



DEVELOPMENT CONSENT AUTHORITY

DARWIN DIVISION

MINUTES

MEETING No. 214 – FRIDAY 5 JULY 2013

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

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

APOLOGIES: Robin Knox

OFFICERS PRESENT: Margaret Macintyre (Secretary), Linda Henning and Anthony Brennan (Development Assessment Services)

COUNCIL REPRESENTATIVE: Nil

Meeting opened at 9.45 am and closed at 10.45 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 **ADDITIONS AND ALTERATIONS TO EXISTING SERVICED APARTMENTS**
PA2013/0365 **LOT 8018 (49) PARAP ROAD, TOWN OF DARWIN**
APPLICANT **MASTERPLAN NT PTY LTD**

Mr Brad Cunnington and Ms Shauna Wild (Masterplan NT Pty Ltd) attended.

RESOLVED That the Development Consent Authority vary the requirements of clause 7.3
162/13 (Building Setbacks of Residential Buildings) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the *Planning Act*, consent to the application to develop Lot 8018 (49) Parap Road, Town of Darwin for the purpose of additions and alterations to existing serviced apartments, subject to the following conditions:

GENERAL CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings numbered 2013/0365/1 through to 2013/0365/6, 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 City of Darwin to the satisfaction of the consent authority.

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 advise 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 one month prior to construction works commencing to determine servicing requirements and the need for upgrading of infrastructure.
3. 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. The proposed alterations and additions are 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”, and that the development is considered to be of a “scale, character and architectural style [that is] compatible with the streetscape and surrounding development”.
2. A variation to clause 7.3 (Building Setbacks of Residential Buildings) of the Northern Territory Planning Scheme is acceptable as the porte cochere is not expected to result in any significant massing effects when viewed from the street or adjoining properties. The roof and associated support columns will form the only element of the structure of any noticeable mass which should result in the visual impact being minimal. The materials and colours used for construction are appropriate being colourbond roofing and painted steel columns and fascia beam which match the existing building. The proposal will not result in any noticeable impact on breeze penetration to the existing building or those in the vicinity. The proposal is considered to comply with the purpose of clause 7.3 and to be appropriate to the site and its locality.

ACTION: Notice of Consent and Development Permit

ITEM 2
PA2013/0361

APPLICANT

CARPORT ADDITION TO EXISTING SINGLE DWELLING WITH A REDUCED FRONT SETBACK
LOT 4725 (6) SANFORD STREET, TOWN OF SANDERSON
RAW DESIGNS

DAS tabled an addendum.

Mr Rob Watt (Raw Designs) and Mr Steve & Mrs Johanna Stieber (owners) attended.

RESOLVED
163/13

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Lot 4725 (6) Sanford Street, Town of Sanderson for the purpose of a carport addition to an existing single dwelling with a reduced front setback 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:

- Amended plans showing a reduction in scale as well as an increased front setback which more closely complies with the requirements of the Northern Territory Planning Scheme.

REASON FOR THE DECISION

A reduced scale and a setback line which more closely complies with the requirements of clause 7.3 (Building Setbacks of Residential Buildings) will ensure the proposal is more compatible with the streetscape and surrounding development.

ACTION: Advice to applicant

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



PETER MCQUEEN
Chairman

8/7/13