

DEVELOPMENT CONSENT AUTHORITY

DARWIN DIVISION

MINUTES

MEETING No. 226 – FRIDAY 21 FEBRUARY 2014

**BILLABONG ROOM
NOVOTEL DARWIN ATRIUM
100 THE ESPLANADE
DARWIN**

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

APOLOGIES: Grant Tambling and Garry Lambert

OFFICERS PRESENT: Margaret Macintyre (Secretary), Linda Henning and Dawn Parkes (Development Assessment Services)

COUNCIL REPRESENTATIVE: Nil

Meeting opened at 9.30 am and closed at 11.00 am

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 **CHANGES TO NET FLOOR AREA OF A TEMPORARY DEMOUNTABLE OFFICE**
PA2013/1003 **BUILDING PREVIOUSLY APPROVED BY DP13/0614**
 LOT 6503 (66) FRANCES BAY DRIVE, TOWN OF DARWIN
APPLICANT **MASTERPLAN NT**

Mr Nigel Bancroft and Ms Adelle Godfrey (Masterplan NT) attended.

RESOLVED That, pursuant to section 53(a) of the *Planning Act*, the Development Consent
31/14 Authority consent to the application to develop Lot 6503 (66) Frances Bay Drive,
Town of Darwin for the purpose of changes to net floor area of a temporary
demountable structure for office use previously approved by DP13/0614, subject to
the following conditions:

CONDITION PRECEDENT

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

GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with the drawings numbered 2013/1003/1 – 2013/1003/7 endorsed as forming part of this permit.
3. 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.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
5. 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.
6. Before the use or occupation of the development starts, the areas set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:

- (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather-seal coat; and
 - (d) drained to the satisfaction of the consent authority.
- Car spaces, access lanes and driveways must be kept available for these purposes at all times.
7. The car parking shown on the endorsed plans must be available at all times for the exclusive use of the occupants of the development and their visitors/ clients.
 8. 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.
 9. Storage for waste disposal bins is to be provided to the requirements of City of Darwin to the satisfaction of the consent authority.
 10. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the consent authority.
 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. Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
 14. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into City of Darwin drains or to any watercourse.
 15. The use of the land and presence of the structure on site for the approved purpose of a temporary demountable structure for office use must cease two years from the date the permit is issued at which time the permit will expire.

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 Power and Water Corporation advises that full lot coverage cannot be achieved from existing hydrants. Internal firefighting arrangements shall be made to the satisfaction of the NT Fire and Rescue Service.
3. A "Permit to Work Within a Road Reserve" may be required from City of Darwin before commencement of any work within the road reserve.
4. Notwithstanding the approved plans, any works and/or landscaping within City of Darwin's road reserve is subject to City of Darwin approval and shall meet all of City of Darwin's requirements, to the satisfaction of and at no cost to City of Darwin.
5. 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 consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

The proposed development is fully compliant with the relevant clauses of the NT Planning Scheme.

2. Pursuant to Section 51(j) of the *Planning Act*, 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.

There is no reason to suggest that the land is not capable of supporting the proposed development. The proposed office is a commercial use and would be temporary, and therefore its placement on the subject area of the site does not present a concern in terms of risk to people, damage to property and costs to the general community caused by storm surge events. In addition, the structure would be unlikely to have an impact on the physical characteristics of adjacent and nearby land.

3. Whilst the form of the proposed development does not reflect the mixed use and precinct style of development envisaged by Zone SD10 (Specific Use Darwin No. 10) and the Frances Bay Area Plan of the Northern Territory Planning Scheme, the office is intended for use associated with the offshore oil and gas industry and its temporary nature would ensure that it does not prevent the long-term development of the site in a manner more consistent with the intent of Zone SD10 and the area plan.

4. A schematic stormwater plan is required in order for the development to demonstrate that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system, and to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

ACTION: Notice of Consent and Development Permit

ITEM 2 **4 X 3 BEDROOM (PLUS STUDY) MULTIPLE DWELLINGS IN 4 X 2 STOREY**
PA2013/1020 **BUILDINGS**
APPLICANT **LOT 8550 (145) MITCHELL STREET, TOWN OF DARWIN**
BUILD UP DESIGN ARCHITECTS

Mr Simon Scally (Build Up Design Architects) attended.

