



DEVELOPMENT CONSENT AUTHORITY

DARWIN DIVISION

MINUTES

MEETING No. 156 – FRIDAY 22 OCTOBER 2010

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

MEMBERS PRESENT: Peter McQueen (Chairman), Grant Tambling, David Hibbert and Garry Lambert

APOLOGIES: Heather Sjoberg and Bob Elix

OFFICERS PRESENT: Margaret Macintyre (Secretary), Doug Lesh and for part of the meeting Gemma Eaton and Deborah Buise (Development Assessment Services)

COUNCIL REPRESENTATIVE: Apology

Meeting opened at 9.00 am and closed at 11.00 am

1. Additional information demonstrating why a variation to the requirement of subclause 2(a) of clause 6.3.3 (Urban Design Requirements in Central Darwin) is justified and/ or provide amended plans showing the treatment of the Austin Lane street frontage serving to effectively soften the visual impact of the rear of the development on Austin Lane, and increase the proportion of this boundary which can be considered active in the context of clause 6.3.3 (Urban Design Requirements in Central Darwin).
2. Additional information and/ or amended plans addressing or showing how convenient access to the bicycle storage area and change room facilities is to be provided, noting that the proposal in its present state shows access through a narrow door which also serves as a shared pedestrian (staff) access to the building.
3. Additional information demonstrating why a variation to the requirements of subclause 2(e) of clause 6.3.3 (Urban showing compliance with the requirements of clause 6.3.3 (Urban Design Requirements in Central Darwin) is justified, and/ or provide amended plans demonstrating compliance with the requirement of this clause to provide "covered pedestrian linkages at ground level from one street to the other in buildings that have dual frontages to north-west or north-east aligned streets and or laneways".

REASONS FOR THE DECISION

1. Additional information or amended plans showing the treatment of the Austin Lane street frontage is necessary in order to determine the visual impact of the rear of the development on Austin Lane and in order to determine whether a variation to the requirements of clause 6.3.3 is justified.
2. Additional information or amended plans showing the that bicycle facilities are able to be conveniently accessible on the site, and that bicyclists can park conveniently and that any conflict between cyclist and staff/pedestrian movements is able to be minimised is necessary as the current layout shows shared staff/pedestrian/cycle access to the bicycle facilities through a narrow door and down a hallway (rather than an exclusive directly accessible access for cyclists).
3. Additional information demonstrating compliance with the requirements of clause 6.3.3 (Urban Design Requirements in Central Darwin) 2(e) showing "covered pedestrian linkages at ground level from one street to the other in buildings that have dual frontages to north-west or north-east aligned streets and or laneways" or demonstrating why a variation should be supported in this regard is necessary in order to ensure that the development is sensitive to the needs of pedestrian movements throughout the CBD and to facilitate the creation of safe and active passages through public places thereby, creating a vibrant commercial precinct.

ACTION: Advice to Applicant

ITEM 3
PA2010/1120

CARPORT ADDITION TO AN EXISTING SINGLE DWELLING WITH A REDUCED FRONT SETBACK

APPLICANT

LOT 4584 (7) MAWALAN COURT, TOWN OF DARWIN
KATHERINE DU VALLON

DAS tabled further information from the applicant.

The applicant sent her apologies.

RESOLVED
278/10

That, pursuant to section 53(a) of the *Planning Act*, the Authority consent to the application to develop Lot 4584 (7) Mawalan Court, Town of Darwin for the purpose of a carport addition to an existing single dwelling with a reduced front setback subject to the following conditions:

GENERAL CONDITIONS

1. Works carried out under this permit shall be in accordance with the drawings numbered 2010/1120/1 through to 2010/1120/3 endorsed as forming part of this permit.
2. 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.
3. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Darwin City Council to the satisfaction of the consent authority.

REASONS FOR THE DECISION

1. The proposed development is consistent with the primary purpose of Zone SD (Single Dwelling Residential) which is "to provide for single dwellings on residential lots".
2. A variation to the requirements of Clause 7.3 (Building Setbacks of Residential Buildings) of the NT Planning Scheme is supported for the following reasons:
 - The reduced setback to the side boundary is supported as it is unlikely to negatively impact upon the amenity of the neighbouring property as the neighbouring property has an open area directly adjacent to the location for the proposed carport that is to be used for the purpose of car parking.
 - The reduced setback to the primary street boundary is unlikely to negatively impact upon the amenity of the surrounding area as it is in character with the rest of the street, located towards the end of a cul-de-sac containing nil through-traffic and is to be used for the purpose of providing cover for an area currently utilised for the purpose of car parking. Furthermore, the proposed carport is to be constructed of materials that are considered to be in accordance with the visual amenity of the area.

