETAIL

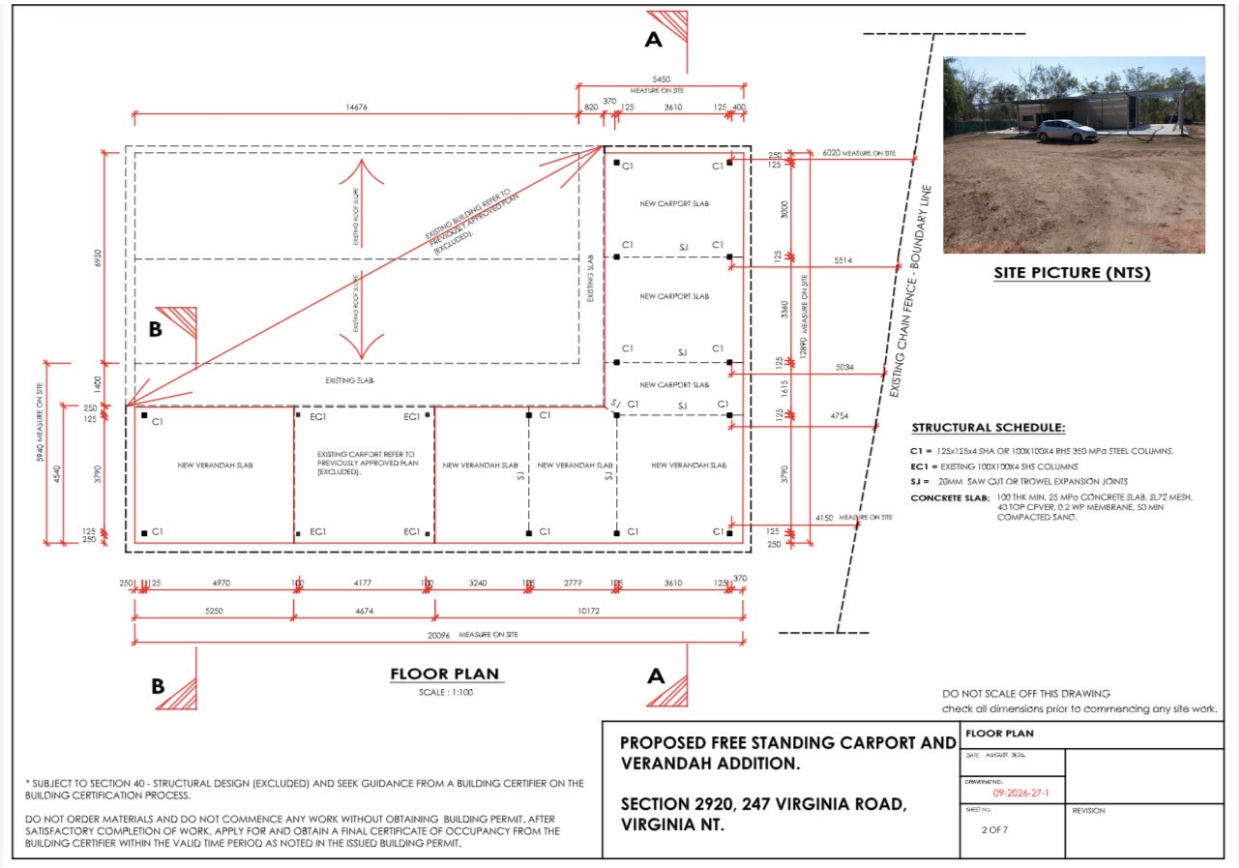
Extract from the submitted floor plan showing the five right-side measurements.



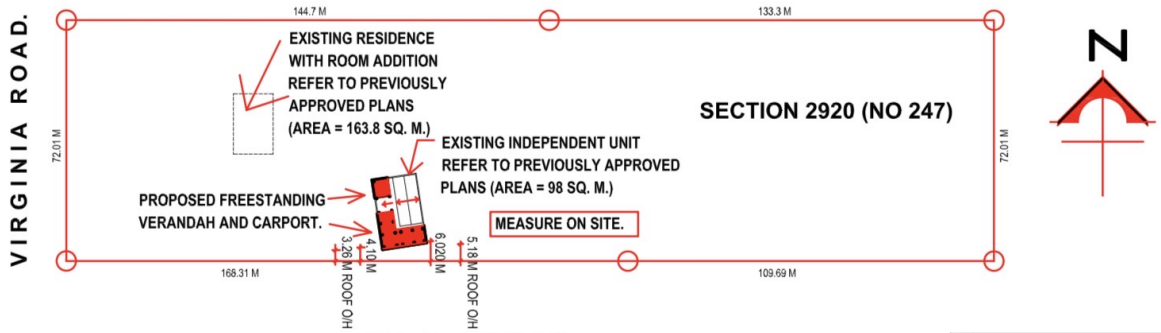
Measurements shown: 4.150 m and 4.754 m are below 5.0 m; 5.034 m, 5.514 m and 6.020 m are 5.0 m or greater.

ORIGINAL SUBMITTED FLOOR PLAN

Floor Plan - Sheet 2 of 7, reproduced for reference.



FRONT PICTURE (NTS) **CARPORT/VERANDAH PICTURE (NTS)** **CARPORT PICTURE (NTS)**



SITE PLAN (NTS)

DOUBT - PLEASE CONTACT THE BUILDING CERTIFIER FOR GUIDANCE

* SUBJECT TO SECTION 40 - STRUCTURAL DESIGN (EXCLUDED) AND SEEK GUIDANCE FROM A BUILDING CERTIFIER ON THE BUILDING CERTIFICATION PROCESS.

DO NOT ORDER MATERIALS AND DO NOT COMMENCE ANY WORK WITHOUT OBTAINING BUILDING PERMIT. AFTER SATISFACTORY COMPLETION OF WORK, APPLY FOR AND OBTAIN A FINAL CERTIFICATE OF OCCUPANCY FROM THE BUILDING CERTIFIER WITHIN THE VALID TIME PERIOD AS NOTED IN THE ISSUED BUILDING PERMIT.

ALL DIMENSIONS TO BE CHECKED BY THE BUILDER ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.

DO NOT SCALE OFF THIS DRAWING.
Check all dimensions prior to commencing any site work.

PROPOSED FREE STANDING CARPORT AND VERANDAH ADDITION.

SECTION 2920, 247 VIRGINIA ROAD, VIRGINIA NT.

SITE PLAN

DATE SEPTEMBER, 2026.

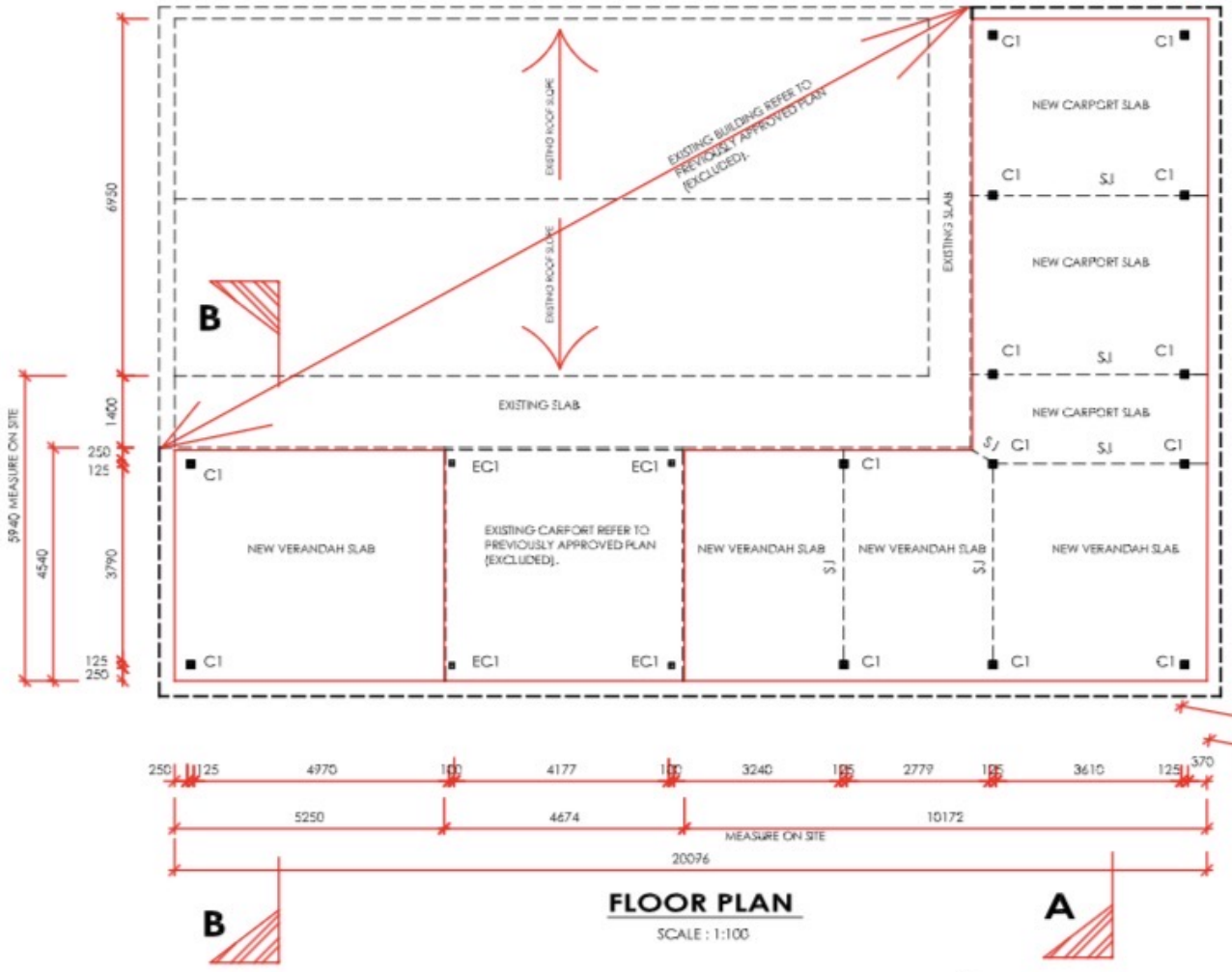
DRAWING NO.: 09-2026-27-1

SHEET No: 1 OF 7

REVISION **A1**



SITE PICTURE (NTS)



FLOOR PLAN

SCALE : 1:100

STRUCTURAL SCHEDULE:

C1 = 125x125x4 SHA OR 100X100X4 RHS 350 MPa STEEL COLUMNS.

EC1 = EXISTING 100X100X4 SHS COLUMNS

SJ = 20MM SAW CUT OR TROWEL EXPANSION JOINTS

CONCRETE SLAB: 100 THK MIN, 25 MPa CONCRETE SLAB, SL72 MESH, 40 TOP CFVER, 0.2 WP MEMBRANE, 50 MIN COMPACTED SAND.

DO NOT SCALE OFF THIS DRAWING
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PROPOSED FREE STANDING CARPORT AND VERANDAH ADDITION.

SECTION 2920, 247 VIRGINIA ROAD, VIRGINIA NT.

