

Development Consent Authority

Northern Territory



GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6044
Facsimile No: (08) 8999 6055

In reply please quote: PA2007/0511
MM:AM

Ms June D'Rozario
June D'Rozario & Associates
GPO Box 780
DARWIN NT 0801

Dear Ms D'Rozario

NOTICE OF CONSENT (SECTION 53B OF THE *PLANNING ACT*) LOT 1462 (4) LINDSAY STREET, TOWN OF DARWIN

The Development Consent Authority has determined in accordance with section 53(b) of the Act to alter the proposal and grant consent to use and develop the abovementioned land for the purpose of 59 motel suites and a 1 x 3 bedroom manager's residence in an 11 storey building including 2 levels of basement car parking and a roof top deck, subject to the conditions specified on the attached Development Permit DP10/0099.

Reasons for the Determination

1. The proposed mixed use development is consistent with the purpose of Zone CB (Central Business) which is to 'provide for a diversity of activities including administrative, judicial, professional, office, entertainment, cultural, residential and retail and other business activities with a commitment to the separation of incompatible activities'.
2. A variation to clause 6.6 (Loading Bays) of the Northern Territory Planning Scheme to provide a loading bay less than the minimum length and height clearance is considered satisfactory in this instance as the small scale nature of the motel and café use is likely to require only smaller sized commercial vehicles.
3. A variation to clause 6.5.3 (Parking Layout) subject to receipt of amended plans is supported in this instance as:
 - the 4 end car parking bays are additional to the car parking required by clause 6.5.1 (Parking Requirements) of the scheme, but can still be used for parking for smaller vehicles or motorcycles; and
 - the podium level vehicle accessway will only cater to a small car park/ service area which is likely to be infrequently used.

4. A variation to the requirements of clause 7.10.3 (Caretakers Residence) for a floor area in excess of 50 m² for the caretakers (managers) residence is supported as the residence is not the primary use of the land and is located within the building such that it will not cause any detriment to adjoining land or the surrounding area.
5. The requirement for amended plans nominating the galvanised metal elements along the side elevations in a non reflective finish is considered necessary to ensure these elements do not result in undue glare to adjoining and nearby properties.
6. The requirement for amended plans showing landscaping details is to ensure that that landscaping of the site is sustainable, and in recognition of the need to achieve a development which provides an active interface with, and passive surveillance to, the street.
7. The requirement for amended plans demonstrating vehicle sightlines in accordance with Darwin City Council requirements will ensure that car parking and vehicle access is functional as required by clause 6.5.3 (Parking Layout) of the NT Planning Scheme.
8. A taxi/mini bus drop off is required to be provided within the road reserve at the front of the site as the consent authority considers that due to the use of the site as a motel it necessary to provide a specific area for loading and unloading of guests to the motel which does not conflict with vehicle movements on Lindsay Street or with vehicles associated with the loading and unloading of students attending St. Mary's Primary School on the opposite side of the street.
9. A requirement for amended plans showing a redesign of the front of the site within the road reserve is required as the final design of the on-street taxi/ mini bus drop off bay may impact on the site and may need to be amended to meet Darwin City Council requirements, to the satisfaction of the consent authority.
10. A requirement for amended plans showing a 6m setback from the adjoining rear site (subject to receipt of legal advice that such a setback is necessary) is required in accordance with clause 6.3.2 (Volumetric Control in Central Darwin) of the NT Planning Scheme. The condition that the proposal continues to comply with clause 7.5 (Private Open Space) will ensure that sufficient areas of private open space are retained for future residents.

Right of Appeal

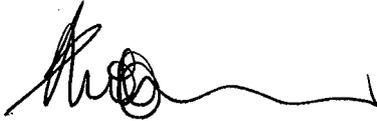
Applicants are advised that a right of appeal to the Appeals Tribunal exists under Part 9 of the *Planning Act*. An appeal under section 114 against a determination of a development application must be made within 28 days of the service of this notice.

The Registrar of the Appeals Tribunal can provide information regarding the Notice of Appeal form and fees payable. The address for lodgement of a Notice of Appeal is: The Registrar, Appeals Tribunal, GPO Box 2014, DARWIN NT 0801 or Level 1, Cnr Cavenagh and Bennett Street, Darwin NT 0800 (Telephone: 08 8999 5001 or Facsimile 08 8999 5005).

There is no right of appeal by a third party under section 117 of the *Planning Act* in respect of this determination as section 117(4) of the Act and regulation 14 of the Planning Regulations apply to the application.

If you have any queries in relation to this Notice of Consent or the attached Development Permit, please contact Development Assessment Services on telephone (08) 8999 7867.

Yours faithfully



PETER MCQUEEN
Delegate

19/2/2010

Attachment

Cc Darwin City Council
St. Mary's Primary School
GHD Pty Ltd
The Planning Action Network
C Mitchell & L Eldridge
Mark Moretti
Eleni Moretti
Andrew Karl Schulze

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 54 and 55

DEVELOPMENT PERMIT

DP10/0099

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 1462

Town of Darwin

4 Lindsay Street, Darwin City

APPROVED PURPOSE

To use and develop the land for the purpose of 59 motel suites and a 1 x 3 bedroom manager's residence in an 11 storey building including 2 levels of basement car parking and a roof top deck, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Variation to clause 6.6 (Loading Bays)

Variation to clause 6.5.3 (Parking Layout)

Variation to clause 7.10.3 (Caretakers Residence)

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the Planning Act, this permit will lapse two years from the date of issue.



PETER McQUEEN

Delegate

Development Consent Authority

19/12/2010

DEVELOPMENT PERMIT

DP10/0099

SCHEDULE OF CONDITIONS

Conditions Precedent:

1. Prior to the commencement of works (including site preparation) a full set of 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 three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) a 6m setback to the rear property boundary in accordance with the requirements of clause 6.3.2 (Volumetric Control in Central Darwin), maintaining compliance with clause 7.5(Private Open Space) subject to receipt of legal advice that such a setback is required;
 - (b) the 'galvanised custom orb sheeting' elements along both side walls nominated in a non reflective finish;
 - (c) car parking space number 8 (at levels P1 & P3), 13 (at level P2) and 22 (at level P4) all nominated for either small cars or motorcycles;
 - (d) provision of a landscaping plan to include:
 - (i) a planting schedule which specifies plant species, with a requirement that species within the front setback area at ground level enable passive surveillance to the street; and
 - (ii) details together with written advice demonstrating that soil depth, growth areas and plant species within the atrium and above the basement car park are all suitable in ensuring the ongoing sustainability of the landscaping proposed in the plans for the development;
 - (e) provision of vehicle sightlines to Darwin City Council requirements, with any required relocation of the water booster pump to be to an area which maintains the openness of the alfresco area to the street; and
 - (f) any redesign of the front of the site required as a result of final design details of the on-street taxi/mini bus drop off bays within the road reserve and appurtenant footpath meeting the requirements of Darwin City Council, to the satisfaction of the Consent Authority.

2. Prior to endorsement of plans and 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 Darwin City Council and to the satisfaction of the consent authority.

General Conditions:

3. Works carried out under this permit shall be in accordance with the plans endorsed as forming part of this permit.
4. Before the use commences the owner must, in accordance with section 70(5) of the Act, substitute the 2 on-street car bays lost through the development, through the payment of a monetary contribution to the Darwin City Council. The contribution is to be calculated in accordance with the requirements of section 70(6) of the Act.
5. Before the use commences the owner/developer must (at no cost to Darwin City Council or the Department of Lands and Planning, construct a bus set-down area within the road reserve meeting the requirements of Darwin City Council, to the satisfaction of the consent authority.
6. Storm water 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.
7. Before the use commences the owner must, in accordance with Part 6 of the Planning Act, pay a monetary contribution to Darwin City Council in accordance with Council's Developer Contribution Plans for Stormwater Drainage Works, to the satisfaction of the Development Consent Authority.
8. 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 telecommunication services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
9. 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.
10. 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.
11. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths/cycleways;
 - (c) construct a taxi/ bus drop off/ pick bay within the Lindsay Street road reserve;
 - (d) collect stormwater and discharge it to the drainage network; and
 - (e) undertake reinstatement works;all to the technical requirements of and at no cost to Darwin City Council to the satisfaction of the consent authority.
12. 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;
- (d) drained,
- (e) line marked to indicate each car space and all access lanes; and
- (f) 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.

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.

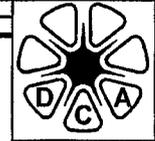
13. Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
14. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
15. 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.
16. 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.
17. 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.
18. Storage for waste disposal bins is to be provided to the requirements of Darwin City Council to the satisfaction of the consent authority.
19. The developer shall contact Service Stream on 1800 733 776 or Commercial/leadin@servicestream.com.au prior to any work commencing to facilitate the installation of the Telstra Network.

Note:

It is advised by Darwin City Council that in no circumstances will Council permit temporary storage of garbage and recycling waste bins on the Lindsay Street road reserve for servicing purposes. Council further advises that its requirement is for the bins to always be serviced from the designated storage area within the property, with Council's requirement being that collection vehicles are only permitted to enter and exit the property in a forward gear.

