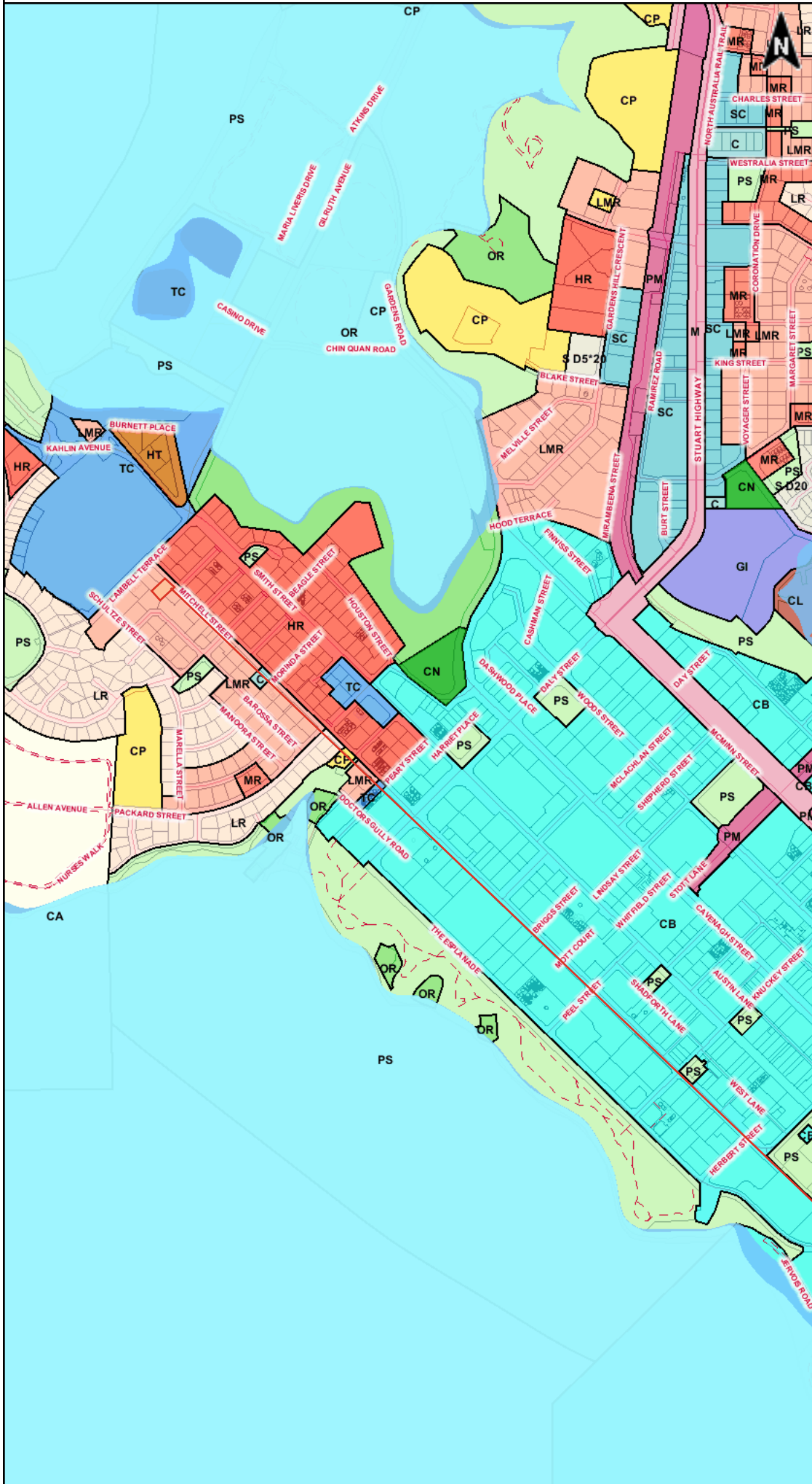


LOCALITY MAP

Legend



- Storm Surge 2100 Primary
- Storm Surge 2100 Secondary
- General Lines
- Rapid Creek Flood Response
- Land Subject to Flooding
- Clearing of Native Vegetation
- Town Planning Zones**
- A - Agriculture
- CV - Caravan Park
- CB - Central Business
- C - Commercial
- CL - Community Living
- CP - Community Purpose
- CN - Conservation
- DR - Development
- RV - Rural Residential
- GI - General Industry
- HT - Heritage
- HR - High Density Residential
- H - Horticulture
- LI - Light Industry
- M - Main Road
- MR - Medium Density Residential
- LMR - Low-Medium Density Residential
- CA - No Planning Scheme Controls
- OR - Organised Recreation
- PM - Proposed Main Road
- PS - Public Open Space
- RW - Railway
- RD - Restricted Development
- R - Rural
- RL - Rural Living
- SC - Service Commercial
- LR - Low Density Residential
- S - Specific Use
- TC - Tourist Commercial
- U - Utilities
- WM - Water Management
- FD - Future Development
- RJ - Residential Jabiru
- PSJ - Public Open Space Jabiru
- ORJ - Organised Recreation Jabiru
- CJ - Commercial Jabiru
- SCJ - Service Commercial Jabiru
- TCJ - Tourist Commercial Jabiru
- CPJ - Community Purpose Jabiru
- FDJ - Future Development Jabiru
- IJ - Industrial Jabiru
- MJ - Main Road Jabiru
- UJ - Utilities Jabiru
- Road Labels**
- Road Centrelines**
- Highway
- Other Road
- Cadastre
- Coastline
- Lot 01212 (159), Mitchell St, Larrakeyah, Town of Darwin
- LMR - Low-Medium Density Residential

Bottom Left: 130° 49' 36", -12° 27' 43"
 Top Right: 130° 50' 36", -12° 27' 10"
 Approximate Scale: 1:12,000
 Datum: GDA 1994
 Data for information purposes only
 - accuracy not guaranteed
 N.T. Land Information System
 Copyright Northern Territory of Australia