RESOLVED
32/14

That the Development Consent Authority vary the requirements of Clause 7.1.1 (Residential Density Limitations) and Clause 7.3.2 (Distance between Residential Buildings on One Site) and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 8550 (145) Mitchell Street, Larrakeyah for the purpose of 4 x 3 bedroom (plus study) multiple dwellings in 4 x 2 storey buildings, 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 show:
 - (a) the location of the required substation in consultation with and confirmation from the Power and Water Corporation's to the satisfaction of the consent authority; and
 - (b) the location of the proposed crossover in consultation with the City of Darwin to the satisfaction of the consent authority.
2. Prior to the endorsement of plans and prior to commencement of works (including site preparation) a "Traffic Management Plan" shall be prepared to the satisfaction of the Department of Transport's, Public Transport Branch that addresses the ongoing provision of public transport services during construction.
3. Prior to commencement of works (including site preparation), the applicant is to prepare a schematic plan demonstrating all stormwater can be collected on the site and discharged to Council's stormwater drainage system, to the requirements of the City of Darwin. This plan is to be to the satisfaction of the consent authority and is to be endorsed by this permit.
4. Prior to the commencement of works, an Environmental and Construction Management Plan (ECMP) must be prepared to the standards of the

Infrastructure Division, City of Darwin, to the satisfaction of the consent authority. The CEMP should specifically address:

- (a) waste management;
- (b) traffic control;
- (c) haulage routes;
- (d) storm water drainage;
- (e) use of City of Darwin land; and
- (f) how land will be managed during the construction phase of the development.

GENERAL CONDITIONS

4. Works carried out under this permit shall be in accordance the plans endorsed as forming part of this permit.
5. 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.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities and telecommunication networks to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
7. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Darwin, 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, and be at no cost to the City of Darwin, to the satisfaction of the consent authority.
9. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths/cycleways;
 - (c) collect stormwater and discharge it to the drainage network; and
 - (d) undertake reinstatement works;All to the technical requirements of, and at no cost to, the City of Darwin, and to the satisfaction of the consent authority.
10. Before the use or occupation of the development starts, the areas set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather-seal coat; and
 - (d) drained;to the satisfaction of the consent authority.
Car spaces, access lanes and driveways must be kept available for these purposes at all times.

11. 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, nor is any of the landscaping within the 6m driveway aisle extent to exceed 0.6m, ensuring that an appropriate level of visual connectivity through the carparking area.
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 and from view of neighbouring or nearby developments (or developments reasonably anticipated), located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority. The use of angled louvered slats for screening purposes is acceptable, however the slat screening must be designed with a panel to gap ratio, such that the condenser units are not readily visible from any angle.
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.
17. Approval needs to be obtained from the City of Darwin prior to the removal of any existing trees in the nature strip 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 the 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 servicing requirements of the Corporation, and the need for upgrading of on-site and/or surrounding infrastructure.
2. You are advised to contact the relevant service provider prior to construction works commencing in order to determine the relevant telecommunication network servicing requirements for the development, including the potential requirement to provide fibre ready telecommunication facilities.

3. The developer is to contact Telstra via the following website prior to any work commencing to facilitate the installation of the Telstra network: <http://www.telstrasmartcommunity.com/>, and is to register the development with NBN Co at <http://www.nbnco.com.au/gettingconnected/new-developments.html>.
4. Telstra advises that the developer is required to contact "Dial Before You Dig" on 1100 to obtain a location of the Telstra network, and arrange for any removal or relocation if required. The Telstra contact for relocation work is the Network Integrity and Compliance Group on 1-800-810-443.
5. The Department of Lands, Planning and the Environment's 'Environment Protection Agency' advises that construction work should be conducted in accordance with the Department'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 consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

The proposed development of 4 x 3 bedroom (plus study) multiple dwellings in 4 x 2 storey buildings is consistent with the primary purpose of Zone MD (Multiple Dwelling Residential), which is to provide for a range of housing options to a maximum height of two storeys above ground level, and that the development is considered to be of a scale, character and architectural style of infill development that is compatible with the streetscape and surrounding development, as it is similar in scale and form to surrounding developments in the immediate locality.

2. A variation to Clause 7.1.1 (Residential Density Limitations) of the Northern Territory Planning Scheme is supported as the over densification across the whole site is only 70m² which equates to just 17.5m² per dwelling. This minor variation has allowed the development to meet private open space, landscaping and setback requirements whilst still delivering high quality living spaces for its future occupants.
3. A variation to Clause 7.3.2 (Distance between Residential Buildings on One Site) of the Northern Territory Planning Scheme is supported as the reduced distance between units 3 and 4 is not expected to result in any adverse effects of building massing when viewed from adjoining land and the street; it will not have any detrimental effect on the residents amenity as there are no windows on the affected sections and therefore no opportunity for undue overlooking; nor will it impact or prevent breeze flow between buildings.