Development Consent Authority

Northern Territory



GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6044
Facsimile No: (08) 8999 6055

In reply please quote: PA2014/0094
AB: NW

Mark Bell
PO Box 4619
DARWIN NT 0801
mark@bellgabbert.com

Dear Mr Bell

NOTICE OF CONSENT (SECTION 53B OF THE *PLANNING ACT*) LOT 1462 (4) LINDSAY STREET, TOWN OF DARWIN

The Development Consent Authority has determined, in accordance with section 53(a) of the *Planning Act*, to grant consent to the proposal to use and develop the abovementioned land for the purpose of 60 x 1 bedroom multiple dwellings in a 9 storey building plus 2 levels of basement car parking, subject to the conditions specified on the attached Development Permit DP14/0490.

Reasons for the Determination

1. The proposal is consistent with the primary purpose of zone CB (Central Business), being "to provide for a diversity of activities including administrative, judicial, professional, office, entertainment, cultural, residential, retail and other business activities, with a commitment to the separation of incompatible activities".
2. A variation to the requirements of clause 6.3.2 (Volumetric Control in Central Darwin) of the Northern Territory Planning Scheme is acceptable as the level of non-compliance is quite minor and not seen to impact, in any real way, on access to views, daylight and breezes. The proposal is smaller in scale than the previously approved development (DP10/0099), and it would be commercially difficult to achieve full compliance given that 2 levels of basement parking and a ground level slab with ramps and columns has already been constructed. Achieving full compliance with the Tier 2 aspect of this clause is not considered to have any greater benefit than what is proposed in terms of what the clause seeks to achieve.
3. A variation to the requirements of clause 7.5 (Private Open Space) of the Northern Territory Planning Scheme is considered acceptable as the non-compliance is very minor and the angled balconies are included to improve the visual amenity of the front of the building. The connection between the balconies and both the living rooms and bedrooms is ideal and it is considered that the private open space provided meets the purpose of the clause and a variation is acceptable.
4. A variation to the requirements of clause 7.6 (Communal Open Space) of the Northern Territory Planning Scheme is considered acceptable as the non-compliance is relatively minor and relates to the minimum width requirements only, and given the inner-city location it is

expected that residents would have additional access to a variety of places for activities and recreational needs.

5. Pursuant to section 51(e) of the Planning Act, the consent authority must take into account any submissions made under section 49 in relation to the development application. One submission was received which raised concerns with the proposal, particularly in regard to increased traffic flows, congestion and parking shortages along Lindsay Street. The proposal achieves compliance with parking bay numbers, parking layout and driveway access sightlines. Given that the site is located in the core area of zone CB, and the proposal is of a scale significantly less than what could be developed in the CBD, it is considered that the proposal is suitable for the area and for the site, and is unlikely to have any significant impact on the amenity of the area.
6. A traffic impact assessment report, in accordance with the Austroads document 'Guide to Traffic Management Part 12: Traffic Impacts of Developments' is required in order to demonstrate that the development can be supported without undue impact on the site and locality. The City of Darwin specifically requests that a traffic impact assessment report be undertaken that relates purely to the proposed 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 the local underground stormwater system, to the appropriate standards, and to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.
8. In accordance with the requirements of section 51(m) of the Planning Act, consideration has been given to all comments received from service authorities, with all relevant matters addressed through conditions or notes on the development permit, thereby ensuring that an appropriate level of service is maintained for the site and surrounding locality.
9. The design of the building at ground level ensures an active street frontage by limiting the services at street level to a small fire service node and vehicle entry and exit point. The glazed entry and multi-purpose room as well as the landscaped planter boxes and building signage ensures street level activity and visual connection with the indoor restaurant activity on the ground level.

Right of Appeal

Applicants are advised that a right of appeal to the Appeals Tribunal exists under Part 9 of the *Planning Act*. An appeal under section 114 against a determination of a development application must be made within 28 days of the service of this notice.

The Registrar of the Appeals Tribunal can provide information regarding the Notice of Appeal form and fees payable. The address for lodgement of a Notice of Appeal is: The Registrar, Appeals Tribunal, GPO Box 1281, DARWIN NT 0801 or Office of the Coroner, Level 3 Nichols Place, Cnr Bennett & Cavenagh Sts (Telephone: 08 8999 5001 or Facsimile 08 8999 5005).

There is no right of appeal by a third party under section 117 of the *Planning Act* in respect of this determination as section 117(4) of the Act and regulation 14 of the Planning Regulations apply to the application.

If you have any queries in relation to this Notice of Consent or the attached Development Permit, please contact Development Assessment Services on telephone (08) 8999 6046.

Yours faithfully


LINDA HENNING
Delegate

3 / 7 / 2014

Attachment

Cc City of Darwin
Jacqui Langdon

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 54 and 55

DEVELOPMENT PERMIT

DP14/0490

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 01462
Town of Darwin
4 LINDSAY ST, DARWIN CITY

APPROVED PURPOSE

To use and develop the land for the purpose of 60 x 1 bedroom multiple dwellings in a 9 storey building plus 2 levels of basement car parking, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clauses 6.3.2 (Volumetric Control in Central Darwin), 7.5 (Private Open Space) and 7.6 (Communal Open Space) of the NT Planning Scheme.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the Planning Act, this permit will lapse two years from the date of issue.


LINDA HENNING

Delegate
Development Consent Authority

317/2014

DEVELOPMENT PERMIT

DP14/0490

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to the 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 City of Darwin, to the satisfaction of the consent authority.
2. 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.
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/ Department of Transport (whichever relevant), to the satisfaction of the consent authority.
4. 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 locations of all roof top plant equipment, equipment relating to the operation of the lift, aerials, ventilation equipment and ducting and any other equipment that will be placed on the rooftop of the development. The equipment shall be appropriately screened or designed to soften the visual impact of such equipment from view from neighbouring or nearby developments (or developments reasonably anticipated); and,
 - (b) increased shading to the western side verandahs by way of awnings or other such shading devices.

GENERAL CONDITIONS

5. The works carried out under this permit shall be in accordance with the drawings 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, electricity and telecommunications facilities to the

development 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. 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) line marked to indicate each car space and all access lanes; and
 - (f) 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.
9. 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/guests.
10. The recommendations of the traffic impact assessment report as approved by the City of Darwin are to be followed through for the life of the development.
11. Before the use commences the owner must, in accordance with Part 6 of the Planning Act, pay a monetary contribution to the City of Darwin for the upgrade of local stormwater infrastructure, in accordance with its Stormwater Contribution Plan.
12. Storage for waste disposal bins is to be provided to the requirements of the City of Darwin to the satisfaction of the consent authority.
13. 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.
14. 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/ or the Road Networks Division of the Department of Transport, to the satisfaction of the consent authority.
15. 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.
16. 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.
17. All air conditioning condensers (including any condenser units required to be added or replaced in the future) 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.

18. 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.

19. 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.

20. 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.

21. Soil erosion control and dust control measures must be employed throughout the construction stage of the development 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. Notwithstanding the approved plans, all signage is subject to City of Darwin approval, at no cost to the City of Darwin.
3. This development as approved by the Development Consent Authority (DCA) achieves a level of active interface deemed by the authority to provide 74% of the length of the site boundary at ground level as active street frontage. Retaining this level of active frontage is considered by the DCA to be essential to this development achieving the purpose of clause 6.3.3 (Urban Design Requirements in Central Darwin). Any reduction in the percentage of active street frontage is unlikely to be supported, and will require full consideration by the DCA at a meeting of the authority. Refer to "Design guidance to achieve active frontages and provide for services" for advice to active street frontages in relation to service authority requirements.
4. Notwithstanding the approved plans, any proposed works (including landscaping and structures) within Council's road reserve and Council land is subject to Council's approval and shall meet all Council's requirements, to the satisfaction of the General Manager of Infrastructure, City of Darwin and at no cost to Council.
5. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites in the Northern Territory. 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.
6. 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

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - section 59

EXTENSION OF PERIOD OF PERMIT

DP14/0490A

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 01462
Town of Darwin
4 LINDSAY ST, DARWIN CITY

PERIOD OF EXTENSION

The Development Consent Authority has determined to extend the period of Development Permit DP14/0490 by a period of two years.

Development Permit DP14/0490 will now lapse on 3 July 2018.

In all other respects DP14/0490 remains unchanged.

SALLY GRAETZ
Delegate
Development Consent Authority

10/03/2016

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - Section 57(3)

VARIATION OF CONDITIONS

DP14/0490B

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 01462
Town of Darwin
4 LINDSAY ST, DARWIN CITY

VARIATION

Consent is granted to vary Condition 5 of Development Permit DP14/0490 for the purpose of changes to the level 2 floor plan including replacing 1 multiple dwelling with a serviced apartment, in accordance with the drawing/s numbered 2014/0094/01B, endorsed as forming part of this permit.

In all other respects Development Permit DP14/0490 remains unchanged.

