



DEVELOPMENT CONSENT AUTHORITY

DARWIN DIVISION

MINUTES

MEETING No. 229 – FRIDAY 11 APRIL 2014

BROLGA ROOM
NOVOTEL DARWIN ATRIUM
100 THE ESPLANADE
DARWIN

MEMBERS PRESENT: Peter McQueen (Chairman), David Hibbert, Grant Tambling, Robin Knox and Jeanette Anictomatis

APOLOGIES: Garry Lambert

OFFICERS PRESENT: Margaret Macintyre (Secretary), Linda Henning and for part of the meeting Sally Cunningham, Anthony Brennan and Dawn Parkes (Development Assessment Services)

COUNCIL REPRESENTATIVE: Mikaela McNamara

Meeting opened at 9.45 am and closed at 12.45 pm

THE MINUTES RECORD OF THE EVIDENTIARY STAGE AND THE DELIBERATIVE STAGE ARE RECORDED SEPARATELY. THESE MINUTES RECORD THE DELIBERATIVE STAGE. THE TWO STAGES ARE GENERALLY HELD AT DIFFERENT TIMES DURING THE MEETING AND INVITEES ARE PRESENT FOR THE EVIDENTIARY STAGE ONLY.

ITEM 1 **60 X 1 BEDROOM MULTIPLE DWELLINGS IN A 9 STOREY BUILDING PLUS 2**
PA2014/0094 **LEVELS OF BASEMENT CAR PARKING**
LOT 1462 (4) LINDSAY STREET, TOWN OF DARWIN
APPLICANT **BELL GABBERT ASSOCIATES PTY LTD**

Mr Mark Bell (Bell Gabbert Associates Pty Ltd) attended.

Submitters in attendance: Mrs Jacqui Langdon (Principal of St Marys Catholic Primary School) and Ms Terry Ann Maney, Mr Michael Avery (Director of Catholic Education, Diocese of Darwin) and Bishop Eugene Hurley.

RESOLVED
78/14

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Lot 1462 (4) Lindsay Street, Town of Darwin for the purpose of 60 x 1 bedroom multiple dwellings in a 9 storey building plus 2 levels of basement car parking, to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

- Demonstration as to why the Tier 2 setbacks cannot be increased to comply with the requirements of clause 6.3.2 (Volumetric Control in Central Darwin) of the NT Planning Scheme. Further justification for any continued non-compliances should also be provided and presented in the context of special circumstances which justify the giving of consent;
- Written advice from a suitably qualified person demonstrating that the parking layout is appropriately designed for its intended purpose and complies with the requirements of clause 6.5.3 (Parking Layout) and relevant Australian Standards. Further justification for any continued non-compliances should also be provided and presented in the context of special circumstances which justify the giving of consent;
- Written advice from City of Darwin in relation to the access and suitability of the proposed waste bin storage arrangements, or that an exemption under Council's 'Part C Waste Bin Policy Exemptions for Residential Properties' has been authorised;
- Demonstration as to how the proposed building design allows removalist vehicles to access the site and deliver or pick up household goods and contents; and
- Any amendments to the application that arise as a result of the above information request.

REASONS FOR THE DECISION

1. The request for additional information demonstrating special circumstances for the areas of non-compliance in relation to clause 6.3.2 (Volumetric Control in Central Darwin) is necessary as consent can only be given if the consent authority is satisfied that special circumstances

justify the giving of consent. The application does not adequately demonstrate that the proposed Tier 2 component complies with the purpose of the clause and protects the amenity of adjoining residences.

2. The request for additional information from a suitably qualified person demonstrating that the parking layout is appropriately designed for its intended purpose and complies with the requirements of clause 6.5.3 (Parking Layout) and relevant Australian Standards is necessary as the application fails to demonstrate that the car parking area is appropriately designed for its intended purpose.
3. The request for written advice from City of Darwin regarding the suitability of the proposed waste bin storage arrangements is necessary as the application fails to demonstrate that the location or access to the waste bin storage area is functional.
4. The request for additional information demonstrating how the proposed design allows removalist vehicles to access the site and deliver or pick up household goods and contents is required to ensure the building is adequately designed to meet the requirements of future residents.