Map Center: 130° 50' 6.4" E, 12° 27' 26.9" S



NORTHERN TERRITORY OF AUSTRALIA

PLAN OF LOTS 1204, 1205, 1234, 1335, 600-602, 688-690, 692, 2418, 1211, 1212, 1242, 1243, 2419 & 3666-3673
Town of Darwin Hundred of Bagot County of Palmerston

Scale: 100 feet to an inch

Traverses and Secants

Line	Bearing	Dist.
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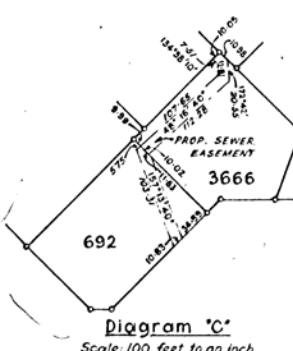
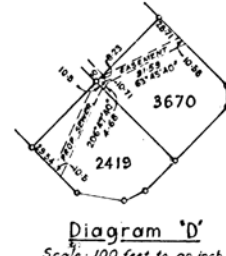
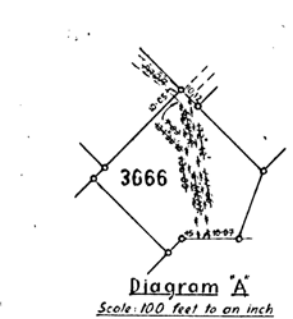
Reference to Corners

Cor.	Bearing	From	Links	Marks
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CONVERSION TABLE

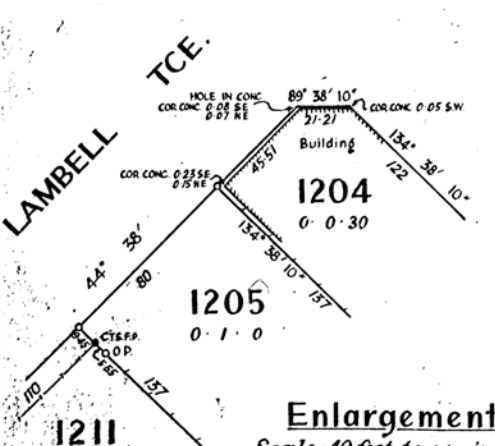
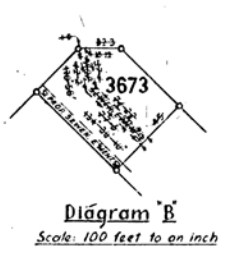
AREAS	FEET	METRES
Lot 600	867 m ²	4.68
Lot 601	870 m ²	6.75
Lot 602	870 m ²	7.51
Lot 688	955 m ²	8.23
Lot 689	955 m ²	9.99
Lot 690	945 m ²	10
Lot 692	1470 m ²	10.02
Lot 1204	759 m ²	10.05
Lot 1205	1010 m ²	10.5
Lot 1211	1160 m ²	10.58
Lot 1212	1200 m ²	10.71
Lot 1242	918 m ²	10.83
Lot 1243	652 m ²	10.98
Lot 1335	1030 m ²	11
Lot 2418	1760 m ²	11.81
Lot 2419	874 m ²	11.83
Lot 3666	1440 m ²	11.89
Lot 3670	936 m ²	12
Lot 3671	946 m ²	14.14
Lot 3672	947 m ²	20.01
Lot 3673	904 m ²	20.55
21.21	6.465	
23.32	7.11	
28.5	8.685	
28.71	8.75	
29.64	9.005	
29.67	9.045	
84.59	10.545	
41.67	12.7	
43.42	13.235	
45.61	13.67	
49.07	14.955	
54.85	16.72	
60.3	18.38	
60.51	18.445	
62.58	19.075	
63.97	19.5	
72.18	22	
75.93	23.145	
76.01	23.17	
76.72	23.385	
77	23.47	
77.57	23.645	
80	24.385	
81.5	24.84	
82	24.995	
85.56	26.08	
90	27.43	
91	27.735	
91.59	27.915	
91.75	27.965	
91.79	27.98	
91.82	27.985	
92	28.04	
92.79	28.28	
97	29.565	
97.2	29.625	
98.03	29.68	
98.8	30.115	
100.68	30.685	
101	30.785	
103.31	31.49	
105	32.005	
107.65	32.81	
108.02	32.925	
108.58	33.095	
110	33.53	
112	34.14	
112.1	34.17	
112.2	34.2	
112.28	34.225	
113.6	34.685	
115.2	35.115	
122	37.185	
125.05	38.115	
126.14	38.445	
137	41.76	
137.72	41.975	
140.51	42.825	
152.72	46.55	
152.74	46.555	
167.77	51.135	
231.63	70.57	

Conversion Table and Metric Areas added.
 L. Sully 28/3/68
 CHIEF DRAFTSMAN(E)



NOTE:
 Proposed Sewerage Easement added to lot 692
 Proposed Sewerage Easements over Lots
 2418, 3666, 3670-3673 amended. Vide Field
 Book P.E.B. 7 (1), 10 & 11 (D.T.A.L. 2352, 61, 89)

**ROPERINSO SURVAYTOR,
 NORTHERN**



Enlargement X
 Scale 40 feet to an inch

ABBREVIATIONS USED
 C.T.S.F.P. Centre Tubular Steel Fence Post
 C.F.S.F.P. Centre Face Steel Fence Post

Note: All corner truncations at 15 feet except where shown otherwise

File No. S. 226 (8) & (10) Rev. 6/6 5/3/1/68

Observed at
 Assumed from O.P. 1226
Surveyor's Certificate
 I hereby certify that this survey was performed by me and/or
 under my immediate supervision in strict accordance with the
 Licensed Surveyors Regulations that on 1-3-1960 I completed
 the survey and that the plan is in all respects accurate.
 6th Oct. 1967
 Date
 Licensed Surveyor

Field Book No. P.F.B. 7 Instruction No. P.F.B. 60/2 11.2.1960
 Calculation Book No. C.R.H. 110-15 & G.T. 145-148 A. F.H. 3/12-63
 Drawn by N.S. GUM 29.4.1960
 Registered by N.S.G. 29.4.1960
 Charted on P.P. Darwin Sheet 2
 Compared with F.B. C.R. HUNTER &
 Examined by F. HAENSEL 7.3.67
 Diagram passed
 Date 5-1-68
 CHIEF DRAFTING OFFICER


Survey approved and certified correct
 9.1.68
 Date
A.169
 N.T. O'Ruon
 Surveyor General N.T.

