DEVELOPMENT CONSENT AUTHORITY

LITCHFIELD DIVISION

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: 3 **MEETING DATE**: 16 September 2026 **FILE**: PA2026/0257

APPLICATION PURPOSE:	Dwellings-group (20 x 3 bedroom) in 7 x single storey buildings
SUBJECT SITE:	Section 6486 (23) Grice Cresent, Coolalinga, Hundred of Bagot
ZONE:	LMR (Low-Medium Density Residential)
SITE AREA:	5830m^2
APPLICANT	Mr Israel-Tshepo Kgosiemang (One Planning Consult)
PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE	Maria Vordohilas (Director-Doxa Holdings Pty Ltd)
LANDOWNER	Doxa Holdings Pty Ltd
ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND	None

1. PROPOSAL

The application seeks consent to develop 20 x 3-bedroom dwellings-group in 7 x single storey buildings at section 6486 (23) Grice Crescent, Coolalinga, Hundred of Bagot. The 5830m² lot is in Zone LMR (Low-Medium Density Residential) of the Northern Territory Planning Scheme 2020.

The application was submitted by Mr. Israel Kgosiemang of One planning consult, on behalf of the landowner, Maria Vordohilas, Director of Doxa Holdings Pty Ltd.

The proposal involves the construction of 20 new three-bedroom dwellings on a 5830m² site in a low-rise, single-storey development that will be serviced by reticulated water, sewerage, and power infrastructure. The surrounding and immediate land comprises a mixture of land zoned LMR (Low-Medium Density Residential), LR (Low Density Residential), RL (Rural Living) and POS (Public Open Space). The built form within the locality is characterized by a mixture of single- to four storey residential buildings. The subject site is subject to an electricity supply easement in favour of Power and Water Corporation and a drainage easement in favour of Litchfield Council.

The site has a frontage to Grice Crescent. Each of the proposed dwellings is provided with individually fenced private open space (open to sky), with an additional covered verandahs/porches as outdoor living spaces and articulation to the façade of the building.

A location plan is included at **Bookmark A,** and a copy of the application is at **Bookmark B.** Following the exhibition period, the applicant submitted amended plans, amended statement of effect and email correspondence, responding to a deferral request made by DAS and to the submission received from Litchfield Council. A copy of the amended documentation is at **Bookmark C.**

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

The application is Merit Assessable under sub-clause 1(b)(i) of Clause 1.8 of the NTPS2020, where the "dwelling-group (5+)" land use is shown as Merit Assessable in Zone LMR (Low Medium Density) Residential. Aspects of the proposed development (as exhibited) do not fully comply with the performance criteria listed in "Part 5" of the NTPS2020.

Zone LMR (Low-Medium Density Residential)				
Use	**Assessment Category**	**Overlays**	**General Development Requirements**	**Specific Development Requirements**
Dwellings-Group (**5**+)	*Merit Assessable*	N/A	5.2.1 (General Height Control) 5.2.4.1 (Car Parking Spaces) 5.2.4.4 (Layout of Car Parking Area) 5.2.6 (Landscaping)	5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6.1 Private Open Space for Dwellings-Single, Dwellings-Independent and Dwellings-Group 5.4.8 Residential Building Design 5.4.17 Building Articulation

The exercise of discretion of the Development Consent Authority for this development application is set out in sub-clause 3 of Clause 1.10.

3. ASSESSMENT SYNOPSIS

This report concludes that the Authority should alter and approve the application subject to conditions on the development permit as detailed in section 8 of this report.

4. BACKGROUND

Section 6486 was created in 2012 as part of the Coolalinga residential subdivision (Subdivision to create 83 lots-DP11/0298). It has frontage to Grice Crescent (primary street). The land has historically been cleared and developed for the existing residential use.

Adjoining the northeast land is 'North Australia Rail Trail' (Lot 3377 - owned by Northen Territory Government) which is within Zone CN (Conservation), Northen west land is designated as a POS (Private Open Space), Southwest land is designed as LMR (Low-Medium Density Residential) and Southeast and across Grice Crescent is land zones LR (Low Density Residential). For further detail see Fig 1 below.

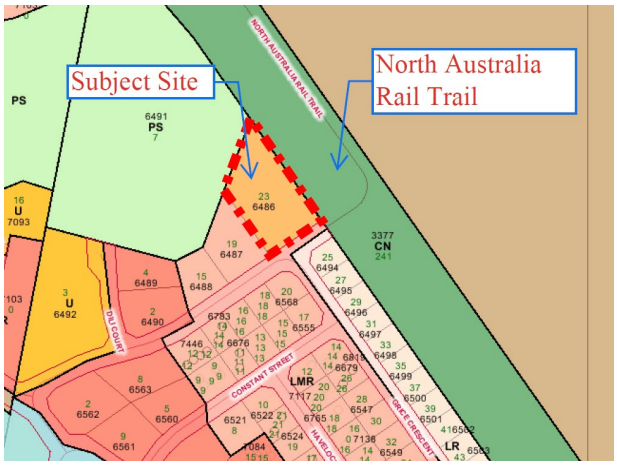


Figure 1: Location and zoning map (extract from the ILIS maps)

Two easements are registered in the land title:

- electricity supply easement located in its north-west corner; and
- storm water drainage easement in favour of the Litchfield Council.

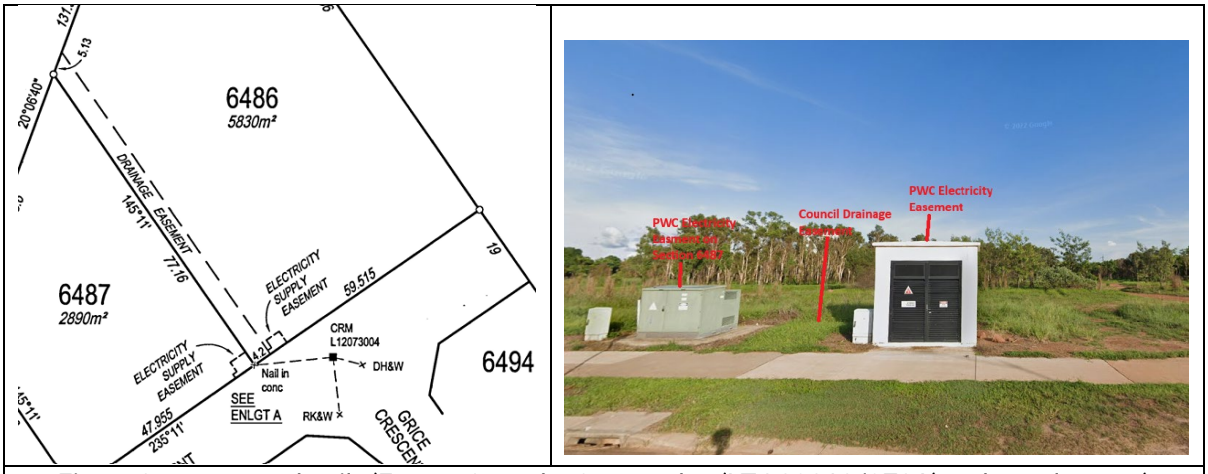


Figure 2: easement details (Extract from the Survey plan (LTO20212/073A) and google maps)

5. PUBLIC EXHIBITION

The application was placed on public exhibition for a period of two weeks from 31 July 2026 to 14 August 2026. Two Public submissions were received under section 49(1), and one public submission was received under section 49(3) of the *Planning Act 1999*, as outlined further within this report. Copies of the submissions received are at **Bookmarks E6 – E8.**

On 06 August 2026 the applicant submitted amended drawings and Statement of Effects **(Bookmark C)** showing a revised driveway design/site access. The Amended plans and statemen of effect were available online from that date and circulated to service authorities.

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 listed under section 51(1) and (2) of the Act.

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

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

Clause 1.10 (Exercise of Discretion by the Consent Authority)

Under sub-clause 3 of Clause 1.10 of NTPS 2020, *in considering an application for* ***consent*** *for a use or development identified as Merit Assessable the consent authority must take into account all of the following:*

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

The development is therefore Merit Assessable by virtue of Clause 1.8(1)(b)(ii)(1) of the NTPS 2020 and the exercise of discretion by the consent authority that applies is Clause 1.10(3). Sub-clause 3 of Clause 1.10 (Exercise of Discretion by the Consent Authority) states that in considering an application for consent for a use or development identified as Merit Assessable the consent authority must take into account all of the following:

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

The amended drawings and statement of effects have been assessed against the Northern Territory Planning Scheme 2020 (NTPS 2020) at **Bookmark D** and complies with all applicable clauses except clauses:

- 5.2.6.1 (Landscaping in zones other than Zone CB)
- 5.4.1 (Residential Density)
- 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)

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

Clause 5.2.6.1 (Landscaping in Zones other than Zone CB)

Sub-clause 5 of Clause 5.2.6.1 specifies that *"Other than in Zones CB, C and TC, not less than 30% (which may include communal open space) of a site that is used for rooming accommodation, dwellings-group, dwellings-multiple and residential care facility is to be landscaped.*

The proposal does not fully comply with this requirement as portions of the site that would otherwise contribute to landscaped areas are affected by an existing drainage easement in favour of Litchfield Council. The development is capable of achieving the required landscaping provision across most of the site. However, a 4.2m-wide drainage easement extends through and across the majority of private open space areas associated with Units 1 to 9.

While the applicant proposed landscaping within these areas, Council has advised that it does not support:

- The planting of shrubs or trees within the easement;
- Any landscaping other than grass or turf;
- Structures within the easement, including dividing fences, shade structures or canopies; and
- Fencing form that would restrict Council's access to the easement.

The applicant was invited to address Council's concerns and suggested that the drainage infrastructure is located underground and does not prevent the easement area from functioning as private open space. The applicant further contended that landscaping impacts could be appropriately managed through species selection, landscaping controls and fencing arrangements that can allow access to the infrastructure if required.

Council reviewed the applicant's response and maintained its position that no shrubs, trees or structures should be located within the easement area. Council further advised that landscaping within the easement should be limited to grass or turf and that any restrictions would need to be maintained for the life of the development.

As a result, the applicant cannot provide the landscaping outcomes for all dwellings ordinarily anticipated by Clause 5.2.6.1 as strict compliance with the landscaping requirement would be inconsistent with Council's requirements to protect existing drainage infrastructure and maintain unrestricted access for inspection, maintenance and repairs.

Administratively, sub-clause 2 specifies that *"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"*.

The purpose of Clause 5.2.6.1 is to "*ensure appropriate landscaping that is attractive, water efficient and contributes to a safe environment, is provided to development to enhance the streetscape and overall amenity of the locality*".

The need for reduced landscaping in yards of Units 1 to 9 is a result of Council's legitimate requirement to protect public stormwater infrastructure is not the result of poor site planning. A requirement for a strict compliance with this clause would create a conflict between the landscaping provisions of the NT Planning Scheme and Council's infrastructure management requirements.

Notwithstanding this constraint, sufficient landscaping is provided elsewhere on the site to achieve the intent of the clause and maintain residential and streetscape amenity. The plants proposed to be used are predominantly native waterwise vegetation which range in height from 1m to 7m and provides a balance between attractiveness, passive surveillance and clear views when entering and exiting the lot (contributing to a safe environment). Accordingly, the proposal can be considered consistent with the purpose of Clause 5.2.6.1 and the objectives of the Low-Medium Residential Zone. Council's concerns can be addressed through a condition requiring amended plans to demonstrate that no trees, shrubs or other potential barriers are proposed within the drainage easement affecting Units 1 to 9 and along the boundary adjoining Lot 6487, ensuring ongoing access to and protection of the stormwater infrastructure.

The proposed variation to the landscaping requirements can therefore be supported for the following reasons:

- The drainage easement affects only a portion of the site.
- The proposal continues to provide meaningful landscaping throughout the development.

- The private open space areas remain functional and usable despite the easement.
- The easement restrictions are necessary to protect public infrastructure and maintain access.
- The variation will not result in unacceptable impacts on the amenity of the development, adjoining land or the streetscape.

Clause 5.4.1 Residential Density

Clause 5.4.1 provides for a maximum density of one dwelling per 300m² for a dwelling group comprising dwellings with two or more bedrooms within Zone LMR.

The subject site has an area of 5,830m², which permits a maximum yield of 19.43 dwellings. The proposal seeks approval for 20 dwellings, representing a minor variation of approximately 2.83% above the prescribed density.

Administration-clause 2 allows "*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*".

The variation is considered supportable for the following reasons:

- The variation is minor, resulting in only one additional dwelling above the calculated density yield.
- The proposal remains consistent with the purpose and outcomes of the Low-Medium Density Residential Zone, which anticipates dwelling group development and seeks to provide a diversity of housing options in locations supported by existing infrastructure.
- The additional dwelling does not result in unacceptable impacts on adjoining properties or the surrounding locality.
- The development provides appropriate private open space, landscaping, parking and access generally consistent with the intent of the NT Planning Scheme.
- Reducing the development by one dwelling would not resolve Council's concerns relating to the drainage easement, as the same infrastructure constraints would continue to affect the private open space and landscaping areas associated with Units 1 to 9.
- Additionally, PWC (Water and Sewer) advice that the proposal is capable of being serviced by existing infrastructure. While the site has a water and sewer master plan allocation of 19 dwellings, has assessed the application and confirmed that it can support the proposed development comprising 20 dwellings. In doing so, specifically considered the potential precedent implications of supporting one additional dwelling above the master plan allocation and concluded that the proposed development could proceed subject to standard servicing requirements.

Accordingly, the proposal is considered to achieve the intent of Clause 5.4.1, as the additional dwelling does not result in any material adverse planning, amenity or servicing impacts. On balance, the minor variation to residential density is considered suitable to the site and is therefore supported.

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

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



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

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

In support of the design, the applicant advises that the dwelling layout has been developed to maximise natural ventilation and cross-flow breezes within the bedrooms and living areas. Given the site layout and building design, alternative bedroom arrangements would reduce ventilation outcomes and result in a less functional internal layout.

The applicant further notes that the dwellings are separated by 200mm core-filled masonry walls, providing both fire resistance and enhanced acoustic performance. Additional masonry walls are proposed around the building perimeter to further reduce noise transmission. Private open space areas are screened by fencing and landscaping, and the bedrooms are appropriately setback from site boundaries and adjoining properties.

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

(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 the site, or the type of development proposed.

(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

No declared environment protection objective has been identified. Additionally, no comments were received from Land Resources Division (formally Rangelands Division).

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

2 public submissions were received during the exhibition period, and one submission was received from Litchfield Council during the exhibition period under Section 49(3) of the *Planning Act 1999* with respect to the proposal. A list of the submissions received are at **Bookmark E6-E8.**

The issues raised in the submissions are summarised below:

Submitter's Name	Book mark	Summary of submission
1. Litchfield Council	E6	Litchfield Council lodged an objection to the proposal under section 49(3) of the *Planning Act*, raising concerns regarding compliance with the NT Planning Scheme, servicing capacity and residential amenity. The key issues raised are summarised as follows: • The proposal seeks a variation to Clause 5.4.1 (Residential Density) and would result in a density exceeding the prescribed standard. Council considers that a reduction in dwelling numbers would provide improved private open space outcomes, increased building separation, enhanced visual amenity and better opportunities for natural ventilation. • Although the proposal complies with Clause 5.4.6 (Private Open Space), Council notes that the private open space areas associated with Units 1 to 9 are affected by a stormwater drainage easement. Council considers that future landscaping and tree planting within these areas may compromise the function of the drainage infrastructure. • The Statement of Effect does not identify whether the development is intended for a retirement living purpose. Council notes that, should this be the intended use, the proposal has not demonstrated compliance with the relevant requirements of the Coolalinga and Freds Pass Rural Activity Centre Area Plan relating to Retirement Living. • Council raises concerns regarding the capacity of existing reticulated sewerage infrastructure to accommodate additional

		development. It is submitted that confirmation should be obtained from Power and Water Corporation that the proposal will not place additional demand on constrained infrastructure before support can be provided. • Council also raises concerns regarding mosquito impacts associated with the adjacent paperbark swamp. It is submitted that the application has not demonstrated compliance with the mosquito mitigation provisions of the Coolalinga and Freds Pass Rural Activity Centre Area Plan, and that the absence of suitable mitigation measures may adversely affect the liveability and amenity of future residents.
2. Gerry Wood	E7	The submission raises concerns regarding the design, density, amenity and environmental impacts of the proposal. The key issues raised include: • The proposed development is considered to be of excessive density and inconsistent with the character of surrounding development, particularly existing low-medium density residential development in the locality. • Concerns that the site layout prioritises dwelling yield at the expense of architectural quality, private and communal open space, landscaping, and residential amenity. • The absence of a public road, footpaths, public open space and community facilities within the development, with concerns regarding pedestrian safety, vehicle movements and visitor parking. • Concerns regarding the adequacy of landscaping, opportunities for natural ventilation and passive cooling, and the overall environmental sustainability of the development. • Concerns regarding the site's proximity to a wetland, including potential mosquito impacts, flooding risks and environmental effects on the wetland and surrounding area. • Concerns that the proposal does not adequately respond to the rural character of the locality and may adversely affect the amenity of future residents and nearby landowners. The submitter requests that the development be redesigned with a reduced number of dwellings, increased lot sizes, additional landscaping and open space, a public road and footpath network, and greater consideration of tropical design principles.
3. Christine Simpson	E8	• The submitter expresses concern that the proposal represents an overly dense form of development that is inconsistent with the established rural lifestyle and character of the locality. • The submission contends that the development would result in residents being accommodated within small dwellings that provide limited amenity, comfort and liveability, and that the design lacks architectural merit and does not appropriately respond to Top End living conditions. • The submitter does not support the development in its current form and requests that the Development Consent Authority not approve the proposal as proposed.

The applicant provided a response addressing the matters raised by Litchfield Council, service authorities and public submitters at **Bookmark C4**. The key points are summarised below.

1. <u>Private Open Space and drainage Easement</u>

The applicant notes that Council acknowledged compliance with Clause 5.4.6 (Private Open Space). While portions of the private open space associated with Units 1 to 9 are affected by a stormwater drainage easement, the drainage infrastructure is located underground and does not prevent the affected areas from functioning as usable private open space. The applicant submits that any issues relating to landscaping and maintenance of the easement can be addressed through detailed design, removable fencing and permit conditions without reducing dwelling yield.

2. Coolalinga and Freds Pass Rural Activity Centre Area Plan

The applicant submits that the proposal is a Merit Assessable dwellings-group development within Zone LMR and is not proposed as retirement living. Accordingly, the applicant considers that Council's reliance on provisions relating to retirement living within the Area Plan is not applicable to the assessment of the proposal.

3. Mosquito Mitigation and Adjoining Wetland

The applicant acknowledges the concerns raised by NT Health Medical Entomology regarding mosquito breeding within the Coolalinga swamp. However, it is submitted that the mosquito breeding conditions arise from the existing swamp and broader stormwater catchment rather than the proposed development itself. The applicant contends that broader rehabilitation and management of the swamp is a strategic infrastructure matter beyond the scope of the application and that any site-specific risks can be addressed through appropriate stormwater management, landscaping and building design measures.

4. Residential Density

The applicant submits that the proposed 2.83% variation to Clause 5.4.1 (Residential Density) is minor and consistent with the purpose of the clause and the objectives of Zone LMR. It is argued that the proposal provides appropriate private open space, landscaping, parking and access arrangements, and that the variation will not result in unacceptable amenity impacts. The applicant also notes that Power and Water Corporation raised no objection to the proposed density.

5. Building Setbacks, Parking and Access

The applicant advises that revised plans demonstrate compliance with the applicable building setback requirements. The proposal provides the required number of resident car parking spaces and one visitor parking space. The proposed 6 m wide internal driveway is considered suitable to function as a low-speed shared vehicle and pedestrian environment, with the applicant submitting that a public road and separate footpath are not necessary for a development of this scale.

6. Response to Public Submissions

The applicant submits that concerns relating to density, neighbourhood character, building design, landscaping, open space, parking and access have been considered in the design of the proposal. It is argued that the proposal should be assessed against the requirements of Zone LMR and the relevant provisions of the NT Planning Scheme rather than subjective preferences for alternative housing forms or lower-density development. The applicant further notes that requirements relating to public open space and road networks under Clause 6.2.4 apply to subdivision proposals and are therefore not directly applicable to the proposed dwellings-group development.

The applicant’s response was submitted to the Council; however, no further comments or feedback have been received. Therefore, it is considered that the Council’s position remains unchanged and that it continues to not support any encroachment, development, or activity that may impact the drainage easement.

(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 documentation included with the application (as amended) suggests the merits of the proposal is that *"The provision of dwellings-group residential accommodation within the area is consistent with the zoning for the land and promotes best practice urban planning by creating mixed-use neighbourhoods and vibrant land economic management through sustainable development. The proposed dwellings (single storey) are of a size and scale expected of this type of development within the area"*.

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

The site is within zone LMR, and dwellings-group is an expected type of development within this zone. The land has been prepared for development (vacant parcel within a residential subdivision that had titles issued in 2012- Coolalinga Subdivision) and reticulated services are provided.

The land is constrained due to the:
- easements (drainage and electricity); and
- gradient of the land (minimal physical constraints)

The documentation included with the application (as amended) includes conceptual detail of proposed drainage arrangements and finished site levels. It is anticipated that significant outflows (retaining walls) will be required as part of the development and some existing vegetation will need to be removed, while fencing and landscaping within areas affected by the drainage easement will be designed to maintain access to infrastructure, consistent with the applicant's response to submissions (**Bookmark C4(ii)**).

However, based on the inspection and in accordance with the Land Suitability Guidelines, Land Assessment branch advised that the site is not constrained by drainage, soil salinity or acid sulphate soils. the development has been designed by a registered architect and includes civil drawing that have has considered the constraints and standard condition on a permit can address service authority requirements.

As such, the site is considered capable of accommodating the proposed development with minimal impact on the physical characteristics of adjacent land.

(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 additional 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 application was circulated to the following authorities for comment:

- Litchfield Council
- Water services (Power and Water)
- Power services (Power and Water)
- Department of Health - Medical Entomology Branch
- NBN Co
- NT Fire and Emergency Services
- Land Resources Division – (DLPE)
- Crown Land Estate - (DLPE)

The following authorities provided comments, and their comments are summarised below:

Local Government Council:

Litchfield Council – **Bookmark E6**
Council has concerns regarding residential density, private open space and compliance with the Coolalinga and Freds Pass Rural Activity Centre Area Plan have been carefully considered.
Council's submission also raises the following concerns:

- The application does not clearly establish the intended function of the development and, if intended for retirement living, has not demonstrated consistency with the relevant provisions of the Coolalinga and Freds Pass Rural Activity Centre Area Plan.
- Confirmation from Power and Water Corporation is sought regarding the availability and capacity of reticulated sewerage infrastructure to service the development.
- The application does not adequately address mosquito mitigation measures required under Planning Principle 9 of the Area Plan, particularly given the site's proximity to the adjoining paperbark swamp.

On this basis, Council has advised that it does not support the proposal in its current form and recommends that the identified matters be addressed through amended plans and supporting documentation.

In addition, Litchfield Council advised that any development permit issued should provide conditions precedent relation to crossover and driveway, stormwater management and Traffic Management Plan.

Service Authority:

PWC (Power) – **Bookmark E1**

- The property currently has a basic power supply of 129kVA, 3-phase, from the existing Pillar P031CL.
- The developer (Doxa Holdings Pty LTD) must engage a licensed electrician to calculate maximum power demand and apply for a Negotiated Connection with the Australian Energy Regulator (AER) for PWC's assessment of power supply capacity upgrade needs.
- Detailed drawings for the main switchboard and individual unit electrical installations, including pre-paid electricity meters, must be submitted and approved by PWC for non-standard Territory Housing developments.
- A combined 3.4m x 3.0m and 1.0m × 1.0m easement exists for Pillar P031CL; fencing or structures must not block access to the pillar for maintenance and operational purposes.

PWC (Water) – **Bookmark E2**

- The advice from Power and Water Corporation further demonstrates the proposal exceeds the master plan allocation by one dwelling. However, the servicing authority has reviewed the application and confirmed that it can support the proposed development notwithstanding the additional dwelling. Any infrastructure upgrades required to

accommodate the development can be addressed through the service authority approval process and relevant conditions of approval, as the developer may be required to upgrade existing water and sewer services at their own expense, ensure multi-metering, and comply with extensive technical requirements, including backflow prevention and annual testing in accordance with national standards.
- Accordingly, the proposal is not expected to result in unacceptable impacts on water or sewer infrastructure, provided the recommendations and requirements of PWC are complied with.

Department of Health - Medical Entomology Branch – **Bookmark E3**
- Medical Entomology's concerns relate primarily to the condition and management of the adjoining swamp, which is located outside the subject site and beyond the scope of this application. While the swamp may contribute to seasonal mosquito nuisance, the issue is an existing environmental condition rather than a direct result of the proposed development.
- The proposal is recommended for approval, subject to standard conditions, as the identified mosquito management issues require broader catchment-scale solutions and cannot reasonably be addressed through this development application.

NT Fire & Emergency Services – **Bookmark E4**
No issues were raised and standard conditions and notes would suffice.

Development Coordination, Land Resource Division-(DLPE) - **Bookmark E5**
- Land Assessment Branch advice based on the inspection and in accordance with the Land Suitability Guidelines, the site is not constrained by drainage, soil salinity or acid sulphate soils.
- Standard weed management advice and recommended actions for the proponent in accordance with the *Weeds Management Act 2001*.
- Land Management Unit advice that the small area of disturbance associated with the construction of the proposed development, the Land Management Unit does not require an Erosion and Sediment Control Plan (ESCP) condition on the Development Permit. nonetheless it is recommended that erosion and sediment control measures are employed during any development works.
- No concerns were raised by Building Advisory Services regarding the proposed development, subject to compliance with the Building Act 1993, Building Regulations 1993 and the National Construction Code.
- Crown Land Estate has advised that stormwater from the development must not be discharged onto adjoining Crown land. This matter can be addressed through detailed engineering design and conditions of approval.

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

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

"Amenity in relation to a locality or building, means any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable" (the *Planning Act 1999* and schedule 2 of the NTPS2020).

A number of concerns were raised by public submitters regarding the potential impact of the proposal on the amenity and functionality of the area. The issues raised included:
- The proposed density and perceived lack of private open space.

- Limited design consideration for older residents, including concerns regarding the shared access arrangement used by residents, pedestrians, emergency service vehicles and refuse collection vehicles.
- Potential impacts on existing infrastructure and services, including water supply, reticulated sewerage, roads and traffic.
- Local traffic impacts and the need for safe pedestrian connections.
- all units include bedroom windows facing the carports, which may be a potential source of noise.

The proposed dwelling group is an anticipated form of development within the Low-Medium Residential (LMR) Zone and incorporates design measures that minimise potential impacts on surrounding properties, including articulated building forms, reduced retaining wall heights, and boundary landscaping.

While Council has identified concerns regarding the interaction between proposed landscaping and the underground stormwater drainage infrastructure, these matters can be satisfactorily addressed through conditions of approval requiring the submission of an amended Design Concept Plan and Landscaping Plan. Such plans should demonstrate appropriate landscaping treatments, density transition outcomes, open space provision, and fencing arrangements whilst ensuring protection of, and access to, the underground drainage assets.

Accordingly, the proposal is considered capable of achieving an acceptable level of residential amenity and is recommended for approval, subject to appropriate conditions.

(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 as the application is not for a subdivision or consolidation.

(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 as the application is not for a subdivision.

(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

The assessment of this application did not identify any declared 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

Declared beneficial uses apply to the subject land for Darwin Harbour. 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*. The site will be connected to the reticulated water supply and storm water discharges into the Councils drainage network.

In addition to the above, the Department of Lands, Planning and Environment did not comment on the application.

(t) other matters it thinks fit

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

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

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

The proposed development is not required to be referred to the NTEPA under the *Environmental Protection Act 2019*, and therefore this selection is not relevant to the application. Additionally, at the time of writing this report, the Department of Lands, Planning and Environment did not comment on the application.

7. RECOMMENDATION

That, the Development Consent Authority vary the requirements of Clause 5.2.6.1 (Landscaping in Zones other than Zone CB), Clause 5.4.3 (Residential Density) and Clause 5.4.8.1. (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility) of the Northern Territory Planning Scheme 2020, and pursuant to section 53(a) of the *Planning Act 1999*, the Development Consent Authority consent to the application to develop Lot 6486 (23) Grice Crescent, Coolalinga, Hundred of Bagot for the purpose of Dwelling-group (20 x 3 bedroom) in 7 single storey buildings, subject to the following conditions:

CONDITIONS PRECEDENT

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

2. Prior to the endorsement of plans and prior to the commencement of works, a landscape plan to the satisfaction of the Litchfield Council be submitted to and approved by the consent authority. When approved, the plan will be endorsed and will then form part of the permit. The landscaping plan must:

a) Not include planting of shrubs or trees other than grass within yards of Units 1-9 affected by the drainage easement.
b) Demonstrate the use of pool fencing crossing the drainage easement located within Units 1 to 9 (this includes areas where the easement crosses external boundaries) and solid fencing along the property's western boundary.

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

4. Prior to the endorsement of plans and prior to the commencement of works, a traffic impact assessment report is to be prepared by a suitably qualified traffic engineer with attention to the traffic control and haulage routes proposed for the development, and identifying any necessary upgrades to the surrounding street network to the requirements of the *Litchfield Council*, to the satisfaction of the consent authority.

GENERAL CONDITIONS

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

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

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

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

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

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

11. The kerb crossover/s and driveway/s to the site approved by this permit are to meet the technical standards of the Litchfield Council, to the satisfaction of the consent authority.

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

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

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

17. Prior to the use/occupation of the development and connection of services (i.e. power and water), the owner of the land must apply for street addressing from the Surveyor-General of the Northern Territory. This will form the legal address and will be required to be placed on the meters within the development in accordance with the allocation. A Certificate of Compliance (section 65 of *Planning Act 1999*) will not be able to be granted until such time as addressing is obtained.

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

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

NOTES:

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

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

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

4. The Power and Watter Corporation (Electricity) advice that:
    a) This property is provided with a basic power supply of 129kVA, 3-phase from the existing LV Distribution Pillar P031CL.
    b) The Landowner (Doxa Holdings Pty Ltd) shall engage a licensed electrician to:

i. Submit an overall AS-3000 maximum power demand calculation of the dwelling group development.
ii. Submit a Negotiated Connection application under the Australian Energy Regulator (AER) compliance process for PWC's assessment on power supply capacity upgrade requirements.

c) The engaged electrician shall install customer's internal electricity reticulations for the proposed dwelling group development in accordance with PWC's current NP018 Service and Installation Rules 2024 and NPOI0 Meter Manual.
d) There is a combined 3.4m x 3.0m and 1.0m x 1.0m electricity easement for the existing HV Coolalinga Switching Station and LV Distribution Pillar P031CL on the property. Inappropriate fencing blocking the electricity easement that prevents PWC from gaining 24hr front access to the switching station and pillar for operations and maintenance purposes is not permitted.

5. The Power and Watter Corporation (Water) advice that:
The developer must ensure that;
a) Backflow prevention is installed at the water service in accordance with AS/NZS 3500.1 – Plumbing and Drainage - Water Services
b) Where applicable, the device is tested annually in accordance with AS/NZS 2845.3 field testing and maintenance of testable devices.
Visit https://www.powerwater.com.au/developers/waterdevelopment/backflowprevention or contact BackflowPrevention.PWC@powerwater.com.au for all backflow prevention enquires.

6. If you choose NBN to service your development, you will need to enter into development agreement with NBN. The first step is no register the development via http: www.nbnco.com.au/develop-or-plan-with-the-nbn/new-development.html once registered NBN will be in contact to discuss the specific requirements for the development. NBN requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to NBN guidelines found at http: www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html
7. All developers, including owner-builders, are required to comply Commonwealth telecommunications requirements. Under Commonwealth law, developers are generally required to provide fibre-ready pit and pipe in their expense. Developers may be able to access an exemption from these arrangements in some circumstances. For more information visit www.infrastructure.gov.au/tind.

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

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

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

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

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

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

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

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

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

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

   Section 51 of the *Planning Act 1999* states that a consent authority must, in considering a development application, take into account a range of matters including any planning scheme that applies to the land.

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

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

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

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

Part 3 – Overlays

The site is not affected by any overlays.

Part 4 – Zoning

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

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

The proposed development supports the purpose and key zone outcomes of Zone LMR. The development/use of dwelling-group is an expected use within Zone LMR (Low-Medium Density residential) which supports a range of low-rise housing options that contribute to the streetscape and residential amenity in the locality. The proposed private open space areas have been strategically located to provide direct access from, and clear views to, the primary living areas of each dwelling, while being designed to minimise overlooking of adjoining properties. Substantial permeable landscaping is proposed throughout the site and along the site boundaries. However, landscaping is not proposed within the drainage easement affecting Units 1-9, thereby ensuring ongoing access to the easement for Council inspection, maintenance, and operational purposes, as required.

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)

The proposed development has been assessed against the NTPS 2020 and complies with all applicable clauses except clauses 5.2.6.1 Landscaping in Zones other than Zone CB; 5.4.1 (Residential Density) and Clause 5.4.8.1 (Building Design for Dwelling-Group, Rooming Accommodation and Residential Care Facility).

An assessment of the application's non-compliances with the requirement of the NTPS2020 are considered herein.