ACTION: Advice to Applicant

ITEM 2
PA2014/0093

180 X 2 AND 12 X 1 BEDROOM MULTIPLE DWELLINGS WITH GROUND LEVEL COMMERCIAL TENANCIES IN A 19 STOREY BUILDING PLUS A BASEMENT CAR PARKING

APPLICANT

LOT 8026 (78) MCMINN STREET, TOWN OF DARWIN
BELL GABBERT ASSOCIATES PTY LTD.

Mr Mark Bell (Bell Gabbert Associates Pty Ltd) attended.

RESOLVED
79/141

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Lot 8026 (78) McMinn Street, Town of Darwin for the purpose of 180 x 2 and 12 x 1 bedroom multiple dwellings with ground level commercial tenancies in a 19 storey building plus basement car parking, to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

1. Additional information and or amended plans in response to the requirements of part 3(b) and (c) of Clause 6.3.1 (Building Heights in Central Darwin) of the NT Planning Scheme including, but not necessarily limited to:
 - a. Information regarding the type of future tenants being sought for the commercial tenancies and/or how the site might be managed to encourage public use of the forecourt;
 - b. Confirmation from a suitably qualified person that the proposal development will achieve an energy efficiency outcome greater than that required under the Building Code of Australia (BCA).
2. Additional information and or amended plans in relation to Clause 6.3.2 (Volumetric Control in Central Darwin) that:

- a. Demonstrates compliance with the requirements of the clause that relate to the Tier 1 aspect of the development including deletion of any aspects of the design that encroach onto allotments not part of this application; and
 - b. Clarifies the building lengths of the Tier 2 components of the development and provides justification for any resulting variations to the clause;
3. Additional information or confirmation from service authorities responsible for the service infrastructure listed in Clause 6.3.3 (Urban Design Requirements in Central Darwin) subclause 9 that the proposed locations for this infrastructure is acceptable;
 4. Additional information or confirmation from a suitably qualified person that the parking layout proposed (including access ramps) provides a satisfactory outcome in terms of complying with the relevant Australian Standard;
 5. Additional information and or amended plans in relation to Clause 7.5 (Private Open Space) that demonstrates compliance with the requirements of the Scheme as suggested in the application, or justification for the identified variations; and
 6. Additional information and or amended plans in relation to Clause 7.6 (Communal Open Space) that clarifies the intended use of the 'refreshments bar' on Level 19 and whether this area will be for the exclusive use of residents and their guests.

REASON FOR THE DECISION

1. Pursuant to section 46(4)(b) of the *Planning Act*, the consent authority may defer consideration of a proposal to allow the applicant to provide additional information it considers necessary to enable the proper consideration of the proposal and its impact on the site and surrounding area.

ACTION: Advice to Applicant

ITEM 3
PA2014/0068
APPLICANT

2 X 4 BEDROOM MULTIPLE DWELLINGS IN A 2 STOREY BUILDING
LOT 7504 (11) O'FERRALS ROAD, TOWN OF DARWIN
ROSSI ARCHITECTS

Mr Rossi Kourounis and Mr Brody McDonald (Rossi Architects) and Sandra attended.

RESOLVED
80/14

That, the Development Consent Authority vary the requirements of Clauses 7.3 (Building Setbacks of Residential Buildings) and 7.3.1 (Additional Building Setbacks of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 7504 (11) O'ferrals Road, Town of Darwin for the purpose of 2 x 4 bedroom multiple dwellings in a 2 storey building, subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to include:
 - a. Confirmation of agreement between the developer and the City of Darwin regarding the proposed vehicle access arrangements for the site noting the requirements specified in Council's letter of 14 February 2013 regarding the proposed development.
2. Prior to the commencement of works (including site preparation), the applicant is to prepare a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system, to the requirements of City of Darwin and to the satisfaction of the consent authority.
3. Prior to the commencement of works (including site preparation) a waste management plan in accordance with Council's Waste Management Policy is required to be submitted, to the requirements of the City of Darwin, to the satisfaction of the consent authority.
4. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), the applicant is to prepare an Environmental Construction Management Plan (ECMP), to the requirements of the City of Darwin, to the satisfaction of the consent authority. The ECMP is to address how construction will be managed on the site, and is to include details of the haulage of excavated and new materials, traffic management for construction vehicles, fencing and hours of construction.

GENERAL CONDITIONS

5. The works carried out under this permit shall be in accordance with drawing numbers endorsed as forming part of this permit.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
7. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
8. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the City of Darwin, to the satisfaction of the consent authority.