4. Consultation regarding the exiting street tree is required to ensure that prior approval has been gained from City of Darwin as the removal of any street trees from the verge is at the discretion of the City of Darwin and has to be replaced with an appropriate species to the satisfaction of the General Manager, Infrastructure, City of Darwin.
5. Confirmation regarding the location of the required substation is required to ensure that its location does not impact on the development's compliance with the requirements of the NT Planning Scheme
6. A Traffic management plan is required to ensure that public transport is not impeded during the construction phase of the development.
7. A schematic stormwater plan is required in order for the development to demonstrate that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system, and to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.
8. An Environmental and Construction Management Plan (ECMP) is required to ensure that appropriate procedures are in place to mitigate environmental impacts during the construction phase of the project.

ACTION: Notice of Consent and Development Permit

ITEM 3
PA2014/0010
APPLICANT

DEPENDANT UNIT AND CARPORT ADDITION TO AN EXISTING SINGLE DWELLING WITH REDUCED SIDE AND REAR SETBACKS
LOT 4315 (36) VANDERLIN DRIVE, TOWN OF NIGHTCLIFF
HEINER STRUCTURAL ENGINEERING CONSULTANTS PTY LTD

Ms Annette Joseland (Heiner Structural Engineering Consultants Pty Ltd) sent her apologies.

RESOLVED
33/14

That, the Development Consent Authority vary the requirements of Clause 7.3 (Building Setbacks of Residential Buildings) and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 4315 (36) Vanderlin Drive, Town of Nightcliff for the purpose of a dependant unit and carport addition to an existing single dwelling with reduced side and rear setbacks, subject to the following conditions:

CONDITION PRECEDENT

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

GENERAL CONDITIONS

2. Works carried out under this permit shall be in accordance with drawings numbered 2014/0010/1 – 2014/0010/5 endorsed as forming part of this permit.
3. Any developments on or adjacent to any easements on site shall be carried out to the requirements and satisfaction of the relevant service authority at no cost to the relevant service authority.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
5. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City Darwin to the satisfaction of the consent authority.
6. 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.

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. This development permit does not grant "building approval" for the proposed structure. The Building Code of Australia requires that any structure within 900mm of a boundary meets minimum fire resistance level requirements and you are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing demolition or construction works.
3. 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.

REASONS FOR THE DECISION

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

A variation to Clause 7.3 (Building Setbacks of Residential Buildings) of the Northern Territory Planning Scheme is supported as the development of a dependant unit and carport addition to an existing single dwelling with reduced rear and side setbacks, will not significantly detract from the streetscape or the amenity of the location. The proposed development would be partly screened from adjoining lots by existing vegetation on neighbouring lots and partly screened from the street by an existing carport.

2. An existing garage is being converted to accommodate the proposed dependant unit and as such the proposed setbacks are those that have been in situ for some time without having any known detrimental effect on surrounding development or land. The carport addition has been designed to aesthetically complement the existing carport and proposed dependant unit and has a tapered design so that although its closest point to the boundary is 0.2m, at its furthest it will be 1.2m. It is considered that the proposed design will help to minimise any adverse effects of building massing when viewed from adjoining land and the street.
3. Privacy concerns have been addressed through the absence of windows and doors on the boundaries with adjoining lots, and the variation to the setback requirements are not considered to result in an increased impact on neighbouring lots due to noise, than if full compliance with the setback requirements was achieved.
4. A schematic stormwater plan is required in order for the development to demonstrate that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system, and to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

ACTION: Notice of Determination

ITEM 4

WITHDRAWN

ITEM 5
PA2013/0974
APPLICANT

5 X 2 BEDROOM MULTIPLE DWELLINGS IN A SINGLE STOREY BUILDING
LOT 6659 (9) KWINANA COURT, TOWN OF SANDERSON
MPZ BUILDERS PTY LTD

Mr Manuel Zaroufis & Mr Peter Zaroufis (MPZ Builders Pty Ltd) attended.