Clause 5.2.6.1 (Landscaping in Zones other than Zone CB)

Sub-clause 5 of Clause 5.2.6.1 specifies that *"Other than in Zones CB, C and TC, not less than 30% (which may include communal open space) of a site that is used for rooming accommodation, dwellings-group, dwellings-multiple and residential care facility is to be landscaped.*

The proposal does not fully comply with this requirement as portions of the site that would otherwise contribute to landscaped areas are affected by an existing drainage easement in favour of Litchfield Council. The development is capable of achieving the required landscaping provision across most of the site. However, a 4.2m-wide drainage easement extends through the private open space areas associated with Units 1 to 9.

While the applicant proposed landscaping within these areas, Council has advised that it does not support:

- The planting of shrubs or trees within the easement;
- Any landscaping other than grass or turf;
- Structures within the easement, including dividing fences; and
- Fencing that would restrict Council's access to the easement.

The applicant cannot therefore provide the landscaping outcomes for all dwellings ordinarily anticipated by Clause 5.2.6.1 as strict compliance with the landscaping requirement would be inconsistent with Council's requirements to protect existing drainage infrastructure and maintain unrestricted access for inspection, maintenance and repairs.

Administratively, sub-clause 2 specifies that *"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".*

The purpose of Clause 5.2.6.1 is to "*ensure appropriate landscaping that is attractive, water efficient and contributes to a safe environment, is provided to development to enhance the streetscape and overall amenity of the locality*".
The need for reduced landscaping in yards of Units 1 to 9 is a result of Council's legitimate requirement to protect public stormwater infrastructure and requirement for a strict compliance with this clause would create a conflict between the landscaping provisions of the NT Planning Scheme and Council's infrastructure management requirements.

Notwithstanding this constraint, sufficient landscaping is provided elsewhere on the site to achieve the intent of the clause and maintain residential and streetscape amenity. The plants proposed to be used are predominantly native waterwise vegetation which range in height from 1m to 7m and provides a balance between attractiveness, passive surveillance and clear views when entering and exiting the lot (contributing to a safe environment). Accordingly, the proposal can be considered consistent with the purpose of Clause 5.2.6.1 and the objectives of the Low-Medium Residential Zone.

Council's concerns are addressed through a condition requiring amended plans to demonstrate that no trees, shrubs or other potential barriers are proposed within the drainage easement affecting Units 1 to 9 and along the boundary adjoining Lot 6487, ensuring ongoing access to and protection of the stormwater infrastructure.

The proposed variation to the landscaping requirements can therefore be supported for the following reasons:

- The drainage easement affects only a portion of the site.

- The proposal continues to provide meaningful landscaping throughout the development.
- The private open space areas remain functional and usable despite the easement.
- The easement restrictions are necessary to protect public infrastructure and maintain access.
- The variation will not result in unacceptable impacts on the amenity of the development, adjoining land or the streetscape.

Clause 5.4.1 Residential Density

Clause 5.4.1 provides for a maximum density of one dwelling per 300m² for a dwelling group comprising dwellings with two or more bedrooms within Zone LMR.

The subject site has an area of 5,830m², which permits a maximum yield of 19.43 dwellings. The proposal seeks approval for 20 dwellings, representing a minor variation of approximately 2.83% above the prescribed density.

Administration-clause 2 allows "*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*".

The variation is considered supportable for the following reasons:

- The variation is minor, resulting in only one additional dwelling above the calculated density yield.
- The proposal remains consistent with the purpose and outcomes of the Low-Medium Residential Zone, which anticipates dwelling group development and seeks to provide a diversity of housing options in locations supported by existing infrastructure.
- The additional dwelling does not result in unacceptable impacts on adjoining properties or the surrounding locality.
- The development provides appropriate private open space, landscaping, parking and access generally consistent with the intent of the NT Planning Scheme.
- Reducing the development by one dwelling would not resolve Council's concerns relating to the drainage easement, as the same infrastructure constraints would continue to affect the private open space and landscaping areas associated with Units 1 to 9.
- Additionally, PWC (Water and Sewer) advice that the proposal is capable of being serviced by existing infrastructure. While the site has a water and sewer master plan allocation of 19 dwellings, has assessed the application and confirmed that it can support the proposed development comprising 20 dwellings. In doing so, specifically considered the potential precedent implications of supporting one additional dwelling above the master plan allocation and concluded that the proposed development could proceed subject to standard servicing requirements.

Accordingly, the proposal is considered to achieve the intent of Clause 5.4.1, as the additional dwelling does not result in any material adverse planning, amenity or servicing impacts. On balance, the minor variation to residential density is considered suitable to the site and is therefore supported.

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

Requirement 7-8 of Clause 5.4.8.1 (to be read in conjunction with sub-clause 2) specifies – *the consent authority should take into account how the building design has addressed – avoid*

overlooking of private open spaces and habitable rooms of adjacent residences on the same and adjacent sites. And Locate bedrooms and private open spaces away from noise sources.

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

In support of the design, the applicant advises that the dwelling layout has been developed to maximise natural ventilation and cross-flow breezes within the bedrooms and living areas. Given the site layout and building design, alternative bedroom arrangements would reduce ventilation outcomes and result in a less functional internal layout.

The applicant further notes that the dwellings are separated by 200mm core-filled masonry walls, providing both fire resistance and enhanced acoustic performance. Additional masonry walls are proposed around the building perimeter to further reduce noise transmission. Private open space areas are screened by fencing and landscaping, and the bedrooms are appropriately setback from site boundaries and adjoining properties.

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

In relation to 1.10(5)(b), the considerations listed under Clause 1.10(3) have been given regard to and it has been found that the proposal complies with all relevant requirements of the Northern Territory Planning Scheme 2020, except for Clause 5.2.6.1 Landscaping in Zones other than Zone CB, Clause 5.4.1 Residential Density and Clause 5.4.8.1 Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility as identified above.

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

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

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

The conditions of approval and advisory notes are intended to assist in ensuring:

- Service authority interests are duly recognised in terms of storm water drainage, works within the road reserves, connections to and upgrading of electricity supply, water supply and sewerage services that apply to the development on the site; and

- The NTPS2020 objectives and development performance criteria relating to access, works within road reserves and the provision of services/infrastructure will be complied with.

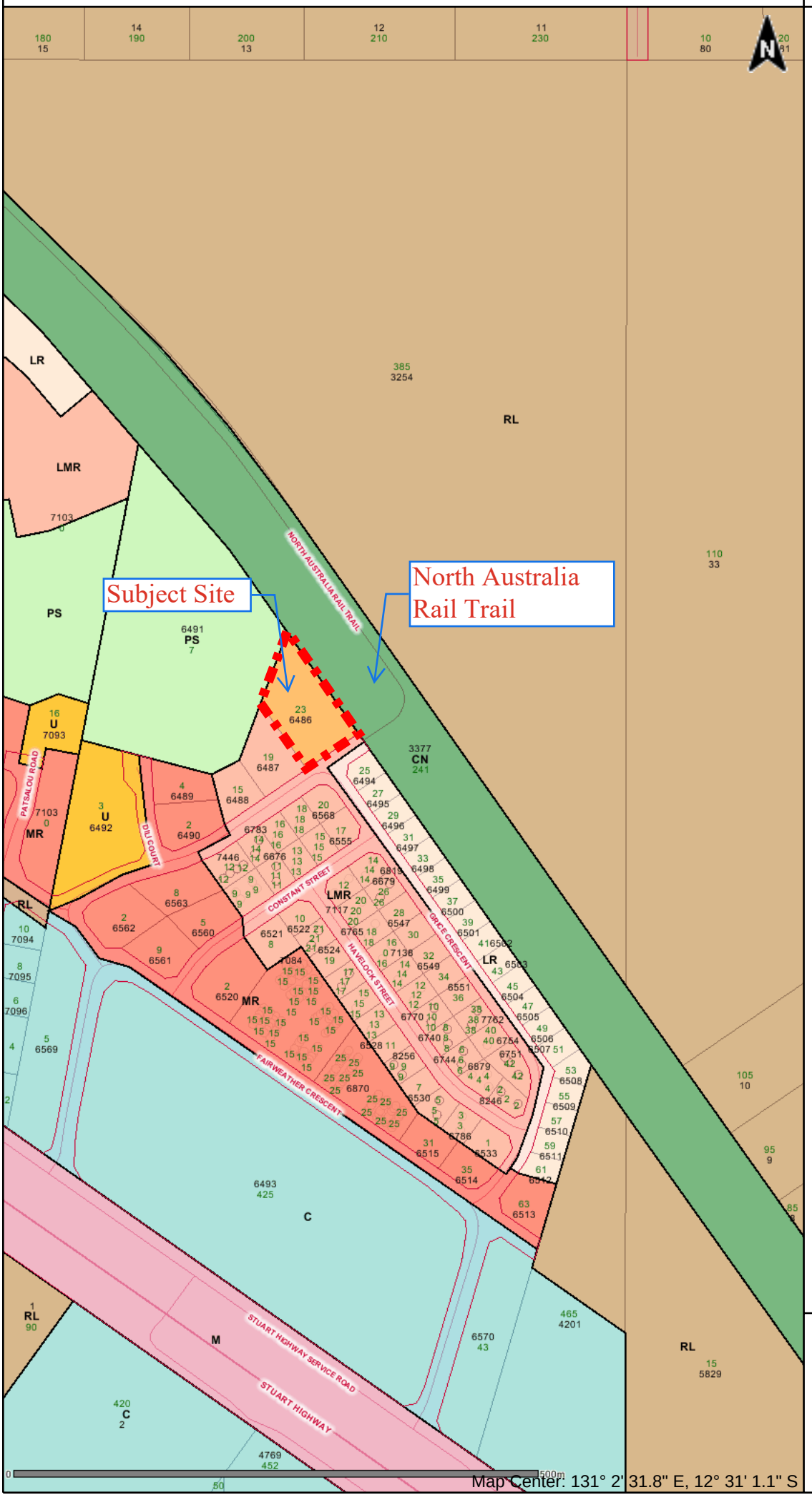
4. Pursuant to section 51(1)(n) of the *Planning Act 1999*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

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

AUTHORISED: .....

RURAL, REGIONAL & REMOTE PLANNER
DEVELOPMENT ASSESSMENT SERVICES

Section 6486 (23) Grice Crescent



Legend

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

Created by DCHOV

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

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

Land owner/s authorisation to lodge a development application

The *Planning Act 1999*

Before you fill in the form

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

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

Applicant In accordance with Section 46(3)(aa)(i) of the *Planning Act 1999*, a development application is to contain the name and contact details of the **applicant** AND **any person on whose behalf the application is made.**			
Name of Applicant/Consultant or Acting agent	Israel (One Planning Consiult)		
Address			
Phone	0417787473	**Email**	israel.k@oneplanningconsult.com.au
Persons on whose behalf the application is made:			
Person/s on whose behalf the application is made:	Maria Vordohilas		
Address	4 Emery Court Larrakeyah NT		
Phone	0407605039	**Email**	george@akrongroupnt.com.au
The applicant is hereby authorised to lodge a development application over the subject land described as:			
***Lot/NT portion**	LTO2012/073A		
***Location/town**	Section 6486/ Hundred of Bagot		
***Street address**	23 Grice Cres, Coolalinga NT		

NORTHERN TERRITORY GOVERNMENT

The application is for the purpose of:			
Proposed development *Brief description of proposed development*	20 x 3 bedroon units		
Landowner/s signature In accordance with Section 46(3)(aa)(ii) of the *Planning Act 1999*, a development application is to contain the **name and contact details of the owner of the land** to which the application relates. Written authorisation from each: • **Individual owner**: Each person listed on the title must provide written authorisation for the application. • **Companies**: For each company listed on the title, written authorisation must be obtained from the **director** or **authorised representative** of the company. This authorisation confirms that the company is giving consent for the application and that the person signing on behalf of the company has the legal authority to do so.			
***Full name**	Maria Vordohilas		
^Company name	DOXA HOLDINGS PTY LTD		
^Title *(e.g. director/authorised representative)*	Director		
Phone	0407605039	**Email**	george@akrongroupnt.com.au
***Signature**			
***Date**	09/07/26		
Landowner signature			
***Full name**	Maria Vordohilas		
^Company name	DOXA HOLDINGS PTY LTD		
^Title *(e.g. director/authorised representative)*	Director		
Phone	0407605039	**Email**	george@akrongroupnt.com.au
***Signature**			
***Date**	09/07/26		

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

Privacy Note

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

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

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

Date Registered: 26/06/2026 **Volume** 908 **Folio** 273

Duplicate Certificate as to Title issued? No

SEARCH CERTIFICATE

Section 6486 Hundred of Bagot from plan(s) LTO2012/073A
Area under title is 5830 square metres

Owner:
Doxa Holdings Pty Ltd (ACN 637 824 778)
of PO Box 140, Berrimah NT 0828

Easements:
Electricity supply Easement to Power and Water Corporation
Drainage Easement to Litchfield Council

Registered Date	Dealing Number	Description
		Previous title is **Volume** 853 **Folio** 135
11/09/2012	779497	Covenant
End of Dealings		

NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

Record of Administrative Interests and Information
The information contained in this record of Administrative Interests only relates to the below parcel reference.

Parcel Reference: Section 06486 Hundred of Bagot plan(s) LTO2012/073A

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

Government Land Register
(none found)

Custodian - Registrar General (+61 8 8999 6252)

Current Title
CUFT 908 273 (order 1)

Tenure Type
ESTATE IN FEE SIMPLE

Tenure Status
Current

Area Under Title
5830 square metres

Owners
Doxa Holdings Pty Ltd (ACN 637 824 778)
PO Box 140, Berrimah NT 0828

Easements
Electricity supply Easement to Power and Water Corporation
Drainage Easement to Litchfield Council

Scheme Name
(none found)

Scheme Body Corporate Name
(none found)

Reserved Name(s)
(none found)

Unit Entitlements
(none found)

Transfers
26/06/2026 for $1,210,000 ($110,000 GST)

Tenure Comments
(none found)

Historic Titles
CUFT 853 135 (order 1)
CUFT 853 080 (order 1)
CUFT 769 513 (order 1)
Visit the website http://www.nt.gov.au/justice/bdm/land_title_office/

Custodian - Surveyor General (+61 8 8995 5346)

Address
23 GRICE CRES, COOLALINGA

Survey Plan
LTO2012/073A

Survey Status
Approved

Parcel Status
CURRENT

Parcel Area
5830 square metres

Map Reference
(none found)

Parent Parcels
Section 04540 Hundred of Bagot plan(s) LTO94/100
Section 04541 Hundred of Bagot plan(s) LTO94/100
Section 04542 Hundred of Bagot plan(s) LTO94/100
Lot 00006 Hundred of Bagot plan(s) LTO75/014
Lot 00007 Hundred of Bagot plan(s) LTO75/014
Lot 00013 Hundred of Bagot plan(s) LTO83/053

Parcel Comments
(none found)

Survey Comments
SECTIONS 6486 TO 6492, SUBDIVISION OF SECTIONS 4540 TO 4542, LOTS 6 AND 7, LTO75/014 AND LOT 13, LTO83/053, HUNDRED OF BAGOT. SURVEY ON PLANS A TO E.

Proposed Easements
(none found)

Local Government Area
LITCHFIELD MUNICIPALITY

Region
DARWIN

Custodian - Valuer General (+61 8 8995 5375)

Owner's Last Known Address
Doxa Holdings Pty Ltd (ACN 637 824 778), PO BOX 140, BERRIMAH NT 0828

Parcels in Valuation
Section 06486 Hundred of Bagot

Unimproved Capital Value
$1,500,000 on 01/07/2024
$1,050,000 on 01/07/2021
$1,050,000 on 01/07/2018
$1,450,000 on 01/07/2015
$1,520,000 on 01/07/2012
$1,165,000 on 01/07/2009

Custodian - Property Purchasing (+61 8 8999 6886)

Acquisitions
(none found)

Custodian - Building Advisory Service (+61 8 8999 8965)

Building Control Areas

BBDAR001 - Building Control Area	DARWIN BUILDING AREA

Building Permits

Application Number:	1 of 1
Description:	Construction of a new switching station
Number of Residential Units:	
Australian Bureau of Statistics Type:	(none found)
Building Class:	Non-habitable building
Area:	10 square metres
Certification:	Non-habitable building - Occupancy Permit - *issued on* 2017-08-30 00:00:00.0

Visit the website http://www.nt.gov.au/building/

Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)

Planning Scheme Zone
LMR (Low-Medium Density Residential)

Overlays:
(none found)

Strategic Frameworks: The following strategic frameworks may apply to your land
Regional Plans:
- Darwin Regional Land Use Plan

Sub Regional Plans:
- Litchfield Subregional Land Use Plan

Area Plans:
- Coolalinga Freds Pass Area Plan
- Coolalinga North Rural Village Area Plan

Interim Development Control Orders
(none found)

Planning Notes
(none found)

Planning Applications
(none found)

Custodian - Pastoral Estate - Vegetation Assessment Unit (+61 8 8999 4454)
(none found)

Visit the website for information on Pastoral land permits.

Custodian - Power and Water Corporation (1800 245 092)

Meters on Parcel

Power Water - Electricity	(none found)
Power Water - Water	(none found)

For Account balances, contact the Power and Water Corporation.

Custodian - Pool Fencing Unit (+61 8 8924 3641)

Swimming Pool/Spa Status
(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

Custodian - Department of Mining and Energy (+61 8 8999 5263)

Mineral Titles

Title ID	Status	Title Type	Expiry Date	Legislation
RL26136	Granted	Reserve Land		Mineral Titles Act 2010

For additional information contact the Mineral Titles Team on +61 8 8999 5322

Energy Titles

Title ID	Status	Title Type	Expiry Date	Legislation
RB56	Granted	Reservation of Blocks		Petroleum Act 1984
RB97	Granted	Reservation of Blocks		Petroleum Act 1984
RB167	Granted	Reservation of Blocks		Petroleum Act 1984

For additional information contact the Petroleum Tenure Team on +61 8 8999 5263

Land Access Agreements
(none found)

For additional information contact the Land Access Team on +61 8 8999 5240

For further information contact as above or visit the website https://strike.nt.gov.au

Custodian - NT Environment Protection Authority (+61 8 8924 4218)

Results of site contamination assessment
(none found)

For further information contact Environment Protection Authority or visit the website
https://ntepa.nt.gov.au/your-business/public-registers/contaminated-land-audits

Custodian - Heritage Branch (+61 8 8999 5039)

Heritage Listing:
(none found)

For further information on heritage places contact Heritage Branch or visit the website
https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects

Other Interests

For Account balances, contact Litchfield Council

Locality Diagram



PROPOSED 20x3 BEDROOM DWELLING-GROUP ON LOT 6486 (23) GRICE CRESCENT, COOLALINGA



Original application



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

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DESIGN
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INTERIOR DESIGN
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A000 COVER SHEET

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Original application

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A001 ARTIST IMPRESSION

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NOTES

SEDIMENT MANAGEMENT

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

STABILISED ENTRY/EXIT

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

LEGEND

SEDIMENT FENCE

DRAINAGE EASEMENT

ELECTRICITY SUPPLY EASEMENT

STOCKPILE

BUILDING PAD

BUILDING PAD

BUILDING PAD

BUILDING PAD

STABILISED SITE ENTRY

NOTE: SITE ENTRY TO BE STABILIZED RUBBLE ENTRY PAD FROM PROPERTY BOUNDARY TO ROAD KERB

BIN/WASTE

BUILDING PAD

BUILDING PAD

BUILDING PAD

BUILDING PAD

BUILDING PAD

Original application

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

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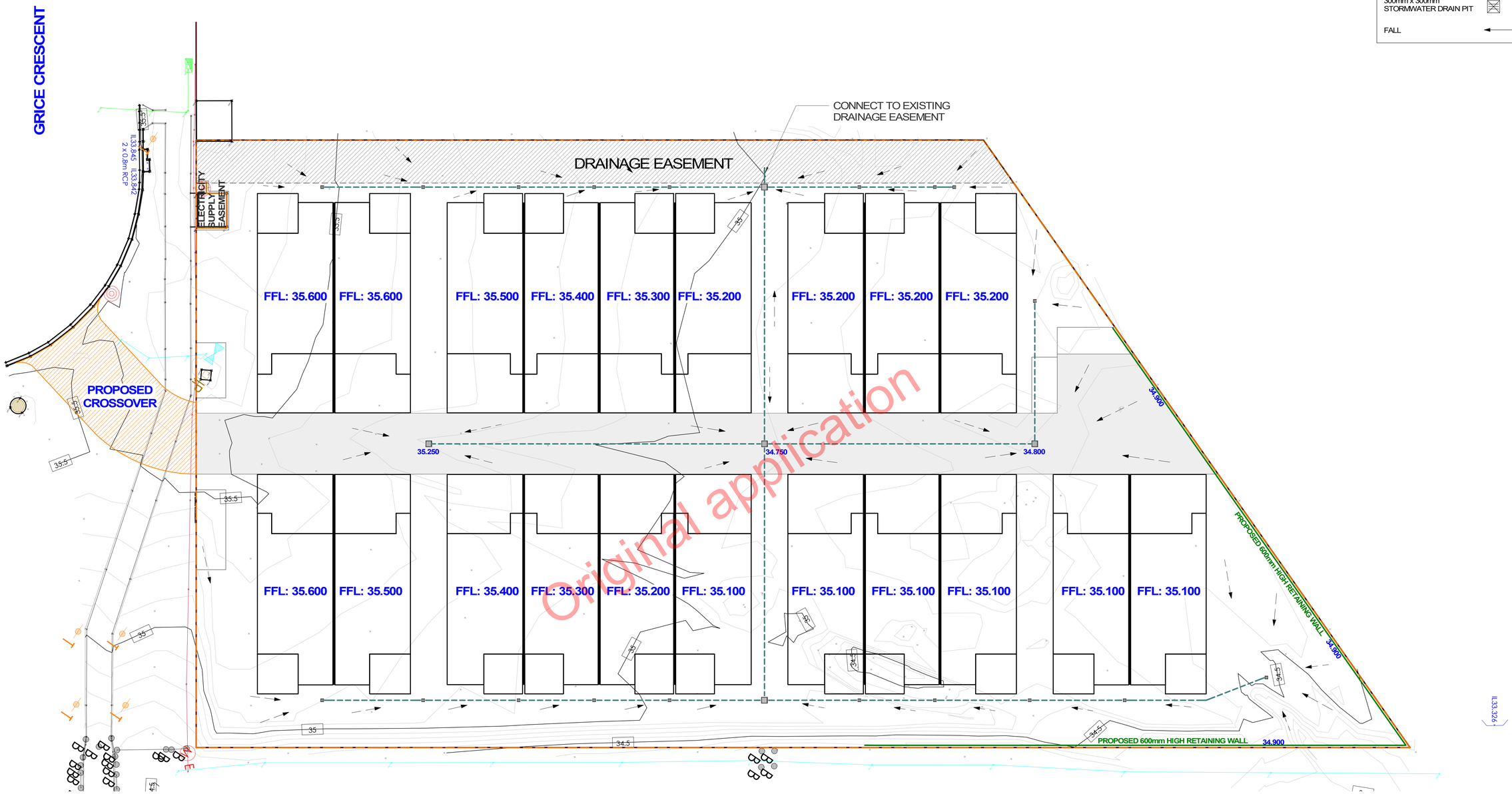
DESIGN
PROJECT MANAGEMENT
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A100 SEDIMENT CONTROL PLAN

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LEGEND

- 150mm UPVC 1:100 FALL
- 600mm x 600mm STORMWATER DRAIN PIT
- 300mm x 300mm STORMWATER DRAIN PIT
- FALL

1 / A200 STORMWATER PLAN - @A1
1 : 200

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

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A101 STORMWATER PLAN

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

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A102 SITE PLAN - PROPOSED CROSSOVER

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1 A200 SITE PLAN - @A1
1 : 150

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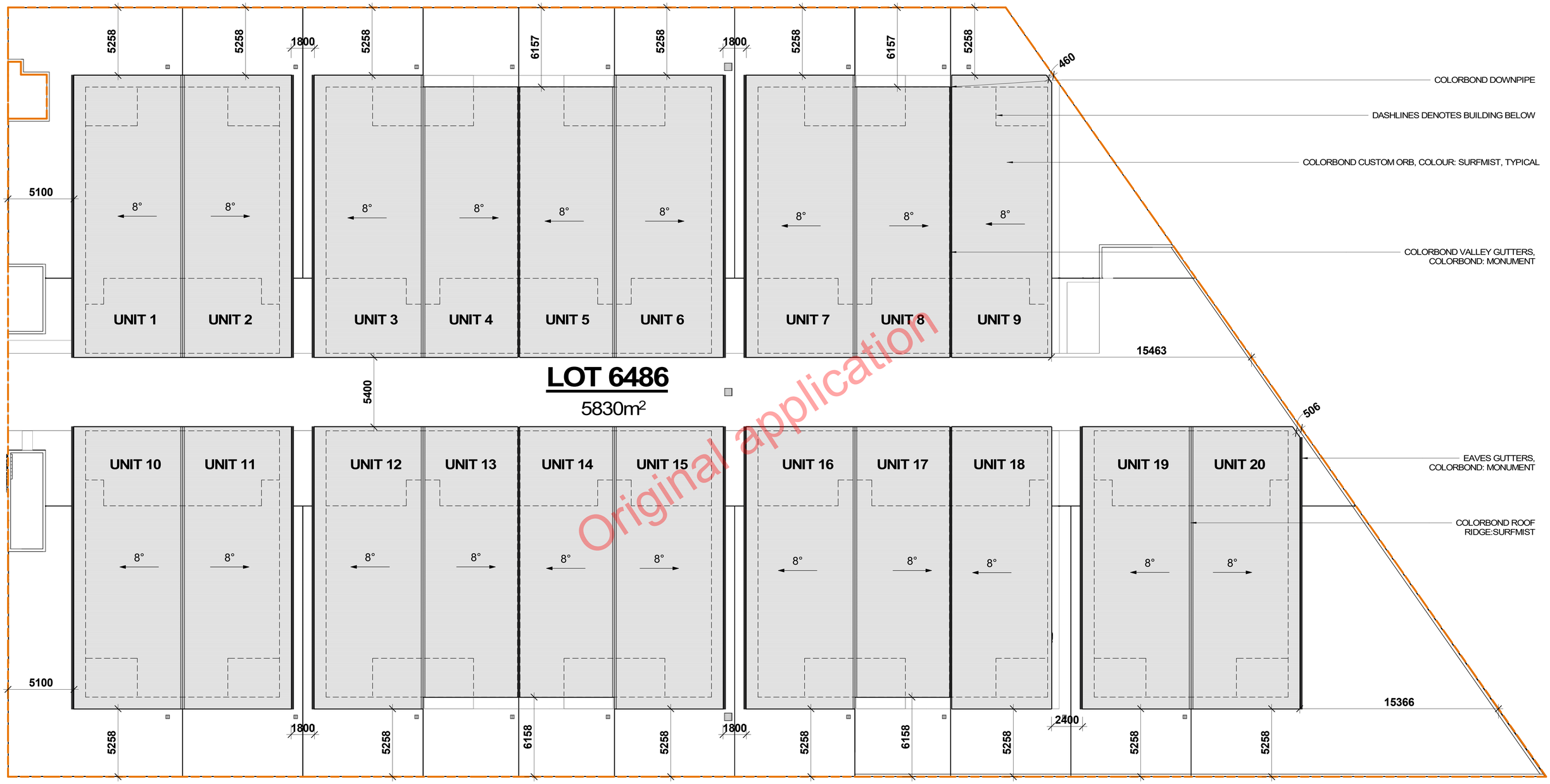
A103 SITE PLAN

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Original application

1 / A200 ROOF PLAN - @A1
1 : 150

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A104 SITE PLAN - ROOF LEVEL

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Original application

FENCE + LANDSCAPE LEGEND:

FENCE TYPES

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

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

PLANTING LEGEND

HELICONIA "GOLDEN TORCH" HEIGHT: 2M

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

TABERNAEMONTANA "LITTLE EMERALD" HEIGHT: 1m

HIBISCUS TILIACEUS RUBRA HEIGHT: 4-7M

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

GENERAL SOFT SCAPE (TURF + MULCH WHERE APPLICABLE)

TOTAL LANDSCAPE AREA:

2017.94m² = 34.61%

1 / A200 LANDSCAPE PLAN - @A1
1 : 150

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
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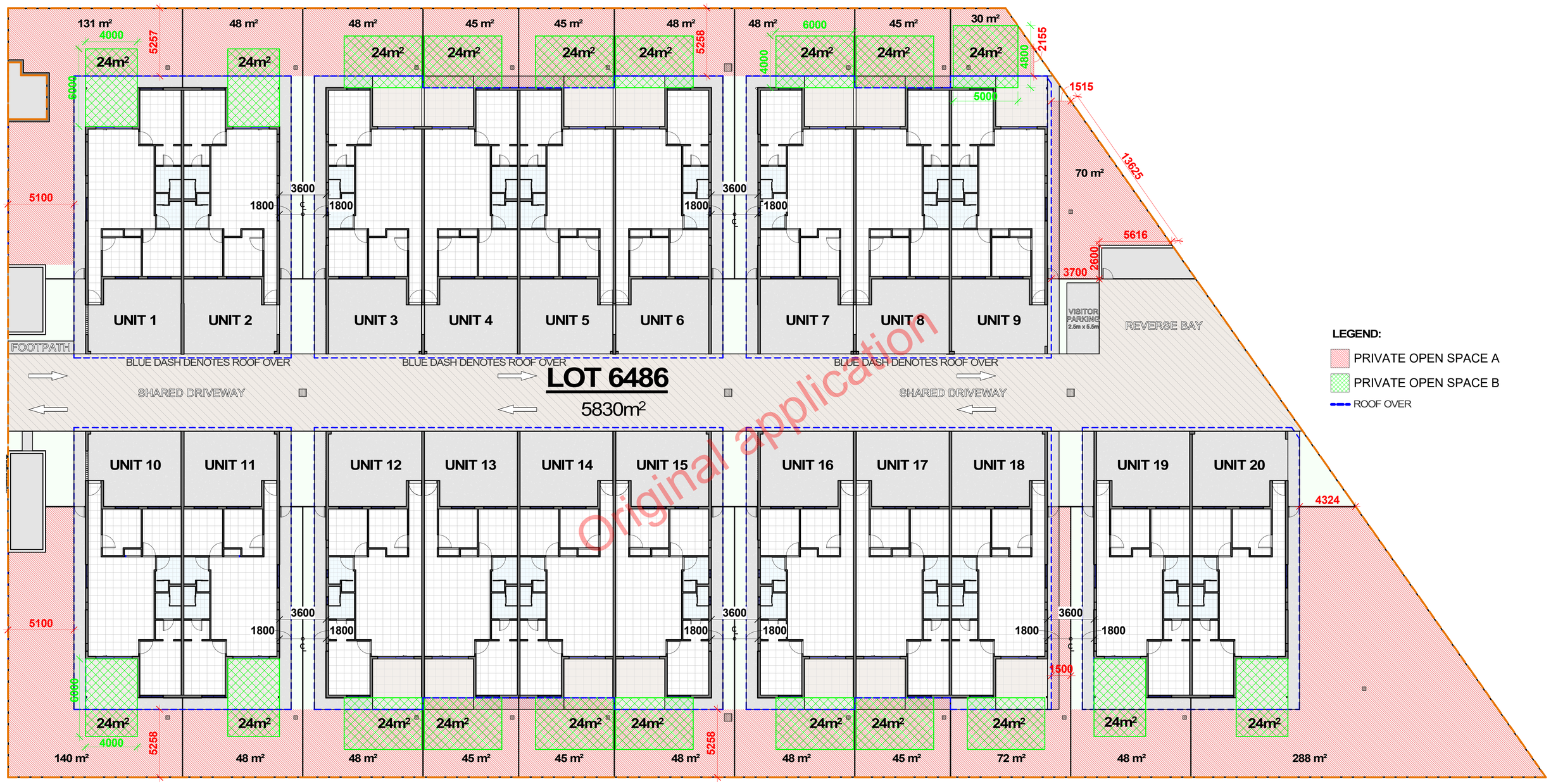
A105 LANDSCAPING PLAN

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Original application

1 / A200 SITE PLAN - @A1
1 : 150

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A106 PRIVATE OPEN SPACE

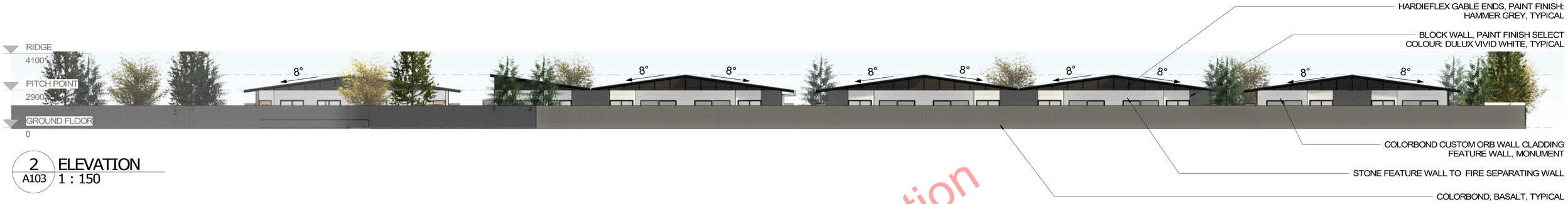
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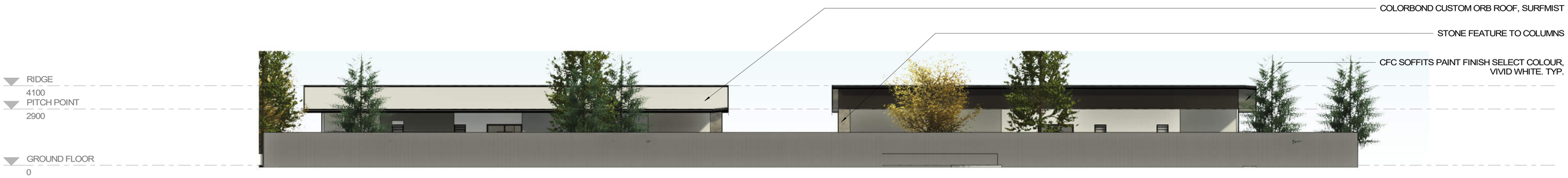
1 A103 ELEVATION 1 : 100