9. The owner shall:
 - a) remove disused vehicle and/ or pedestrian crossovers;
 - b) collect stormwater and discharge it to the drainage network; and
 - c) undertake reinstatement works;all to the technical requirements of and at no cost to the City of Darwin, to the satisfaction of the consent authority.
10. The car parking shown on the endorsed plan(s) must be available at all times for the exclusive use of the occupants of the development and their guests.
11. Before the use/occupation of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
12. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
13. All air conditioning condensers are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.
14. All balconies are to be internally drained and discharge is to be disposed of at ground level and in a manner consistent with stormwater disposal arrangements for the site to the satisfaction of the consent authority.
15. Storage for waste disposal bins is to be provided to the requirements of the City of Darwin, to the satisfaction of the consent authority.

NOTES:

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. The Environment Protection Agency of the Department of Lands, Planning and the Environment advises that construction work should be conducted in accordance with the Agency's Noise Guidelines for Development Sites. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.
3. A "Permit to Work Within a Road Reserve" may be required from the City of Darwin before commencement of any work within the road reserve.

REASONS FOR THE DECISION

1. The proposal to construct 2 x 4 bedroom multiple dwellings in a 2 storey building is consistent with the purpose of Zone MD (Multiple Dwelling Residential) which is to provide for a range of housing options to a maximum height of two storeys. The clause requires that development of this zone be of a scale, character and architectural style that is compatible with the streetscape and surrounding development. The two storey design is generally consistent with the scale and style of development in the surrounding area, which comprises of a mix of single and double storey developments.
2. A variation to the setback requirements of the NT Planning Scheme is considered acceptable in this instance as:
 - The application includes internal and external boundary fencing to a minimum height of 1.8m which complies with the standards of Clause 7.5 (Private Open Space). As site fencing approaches the pool deck, its height increases to between 2.2m and 2.6m in order to maintain a sufficient height to provide privacy to pool users as well as users of private yards on the adjacent land. This fencing is considered to suitably address any concerns for overlooking of adjacent properties as a result of the deck and the reduced setback;
 - Allowing the elevated pool deck in this location is thought to minimise the total amount of site excavation necessary for the development. This may limit the overall impact that the development has on the amenity of the area during both construction and use (e.g. drainage, etc.); and
 - It is expected that primary outdoor living will occur under the main roof of dwellings in either the terrace area at ground level or the balcony on the first floor, rather than on the pool deck. The terrace and balcony are designed as direct extensions of the dwellings and are protected from the sun and rain. Both the terrace and balcony are provided with compliant setbacks from both the side and rear boundaries, with the side elevations also provided with screen treatment to minimise views into adjoining properties.
3. The requirement for a schematic stormwater drainage plan, environmental construction management plan and waste management plan is requested by the City of Darwin in its capacity as the relevant local authority. Furthermore, the requirement to provide evidence of agreement between the City of Darwin and developer regarding the proposed vehicle access arrangements for the development is expected to ensure that safe and adequate vehicle access is provided without impacting on compliance with the NT Planning Scheme.

ACTION: Notice of Consent and Development Permit

ITEM 4
PA2014/0005
APPLICANT

**12 X 2 BEDROOM MULTIPLE DWELLINGS IN A 4 STOREY BUILDING
LOT 4686 (40) GOTHENBURG CRESCENT, TOWN OF DARWIN
AJAR ARCHITECTS**

Ms Joanne Rees and Mr Shayne Harris (Ajar Architects) attended.

**RESOLVED
81/14**

That, the Development Consent Authority vary the requirements of Clauses 6.5.3 (Parking Layout), 7.1.1 (Residential Density Limitations), 7.3.1 (Additional Setback Requirements for Residential Buildings Longer Than 18 metres and for Residential Buildings Over 4 Storeys in Height) and 7.6 (Communal Open Space) of the NT Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 4686 (40) Gothenburg Crescent, Town of Darwin for the purpose of 11 x 2 bedroom multiple dwellings in a 4 storey building, subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to include:
 - a. Deletion of the four on-street parking bays shown to be constructed in the Council controlled road reserve or evidence of acceptance from the City of Darwin that the proposed works within the road reserve are acceptable.
2. Prior to the commencement of works (including site preparation), the applicant is to prepare a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system, to the requirements of City of Darwin and to the satisfaction of the consent authority.
3. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), the applicant is to prepare a traffic impact assessment report prepared in accordance with the Austroads document 'Guide to Traffic Management Part 12: Traffic Impacts of Developments'. The report must outline changes that will be required to the surrounding road network and address vehicular, pedestrian, cyclist and public transport issues and opportunities, and is to include swept paths for waste collection vehicles entering and exiting the site. The report is to be to the approval of the City of Darwin, to the satisfaction of the consent authority
4. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), the applicant is to prepare an Environmental Construction Management Plan (ECMP), to the requirements of the City of Darwin, to the satisfaction of the consent authority. The ECMP is to address how construction will be managed on the site, and is to include details of the haulage of excavated and new materials, traffic management for construction vehicles, fencing and hours of construction.