BASE PERIOD OF THE PERMIT

This permit does not extend the period of DP14/0490A



DENIS BURKE
Delegate
Development Consent Authority

11/11/2016

SCHEDULE OF CONDITIONS

DEVELOPMENT PERMIT

DP14/0490B

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to the 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 City of Darwin, to the satisfaction of the consent authority.
2. 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.
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/ Department of Transport (whichever relevant), to the satisfaction of the consent authority.
4. 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 locations of all roof top plant equipment, equipment relating to the operation of the lift, aerials, ventilation equipment and ducting and any other equipment that will be placed on the rooftop of the development. The equipment shall be appropriately screened or designed to soften the visual impact of such equipment from view from neighbouring or nearby developments (or developments reasonably anticipated); and,
 - (b) increased shading to the western side verandahs by way of awnings or other such shading devices.

GENERAL CONDITIONS

5. The works carried out under this permit shall be in accordance with the drawings 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, electricity and telecommunications facilities to the development 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. 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) line marked to indicate each car space and all access lanes; and
 - (f) 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.
9. 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/guests.
10. The recommendations of the traffic impact assessment report as approved by the City of Darwin are to be followed through for the life of the development.
11. Before the use commences the owner must, in accordance with Part 6 of the Planning Act, pay a monetary contribution to the City of Darwin for the upgrade of local stormwater infrastructure, in accordance with its Stormwater Contribution Plan.
12. Storage for waste disposal bins is to be provided to the requirements of the City of Darwin to the satisfaction of the consent authority.
13. 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.
14. 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/ or the Road Networks Division of the Department of Transport, to the satisfaction of the consent authority.
15. 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.
16. 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.
17. All air conditioning condensers (including any condenser units required to be added or replaced in the future) 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.

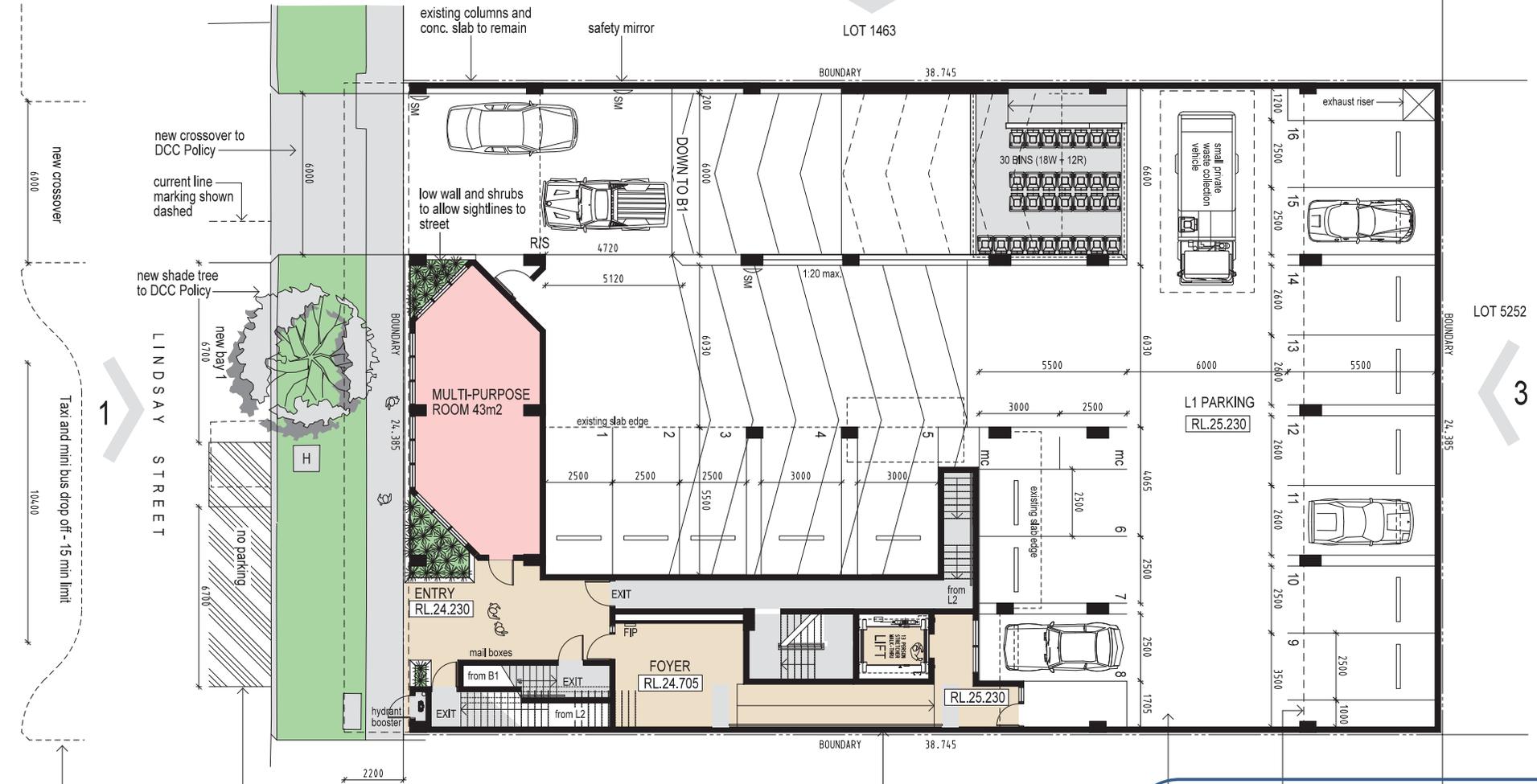
18. All balconies are to be internally drained and discharge is to be disposed of at ground level and in a manner consistent with stormwater disposal arrangements for the site to the satisfaction of the consent authority.
19. Before the occupation of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
20. 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.
21. Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
22. The use of the Studio Unit/Unit 1 on level 2 must be limited to short-term accommodation and meet the definition of 'Serviced Apartments' under the NT Planning Scheme.

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. Notwithstanding the approved plans, all signage is subject to City of Darwin approval, at no cost to the City of Darwin.
3. This development as approved by the Development Consent Authority (DCA) achieves a level of active interface deemed by the authority to provide 74% of the length of the site boundary at ground level as active street frontage. Retaining this level of active frontage is considered by the DCA to be essential to this development achieving the purpose of clause 6.3.3 (Urban Design Requirements in Central Darwin). Any reduction in the percentage of active street frontage is unlikely to be supported, and will require full consideration by the DCA at a meeting of the authority. Refer to "Design guidance to achieve active frontages and provide for services" for advice to active street frontages in relation to service authority requirements.
4. Notwithstanding the approved plans, any proposed works (including landscaping and structures) within Council's road reserve and Council land is subject to Council's approval and shall meet all Council's requirements, to the satisfaction of the General Manager of Infrastructure, City of Darwin and at no cost to Council.
5. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites in the Northern Territory. 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.

6. 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.



outline of previously approved DP10/0099 showing 10.4m taxi and mini bus bay

new proposal to reinstate 1 on street DCC car bay plus hydrant access and 24 hour PAWC emergency access