2 A103 ELEVATION 1 : 150



3 A103 ELEVATION 1 : 150



4 A103 ELEVATION 1 : 100

Original application

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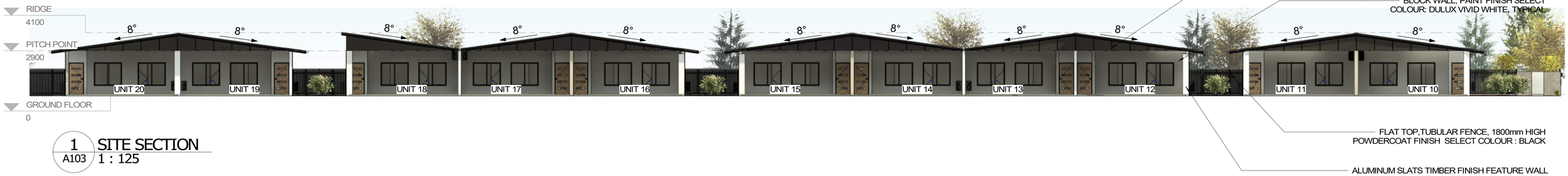
DESIGN
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A200 ELEVATION

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1 / A103 SITE SECTION
1 : 125

Original application



2 / A103 SITE SECTION
1 : 100

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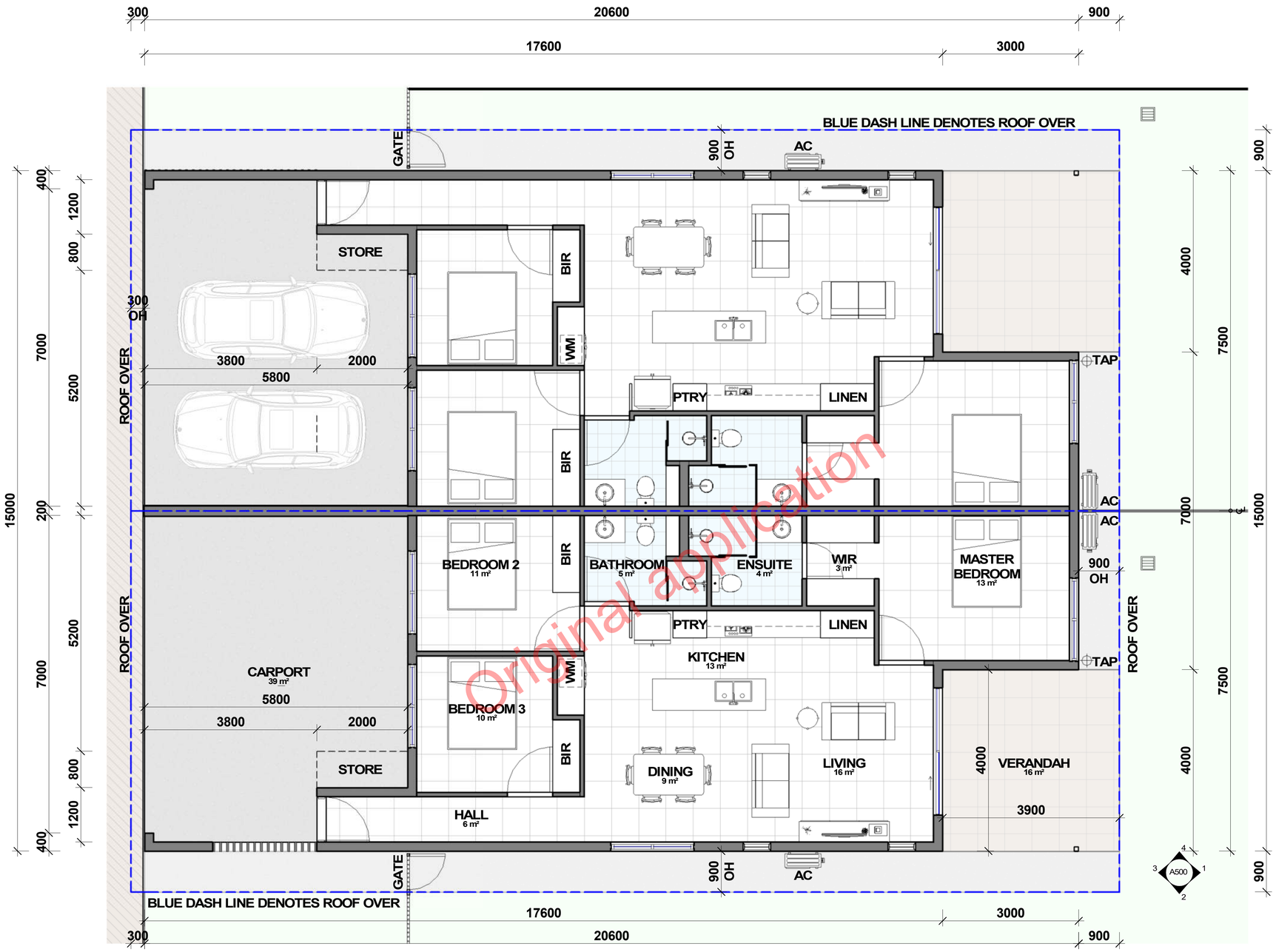
DESIGN
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A300 SITE SECTION

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ROOM SCHEDULE	
NAME	AREA
BATHROOM	5 m²
BEDROOM 2	11 m²
BEDROOM 3	10 m²
CARPORT	39 m²
DINING	9 m²
ENSUITE	4 m²
HALL	6 m²
KITCHEN	13 m²
LIVING	16 m²
MASTER BEDROOM	13 m²
VERANDAH	16 m²
WIR	3 m²
GRAND TOTAL	146 m²

NOTE: AIR CONDITIONING FACING THE STREET ARE TO BE SCREEN FENCE

Original application

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

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Original application

ROOM SCHEDULE	
NAME	AREA
BATHROOM	5 m²
BEDROOM 2	10 m²
BEDROOM 3	11 m²
CARPORT	39 m²
DINING	10 m²
ENSUITE	4 m²
HALL	6 m²
KITCHEN	13 m²
LIVING	16 m²
MASTER BEDROOM	13 m²
VERANDAH	15 m²
WIR	3 m²
GRAND TOTAL	145 m²

NOTE: AIR CONDITIONING FACING THE STREET ARE TO BE SCREEN FENCE

UNITS 8 & 17 NO ROOF OVERHANG TO THE REAR

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

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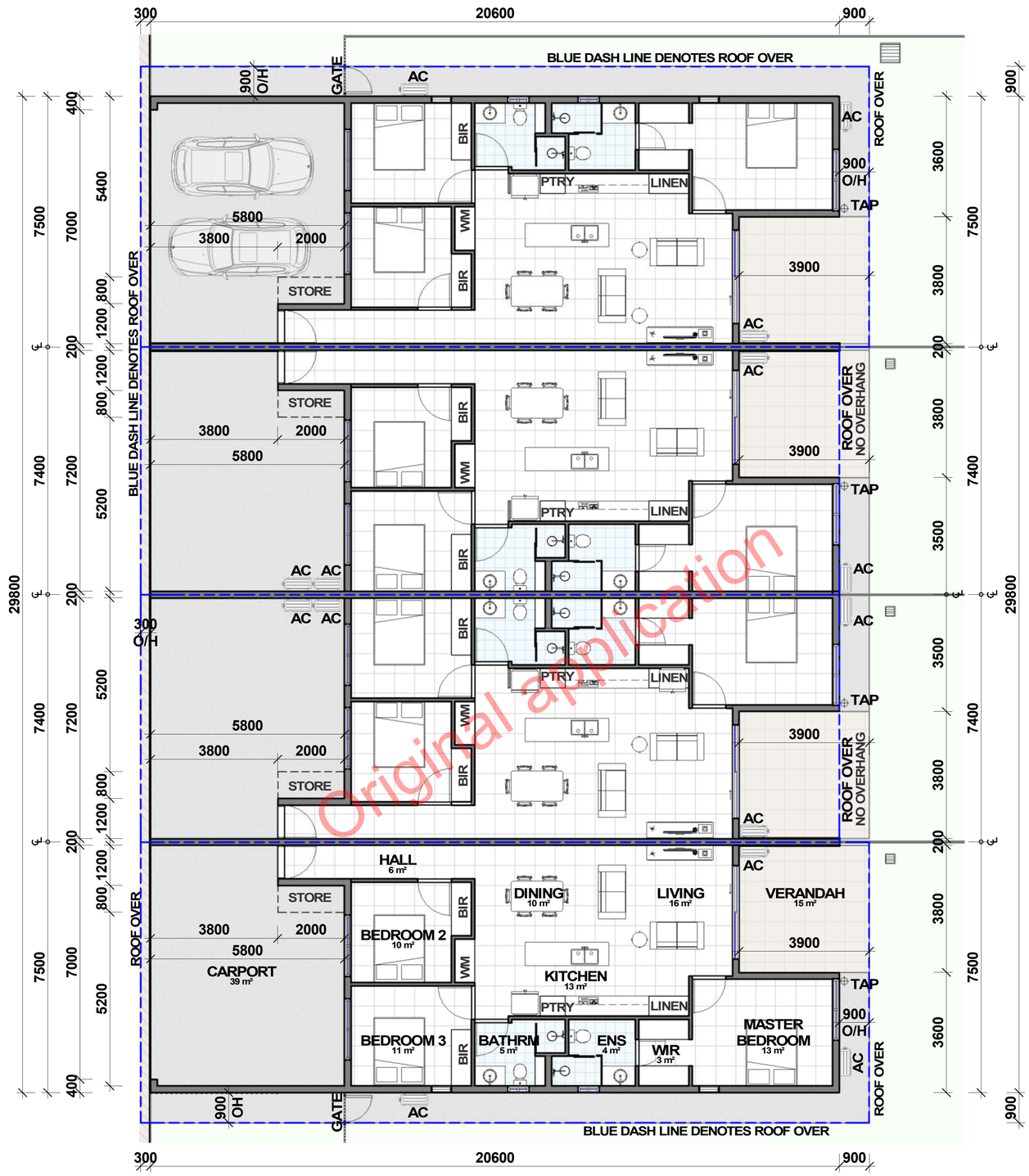
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
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A402 TYPE B - FLOOR PLAN

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Original application

ROOM SCHEDULE

NAME	AREA
BATHRM	5 m²
BEDROOM 2	10 m²
BEDROOM 3	11 m²
CARPORT	39 m²
DINING	10 m²
ENS	4 m²
HALL	6 m²
KITCHEN	13 m²
LIVING	16 m²
MASTER BEDROOM	13 m²
VERANDAH	15 m²
WIR	3 m²
GRAND TOTAL	145 m²

NOTE: AIR CONDITIONING FACING THE STREET ARE TO BE SCREEN FENCE

UNITS 4, 5, 13 & 14 NO ROOF OVERHANG THE REAR

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

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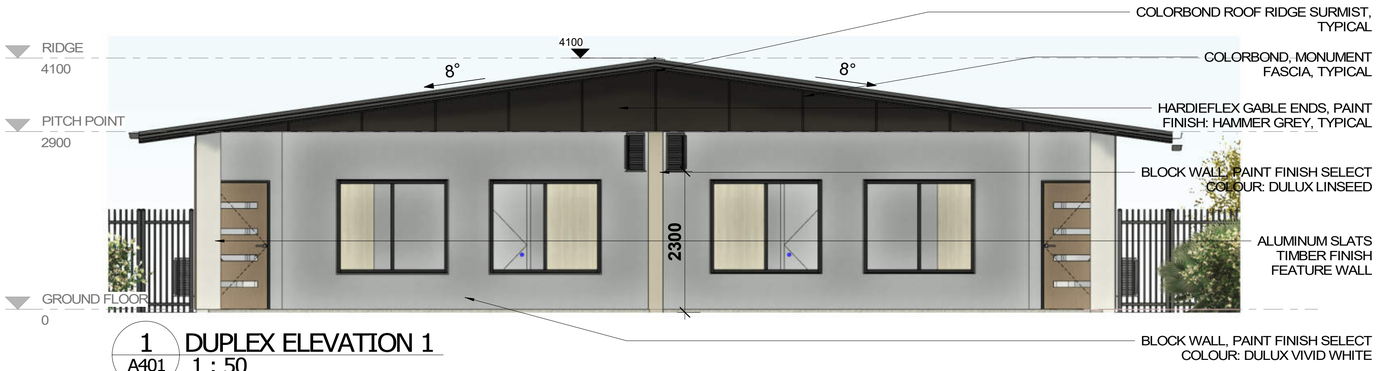
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A403 TYPE C - FLOOR PLAN

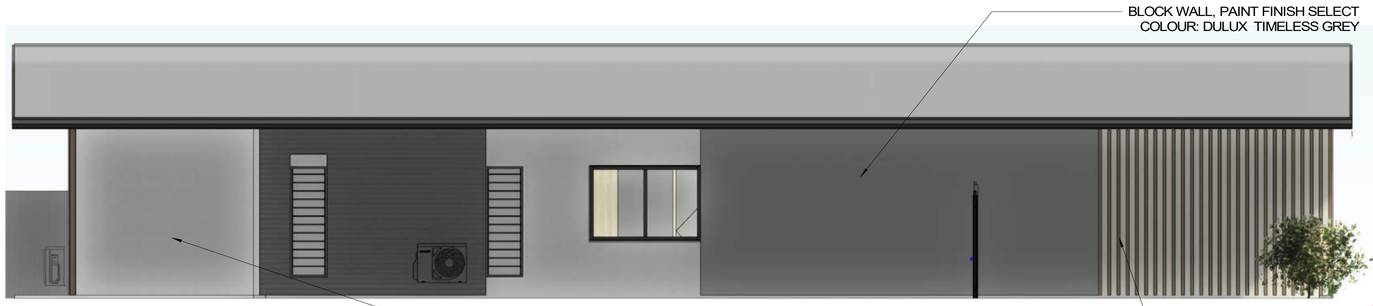
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26017 - PROPOSED 20x3 BEDROOM DWELLING-GROUP

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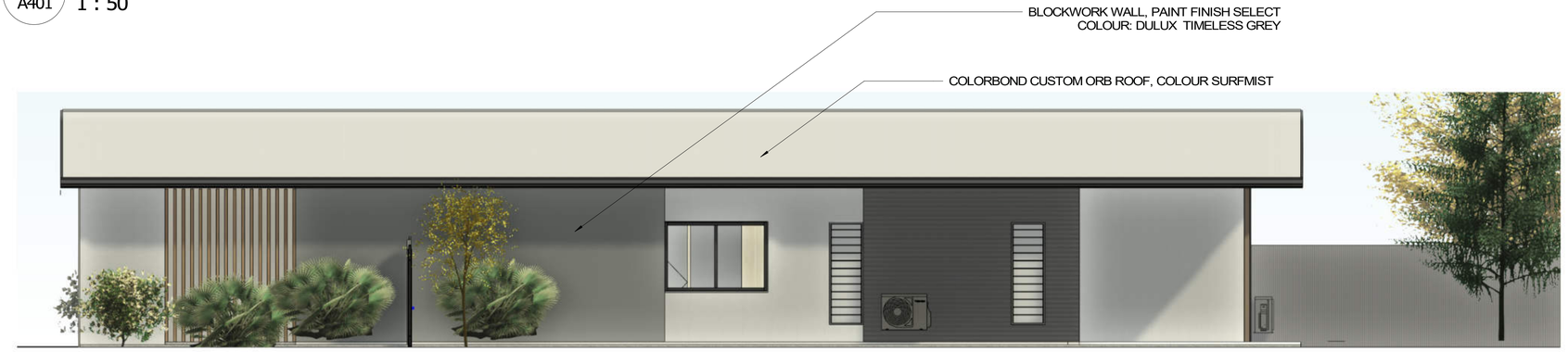
1 A401 DUPLEX ELEVATION 1
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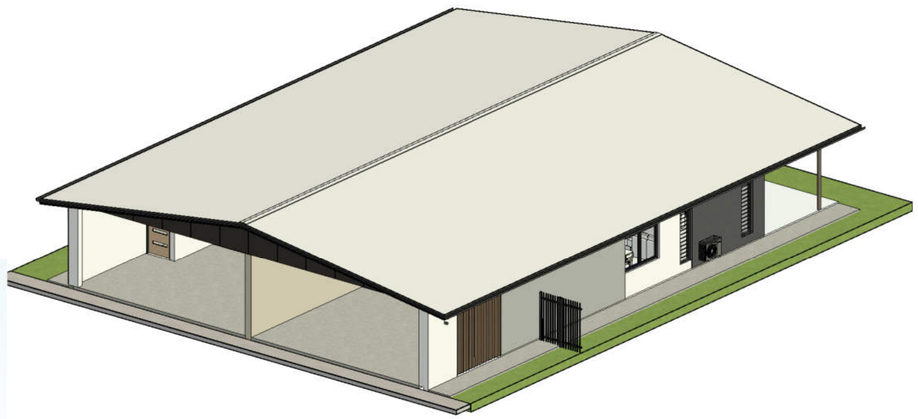
2 A401 DUPLEX ELEVATION 2
1 : 50



3 A401 DUPLEX ELEVATION 3
1 : 50



4 A401 DUPLEX ELEVATION 4
1 : 50



- ISOMETRIC 1

FINISHES (TYPICAL)

ROOF SHEETING	FASCIAS + GUTTERS
COLORBOND - SURFMIST	COLORBOND - MONUMENT

WALL COLOURS

DULUX VIVID WHITE | DULUX LINSEED

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

FEATURE WALL

TIMBER SLATS | STONE FEATURE

Original application

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DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A500 TYPICAL DUPLEX

28.07.2026

26017 - PROPOSED 20x3 BEDROOM DWELLING-GROUP

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DEVELOPMENT APPLICATION

SECTION 46 *PLANNING ACT*

20 x 3 BEDROOM DWELLINGS-GROUP IN 7 SINGLE STOREY BUILDINGS

LOT 6486 (23) GRICE CRESCENT, HUNDRED OF BAGOT

Original application

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Original application

1.0 Preliminary

1.1 Introduction Summary

One Planning Consult has been engaged on behalf of the proponent to prepare and lodge a development application for the purpose of 20 x 3-bedroom dwellings-group in seven (7) single storey buildings. The subject land is zoned LMR (Medium Density Residential) under the NT Planning Scheme 2020 (*the Scheme*).

This report focuses on the nature of the application, the location, and the assessment against the relevant parts of the Scheme and the Planning Act. The plans attached at **APPENDIX A** give an overall layout of ***the proposed development*** over the site.

1.2 Landowner(s) – Section 46 (aa)

Applicant: One Planning Consult
Landowner: Doxa Holdings Pty Ltd (ACN 637 824 778)

Refer to the Search Certificate at **APPENDIX B** obtained at the time of preparing this application report.

1.3 Nature of Application

Pursuant to section 46 (1) of *the Planning Ac*t the application seeks planning approval for the purpose of 20 x 3 dwellings-group in seven (7) single storey buildings.

Dwelling-group (5+) on land zoned LMR is merit assessable under clause 1.8 (1)(b)(i) of the NT Planning Scheme 2020. Merit Assessable development requires the exercise of discretion by the consent authority to ensure the development can be established in a way that does not impact on the amenity of the area and accords with the relevant zone purposes and outcomes.

The purpose of zone LMR (Low-Medium Density Residential) is to provide a range of low-rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available. The subject site offers a development consistent with the purpose of the zoning over the subject land as it entails a building design that presents positively towards the street frontage.

Amongst other zoning outcomes, the proposal is aligned with the following outcome of the zoning:

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

The proposed development is in an area with mixed residential land uses comprising dwellings single, dwellings group and dwellings multiple. Existing residential buildings within the locality range from one to four storeys.

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

Original application

The design incorporates open verandahs facing the street for passive surveillance where possible. Varied materials and window designs break up the building's mass. Private open spaces serve each dwelling's domestic needs and are adequately screened for privacy between dwellings. Landscaping along boundaries and within the site creates a streetscape-friendly interface and provides screening.

1.4 Overlays

There are no overlays applicable to the subject site.

1.5 Property and Easements

Lot 6486 (23) Grice Crescent, Hundred of Bagot, is subject to an electricity supply easement in favour of Power and Water Corporation and a drainage easement in favour of Litchfield Council.

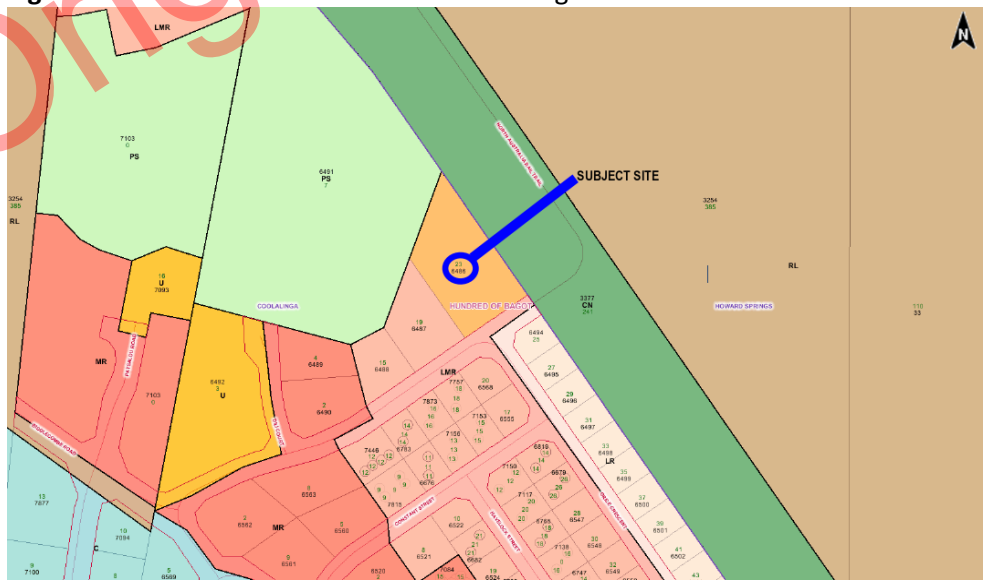
2.0 The Location, Zoning and Site Description

The subject site is 5830 m² in area, vacant, and located in Coolalinga suburb. The site is nominated as an LMR (Low - Medium Density Residential) land zoning. It is irregular in shape and takes frontage to Grice Crescent. The following land zonings are located close and adjacent to the site:

- To the northeast side lies land designated as CN (Conservation)
- To the northwest side is land designated as POS (Public Open Space)
- To the southwest side is land designated as LMR (Low-Medium Density Residential).
- To the southeast and across Grice Crescent is land zoned LR (Low Density Residential).

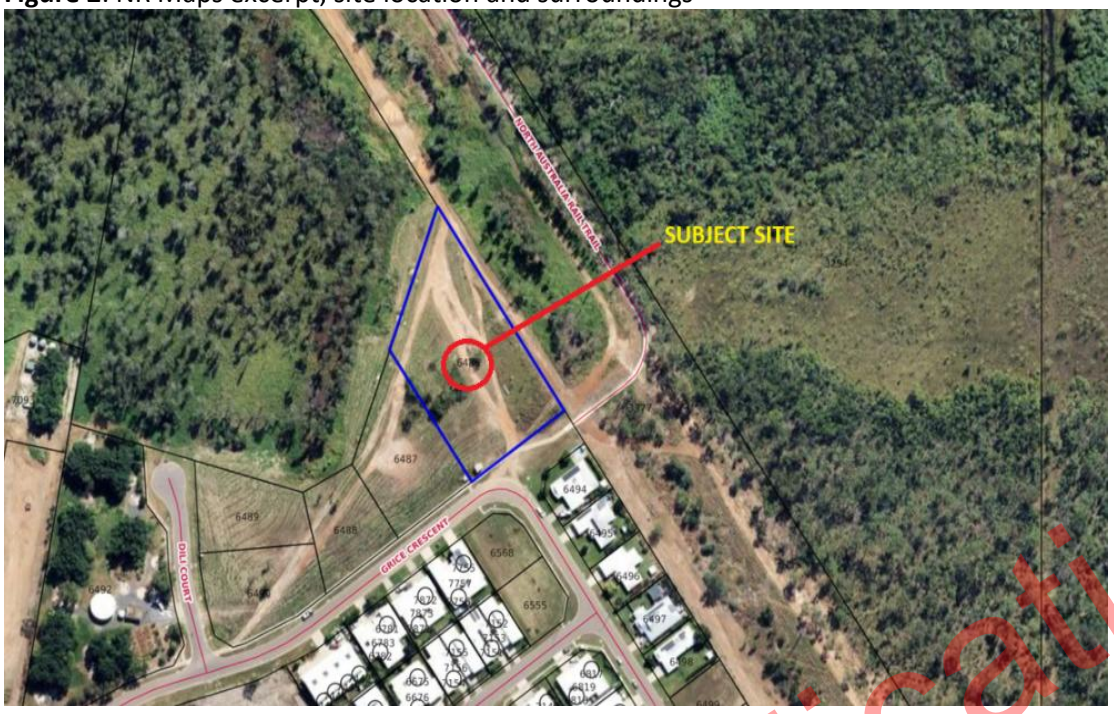
The surrounding and immediate land comprises a mixture of land zoned LMR (Low-Medium Density Residential), LR (Low Density Residential) RL (Rural Living) and POS (Public Open Space). The built form within the locality is characterized by a mixture of single- to four storey buildings.

Figure 1: NT Atlas extract - Location and zoning of land



Original application

Figure 2: NR Maps excerpt, site location and surroundings



The land is zoned LMR and therefore subject to all the relevant clauses of the NT Planning Scheme 2020 that apply for the land within zone LMR (Low-Medium Density Residential). The proposed development is consistent with the primary purpose of this zoning which is to provide a range of low-rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available.

3.0 Proposal

The proposal is for of 13 x 3 bed-room dwellings-group in 5 single storey buildings. The development comprises the following:

- 7 Single storey buildings
- Functional floor areas comprising 3 bedrooms, kitchen, living, verandah, garage and dining area for each dwelling
- 30.18% of the site features landscaping and selected fencing, designed to screen views while allowing airflow where possible.
- Private Open Space areas that extend the function of each dwelling.
- Two (2) car parks per dwelling
- 6m wide access driveways
- Visitor car park
- 600mm high retaining walls along part northeastern and northwestern boundaries

The proposed development provides the inclusion and adaptation of verandahs/porches as outdoor living spaces and articulation to the façades of the buildings. Fence selection is made based on providing maximum privacy to residents whilst facilitating breeze penetration through pool type fencing coupled with screening vegetation where appropriate.

Original application

4.0 Statutory Planning Consideration

46(3)(a) Relevant Clauses of the NT Planning Scheme applicable to the land

5.2.1 General Height Control

The purpose of this clause is to ensure that the heights of buildings and structures are appropriate to the strategic and local context of the location and meet community expectations for development in the zone.

Administration

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

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

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

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

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

Requirements

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

Not applicable to the subject site.

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

The subject land zone is not included under this table.

(b) two storeys to a maximum of 8.5m if the zone and use is not included in table B to this clause.

Original application

The proposed development is located on land zoned LMR and therefore the applicable height on the zoning is two storeys to a maximum of 8.5m. The proposed buildings are single storey structures at maximum height of 4.1m (8.5m permitted).

5.2.4.1 Parking Requirements

The purpose of this clause is to ensure that sufficient off-street car parking, constructed to a standard and conveniently located, is provided to service the proposed use of a site. Dwelling multiple residential requires 2 car parking bays per dwelling.

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

5.2.4.4 Parking Layout

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

*The NT Planning Scheme defines "**car parking area**" as an area set aside or designated for the parking of three or more motor vehicles.*

Requirements

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

7. A car parking area is to be constructed and maintained to be:
(a) of a suitable gradient for safe and convenient parking; and
(b) sealed and well drained in urban areas, or dust supressed in nonurban areas.

The development provides garaged parking arranged perpendicular to the driveway. The driveway will be sealed and include stormwater collection pits throughout the site, with a 6 m-wide access crossover provided.

5.2.6 Landscaping

The purpose of this clause is to ensure appropriate landscaping that is attractive, water efficient and contributes to a safe environment, is provided to development to enhance the streetscape and overall amenity of the locality.

Requirements (sub-clause 3-4)

Where landscaping is required by this Scheme it should be designed so that:

(a) planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered car parking areas;

Original application

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

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

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

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

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

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

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

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

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

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

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

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

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

5.4.1 Residential Density Limitations

The purpose of this clause is to ensure that residential development is:
(a) of a density compatible with adjoining or nearby existing development or development reasonably anticipated
(b) of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and

Original application

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

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.

Applicable density requirement for LMR zoning is 1 dwelling per 300 m^2 for a 2+ bedroom dwelling under Table A to this clause.

Table 1: Density Calculation under Table A over Site Area of 5830 m^2

Proposed dwellings on site	Height	Density yield requirement (m^2)	Number of Dwellings
20 dwellings	Single storeys	6000	20
TOTAL		**6000m2**	**20**

The proposed 20 dwellings generate density yield requirement of 6000 m^2 under the provisions of the NT Planning Scheme 2020. The site is 5830 m^2 in area, and therefore the proposal is seeking a variation to the requirement of this clause pursuant to subclause 1 of this clause due to the following reasons:

- The proposed variation is minor, as it represents only a 2.83% change to the requirement of the NT Planning Scheme in relation to density per dwelling for dwelling-group.
- Given the street's context and character, the minor non-compliance is considered justified, as the variation is unlikely to affect existing or future residential amenity along Grice Crescent.
- The development site has access to full reticulated services in the area.
- The proposed development is consistent with the area's character and local expectations for this type of development. The articulated single-storey dwellings, centred driveway, selected fencing and landscaping provide visual screening while allowing breeze penetration.
- The land is relatively flat with no evidence of physical constraints that could restrict the proposed development over the subject site.

5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

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

Original application

(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

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.

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.

The required and proposed setbacks are as follows:

Table 2: Required and Proposed setbacks (Clause 5.4.3) under Table A of this clause

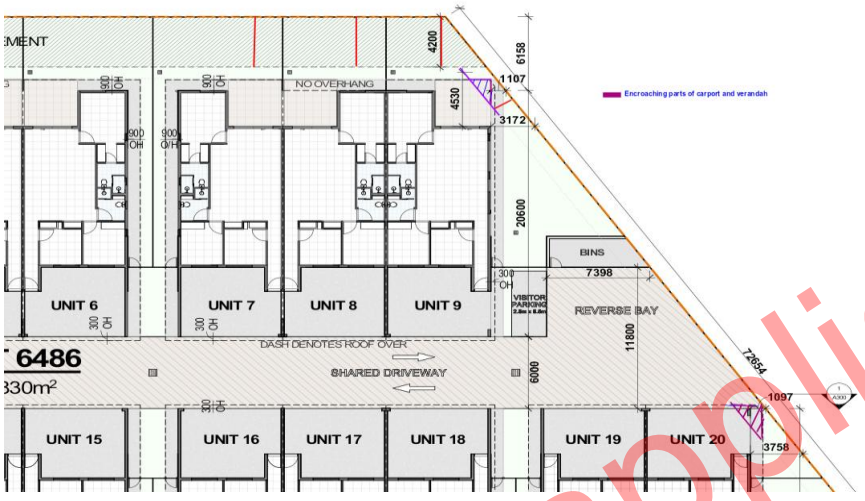
BOUNDARY	REQUIRED SETBACK	PROPOSED SETBACK	COMPLIANCE
Primary Street (Grice Crescent)			
Building (Units 1 & 10)	6 m	6 m	Complies
Verandahs (Units 1 & 10)	4.5 m	6 m	Complies
Northeastern side boundary			
Building (Units 10 - 20)	1.5 m	6.16 m – 9.16 m	Complies
Verandah (Unit 10 - 20)	1.5 m	6.16 m	Complies
Northwestern rear boundary			
Building (Units 9 & 20)	1.5 m	3.17 m – 3.76m	Complies
Verandah/carport (Unis & 20)	1.5 m	1.097 m – 1.107 m	Does not comply
Southwestern side boundary			
Building (Units 1 - 9)	1.5m	6.16 m – 9.16 m	Complies
Verandah (Unit 1- 9)	1.5m	6.16 m	Complies

Pursuant to subclause 5.4.3(3), a variation to the requirements of this clause is sought due to the following reasons:

Original application

- The verandah and carport encroachments for Units 9 and 20 (see Figure 3 below) are minor and are unlikely to adversely affect perceived building mass when viewed from adjoining land.
- The proposal includes 1.8 m-high solid fencing along affected boundary sections to provide screening.
- The encroaching parts of the development have open elevations and thereby resulting in a diminishing effect when viewed from the neighbouring land.