ATTACHMENT C - SITE AERIAL

159 MITCHELL STREET, LARRAKEYAH (LOT 1212 TOWN OF DARWIN)



LEGEND

 SUBJECT SITE



Metres 10 20 30

nrmaps.nt.gov.au

Geospatial Services Unit

Department of Lands,
Planning and Environment
© Northern Territory Government



**EXCEPTIONAL
DEVELOPMENT
PERMIT.**

FEBRUARY 2026

**PROPOSED
CHILD CARE CENTRE
IN ZONE LMR (LOW
MEDIUM DENSITY
RESIDENTIAL).**

159 MITCHELL STREET, LARRAKEYAH
(LOT 1212 TOWN OF DARWIN).

CONTENTS.

SUMMARY.

1.	INTRODUCTION.	4
1.1	EXCEPTIONAL DEVELOPMENT PERMIT.	4
1.2	CONTENTS OF THIS EXCEPTIONAL DEVELOPMENT PERMIT.	4
1.3	OWNERSHIP OF THE SITE AND BENEFICIARIES.	5
1.4	PLANNING HISTORY OF THE SITE.	5
2.	SITE AND LOCALITY.	6
2.1	DESCRIPTION OF LOCALITY.	6
2.2	DESCRIPTION OF THE SITE.	6
3.	PROPOSED EXCEPTIONAL DEVELOPMENT PERMIT.	7
3.1	CURRENT DEVELOPMENT.	7
3.2	PROPOSED DEVELOPMENT.	7
4.	NT PLANNING ACT 1999.	8
4.1	CLAUSE 2A – PURPOSE AND OBJECTIVES.	9
4.2	DIVISION 2 – EXCEPTIONAL DEVELOPMENT PERMITS	10
	4.1.1 <i>Clause 38 – Application for Permit or Variation of Permit</i>	10
	4.1.2 <i>Clause 39 – Decision on receipt of Application</i>	11
	4.1.3 <i>Clause 40 – Grant or Variation of Permit or Refusal to Grant or Vary</i>	11
	4.1.4 <i>Clause 42- Matters to be Taken into Account when Making Decision</i>	12
5.	NT PLANNING SCHEME 2020	14
5.1	PART 1 – GUIDANCE.	15
	5.1.1 <i>Clause 1.8 - When Development Consent is Required.</i>	15
	5.1.2 <i>Clause 1.10 – Exercise of Discretion.</i>	15
5.2	PART 2 – STRATEGIC FRAMEWORK.	15
	5.2.1 <i>Clause 2.2 – Components and Operation of the Strategic Framework.</i>	15
	5.2.2 <i>Clause 2.4 – Darwin Regional Land Use Plan.</i>	15
	5.2.3 <i>Clause 2.4 – Central Darwin Area Plan.</i>	16
5.3	PART 3 – OVERLAYS.	16
5.4	PART 4 – ZONES AND ASSESSMENT TABLES.	16
	5.4.1 <i>Clause 4.3 – Zone LMR (Low Medium Density Residential)</i>	16

5.5	PART 5 – DEVELOPMENT REQUIREMENTS.	18
5.5.1	<i>Clause 5.2.1 – General Height Control.</i>	18
5.5.2	<i>Clause 5.2.4 - Parking Requirements.</i>	18
5.5.3	<i>Clause 5.2.4.4 – Parking Layout.</i>	18
5.5.4	<i>Clause 5.2.5 – Loading Bay</i>	20
5.5.5	<i>Clause 5.2.6 – Landscaping.</i>	20
5.5.6	<i>Clause 5.2.7 - Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR</i>	21
5.5.7	<i>Clause 5.5.3 – General Building and Site Design</i>	22
5.5.8	<i>Clause 5.5.7 – Child Care Centre</i>	24
	CONCLUSION.	28
	ATTACHMENT A. CERTIFICATE OF TITLE	
	ATTACHMENT B. SITE SURVEY PLAN	
	ATTACHMENT C. SITE AERIAL	
	ATTACHMENT D. SITE ZONING	
	ATTACHMENT E. PROPOSED DEVELOPMENT PLANS	
	ATTACHMENT F. LANDSCAPING PLANS	
	ATTACHMENT G. TRAFFIC IMPACT STATEMENT	
	ATTACHMENT H. CIVIL SERVICING PLANS	

SUMMARY.

EXCEPTIONAL DEVELOPMENT PERMIT APPLICATION DETAILS.	
Proposed EDP.	Child Care Centre in Zone LMR (Low Medium Density Residential).
Existing Development.	Vacant
Reason for EDP.	Proposed development is prohibited in Zone LMR.
Zoning.	LMR (Low Medium Density Residential)
Applicable Strategic Framework:	Darwin Regional Land Use Plan (DRLUP) Central Darwin Area Plan (CDAP)
Overlays:	None Identified
Consent Authority.	Minister for Lands, Planning & Environment
Site Address.	159 Mitchell Street, Larrakeyah (Lot 1212 Town of Darwin)
Owner Details.	Halah Investments Pty Ltd (ACN 689 201 223) as trustee for Halah Investments Family Trust
Beneficiaries.	None Identified
Applicant.	Tatam Planning Co.
Contact Address.	PO Box 2224 Darwin NT 0801.
Contact Person.	Catriona Tatam.
Contact Email.	cat@tatamplanningco.com.au.
TPC Job Reference.	J0181

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1. INTRODUCTION.