GENERAL CONDITIONS

5. The works carried out under this permit shall be in accordance with drawing numbers endorsed as forming part of this permit.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
7. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
8. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the City of Darwin, to the satisfaction of the consent authority.
9. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) collect stormwater and discharge it to the drainage network; and
 - (c) undertake reinstatement works;all to the technical requirements of and at no cost to the City of Darwin, to the satisfaction of the consent authority.
10. Before the use or occupation of the development starts, the area(s) set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather-seal coat;
 - (d) drained;
 - (e) clearly marked to show the direction of traffic along access lanes and driveways;to the satisfaction of the consent authority.
Car spaces, access lanes and driveways must be kept available for these purposes at all times.
11. The car parking shown on the endorsed plan(s) must be available at all times for the exclusive use of the occupants of the development and their (visitors/ clients).
12. Before the use/occupation of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
13. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

14. All air conditioning condensers are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner, to the satisfaction of the consent authority.
15. All balconies are to be internally drained and discharge is to be disposed of at ground level and in a manner consistent with stormwater disposal arrangements for the site to the satisfaction of the consent authority.
16. Storage for waste disposal bins is to be provided to the requirements of the City of Darwin, to the satisfaction of the consent authority.

NOTES:

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. The Environment Protection Agency of the Department of Lands, Planning and the Environment advises that construction work should be conducted in accordance with the Agency's Noise Guidelines for Development Sites. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

REASONS FOR THE DECISION

1. Pursuant to section 51(a) of the *Planning Act*, the authority must consider any planning scheme that applies to the land to which the application relates:
 - a) The proposal to develop Lot 4686 for the purpose of 11 x 2 bedroom multiple dwellings in a 4 storey building is consistent with the primary purpose of Zone MR (Medium Density Residential) which is to provide for a range of housing options to a maximum height of four storeys above ground level. The development is considered to be of a scale, character and architectural style reasonably anticipated on this site given its zone and zoning of surrounding properties.
 - b) A variation to Clause 6.5.3 (Parking Layout) of the Scheme is considered appropriate as:
 - the site benefits from a generous road reserve directly adjacent to the site which, together with the intended verge planting shown on the amended plan is expected to provide the level of screening expected by this clause;
 - the location of the internal driveway at the front of the site allows

- the parking bays to be located with compliant setbacks from the street frontage thereby reducing the prominence of vehicles parked on site when viewed from the road; and
- the combination of the verge and onsite landscaping and separation offered by the location of the internal driveway is expected to give the impression of closer compliance when viewed from the street and is considered to result in an acceptable design solution given the slightly irregular shape of the allotment.
- c) A variation to Clause 7.1.1 (Residential Density Limitations) of the Scheme to allow a density of one dwelling per 83.3m² of site area instead of the required 85m² is acceptable as the non-compliance is considered a relatively minor departure from the requirements of the clause. Amendments to the design have resulted in a higher level of overall compliance with the minimum standards of the Scheme which suggests that the land is capable of supporting the development without unreasonably impacting on the surrounding area, and in this case, granting a variation is considered to achieve a much better outcome in terms of greater utilisation of an existing serviced and appropriately zoned allotment as encouraged by Clause 4.2(a) of the Scheme.
- d) Having considered the arguments submitted by the proponent, a variation to Clause 7.3.1 (Additional Setback Requirements for Residential Buildings longer than 18m and for Residential Buildings Over 4 Storeys in Height) of the Scheme is considered acceptable in this particular instance. It is considered that the overall design, together with the varied setbacks provided along both side boundaries provide the necessary relief to the affected boundaries envisaged by the clause and result in a building that is well articulated as viewed from adjoining properties. Amending the design to achieve fully compliant setbacks in this case is likely to require loss of this articulation and a much worse outcome in terms of the impact on adjoining properties and the overall visual bulk of the structure.
- e) A variation to Clause 7.6 (Communal Open Space) of the Scheme to allow a reduction in the minimum dimensions for the communal open space area provided is acceptable in this case as:
- a. The communal open space provided achieves the 15% site area requirement imposed by this clause;
 - b. The applicants indicate that being able to supply fully compliant dimensions (i.e. a 6m x 6m communal area at the rear of the site) is impeded by the slightly irregular shape of the property and particularly the angular nature of the block and rear boundary and despite the non-compliant dimensions, they submit that the open space provided will be pleasant and enjoyable as well as being a safe and secure space for children to play; and
 - c. Given that the proposal achieves the minimum requirements of Clause 7.5 (Private Open Space) and even exceeds them in some respects, the overall open space demands of future residents are considered to have been adequately catered for.