Figure 4 – demonstration of buildings' encroachment towards boundaries



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.

The proposed roof structures and eaves are generally within the permitted 0.9 m encroachment into the minimum building setbacks from lot boundaries.

5.4.3.2 Distance Between Residential Buildings on one Site

The purpose of this clause is to ensure residential buildings provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining residential buildings and private open space.

Administration

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

Requirements

Original application

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

The development proposes the following separation between buildings:

Table 3 – Buildings' separation

Building Layout Types	Required separation between buildings	Proposed separation between buildings	Compliance
Between (units 2 & 3)	3 m	3.6m	Complies
Between (units 6 & 7)	3 m	3.6 m	Complies
Between (units 11 & 12)	3 m	3.6 m	Complies
Between (units 15 & 16)	3 m	3.6 m	Complies
Between (units 18 & 19)	3 m	3.6 m	Complies

3. *Where more than one building comprising residential buildings that exceeds two storeys in height is located on a site, the distance between buildings is to be a minimum of:*

(a) 3m for walls to non-habitable rooms and habitable rooms without windows or doors; and

(b) 4.5m for walls with windows or doors to habitable rooms or to a verandah or balcony.

The proposed buildings do not exceed two (2) storeys.

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

The purpose of this clause is to extend the function of a dwelling and enhance the residential environment by ensuring that each dwelling has private open space that is:

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

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;

Original application

(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.

For clarity, in table to clause 5.4.6 below:

***Area A** is the minimum area, for each dwelling, that must be open vertically to the sky and have no dimension less than 1.5m. At least half of Area A must be permeable, and may include the 5m2 required for deep soil planting.*

***Area B** is the minimum dimensioned space that extends the function of the dwelling and may be covered or open to the sky. Any part of Area B that is open to the sky may form part of Area A.*
The private open scape to Dwelling-group and dwelling-multiple with direct ground level access comprises the following:

Area A. 45m2 , open vertically to the sky, with no dimension less than 1.5m; and
Area B. 24m2 , all or partly covered, with no dimension less than 4m.

Table 4: Private Open Areas

Dwelling Unit	Private Open Space (m^2), Open to the Sky	Compliance
Units 1	Area A = 133m^2 Area B = 24 m^2	Complies Complies
Units 2,3, 6,7, 11,12, 15,16 & 19	Area A = 48 m^2 Area B = 24 m^2	Complies Complies
Units 4,8,13, 14 & 17	Area A = 45 m^2 Area B = 24 m^2	Complies Complies
Units 5, 8 & 18	Area A = 72 m^2 Area B = 24 m^2	Complies Complies
Unit 9	Area A = 103 m^2 Area B = 24 m^2	Complies Complies
Unit 10	Area A = 140 m^2 Area B = 24 m	Complies Complies
Unit 20	Area A = 286 m^2 Area B = 24 m^2	Complies Complies

The proposed private open spaces meet the minimum requirement of 24m^2 with no dimension less than 4m, as per area **B** of the clause. All the units offer a minimum Area **A** of 45m^2 open vertically to the sky with no dimension less than 1.5 m. The private open space areas are screened with at least 1.8m high solid fencing or tubular type fencing coupled with landscaping. They are directly accessible from the dwelling and enable an extension of the function of the dwelling. The development allows

Original application

for landscaping at the property frontage to complement the visual amenity of the streetscape. At least half of the private open space for each dwelling is permeable to allow stormwater infiltration and lessen stormwater runoff from the site.

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

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

The following requirements (3-14) are noted and addressed:

*3. locate development on the **site** for correct solar orientation;*

The siting of the buildings provides reasonable trade- off between building orientation for ventilation and solar orientation for minimal heat gain.

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

Incorporating open verandahs, carport and varied building setbacks into the façade design effectively reduces the prominence of large wall surfaces.

5. locate air conditioners where they are accessible for servicing;
and
6. conceal service ducts, pipes, air conditioners, air conditioning plants etc;

The air condition units will be located at ground level and screened from street view.

*7. avoid overlooking of private open spaces and **habitable rooms** of adjacent residences on the same and adjacent **sites**;*
and
8. locate bedrooms and private open spaces away from noise sources;

The private areas are adequately screened with solid fences and vegetation to provide both noise and visual barrier where appropriate. The habitable rooms (bedrooms) are adequately setback from respective boundaries.

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

The proposed dwellings-group buildings will be separated by 200 mm core-filled block walls, providing fire resistance and sound insulation. Similar walls are also proposed along most building perimeters to achieve the same outcome.

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

N/A

Original application

11. *balance the achievement of visual and acoustic privacy with passive climate control features;*

The provision of a mixture of high and lower windows through the development will ensure visual privacy is maintained whilst encouraging cross ventilation through the development.

12. *allow breeze penetration and circulation;*

The proposed buildings are suitably set back and articulated from all boundaries, with driveway and building separation supporting breeze movement and natural light throughout the development.

13. *minimise use of reflective surfaces; and*

The use of selective materials for cladding, non-reflective roof material and provision of openings (carports/verandahs) along the facades of each building reduce reflective surfaces and visual bulk.

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

The proposed development comprises single storey building with open verandahs and carports.

5.4.17 Building Articulation

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

Administration

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

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

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

Requirements

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

The architectural design ensures that any wall sections oriented towards and situated near the property boundaries do not exceed 15 meters of uninterrupted length; recesses measuring at least 1 m x 1 m are incorporated as required. Introducing recesses through the integration of verandahs and carports along the building facade helps mitigate concerns related to the perceived mass and bulk of the structure from both neighbouring properties and the street.

Original application

46(3)(b) - Interim Development Control Orders

There are no interim development control orders applicable to the site or development.

46(3)(c) - Environmental Reports

The development does not require the preparation of any environmental reports or impact statements under the Environment Protection Act.

46(3)(d) - Merits

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

46(3)(e) - Land Capability

Dwellings-group residential land use activities are permitted on the site with appropriate consent. The property is assessed as being suitable for the proposed development due to its consistent gradient towards the front boundary, presenting minimal physical constraints that could impede construction. The anticipated impact of this development aligns with typical expectations for similar projects. Comprehensive measures will be implemented to ensure stormwater is appropriately directed into the established drainage system.

46(3)(f) - Public Facilities and Public Open Space

The land is nominated for zone LMR (Low-Medium Density Residential) and the proposed development is not expected to create an additional need for public facilities or public open space as the needs are catered for within the requirements of the locality.

46(3)(g) - Public Utilities and Infrastructure

Reticulated power, water and sewer services are available to service the proposed development and will be connected to these services to the satisfaction of Power and Water Corporation. Appropriate measures will be taken to ensure all stormwater is directed into established drainage system along Grice Crescent. The site has access to existing reticulated sewer, water and electricity within the locality.

46(3)(h) - Amenity

The NT Planning Scheme defines amenity, in relation to a locality or building, as any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable. The proposed development aims to promote the intent and purpose of the Scheme in relation to amenity by creating a built form that enhances functionality and compatibility with the existing and anticipated developments within the locality. The development provides outdoor and private open areas that are directly accessible from the dwelling and enable an extension of the

Original application

function of the dwelling. The stormwater is managed such that there is minimum impact on the amenity of the adjacent properties.

46(3)(j) - Public Interest

The proposed development is consistent with the public's expectation of land use in the area.

46(3)(k) - Building Act Compliance

The site is vacant, and all future works associated with the proposed development are subject to regulatory control and certification under the *Building Act*.

5.0 Conclusion

Overall, the development is consistent with the intent of the zoning by providing low-rise housing that contributes to the streetscape and residential amenity in an established area supported by community services and fully reticulated infrastructure. It is compatible with existing land uses in the locality and will improve the site by developing currently vacant land.

Original application

PROPOSED 20x3 BEDROOM DWELLING-GROUP ON LOT 6486 (23) GRICE CRESCENT, COOLALINGA





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

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DESIGN
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A000 COVER SHEET

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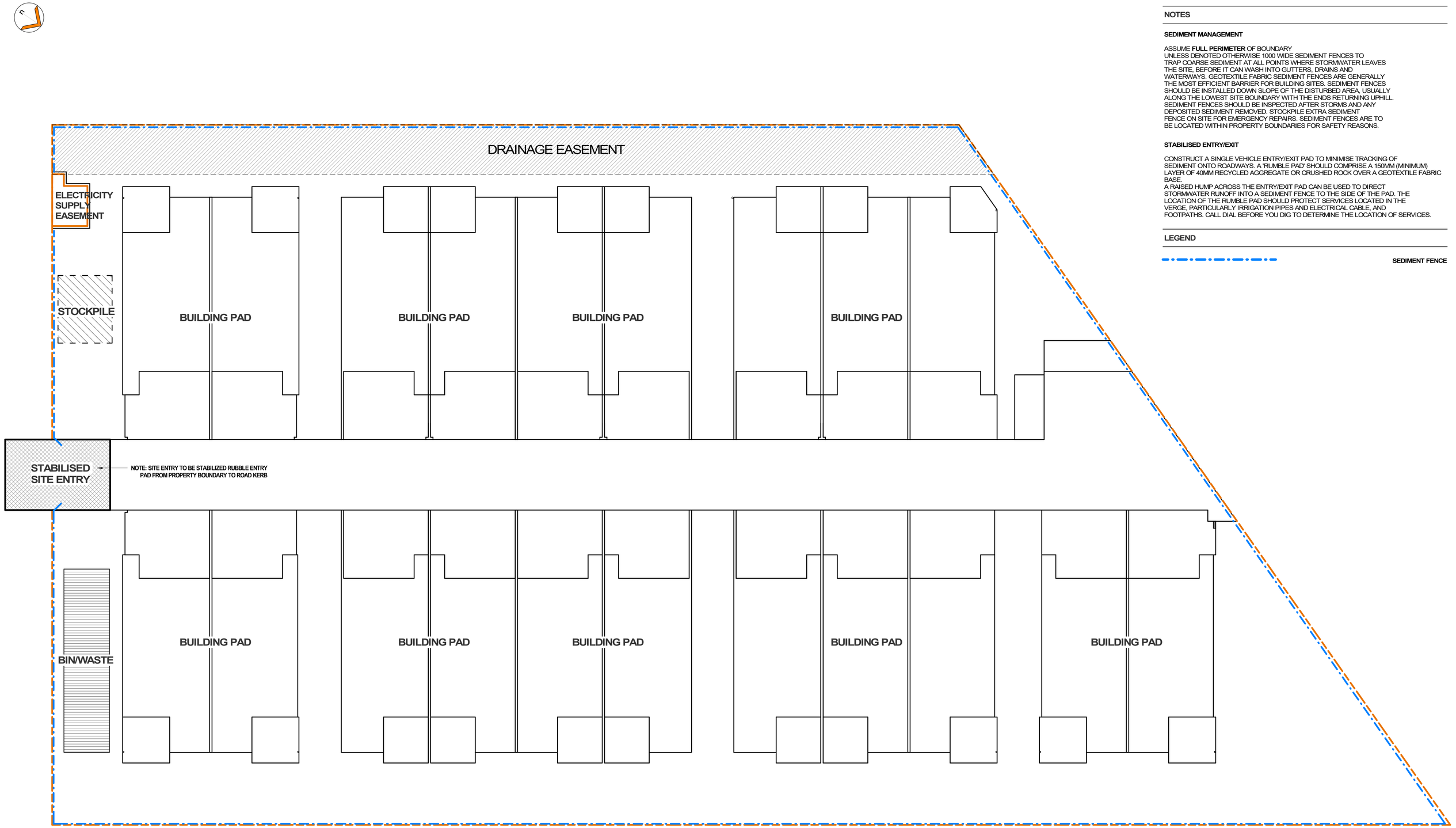
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A001 ARTIST IMPRESSION

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NOTES

SEDIMENT MANAGEMENT

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

STABILISED ENTRY/EXIT

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

LEGEND

SEDIMENT FENCE

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

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A100 SEDIMENT CONTROL PLAN

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GRICE CRESCENT

LEGEND

150mm UPVC 1:100 FALL

600mm x 600mm STORMWATER DRAIN PIT

300mm x 300mm STORMWATER DRAIN PIT

FALL

CONNECT TO EXISTING DRAINAGE EASEMENT

DRAINAGE EASEMENT

ELECTRICITY SUPPLY EASEMENT

IL33.845
2 X 0.8m RCP
IL33.842

FFL: 35.600 FFL: 35.600 FFL: 35.500 FFL: 35.400 FFL: 35.300 FFL: 35.200 FFL: 35.200 FFL: 35.200 FFL: 35.200

FFL: 35.600 FFL: 35.500 FFL: 35.400 FFL: 35.300 FFL: 35.200 FFL: 35.100 FFL: 35.100 FFL: 35.100 FFL: 35.100 FFL: 35.100 FFL: 35.100

35.250 34.750 34.800

6000

PROPOSED CROSSOVER

PROPOSED 600mm HIGH RETAINING WALL 34.900

PROPOSED 600mm HIGH RETAINING WALL 34.900

IL33.324

IL33.255

1 A200 STORMWATER PLAN - @A1
1 : 200

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

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A101 STORMWATER PLAN

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NOTE:
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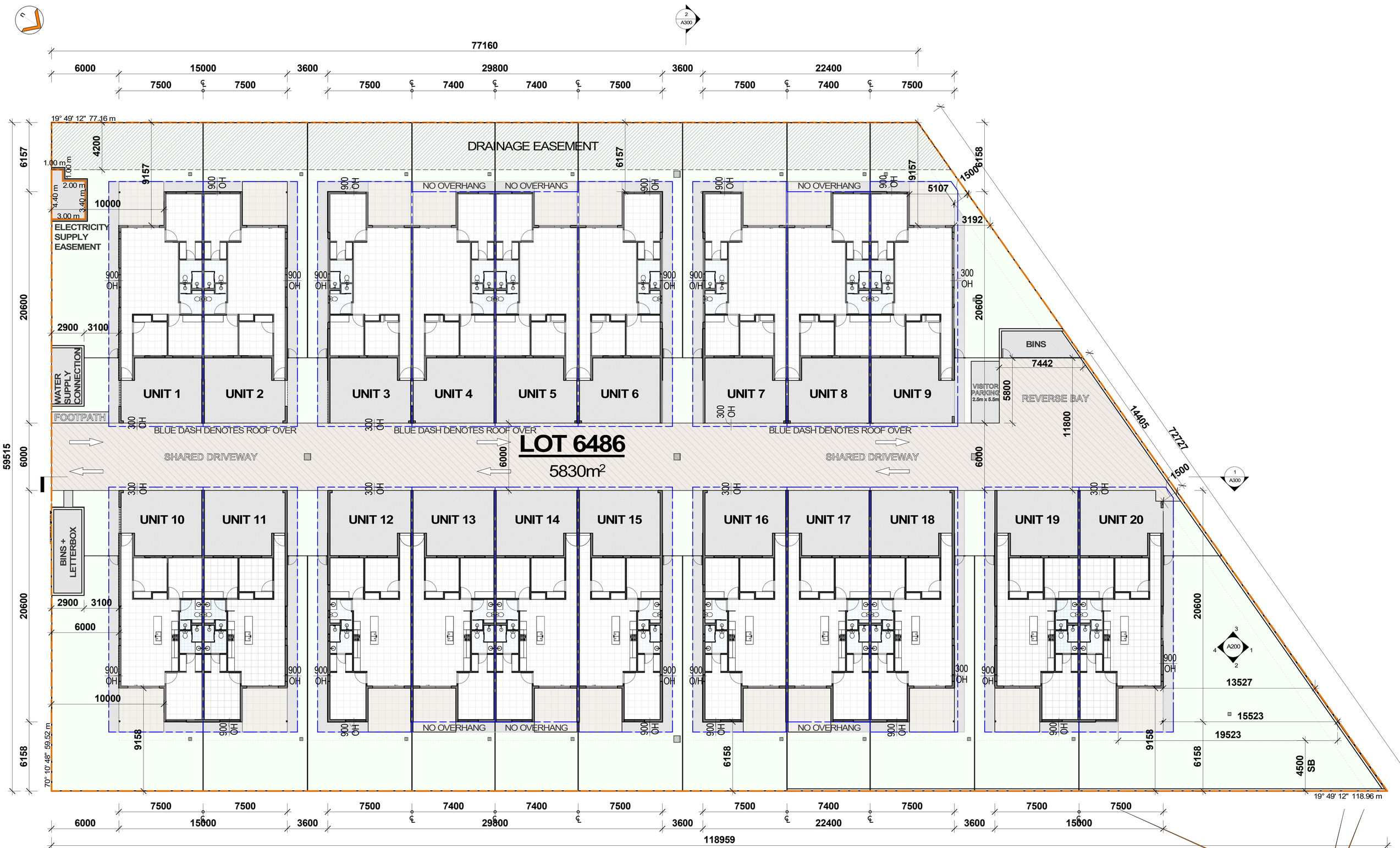
DESIGN
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A102 SITE PLAN - PROPOSED CROSSOVER

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1 A200 SITE PLAN - @A1
1 : 150

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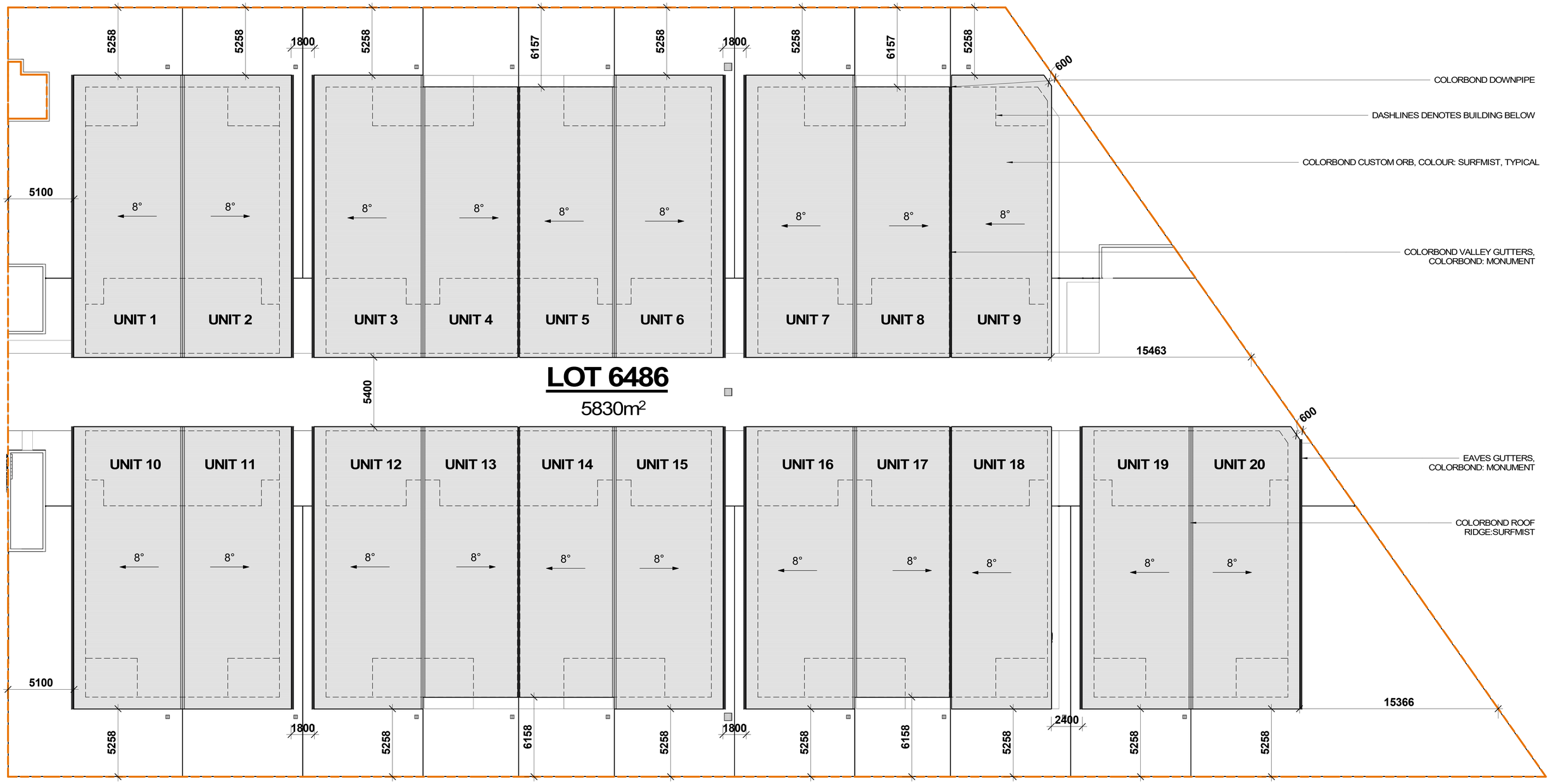
A103 SITE PLAN

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1 A200 ROOF PLAN - @A1
1 : 150

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A104 SITE PLAN - ROOF LEVEL

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FENCE + LANDSCAPE LEGEND:

FENCE TYPES

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

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

PLANTING LEGEND

HELICONIA "GOLDEN TORCH" HEIGHT: 2M

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

TABERNAEMONTANA "LITTLE EMERALD" HEIGHT: 1m

HIBISCUS TILIACEUS RUBRA HEIGHT: 4-7M

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

GENERAL SOFT SCAPE (TURF + MULCH WHERE APPLICABLE)

TOTAL LANDSCAPE AREA:

2017.94m² = 34.61%

DRAINAGE EASEMENT

ELECTRICITY SUPPLY EASEMENT

WATER SUPPLY CONNECTION

FOOTPATH

UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | UNIT 6 | UNIT 7 | UNIT 8 | UNIT 9

VISITOR PARKING 2.5m x 5.5m

REVERSE BAY

BINS

6000

SHARED DRIVEWAY

LOT 6486

5830m²

SHARED DRIVEWAY

6000

SIGHTLINES

BINS + LETTERBOX

UNIT 10 | UNIT 11 | UNIT 12 | UNIT 13 | UNIT 14 | UNIT 15 | UNIT 16 | UNIT 17 | UNIT 18 | UNIT 19 | UNIT 20

1 / A200 LANDSCAPE PLAN - @A1
1 : 150

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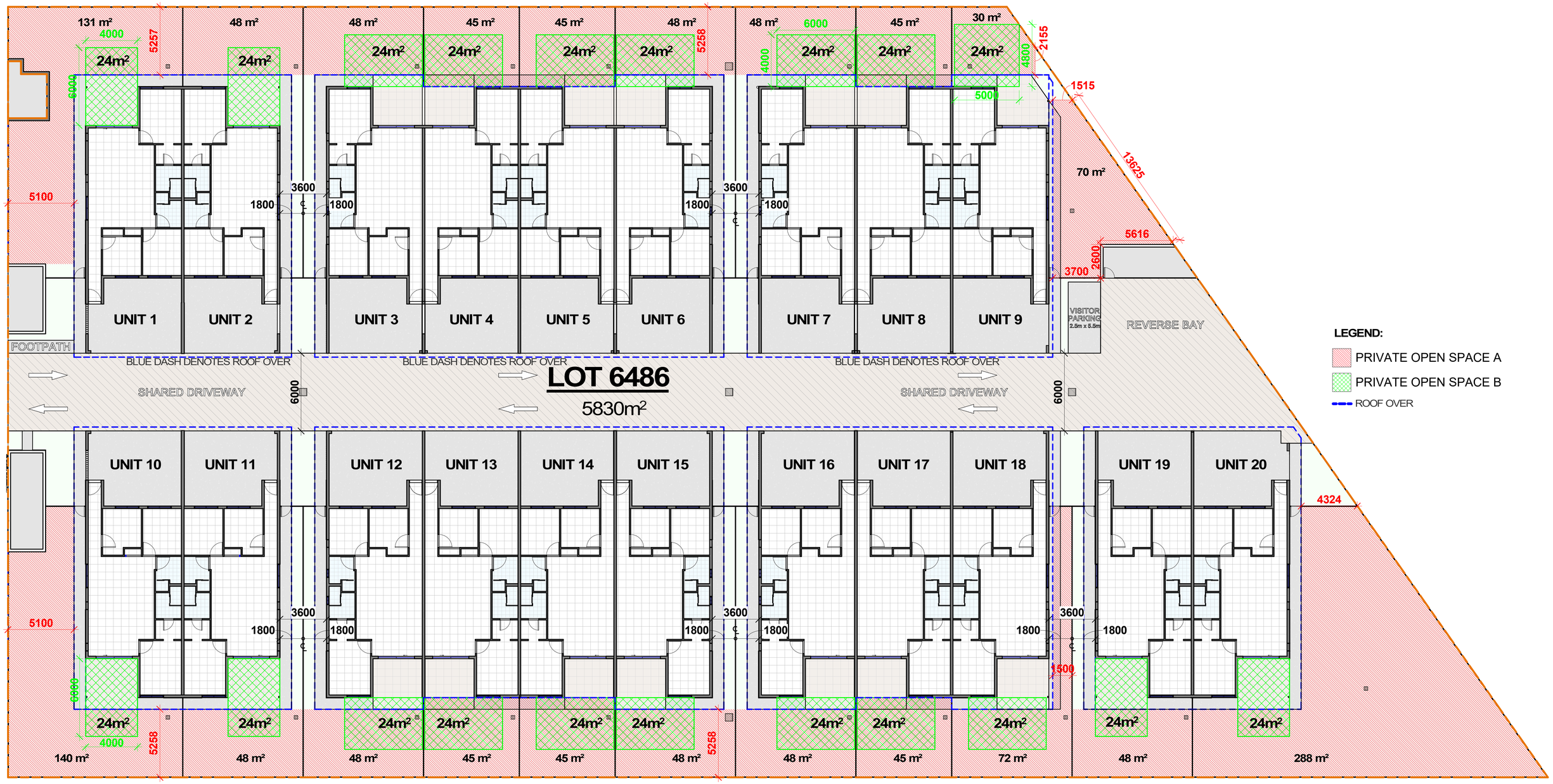
A105 LANDSCAPING PLAN

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LEGEND:

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

1 / A200 SITE PLAN - @A1
1 : 150

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A106 PRIVATE OPEN SPACE

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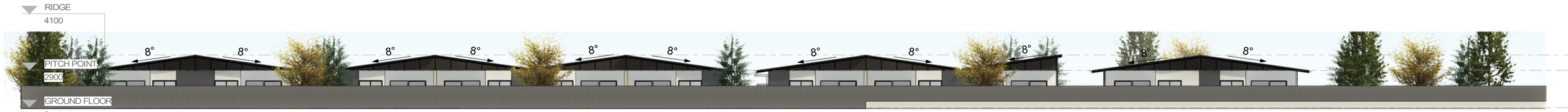
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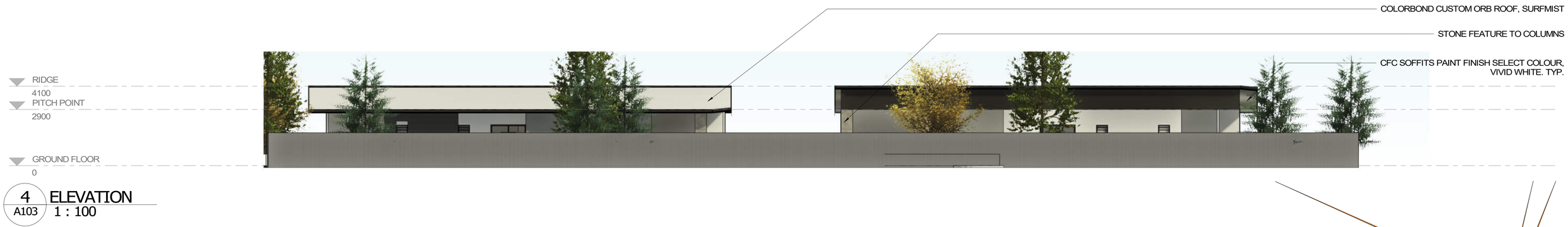
1 A103 ELEVATION
1 : 100



2 A103 ELEVATION
1 : 150



3 A103 ELEVATION
1 : 150



4 A103 ELEVATION
1 : 100

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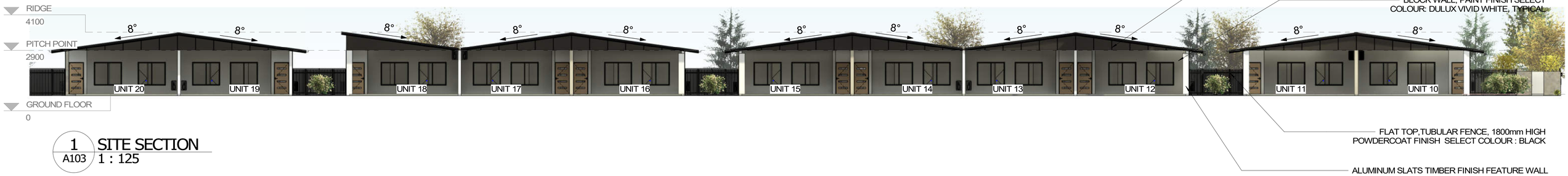
DESIGN
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A200 ELEVATION

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1 / A103 SITE SECTION
1 : 125



2 / A103 SITE SECTION
1 : 100

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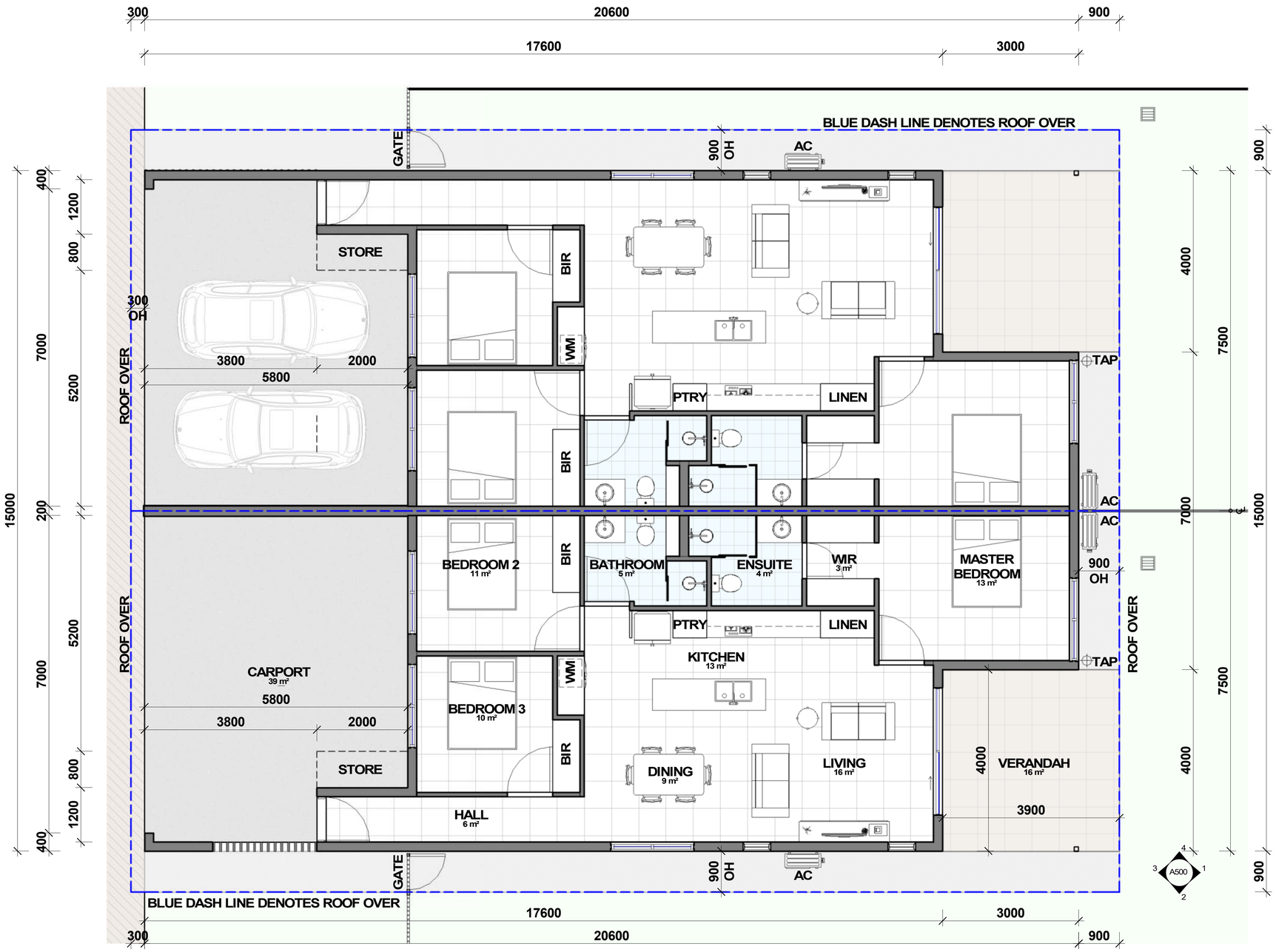
DESIGN
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A300 SITE SECTION

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ROOM SCHEDULE	
NAME	AREA
BATHROOM	5 m²
BEDROOM 2	11 m²
BEDROOM 3	10 m²
CARPORT	39 m²
DINING	9 m²
ENSUITE	4 m²
HALL	6 m²
KITCHEN	13 m²
LIVING	16 m²
MASTER BEDROOM	13 m²
VERANDAH	16 m²
WIR	3 m²
GRAND TOTAL	146 m²