FLOOR PLAN	
DATE: AUGUST, 2026.	
DRAWING NO.: 09-2026-27-1	
SHEET NO.: 2 OF 7	REVISION

Version 3.3 (1/5/2009)

Project Location: Virginia NT
Project Reference: 7188
Certifier: Star Energy Central
Date: 17/03/2017

Project Building Certifiers Pty Ltd
A.C.N. 070 843 971
NORTHERN TERRITORY BUILDING ACT
APPROVED
Subject to permit conditions and plan endorsements
PERMIT NO: 695/02920/6
Job No: 7188
Date: 18-07-2017
Building Certifier
Duncan Cooke
Registration No: 18773EJ
stamp 13 of 33

REQUIRED VENTILATION

Room	Area of Rooms		Operable Area	Required Area	
Bedroom 1	12.2	Fan	1.57	12.5	1.525 **Therefore OK**
Bedroom 2	12.2	Fan	1.57	12.5	1.525 **Therefore OK**
Bedroom 3		No Fan	0	15	0
Bedroom 4		No Fan	0	15	0
Bedroom 5		No Fan	0	15	0
Kitchen/Living	48.3	Fan	8.375	12.5	6.0375 **Therefore OK**
Lounge		No Fan	0	15	0
Theatre		No Fan	0	15	0
Rumpus		No Fan	0	15	0
Study		No Fan	0	15	0
Kitchen		No Fan	0	15	0
Passage		No Fan	0	15	0
Other	11.5	Fan	1.45	12.5	1.4375 **Therefore OK**
Entry		No Fan	0	15	0
		No Fan			
Total		**No Fan**	12.965		10.525

GLAZING CALCULATOR FOR USE WITH PART 3.12.2, BCA VOLUME TWO (HOUSING)

Climate zone: 1
Building name/description: Lot 2920 Virginia Rd Virginia NT
Storey: G
Floor Construct'n: Type A
Area of Floor: 98m²
Air Movement: 1.23S
Glazing area 15.9m² ..... *(16% of area of floor Type A)*

Note: Air Movement level must be separately verified

CONSTANTS	Type A	Type B
C_U / C_{SHGC}	2.4 / 0.09	

ALLOWANCES	
C_U x Area	235.2
C_{SHGC} x Area	9.0

Number of rows preferred in table below: 9 *(as currently displayed)*

GLAZING ELEMENTS, ORIENTATION, SIZE and PERFORMANCE CHARACTERISTICS									SHADING		CALCULATION DATA			CALCULATED OUTCOMES - OK (if inputs are valid)			
Glazing element		Orientation		Size			Performance		P&H or device		Exposure		Size	Conductance - PASSED		Solar heat gain - PASSED	
ID	Description (optional)	Floor type A	Floor type B	Height (m)	Width (m)	Area (m²)	*Total U-Value* (NFRC)	*SHGC* (NFRC)	P (m)	H (m)	P/H	E factor	Area used (m²)	U x area	Element share of % of allowance used	SHGC x E x area	Element share of % of allowance used
1	Bed 1 W1	SE		1.20	1.21		7.2	0.59	0.20	2.70	0.04	1.16	1.45	10.5	9% of 49%	1.0	11% of 100%
2	Bed 2 W1	SE		1.20	1.21		7.2	0.59	0.20	2.70	0.04	1.16	1.45	10.5	9% of 49%	1.0	11% of 100%
3	Lounge W3	NE		0.70	1.31		7.2	0.59	0.20	2.00	0.05	0.74	0.92	6.6	6% of 49%	0.4	4% of 100%
4	WC W5	NW		0.70	0.51		7.2	0.59	0.20	2.10	0.05	0.75	0.36	2.6	2% of 49%	0.2	2% of 100%
5	Bathroom W4	NW		0.70	0.71		7.2	0.59	0.20	2.20	0.05	0.76	0.50	3.6	3% of 49%	0.2	2% of 100%
6	Kitchen W2	SW		0.70	1.71		7.2	0.59	0.20	2.30	0.04	1.18	1.20	8.6	8% of 49%	0.8	9% of 100%
7	Dining W6	SW		1.80	2.80		7.2	0.59	0.20	3.30	0.03	1.21	5.04	36.3	32% of 49%	3.6	40% of 100%
8	Dining D1	SW		2.10	1.81		7.2	0.59	3.30	2.90	0.57	0.62	3.80	27.4	24% of 49%	1.4	15% of 100%
9	Dining W7	SW		2.00	0.60		7.2	0.59	3.70	2.90	0.64	0.58	1.20	8.6	8% of 49%	0.4	5% of 100%

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR

The Glazing Calculator has been developed by the ABCB to assist in developing a better understanding of glazing energy efficiency parameters.
While the ABCB believes that the Glazing Calculator, if used correctly, will produce accurate results, it is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all.
Your use of the Glazing Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

If inputs (including air movement levels) are valid

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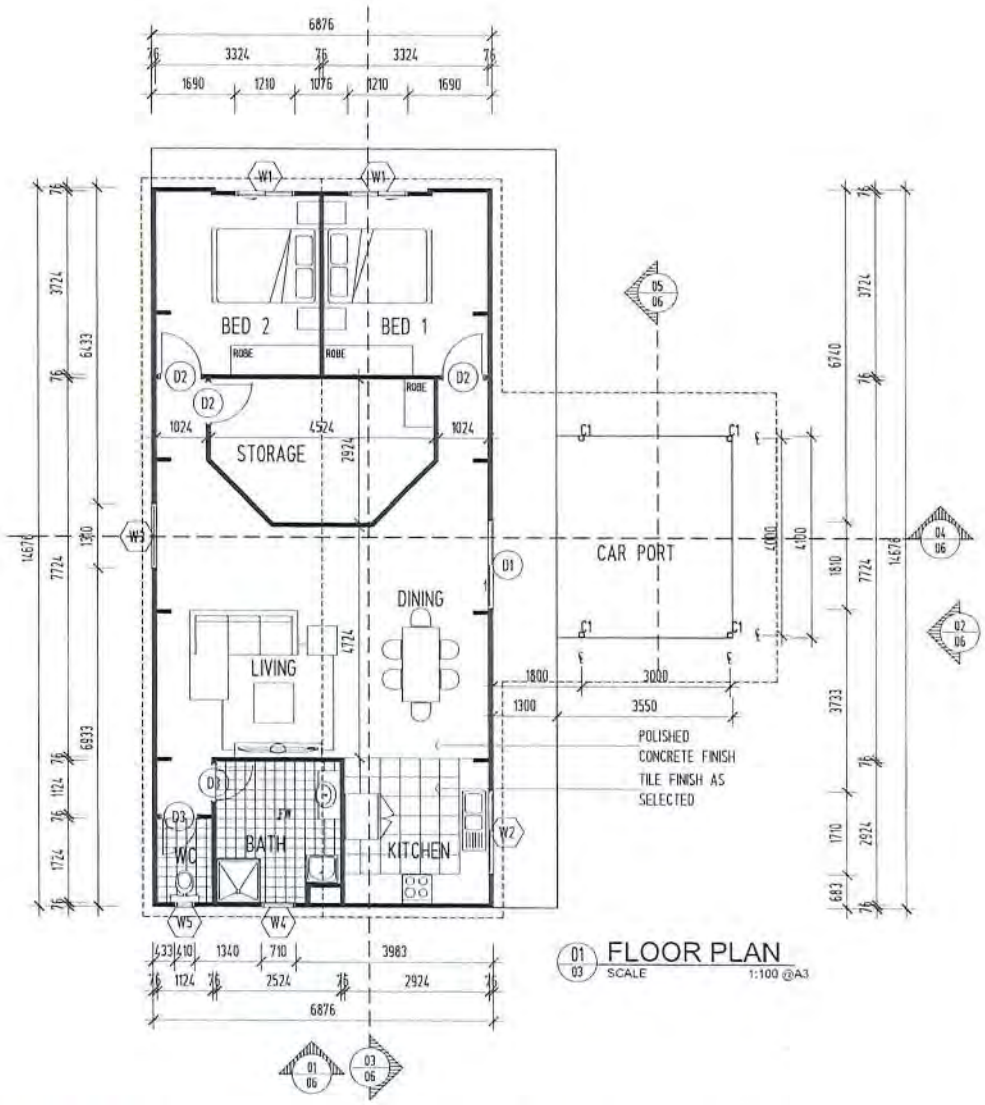
STAR ENERGY CENTRAL
Certified Energy Assessment Only
Ph 1800 212 000
Signed:
Date:17/03/2017
Lee Gatley - Nationally Accredited Assessor

Drawing No: 2015/0592/04 referred to in

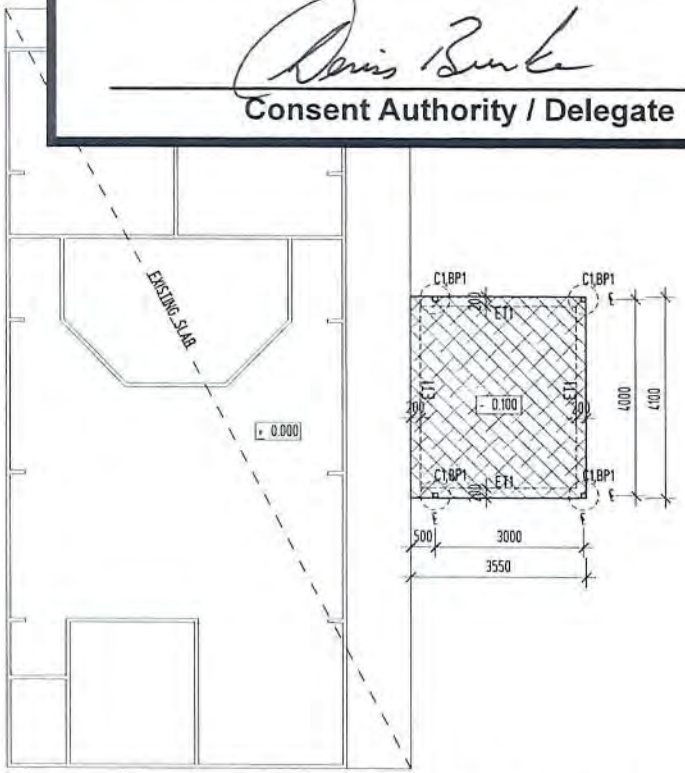
Permit No: DP15/0661 issued by

the consent authority on: 31/3/16

Consent Authority / Delegate



01/03 FLOOR PLAN
SCALE 1:100 @A3



01/03 SLAB PLAN
SCALE 1:100 @A3

LEGEND

C1	100x4.0 SHS COLUMN
BP1	ϕ600mm x 900mm DEEP BORED PIER FOOTING
ET1	200(D)x200(W) CONCRETE EDGE THICKENING
	NEW 100mm THICK CONCRETE SLAB WITH SL82 MESH 30 COVER 100mm SET DOWN FROM GRANNY FLAT FLOOR

NTDe

PROJECT
FLOOR PLAN
PROPOSED GRANNY FLAT TO EXISTING RESIDENCE
LOT 2920 (247) VIRGINIA RD
VIRGINIA, NT
CLIENT NAM NGUYEN

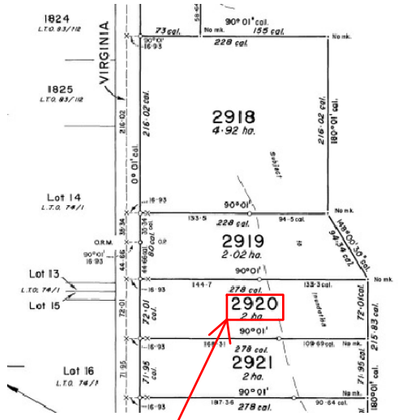
NTDe-0035/A/15 - 03
DATE 18 Mar 2016 | SHEET 4 OF 8
DRAWN NTDe-DANU | AMEND. ----

© Copyright
DO NOT SCALE OFF THIS DRAWING
Check all dimensions prior to commencing any site work

NOTE: GRANNY FLAT BUILT INSIDE EXISTING SHED STRUCTURE



LOCALITY PLAN (NTS)



SURVEY PLAN (NTS)

NOTES:

1. Our engagement is only for drafting services.
2. Do not scale off this drawing and to be read with previously approved drawings/documents.
3. Check all dimensions prior to commencing any site work.
4. The designer take no responsibility for ground works;
5. The builder/owners shall contact concerned authorities if required, such as PAWA, Cable TV, T & W or City Council for assistance to identify utility services underground i.e. sewer, water, electricity, stormwater drainage easements or underground cables/pipes etc before commencing any work.
6. Section 40 Structural Certificate, Building Certifications, Energy efficiency, sewer, plumbing, water, electrical, civil, floor and fire related design works excluded.
7. All drawings to be read in conjunction with previously approved drawings, documents and Builder's Section 69 Certificate.
8. Other existing structures excluded.
9. Draftsmen do not accept responsbility for the accuracy of measurements, information and opinions provided by other parties. Draftsmen accept no liability for any omission, misstatement or inaccuracy contained in these drawings and any loss incurred. It is the Builder's responsbility to verify and check all documents/dimensions etc.
10. Reasonable care has been taken to annotate the drawings/documents approved for compliance with the Northern Territory Building Act & Regulations. Notes added are to be used as a guide for information only to assist the client to comply with the requirements of the Northern Territory Acts and Regulations. Full compliance with the Norther Territory Building Act & Regulations remains the full responsbility of the owners or owner's agent.
11. Other existing structures excluded.