1.1 EXCEPTIONAL DEVELOPMENT PERMIT.

Tatam Planning Co. has been engaged by the landowner to prepare an Exceptional Development Permit (EDP) application for 159 Mitchell Street, Larrakeyah (Lot 1212 Town of Darwin). The proposed EDP is to facilitate the development of a Child Care Centre in Zone LMR (Low Medium Density Residential).

The proposed use and development is defined as a 'Child Care Centre' pursuant to the land use definitions in Schedule 2 of the Northern Territory Planning Scheme 2020 (NTPS). The development and/or use of land for the purpose of 'Child Care Centre' in Zone LMR is prohibited.

Accordingly, an application for Exceptional Development Permit (EDP) is required pursuant to Section 38(2) of the *NT Planning Act 1999* (the Act). This EDP application provides details of the subject site and immediate locality, details of the proposed development, and provides assessment against the relevant requirements pursuant to Section 51 of the Act.

Part 2 of the Northern Territory Planning Scheme 2020 (NTPS) contains the Strategic Framework which consists of strategic planning policies and strategic land use plans. Consideration of the Strategic Framework is required in this instance where an Exceptional Development Permit pathway is being pursued.

An assessment against the relevant provisions of the NT Planning Scheme under Part 5 has also been undertaken, noting that as this proposal is for an EDP, any non-compliance with standard provisions of the NT Planning Scheme can be varied as part of the consent authority's (Minister for Planning) determination.

1.2 CONTENTS OF THIS EXCEPTIONAL DEVELOPMENT PERMIT.

This Exceptional Development Permit has been prepared to support the proposed development. Included within this Exceptional Development Permit application are the following attachments:

- Attachment A. Certificate of Title Documents.
- Attachment B. Survey Plan.
- Attachment C. Site Aerial.
- Attachment D. Site Zoning.
- Attachment E. Proposed Development Plans.
- Attachment F. Landscaping Plans.
- Attachment G. Traffic Impact Statement.
- Attachment H. Civil Servicing Plans.

In preparing this Exceptional Development Permit application, Tatam Planning Co. has conducted a site and locality inspection, examined the development and site history, discussed the proposed redevelopment with the client, and considered the relevant provisions of the *NT Planning Act 1999 (the Act)* and the Northern Territory Planning Scheme 2020 (NTPS).



1.3 OWNERSHIP OF THE SITE AND BENEFICIARIES.

The application is lodged on behalf of the landowner by Tatam Planning Co. The landowner listed on the Certificate of Title is Halah Investments Pty Ltd (ACN 689 201 223) as trustee for Halah Investments Family Trust. Andeela Hafeez, as a Director of Halah Investments Pty Ltd, has provided consent for the application to be lodged.

It is our understanding that no other persons in a beneficiary to this application other than the landowner. Title documents for the site are provided in **Attachment A**.

1.4 PLANNING HISTORY OF THE SITE.

The Certificate of Title lists the previous building and development approvals issued over the site, summarised below:

- DV5132 - 4 x 3-Bedroom Dwellings and 4 x 2-Bedroom Dwelling Cluster (1993)
- DP94/0003 – Realignment of Units 1 & 2 Driveway widths
- DP99/0630 – 4 x 3-Bedroom Dwellings and 4 x 2-Bedroom Dwelling Cluster
- DP99/0505 – Consolidation to create one lot
- DP02/0201 - 4 x 3-Bedroom Dwellings in 2 Storey Buildings
- PA2011/0219- Application to rezone Lot 1212 Town of Darwin (159 Mitchell Street from Zone MD to Zone MR (application refused)

The Certificate of Title is provided at **Attachment A**.

2. SITE AND LOCALITY.

2.1 DESCRIPTION OF LOCALITY.

The subject site at 159 Mitchell Street is located within the established inner-urban suburb of Larrakeyah, approximately 1.5 kilometres west of the Darwin CBD. Larrakeyah is a well-serviced and predominantly residential suburb characterised by low-density detached dwellings, pockets of higher-density residential development, open space and the Larrakeyah Defence base. The defence base makes up a significant portion of the suburb.

The suburb is bounded by Darwin Harbour to the west and south, with the man-made Cullen Bay Marina development at the north-westernmost point of the suburb. Larrakeyah benefits from proximity to key employment, commercial and community facilities within the Darwin CBD, Larrakeyah Base and Cullen Bay.

The old Fannie Bay Hospital site is located within close proximity to the development, but remains vacant.

Mitchell Street functions as a local access street within the suburb, accommodating residential traffic and providing connectivity to surrounding local roads and arterial routes into the CBD. The surrounding locality comprises a mix of established single dwellings, duplexes and medium-density residential developments, reflecting gradual infill and redevelopment consistent with inner-city living patterns.

The area is supported by established infrastructure, including reticulated services, public transport routes, pedestrian networks and access to open space. Overall, the locality is well regarded for its coastal amenity, proximity to the city centre, and established residential character.

2.2 DESCRIPTION OF THE SITE.

The subject site is located at 159 Mitchell Street, Larrakeyah (Lot 1212 Town of Darwin). The site is zoned LMR (Low-Medium Density Residential) and measures 1200m². The site is a historical residential lot situated on the eastern side of Mitchell Street and forms part of the well-established inner-urban neighbourhood of Larrakeyah.

The site is regular in shape and is currently vacant. Vehicle access is provided directly from Mitchell Street. The site is generally level and connects to existing urban infrastructure, including reticulated water, sewerage, electricity and telecommunications services.

Surrounding development comprises a mix of mixed use development (including the adjacent 'The General' café and store), detached dwellings and low-medium-density residential development, reflecting the evolving infill character of the area. Streetscape presentation along Mitchell Street is residential in nature, with landscaped front setbacks, established vegetation and built form of varying age and style.

Survey Plan A.169 is provided at **Attachment B**. A site aerial is provided at **Attachment C**, and a Site Zoning Plan is provided at **Attachment D**.