NOTE: AIR CONDITIONING FACING THE STREET ARE TO BE SCREEN FENCE

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

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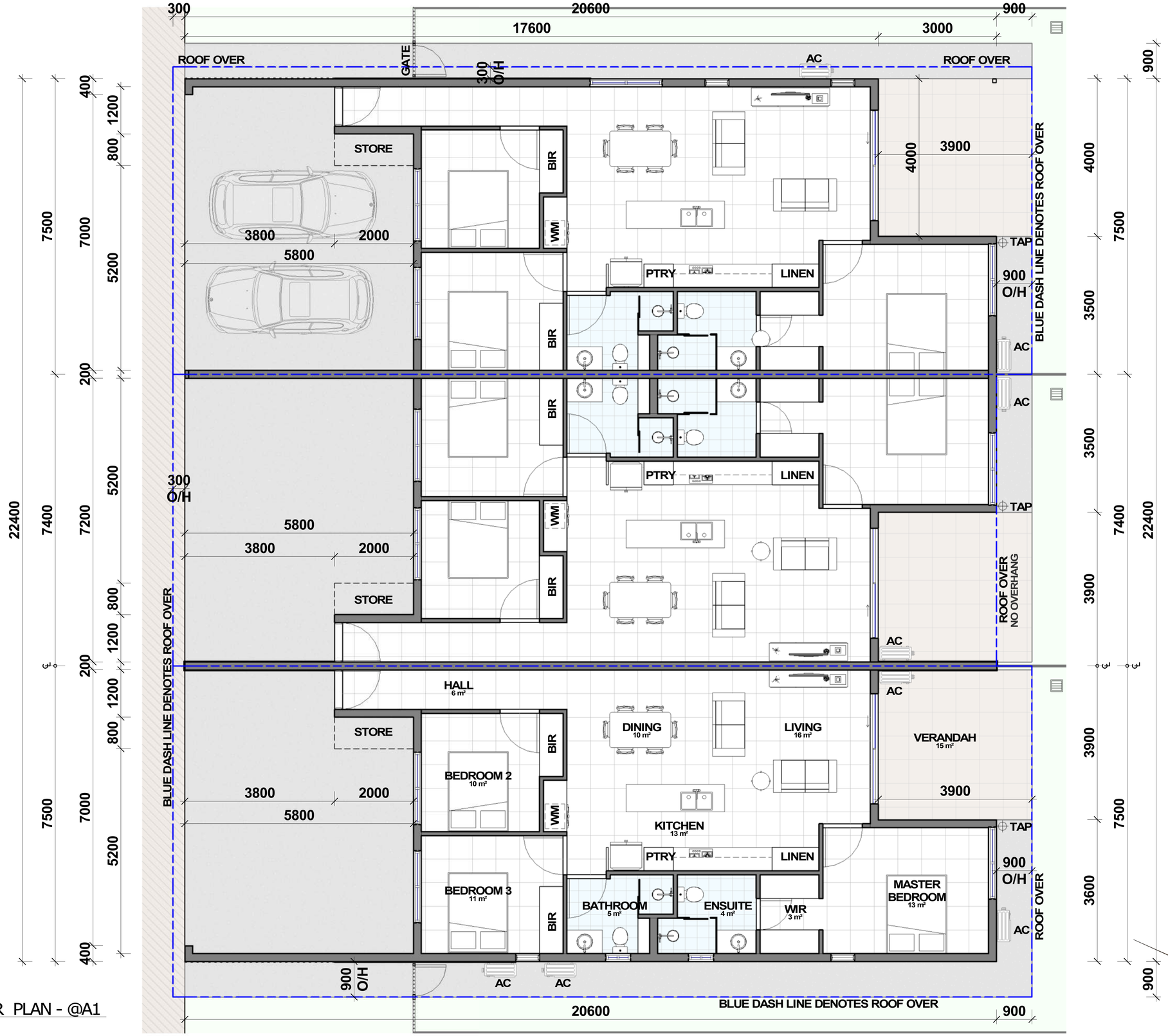
DESIGN
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A401 TYPE A - FLOOR PLAN

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ROOM SCHEDULE	
NAME	AREA
BATHROOM	5 m²
BEDROOM 2	10 m²
BEDROOM 3	11 m²
CARPORT	39 m²
DINING	10 m²
ENSUITE	4 m²
HALL	6 m²
KITCHEN	13 m²
LIVING	16 m²
MASTER BEDROOM	13 m²
VERANDAH	15 m²
WIR	3 m²
GRAND TOTAL	145 m²

NOTE: AIR CONDITIONING FACING THE STREET ARE TO BE SCREEN FENCE

UNITS 8 & 17 NO ROOF OVERHANG TO THE REAR

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

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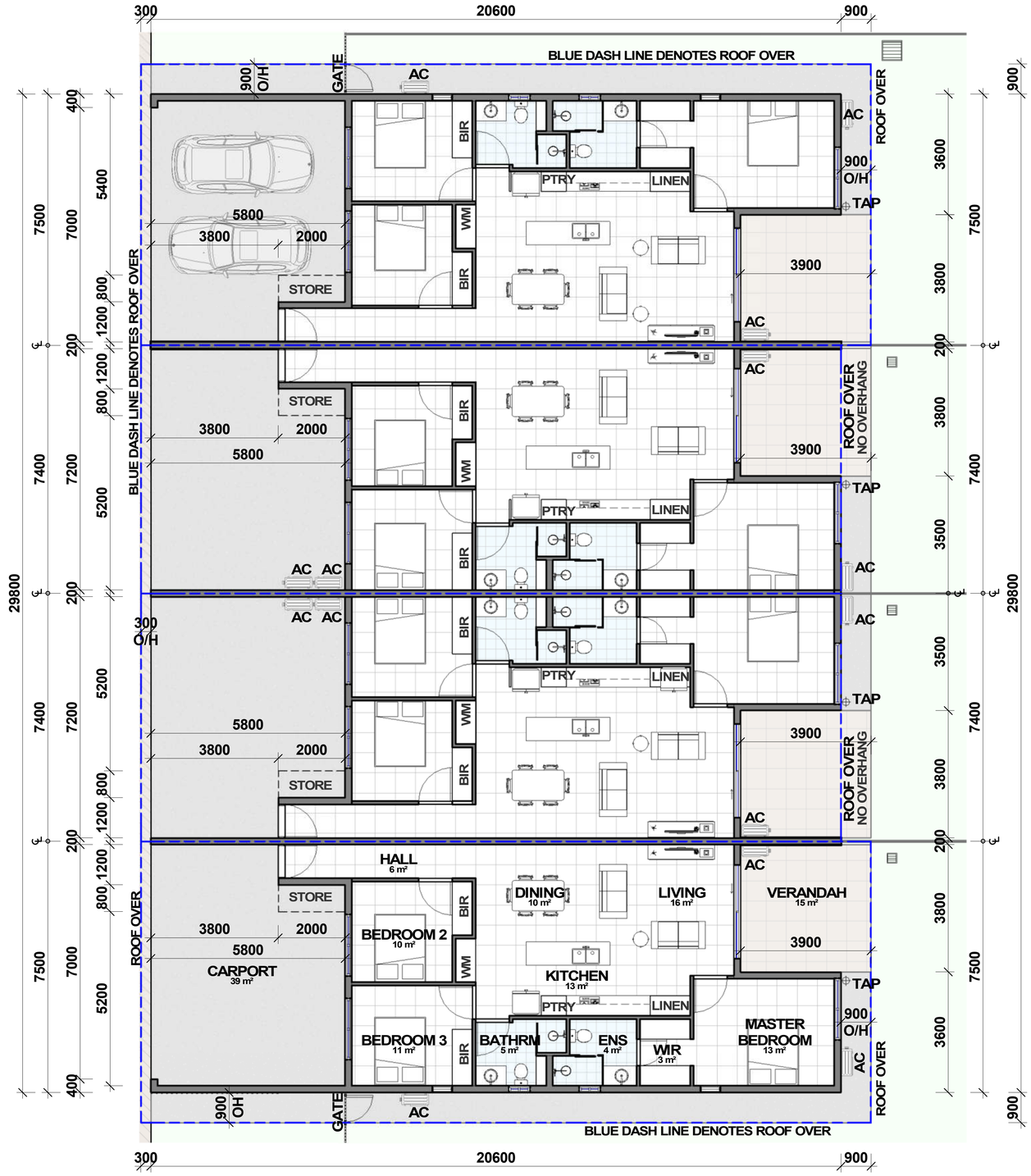
DESIGN
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A402 TYPE B - FLOOR PLAN

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ROOM SCHEDULE	
NAME	AREA
BATHRM	5 m²
BEDROOM 2	10 m²
BEDROOM 3	11 m²
CARPORT	39 m²
DINING	10 m²
ENS	4 m²
HALL	6 m²
KITCHEN	13 m²
LIVING	16 m²
MASTER BEDROOM	13 m²
VERANDAH	15 m²
WIR	3 m²
GRAND TOTAL	145 m²

NOTE: AIR CONDITIONING FACING THE STREET ARE TO BE SCREEN FENCE

UNITS 4, 5, 13 & 14 NO ROOF OVERHANG THE REAR

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

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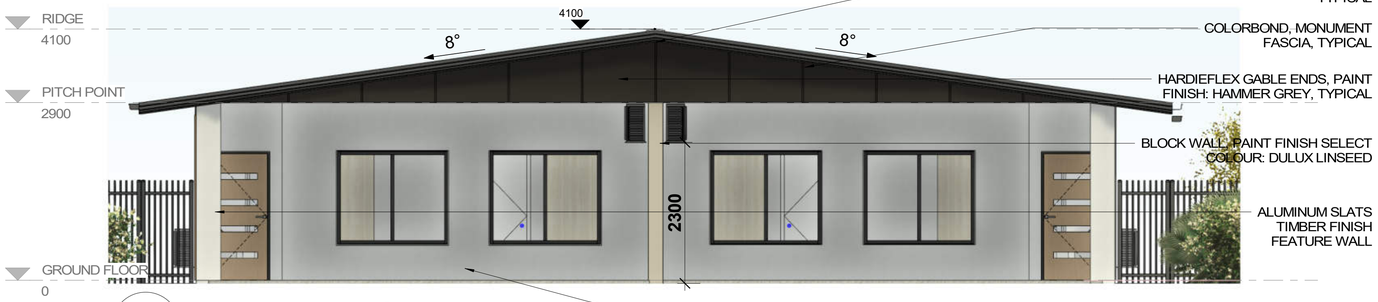
A403 TYPE C - FLOOR PLAN

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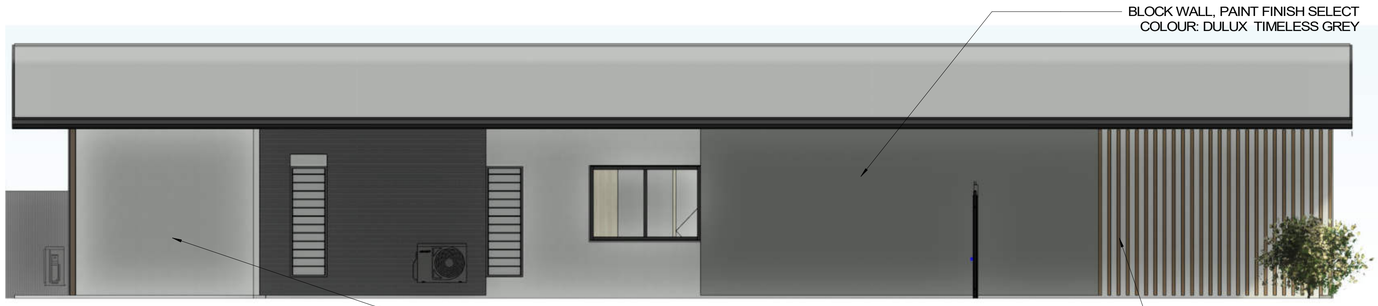
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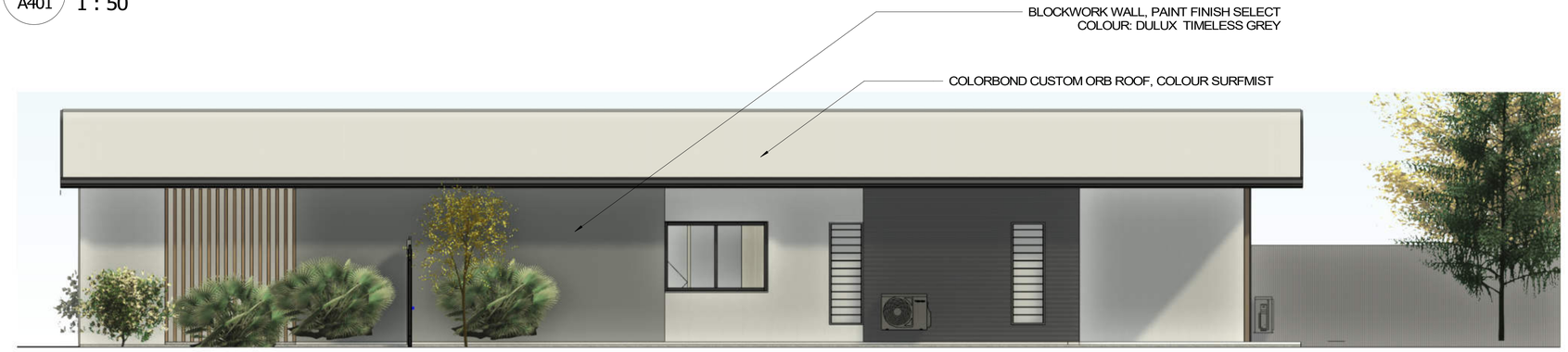
1 A401 DUPLEX ELEVATION 1
1 : 50



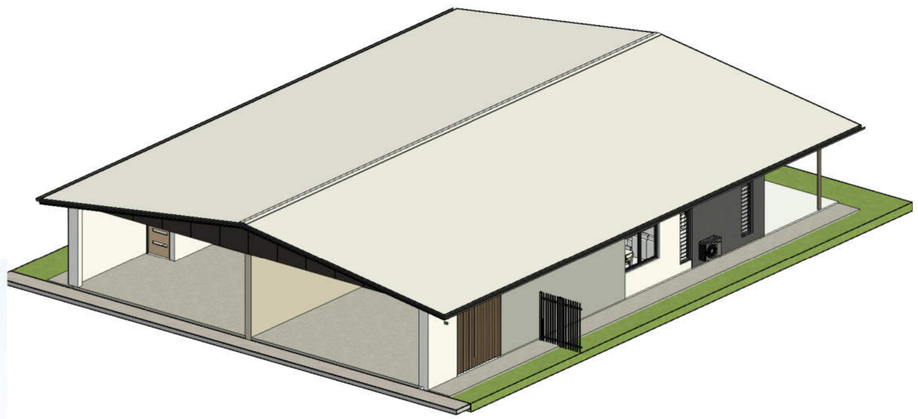
2 A401 DUPLEX ELEVATION 2
1 : 50



3 A401 DUPLEX ELEVATION 3
1 : 50



4 A401 DUPLEX ELEVATION 4
1 : 50



- ISOMETRIC 1

FINISHES (TYPICAL)

ROOF SHEETING	FASCIAS + GUTTERS
COLORBOND - SURFMIST	COLORBOND - MONUMENT

WALL COLOURS

DULUX VIVID WHITE — DULUX LINSEED

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

FEATURE WALL

TIMBER SLATS — STONE FEATURE

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DEVELOPMENT APPLICATION

SECTION 46 *PLANNING ACT*

20 x 3 BEDROOM DWELLINGS-GROUP IN 7 SINGLE STOREY BUILDINGS

LOT 6486 (23) GRICE CRESCENT, HUNDRED OF BAGOT

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1.3 Nature of Application 3
1.4 Overlays 4
1.5 Property and Easements 4

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1.0 Preliminary

1.1 Introduction Summary

One Planning Consult has been engaged on behalf of the proponent to prepare and lodge a development application for the purpose of 20 x 3-bedroom dwellings-group in seven (7) single storey buildings. The subject land is zoned LMR (Medium Density Residential) under the NT Planning Scheme 2020 (*the Scheme*).

This report focuses on the nature of the application, the location, and the assessment against the relevant parts of the Scheme and the Planning Act. The plans attached at **APPENDIX A** give an overall layout of ***the proposed development*** over the site.

1.2 Landowner(s) – Section 46 (aa)

Applicant: One Planning Consult
Landowner: Doxa Holdings Pty Ltd (ACN 637 824 778)

Refer to the Search Certificate at **APPENDIX B** obtained at the time of preparing this application report.

1.3 Nature of Application

Pursuant to section 46 (1) of *the Planning Ac*t the application seeks planning approval for the purpose of 20 x 3 dwellings-group in seven (7) single storey buildings.

Dwelling-group (5+) on land zoned LMR is merit assessable under clause 1.8 (1)(b)(i) of the NT Planning Scheme 2020. Merit Assessable development requires the exercise of discretion by the consent authority to ensure the development can be established in a way that does not impact on the amenity of the area and accords with the relevant zone purposes and outcomes.

The purpose of zone LMR (Low-Medium Density Residential) is to provide a range of low-rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available. The subject site offers a development consistent with the purpose of the zoning over the subject land as it entails a building design that presents positively towards the street frontage.

Amongst other zoning outcomes, the proposal is aligned with the following outcome of the zoning:

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

The proposed development is in an area with mixed residential land uses comprising dwellings single, dwellings group and dwellings multiple. Existing residential buildings within the locality range from one to four storeys.

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

The design incorporates open verandahs facing the street for passive surveillance where possible. Varied materials and window designs break up the building's mass. Private open spaces serve each dwelling's domestic needs and are adequately screened for privacy between dwellings. Landscaping along boundaries and within the site creates a streetscape-friendly interface and provides screening.

1.4 Overlays

There are no overlays applicable to the subject site.

1.5 Property and Easements

Lot 6486 (23) Grice Crescent, Hundred of Bagot, is subject to an electricity supply easement in favour of Power and Water Corporation and a drainage easement in favour of Litchfield Council.

2.0 The Location, Zoning and Site Description

The subject site is 5830 m² in area, vacant, and located in Coolalinga suburb. The site is nominated as an LMR (Low - Medium Density Residential) land zoning. It is irregular in shape and takes frontage to Grice Crescent. The following land zonings are located close and adjacent to the site:

- To the northeast side lies land designated as CN (Conservation)
- To the northwest side is land designated as POS (Public Open Space)
- To the southwest side is land designated as LMR (Low-Medium Density Residential).
- To the southeast and across Grice Crescent is land zoned LR (Low Density Residential).

The surrounding and immediate land comprises a mixture of land zoned LMR (Low-Medium Density Residential), LR (Low Density Residential) RL (Rural Living) and POS (Public Open Space). The built form within the locality is characterized by a mixture of single- to four storey buildings.

Figure 1: NT Atlas extract - Location and zoning of land

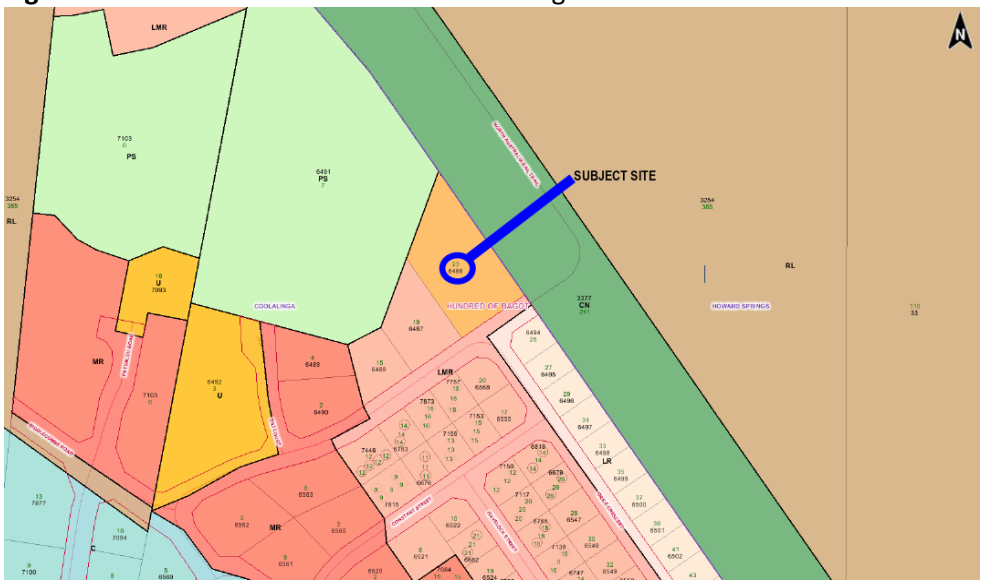
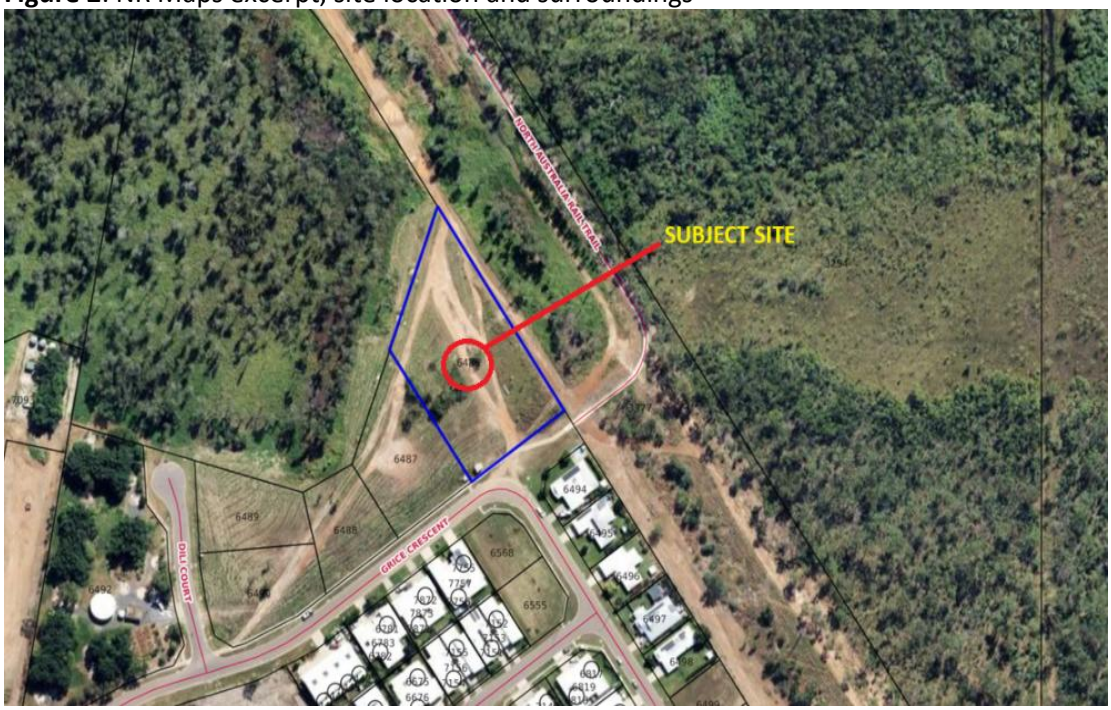


Figure 2: NR Maps excerpt, site location and surroundings



The land is zoned LMR and therefore subject to all the relevant clauses of the NT Planning Scheme 2020 that apply for the land within zone LMR (Low-Medium Density Residential). The proposed development is consistent with the primary purpose of this zoning which is to provide a range of low-rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available.

3.0 Proposal

The proposal is for of 20 x 3 bed-room dwellings-group in 7 single storey buildings. The development comprises the following:

- 7 Single storey buildings
- Functional floor areas comprising 3 bedrooms, kitchen, living, verandah, garage and dining area for each dwelling
- 34.6% of the site features landscaping and selected fencing, designed to screen views while allowing airflow where possible.
- Private Open Space areas that extend the function of each dwelling.
- Two (2) car parks per dwelling
- 6m wide access driveways
- Visitor car park
- 600mm high retaining walls along part northeastern and northwestern boundaries

The proposed development provides the inclusion and adaptation of verandahs/porches as outdoor living spaces and articulation to the façades of the buildings. Fence selection is made based on providing maximum privacy to residents whilst facilitating breeze penetration through pool type fencing coupled with screening vegetation where appropriate.

4.0 Statutory Planning Consideration

46(3)(a) Relevant Clauses of the NT Planning Scheme applicable to the land

5.2.1 General Height Control

The purpose of this clause is to ensure that the heights of buildings and structures are appropriate to the strategic and local context of the location and meet community expectations for development in the zone.

Administration

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

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

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

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

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

Requirements

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

Not applicable to the subject site.

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

The subject land zone is not included under this table.

(b) two storeys to a maximum of 8.5m if the zone and use is not included in table B to this clause.

The proposed development is located on land zoned LMR and therefore the applicable height on the zoning is two storeys to a maximum of 8.5m. The proposed buildings are single storey structures at maximum height of 4.1m (8.5m permitted).

5.2.4.1 Parking Requirements

The purpose of this clause is to ensure that sufficient off-street car parking, constructed to a standard and conveniently located, is provided to service the proposed use of a site. Dwelling multiple residential requires 2 car parking bays per dwelling.

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

5.2.4.4 Parking Layout

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

*The NT Planning Scheme defines "**car parking area**" as an area set aside or designated for the parking of three or more motor vehicles.*

Requirements

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

7. A car parking area is to be constructed and maintained to be:
(a) of a suitable gradient for safe and convenient parking; and
(b) sealed and well drained in urban areas, or dust supressed in nonurban areas.

The development provides garaged parking arranged perpendicular to the driveway. The driveway will be sealed and include stormwater collection pits throughout the site, with a 6 m-wide access crossover provided.

5.2.6 Landscaping

The purpose of this clause is to ensure appropriate landscaping that is attractive, water efficient and contributes to a safe environment, is provided to development to enhance the streetscape and overall amenity of the locality.

Requirements (sub-clause 3-4)

Where landscaping is required by this Scheme it should be designed so that:

(a) planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered car parking areas;

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

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

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

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

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

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

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

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

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

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

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

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

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

5.4.1 Residential Density Limitations

The purpose of this clause is to ensure that residential development is:
(a) of a density compatible with adjoining or nearby existing development or development reasonably anticipated
(b) of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and

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

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.

Applicable density requirement for LMR zoning is 1 dwelling per 300 m^2 for a 2+ bedroom dwelling under Table A to this clause.

Table 1: Density Calculation under Table A over Site Area of 5830 m^2

Proposed dwellings on site	Height	Density yield requirement (m^2)	Number of Dwellings
20 dwellings	Single storeys	6000	20
TOTAL		**6000m2**	**20**

The proposed 20 dwellings generate density yield requirement of 6000 m^2 under the provisions of the NT Planning Scheme 2020. The site is 5830 m^2 in area, and therefore the proposal is seeking a variation to the requirement of this clause pursuant to subclause 1 of this clause due to the following reasons:

- The proposed variation is minor, as it represents only a 2.83% change to the requirement of the NT Planning Scheme in relation to density per dwelling for dwelling-group.
- Given the street's context and character, the minor non-compliance is considered justified, as the variation is unlikely to affect existing or future residential amenity along Grice Crescent.
- The development site has access to full reticulated services in the area.
- The proposed development is consistent with the area's character and local expectations for this type of development. The articulated single-storey dwellings, centred driveway, selected fencing and landscaping provide visual screening while allowing breeze penetration.
- The land is relatively flat with no evidence of physical constraints that could restrict the proposed development over the subject site.

5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

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

(a) is compatible with the streetscape and surrounding development including residential buildings on the same site;

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

(c) avoids undue overlooking of adjoining properties; and

(d) facilitates breeze penetration through and between buildings.

Administration

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.

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.

The required and proposed setbacks are as follows:

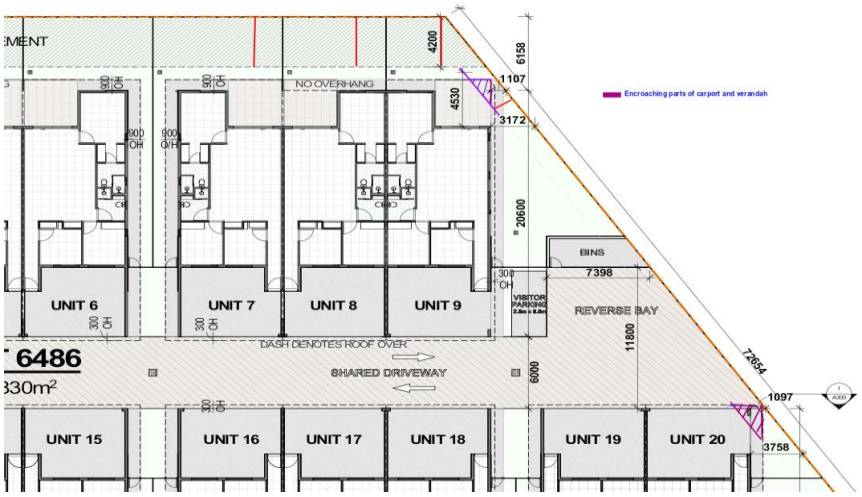
Table 2: Required and Proposed setbacks (Clause 5.4.3) under Table A of this clause

BOUNDARY	REQUIRED SETBACK	PROPOSED SETBACK	COMPLIANCE
Primary Street (Grice Crescent)			
Building (Units 1 & 10)	6 m	6 m	Complies
Verandahs (Units 1 & 10)	4.5 m	6 m	Complies
Northeastern side boundary			
Building (Units 10 - 20)	1.5 m	6.16 m – 9.16 m	Complies
Verandah (Unit 10 - 20)	1.5 m	6.16 m	Complies
Northwestern rear boundary			
Building (Units 9 & 20)	1.5 m	3.17 m – 3.76m	Complies
Verandah/carport (Unis & 20)	1.5 m	1.097 m – 1.107 m	Does not comply
Southwestern side boundary			
Building (Units 1 - 9)	1.5m	6.16 m – 9.16 m	Complies
Verandah (Unit 1- 9)	1.5m	6.16 m	Complies

Pursuant to subclause 5.4.3(3), a variation to the requirements of this clause is sought due to the following reasons:

- The verandah and carport encroachments for Units 9 and 20 (see Figure 3 below) are minor and are unlikely to adversely affect perceived building mass when viewed from adjoining land.
- The proposal includes 1.8 m-high solid fencing along affected boundary sections to provide screening.
- The encroaching parts of the development have open elevations and thereby resulting in a diminishing effect when viewed from the neighbouring land.

Figure 4 – demonstration of buildings' encroachment towards boundaries



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.

The proposed roof structures and eaves are generally within the permitted 0.9 m encroachment into the minimum building setbacks from lot boundaries.

5.4.3.2 Distance Between Residential Buildings on one Site

The purpose of this clause is to ensure residential buildings provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining residential buildings and private open space.

Administration

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

Requirements

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

The development proposes the following separation between buildings:

Table 3 – Buildings' separation

Building Layout Types	Required separation between buildings	Proposed separation between buildings	Compliance
Between (units 2 & 3)	3 m	3.6m	Complies
Between (units 6 & 7)	3 m	3.6 m	Complies
Between (units 11 & 12)	3 m	3.6 m	Complies
Between (units 15 & 16)	3 m	3.6 m	Complies
Between (units 18 & 19)	3 m	3.6 m	Complies

3. *Where more than one building comprising residential buildings that exceeds two storeys in height is located on a site, the distance between buildings is to be a minimum of:*

   (a) 3m for walls to non-habitable rooms and habitable rooms without windows or doors; and

   (b) 4.5m for walls with windows or doors to habitable rooms or to a verandah or balcony.

The proposed buildings do not exceed two (2) storeys.

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

The purpose of this clause is to extend the function of a dwelling and enhance the residential environment by ensuring that each dwelling has private open space that is:

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

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.

For clarity, in table to clause 5.4.6 below:

***Area A** is the minimum area, for each dwelling, that must be open vertically to the sky and have no dimension less than 1.5m. At least half of Area A must be permeable, and may include the 5m2 required for deep soil planting.*

***Area B** is the minimum dimensioned space that extends the function of the dwelling and may be covered or open to the sky. Any part of Area B that is open to the sky may form part of Area A.*
The private open scape to Dwelling-group and dwelling-multiple with direct ground level access comprises the following:

Area A. 45m2 , open vertically to the sky, with no dimension less than 1.5m; and
Area B. 24m2 , all or partly covered, with no dimension less than 4m.

Table 4: Private Open Areas

Dwelling Unit	Private Open Space (m^2), Open to the Sky	Compliance
Units 1	Area A = 133m^2 Area B = 24 m^2	Complies Complies
Units 2,3, 6,7, 11,12, 15,16 & 19	Area A = 48 m^2 Area B = 24 m^2	Complies Complies
Units 4,8,13, 14 & 17	Area A = 45 m^2 Area B = 24 m^2	Complies Complies
Units 5, 8 & 18	Area A = 72 m^2 Area B = 24 m^2	Complies Complies
Unit 9	Area A = 103 m^2 Area B = 24 m^2	Complies Complies
Unit 10	Area A = 140 m^2 Area B = 24 m	Complies Complies
Unit 20	Area A = 286 m^2 Area B = 24 m^2	Complies Complies

The proposed private open spaces meet the minimum requirement of 24m^2 with no dimension less than 4m, as per area **B** of the clause. All the units offer a minimum Area **A** of 45m^2 open vertically to the sky with no dimension less than 1.5 m. The private open space areas are screened with at least 1.8m high solid fencing or tubular type fencing coupled with landscaping. They are directly accessible from the dwelling and enable an extension of the function of the dwelling. The development allows

for landscaping at the property frontage to complement the visual amenity of the streetscape. At least half of the private open space for each dwelling is permeable to allow stormwater infiltration and lessen stormwater runoff from the site.