STANDARD NOTES

SUITABILITY OF MATERIALS:
Builder to ensure that every part of the building in an appropriate manner to achieve the requirements of the Housing Provisions, using materials that are fit for which they are intended.

DEMOLITION

1. Where existing concrete or masonry is to be removed, neatly saw cut such that cuts do not extend into structure that is to remain.
2. All exposed reinforcement at cut faces to be cut back 15mm min from face and plugged with epoxy or equivalent approved corrosion protection.
3. All internal walls which are to be removed are to be confirmed as being non-load bearing prior to demolition, if any doubts contact the certifying engineer for instruction.
4. Contractor to ensure demolition works do not damage existing services and finishes.
5. Contractor to assess site for hazard substances i.e., asbestos and/or existing underground services prior to commencement of works.
6. Demolition works to be carried out in accordance with requirements set out in AS 2601.
7. Builder / contractor to make existing surfaces good for new construction works.
8. Propping and temporary bracing of structural elements by the builder / contractor.
9. Builder / contractor to notify the design engineer if uncovering works reveal damaged or corroded existing structure; or if demolition works extend into structural elements not outlined within the approved details.
10. Builder / contractor to notify the certifying engineer if uncovering works reveal differences in existing construction to what is currently documents with the structurally approved drawings.

THESE DRAWINGS ARE FOR STRUCTURAL AND BUILDING CERTIFICATION PURPOSES ONLY. WORKING DRAWINGS OR SHOP DRAWINGS REQUIRE FABRICATION. IF IN DOUBT - PLEASE CONTACT THE BUILDING CERTIFIER FOR GUIDANCE

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ALL DIMENSIONS TO BE CHECKED BY THE BUILDER ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.



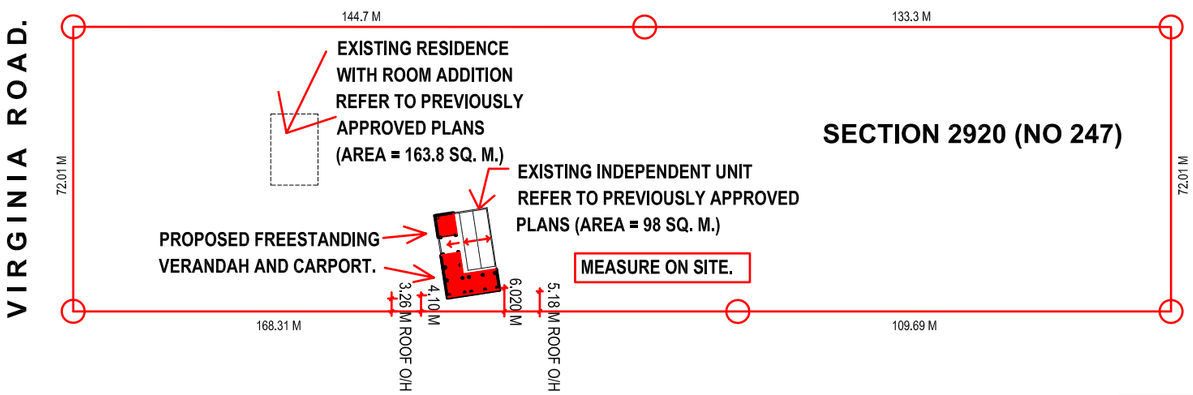
FRONT PICTURE (NTS)



CARPORT/VERANDAH PICTURE (NTS)



CARPORT PICTURE (NTS)



SITE PLAN (NTS)

DO NOT SCALE OFF THIS DRAWING.
Check all dimensions prior to commencing any site work.

PROPOSED FREE STANDING CARPORT AND VERANDAH ADDITION.

SECTION 2920, 247 VIRGINIA ROAD, VIRGINIA NT.

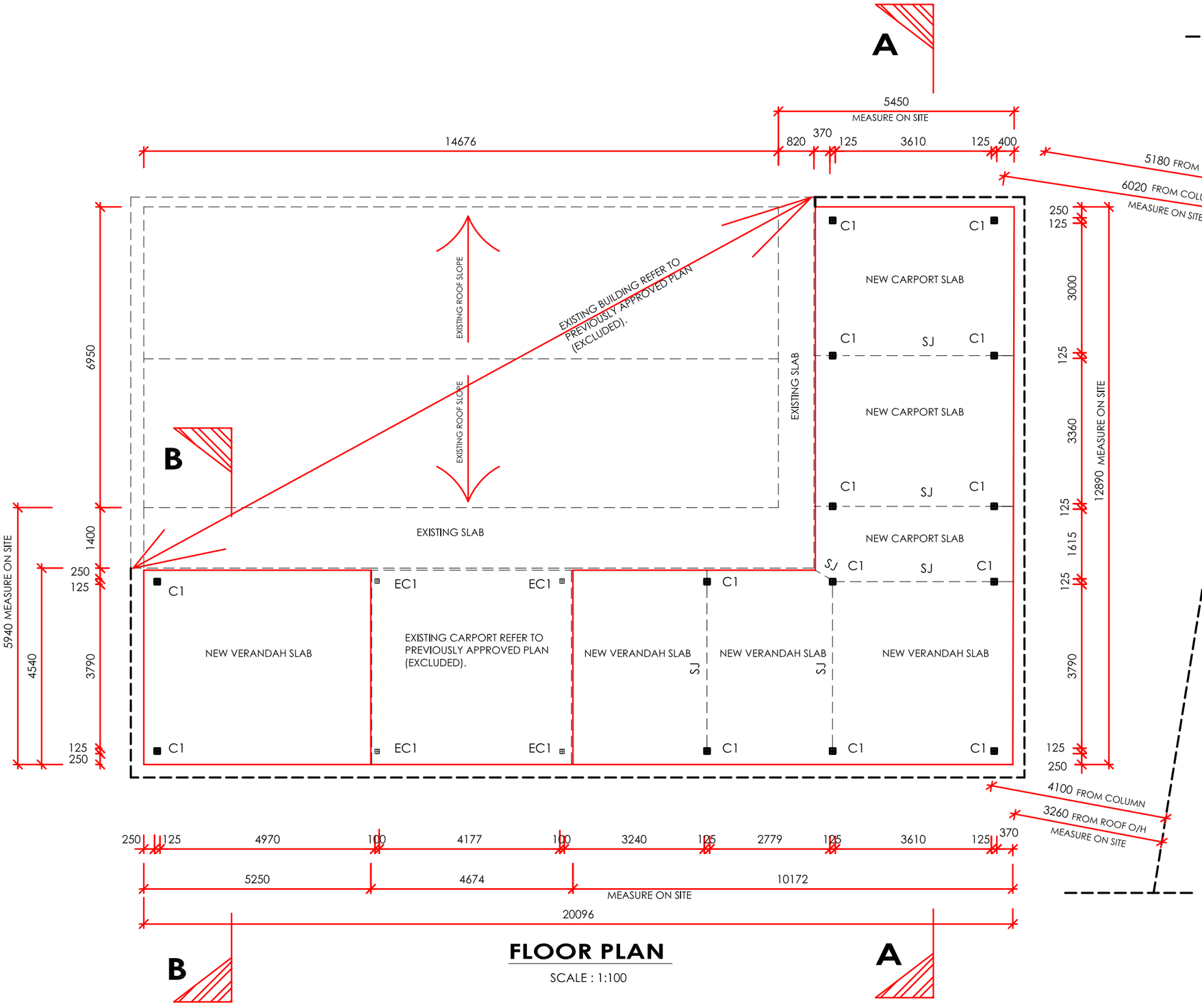
SITE PLAN

DATE SEPTEMBER, 2026.

DRAWING NO.: 09-2026-27-1

SHEET No: 1 OF 7

REVISION **A1**



FLOOR PLAN

SCALE : 1:100



SITE PICTURE (NTS)

STRUCTURAL SCHEDULE:

C1 = 125x125x4 SHA OR 100X100X4 RHS 350 MPa STEEL COLUMNS.

EC1 = EXISTING 100X100X4 SHS COLUMNS

SJ = 20MM SAW CUT OR TROWEL EXPANSION JOINTS

CONCRETE SLAB: 100 THK MIN, 25 MPa CONCRETE SLAB, SL72 MESH, 40 TOP CPVER, 0.2 WP MEMBRANE, 50 MIN COMPACTED SAND.

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PROPOSED FREE STANDING CARPORT AND VERANDAH ADDITION.

SECTION 2920, 247 VIRGINIA ROAD, VIRGINIA NT.

FLOOR PLAN

DATE AUGUST, 2026.

DRAWING NO.: 09-2026-27-1

SHEET No: 2 OF 7

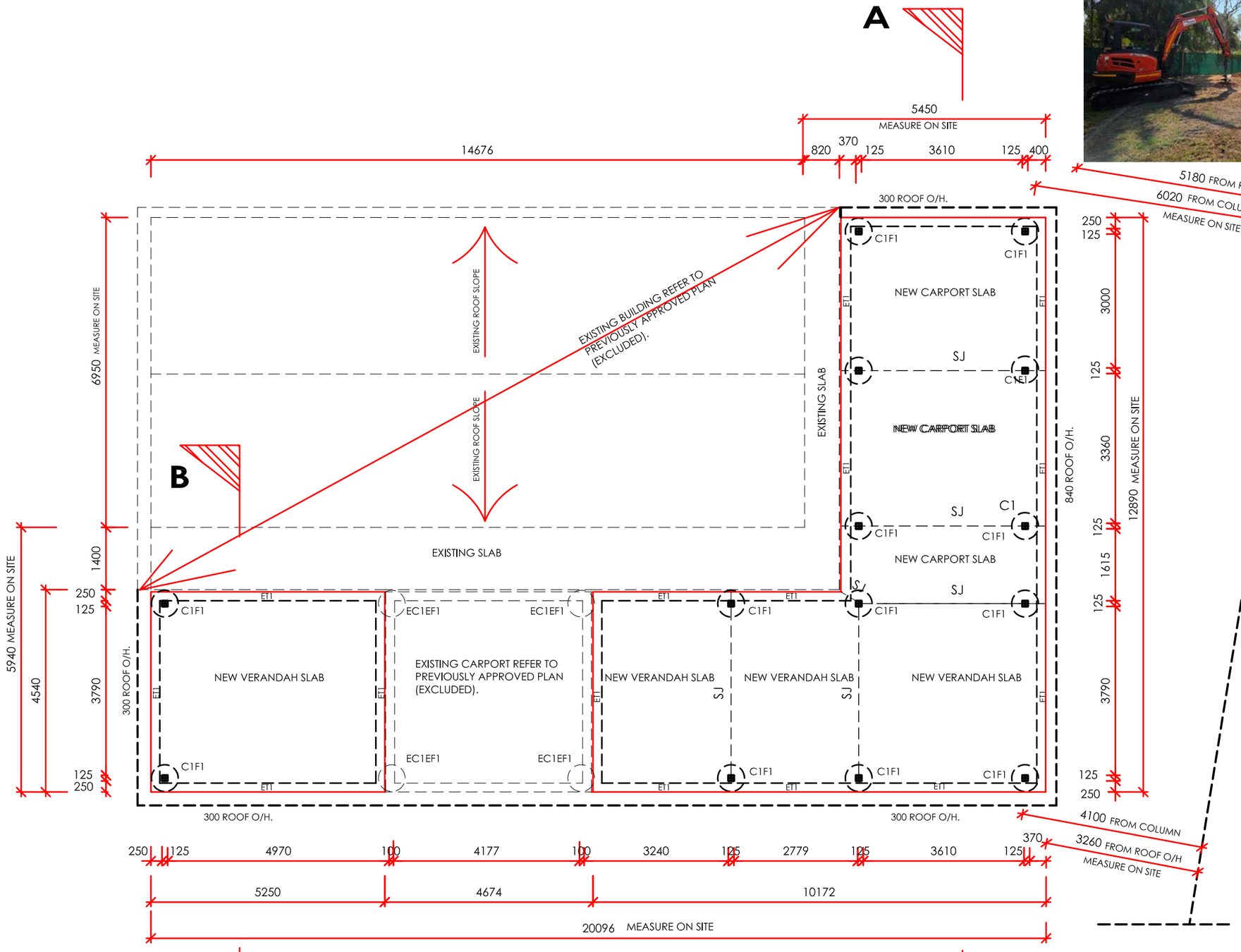
REVISION





FOOTINGS F1 PICTURE

SCALE : NTS



FOOTINGS AND SLAB PLAN

SCALE : 1:100

STRUCTURAL SCHEDULE:

C1 = 125x125x4 SHS OR 100X100X4 SHS 350 MPa STEEL COLUMNS.