- In accordance with Clause 2.5 (Exercise of Discretion by the Consent Authority) of the NT Planning Scheme special circumstances have been provided that are considered to be of an adequate level to justify the giving of consent.

ACTION: Notice of Consent and Development Permit

ITEM 4
PA2010/1119
APPLICANT

OFFICE ADDITION TO AN EXISTING WAREHOUSE
LOT 5378 (15) ILIFFE STREET, TOWN OF DARWIN
CARDNO (NT) PTY LTD.

The applicant did not attend.

RESOLVED
279/10

Pursuant to section 53(a) of the *Planning Act*, the Authority consents to the application to develop Lot 5378 (15) Iliffe Street, Town of Darwin for the purpose of an office addition to an existing warehouse, subject to the following conditions:

CONDITION PRECEDENT

1. Prior to the commencement of works (including site preparation) an amended planting schedule (plan number 2010/1119/10) including 'Armidale Street' on the table currently titled 'Part B' and an amended site plan (plan number 2010/1119/9) showing the location of 'Area B' as referred to in the planting schedule being located along the Armidale Street boundary shall be provided. These plans shall be to the satisfaction of the Darwin City Council and upon approval will be endorsed as forming part of this permit.

GENERAL CONDITIONS

2. Works carried out under this permit shall be in accordance with the drawings numbered 2010/1119/1 through to 2010/1119/9.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity and telecommunications services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time, as determined necessary by the Power and Water Corporation.
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. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Darwin City Council, to the satisfaction of the consent authority.
6. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Darwin City Council, to the satisfaction of the consent authority.

7. The carparking, access aisle and driveway shown on the endorsed plans must be available at all times for the exclusive use of the occupants of the development and their visitors.
8. 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.
9. 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.
10. 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.

NOTE:

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.

REASONS FOR THE DECISION

1. The proposal is consistent with the purpose of Zone SD18 (Lot 5378 Iliffe Street, Town of Darwin) of the Northern Territory Planning Scheme, being 'to facilitate the ongoing use and development of the land by the Power and Water Corporation for a depot and office complex'.
2. The proposed office addition is considered to be consistent with the character of both the subject site and surrounding area as the subject site contains the Power and Water Authority's premises and the proposed development is an extension of these premises and much of the surrounding area contains similar land uses and building types.
3. The proposal involves the planting of a 5.7m wide landscaping strip directly adjacent to the proposed office along the Armidale Street property boundary which will improve the visual amenity of both the subject site and the street frontage along the subject portion of Armidale Street also.
4. An amended landscape plan and planting schedule are required in order to ensure compliance with the provision of Zone SD18 that requires screen landscaping along the Armidale Street frontage.

ACTION:

Notice of Consent and Development Permit

ITEM 5
PA2010/1110
APPLICANT

**SHOWROOM SALES AREA AND OFFICE ADDITIONS
TO AN EXISTING FURNITURE WAREHOUSE / SHOWROOM
PORTION 1544 (532) STUART HIGHWAY, HUNDRED OF BAGOT
VENTURIN NOMINEES PTY LTD**

The applicant did not attend.

RESOLVED
280/10

Pursuant to section 53(b) of the *Planning Act*, the Authority alters the proposed development and consent to the proposed development as altered to develop Portion 1544 (532) Stuart Highway, Hundred of Bagot for the purpose of a showroom sales area and office additions to an existing furniture warehouse/ showroom, subject to the following conditions:

CONDITION PRECEDENT

1. Prior to the commencement of works (including site preparation) the following matters are to be addressed to the satisfaction of the consent authority:
 - A schematic plan is to be provided, demonstrating that all stormwater can be collected on the site and discharged underground to Council's stormwater drainage system, to the requirements of Darwin City Council and to the satisfaction of the consent authority. This plan is to include details of site levels and Council's stormwater drain connection points within the vicinity of the site.
 - A landscape plan demonstrating compliance with the requirements of clause 6.12 (Landscaping) of the NT Planning Scheme shall be submitted which shows existing landscaping on the site, and shows adequate landscaping along the Winnellie Road side of the development (including within the Darwin City Council road reserve) with a view to retaining as many of the existing trees as possible, shall be prepared in consultation with the Darwin City Council, to the satisfaction of the consent authority. When approved the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and two copies must be provided. The plan must show a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes and maturity, and quantities of each plant.