3. PROPOSED EXCEPTIONAL DEVELOPMENT PERMIT.

3.1 CURRENT DEVELOPMENT.

The site is currently cleared and vacant. A Site Aerial is provided at Attachment C.

3.2 PROPOSED DEVELOPMENT.

The proposal seeks approval for the development of Child Care Centre.

The proposed development includes:

- Two-storey building with an overall height of 8.5 metres
- Designed to accommodate 80 children across four age-based rooms (birth to preschool).
- Total building floor area of approximately 316.9 m².
- Indoor facilities include learning rooms, staff offices, kitchen, laundry, amenities, lift and stair access.
- Outdoor play areas provided at ground and first-floor levels, including shaded and landscaped spaces.
- Vehicle and pedestrian access via a new crossover from Mitchell Street (noting that the crossover necessitates minor changes to existing bus line marking on the street – refer to Attachment G – Traffic Impact Statement for further details).
- Provision of 17 on-site car parking spaces, including staff and visitor parking and a turnaround bay.
- Bicycle parking and End-of-Trip-facilities provided on site.
- Perimeter fencing and secure gated access for child safety.
- Landscaping incorporated within setbacks and along site boundaries.
- Contemporary architectural design with pitched metal roofing, articulated façades and mixed material finishes

The proposed development comprises a two-storey child care facility designed to accommodate a total of 80 children and 13 educators/staff. The Child Care Centre capacity is distributed across four age-based rooms catering for birth to preschool-aged children. The centre includes internal learning rooms, staff administration areas, kitchen and laundry facilities, amenities, vertical circulation (lift and stairs), and associated service areas.

At present, there is no specific operator for the proposal, although discussions are underway. Nonetheless, any operator will be required to adhere to the proposed capacity, in accordance with the Education and Care Services National Regulations.

The building has a total gross floor area of approximately 316.9 m², with the balance of the site allocated to outdoor play areas, car parking, landscaping and circulation. Outdoor play spaces are provided at both ground and first-floor levels, including age-appropriate areas for infants, toddlers and preschool children, with sail shade structures and landscaped buffers incorporated to enhance amenity and usability.

Vehicle access is proposed directly from Mitchell Street via a new 6.0m two-way crossover constructed to City of Darwin standard requirements. The development provides 17 on-site car parking spaces, comprising staff and visitor parking, and includes a turnaround bay to enable safe vehicle movements within the site. Bicycle parking and end of trip facilities for staff are also provided.

The site layout incorporates perimeter fencing and secure gated access consistent with child care operational

and safety requirements. Landscaping is provided around the site boundaries and within setback areas where possible due to site constraints. The proposed landscaping has been designed to soften the built form and contribute to streetscape presentation.

Architecturally, the building presents as a contemporary, low-rise residential-type structure with a pitched metal roof, articulated façades, and a combination of rendered masonry, lightweight cladding and glazed elements. The overall building height is approximately 8.5 metres, which is consistent with the scale of development anticipated within the locality.

Overall, the proposed development represents a purpose-designed child care facility that responds to the site context, provides adequate on-site parking and outdoor play areas, and contributes to the provision of essential community infrastructure within the Larrakeyah area.

A copy of the proposed development plans is provided at **Attachment E**. A copy of the proposed Landscaping Plans is provided at **Attachment F**. A copy of proposed Civil Plans are provided at **Attachment H**.

4.1 CLAUSE 2A – PURPOSE AND OBJECTIVES.

The purpose of the *NT Planning Act 1999* (NTPA or the *Act*) is to establish a system to facilitate planning for the orderly use and development of land to achieve specific objectives.

The proposed Exceptional Development Permit for 159 Mitchell Street, Larrakeyah is to facilitate the development of a Child Care Centre in Zone LMR (Low Medium Density Residential).

The purpose of the *Act* is noted, and an assessment provided below.

- a) *to ensure that strategic planning is applied to planning schemes and implemented in individual planning decisions;*

The proposal is consistent with the strategic intent of the applicable planning framework by facilitating the delivery of community infrastructure within an appropriate urban context, and gives effect to strategic objectives through an individual planning decision.

- b) *to ensure that strategic planning reflects the wishes and needs of the community;*

The Child Care Centre responds directly to an established community need for early childhood education and care services, supporting families, workforce participation, and broader social outcomes.

- c) *to ensure that appropriate public consultation and input are included in the formulation of planning schemes and the making of decisions under planning schemes;*

The proposal has been prepared and will proceed through the public exhibition process required under the Planning Act, enabling local residents and stakeholders to review and comment. This transparent process upholds the community participation intent of the Act.

- d) *to ensure that the planning system is clear, comprehensive, effective, efficient and accessible to the community;*

The application has been prepared in accordance with the requirements of the NT Planning Scheme 2020, supported by detailed site plans, technical information and assessment. The documentation provides a clear and comprehensive basis for decision-making and public review, demonstrating effective use of the planning system.

- e) *to promote the sustainable development of land;*

The development represents a sustainable use of serviced urban land, optimising existing infrastructure while providing a long-term community facility without compromising surrounding land uses.

- f) *to promote the responsible use of land and water resources to limit the adverse effects of development on ecological processes;*

The proposal involves development of a vacant urban site, with negligible impact on natural systems. The proposal incorporates appropriate site planning, landscaping, and stormwater management measures to ensure responsible resource use and to minimise environmental impacts.

g) to maintain the health of the natural environment and ecological processes;

The development is located within an established urban area and does not adversely affect sensitive environmental values or ecological processes, with landscaping contributing to local environmental quality.

h) to protect the quality of life of future generations;

By providing essential early learning infrastructure in a sustainable and well-located manner, the proposal supports long-term community wellbeing and intergenerational social outcomes.

i) to assist the provision of public utilities, infrastructure and facilities for the benefit of the community;

The development will utilise existing service infrastructure (water, sewer, power, roads) without imposing undue demand. The Child Care Centre contributes positively to the provision of community facilities and is understood to be capable of being serviced by existing infrastructure, subject to confirmation from PWC.

j) to promote the good design of buildings and other works that respects the amenity of the locality;

The design responds appropriately to the surrounding context through building scale, setbacks, landscaping, and acoustic management, ensuring compatibility with and protection of local amenity.

k) to assist the conservation and enhancement of places, areas, buildings, other works and landforms that are of cultural, aesthetic, architectural or historical value;

The proposal does not impact identified heritage or culturally significant places and is designed to integrate respectfully within the existing built environment.

l) to respect and encourage fair and open decision making and public access to processes for review of planning related decisions.