EC1 = EXISTING 100X100X4 SHS 350 MPa STEEL COLUMNS (REFER TO PREVIOUSLY APPROVED DRAWINGS).

ET1 = 200X200 MIN. CONCRETE EDGE THICKENING TO MATCH EXISTING.

F1 = NEW 600 DIA X 1000 MIN DEEP 25 MPa CONCRETE PIER WITH SLAB.

EF1 = EXISTING 600 DIA X 900 DEEP 25 MPa CONCRETE PIER + SLAB (REFER TO PREVIOUSLY APPROVED DRAWINGS).

CONCRETE SLAB: 100 THK MIN, 25 MPa CONCRETE SLAB, SL72 MESH, 40 TOP CPVER, 0.2 WP MEMBRANE, 50 MIN COMPACTED SAND.

SJ = 20MM SAW CUT OR TROWEL EXPANSION JOINTS

RB1 = 125x75x4 RHS 350 MPa STEEL ROOF BEAM.

P1 = 100X50X2 RHS 350 MPa STEEL ROOF PURLINS, SPACING @900 MAX CRS, 4 CFW WELDED 2 X 75 LONG TO TOP OF RB1.

BR1 = 30X1.6 GALVANISED STRAP ROOF BRACING, 1 NO14 TEK AT EACH TOP OF P1, BEND AND 3 TEKS AT ENDS.

EBR1 = EXISTING 30X1.6 GALVANISED STRAP ROOF BRACING - REFER TO PREVIOUSLY APPROVED PLANS.

ERB1 = EXISTING 125x75x4 RHS 350 MPa STEEL ROOF BEAM.

EP1 = 100X50X2 MIN SIZE RHS 350 MPa STEEL ROOF PURLINS, SPACING @900 MAX CRS, 4 CFW WELDED 2 X 75 LONG TO TOP OF ERB1.

ROOF SHEETING: REMOVE EXISTING CUSTOM-ORB ROOF SHEETING OF EXISTING CARPORT AND REPLACE WITH NEW TRIMDEK ROOF SHEETING TO ALL VERANDAH AND CARPORT, CREST FASTENED WITH CYCLONE WASHERS AS PER NT DTCM / 355 / 01, 2 DEG MIN PITCH.

DO NOT SCALE OFF THIS DRAWING
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PROPOSED FREE STANDING CARPORT AND VERANDAH ADDITION.
SECTION 2920, 247 VIRGINIA ROAD, VIRGINIA NT.

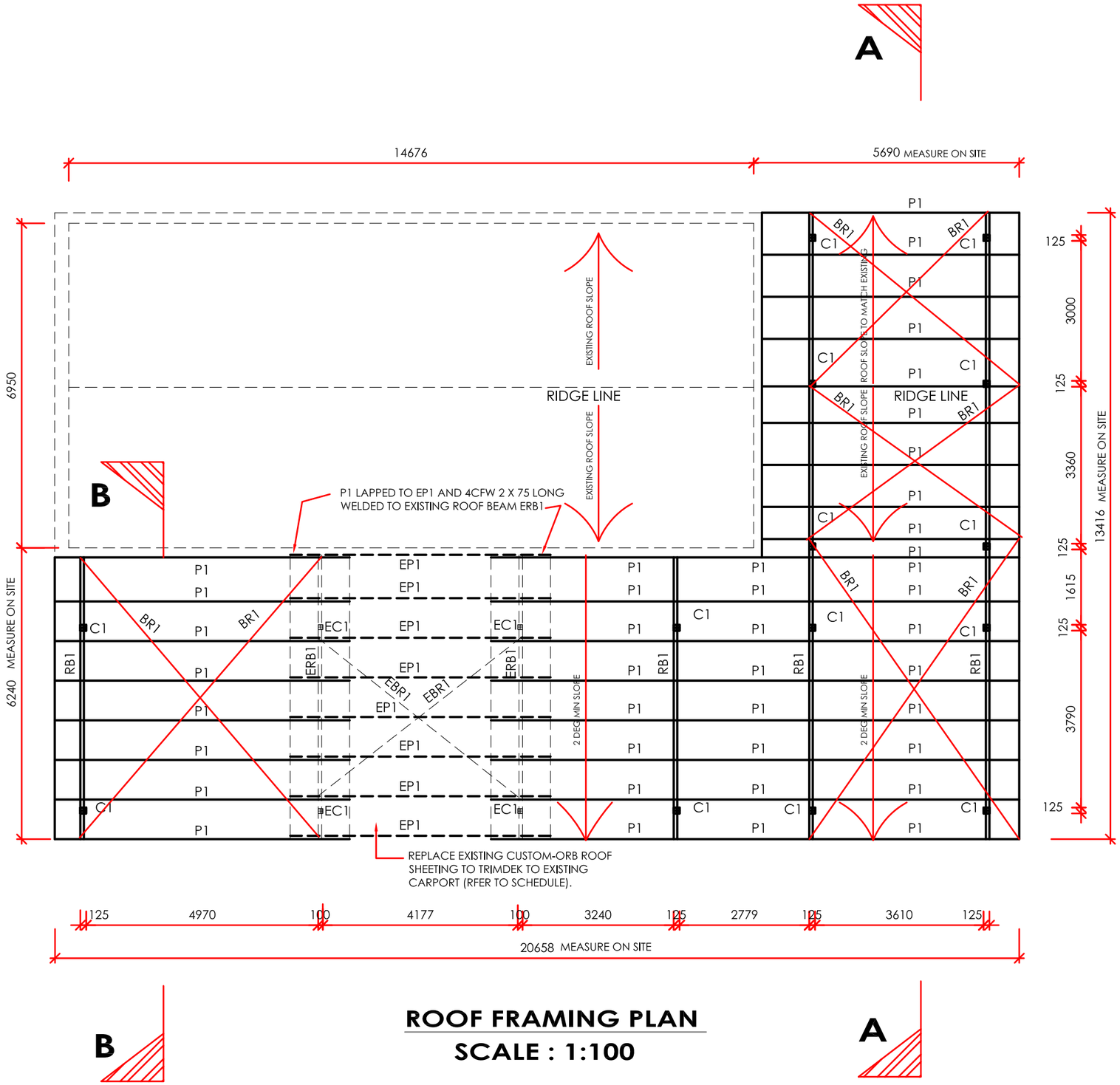
FOOTINGS AND SLAB PLAN

DRAWING NO.: 09-2026-27-1

DATE: AUGUST, 2026.

SHEET No: 3 OF 7

REVISION



ROOF FRAMING PLAN
SCALE : 1:100



SITE PICTURE (NTS)

STRUCTURAL SCHEDULE:

C1 = 125x125x4 SHS OR 100X100X4 SHS 350 MPa STEEL COLUMNS.

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CONCRETE SLAB: 100 THK MIN, 25 MPa CONCRETE SLAB, SL72 MESH, 40 TOP CPVER, 0.2 WP MEMBRANE, 50 MIN COMPACTED SAND.

SJ = 20MM SAW CUT OR TROWEL EXPANSION JOINTS

RB1 = 125x75x4 RHS 350 MPa STEEL ROOF BEAM.

P1 = 100X50X2 RHS 350 MPa STEEL ROOF PURLINS, SPACING @900 MAX CRS, 4 CFW WELDED 2 X 75 LONG TO TOP OF RB1.

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ERB1 = EXISTING 125x75x4 RHS 350 MPa STEEL ROOF BEAM.

EP1 = 100X50X2 MIN SIZE RHS 350 MPa STEEL ROOF PURLINS, SPACING @900 MAX CRS, 4 CFW WELDED 2 X 75 LONG TO TOP OF ERB1.

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PROPOSED FREE STANDING CARPORT AND VERANDAH ADDITION.
SECTION 2920, 247 VIRGINIA ROAD, VIRGINIA NT.

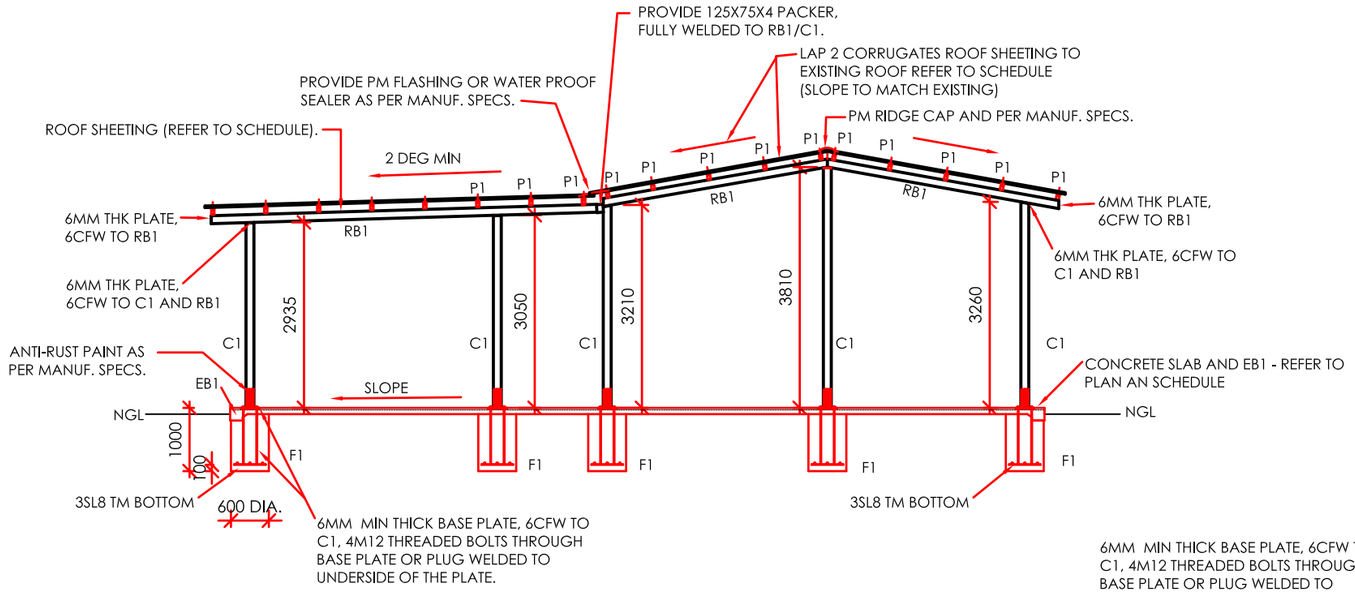
ROOF FRAMING PLAN

DRAWING NO.: 09-2026-27-1

DATE: AUGUST, 2026.