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

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

The following requirements (3-14) are noted and addressed:

*3. locate development on the **site** for correct solar orientation;*

The siting of the buildings provides reasonable trade- off between building orientation for ventilation and solar orientation for minimal heat gain.

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

Incorporating open verandahs, carport and varied building setbacks into the façade design effectively reduces the prominence of large wall surfaces.

5. locate air conditioners where they are accessible for servicing;
and
6. conceal service ducts, pipes, air conditioners, air conditioning plants etc;

The air condition units will be located at ground level and screened from street view.

*7. avoid overlooking of private open spaces and **habitable rooms** of adjacent residences on the same and adjacent **sites**;*
and
8. locate bedrooms and private open spaces away from noise sources;

The private areas are adequately screened with solid fences and vegetation to provide both noise and visual barrier where appropriate. The habitable rooms (bedrooms) are adequately setback from respective boundaries.

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

The proposed dwellings-group buildings will be separated by 200 mm core-filled block walls, providing fire resistance and sound insulation. Similar walls are also proposed along most building perimeters to achieve the same outcome.

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

N/A

11. *balance the achievement of visual and acoustic privacy with passive climate control features;*

The provision of a mixture of high and lower windows through the development will ensure visual privacy is maintained whilst encouraging cross ventilation through the development.

12. *allow breeze penetration and circulation;*

The proposed buildings are suitably set back and articulated from all boundaries, with driveway and building separation supporting breeze movement and natural light throughout the development.

13. *minimise use of reflective surfaces; and*

The use of selective materials for cladding, non-reflective roof material and provision of openings (carports/verandahs) along the facades of each building reduce reflective surfaces and visual bulk.

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

The proposed development comprises single storey building with open verandahs and carports.

5.4.17 Building Articulation

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

Administration

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

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

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

Requirements

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

The architectural design ensures that any wall sections oriented towards and situated near the property boundaries do not exceed 15 meters of uninterrupted length; recesses measuring at least 1 m x 1 m are incorporated as required. Introducing recesses through the integration of verandahs and carports along the building facade helps mitigate concerns related to the perceived mass and bulk of the structure from both neighbouring properties and the street.

46(3)(b) - Interim Development Control Orders

There are no interim development control orders applicable to the site or development.

46(3)(c) - Environmental Reports

The development does not require the preparation of any environmental reports or impact statements under the Environment Protection Act.

46(3)(d) - Merits

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

46(3)(e) - Land Capability

Dwellings-group residential land use activities are permitted on the site with appropriate consent. The property is assessed as being suitable for the proposed development due to its consistent gradient towards the front boundary, presenting minimal physical constraints that could impede construction. The anticipated impact of this development aligns with typical expectations for similar projects. Comprehensive measures will be implemented to ensure stormwater is appropriately directed into the established drainage system.

46(3)(f) - Public Facilities and Public Open Space

The land is nominated for zone LMR (Low-Medium Density Residential) and the proposed development is not expected to create an additional need for public facilities or public open space as the needs are catered for within the requirements of the locality.

46(3)(g) - Public Utilities and Infrastructure

Reticulated power, water and sewer services are available to service the proposed development and will be connected to these services to the satisfaction of Power and Water Corporation. Appropriate measures will be taken to ensure all stormwater is directed into established drainage system along Grice Crescent. The site has access to existing reticulated sewer, water and electricity within the locality.

46(3)(h) - Amenity

The NT Planning Scheme defines amenity, in relation to a locality or building, as any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable. The proposed development aims to promote the intent and purpose of the Scheme in relation to amenity by creating a built form that enhances functionality and compatibility with the existing and anticipated developments within the locality. The development provides outdoor and private open areas that are directly accessible from the dwelling and enable an extension of the

function of the dwelling. The stormwater is managed such that there is minimum impact on the amenity of the adjacent properties.

46(3)(j) - Public Interest

The proposed development is consistent with the public's expectation of land use in the area.

46(3)(k) - Building Act Compliance

The site is vacant, and all future works associated with the proposed development are subject to regulatory control and certification under the *Building Act*.

5.0 Conclusion

Overall, the development is consistent with the intent of the zoning by providing low-rise housing that contributes to the streetscape and residential amenity in an established area supported by community services and fully reticulated infrastructure. It is compatible with existing land uses in the locality and will improve the site by developing currently vacant land.

GRICE CRESCENT

DRAINAGE EASEMENT

ELECTRICITY SUPPLY EASEMENT

WATER SUPPLY CONNECTION

FOOTPATH

BINS + LETTERBOX

NO OVERHANG

UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | UNIT 6 | UNIT 7 | UNIT 8 | UNIT 9

UNIT 10 | UNIT 11 | UNIT 12 | UNIT 13 | UNIT 14 | UNIT 15 | UNIT 16 | UNIT 17 | UNIT 18 | UNIT 19

BLUE DASH DENOTES ROOF OVER

SHARED DRIVEWAY

LOT 6486

5830m²

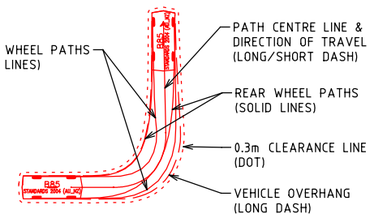
BINS

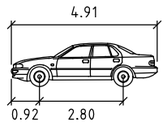
REVERSE BAY

Visitor Parking

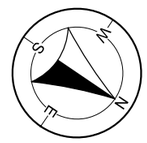
SSB

SWEPT PATH KEY





B85	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.0



SCALE OF METRES

0 5 10

GRICE CRESCENT

DRAINAGE EASEMENT

ELECTRICITY SUPPLY EASEMENT

WATER SUPPLY CONNECTION

FOOTPATH

BINS + LETTERBOX

NO OVERHANG

UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | UNIT 6 | UNIT 7 | UNIT 8 | UNIT 9

UNIT 10 | UNIT 11 | UNIT 12 | UNIT 13 | UNIT 14 | UNIT 15 | UNIT 16 | UNIT 17 | UNIT 18 | UNIT 19

BLUE DASH DENOTES ROOF OVER

SHARED DRIVEWAY

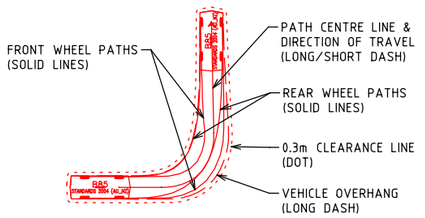
LOT 6486

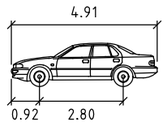
5830m²

BINS

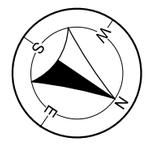
REVERSE

SWEPT PATH KEY





B85	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.0



SCALE OF METRES

0 5 10

GRICE CRESCENT

DRAINAGE EASEMENT

ELECTRICITY SUPPLY EASEMENT

WATER SUPPLY CONNECTION

FOOTPATH

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UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | UNIT 6 | UNIT 7 | UNIT 8 | UNIT 9

UNIT 10 | UNIT 11 | UNIT 12 | UNIT 13 | UNIT 14 | UNIT 15 | UNIT 16 | UNIT 17 | UNIT 18 | UNIT 19

BLUE DASH DENOTES ROOF OVER

SHARED DRIVEWAY

LOT 6486

5830m²

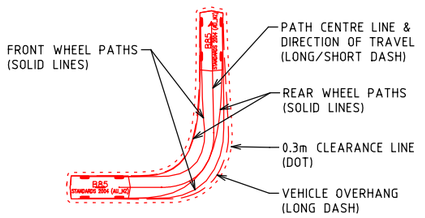
BINS

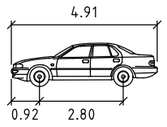
REVERSE BAY

Vent Pipe

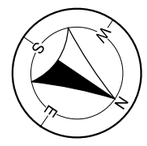
Vent Pipe

SWEPT PATH KEY





B85	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.0



SCALE OF METRES

0 5 10

GRICE CRESCENT

DRAINAGE EASEMENT

ELECTRICITY SUPPLY EASEMENT

WATER SUPPLY CONNECTION

FOOTPATH

NO OVERHANG

UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | UNIT 6 | UNIT 7 | UNIT 8 | UNIT 9

BLUE DASH DENOTES ROOF OVER

SHARED DRIVEWAY

LOT 6486
5830m²

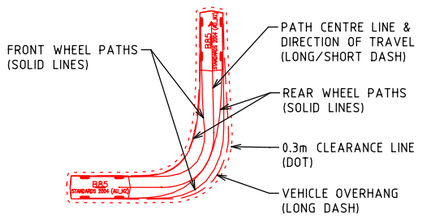
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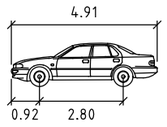
REVERSE BAY

UNIT 10 | UNIT 11 | UNIT 12 | UNIT 13 | UNIT 14 | UNIT 15 | UNIT 16 | UNIT 17 | UNIT 18 | UNIT 19

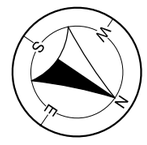
BINS + LETTERBOX

SWEPT PATH KEY





B85	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.0



SCALE OF METRES
0 5 10

GRICE CRESCENT

DRAINAGE EASEMENT

ELECTRICITY SUPPLY EASEMENT

WATER SUPPLY CONNECTION

FOOTPATH

BINS + LETTERBOX

BINS

NO OVERHANG

UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | UNIT 6 | UNIT 7 | UNIT 8 | UNIT 9

UNIT 10 | UNIT 11 | UNIT 12 | UNIT 13 | UNIT 14 | UNIT 15 | UNIT 16 | UNIT 17 | UNIT 18 | UNIT 19 | UNIT 20

BLUE DASH DENOTES ROOF OVER

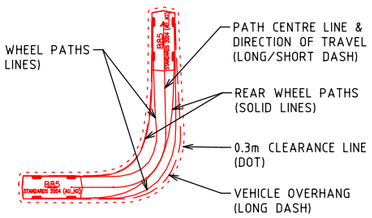
SHARED DRIVEWAY

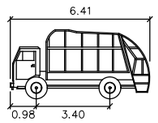
REVERSE ONLY

LOT 6486

5830m²

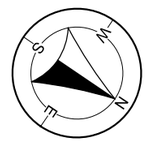
SWEPT PATH KEY





Mini Rear Lift Loader

	meters
Width	: 1.92
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 38.6



SCALE OF METRES

0 5 10

GRICE CRESCENT

DRAINAGE EASEMENT

ELECTRICITY SUPPLY EASEMENT

WATER SUPPLY CONNECTION

FOOTPATH

BINS + LETTERBOX

BINS

NO OVERHANG

UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | UNIT 6 | UNIT 7 | UNIT 8 | UNIT 9

UNIT 10 | UNIT 11 | UNIT 12 | UNIT 13 | UNIT 14 | UNIT 15 | UNIT 16 | UNIT 17 | UNIT 18 | UNIT 19 | UNIT 20

BLUE DASH DENOTES ROOF OVER

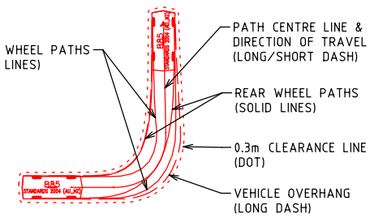
SHARED DRIVEWAY

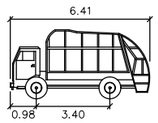
LOT 6486

5830m²

RESERVE BAY

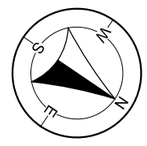
SWEPT PATH KEY





Mini Rear Lift Loader

	meters
Width	: 1.92
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 38.6



SCALE OF METRES

0 5 10

PROPOSED 20x3 BEDROOM DWELLING-GROUP ON LOT 6486 (23) GRICE CRESCENT, COOLALINGA





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

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DESIGN
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INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A000 COVER SHEET

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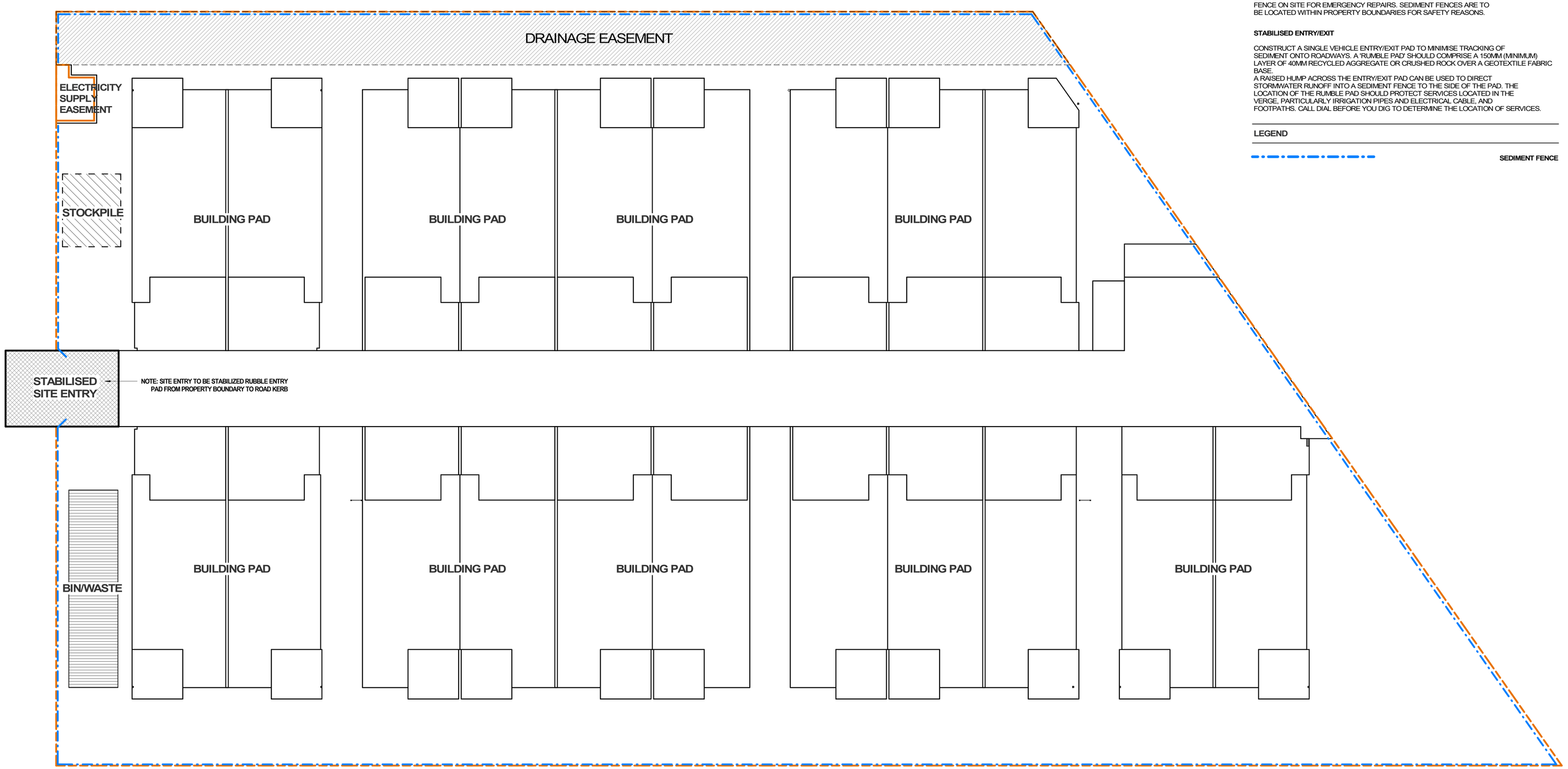
DESIGN
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INTERIOR DESIGN
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A001 ARTIST IMPRESSION

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NOTES

SEDIMENT MANAGEMENT

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

STABILISED ENTRY/EXIT

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

LEGEND

SEDIMENT FENCE

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

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DESIGN
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A100 SEDIMENT CONTROL PLAN

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LEGEND

150mm UPVC 1:100 FALL

600mm x 600mm STORMWATER DRAIN PIT

450mm x 450mm STORMWATER DRAIN PIT

FALL

GRICE CRESCENT

CONNECT TO EXISTING DRAINAGE EASEMENT

DRAINAGE EASEMENT

ELECTRICITY SUPPLY EASEMENT

IL33.845 IL33.842 2 X 0.8m RCP

FFL: 35.600 FFL: 35.600 FFL: 35.500 FFL: 35.400 FFL: 35.300 FFL: 35.200 FFL: 35.200 FFL: 35.200 FFL: 35.200

FFL: 35.600 FFL: 35.500 FFL: 35.400 FFL: 35.300 FFL: 35.200 FFL: 35.100 FFL: 35.100 FFL: 35.100 FFL: 35.100 FFL: 35.100 FFL: 35.100

35.250 34.750 34.800

34.900

PROPOSED 600mm HIGH RETAINING WALL 34.900

PROPOSED 600mm HIGH RETAINING WALL 34.900

IL33.324

6000

PROPOSED CROSSOVER

35.5 35 34.5

1 A200 STORMWATER PLAN - @A1
1 : 200

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

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DESIGN
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A101 STORMWATER PLAN

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

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A102 SITE PLAN - PROPOSED CROSSOVER

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1 A200 SITE PLAN - @A1
1 : 150

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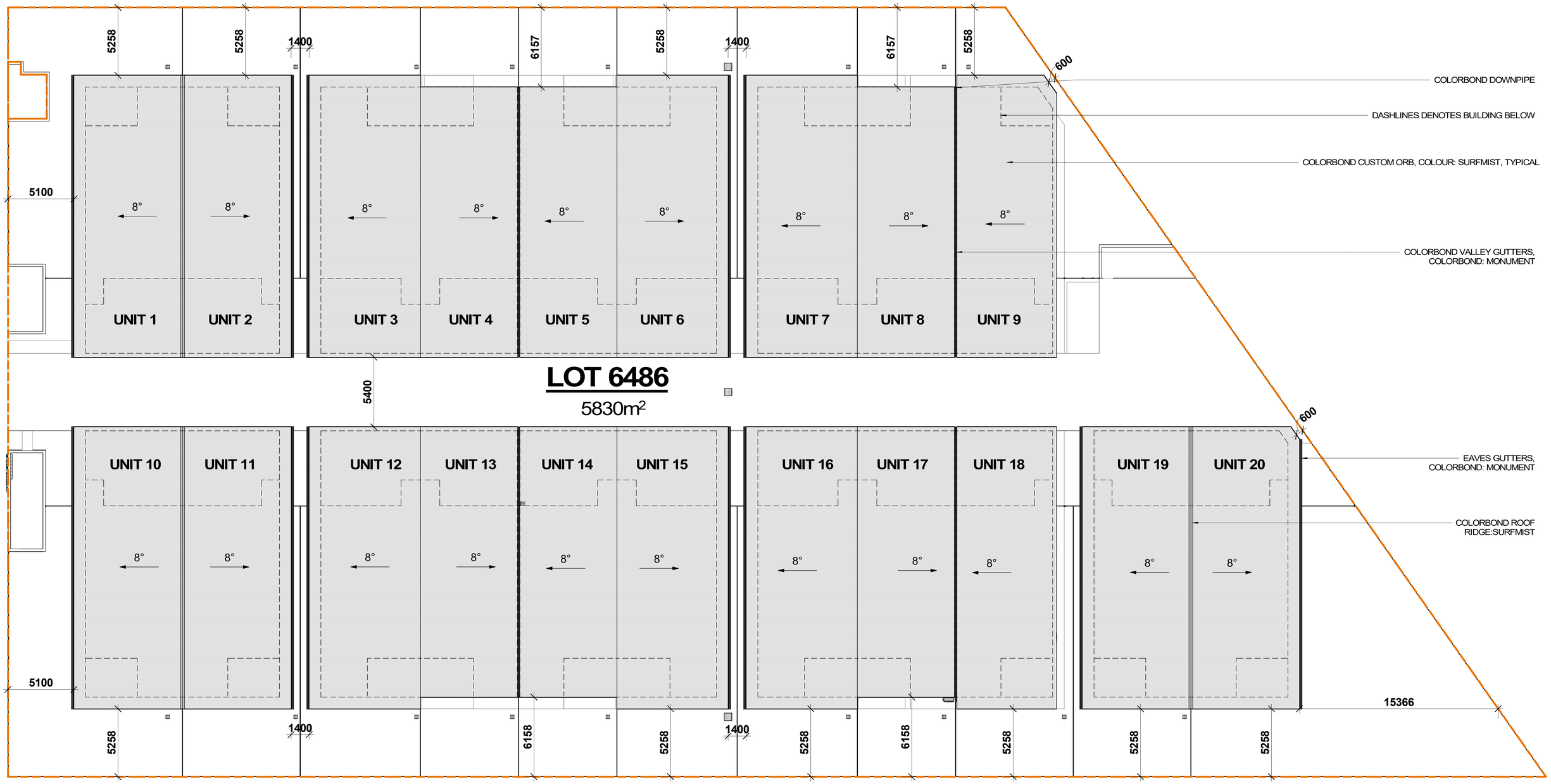
A103 SITE PLAN

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1 A200 ROOF PLAN - @A1
1 : 150

DESIGN
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A104 SITE PLAN - ROOF LEVEL

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LANDSCAPE LEGEND:

PLANTING LEGEND

HELICONIA "GOLDEN TORCH"
HEIGHT: 2M

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

TABERNAEMONTANA "LITTLE EMERALD" HEIGHT: 1m

HIBISCUS TILIACEUS RUBRA HEIGHT: 4-7M

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

GENERAL SOFT SCAPE (TURF + MULCH WHERE APPLICABLE)

TOTAL LANDSCAPE AREA:

2017.94m² = 34.61%

1 / A200 LANDSCAPE PLAN - @A1
1 : 150

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DESIGN
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A105 LANDSCAPING PLAN

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1 / A200 SITE PLAN - @A1
1 : 150

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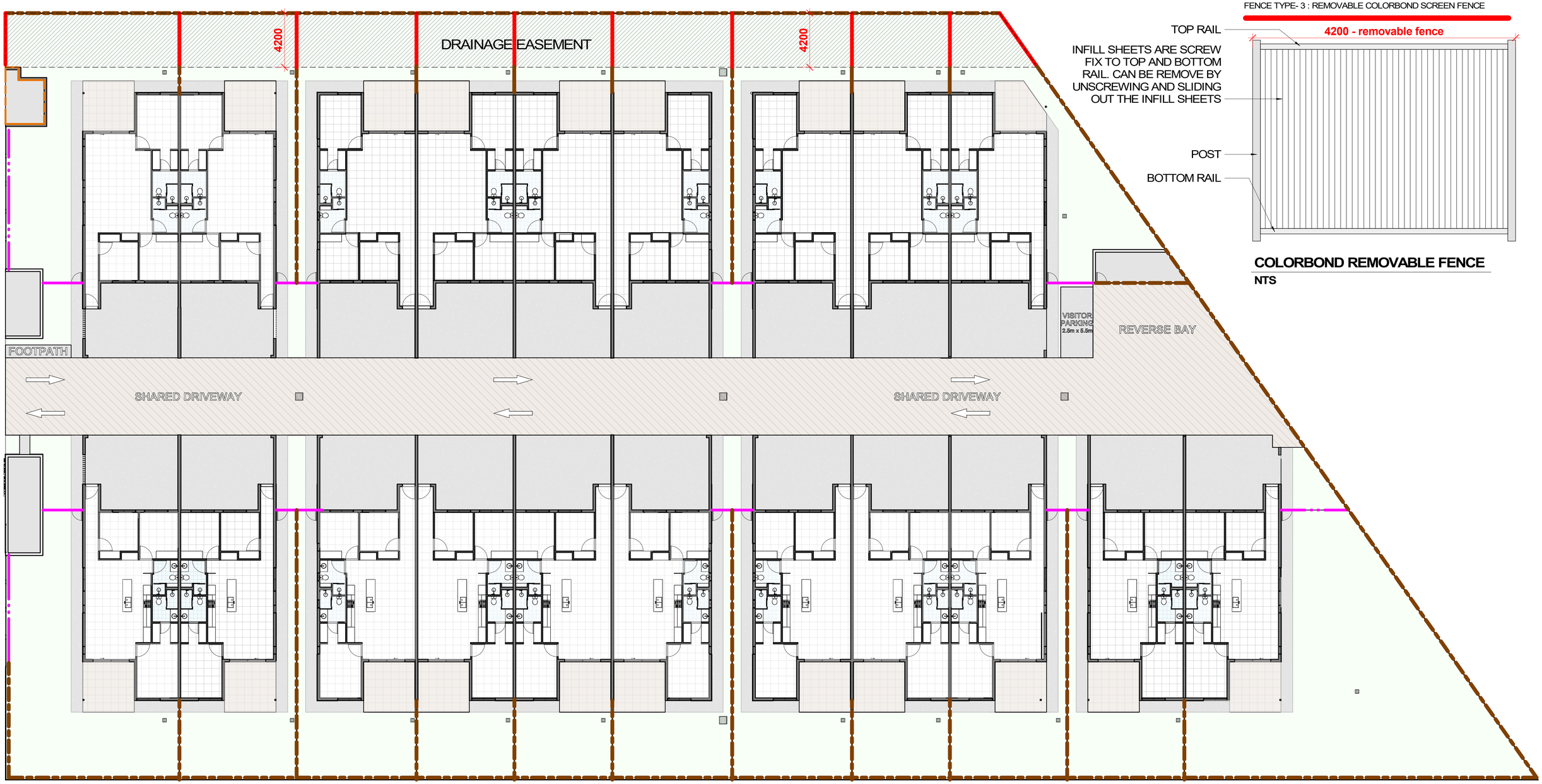
A106 PRIVATE OPEN SPACE

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FENCE LEGEND:

FENCE TYPES

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

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

FENCE TYPE- 3 : REMOVABLE COLORBOND SCREEN FENCE

COLORBOND REMOVABLE FENCE

NTS

1 / A200 FENCING PLAN - @A1
1 : 150

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DESIGN
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INTERIOR DESIGN
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MASTERPLANNING

A107 FENCING PLAN

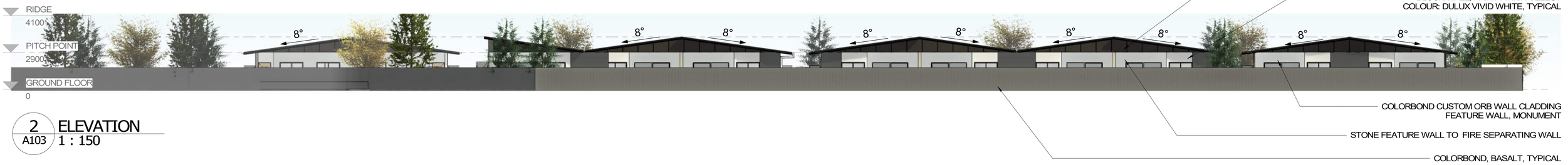
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26017 - PROPOSED 20x3 BEDROOM DWELLING-GROUP

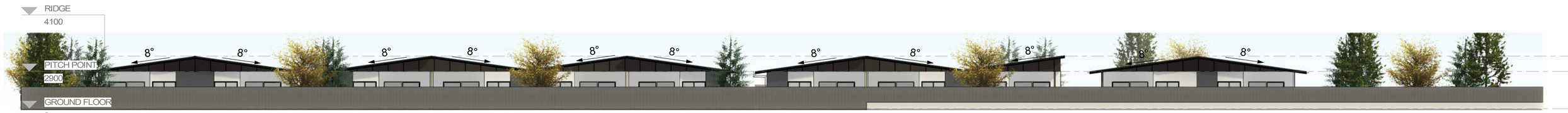
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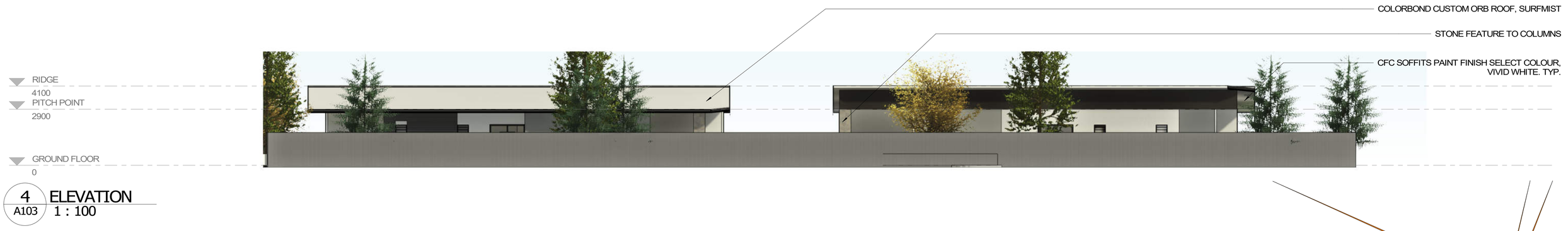
1 A103 ELEVATION
1 : 100



2 A103 ELEVATION
1 : 150



3 A103 ELEVATION
1 : 150



4 A103 ELEVATION
1 : 100

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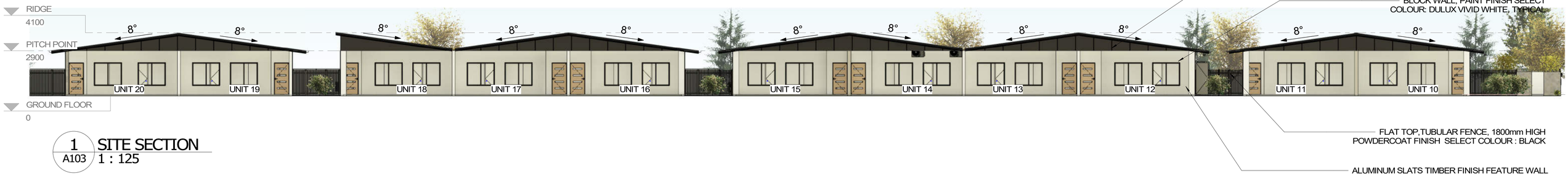
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A200 ELEVATION

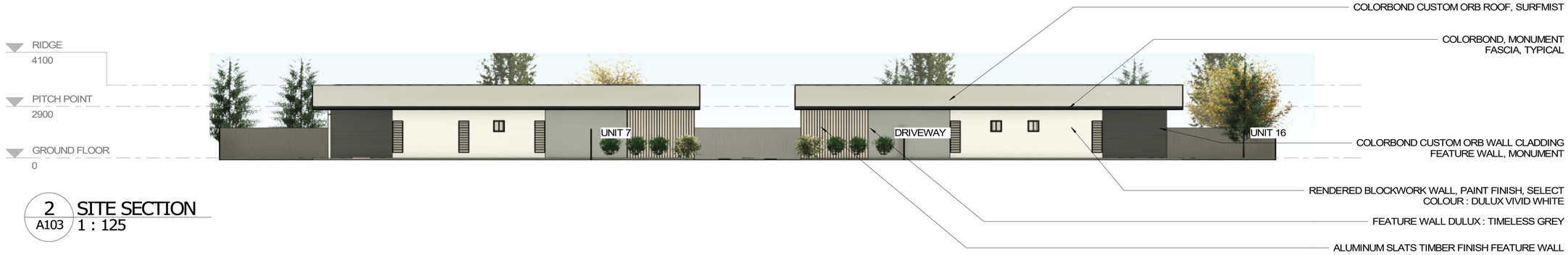
07.09.2026

26017 - PROPOSED 20x3 BEDROOM DWELLING-GROUP

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1 A103 SITE SECTION
1 : 125



2 A103 SITE SECTION
1 : 125

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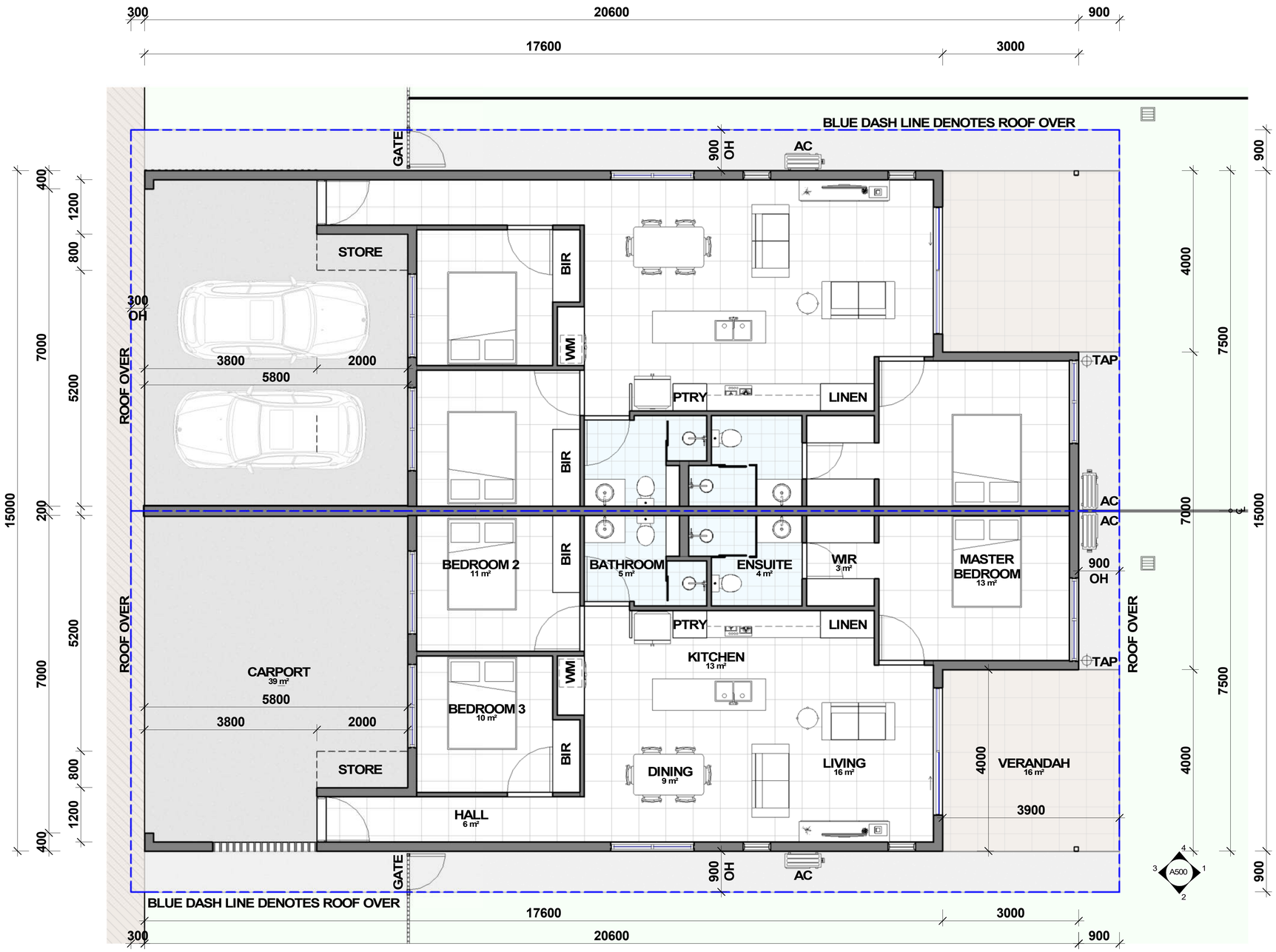
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A300 SITE SECTION