new awning canopy to DCC Policy

precise concrete slab with line m with wheelstops

edge of plaster to

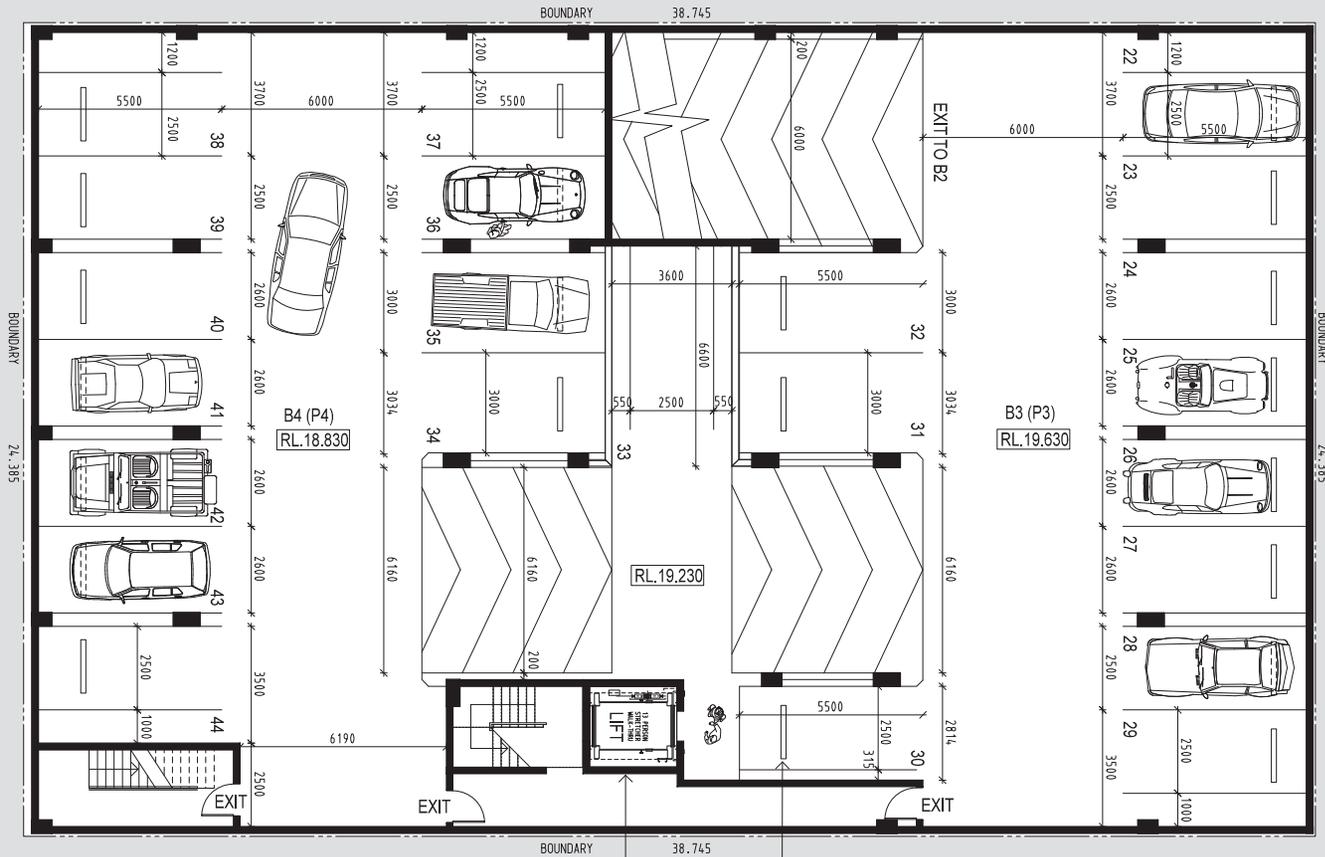
This document contains drawing numbers:
2014/0094/01B - 2014/0094/14B

Referred to in Permit No: DP14/0490B

Issued by the consent authority on: 01/11/2014

All drawings contained within this document have been authorised by the delegate of the consent authority.

Adelle Godfrey
 2016.11.03
 08:41:36 +09'30'
 Delegate



EXISTING BASEMENT WITH
 MODIFICATIONS TO ALLOW
 EXTRA CAR SPACE (BAY 30)

Lift modifications to comply
 with current standards

Wheelstops and white
 line marking to AS 2890

PLOT TIME: 7:19 PM PLOT DATE: Sunday, August 21, 2016



AMB ATELIER MARK BELL
 DESIGN STUDIO + WORKSHOP

Lindsay Apartments

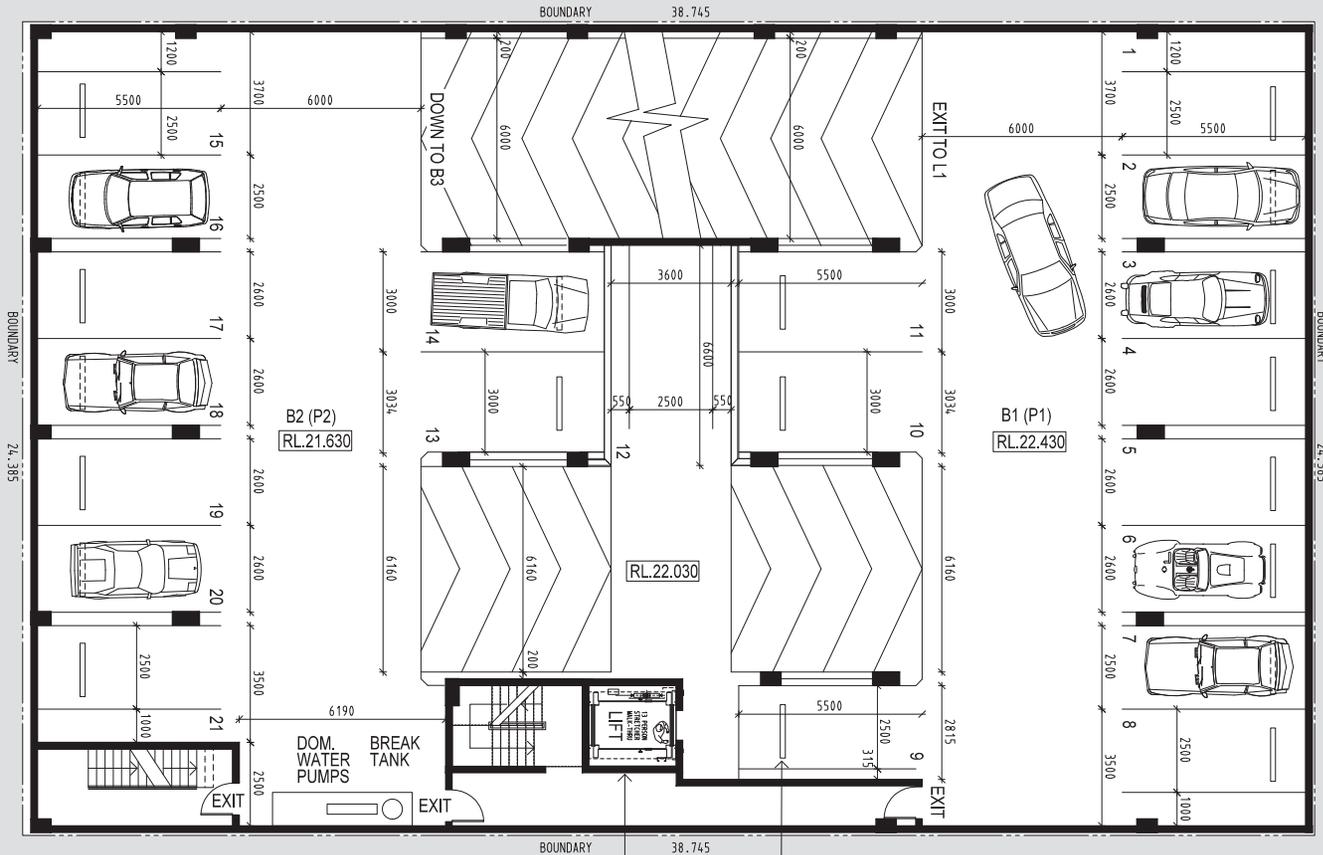
60 x 1-BEDROOM APARTMENTS
 Lot 1462 (4) Lindsay Street, Darwin

PRELIMINARY
 (C) COPYRIGHT BELL GABBERT ASSOCIATES PTY LTD

DEVELOPMENT APPLICATION
 EXISTING BASEMENT
 PARKING B4 - B3 PLAN

D13416
 AUG. 2016
 MBELL
 1:75 (A1)

SK-03
 B



EXISTING BASEMENT WITH MODIFICATIONS TO ALLOW EXTRA CAR SPACE (BAY 9)

Lift modifications to comply with current standards

Wheelstops and white line marking to AS 2890



AMB ATELIER MARK BELL
 DESIGN STUDIO + WORKSHOP

Lindsay Apartments

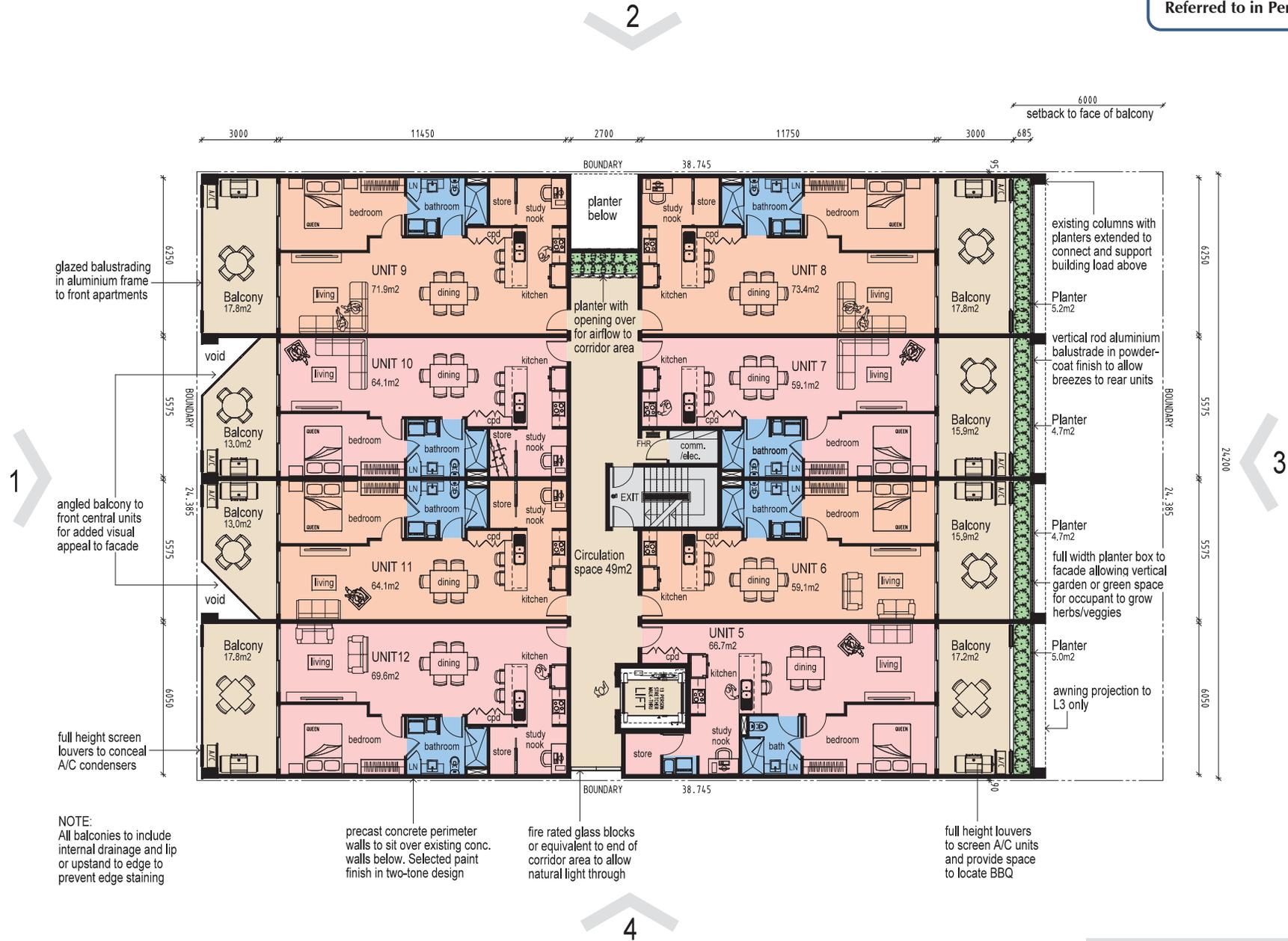
60 x 1-BEDROOM APARTMENTS
 Lot 1462 (4) Lindsay Street, Darwin