The application has been prepared and assessed in accordance with statutory processes, supported by transparent documentation and public consultation, enabling fair and open decision-making.

The proposal does not contravene any of the objectives of the current Act.

4.2 DIVISION 2 – EXCEPTIONAL DEVELOPMENT PERMITS

4.1.1 Clause 38 – Application for Permit or Variation of Permit

(1) A person may apply to the Minister for the grant of an exceptional development permit.

This application is made to the Minister for Lands, Planning & Environment for an Exceptional Development Permit, per Clause 38(1) of the Act. The Minister is identified as the Consent Authority for the proposed Exceptional Development Permit.

(2) An exceptional development permit may permit any of the following in relation to land:

- (a) a development or use of the land, although the development or use would otherwise not be lawful under the relevant planning scheme;*
- (b) a development or use of the land in substitution for an existing use, although the development or use would otherwise not be lawful under the relevant planning scheme;*

- (c) a modification or alteration of an existing building or existing works that would have a result other than as referred to in section 43B(1) or (2);
- (d) the demolition and reconstruction of an existing building that is used for an existing use of the land.

The EDP is proposed in line with Clause 38(2)(a).

4.1.2 Clause 39 – Decision on receipt of Application

In line with Clause 39, the Minister may decide to either:

- (a) to place the proposal in the application on exhibition;
- (b) if the proposal in the application is for a variation of a permit – that the proposal is not so significant as to require exhibition; or
- (c) to refuse to grant or vary the exceptional development permit without placing the proposal in the application on exhibition.

It is understood that should the Minister decide to place the application on exhibition, that the exhibition will be undertaken in line with Part 2, Divisions 3, 4 and 5 of the Act.

4.1.3 Clause 40 – Grant or Variation of Permit or Refusal to Grant or Vary

In line with Clause 40(1), the Minister 'must not grant an exceptional development permit for a proposal relating to a development or use referred to in section 38(2)(a) unless the Minister is satisfied it is preferable to issue the permit than to amend the relevant planning scheme.

The proposal is for an application for an EDP under section 38(2)(a), and therefore the following justification is provided as to why an EDP is considered more appropriate than an amendment to the Planning Scheme for the following reasons:

- **Site-specific nature of the proposal** - The proposal relates to a discrete site with particular locational and physical characteristics that allow the development to operate without undermining the broader intent of the Planning Scheme. The planning considerations are specific to this site and do not justify a scheme-wide or precinct-level change.
- **Consistency with Strategic Planning intent** - While the proposal may not strictly comply with current zone provisions, it is generally consistent with the broader strategic objectives of the Planning Scheme, including the delivery of community infrastructure, orderly development, and efficient use of serviced urban land. A scheme amendment is not required to achieve these outcomes.
- **No demonstrated need for broader policy change** - The proposal does not reveal a systemic deficiency or unintended outcome within the Planning Scheme. There is no evidence that similar development should be encouraged across the zone or locality more generally, which would warrant a formal amendment.
- **Limited precedent risks** - Approval via an EDP would not create an undesirable planning precedent, as the development relies on site-specific circumstances, operational controls, and conditions that cannot be readily applied to other sites within the zone.

- **Proportionate and efficient planning response** - An EDP provides a targeted and proportionate mechanism to assess and determine the proposal on its merits. A Planning Scheme amendment would be a disproportionate response, introducing unnecessary complexity, time, and cost relative to the limited scope of the proposal.
- **Ability to manage impacts through conditions** - Any potential impacts can be appropriately mitigated through permit conditions relating to design, hours of operation, traffic management, landscaping, and amenity protection, negating the need for permanent changes to the Planning Scheme.

It is therefore considered that the granting of an Exceptional Development Permit, specific to the redevelopment of the vacant site at 159 Mitchell Street, Larrakeyah, is more appropriate than a Planning Scheme Amendment. The proposal aligns with broad strategic planning objectives, retains the intended character of the LR zone, and can be effectively managed through site-specific permit conditions, consistent with the purpose and decision-making framework of the *NT Planning Act 1999*.

4.1.4 *Clause 42- Matters to be Taken into Account when Making Decision*

Per Clause 42(1), In deciding whether to grant or vary an exceptional development permit under section 40, the Minister must take into account the matters specified in section 51(1)(d), (h), (j), (k), (m), (n), (p), (r), (s) and (t). An assessment against these clauses is provided below.

(d) *an environment protection objective as defined in section 4(1) of the Waste Management and Pollution Control Act 1998 that is relevant to the land to which the application relates;*

No environmental protection objective is applicable to the site.

(h) *the merits of the proposed development as demonstrated in the application;*

The merits of the proposed development are as follows:

- **Appropriate Land Use Outcome** - The development provides an essential community facility that is compatible with its urban context and contributes positively to the mix of land uses within the locality. Child care is an established and necessary service that supports families, workforce participation, and broader community wellbeing.
- **Well-considered Site Layout & Functionality** - The plans demonstrate a logical and efficient site arrangement, including clear separation between vehicular access, parking areas, pedestrian entry, and secure outdoor play spaces. The internal layout provides age-appropriate learning rooms, supporting facilities, and compliant circulation, ensuring safe and effective day-to-day operation.
- **Traffic Access & Suitability** - Vehicle access, parking provision (including staff, visitor, and service vehicle accommodation), and on-site turning areas are appropriately designed to manage peak drop-off and pick-up periods, minimising impacts on the surrounding road network.
- **Built Form & Design Response** - The building exhibits a cohesive and contemporary design, with articulated façades, varied materials, and shading elements that respond to the

tropical climate and streetscape context. The overall height and form are appropriate for the site and surrounding development pattern.