07.09.2026

26017 - PROPOSED 20x3 BEDROOM DWELLING-GROUP

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ROOM SCHEDULE	
NAME	AREA
BATHROOM	5 m²
BEDROOM 2	11 m²
BEDROOM 3	10 m²
CARPORT	39 m²
DINING	9 m²
ENSUITE	4 m²
HALL	6 m²
KITCHEN	13 m²
LIVING	16 m²
MASTER BEDROOM	13 m²
VERANDAH	16 m²
WIR	3 m²
GRAND TOTAL	146 m²

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

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

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DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A401 TYPE A - FLOOR PLAN

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

ROOM SCHEDULE

NAME	AREA
BATHROOM	5 m²
BEDROOM 2	10 m²
BEDROOM 3	11 m²
CARPORT	40 m²
DINING	10 m²
ENSUITE	4 m²
HALL	7 m²
KITCHEN	13 m²
LIVING	17 m²
MASTER BEDROOM	13 m²
VERANDAH	16 m²
WIR	3 m²
GRAND TOTAL	149 m²

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

UNITS 8 & 17, NO ROOF OVERHANG TO THE REAR

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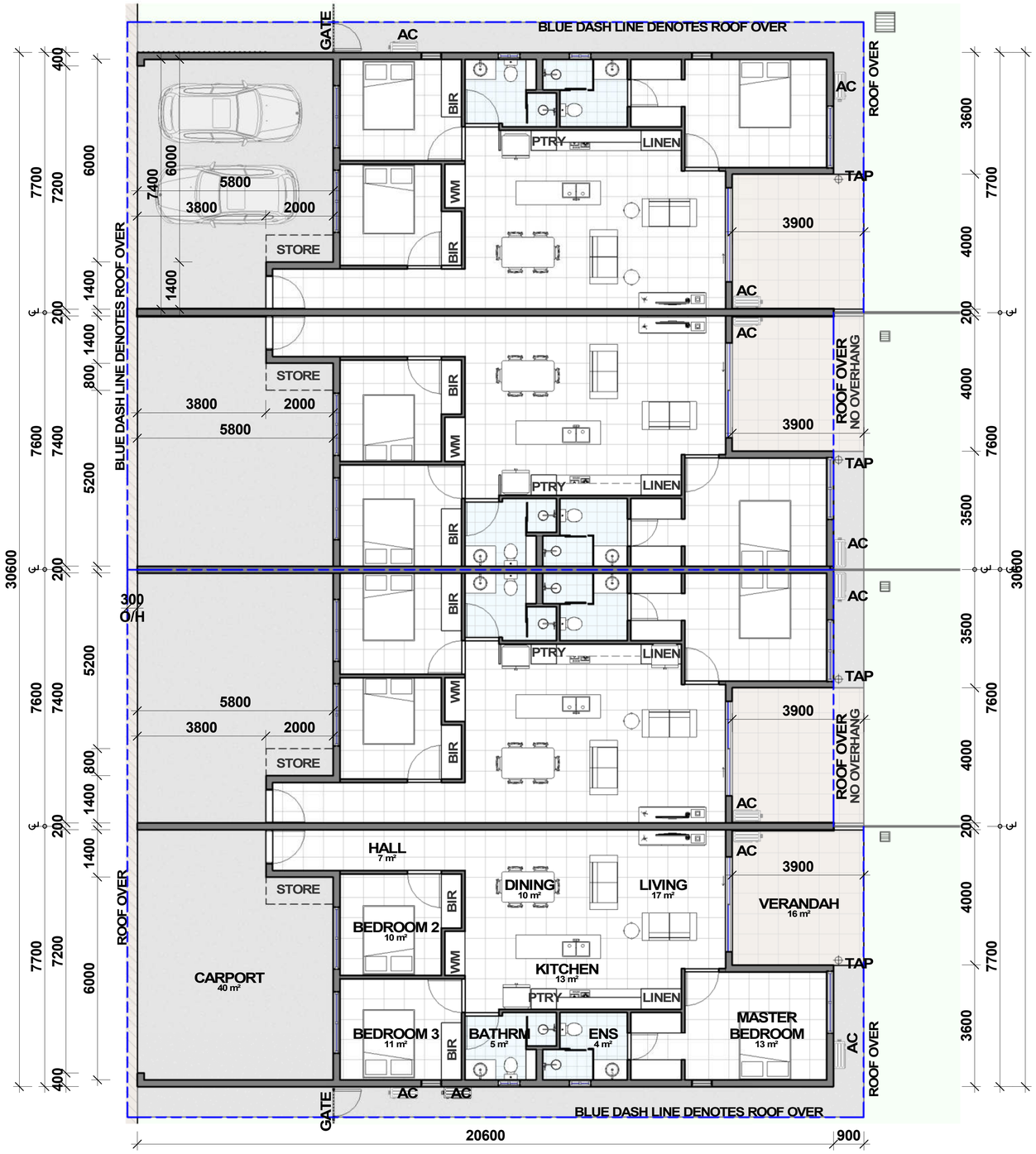
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A402 TYPE B - FLOOR PLAN

07.09.2026

26017 - PROPOSED 20x3 BEDROOM DWELLING-GROUP

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ROOM SCHEDULE	
NAME	AREA
BATHRM	5 m²
BEDROOM 2	10 m²
BEDROOM 3	11 m²
CARPORT	40 m²
DINING	10 m²
ENS	4 m²
HALL	7 m²
KITCHEN	13 m²
LIVING	17 m²
MASTER BEDROOM	13 m²
VERANDAH	16 m²
GRAND TOTAL	146 m²

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

UNITS 4, 5, 13 & 14, NO ROOF OVERHANG THE REAR

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

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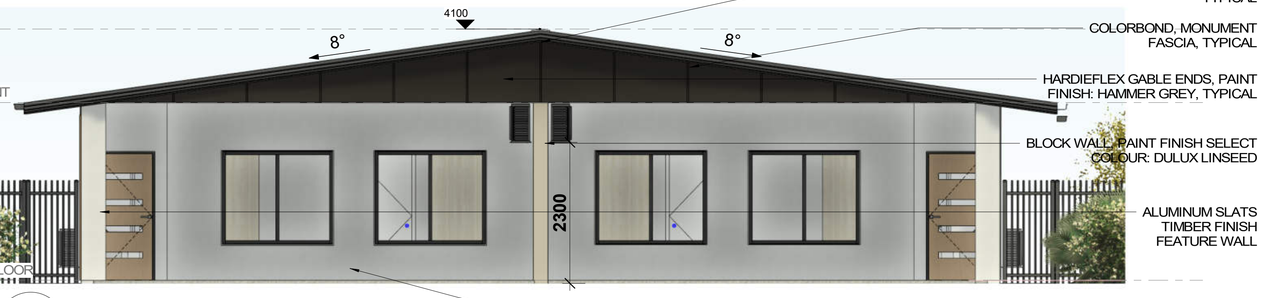
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A403 TYPE C - FLOOR PLAN

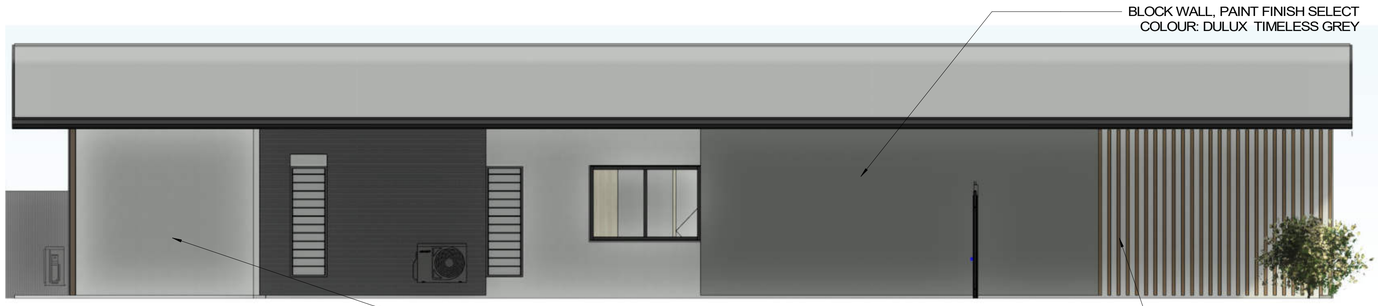
07.09.2026

26017 - PROPOSED 20x3 BEDROOM DWELLING-GROUP

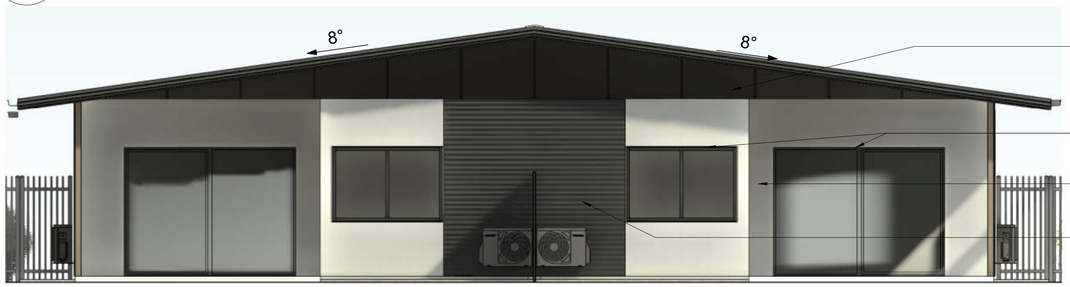
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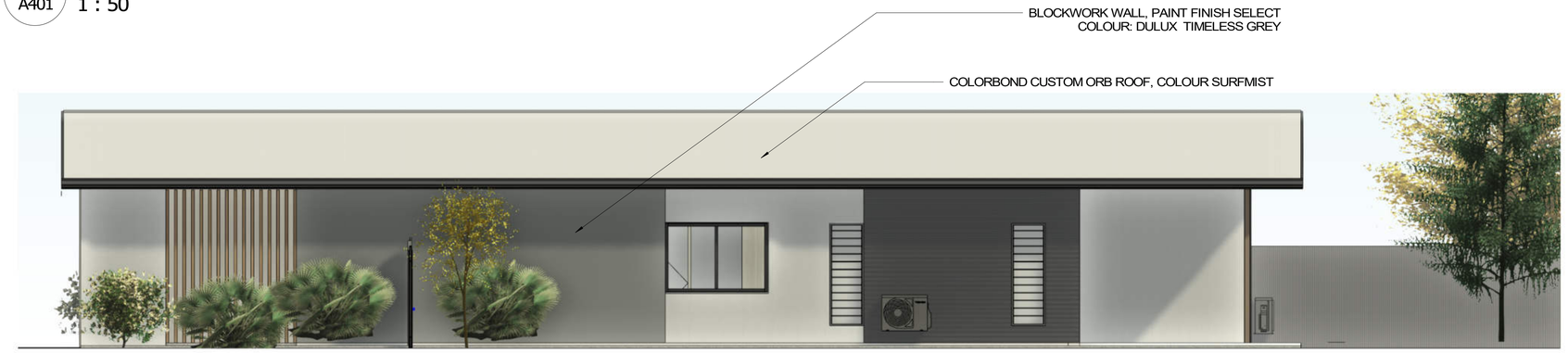
1 A401 DUPLEX ELEVATION 1
1 : 50



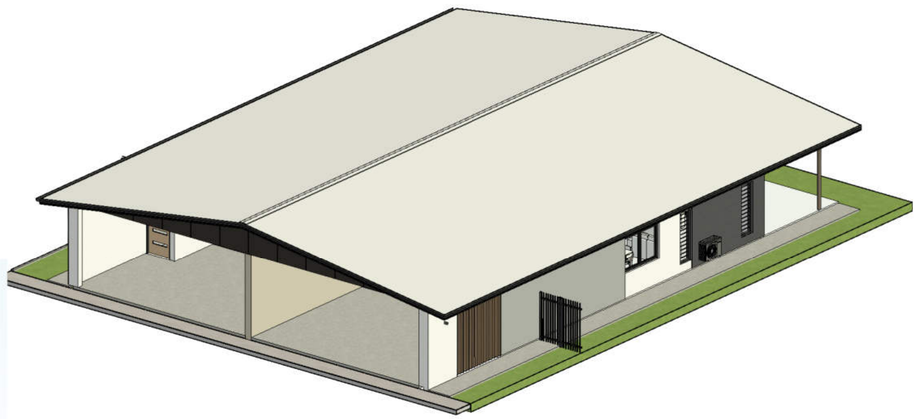
2 A401 DUPLEX ELEVATION 2
1 : 50



3 A401 DUPLEX ELEVATION 3
1 : 50



4 A401 DUPLEX ELEVATION 4
1 : 50



- ISOMETRIC 1

FINISHES (TYPICAL)

ROOF SHEETING	FASCIAS + GUTTERS
COLORBOND - SURFMIST	COLORBOND - MONUMENT

WALL COLOURS

DULUX VIVID WHITE — DULUX LINSEED

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

FEATURE WALL

TIMBER SLATS — STONE FEATURE

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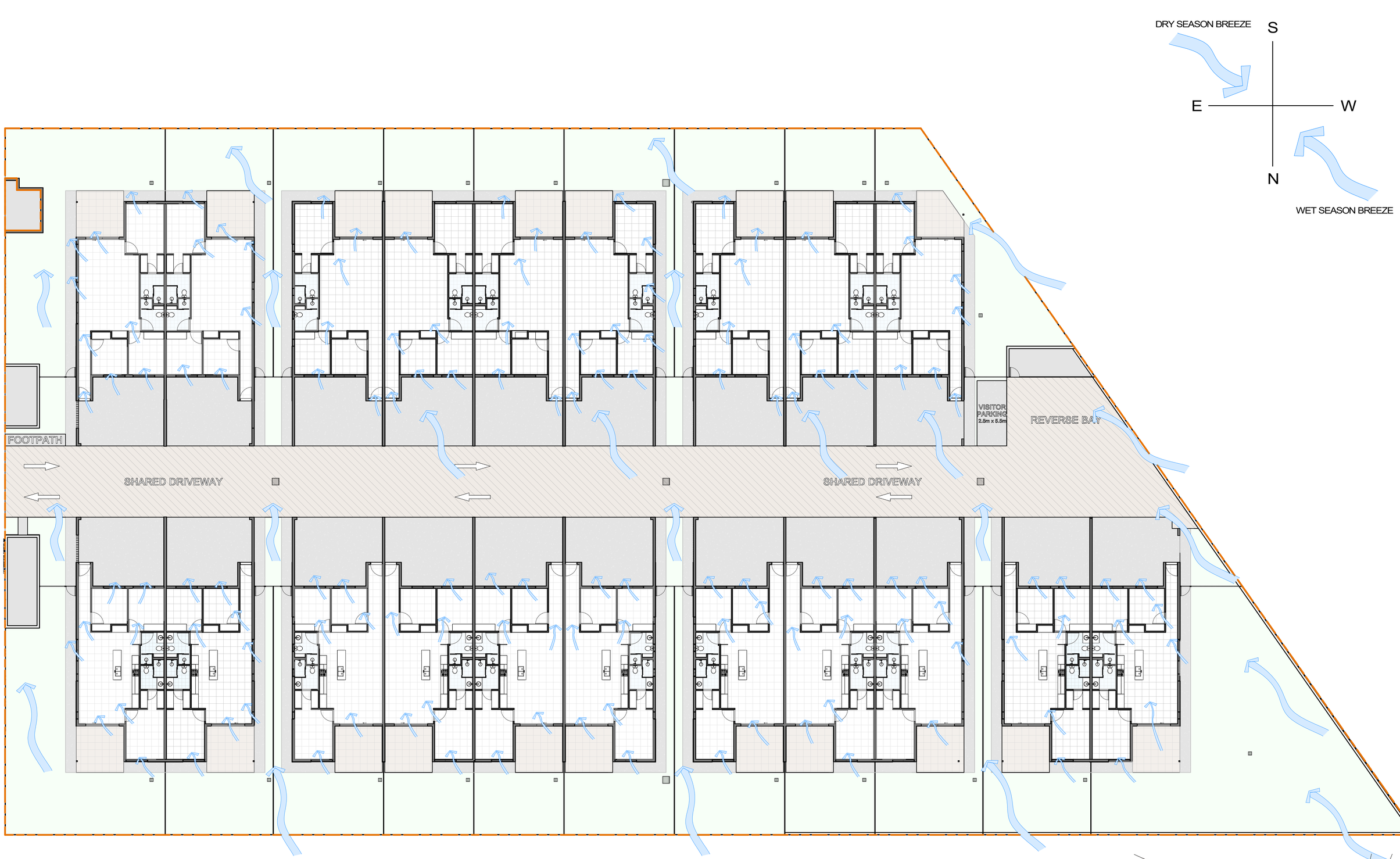
DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A500 TYPICAL DUPLEX

07.09.2026

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1 SITE PLAN - @A1
1 : 150

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DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A108 BREEZEWAY PLAN

07.09.2026

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4 September 2026

The Chair
Development Consent Authority (DCA)
Level 2, Energy House
18-20 Cavenagh Street,
Darwin NT 0800

Dear Sir/Madam

Re: LOT 6486 (23) GRICE CRESCENT, HUNDRED OF BAGOT

We note the two (2) public submission letters received and comments from service authorities including Litchfield Council's objection within the public exhibition period (31st July to 14th August 2026). The exhibition signage was installed onsite during this period.

The following points are noted to address general comments and submissions in relation to planning matters:

1. Stormwater easement and private open space

The applicant notes Council's acknowledgement that the proposed private open space complies with the dimensional requirements of Clause 5.4.6 of the NT Planning Scheme 2020.

While the private open space associated with Units 1–9 is partly affected by an existing stormwater drainage easement, the drainage infrastructure is located underground. The presence of the easement does not prevent the relatively flat land at surface level from functioning as accessible and usable private open space.

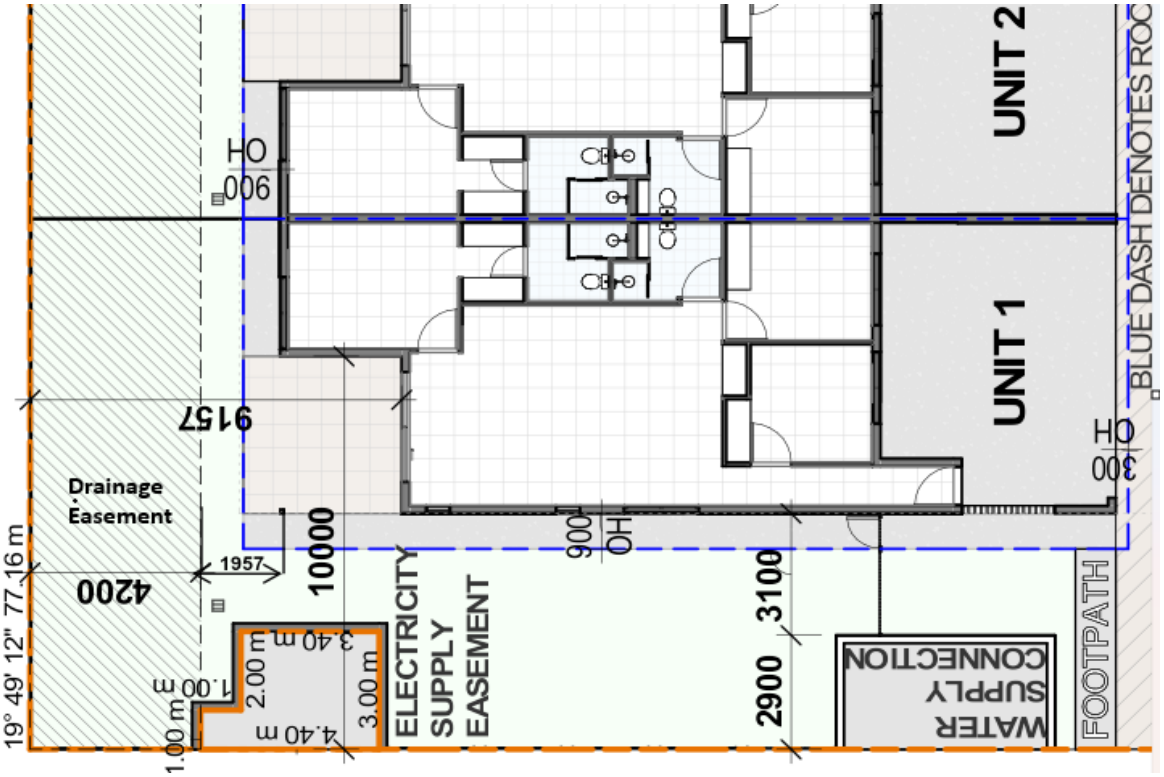
Council's concern primarily relates to whether landscaping and tree planting could affect the underground stormwater infrastructure. This is a matter of detailed landscaping and infrastructure management, rather than a constraint on using the land as private open space. Suitable landscaping can be achieved through careful species selection and placement, including shallow-rooted planting where required, while protecting the underground drainage infrastructure and maintaining access to it.

Council has also recommended that any development on or adjacent to a Council easement be undertaken to Council's requirements and satisfaction. This provides an appropriate mechanism to protect access to, and the integrity of, the stormwater infrastructure without removing the affected land from private open space or reducing the dwelling yield. Any permit condition may also require the landowner to enter into an agreement with the relevant authority to maintain access to the drainage easement for the life of the development. **Appendix B2** shows how the fencing panels over the easement can be installed to allow easy removal when access is required.

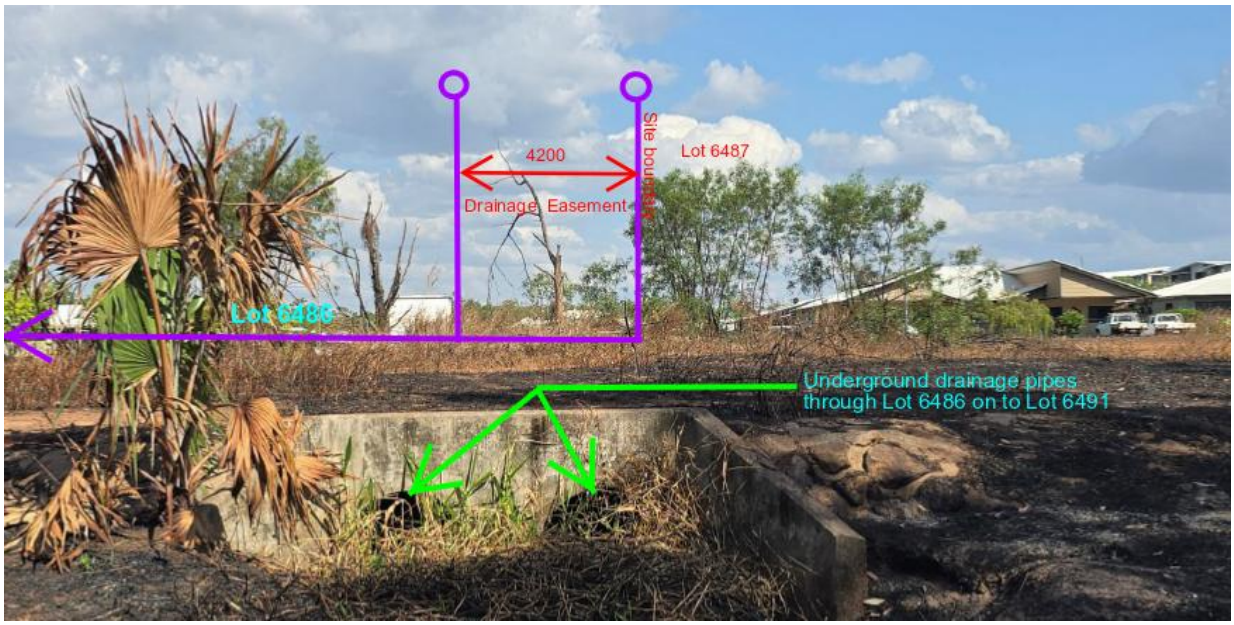
Following the site inspection, the photographs below show the stormwater easement and underground infrastructure crossing the property. The two large pipes discharge towards the swamp within Parcel 6491. This infrastructure forms part of the local stormwater management network established as part of the Coolalinga subdivision.

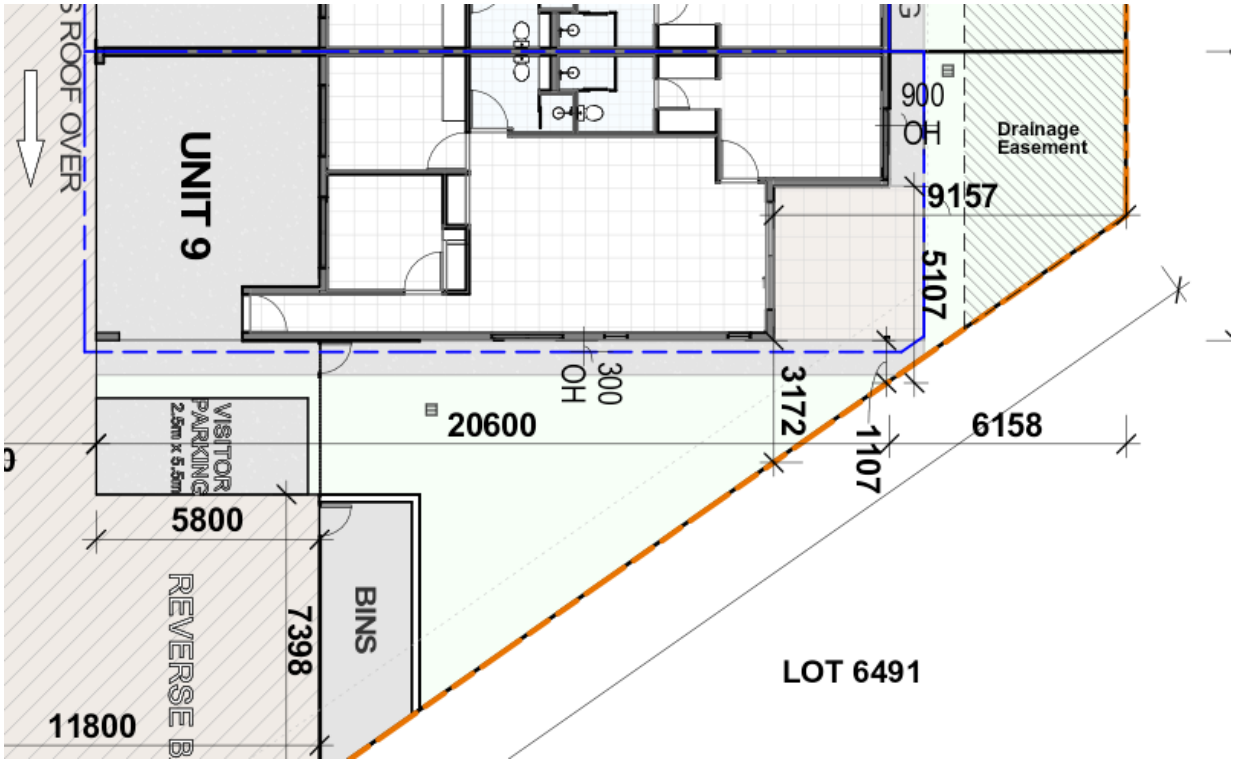
Photograph 1 – Location of drainage easement looking from the street frontage





Photograph 2 – Location of drainage easement looking from the rear boundary





2. Coolalinga and Freds Pass Rural Activity Centre Area Plan (area plan)

Litchfield Council correctly identifies the proposal as **Merit Assessable** under Zone LMR. Council then refers to the Area Plan in relation to retirement living, infrastructure and mosquito mitigation. While mosquito mitigation is a legitimate consideration, it has been raised by the Department of Health (Entomology) and is addressed further below under Coolalinga swamp and mosquito mitigation.

Under Part 1 (Guidance) of the NT Planning Scheme 2020, Merit Assessable development requires the consent authority to exercise discretion and be satisfied that the development can be established and operated without adversely affecting local amenity and is consistent with the relevant zone purpose and outcomes. Unlike Impact Assessable development, the Part 2 Strategic Framework is not a general assessment consideration for Merit Assessable development. Because the proposed dwellings-group is Merit Assessable under Zone LMR, it is not required to address the Strategic Framework, including the Coolalinga and Freds Pass Rural Activity Centre Area Plan.

Accordingly, Council should reconsider its reliance on **Planning Principle 4.4 – Retirement Living, Planning Principle 5 – Essential Infrastructure, and Planning Principle 9 – Mosquito Mitigation** as if they were development requirements directly applicable to this Merit Assessable proposal. Council cites these Area Plan provisions to raise concerns about retirement living, sewer infrastructure and mosquito mitigation.

The proposed development comprises a dwellings-group of 20x3 bedroom dwellings and is not proposed as retirement living. Council's suggestion that Objective 4.4 may apply is therefore not relevant to the defined use sought by the application.

3. Coolalinga swamp and mosquito mitigation

NT Health Medical Entomology's principal concern is **not the design of the proposed development**, but its proximity to the existing degraded and weed-infested Coolalinga swamp. It identifies the swamp as being heavily infested with olive hymenachne and considers it likely to be an ongoing seasonal source of pest and potentially disease-carrying mosquitoes, particularly during the late wet and early dry seasons. It considers conventional larval mosquito control impractical and therefore recommends modification of the swamp habitat.

The comments provided by NT Health Medical Entomology are acknowledged. It is recognised that the existing Coolalinga swamp contains extensive areas of semi-aquatic vegetation and has the potential to provide seasonal mosquito breeding habitat.

Importantly, the mosquito breeding conditions identified by Medical Entomology are **existing environmental conditions associated with the broader swamp and stormwater catchment**, rather than conditions created by the **proposed development** at 23 Grice Crescent.

Medical Entomology's comments indicate that effective remediation would require substantial catchment-wide intervention, potentially including re-engineering the swamp, establishing an engineered urban stormwater management system, undertaking environmental and engineering investigations, resolving land ownership and easement arrangements, and providing ongoing management by an appropriate government authority.

These matters are beyond the boundaries and reasonable scope of the subject development application. While Medical Entomology's concerns are legitimate considerations for broader strategic planning and catchment management, they should be distinguished from impacts directly attributable to the proposed development.

The application proposes a relatively contained residential development of 20x3 bedroom dwellings-group within an area already identified for urban development. It does not involve modifying the swamp or depend on works within the swamp to enable the development.

For that reason, the existing condition and future management of the Coolalinga swamp should not, by itself, prevent otherwise appropriate development of the subject land. This is particularly so where the mosquito issue may already affect the surrounding urban area and requires a coordinated catchment-wide response.

Where appropriate, mosquito exposure can be managed through **site-specific mitigation measures and approval conditions**. These may include stormwater design that avoids creating new mosquito breeding habitat within the development, landscaping and drainage management, mosquito-resistant screening to dwellings, and resident awareness measures. Stormwater should be managed on site so it does not worsen existing mosquito breeding conditions.

On this basis, the concerns raised by Medical Entomology are considered capable of being appropriately addressed through development-specific mitigation measures and conditions, while the longer-term rehabilitation and management of the Coolalinga swamp should be progressed separately as a broader strategic infrastructure and environmental management matter.

