

**ASTI Motel Site - Public Meeting 5:00pm
Wednesday 11th October at Plan office 8/1 Buffalo Court**

		
<p style="text-align: center;"><i>Perspective South-West</i></p>	<p style="text-align: center;"><i>Intersection Smith and Packard Streets</i></p>	<p style="text-align: center;"><i>Read more here</i></p>

Currently listed at the Development Consent Authority is:

Lot 01287 Town of Darwin 1 MONTORO CT LARRAKEYAH, Current Zones: TC (Tourist Commercial)

Proposed Development: Readvertised with changes: 56 dwellings-multiple and 63 serviced apartments in 1x10 and 1x11 storey buildings plus three levels of basement car parking.

Closing: Midnight Friday, 13th October 2023

Email your comments to: das.ntq@nt.gov.au before Midnight Friday 13th October 2023.

We know this site as Asti Motel Site. On our website <https://planinc.org.au> we have all the submission attachments to make it easier for the community to get access to this information.

<p>The requested variations to the planning Scheme are not summarised making review of these documents by community very difficult.</p>	<p>This development is only residential, there is no retail/commercial/community facilities/urban open space.</p>
<p>There has been no attempt by the proponent to engage with community members to understand their concerns and gauge input to what is a contentious proposal.</p>	<p>The proponent claims to contribute to the amenity of the public realm with buildings that are clearly out of touch with the existing built form of the area.</p>
<p>The traffic review was carried out in 2019 and advises there has been no change in traffic conditions since that time. The time frame was during Covid, also there was no City Deal CDU campus or any Neuron scooters.</p>	<p>The proponent claims to accommodate a range of demographic groups but offers no explanation of how this will be achieved.</p>
<p>Development permits and drawings from 2013, 2014 and 2015 are attached creating confusion.</p>	<p>The proponent claims a quality of landscaping without out any documentation as to the method of defining the quality. The drawings show street trees which do not exist and there has been no effort by any entity to promote the greening of the area. The proponent has shown no interest in the look and care of the site in the decades we have waited for an appropriate outcome.</p>
<p>All traffic will be directed through Montoro Court and Packard Place with no consultation with the residents of those streets.</p>	<p>Further the fact that the apartments will have sea views is purported to contribute to:</p>

There is no setback from the Smith Street facing building, the land is public land, and the development should adhere to good planning. The interconnected network calls for an enhanced streetscape and landscape yet the building will be out of character with the other buildings facing Smith Street by adjoining the street reserve.

The proponent shows buildings on the other side of Smith Street as having no setback. This side of Smith Street has managed to preserve the road reserve and building setback from the road reserve throughout the development of the street. This would be a poor precedent and affect the site lines. To claim the reduced setback would be in character with Smith Street as it stands today is disingenuous. The claim that by allowing a reduced setback has generated an increased setback on other boundaries (above legal requirements) is irrelevant. It is assumed that planning regulations provide for appropriate building envelopes.

The tallest building nearby is 9 storeys, most of the buildings surrounding are 4 storey or less. Buildings of a height of 11 storeys are a significant outlier. Serviced apartments have a lesser floor space requirement allowing for higher density, these apartments have been sold into the investment and residential stock across Darwin over the years.

The act calls for Limited residential, commercial and community uses, such as dwellings-multiple, childcare centre and community centre, where the nature of the activity does not compromise the primary use of the locality for tourist commercial activities. This development is 47% declared residential and it can be expected the 53% Serviced Apartments will certainly mimic the residential uses of the site. The claim that the serviced apartments will be tourist use does not take into account the known student accommodation short fall in Darwin.

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.

In fact, the buildings will decrease the amenity of those existing buildings with views as well as drastically change the nature of the two cul-de-sac streets.

The proponent claims that that the development is reasonably predictable. The term reasonably predicible is non sensical. It is reasonably predicible that it will rain before Christmas, what relevance is that to the planning legislation?

This ignores that the community had a two-story motel with restaurant on the site for many years. The expectation of a like for like development would be reasonable.

There is no mention of tree planting to the Montoro Court to ensure an attractive site presentation.

The proponent calls for reduced balcony size on the one-bedroom apartments. This should not be permitted as it will create precedent. It is reasonable to expect that two people will live in the one-bedroom apartments and thus the legal requirement for private space should not be reduced.

Building articulation is not used on the internal facing walls. These walls will be visible from adjoining properties and street traffic.

Please copy your comments to PLAN on info@planinc.org.au

Call Nick on 0447 499 794