SHEET No: 4 OF 7

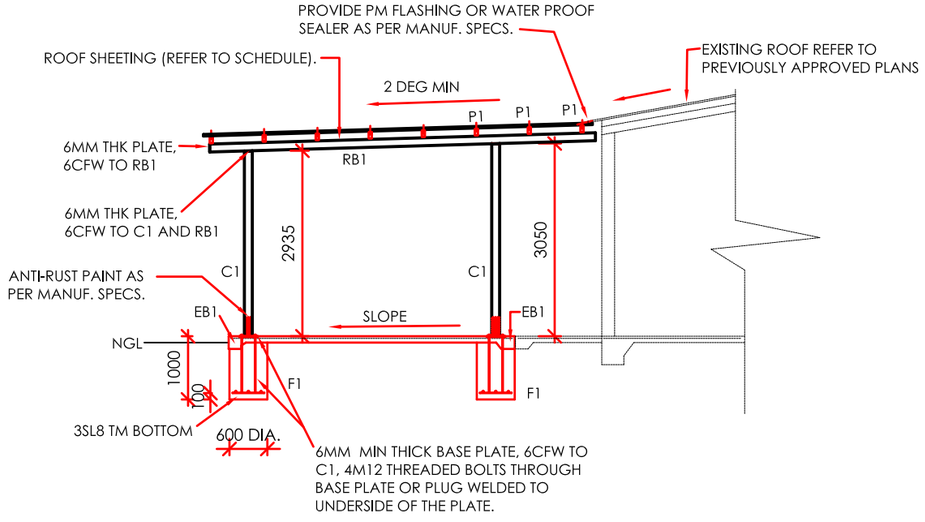
REVISION





6MM MIN THICK BASE PLATE, 6CFW TO C1, 4M12 THREADED BOLTS THROUGH BASE PLATE OR PLUG WELDED TO UNDERSIDE OF THE PLATE.





TYPICAL SECTION ELEVATION B-B WITH DETAILS

SCALE : 1: 50

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PROPOSED FREE STANDING CARPORT AND VERANDAH ADDITION.
SECTION 2920, 247 VIRGINIA ROAD, VIRGINIA NT.

SECTION ELEVATIONS WITH DETAILS

DRAWING NO.: 09-2026-27-1

DATE: AUGUST, 2026.

SHEET No: 5 OF 7

REVISION

GENERAL NOTES

THESE DRAWINGS ARE FOR ENGINEERING CERTIFICATION PURPOSES ONLY. WORKING DRAWINGS AND INDIVIDUAL TRADE SITE PLANS ARE NECESSARY FOR MORE DETAIL.

This drawing is to be read in conjunction with all relevant architects and specialists drawings.

All workmanship and materials shall be in accordance with any relevant Australian Standard prepared by the Standards Association of Australia.

The contractor shall be responsible for the structure during erection and shall provide adequate propping and support.

Where DTC standards are shown, these refer to the deemed to comply standards prepared by the NT department of lands and housing.

The builder/contractor is to check all dimensions on site prior to the commencement of any works. Site measure takes preference over drawing scaled dimensions in all cases. If in doubt ask!!

REINFORCEMENT

All materials and workmanship shall conform to AS3600 and AS/NZ4671

Cover to reinforcement shall be as shown on the drawings.

Where not shown, minimum splices shall be as follows:

D500N12 - 600mm
D500N16 - 700mm
D500N20 - 900mm

Fabric - to comply with AS/NZ4671.

CONCRETE

* Use concrete grade 25 MPa.

Provide Fortecon or similar approved moisture barrier to underside of slab and raft footings. Fully tape joints

FILL MATERIAL AND COMPACTION

Selected fill shall be a gravel decomposed or brocken rock, free from clay lumps & organic matter, conforming to the following grading & requirements:

AS metric sieve (mm) % passing by weight

As metric Sieve	% Passing by Weight
75.0mm	100
9.5mm	30 - 100
2.36mm	15 - 55
0.075mm	5 - 25

Linear shrinkage 2% - 8%.

Prior to placement of fill (or compaction of approved natural material) the area of the works (min 100 beyond perimeter of slabs) shall be cleared & stripped of all top soil and deleterious materials. Fill up to 150mm below slab level shall be compacted in 150mm layers to 95% MMDD.

Fill (or natural material where approved) in 150mm layer immediately below slab level shall be compacted to 95% MMDD.

Sand blinding layer below concrete slab (if used) shall be compacted by vibration plate compactor to 95% MMDD.

Concrete shall be poured against undisturbed foundation material, backfillover excavation with lean mix concrete.

Fill to underside of slabs to be crusher dust or sand placed in 150mm layers maximum loose layers and compacted to 90% MMDD. Top 150mm layer compacted to 95% MMDD.

STEEL

All structural steelwork shall be carried out in accordance with AS4100 - SAA steels structures code and associated Australian Standards.

Steel grades shall be in accordance with table 2.1 of AS4100.

Unless noted otherwise, steelwork shall be as follows:-

* rolled steel sections grade 300 to AS3679.
* square and rectangular hollow sections grade 350 to AS1163.
* circular hollow sections grade 250 (min) to AS1163.
* cold formed purlins and girts grade 450 to AS4600

All structural steelwork shall be thorougly cleaned of all rust, scale and oil. grit blast finish 2.5 and painted with a minimum of two coats of approved organic zinc primer.

ALL WELDS, UNLESS NOTED OTHERWISE, SHALL BE A MINIMUM 6mm CONTINOUS FILLET WELD (6CFW) OF A GENERAL PURPOSE QUALITY IN ACCORDANCE WITH AS 1554 PART 1 G.P. ALL BUTT WELDS SHALL BE OF A STRUCTURAL PURPOSE QUALITY (G.P.I)
WELDING SHALL BE IN ACCORDANCE WITH AS 1554. RELEVANT WELDING PROCEDURE SPECIFICATION (WPS) AND WELDER QUALIFICATION DOCUMENTS TO BE SUBMITTED TO PROJECT MANAGER OR BUILIDER PRIOR TO COMMENCING WELDING WORKS.

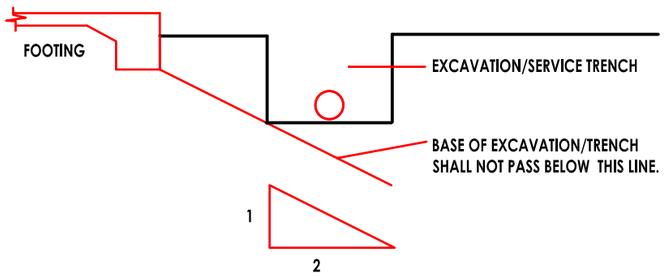
Bolts and bolting shall be carried out in accordance with AS4100 and associated standards unless noted otherwise.

* bolt grade and category shall be 4.6/S (provide washer under all nuts).
* thread projection beyond nut shall be minimum 1 thread.
* cold formed purlin and girt bolts shall be LBI or equal with integral washer.
* unless noted otherwise, all bolts shall be two M20 4.6/S bolts per connectio. Gussets and components shall be 10mm mild steel.

Steelwork, unless galvanised or noted otherwise, shall be degreased, prepared as required and primed with zinc chromate or other approved primer. Finnish coats to exposed steelwork to be paint compatible with primer.

EARTHWORKS:

Earthwork construction shall comply with guidelines set out in AS 3798 & AS 2870.
Excavations and service treenches shall comply with the following guidelines unless otherwise approved by the Engineer.



DESIGN CRITERIA:

WIND ACTIONS: Terrain category 2.5; Region "C"

V500 = 66 x 1.05 m/s = 69.3 M/S (Ultimate),
CPi = + 0.7, - 0.65

Permanent action (roof) = 0.25 KPa

Maintenance action (roof) = 0.25 KPa

Imposed action (live load - floor) = 1.5 KPa

ASSUMED SOIL CLASSIFICATION "S". ASSUMED ALLOWABLE SOIL BEARING CAPACITY = 100 KPa

REFER TO STRUCTURAL ENGINEER'S SECTION 40 DESIGN CERTIFICATE AND STANDARDS TO REFERENCE WITHIN DESIGN DRAWINGS

WINDOWS, GLAZING AND FIXINGS (SHALL COMPLY WITH AS1170 . 2, AS1288 INCLUDING HUMAN IMPACT, AS2047 AND AS1664 AND DTCM 412/2 ACCEPTED FOR THIS JOB);

Terrrain Category 2.0 Region C

With Height Of Eaves 5 m above G.L.

Basic Wind Speed 57.0 m/s		Dynamic Wind Pressure q z (KPa)			
		K1 = 2.0	K1 = 1.5	K1 = 1.25	K1 = 1.0
Serviceability	(Vs)	2.0	1.7	1.5	1.4
Permissable Stress	(Vp)	3.5	2.9	2.7	2.4
Ultimate Strength	(Vu)	5.3	4.5	4.0	3.6
Water Penetration Test Pressure = 265 Pa min					
MANUFACTURER/INSTALLER'S CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING CERTIFIER.					

1. Do not scale off this drawing;
2. Check all dimensions prior to commencing any site work.
3. The designer take no responsibility for ground works;
4. The builder/owners shall contact concerned authorities if required, such as PAWA, Cable TV, T & W or City Council for assistance to identify utility serevcies underground i.e. sewer, water, electricity, stormwater drainage easements or underground cables/pipes etc before commencing any work.
5. These drawings to be read in conjunction with attached original Section 40 Certificate for designed location/lot number and terrain category.
6. Section 40 to be read in conjunction with Builder's Section 69 Certificate;
7. Other existing structures excluded.

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PROPOSED FREE STANDING CARPORT AND VERANDAH ADDITION.
SECTION 2920, 247 VIRGINIA ROAD, VIRGINIA NT.

GENERAL STANDARD NOTES (WHERE APPLICABLE)

DRAWING NO.: 09-2026-27-1
DATE: AUGUST, 2026.
SHEET No: 6 OF 7
REVISION

1. FALLS,SLIPS,TRIPS
a) WORKING AT HEIGHTS DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground levelto minimise the risk of workers
falling more than two metres. However,construction of this building willrequire wo!Xers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall.The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
Cleaning and maintenance of windows,walls,roof or other components of this building will require persons to be situated where a fall from a height in 6XC8SS of two metres is possible.Where this type of activity is required,scaffolding,ladders or trestles should be used in accordance with relevant codes of practice,regulations or legislation. If anchorage points for portable scaffold or fall arT9sl devices have bean use during construction.Any parsons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES FLOOR FINISHES
The owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building.The selected of
surface finishes is to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/
feet. Surfaces should be selected in accordance with AS HB 197:1999 and ASJNZ 4586:2004. STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
This building has steps and paths which may be a hazard to wo!Xers carrying objects or otherwise occupied.Steps should be clearly signed and marked during construction, maintenance,demolition and at all times when the building operates as a
workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard.
Spills,loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors are required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace.Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2.FALLING OBJECTS
LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground levelor above floor levels.Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto parsons below.
1.Prevent or restrict access to areas below where the work is being carried oul
2.Provide toe boards to scaffolding or work platforms.
3.Provide protective structure below the work area.
4.Ensure that all persons below the work area have PersonalProtective Equipment.