PRELIMINARY
 (C) COPYRIGHT BELL GABBERT ASSOCIATES PTY LTD

DEVELOPMENT APPLICATION
 EXISTING BASEMENT
 PARKING B2 - B1 PLAN

D13416
 AUG. 2016
 MBELL
 1:75 (A1)

SK-04
 B



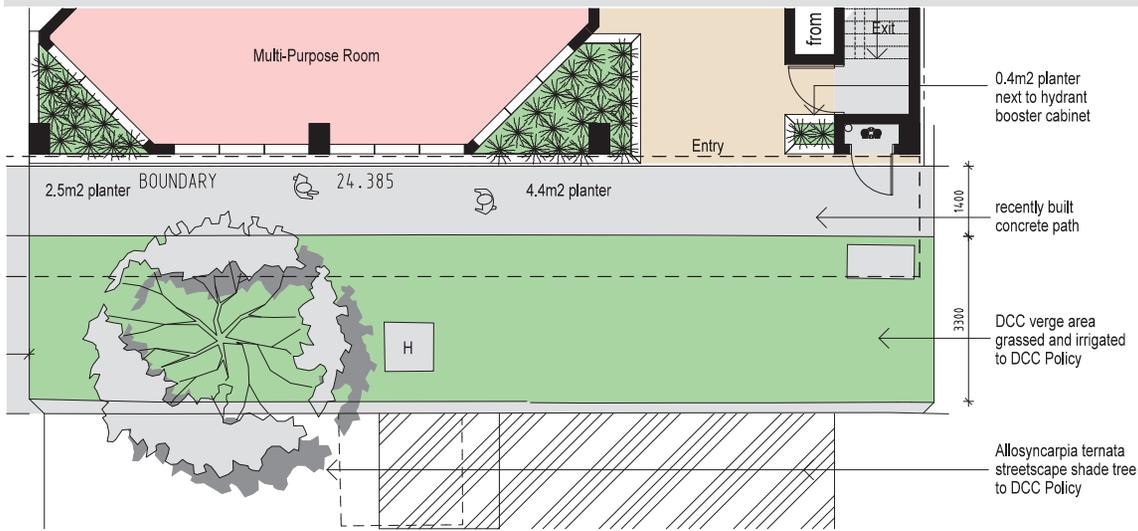
NOTE:
 All balconies to include internal drainage and lip or upstand to edge to prevent edge staining

precast concrete perimeter walls to sit over existing conc. walls below. Selected paint finish in two-tone design

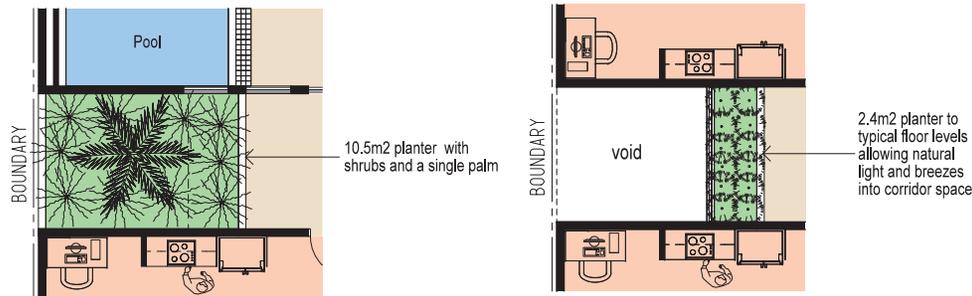
fire rated glass blocks or equivalent to end of corridor area to allow natural light through

full height louvers to screen A/C units and provide space to locate BBQ

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 PLOT DATE: Sunday, August 31, 2016

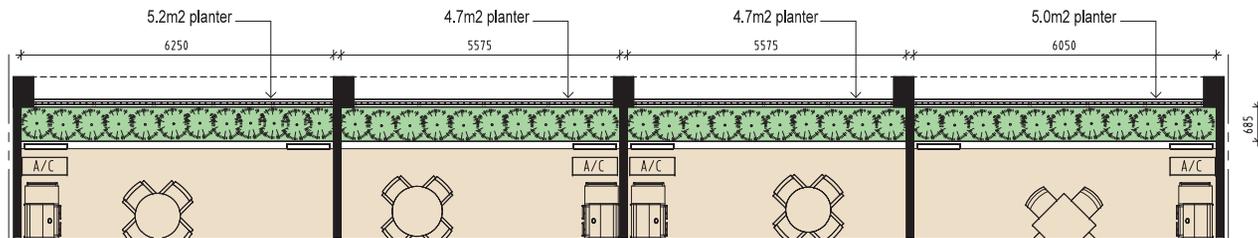


L1 (GL) PLAN



L2 PLAN

L3 - L9 PLAN



L3 - L9 PLAN continuous planters across building facade and edge of balconies allowing vertical garden. Building occupants also have the ability to grow herbs or veggies as an alternative to shrubs or climbers