- **Safe and healthy environment** - The design provides a safe environment for children, staff, and visitors, including secure boundaries, controlled entry points, passive surveillance opportunities, and clear internal circulation. Outdoor play areas are well integrated and directly accessible from internal learning spaces.
- **Efficient use of serviced land and infrastructure** - The proposal makes effective use of an already serviced site, capable of being accommodated by existing infrastructure networks without placing unreasonable demand on public utilities or community services.
- **Social & Community Benefit** – The development delivers a clear public benefit by increasing access to early childhood education and care, supporting families in the locality and contributing to long-term social and economic outcomes.

(j) *the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development;*

The subject land is capable of supporting the proposed Child Care Centre, having regard to its size, configuration, level topography, access arrangements, and location within an established urban area serviced by existing infrastructure. The development can be accommodated without excessive earthworks or alteration to the natural landform, and the proposed layout, setbacks, and building footprint respond appropriately to site constraints.

The proposal will not result in unreasonable impacts on the physical characteristics of adjoining or nearby land, with potential effects appropriately managed through site design, boundary treatments, landscaping, drainage, and operational controls, ensuring the development does not prejudice the use or development of surrounding land.

(k) *the public facilities or public open space available in the area in which the land is situated and the requirement, if any, for the facilities, or land suitable for public recreation, to be provided by the developer;*

The subject land is located within an established urban area that is adequately served by existing public facilities and public open space. The proposed development does not generate a requirement for the provision of additional public facilities or land suitable for public recreation beyond what is already available in the surrounding area, and no land dedication or additional facilities are required to be provided by the developer, given the nature and scale of the proposal.

(m) *the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose;*

The land is serviced by existing public utilities and infrastructure, including road access, water supply, sewerage, drainage, and power. The proposed development can be readily connected to these services without requiring upgrades to public infrastructure or the provision of additional facilities or land by the developer, and the development will not place an unreasonable demand on existing

networks.

- (n) *the potential impact on the existing and future amenity of the area in which the land is situated;*

The proposed development is not expected to have an unreasonable impact on the existing or future amenity of the area. Building scale, setbacks, fencing, landscaping, and the arrangement of outdoor play areas ensure that potential visual, acoustic, and privacy impacts are appropriately managed and that the development is compatible with the established and anticipated character of the locality.

- (p) *the public interest, including (if relevant) how the following matters are provided for in the application:*
- i. *community safety through crime prevention principles in design;*
 - ii. *water safety*
 - iii. *access for persons with disabilities;*

The proposed development is in the public interest, delivering essential early childhood education and care infrastructure while incorporating community safety through crime prevention principles in design, including clear sightlines, controlled access points, and passive surveillance.

Water safety is not relevant to this application.

The development provides equitable access for persons with disabilities through compliant building design, accessible entries, a car parking space and internal circulation, ensuring inclusive and safe use of the facility.

- (r) *any potential impact on natural, social, cultural or heritage values, including, for example, the heritage significance of a heritage place or object under the Heritage Act 2011;*

There are no anticipated impacts on natural, social, cultural or heritage values.

- (s) *any beneficial uses, quality standards, criteria, or objectives, that are declared under the Water Act 1992;*

There are no beneficial uses, quality standards, criteria or objectives that are declared under the Water Act that are relevant to the site.

- (t) *other matters it thinks fit.*

Not applicable.

5. NT PLANNING SCHEME 2020

5.1 PART 1 – GUIDANCE.

Part 1 of the NTPS provides guidance for the interpretation and administration of the document.

5.1.1 *Clause 1.8 - When Development Consent is Required.*

The primary use of the existing development, as defined in Schedule 2 of the NTPS, is 'Child Care Centre'. A 'Child Care Centre' is a Prohibited use in Zone LMR (Low Medium Density Residential), and as such, consent can only be granted through an EDP for the proposed development.

5.1.2 *Clause 1.10 – Exercise of Discretion.*

As the application is for an EDP, the consent authority (Minister) must consider the matters specified in Clause 42(1) of the Act, rather than Clause 1.10 of the NT Planning Scheme. Notwithstanding, a full assessment against the provisions of the strategic framework and the statutory provisions has been undertaken below.

5.2 PART 2 – STRATEGIC FRAMEWORK.

Part 2 of the NTPS provides the strategic framework, comprising Regional Land Use Plans, Subregional Land Use Plans and Area Plans.

5.2.1 *Clause 2.2 – Components and Operation of the Strategic Framework.*

Pursuant to subclause 4 of Clause 2.2, the strategic framework guides the interpretation of all parts of the NTPS. Subregional Land Use Plans, Regional Land Use Plans and Strategic Planning Policies will guide interpretation of the Planning Scheme when:

1. *there is no applicable Area Plan;*
2. *the Area Plan does not provide guidance on a particular issue;*
3. *a use or development does not accord with an Area Plan; or*
4. *a new Area Plan is being created or a change is proposed to an existing Area Plan.*

The Certificate of Title identifies the Darwin Regional Land Use Plan (DRLUP) and the Darwin Central Area Plan (DCAP) as being applicable to the site.

5.2.2 *Clause 2.4 – Darwin Regional Land Use Plan.*

The Land Use Structure Plan of the Darwin Regional Land Use Plan (DRLUP) identifies the site within the boundary of the 'Urban/ Peri-Urban' land use structure. The proposed use of the site as 'Child Care Centre' is consistent with this land use structure under the DRLUP.