BUILDING COMPONENTS
During construction,renovation or demolition of this building, parts of the structure including fabricated steelwork,heavy panels and many other components will remain standing prior to or after supporting parts are in place.Contractors should ensure that
temporary bracing or other required support is in place at all limes when collapse which may injure persons in the area is a possibility.
Mechanicallifting of materials and components during construction, maintenance or demolition presents a risk of falling objects.
Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas
below the load is prevented or restricted.

3.TRAFFIC MANAGEMENT
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A
traffic management plan supervised by trained traffic management personnelshould be adopted for the work site.

4. SERVICES
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material.Existing services are located on or around this site. Services should be located using an appropriate service (such as DialBefore You Dig),
appropriate excavation practice should be used and, where necessary,spBCialist contractors should De used.

Underground power lines are located in or around this site.Allunderground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Overhead power lines are near or on this site.These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level.Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated.Where this is not practicaladequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5.MANUAL TASKS
Components within this design with a mass in excess of 25kg should be lifted by two or more wo!Xers or by mechanical lifting
device.Where this is not practical,suppliers or fabricators should be required to limit the component mass.
All materialpackaging,building and maintenance components should clearly show the totalmass of packages and where practical all items should be stored on site in a way which minimises bending before lifting.Advice should be provided on safe lifting methods in allareas where lifting may occur.
Construction, maintenance and demolition of this building willrequire the use of portable tools and equipment. These should be
fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electricalequipment)
not carrying a current electrical safety tag. Allsafety guards or devices should be regularly checked and Personal Protective
Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Parsons working on or in the
building during construction,operationalmaintenance or demolition should ensure good ventilation and wear Personal Protective Equipment induding protection against inhalation while using powdered materialor when sanding,drilling, cutting or otherwise disturbing or aeating powdered material.

ASBESTOS
The builder should check for Asbestos and, if necessary, take appropriate action before demolishing,allling,sanding, drilling or otherwise disturbing the existing structure.

TREATED TIMBER
The design of this building indudes provision for the inclusion of treated limber within the structure. Dust or fumes from this
materialcan be harmful. Persons working on or in the building during construction, operational maintenance or demolition should
ensure good ventilation and wear PersonalProtective Equipment including protection against inhalation of harmful materialwhen sanding,drilling,cutting or using treated timber in any way that may cause harmful materialto be released. Do not bum treated timber.

VOLATILE ORGANIC COMPOUNDS
Many types of glue,solvents, spray packs, paints,varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used shoold be kept well ventilated while the material is being used and for a period after installation.Personal Protective Equipment may also ba required.The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool,ceramic and other materialused for thermalor sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other aansitive parts or the body.PersonalProtective
Equipment including protection against inhalation of harmfulmaterialshould be used when installing,removing or working near buld insulation material.

7.CONFINED SPACES EXCAVAnON
Construction of this building and soma maintenance on the building will require excavation and installation of items within excavations.Where practical, installation should be carried out using methods which do not require workers to enter the
excavation.Where this is not practical,adequate support for the excavated area should be provided to prevent collapse.Warning
signs and barriers to prevent accidentalor unauthorised access to all excavations should be provided. Note take care when excavating near existing retaining walls provide support to prevent disruption of drainage/surcharge or undermine the integrity/ stability of the existing retaining walls.

ENCLOSED SPACES
Enclosed spaces wi1f1in this building may present a risk to persons entering for construction,maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access.These should be maintained throughout the life of the building.Where wo!Xers are required to enter enclosed spaces,air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES
Some small spaces within this building will require access by construction or maintenance workers.The design documentation calls for warning signs and barriers to unauthorised access.These should ba maintained throughout the life of the building.Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual liftfing and other manualactivity should be restricted in small spacas.

8.PUBLIC ACCESS
Pubilc access to construction and demolition sites and to areas under maintenance cauaas risk to workers and public.Warning
signs and secure barriers to unauthorised access should be provided.Where electricalinstallations, excavations,plant or loose materials are present they should be secured when not fully supervised.

9.OPERATIONAL USE OF BUILDING
This building has been designed as a residentialbuilding. If it,at a later data,is used or intended to be used as a workplace,the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY
Allelectricalwork should be carried out in accordance with Code of Practice: Managing ElectricalRisks at the Workplace, AS/NZ
3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice:Managing Risks of Plant at the Workplace.
All work should be carried out in accordance wi1f1 Code of Practice:Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents it is recommended that particular care ba exercised when undertaking work involving steal
construction and concrete placement.Allthe above applies.

11. SWIMMING POOLS & SPAS
If you intend to have a swimming poolconstructed on your premises you must,before construction begins, apply to the NT Water
Safety unit for an Interim Compliance Certificate.
Construction of swimming pools,barriers & gates must be installed in accordance with the Northern Territory Swimming Pool Safety Act - Section-4;& The Australian Standards 1926.1 Part 1:Fencing for swimming pools I 1926.2: Location of fencing for private swimming pools.Swimming pool fencing compliance with Australian Standards,means that a barrier is constructed that willmake it difficult for a young child to gain access to a pool area, whether under,over or through the fencing.
After the pool has been constructed,you must submit an Application for a Compliance Certificate within seven days of construction
& before the pool is filled to a depth of 300mm or more. A poolsafety adviser will inspect your pool and pool barrier. If the pool complies you will receive a Compilance Certificate.

NON-STRUCTURAL

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PROPOSED FREE STANDING CARPORT AND VERANDAH ADDITION.
SECTION 2920, 247 VIRGINIA ROAD, VIRGINIA NT.

WORK, HEALTH AND SAFETY NOTES

DRAWING NO.: 09-2026-27-1
DATE: AUGUST, 2026.
SHEET No: 7 OF 7
REVISION








GUITAR
STAND


Hapag-Lloyd
TCL
TCL


TCL
TCL

Technical Assessment PA2026/0327

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

Application No:	PA2026/0327
Lot number:	Section 02920
Town/Hundred:	Hundred of Strangways (Virginia)
Zone:	RL (Rural Living)
Site Area:	20000m^2 (2 Hectares)
Proposal:	Outbuilding (verandah and carport) addition to an existing dwelling-single with a reduced building setback to the side boundary
Plans used for assessment:	09-2026-27-1 (Sheet 1 – 7)
Date assessment finalised:	14 October 2026

The proposed development requires consent under the Northern Territory Planning Scheme 2020, as it is in Zone RL (Rural Living) and has become *Merit Assessable* under Clause 1.8(1)(b)(ii)(2) of the Planning Scheme.

The relevant clauses are assessed in the summary below with any identified non-compliances addressed overleaf.

Clause (General Requirements)	**Compliance**	
	Yes	**No**
5.2.1 (General Height Control)	☒	☐
5.2.4 (Car Parking)	☒	☐
5.2.6.1 (Landscaping in Zones other than Zone CB)	☒	☐

Clause (Specific Development Requirements)	**Compliance**	
	Yes	**No**
5.4.1 (Residential Density)	☒	☐
5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)	☐	☒
5.4.6 (Private Open Space)	☒	☐

Clause (Overlays)	**Applies**	
	Yes	**No**
3.2 (CNV – Clearing of Native Vegetation)	☐	☒
3.6 (LSF – Land Subject to Flooding)	☐	☒

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 and is no indication of whether or not approval will be given by the consent authority. It is noted that clause 1.10(2) provides for the consent authority to exercise discretion in making a decision on a development in particular circumstances.

NORTHERN TERRITORY GOVERNMENT

3.2 Overlay – CNV – Clearing of Native Vegetation

Purpose
Ensure that clearing of native vegetation does not unreasonably contribute to environmental degradation of the locality.

Administration
2. On land subject to this Overlay:
   (a) on land parcels less than 100ha, the clearing of native vegetation of more than one hectare in aggregate of land (including any area already cleared of native vegetation) requires consent.

NOT APPLICABLE – any area of proposed vegetation clearing is less than one hectare.

3.6 (LSF – Land Subject to Flooding)

Purpose

Identify areas with a known risk of inundation from riverine flooding and ensure that development in these areas demonstrates adequate measure to minimise the associated risk to people, damage to property and costs to the general community.

Administration

1. Land subject to this Overlay is to be used or developed only with consent.
2. This Overlay does not apply to:

   (a) outbuildings and extensions to existing dwellings; and

   (b) extensions to existing commercial or industrial buildings;

   (c) any use that complies with Clause 5.5.1 (Interchangeable Use and Development in Specific Zones); which, but for this Overlay, would not require consent; or

   (d) unzoned land.
3. This overlay does not apply to the use and development of land for dwellings-group or dwellings-multiple when the land is subject to Overlay 3.11 RCFR (Rapid Creek Flood Response).
4. In this Overlay:

   (a) “flood level” means the water level associated with a 1.0% AEP flood event or where that level cannot be determined, the level determined by the Controller of Water Resources within the meaning of the Water Act 1992;

   (b) “AEP” means Annual Exceedance Probability, which is the likelihood, in percentage terms, of a flood of a given size occurring in a specified area in any one year;

   (c) “DFE” means Defined Flood Event, which:

      i. in an area subject to a floodplain management plan that defines a flood event, is as specified in that plan; or

      ii. if there is no floodplain management plan that defines a flood event for an area, is the 1% AEP flood event;

   (d) “DFA” means Defined Flood Area, which is the area that is inundated by the DFE as defined on mapping produced by the NT Government.

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5. The consent authority may consent to a use or development that is not in accordance with sub-clause 6 only if it is satisfied that the application demonstrates that there is no increased risk to people and property including adjoining property, or increased cost to the community.

Requirements

6. In a DFA:

   (a) the storage or disposal of environmentally hazardous industrial material and the development of fuel depots should be avoided;

   (b) the minimum floor level of habitable rooms should be 300mm above the flood level for the site; and

   (c) the use of fill to achieve required floor levels should be avoided.

NOT APPLICABLE – as per Requirement 2, this overlay does not apply to an outbuilding and extensions to existing dwellings.

4.7 Zone RL – Rural Living

Zone Purpose

Provide for a range of rural lifestyle choices and rural activities, in areas where access to reticulated water and sewerage may not be available.

Zone Outcomes

1. Predominantly dwellings-single and dwellings-independent within a rural lifestyle setting.

2. Home based businesses and dwellings-community residence are of a scale, intensity and nature that is compatible with the character and amenity of the surrounding locality.

3. Residential development, such as residential care facilities, does not interfere with the character and amenity of the zone.

4. Rural activities, such as agriculture, animal boarding, horticulture, intensive animal husbandry, plant nursery, industry-primary, stables, and veterinary clinic where the scale, intensity and nature of the activity is compatible with the character and amenity of the surrounding locality and the land is capable of supporting the development.

5. Development for residential purposes does not interfere with the existing or ongoing use of rural land for productive agricultural or horticultural purposes.

6. Community focused activities, such as community centre, child care centre, and emergency management facility:

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

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

   (c) avoid adverse impacts on the surrounding road network; and

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

7. The design and site layout of all development are sympathetic to the existing streetscape, scale and character of surrounding development.

8. Development does not impose unsustainable demands on surface water and groundwater.

9. Subdivision design is informed by land suitability assessment to confirm the land is able to support residential development.

10. Development is provided with an appropriate level of services and infrastructure, and minimises impacts on sensitive environments.

11. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

COMPLIES – The proposed works respond to the existing and preferred character of the rural living setting. The works are an extension to an existing building, that will have minimal visibility from Virginia Road.

5.2.1 General Height Control

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

Administration
1. This clause does not apply if:
   (a)The development is for the purpose of:
      i. a telecommunications facility;
      ii. a chimney, flag pole, aerial, antenna or lightning rod; or
      iii. the housing of equipment relating to the operation of a lift; or
   (b) an alternative height control is specified in clause 5.9 (Location specific development requirements).

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

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

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

Requirements

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

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

The maximum building height for the zone (RL) and the use are not specific in table B to the clause, therefore the building height is not to exceed two storeys to a maximum height of 8.5 metres.

The proposed outbuildings have a height of less than 4 metres above ground level.