Allosyncarpia ternata



Pandanus pendunculatis



Philodendron xanadu



Phalaenopsis



Dianella revoluta

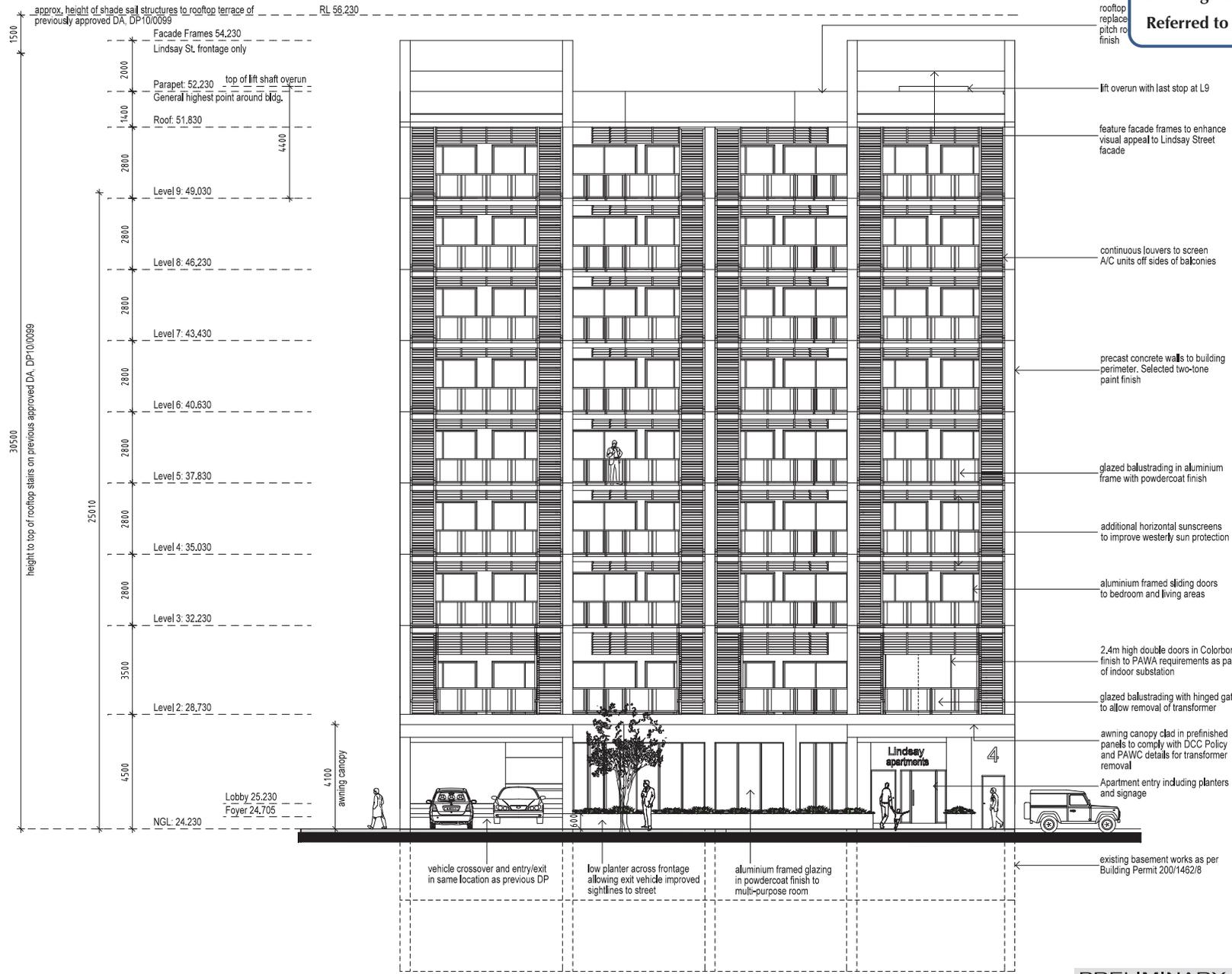


Ixora sp.



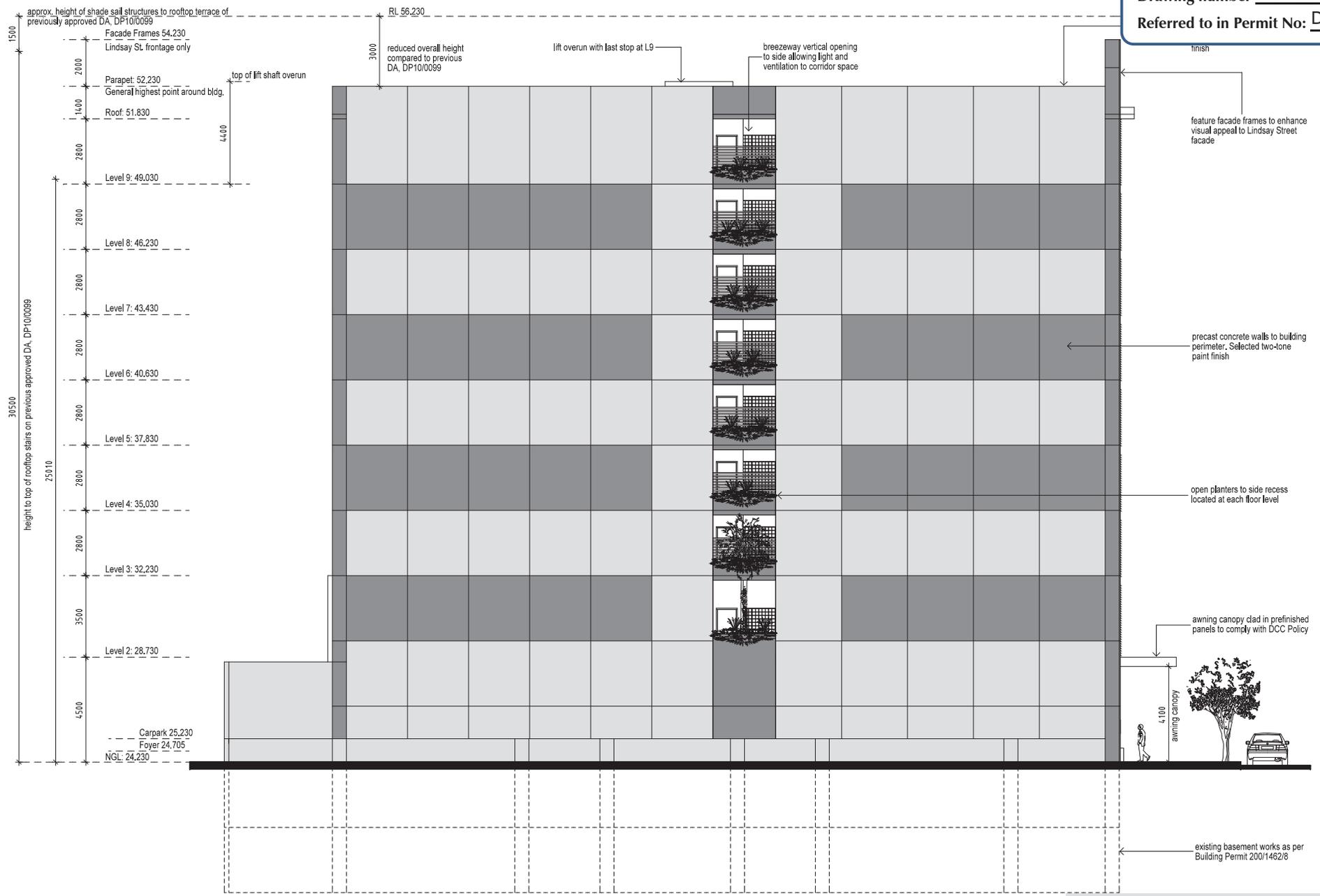
Heliconia tropic

LANDSCAPE SELECTIONS



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Drawing number 2014/0094/08B
 Referred to in Permit No: DP14/0490B



PRELIMINARY
 (C) COPYRIGHT BELL GABBERT ASSOCIATES PTY LTD

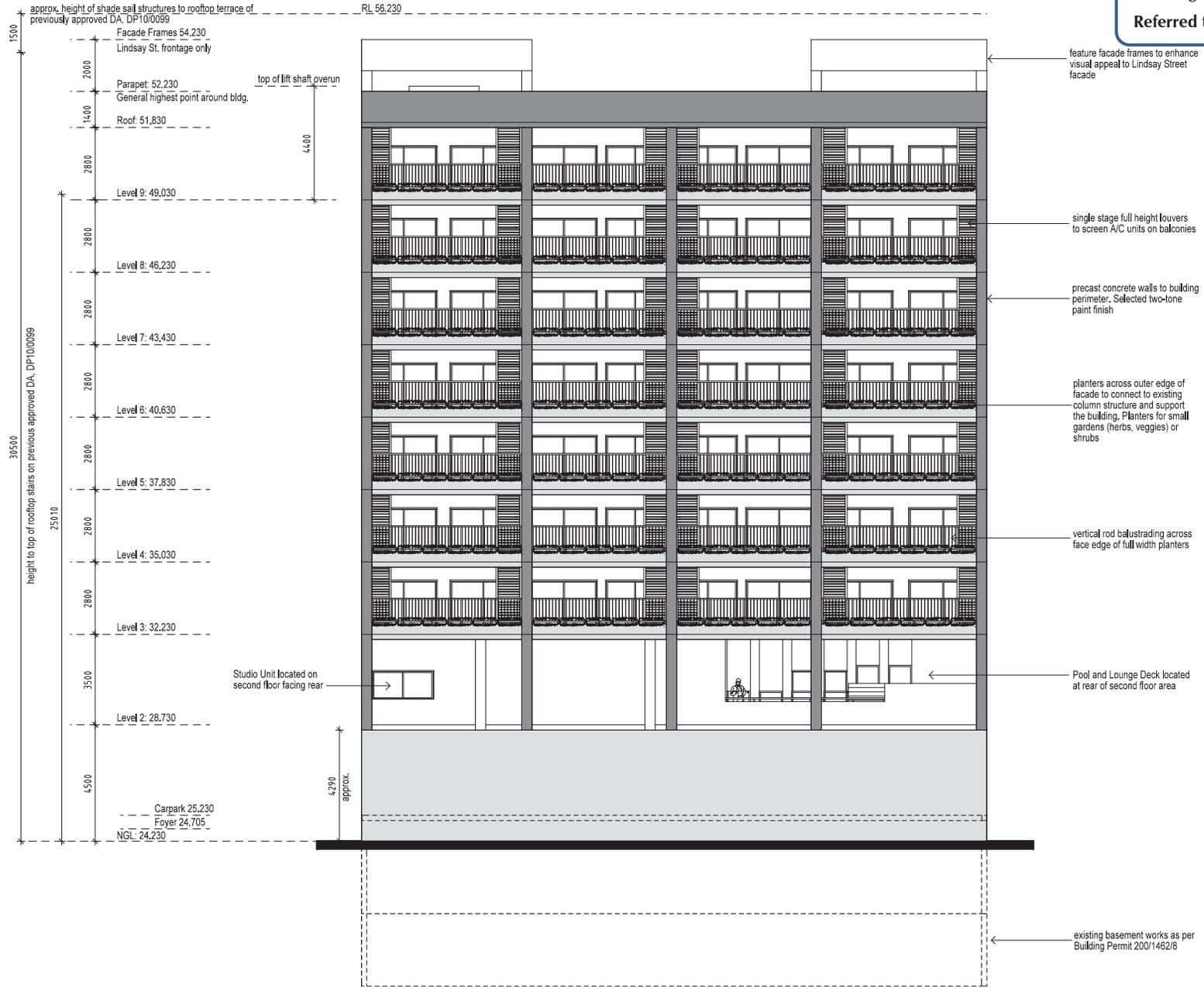
DEVELOPMENT APPLICATION ELEVATION 2	D13416 AUG, 2016 MBELL 1:75 (A1)	SK-09 A
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Lindsay Apartments