The Medical Entomology letter acknowledges that the lack of public ownership of the swamp and downstream channels is itself a barrier to upgrading the system and suggests easements, consolidation and government/service-authority management. This distinguishes a broader government and catchment-level infrastructure issue from any impacts generated by the individual development application.

4. Compliance with NT Planning Scheme

i. Residential density – Clause 5.4.1

The proposed variation is minor (2.83%) and should be assessed on its planning merits and pursuant to subclause 5.4.1.1 which states, "*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*".

The minor numerical variation will not result in unacceptable amenity impacts, as the development provides appropriate private open space, landscaping, parking and access in accordance with the NT Planning Scheme. Stormwater from the development will discharge to the existing local drainage network, and the proposal will connect to established reticulated services. Power and Water Corporation has raised no objection to the slight increase in dwelling density under this clause and advised that this consideration does not form the basis for further densification above the master plan allocations.

ii. Building setbacks – Units 9 and 20

The revised plans, **Appendix B1**, demonstrate compliance with building setback requirement of at least 1.5m from rear boundary. There is no variation sought to clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structure).

iii. 5.2.4.1 Car Parking Spaces

The proposal provides the required number of car parking spaces for the development plus a visitor car parking.

iv. 5.2.4.4 Layout of car parking areas

The proposed development includes a 6-metre-wide access driveway, as required under this clause. The driveway provides direct access to open carports, with each dwelling oriented towards its private open space area. The proposed crossover will be constructed to the standard requirements of Litchfield Council.

v. Shared Driveway and Pedestrian Access

The proposed internal driveway is considered suitable to operate as a shared vehicle and pedestrian environment, having regard to the residential nature, scale and anticipated traffic generation of the development.

A 10 km/h speed limit will apply throughout the internal driveway, creating a low-speed environment in which vehicles are required to travel at speeds compatible with pedestrian movement. Given that the driveway principally serves residents, visitors and service vehicles associated with the 20 dwellings, vehicle movements are expected to be relatively low and predominantly localised to occupants familiar with the internal access arrangement.

Accordingly, the provision of a separate pedestrian footpath along the internal driveway is not considered necessary. The low-speed shared environment provides for pedestrian and vehicle movement within the site while avoiding unnecessary additional hardstand and allowing available site area to contribute to landscaping and residential amenity.

The objector's suggestion that the driveway should instead comprise a **9 m** wide public road with a separate footpath and street trees reflects an alternative design preference rather than establishing that the proposed private access arrangement is unacceptable. The relevant planning consideration is whether the proposed access provides a safe and functional environment for pedestrians and vehicles, having regard to the nature and intensity of the development.

Subject to appropriate signage and detailed design, the **10 km/h shared driveway arrangement is considered an appropriate and proportionate access solution for the proposed residential development**.

5. Response to Public Submissions – Planning Grounds

The matters raised in the submissions have been considered. The principal planning concerns relate to residential density and neighbourhood character, building design and amenity, landscaping and open space, vehicle and pedestrian access, parking, tropical design, and the relationship of the development to the adjoining wetland.

The current application is for dwellings-group and is not an application for subdivision. Accordingly, the objector's reliance on Clause 6.2.4, Infrastructure and Community Facilities for Subdivision in Zones LR, LMR, MR and HR, including its requirements relating to street networks and the provision of a minimum 10% of the subdivision area as public open space, is not directly applicable to the assessment of the proposed dwellings-group development. The clause expressly relates to the subdivision of land for residential purposes.

While the submitter expresses a preference for a substantially lower-density development comprising larger lots, a public cul-de-sac and fewer dwellings, the application must be considered having regard to the zoning of the land, the nature of the proposed use and development, and the relevant provisions of

the NT Planning Scheme 2020. The fact that an alternative lower-density form of development could occur on the land does not, of itself, establish that the proposed development is inappropriate.

The proposal is for dwellings-group within Zone LMR, which expressly contemplates a range of low-rise housing forms, including dwellings-single, dwellings-group and dwellings-multiple, on a range of lot sizes responding to changing community needs. The relevant planning consideration is therefore whether the proposed density, built form, site layout, landscaping, access and residential amenity achieve an acceptable planning outcome rather than whether the development replicates the larger residential lots or duplex development elsewhere in the locality. The Zone LMR provisions cited in the submission themselves contemplate a blend of housing types and lot sizes.

Several matters raised by the submitters, including architectural preference and comparisons describing the development as resembling storage facilities or a "sardine subdivision", represent subjective opinions regarding the appearance and preferred form of development. While the underlying matters of built form, amenity, landscaping, privacy and compatibility are relevant planning considerations, the proposal should ultimately be assessed against the applicable requirements and purposes of the Planning Scheme rather than subjective architectural preference.

Issues relating to the adjoining wetland, mosquito risk, drainage and seasonal inundation are relevant planning considerations where they affect land capability and residential amenity. The applicant has addressed these matters in detail above in response to comments from service authorities and government agencies.

Similarly, concerns regarding vehicle access, waste collection, emergency vehicle movements, pedestrian/cyclist safety and parking should be considered against the applicable access, parking and servicing requirements and the advice of Council and relevant service authorities rather than on the basis that a public road represents the only acceptable design response.

6. Conclusion

The applicant acknowledges the matters raised by Litchfield Council, relevant service authorities and the two public submissions and has considered each of the relevant planning issues raised against the nature of the proposed development and the applicable provisions of the NT Planning Scheme 2020.

The proposal comprises a dwellings-group of 20x3 bedroom dwellings within Zone LMR. This form of development is contemplated by the zone, which supports a range of low-rise housing types and lot sizes to respond to changing community needs. The assessment should therefore focus on whether the proposal achieves an acceptable planning outcome having regard to density, built form, residential amenity, landscaping, access, parking and its relationship with surrounding development, rather than whether a lower-density alternative could be developed on the land.

The applicant submits that the 2.83% variation to the residential density requirement is minor and will not cause any consequential or unacceptable impact on residential amenity. The revised plans comply with the applicable building setback requirements, provide the required car parking, and include a 6 m wide internal driveway that creates an appropriate low-speed shared vehicle and pedestrian environment for the scale and nature of the development.

The private open space areas meet the dimensional requirements of Clause 5.4.6. Although parts of the private open space for Units 1–9 are affected by the existing stormwater easement, the drainage infrastructure is underground and does not prevent the surface area from being used as private open

space. Landscaping, removable fencing and ongoing easement access can be managed through detailed design and reasonable approval conditions, without removing private open space or reducing dwelling yield.

Concerns about the adjoining Coolalinga swamp and mosquito breeding are acknowledged. However, the breeding conditions identified by Medical Entomology arise from the existing broader swamp and stormwater catchment, not from the proposed development. The substantial catchment-wide works that may be required to rehabilitate the swamp are beyond the boundaries and reasonable scope of this application. Appropriate site-specific measures can nevertheless be incorporated to ensure the development does not create or worsen mosquito breeding conditions.

Further, the application seeks approval for a dwellings-group, not a subdivision. Objections relying on subdivision-specific requirements, including the public road network and public open space provisions in Clause 6.2.4, are therefore not directly applicable to the proposal.

On balance, the matters raised during public exhibition and service authority consultation do not demonstrate that the proposal would result in unacceptable planning, infrastructure or amenity impacts. Any matters requiring further technical resolution can be appropriately managed through detailed design and reasonable conditions of approval. The proposal is therefore submitted to represent an appropriate and orderly form of residential development within Zone LMR, and the Development Consent Authority may reasonably grant consent, subject to appropriate conditions.

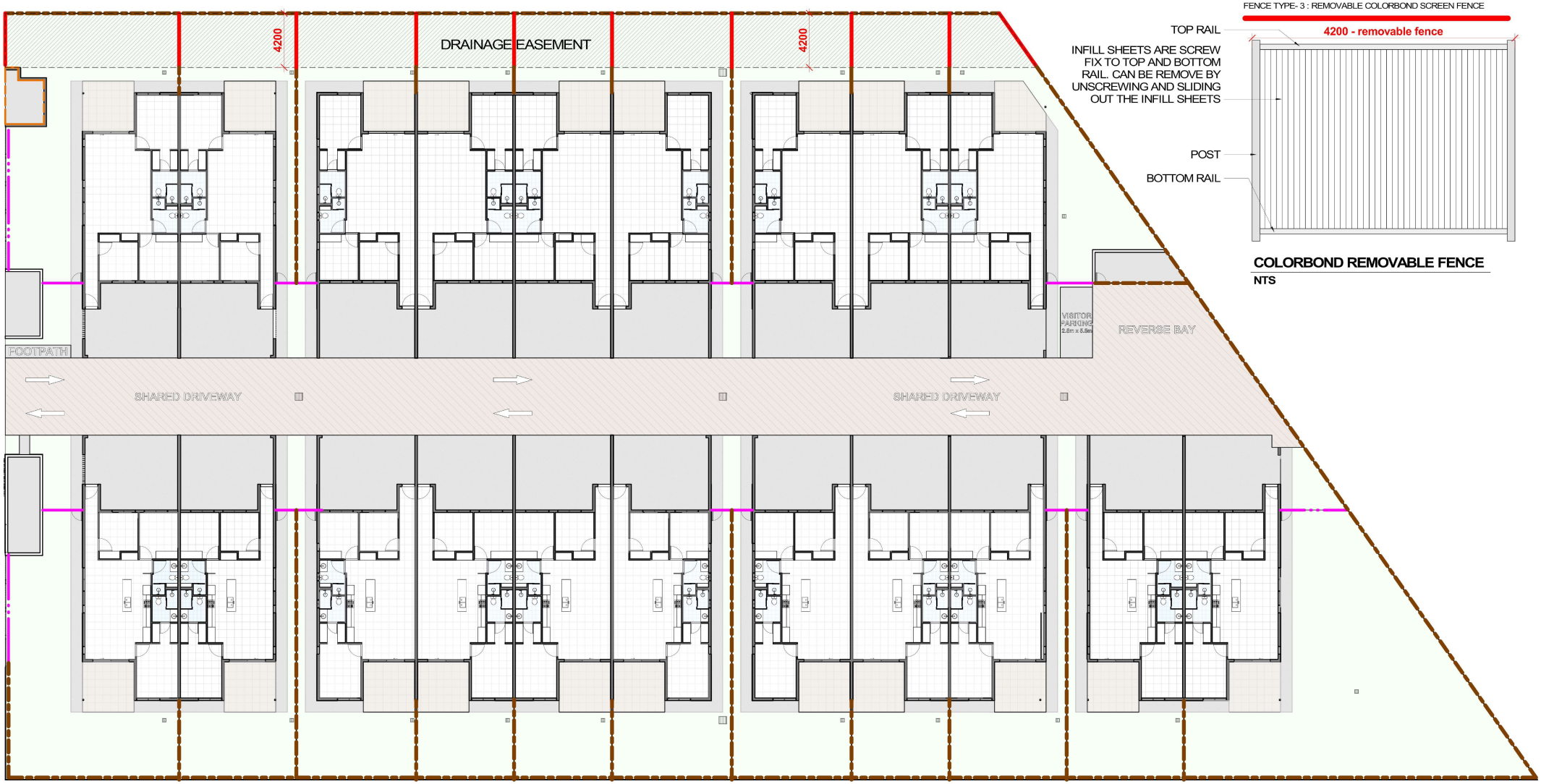
Please do not hesitate to contact us for any clarification on matters relating to this response.

Kind regards,



Israel-Tshepo Kgosiemang
One Planning Consult

APPENDIX B2



FENCE LEGEND:

FENCE TYPES

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

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

FENCE TYPE- 3 : REMOVABLE COLORBOND SCREEN FENCE

COLORBOND REMOVABLE FENCE

NTS

1 A200 FENCING PLAN - @A1
1 : 150

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A107 FENCING PLAN

07.09.2026

26017 - PROPOSED 20x3 BEDROOM DWELLING-GROUP

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Technical Assessment PA2026/0257

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

Application No: PA2026/0257

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

Town/Hundred: Hundred of Bagot

Zone: LMR (Low-Medium Density Residential)

Site Area: 5830m^2

Proposal: Dwelling-group (20 x 3 bedroom) in 7 single storey building

Plans used for assessment: Site plan and elevations drawn by Concept Designs of One Planning Consultants, dated 05 August 2026

Date assessment finalised: 31 August 2026

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

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

An assessment of the relevant clauses are summarised in the table below.

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

NORTHERN TERRITORY GOVERNMENT

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

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

Clause 1.8(1)(b)(i)

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

Clause 1.10 Exercise of Discretion by the Consent Authority

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

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

2.4 Hierarchy of Strategic Land Use Plans

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

Coolalinga North Planning Principles and Area Plan

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

Assessment

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

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

COMPLIES

4.3 Zone LMR – Low-Medium Density Residential

Zone Purpose

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

Zone Outcomes

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

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

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

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

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

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

Assessment

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

The site is located within the Coolalinga North Area Plan, where low-medium density residential development is anticipated in proximity to the Coolalinga activity centre. The proposal aligns with the Area Plan by providing additional housing options in a well-serviced location immediately adjacent to a mixed-use centre offering retail, community facilities, and public transport. The area is fully serviced by reticulated infrastructure, and the proposal connects efficiently to existing networks in accordance with the zone outcomes relating to infrastructure availability.

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

CONSISTENT WITH REQUIREMENT

5.2.1 General Height Control

Purpose

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

Administration

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

Requirements

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

Assessment

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

COMPLIES

5.2.4.1 Car Parking Spaces

Purpose

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

Administration

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

2. The consent authority may ***consent*** to a use or development that is not in accordance with sub-clause 4 if it is satisfied a reduction of the number of ***car parking spaces*** is appropriate with regard to:
   a) the zoning of the land, the use or development or proposed use or development of the land, and the possible future use or development of the land;
   b) the provision of ***car parking spaces*** in the vicinity of the land;
   c) the availability of public transport in the vicinity of the land; and
   d) the potential impact on the surrounding road network and the ***amenity*** of the locality and adjoining property; and
   e) if the use or development relates to a ***heritage place*** and the Minister responsible for the administration of the *Heritage Act 2011* supports the reduced provision of *car* ***parking spaces*** in the interest of preserving the significance of the ***heritage place***.
3. The consent authority may require the provision of ***car parking spaces*** for any ***ancillary*** use or development in addition to that specified for the ***primary use*** or development in the table to this clause.
4. For the purposes of this clause:
   a) the reductions in Table B only apply to uses specifically referenced within Table A and apply to the base car parking rates established in Table A;
   b) only one reduction percentage is permitted per category when applying Table B; and
   c) the reductions in Table B do not apply to one bedroom dwellings.

Requirements

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

Editor's Note: Clause 5.2.4.4 provides for the design and layout of a *car parking area*.

Table to Clause 5.2.4.1: Minimum number of required parking spaces			
Use or Development	**Minimum Number of Car Parking Spaces Required**		
Dwelling-group	2 per ***dwelling***		
Use or Development	Parking Generation	Proposal	Required
Dwelling group	2 per dwelling	20 dwellings	40+ 1 Visitor parking

Assessment

The proposed development generates a parking demand of 40 car parking spaces. A total of 41 car parking spaces are proposed, consisting of 40 spaces for residents and 1 visitor parking space. Accordingly, the development meets and exceeds the minimum parking requirement.

COMPLIES

5.2.4.4 Layout of car Parking areas

Purpose

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

Administration

1. *This clause does not apply to a car parking area where the car parking is required in association with a dwelling-single, dwelling-independent or a home based business.*
2. *A car parking area may be used for the purpose of a market if:*
    a. *a market is Permitted in the zone; and*
    b. *the market operates outside of the operating hours of the use for which the car parking area is established.*
3. *The consent authority may consent to a car parking area that is not in accordance with sub-clause 6 if it is satisfied that the non-compliance will not unreasonably impact on the amenity of the surrounding locality.*
4. *The consent authority may consent to a car parking area that is not in accordance with sub-clauses 7 and 8 if it is satisfied that the design and construction is safe and functional with regard to the location of the development.*
5. *The consent authority may consent to a car parking area that is not in accordance with sub-clause 9 if it is satisfied that the non-compliance will not result in adverse impacts on the local road network or internal functionality of the car parking area.*

Requirements

6. *A car parking area is to:*
    a) be not less than 3m from any lot boundary abutting a road; and
    b) provide landscaping to the setback area to a minimum depth of 3m immediately adjacent to any lot boundary abutting a road, using species designed to lessen the visual impact of the car parking area when viewed from the road.
7. A car parking area is to be constructed and maintained to *be:*
    a) of a suitable gradient for safe and convenient parking; and
    b) sealed and well drained in urban areas, or dust supressed in non-urban areas.
8. *The layout of a car parking area is to:*
    a) be functional and provide separate access to every car parking space;
    b) allow a vehicle to enter from and exit to a road in a forward gear;
    c) be in accordance with the dimensions set out in the diagram to this clause; and
    d) ensure parking spaces at the end of and perpendicular to a driveway are 3.5m wide or so that the driveway projects 1m beyond the last parking space.
9. *The number of access points to the road is to be limited, and access points to car parking areas are to:*
    a) have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow; and
    b) maximise sight lines for drivers entering or exiting the car parking area.

Assessment

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

The provided swept-path diagram illustrates the two parking spaces for unit 19 and 20 will need to reverse approximately 9m into a turning bay before undertaking a three-point turn to exist in a forward gear. The design is considered generally to comply with the requirements including being functional and allowing vehicles to enter and exist to the road in a forward gear.



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

COMPLIES

5.2.6.1 Landscaping in Zones other than Zone CB

Purpose

Encourage landscaping that enhances local amenity by:

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

Administration

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

Requirements

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

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

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

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

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

Assessment

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

The Statement of Effect advises that 34.61% of the site is proposed to be landscaped. However, Units 1-9 are partially affected by a registered drainage easement and associated drainage infrastructure. The service authority has advised that landscaping and fencing are not supported within the easement area. Consequently, the extent of landscaping proposed cannot be achieved as shown for unit 1-9, resulting in non-compliance with Clause 5.2.6.1.

DOES NOT COMPLY

5.4.1 Residential Density

Purpose

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

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

Administration

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

Requirements

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

Table A to Clause 5.4.1: Dwelling Density in Certain Zones	
Zone	**Dwelling Density**

LMR and for **dwellings-group** in CL and T and **dwellings-multiple** in Table	1 per 300m2

Assessment

The proposal complies with the minimum residential density requirements of the Northern Territory Planning Scheme 2020; Table A advises dwellings-group in zone LMR requires 1 dwelling per 300m2.

20 dwellings on a site area of 5830m^2 provides a dwelling density of 1 dwelling per 291.05m^2 (2.98% Less).

DOES NOT COMPLY

5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

Purpose

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

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

Administration

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

Requirements

*6. Subject to clause 5.2.7, **building setbacks** of **residential buildings** and **ancillary** structures are to*

be set back from lot boundaries in accordance with:

(a) the relevant table to this clause; or

(b) any setbacks established in a building setback plan that is included in Schedule 9.

Assessment

Boundary	Required	Building setback(s) Proposed			Compliant?
Primary Street (Grice Street)	6m for residential buildings, and ancillary structures with external walls (5.1m for roof eaves / gutters). or 4.5m for ancillary structures without external walls (3.6m roof eaves / gutters);	Residential Building (containing Units 1)	Main wall	6.0m	Yes
			Roof Eaves & Gutters (of dwelling)	5.1m	Yes
		Ancillary Structures (Veranda of Unit 1)	Roof Eaves (of Veranda)	5.1m	Yes
		Residential Building (containing Units 10)	Main wall	6.0m	Yes
			Roof Eaves & Gutters (of dwelling)	5.1m	Yes
		Ancillary Structures (Veranda of Unit 10)	Roof Eaves (of Veranda)	5.1m	Yes
Side (North-west)	1.5m for residential buildings and ancillary structures (0.6m for roof eaves / gutters).	Residential Building (containing Units 10-20)	Main wall	6.16m	Yes
			Roof Eaves & Gutters (of dwelling)	5.26m	Yes
		Ancillary Structures (verandah of Unit 10-20)	Roof Eaves (of Verandah)	5.26m	Yes
Side (South-east)	1.5m for residential buildings and ancillary structures (0.6m for roof eaves / gutters).	Residential Building (containing Units 1-9)	Main wall	6.16m (Include 4.2m drainage easement)	Yes
			Roof Eaves & Gutters (of dwelling)	5.26m (Include 4.2m drainage easement)	Yes
		Ancillary Structures (verandah of Unit 1-9)	Roof Eaves (of Verandah)	5.26m	Yes
Rear (Lot 6491)	1.5m for residential buildings and ancillary structures (0.6m for roof eaves / gutters). or 1m, provided that the subject wall: • only includes openings that are either glazed in an opaque material and cannot be opened or have a sill height of 1.6m or greater; • does not extend beyond a maximum height of 3.5m; and	Residential Building (containing Units 9)	Main wall	~3.12m (Closet point)	Yes
			Roof Eaves & Gutters (of dwelling)	~2.8m (Closet point)	Yes
		Ancillary Structures (verandah of Unit 9)	Verandah	~1.5m (Closet point)	Yes
			Roof Eaves & Gutters (of Verandah)	~0.7m (Closet point)	Yes
		Residential Building (containing Units 20)	Main wall	~3.83m (Closet point)	Yes
			Roof Eaves & Gutters (of dwelling)	~2.93m (Closet point)	Yes
		Ancillary Structures (Carport of Unit 20)	Carport (support column)	~1.5m (Closet point)	Yes

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

Assessment

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

COMPLIES

5.4.3.2 Distance Between Residential Buildings on one Site

Purpose

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

Administration

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

Requirements

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

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

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

Assessment

The development consists of a single-storey building with a low overall height and a modest built form. As the proposal contain 7 single-storey building, there is requirement for a separation distance between two buildings. Each dwelling is separated internally by a solid masonry wall and distance required between two building is 3m and provided separation between building is 3.6m for each building.

COMPLIES

5.4.6 Private Open Space

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

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

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

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

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

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

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

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

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

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

Assessment

Unit	Area A		Area B	
	Required	Proposed	Required	Proposed
1 (Include easement area)	$45m^2$	131m2	24m2	24m2
2-8 (Include easement area)	45m2	48m2	24m2	24m2
4, 5, 8 (Include easement area)	45m2	45m2	24m2	24m2
9 (Include easement area)	45m2	100m2	24m2	24m2
10	45m2	140m2	24m2	24m2

11-12, 15-16, 19	45m2	48m2	24m2	24m2
13, 14, 17	45m2	45m2	24m2	24m2
18	45m2	72m2	24m2	24m2
20	45m2	288m2	24m2	24m2

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

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

Furthermore, Unit 1-9 are partially constrained by drainage easement registered on Land title (and associated drain / gradient / Council infrastructure) –Proposed and existing gradient / functionality of private open space area Shown on drawings- storm water (overland flow) passes through Unit 6-7 into Council inlet – see photograph below.

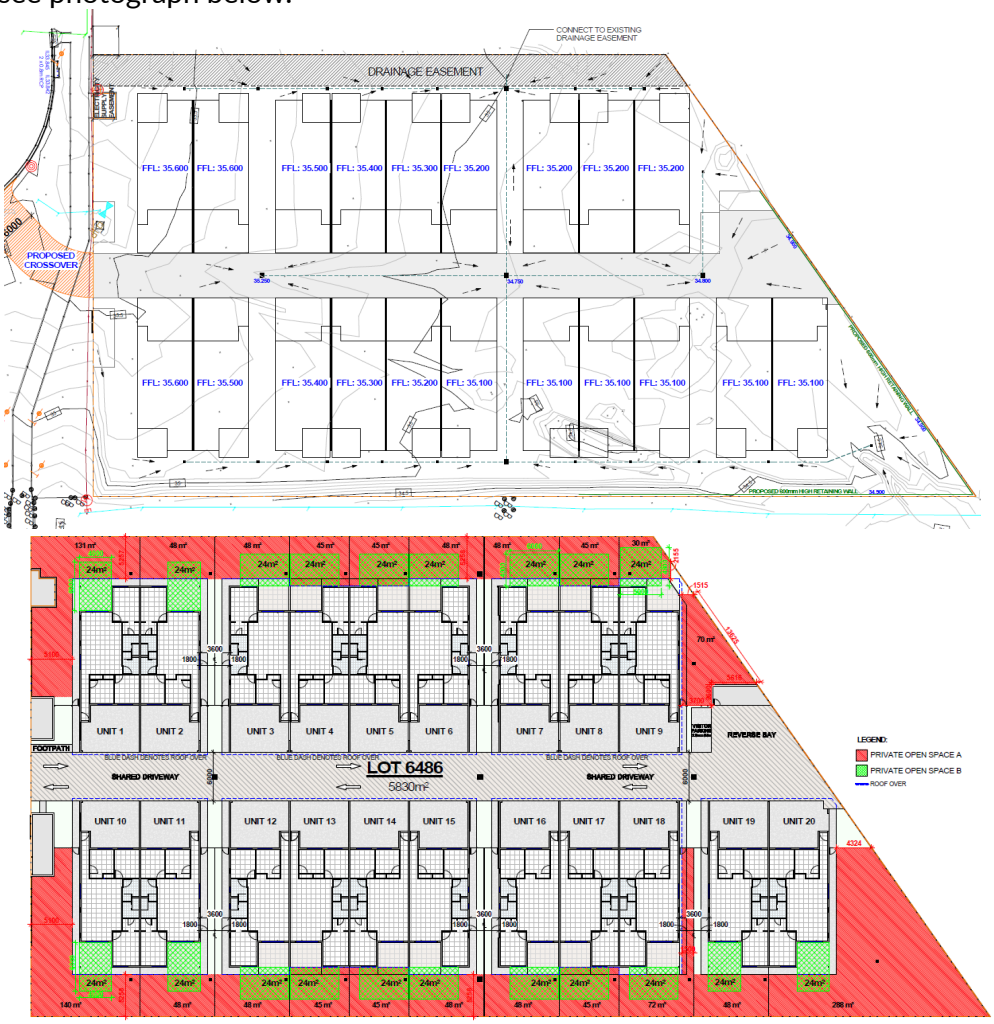


Figure: extract from submitted plans

COMPLIES

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

Purpose

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

Administration

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

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

DOES NOT COMPLY

5.4.17 Building Articulation

Purpose

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

Administration

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

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

Requirements

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

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

Assessment
The proposal meets the requirements of this clause with the front living room and rear bedroom ensuring the proposed development includes the necessary step.

COMPLIES

PowerWater

Phone 1800 245 092
Web powerwater.com.au

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

Your Ref: PA2026/0257

Drashti Chovatiya
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Drashti

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

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

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

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

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

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

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

Yours sincerely

Thanh Tang
Manager Distribution Development

06 August 2026

PowerWater

Phone 1800 245 092
Web powerwater.com.au

Container No: LD055/6486

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Drashti Chovatiya

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

In response to your letter of the above proposal for development application purpose, Power and Water Corporation Water Services advises the following with reference to water and sewer enquiries:

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

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

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

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

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

5. The developer must ensure that;

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

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

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

6. Full lot fire coverage cannot be achieved from existing hydrants. Internal firefighting arrangements must be made to the satisfaction of NT Fire and Rescue Service. An internal break tank maybe required for firefighting, as direct pumping from PWC water mains is not permitted.

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

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

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

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

Yours sincerely

Craig Thomas

Craig Thomas
Services Development

21 August 2026

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

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

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T 08 8999 4446

27 August 2026

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

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

Dear Ms Chovatiya

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

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

Land Resources Division

Land Management Unit

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

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

Permit Notes:

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

Land Assessment Branch

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

Weed Management Branch

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

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

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

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

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

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

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

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

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

Permit note:

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

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

Lands and Planning Division

Building Advisory Services

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

Crown Land Estate

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

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

Yours sincerely



Maria Wauchope
Executive Director Land Resources

NT HEALTH

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T 08 89228337

File reference
EFILE 2026/12820

14 August 2026

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

Dear Senior Planner

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

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

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



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





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



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



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

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

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

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

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

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

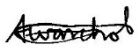
d) It appears an engineering and environmental study is required for the catchment, to determine the most appropriate urban stormwater system design to prevent mosquito breeding and manage current and future urban runoff.

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

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

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

Yours sincerely



Allan Warchot
Advice and Control Officer

Attachment 1. Previous comments on nearby subdivision application

NORTHERN TERRITORY GOVERNMENT | NT HEALTH

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File reference
EFILE 2023/13317

7 December 2023

Senior Planner
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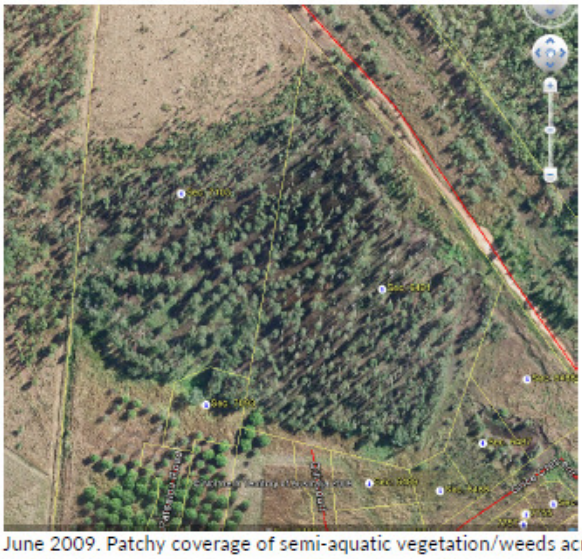
Dear sir/madam

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

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

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

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



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



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

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

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

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

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

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

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

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

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

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

Summary

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

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

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

Yours sincerely

Allan Warchot

Advice and Control Officer

NT FIRE & EMERGENCY SERVICES

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T 08 8948 9130

Our reference
04-D26-89112

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

Dear Development Assessment Services

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

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

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

Yours sincerely



Krystel Harvey
Director Strategic Services
Northern Territory Fire and Emergency Services

5 August 2026

14 August 2026

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

RE: Letter of Comment Development Application

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Response to 46(3)(h) - Amenity

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Kind Regards,



Jaimie O'Connor
Planning and Development Program Leader

Dear DCA

Submission re planning application - 23 Grice Crescent Coolalinga

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

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

MERIT (Architecture and aesthetics)

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

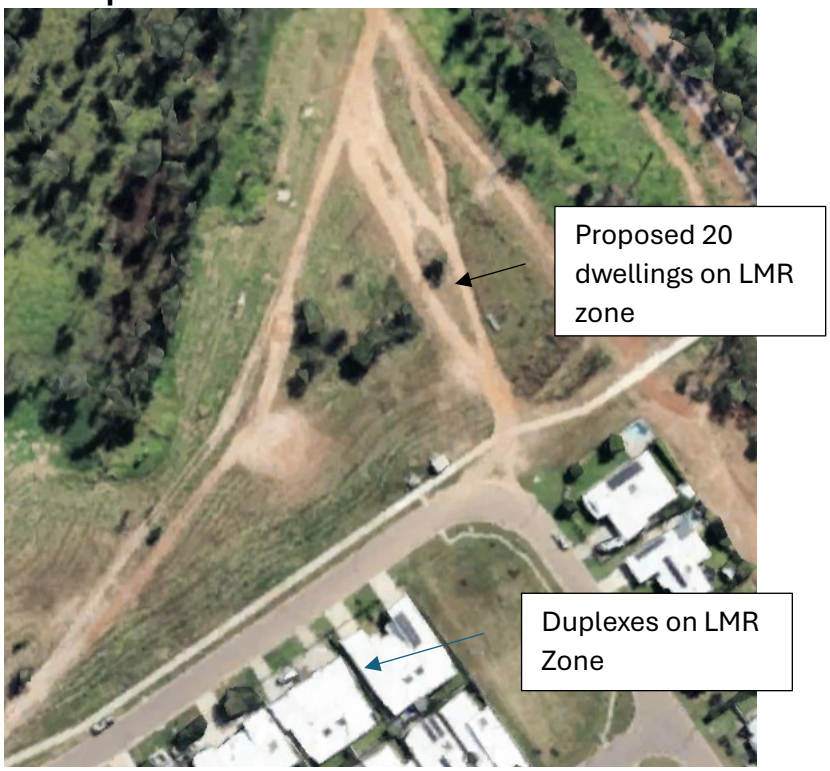




- *Figure 1 Proposed multiple dwelling*
- *Figure 2 Storage facility*

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

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



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

ENVIRONMENT

From an environmental perspective this development scores a D.

Cooling, energy saving and open space

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

Wetland

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



Figure 1 wetland at rear

PEOPLE

This subdivision is not people or family friendly.

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

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

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

AMENITY

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





Figure 2 wetland

Figure 3 Sign at 23 Grice Crescent

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

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

SUMMARY

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

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

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

objectives

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

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

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





Figure 4 Duplex on LMR zone opposite

Figure 5 Single dwellings opposite





Figure 6 Closer view of duplex on LMR zone

Figure 7 space between duplexes highlighting natural breezes

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

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

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

Regards

Gerry Wood

Howard Springs

LIVING TOGETHER (Troppo Architects)

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

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

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

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

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

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

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

Our ESD statement

Troppo are committed to Environmentally Sustainable Development — responsible architecture.

This begins with an appreciation of Place…

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

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

- *aggregation of spaces*
- *zoning control*

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

Where landscaping is required by this Scheme it should be designed so that: (a) planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered car parking areas;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

References

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

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

*4.3 Zone LMR – Low-Medium Density Residential

Zone Purpose

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

Zone Outcomes

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

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

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

4. Non-residential activities such as community centres:

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

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

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

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

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

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

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

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

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

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



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

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

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