COMPLIES

5.2.4 Car Parking

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

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

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

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

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

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

Table A to Clause 5.2.4.1: Minimum number of required parking space

Dwelling-independent	1 per bedroom to a maximum of 2	2

COMPLIES

5.2.6.1 (Landscaping in Zones other than Zone CB)

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

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

2. The consent authority may consent to landscaping that is not in accordance with sub-clauses 5, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the site having regard to the amenity of the streetscape, and the potential impact on the amenity of the locality and adjoining property.

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

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

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

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

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

COMPLIES – The proposal does not affect the site's existing landscaping, which will remain significant. The area of the proposed works is clear of existing landscaping.

5.4.1 Residential Density

Purpose
Ensure that the development of residential buildings:
(a) is of a density compatible with adjoining or nearby existing development or development reasonably anticipated;
(b) is of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and

(c) is consistent with land capability having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations.

Administration

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

Requirements

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

Table A to Clause 5.4.1: Dwelling Density in Certain Zones	
Zone	Dwelling Density
LR, RR, RL, R and CV	1 dwelling-single per lot and may include a dwelling-independent

COMPLIES – The proposal is for outbuildings which are ancillary to an existing dwelling-single and dwelling-independent on the site. There is only 1 dwelling per lot.

5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

Purpose

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

Administration

1. This clause does not apply in Zones CB, LI, GI and DV.

2. In this clause:
   (a) an ancillary structure includes an outbuilding (excluding shade sails), balcony, portico and the like, which may or may not include external walls; and
   (b) for all developments except dwellings-multiple in Zone MR or HR, where a lot has a boundary with a public street from which vehicular access to the lot is restricted by the controlling Agency or local government council, this boundary shall be considered a side or rear lot boundary for the purpose of calculation of the building setback.

3. The consent authority may consent to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.

4. If a building setback plan in Schedule 9 does not establish a specific setback to a nominated boundary, residential buildings and ancillary structures are to be set back from that boundary in accordance with subclause 6(a) or clause 5.4.3.3 as appropriate.

5. Despite sub-clause 6 sheds in Zones other than H, A, RR, RL and R may have a nil setback to the side and rear boundaries provided it is
   (a) 6m or more from the primary street and 2.5m or more from a secondary street when measured to the wall of the shed or where there is no wall, the outer face of any column;
   (b) has a cumulative floor area of 15m2 or less;
   (c) is 2.5m or less in height;
   (d) has no openings in walls that are less than 1.5m from a lot or unit title; and
   (e) does not discharge rainwater on an adjacent lot or unit title.

Requirements

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

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

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

Table D to Clause 5.4.3: Minimum building setbacks for residential buildings and ancillary structures in Zones RR, RL, R, H and A	
Lot Boundary	Minimum Setback
Primary street frontage	10m or 7.5m for lots less than 1ha in Zones RR and RL
Secondary street frontage	10m or 5m for lots less than 1ha in Zones RR and RL
Side and rear lot boundaries	10m or 5m for lots less than 1ha in Zones RR and RL

The proposal complies with the required setbacks for the primary street frontage, whilst the secondary street frontage requirement is non-applicable. The proposed setback to the southern side lot boundary is 4.1 metres (3.26 metres for the roof overhang), which encroaches 5.9 metres into the 10-metre setback requirement.

DOES NOT COMPLY – Variation Requested

5.4.6 Private Open Space

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

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

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

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

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

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

Table to Clause 5.4.6.1: Minimum Areas of Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group	
Type of Dwelling	Private Open Space Area
Dwelling-single on a lot not less than 450m2	A. 50m2, open vertically to the sky, with no dimension less than 1.5m; and B. 36m2, all or any part covered, with no dimension less than 6m.

COMPLIES – The site has more than the required amount of private open space.

Objection 2

From: **Marianne St Clair** marianne@simbani.com.au
Subject: Objection 2 - Fwd: Notification of application - 247 Virginia Road, Virginia NT V2
Date: 1 October 2026 at 2:11 pm
To: Das.ntg@nt.gov.au

MS

I would like to make a further objection to this application.

The owner has completely disregarded the law and, prior to the work being commenced on 247 Virginia Road, did not make any effort to contact or consult with us regarding his intentions.

I have suffered significant health impacts due to the noise and dust generated from the unauthorised and unapproved work on that property.

Over the last 25 years of living on our property, my husband has frequently been away due to work commitments.

The close proximity (less that 4 meters) of the "Proposed building works" to our bedroom distresses me and I feel my personal space is being severely impacted.

Any noise or lighting generated in the "proposed building" will impact me even more when my husband is away as I have previously had intruders on the property and any unidentified noise makes me feel very wary.

The lighting generated from this new unapproved structure is already impacting on my ability to relax in the evenings.

I am very, very concerned about privacy issues with the building being so close to our bedroom.

I am horrified to see that someone can completely disregard all the regulations impacting negatively on their neighbours and potentially "get away with it".

I strongly object to this application being approved and request the construction be at least reduced in size or relocated and what appears to be a new waste water system is checked to ensure it meets the legal and health requirements.

PS The "proposed building" looks terrible from the road as well as from our block so I am concerned about the negative impact on the value of our property and the loss of rural amenity.

Kind regards,
Marianne

Marianne St Clair
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https://www.hisa.org.au/hic/program/
Barriers to telehealth uptake in rural, regional, remote Australia: What can be done to expand telehealth access in remote areas?

Paper: http://ebooks.iospress.nl/volumearticle/51862
Presentation: https://simbani.com.au/presentations/

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Objection 1

Submission Objecting to the Development Application

Section 2920 (247 Virginia Road, Virginia NT)
Proposed Freestanding Carport and Verandah Addition and Variation to Clause 5.4.3

To: Development Assessment Services / Development Consent Authority

Re: Development application – Section 2920 (247 Virginia Road, Virginia NT)

We are the owners/occupiers of the adjoining property and wish to lodge a formal objection to the above development application, particularly the proposed substantial reduction of the minimum building setback required under Clause 5.4.3 of the Northern Territory Planning Scheme 2020.

Our objection is based on the impact of the proposed development on the amenity of our adjoining residence, the extent of the departure from the prescribed setback, and concerns regarding the approved status and current configuration of the existing building described in the application as a "dwelling-independent".

We request that these matters be fully investigated before the Consent Authority determines the application.

Please note the applicant has already built a large part of this “proposed structure” without any consultation with ourselves or application for approval from the authorities.

1. Substantial departure from the required 10 metre setback

The applicant acknowledges that the applicable minimum side-boundary building setback under Clause 5.4.3 is 10 metres.

The application seeks approval for substantially smaller setbacks. According to the applicant's plans, at the closest end these are:

- approximately 4.10 metres to the structural column/building line; and
- approximately 3.26 metres to the roof eave.

At the other end, the setbacks are approximately 6.02 metres to the structural line and 5.18 metres to the roof eave.

This is not, in our view, a minor departure from the Planning Scheme. At its closest point, the structural setback is only approximately 41% of the prescribed 10 metre setback, with the roof projecting even closer to the common boundary.

The current NT Planning Scheme identifies a 10 m side/rear setback for residential buildings and ancillary structures on relevant Zone RL lots (with a different provision for lots under 1

ha). (https://nt.gov.au/_media/docs/housing,-property-and-land/planning-and-development/nt-planning-scheme-2020/part-5-development-requirements-nt-planning-scheme.pdf)

We consider that the 10 metre setback is particularly important in a Rural Living area, where separation between development on adjoining properties contributes substantially to residential amenity and the rural character of the locality.

The proximity of this "proposed structure" may also affect the value of our property due to the reduction in amenity.

2. Direct impact upon our bedroom and residential amenity

Our principal bedroom is located on the side of our residence directly adjacent to the proposed development. It is approximately 20 metres from the common property boundary.

Consequently, the proposed structure will be significantly closer to our bedroom than it would be if the prescribed 10 metre setback were observed. Assuming the relevant structures are substantially opposite one another, the proposed structural line would be approximately 24 metres from our bedroom at its closest point, with the roof edge approximately 23 metres away.

We therefore disagree with the implication in the applicant's Statement of Effect that the open-sided nature of the structures means there will be no material impact upon the adjoining property.

The proposed development includes both a carport and verandah. These uses have the potential to generate activity immediately adjacent to our residence, including:

- vehicle movements and associated noise;
- headlights, particularly during evening and early morning vehicle movements;
- opening and closing of vehicle doors;
- conversations and other activity associated with use of the verandah;
- increased visual intrusion;
- impacts upon privacy; and
- a substantial reduction in the physical separation between development on the two Rural Living properties.

These matters are particularly relevant because the part of our house facing the proposed works contains our bedroom.

The applicant's assessment appears to focus heavily on the fact that the proposed structure is open-sided and non-habitable. We submit that this does not adequately address the actual relationship between the proposed development and the adjoining residence.

Noise generation from this "proposed building" is of particular concern. There has already been impacts on the ability to relax due to noise and lighting. Marianne is a very light sleeper

and has experienced significant physical impacts from the noise generated by the neighbours on that "proposed building".

3. Purpose and necessity of the setback variation

We also request that the Consent Authority consider whether the applicant has demonstrated a sufficient planning justification for such a substantial reduction of the prescribed setback.

The subject property is a Rural Living allotment. From the information contained in the application, it is not apparent to us why the proposed carport and verandah must extend so far into the prescribed setback area.

We request the proposed structures could reasonably be redesigned, reduced in size or relocated to provide substantially greater separation from the common boundary and our residence ie at least 10 meters.

The issue should therefore not simply be whether a structure can physically be accommodated within the setback area, but whether there is sufficient justification for departing so substantially from the setback established by the Planning Scheme.

4. Existing building described as a "dwelling-independent"

We have a further significant concern regarding the existing building identified in the application as the "dwelling-independent".

The Statement of Effect states:

"The existing dwelling-independent is supported by previously approved documentation."

It also identifies an approved dwelling-independent floor area of approximately 98 m².

Our understanding, however, is that this building was originally constructed and/or approved as a shed and has subsequently been modified for residential occupation, including the creation of three bedrooms.

We therefore request that Development Assessment Services verify the actual approval and certification history of this building before relying upon its current residential configuration as the established baseline for assessment of the present application.

This is particularly important because NT Government guidance distinguishes between a non-habitable Class 10 shed and habitable Class 1a residential accommodation. Conversion of a shed to residential accommodation requires involvement of a building certifier, building approval and appropriate occupancy certification, and may also require planning approval. (https://nt.gov.au/property/building/build-or-renovate-your-home/converting-a-shed-into-a-house)

Similarly, NT Government guidance specifically states that building or converting an existing building to an independent unit requires building approval and involvement of an NT registered building certifier. (https://nt.gov.au/property/land-planning-and-development/planning-professionals-and-applicants/building-an-independent-unit)

5. Request for verification of approvals

We are not seeking to make an unsupported allegation that the existing building is unlawful.

Rather, given the apparent discrepancy between our understanding of the history and present configuration of the building and the description contained in the application, we respectfully request that the Consent Authority and/or relevant building authority verify the following:

1. the original approved purpose and building classification of the building now described as the dwelling-independent;
2. the original approved plans;
3. any subsequent development approval authorising its residential use or conversion;
4. any building permit authorising its conversion or internal alterations;
5. the approved internal floor plan;
6. the approved number and configuration of bedrooms and other habitable rooms;
7. the relevant occupancy certification, builder's declaration or other applicable certification authorising residential occupation; and
8. whether the building as it presently exists and is presently used corresponds with those approvals.

This is not merely a technical matter. Occupancy certification provides assurance concerning the safety, health and amenity of building work and its suitability for occupation (https://nt.gov.au/property/building/get-a-building-certified/about-occupancy-certification)

If the existing building was originally a Class 10 shed and has subsequently been converted to residential accommodation, NT Government guidance expressly identifies matters that may require assessment during such a conversion, including footings/slabs, termite protection, ceiling heights, glazing, damp proofing, windows, ventilation, energy efficiency, and fire separation. (https://nt.gov.au/property/building/build-or-renovate-your-home/converting-a-shed-into-a-house)

We therefore consider it reasonable to establish the relevant approval and certification history.