60 x 1-BEDROOM APARTMENTS
 Lot 1462 (4) Lindsay Street, Darwin

PLOT TIME: 7:26 PM PARTNAME: C:\Users\DAI\Documents\1462\1462.dwg
 PLOT DATE: Monday, August 11, 2016



PLOT NO. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



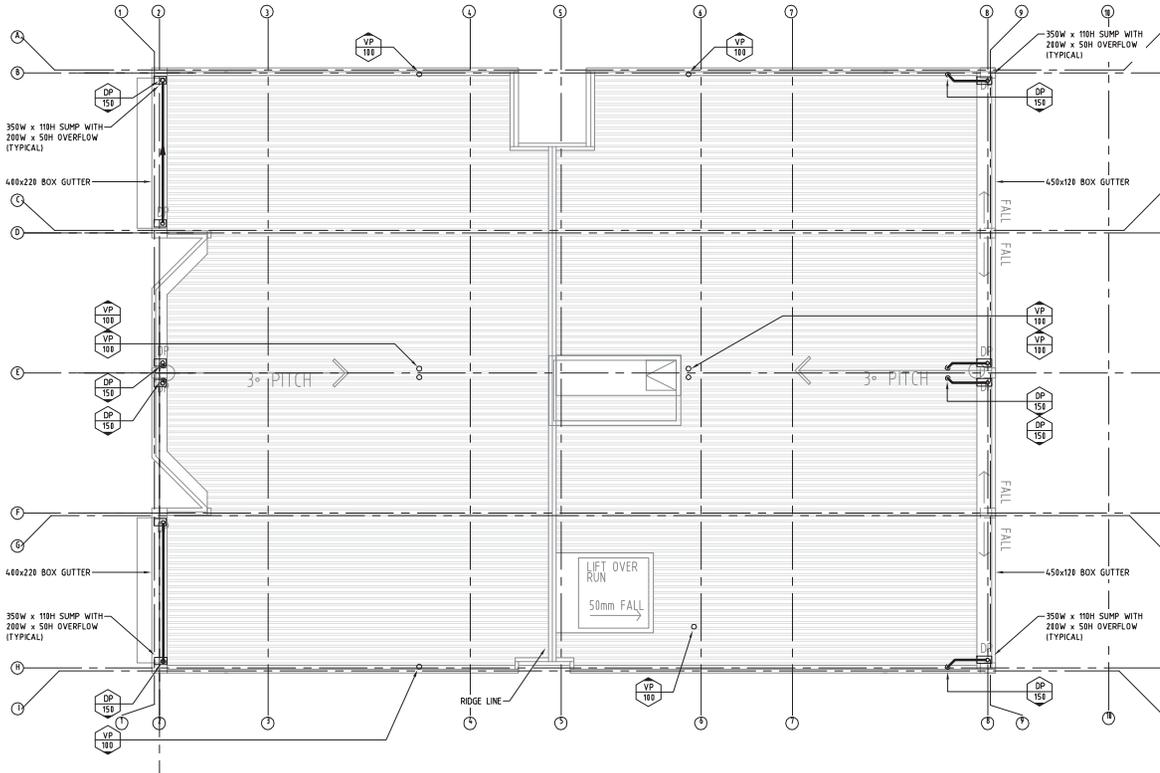
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 PLOT DATE: Monday, August 21, 2016

NOTES:

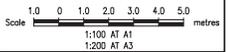
1. ALL INVERTS (WHERE SHOWN) ARE TO BE CHECKED AND CONFIRMED BEFORE CONSTRUCTION OF PIPELINE SERVICES COMMENCES. LINES AND COORDINATE WITH OTHER SERVICES TRADES TO AVOID CLASHES.
2. SANITARY DRAINAGE VENTS ARE TO BE TERMINATED 450mm ABOVE ROOF WITH MOSQUITO PROOF COWL AND WATERPROOF APRON TO MATCH ROOF COLOUR. ALL IN ACCORDANCE WITH AS3594.
3. ALL SANITARY DRAINAGE AND ELEVATED DRAIN LINES ARE TO BE ACOUSTICALLY LAGGED WITHIN CEILING SPACES OF HABITABLE SPACES TO COMPLY WITH THE NCC OF AUSTRALIA. ENSURE THE LAGGING AND PIPEWORK DOES NOT CONTACT CEILINGS, WALLS OR SUPPORTS AND THE PIPE MOUNTS AND SUPPORTS ARE NOT TO CONTACT THE SURROUNDING BULKHEADS OR RISERS.
4. ALL CONDENSE DRAINS ARE TO BE INSULATED WITH AP ARMAFLEX TUBULAR SECTIONS KEEPING JOINTS TO A MINIMUM. ALL SEAMS AND BUTT JOINTS SHALL BE ADHERED AND SEALED USING ARMAFLEX 520 ADHESIVE.

SANITARY STACK RISER LEGEND:

- FLOW DIRECTION
- SERVICE TYPE
- PIPE SIZE
- SST SOIL STACK
- EPD ELEVATED PIPE DRAIN
- VP VENT PIPE
- DP DOWNPIPE
- BDR BALCONY DRAIN RISER



ROOF PLAN
ROOF WATER DRAINAGE
 SCALE 1:100 AT A1



Revision	Description	Issue Date
A	PRELIMINARY - FOR CLIENT REVIEW	29/12/16

aws
 ARCHITECTURAL WATER SOLUTIONS

Architectural Water Solutions Phone: 08 8947 3577
 ABN 84 140 482 908 Fax: 08 8947 3699
 P.O. Box 2112 Mable: 0419 835 996
 PARAP NT 0804 Email: design@awsdesign.com.au

Do NOT scale from drawings. All dimensions to be verified on site prior to commencement of works. All existing services have been picked from existing plans, exact location of existing services to be finalized on site prior to commencement of work. Drawings to be read in conjunction with other project drawings and specifications.