2. Pursuant to section 51(e) of the *Planning Act*, in considering a development application the consent authority is required to take into account any submissions made under section 49. Two submissions were received in response to the application. Key concerns raised within the submissions relate primarily to the adequacy of on-site vehicle parking with submitters suggesting that visitor parking should be provided as the street is not of sufficient width to cater for additional on-street parking. The design complies with the minimum requirements of Clause 6.5.1 (Vehicle Parking) and there is currently no requirement in the Scheme for on-site visitor parking. The proponent has suggested provision of four on-street parking bays in the road reserve which may offer additional parking for surplus vehicle. This arrangement is however subject to separate negotiations with the City of Darwin which controls the road reserve.

ACTION: Notice Of Determination

ITEM 5
PA2014/0136

RECLAMATION INCLUDING COASTAL LANDFILL, MARITIME AND WATERFRONT INDUSTRY (INCLUSIVE OF WORKSHOPS) AND SHOWROOM SALES IN 3 X SINGLE STOREY BUILDINGS
LOTS 6503 & 6504 (66) & (64) FRANCES BAY DRIVE, TOWN OF DARWIN
APPLICANT NORTHERN PLANNING CONSULTANTS

Mr Brad Cunnington (Northern Planning Consultants), Mr Ian Fanning (NT Director, Tasmanian Seafoods Pty Ltd), Mr Craig Sanders ((Structural Manager, SKM Darwin) and Ms Claire Gray (SKM), Mr Adam Walker DKJ Projects. Architecture) and Mr Tony Waldron (Dinah Beach Cruising Yacht Club) attended.

Mr Cunnington tabled a Hydrological Assessment, a response to submissions, photos of a marina in Queensland anticipating the same thing here, amended plans and a hydrodynamic review.

Submitters in attendance: Mrs Heather West and Ms Katrina Harding.

Ms Harding showed the members photos – a view of the lot from her residence, traffic problems at the intersection of Frances Bay Drive and Dinah Beach Road.

Interested party in attendance: - Mr Barry Morgan.

RESOLVED
82/14

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Lots 6503 and 6504 (66 and 64) Frances Bay Drive, Town of Darwin, for the purpose of reclamation including coastal landfill, maritime and waterfront industry (inclusive of workshops) and showroom sales in 3 x single storey buildings, to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

1. Confirmation from the NT Environment Protection Authority that their requirements relating to hydrodynamic modelling as specified in their letter dated 28 March 2014 has been satisfactorily addressed;

2. Amended plans to show:
 - a. Floor plans of buildings 01
 - b. The proposed surface treatment and drainage of the car parking area to satisfy Clause 6.5.3(b) (Parking Layout); and
 - c. Consistency of details on all plans (e.g. number of parking spaces, description of buildings etc.); and
3. A site management plan that includes details of hours of operation, access arrangements for business owners/clients, noise restrictions, emergency procedures etc.

REASONS FOR THE DECISION

1. Pursuant to section 46(4)(b) of the *Planning Act*, the consent authority may defer consideration of a proposal to allow the applicant to provide additional information it considers necessary to enable the proper consideration of the proposal and its impact on the site and surrounding area.
2. To assess late information tabled at the DCA meeting and to circulate this information to relevant service authorities for comment, in particular the hydrodynamic review that was required by the NT Environmental Protection Authority prior to approval being granted.

ACTION: Advice to applicant

RATIFIED AS A RECORD OF ATTENDANCE AND DETERMINATIONS MADE AT THE MEETING



PETER MCQUEEN
Chairman

15 /4/14

