



**SARGEANT
PLANNING**

**TOWN PLANNING
ENVIRONMENTAL IMPACTS
URBAN DESIGN**

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6 February 2026

Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
Darwin
NT 0801

ATT: Kaleb Thomas

Dear Kaleb

PA2025/0441

Bagot Road Masterplan variation and DA Stage 1

Response to Submissions and referral comments

213 Dick Ward Drive, Ludmilla

I refer to our correspondence and application on this matter and provide the following responses to Referral Agencies (Attachment A) and Public submissions(Attachment B).

As noted additional minor refinement to the plans have been made in response to comments raised and the further investigations and the reporting undertaken through the design development and in reviewing issues comments made.

The changes have not materially altered the applications, land uses and approvals sought. The updated master and development application plan package is provided in Attachment C. This Attachment provides the updated Master Plan document within Attachment C1. The supporting plans to the Master Plan and other relevant documents are contained in Attachment C2. C3 contains the associated and varied subdivision plan set, reflecting the DA1 and Master Plan changes. Attachment C4 contains supporting plans which relate to the staging of associated works for the development of the site and Stage 1 i.e. external road upgrades, filling, drainage etc. Attachment C5 contains the updated architectural package and the Statement of Landscape Intent is within C6.

Attachment 7 contains relevant correspondence on cultural and heritage matters.

The draft earthworks plans, drainage, sediment and erosion control plans for filling above the PSSA and site with associated reports are within C8.

The plans relate to each other to enable the concurrent assessment and illustrate the orderly development of the site.

As illustrated in the response package the proposal enables this site to be developed in a coordinated and orderly manner, delivering new commercial retail facilities.

These have been designed to accommodate/account for traffic to ensure improved safety and efficiency in the locality including improved pedestrian and active transport options. These design responses and upgrades significantly improve safety and amenity to residents and those on Ftizer Drv and Bagot Community.

The concepts presented illustrate a high amenity outcome for the site with substantive landscaping to the site frontages and softening the built form. This represents a significant change from the current degraded site conditions.

The built form is also contemporary addressing public and the internal streets and integrating pedestrian landscaping and carparking as required under the planning controls. Design and layout has also been influenced by and responded to adjoining residential uses and the Darwin Airport. The built form has a typology consistent with the envisaged landuses and has been arranged to relate to its setting.

The new land uses, built form, softscape treatments and connections to the surrounding community contribute to a high aesthetic outcome. The plans and Stage 1 plans demonstrate an active frontage to the public realm through use, built form, arrangement of paths, seating and landscape treatments.

It is considered the Master Plan and Stage 1 application deliver improved urban design outcomes than potentially delivered under the approved Master Plan. The proposal will introduce a new and varied set of experiences and activity on the site, creating interest and positively influencing amenity.

As noted in the submission this is the first land use change on site and provides a catalyst for delivery of the outcomes sought by the government in its zoning for the site and locality.

It is considered the proposal would deliver a net community benefit with substantive positive impacts including the following;

- Activation of the SD37 zone area and the strategic outcomes sought through the zone
- Management of the site and maintenance / enhancement of the aesthetics/amenity of the area
- Improving in the range of retail facilities that would be available to residents
- The retail facilities would improve choice of location and allow for price competition
- Creation of new employment generating landuses both during construction and more importantly, on an ongoing basis once the development is complete and operational. This includes youth employment opportunities with retail developments employing a large number of younger staff.
- Deliver and drive upgrades in the surrounding road network improving
 - Road safety and efficiency

- Reducing speed and 'rat running' on Fitzer Dr
- Pedestrian and active transport safety
- Provide a landscape setting for the development improving amenity and aesthetics to road users and surrounding residents
- Deliver increased landscaped open space and separation of commercial uses from residential areas minimising impacts above that contemplated under the planning controls to preserve/improve residential amenity and address urban heat issues
- Providing the traditional owners with improved economic independence
- Retention of protected plants and there reuse within site landscaping to minimise impacts to biodiversity
- Remediation of the site

These benefits are both broad with respect to the wider community and also narrow or targeted to the adjacent residential properties and community.

Referral Responses and Submissions

In regard to the submissions a number of submissions have been made in respect to the application by both the referral agencies and the public. The public notification process has been undertaken consistent with the requirements of the Planning Act 1999.

This document provides a response to all those issues raised through the submissions. In responding to the submission we addressed each referral agency individually. For public submissions each is addressed and we have grouped issues, raised in the submission, where relevant and/or consolidated specific issues to points/relevant sentences/paragraphs. This is not to diminish individual submissions or the points raised within rather enable a succinct response to be made on a topic/issue.

We also note in responding to these public submissions, there appear to be multiple similar submissions or proformas/copied documents and again have sought to identify submitter(s) to particular issues/topics and the response and or not repeated responses provided or provided only a summarised response.

The proposal as noted above has considered issues /comments raised and some of these have been internalised into the amended plans set/reports provided.

As outlined in the detailed reporting the proposal is consistent with the planning intent for the site and is able to be delivered in an orderly and coordinated manner to ensure servicing and impact to the adjacent areas are minimised. Quantitative and qualitative review of the proposal with the scheme provisions demonstrate the proposal is not inconsistent with the controls and objectives for development outcomes on the site.

The proposal demonstrates a number of net public benefits arising from the development and it meets long term planning for the area.

We note further detailed plans are required for the concepts and plans presented and these more detailed civil plans are appropriately developed upon approval and through further dialogue with relevant agencies. As conveyed also with CoD we will work with council in developing appropriate public interface works.

We consider the proposal based upon the relevant provisions under the scheme and other relevant matters grounds provide a basis to favourably consider this application.

Should you have any queries in relation to the issues raised in this correspondence, do not hesitate to contact me on 0409 041114 or via email at boyd@sargeantplanning.com.au .

Sincerely,



BOYD SARGEANT

Director

Attachment A Response to Referral Agency comments

Attachment B Response to Submissions

Attachment C1-8 Amended Plans, Reports and supporting documents