© Copyright of this drawing is vested in AWS Pty. Ltd. 2016

PROJECT PROPOSED 60x110 BED UNITS
 ADDRESS: LOT 1462 LINDSAY STREET, DARWIN CITY, NT

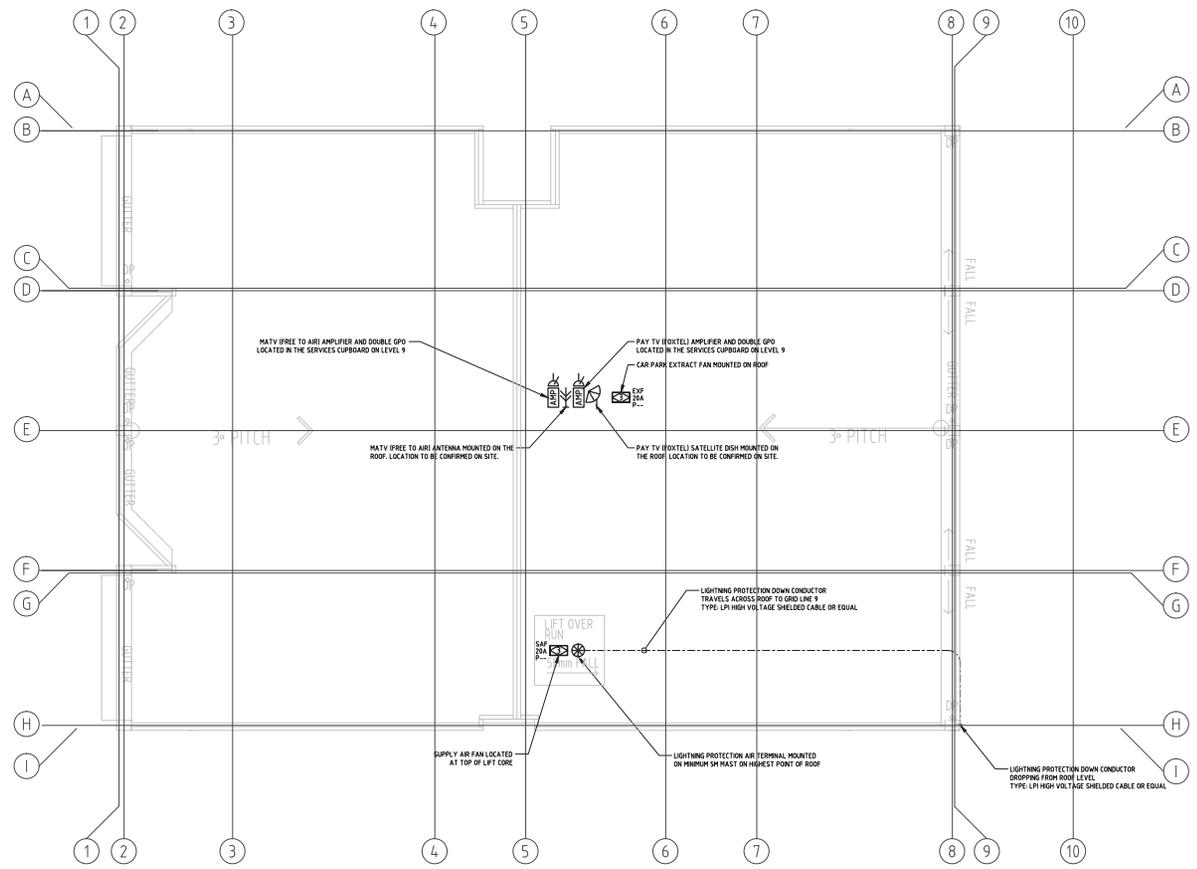
TITLE
ROOF PLAN
ROOF WATER DRAINAGE

PRELIMINARY NOT FOR CONSTRUCTION			
DATE	SCALE	A1	
09/10/2015	1:100		
DESIGNED DM	CHECKED LM		
AWS PROJECT NO. 215D1054	DRAWING NUMBER H106	REV A	

NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ELECTRICAL SERVICES SECTION OF THE SPECIFICATION, THE ARCHITECTURAL DRAWINGS AND ALL OTHER RELEVANT SERVICES DRAWINGS.
2. REFER TO DRAWING E1.01 FOR THE LEGEND.
3. ALL EQUIPMENT AND ACCESSORIES SHALL BE NEW.
4. FINAL POSITION OF ALL EQUIPMENT TO BE DETERMINED ON SITE PRIOR TO INSTALLATION. REFER TO ARCHITECTURAL FITOUT DRAWINGS.
5. RATINGS AND TERMINATIONS OF ALL EQUIPMENT TO BE CONFIRMED WITH SUPPLIER/MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION.

Drawing number 2014/0094/13B
 Referred to in Permit No: DP14/0490B



REV.	DESCRIPTION	DDO	SN	DD	SN	DD	SN	DD	SN
A	TENDER ISSUE								

BELL GABBERT ASSOCIATES
 One / 21 Cavenagh Street
 Darwin NT 0801
 GPO Box 4619 Darwin NT 0800
 Ph. (08) 8941 1177
 Fx. (08) 8941 1106
 A.B.N. 64 108 090 095
 www.bellgabbert.com

WOOD & GREVE ENGINEERS
 Wood & Greve Engineers Ltd
 A.C.N. 137 99 605
 Darwin Warehouse Office 33
 Level 5, Parkview Centre
 Darwin Northern Territory 0800
 Phone: +61 8 8222 7333
 Email: darwin@wge.com.au
 Website: www.wge.com.au

PROJECT:
**LINDSAY STREET
 LINDSAY APARTMENTS
 LOT 1462 (4), LINDSAY STREET
 DARWIN**

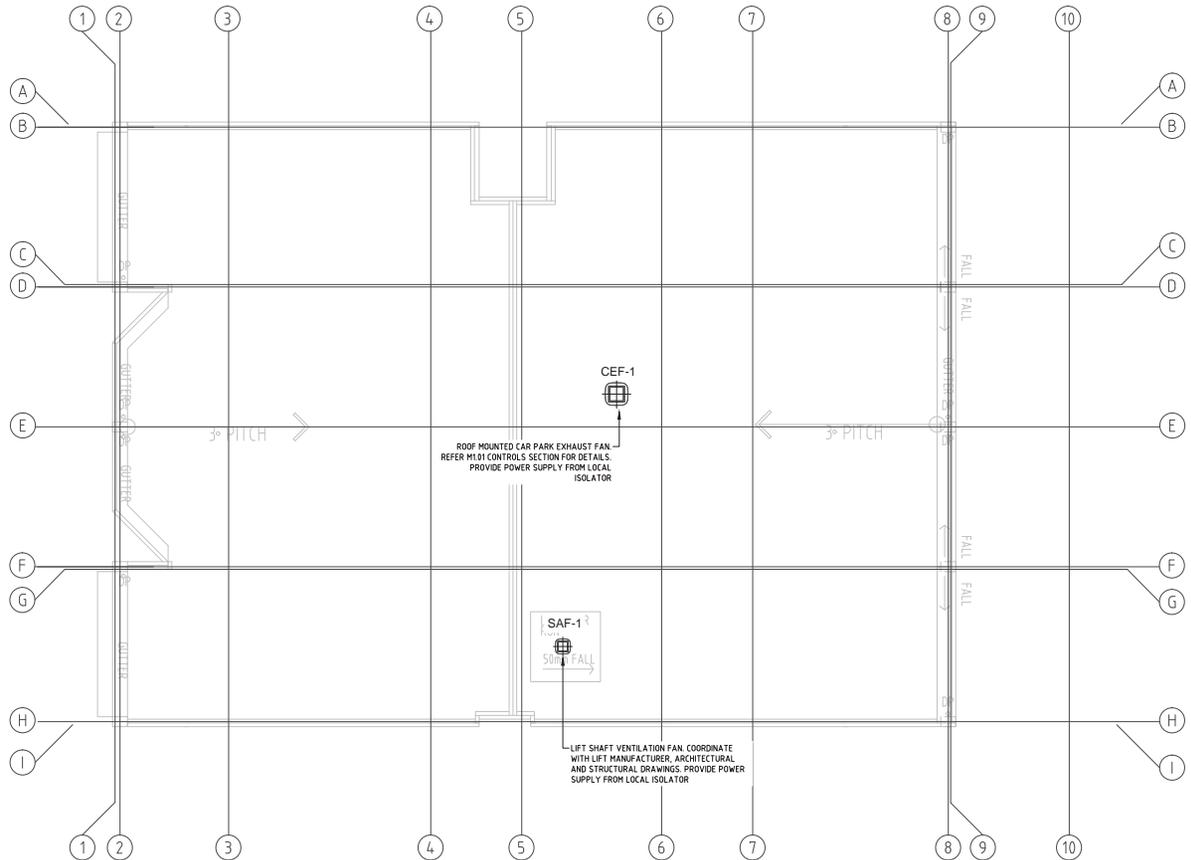
TITLE:
**ELECTRICAL SERVICES
 ROOF LAYOUT**

**TENDER ISSUE
 NOT FOR CONSTRUCTION**

DESIGNED : SN	VERIFIED : LJ	28/08/15
DRAWN : DDD	APPROVED FOR TENDER : LJ	28/08/15
SCALE : 1:100@A1	APPROVED FOR CONSTRUCTION : ---	---

PROJECT No.	DRAWING No.	REVISION
27672-DAR	E2.07	A





1 AC & Ventilation: Roof Level
 1:100@A1

A	TENDER ISSUE	AIS	BJK	03/09/15
REV.	DESCRIPTION	DRAWN	APPD	DATE
ARCHITECT/CLIENT:				

BELL GABBERT ASSOCIATES
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 A.C.N. 137 994 059
 Darwin Warehouse Office 33
 Level 5, 7 Parkview Drive
 Darwin, Northern Territory 0800
 Phone: +61 8 8222 7100
 Fax: +61 8 8222 7101
 Email: darwin@wge.com.au
 Website: www.wge.com.au

PROJECT:
 LINDSAY STREET
 LINDSAY APARTMENTS
 LOT 1462 (4), LINDSAY STREET
 DARWIN

TITLE:
 MECHANICAL SERVICES
 AC & VENTILATION
 ROOF LEVEL

TENDER ISSUE
NOT FOR CONSTRUCTION

DESIGNED :	BJK	VERIFIED :	---	--f--f--
DRAWN :	AIS	APPROVED FOR TENDER :	---	--f--f--
SCALE :	AS SHOWN	APPROVED FOR CONSTRUCTION :	---	--f--f--

CAD FILE LOCATION: P:\27672\BUILDING SERVICES DRAWINGS\MECHANICAL\27672-DAR-M2-06.dwg



PROJECT No.	DRAWING No.	REVISION
27672-DAR	M2.06	A

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 59

EXTENSION OF PERIOD OF PERMIT

DP14/0490C

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 01462
Town of Darwin
4 LINDSAY ST, DARWIN CITY

PERIOD OF EXTENSION

The Development Consent Authority has determined to extend the period of Development Permit DP14/0490 by a period of two years.

Development Permit DP14/0490 will now lapse on 03 July 2022.

In all other respects DP14/0490, and subsequent variations remains unchanged.



Suzanne
Philip
2020.05.08
07:55:18
+09'30'

SUZANNE PHILIP
Delegate
Development Consent Authority
08 May 2020