Of particular concern to us is the lack of a second exit from the building. We consider this a safety issue and should be investigated.

6. Apparent absence of the current internal floor plan

The Statement of Effect states that an approved floor plan has been provided.

However, the material made available to us does not appear to clearly document the current internal configuration of the dwelling-independent, including the three-bedroom configuration which we understand presently exists.

This makes it difficult for adjoining owners to determine whether the building currently being used as residential accommodation corresponds with the building that was previously approved.

We request that the Consent Authority compare the approved floor plan with the existing/current floor plan and configuration of the building, rather than relying only upon the stated floor area of 98 m².

We note that the recent Planning Scheme changes increased the maximum floor area for a dwelling-independent in Zone RL to 100 m² from 24 June 2026. (https://www.ntlis.nt.gov.au/planning)

Our concern is therefore not simply the stated 98 m² floor area. Our concern is whether the current residential configuration and use of the building correspond with the approvals and certifications that apply to it.

7. Statement that the proposal does not intensify residential use

The applicant's Statement of Effect repeatedly relies upon the proposition that the proposed works will not increase residential accommodation or materially intensify the existing use.

That proposition appears to assume that the present configuration and residential use of the existing dwelling-independent constitute the properly approved baseline.

Given our understanding of the building's history, we request that this assumption be verified.

If the existing building was approved for a materially different purpose or configuration from that which currently exists, we submit that the present application should not be assessed on the assumption that the current residential configuration is necessarily an established approved use.

8. Cumulative amenity impact

We also ask that the proposed carport and verandah not be assessed entirely in isolation from the existing residential development.

The practical planning impact upon our property results from the combined proximity and use of the existing dwelling-independent, the proposed verandah and the proposed carport.

The proposed works would extend development further towards our common boundary and towards the side of our residence containing our bedroom.

Accordingly, we request consideration of the cumulative effects upon: privacy, noise, vehicle activity, headlights, visual amenity, building massing, residential activity and the rural separation presently enjoyed between the properties.

9. Rural Living character

The purpose of living in a Rural Living area includes the relatively low-density character and physical separation between residential development.

We consider that allowing a structure to extend to approximately 3.26 metres from the common boundary, where the prescribed setback is 10 metres, would materially reduce that separation immediately adjacent to our residence.

The applicant argues that the open nature of the development reduces its visual bulk. While that may be relevant, an open structure can still produce significant amenity effects through its use.

Indeed, a verandah specifically provides a covered outdoor area intended for people to use. Its open nature means that noise and activity are not contained within an enclosed building.

We therefore ask the Consent Authority to assess the actual likely use of the proposed structures and their relationship to the adjoining residence, rather than relying principally upon their classification as non-habitable ancillary structures.

10. Requested outcome

For the reasons outlined above, we object to the proposed variation of the 10 metre setback.

We respectfully request that the Consent Authority:

Not approve the proposed setback variation in its present form, or alternatively require the development to be redesigned or relocated to achieve substantially greater separation from the common boundary and meet the required 10 meter setback.

Before determining the application, we also request that the relevant authorities establish the approved status and current compliance of the existing dwelling-independent, including verification of its approved use, building classification, floor plan, building permit and applicable occupancy certification.

If further information is required from the applicant to establish these matters, we request that the determination of the application be deferred until sufficient information is available to properly assess the proposal.

The NT development assessment process expressly allows an application to be deferred where further information is necessary for proper assessment (https://nt.gov.au/_media/docs/housing,-property-and-land/planning-and-development/development-and-planning-fees-and-forms/development-application-flow-chart.pdf)

We also request that our submission and the location of our bedroom relative to the proposed development be taken into account in assessing the amenity impact of the proposed setback variation.

We respectfully request the structure which has already been built without approval be removed or reduced in size to meet the 10 meter set back requirements, as outlined in law.

Conclusion

We do not object to our neighbour making reasonable improvements to their property. Our objection relates specifically to the extent to which the proposed development encroaches into the prescribed 10 metre setback immediately adjacent to our residence, together with the unresolved questions concerning the approved status and current configuration of the existing dwelling-independent.

The proposed setback reduction is substantial. At its closest point, the proposed structural line would be approximately 4.10 metres from our boundary and the roof approximately 3.26 metres from it.

Our bedroom is approximately 20 metres from this boundary and adjacent to the proposed works. We therefore consider that the application has a direct material effect upon our residential amenity. We are very concerned about the invasion of our privacy and the health impacts that such close proximity would incur. We are concerned about the deleterious effects on the rural living character and possible reduction in value of our property. We are concerned about the integrity of the law if this "proposed building" is approved. We strongly request that the "proposed building" should be reduced in size or relocated to meet the required 10 meter setback and maintain the integrity of the law.

We respectfully request that the Consent Authority decline the setback variation in its present form, or require its substantial modification, and that the approval and certification status of the existing dwelling-independent be established before the application is determined.

Please note: The owner of the property does not live on site. Both buildings on the property are rented and therefore the owner has no experience of the loss of rural amenity, noise creation and invasion of privacy due to his unapproved activities on his property. The owner made no effort to contact us or consult us without prior to commencing works. The work done generated a large amount of noise and dust including out of hours which has impacted us significantly.

Additional issue not included with the current application – apparent Wastewater management system and apparent new effluent disposal area.

During the period in which the presently proposed carport/verandah works were being undertaken, we observed excavation and construction works which appeared to involve the installation or relocation of the property's septic effluent disposal/absorption area.

The location of the apparent new effluent disposal area appears to differ from the location of the previous disposal area.

We therefore request that the relevant authority verify whether these works constituted the replacement, relocation or extension of an existing wastewater management system or effluent disposal area and, if so, whether the required notification, design, installation and certification requirements have been satisfied.

We understand that replacement of an existing effluent disposal area, including absorption and/or transpiration beds and drains, is regulated drainage work for which notification and certification requirements apply in the Northern Territory.

We also request confirmation that the location and design of the new disposal area comply with the applicable NT Code of Practice for Wastewater Management, including required setbacks from property boundaries, buildings, other wastewater infrastructure, bores, groundwater and other relevant site features.

This issue is particularly relevant because the existing building described in the application as a "dwelling-independent" is presently being used for residential accommodation and, to our understanding, has been internally configured as a three-bedroom dwelling. We therefore request confirmation that the wastewater management system has been designed and certified for the actual approved residential occupancy and hydraulic loading of the property.

We consider that the approval and certification status of the existing dwelling, its current residential configuration, and the associated wastewater management arrangements should be established before the Consent Authority relies upon the existing residential use as the approved baseline for determining the current development application.

Please confirm whether a Mandatory Notification of Drainage Work and Certificate of Compliance have been lodged in relation to the recent replacement, relocation or construction of the septic effluent disposal area at Section 2920, 247 Virginia Road, and provide or identify the approved/as-constructed location of the wastewater disposal area relevant to the current development.

Please confirm that this structure is not impacting on our bore or the other neighbour's bore as the bore is our source of drinking water and other domestic water.

Yours faithfully,

Marianne St Clair and David Murtagh
255 Virginia Road,
Virginia,
NT.
Phone 0427 555 484
marianne@simbani.com.au
dave@simbani.com.au

1/10/26

30 September 2026

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

RE: Letter of Comment Development Application

PA2026/0327
Hun: 695 P: 02920 247 Virginia Road VIRGINIA, Hundred of Strangways
Outbuilding (verandah and carport) addition to an existing dwelling-single with a reduced building setback to the side boundary

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

The following issues are raised for consideration by the Authority:

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

a) The size of the property allows for the proposed freestanding carport and verandah to be constructed on the opposite side of the related building which would then not require a significant reduction to the setback.

b) The design of the proposed freestanding carport and verandah may invertedly direct stormwater flows from the roof to the neighbouring property as a concentrated flow due to the lack of space available for stormwater runoff from the roof to allow for sheet flow.

c) Through the information provided by the applicant's design drawings, Council can see that works have commenced prior to gaining an approval. Council would not support this as a reason to support any approval as it is the property owners responsibility to ensure the proposal meets the NT Planning Scheme prior to commencing.

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

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

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

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

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

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

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

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

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

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

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

Kind Regards,

Rob Taylor
Development Engineer

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Record No: D2026/292415
Container No: NE695/2920
Your Ref: PA2026/0327

Jack Richardson
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Jack

Re: Section 2920 (247) Virginia Road Virginia Hundred of Strangways

In response to your letter with the above proposal for the purpose of an additional outbuilding (veranda and carport) to an existing dwelling, Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. If there is any applicable electrical installation to be carried out for the proposed outbuilding addition, the landowner shall engage a licensed electrician to install it in accordance with PWC's current NP018-Service and Installation Rules.

2. If it does not, the landowner shall provide a signed statement confirming "There wasn't any electrical installation carried out for the installed outbuilding (veranda and carport) addition on Section 2920 (247) Virginia Road Virginia Hundred of Strangways" for NT WorkSafe record keeping compliance.

If you have any further queries, please contact Ben Symonds, Customer Connections Officer on 8951 7308.

Yours sincerely

Thanh Tang
Manager Distribution Development
28 September 2026

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Container No: PA2026/0327

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Jack Richardson

RE: PA2026/0327 - Section 02920 Hundred of Strangways - 247 Virginia Rd, Virginia NT - Outbuilding (verandah and carport) addition to an existing dwelling-single with a reduced building setback to the side boundary

In response to the above proposal for development application purposes, Power and Water Corporation (Water Services) advise the following with reference to water and sewer enquiries:

1. Reticulated water and sewer services are currently unavailable in the area. The developer must contact relevant authorities to discuss servicing requirements for the proposed development.

2. Power and Water have no objections or requirements for the proposed development.

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

Yours sincerely

Craig Thomas

Craig Thomas
Services Development

29 September 2026

cc: Ilayaraja Inbasekaran
email: ilayarajamtm@gmail.com

NT FIRE & EMERGENCY SERVICES

Level 5 NAB House
71 Smith Street Darwin NT 0800

PO Box 37171
Winnellie NT 0821

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

T 08 8948 9130

Our reference 04-D26-113122

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

Dear Development Assessment Services

Re: PA2026/0327 Section 02920 Hundred of Strangways - New Application Submitted

The Northern Territory Fire and Emergency Services has assessed the information contained the new application for PA2026/0327 Section 02920 Hundred of Strangways and provides the following response:

Regulation 3 of the *Northern Territory Fire and Emergency Regulations 1996* (the Regulations) outlines the legal requirements for owners and occupiers to install and maintain firebreaks. For reference, the full text of regulation 3 is provided below:

3 Firebreaks

(1) The occupier or, if there is no occupier, the owner of land in an emergency response area must ensure a firebreak that complies with this regulation is created and maintained along the entire boundary of the land.

Maximum penalty: 100 penalty units.

(2) The firebreak must:

a) be at least 4 m wide

b) consist of one or more of the following:

(i) bare earth

(ii) grass not exceeding 50 mm high

(iii) lawn or cultivated garden.

(3) The firebreak may contain trees if they do not:

a) restrict fire-fighting vehicles being driven along the firebreak

b) otherwise pose a direct or indirect danger by fire or other emergency to life or property

The provided plans indicate the closest point of the slab to the side boundary would be 4.1 metres and the eaves 3.1 metres from the boundary. Provided the area between the proposed veranda, carport and side boundary is kept clear of all obstructions and clear access for firefighting vehicles is maintained, there are **n**o objections to application PA2026/0327.

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

Yours sincerely



Krystel Harvey
Director Strategic Services
Northern Territory Fire and Emergency Services

30 September 2026