RESOLVED
34/14

That the Development Consent Authority vary the requirements of clause 7.3.1 (Additional Setback Requirements for Residential Buildings longer than 18 metres and for Residential Buildings Over 4 Storeys in Height) of the Northern Territory Planning Scheme, and pursuant to section 53(b) of the *Planning Act*, alter the proposed development and consent to the proposed development as altered to develop Lot 6659 (9) Kwinana Court, Town of Sanderson for the purpose of 5 x 2 bedroom multiple dwellings in a single storey building, subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to the 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 generally be in accordance with the plans submitted with the application but modified to show:
 - (a) a consistent 1.8m high colorbond breezeway fence around the entire site inclusive of the boundaries shared with Lot 7031,
 - (b) a landscaping plan indicating denser landscaping on the shared boundaries between Lot 7031 and the development site.
2. Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Darwin's stormwater drainage system shall be submitted to and approved by the City of Darwin, to the satisfaction of the consent authority. The plan shall include details of site levels and Council's stormwater drain connection point/s.

GENERAL CONDITIONS

3. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
4. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage facilities and electricity and telecommunication networks to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

6. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of, and be at no cost to the City of Darwin, to the satisfaction of the consent authority.
7. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths/ cycleways;
 - (c) collect stormwater and discharge it to the drainage network; and
 - (d) undertake reinstatement works;All to the technical requirements of, and at no cost to, the City of Darwin, and to the satisfaction of the consent authority.
8. 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.
9. Before the occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
10. 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.
11. 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 to ground level in a controlled manner to the satisfaction of the consent authority.
12. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the consent authority.
13. Storage for waste disposal bins is to be provided to the requirements of the City of Darwin, to the satisfaction of the consent authority.
14. Should the development be unit titled in the future it will be a requirement for each unit to include two car parking spaces in its unit title area.
15. Soil erosion and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
16. No polluted and/or sediment laden run-off is to be discharged directly or indirectly to City of Darwin drains or to any watercourse.

NOTES:

1. Notwithstanding the approved plans, any works and/ or landscaping within Council's road reserve is subject to Council's approval and shall meet all

Council's requirements to the satisfaction of the City of Darwin and at no cost to Council.

2. The Power and Water Corporation advises that:
 - The Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and the 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 servicing requirements of the Corporation, and the need for upgrading of on-site and/or surrounding infrastructure.
 - The developer is responsible for the full cost to provide required power supply to the proposed development.
 - Payment is to be made in accordance with PAWC's 'water and sewerage services extension policy' (WASSEP) prior to the receipt of development clearance from PAWC.
3. Professional advice regarding implementation of soil erosion and dust control measures to be employed throughout the construction phase of the development is available from the Department of Land Resource Management.
4. The Department of Lands, Planning and the Environment's 'Environment Protection Agency' advises that construction work should be conducted in accordance with the Department'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.
5. Telstra advises that the developer is required to contact "Dial Before You Dig" on 1100 to obtain a location of the Telstra network, and arrange for any removal or relocation if required. The Telstra contact for relocation work is the Network Integrity and Compliance Group on 1800 810 443.

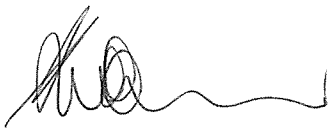
REASONS FOR THE DECISION

1. The proposed development is consistent with the purpose of Zone MD (Multiple Dwelling Residential), which is to provide "for a range of housing options to a height of two storeys above ground level" and being of a "scale, character and architectural style" that is "compatible with the streetscape and surrounding development".
2. 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) is acceptable as the northern side of the building is well articulated with open carport/outdoor living areas between the dwellings as well as the use of varied materials to the building walls. The design is considered to minimise the building massing and visual bulk when viewed from the adjoining land and a variation to the requirements of Clause 7.3.1 is considered acceptable in this instance.

3. Pursuant to section 51(n) of the *Planning Act*, the consent authority must take into account the potential impact on the existing and future amenity of the area in which the land is situated. The application is consistent with the primary purpose of Zone MD (Multiple Dwelling Residential), and where the proposal seeks a variation to the requirements of the planning scheme it has been demonstrated that the purpose of the clause has been met. The proposal achieves compliance with the density, building height, car parking, landscaping, and private open space requirements of the NT Planning Scheme which is considered to demonstrate that the development is suitable for the site. For the above reasons, the proposed development is not expected to unduly impact on the existing and future amenity of the area.
4. A schematic stormwater plan is required in order for the development to demonstrate that it is technically feasible to collect stormwater on the site and dispose of it into Council's stormwater drainage system, and to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.
5. The requirement for a consistent fence and denser landscaping on the shared boundaries with Lot 7031 is to ensure adequate amenity for future occupants of the development.

ACTION: Notice of Consent and Development Permit

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



PETER MCQUEEN
Chairman

26/2/14