GENERAL CONDITIONS

2. Works carried out under this permit shall be in accordance with the drawings numbered and endorsed as forming part of the permit.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity and telecommunications services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time, as determined necessary by the Power and Water Corporation.

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. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to Darwin City Council or the Department of Lands and Planning, as the case may be, to the satisfaction of the consent authority.
6. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Darwin City Council or the Department of Lands and Planning, as the case may be, to the satisfaction of the consent authority.
7. The carparking, access aisle and driveway shown on the endorsed plans must be available at all times for the exclusive use of the occupants of the development and their visitors.
8. 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.
9. 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.
10. 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.

NOTE:

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.

REASONS FOR THE DECISION

1. The proposal is consistent with the purpose of Zone SC (Service Commercial) of the Northern Territory Planning Scheme, being 'provide for commercial activities which, because of the nature of their business or size of the population catchment, require large sites'.
2. The proposed showroom sales and office additions are considered to be consistent with the character of both the subject site and surrounding area as the subject site contains showroom sales, warehouses and offices and the proposed development is an extension of these premises and

much of the surrounding area contains similar land uses and building types.

3. The 40 car parking bays that are proposed to be located within the road reserve for Winnellie Road are considered to be appropriate to the area and will enhance the amenity of both the subject site and surrounding area, provided they are developed in accordance with any requirements of the Darwin City Council.
4. A reduction in the car parking requirements under Clause 6.5.2 (Reduction in Parking Requirements) of the Northern Territory Planning Scheme is warranted as:
 - a. The number of additional car parking bays that have been proposed to be located within the road reserve for Winnellie Road exceed the additional number of car parking bays required in association with the proposed development in accordance with the requirements of the NT Planning Scheme.
 - b. The car parking that is proposed to be constructed within the road reserve for Winnellie Road will enhance the functionality and amenity of the site.
5. The requirement for a landscaping plan to be provided that shows the existing and proposed landscaping both on site and within the Winnellie Road reserve is required in order to ensure the development complies with the requirements of clause 6.12 (Landscaping) of the NT Planning Scheme which is intended to ensure that "landscaping on a site complements and enhances the streetscape, is attractive, and water efficient".

ACTION: Notice of Consent and Development permit

ITEM 6 **64 X 2 BEDROOM MULTIPLE DWELLINGS (INCLUDING 51 X 2 BEDROOM**
PA2010/0658 **SERVICED APARTMENTS) AND INCLUDING CAR PARKING AT LEVELS 2 - 4**
IN A 12 STOREY BUILDING
LOT 2443 (110) MITCHELL STREET, TOWN OF DARWIN
APPLICANT **SAVVAS SAVVAS ARCHITECT**

The applicant did not attend.

RESOLVED That, pursuant to Section 46(4)(b) of the *Planning Act*, the Authority defer
281/10 consideration of the application to develop Lot 2443 (110) Mitchell Street, Town of
Darwin for the purpose of 64 x 2 bedroom multiple dwellings (including 51 x 2
bedroom serviced apartments) and including carparking at levels 2 to 4 in a 12 storey
building 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:

- details with regard to the façade treatment to be applied to the southeast podium wall to reduce the visual bulk and mass of this wall and provide visual interest;
- details with regard to the proposed use of the enclosed area at the northwest corner of the property; and
- details with regard to the site and ground floor levels at the northwest corner of the property showing the at grade interface between the footpath and the proposed enclosed area (which demonstrates whether it is possible to include a door to this area at the same grade as the footpath or whether steps would be necessary).

REASONS FOR THE DECISION

1. Additional information with regard to the façade treatment of the southeast facing podium wall is necessary in order to determine the visual impact of the development as viewed from this side of the building.
2. Additional information with regard to the proposed use of the enclosed area at the northwest corner of the property is necessary in order to determine whether there is a legitimate use of this area, or whether it is likely to remain as unused space.
3. Additional details with regard to the interface between the floor level of the enclosed area at the northwest corner of the property and the abutting footpath is necessary in order to determine the level of activation that this area will provide along both the Mitchell and Peary Street frontages.

ACTION: Advice to Applicant

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



PETER MCQUEEN
Chairman

25/10/10