The proposed Child Care Centre is consistent with the intent of the Darwin Regional Land Use Plan, which seeks to support a compact, well-serviced urban form and the timely provision of community infrastructure to meet population growth and changing demographic needs. The development contributes to the delivery of essential social infrastructure within an established urban area, reducing the need for longer travel distances and supporting local neighbourhoods. The proposal aligns with DRLUP objectives relating to efficient use of serviced land, support for workforce participation, and the integration of community facilities into existing urban areas, without

undermining planned future land use patterns or infrastructure provision.

5.2.3 *Clause 2.4 – Central Darwin Area Plan.*

The Land Use Plan within the Central Darwin Area Plan (CDAP) identifies the site as being within the boundary of the 'Residential' land use structure. The site is not identified as being within any Focus Areas. Specifically, the site is designated as having a 'Multiple Dwelling Residential Theme', with the proposed objectives as follows:

- Encourage residential buildings that provide for a broad spectrum of demographic groups;
- Encourage development that contributes to the amenity of the public realm and reflects the character of the area;
- Encourage sustainable development; and
- Maintain Residential areas in Larrakeyah and Cullen Bay.

The proposal is for an EDP to allow the development of a Child Care Centre. The proposed use of the site as proposed does not meet the objectives of the 'Residential Theme' as set out in the CDAP, as a residential use is not proposed.

Notwithstanding, the he proposed Child Care Centre is consistent with the intent of the Central Darwin Area Plan, which seeks to reinforce Central Darwin as a mixed-use, activity-rich urban area supported by accessible community infrastructure and services.

The development contributes to the Plan's objectives for a vibrant, liveable city centre by providing essential social infrastructure that supports residents, workers, and families, encourages workforce participation, and reduces the need to travel outside the central area for daily services.

The proposal represents an efficient use of serviced land, integrates appropriately with the surrounding urban context, and supports the orderly and sustainable development outcomes envisaged for Central Darwin.

5.3 PART 3 – OVERLAYS.

Part 3 of the NTPS details the overlays which identify areas of land that have specific development requirements.

The Title does not identify any overlays as applicable to the site. No further assessment has been undertaken against Part 3.

5.4 PART 4 – ZONES AND ASSESSMENT TABLES.

Part 4 of the NTPS details the zones, zone purposes and outcomes, and assessment tables.

5.4.1 *Clause 4.3 – Zone LMR (Low Medium Density Residential)*

This clause seeks to provide a range of low rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available.

The proposed use of the site is for a Child Care Centre. The development is considered to be 'low rise' although the nature of the proposed use itself is not consistent with Zone LMR.

The Zone Outcomes of Zone LMR (Low Medium Density Residential) are as follows:

1. *A blend of dwellings-single, associated dwellings-independent, dwellings-group and dwellings-multiple predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs.*

The proposed use of the site is for residential development of two storey or less. The development is considered to be 'low rise' notwithstanding that the density of the grouped dwellings is not consistent with Zone LMR. The development as proposed is considered to be a suitable response to a large lot size, excellent locational factors and changing community housing needs.

2. *Home based businesses and dwellings-community residence are conducted in a manner consistent with residential amenity.*

Not applicable.

3. *Residential care facilities are of a scale and conducted in a way that maintains the residential character and amenity of the zone.*

Not applicable.

4. *Non-residential activities such as community centres:*
 - (a) *support the needs of the immediate residential community;*
 - (b) *are of a scale and intensity compatible with the residential character and amenity of the area;*
 - (c) *wherever possible, are co-located with other non-residential activities in the locality;*
 - (d) *avoid adverse impacts on the local road network; and*
 - (e) *are managed to minimise unreasonable impacts to the amenity of surrounding residents.*

The Child Care Centre is a non-residential community-serving use that supports the needs of the immediate residential community by providing local access to early childhood education and care. The development is of a scale and intensity compatible with the residential character of the area, incorporates design and operational measures to manage amenity impacts, and avoids adverse impacts on the local road network through appropriate access and on-site parking arrangements. The facility can be effectively managed to minimise unreasonable impacts on surrounding residents.

5. *Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.*

The building design, site layout, fencing, and landscaping provide a sympathetic interface with adjoining properties and public spaces, maintain privacy, and deliver functional and attractive outdoor space areas while respecting the residential context.

6. *An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with reasonable access to open space and community facilities.*

The proposal represents an efficient use of serviced urban land, with connections to reticulated

services, integration with the existing transport network, and reasonable access to surrounding community facilities and open space. The development does not compromise the orderly and efficient use of land within the zone.

5.5 PART 5 – DEVELOPMENT REQUIREMENTS.

Part 5 of the NTPS outlines the specific development requirements.

5.5.1 Clause 5.21 – General Height Control.

The purpose of this clause is to ensure that the heights of buildings and structures are appropriate to the strategic and local context of the location and meet community expectations for development in the zone.

Pursuant to subclause 6(b), the maximum building height is two storeys to a maximum of 8.5m.

The proposed development has a maximum building height of 8.5m and is considered to be compliant with this clause.

5.5.2 Clause 5.24 - Parking Requirements.

The purpose of this clause is to ensure that sufficient off-street car parking, constructed to a standard and conveniently located, is provided to service the proposed use of a site.

Based on the car parking requirements of this clause, the below table has been provided to demonstrate the car parking calculations.

PARKING REQUIREMENTS – BASE SCENARIO.			
USE OR DEVELOPMENT.	MINIMUM NUMBER OF CAR PARKING SPACES REQUIRED.	REQUIRED	TOTAL.
<i>Child Care Centre</i>	<i>1 for every employee Plus 1 for every 20 children</i>	13 (13 Employees) 4 (80 Children)	17 bays
<i>PROVIDED ON SITE.</i>			16 standard bays 1 PWD bay
<i>SHORTFALL / SURPLUS</i>			Nil

The proposal is considered compliant with parking provision.

5.5.3 Clause 5.24.4 – Parking Layout.

This clause seeks to ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose.

In accordance with Administration subclause 3, the consent authority may consent to a car parking area that is not in accordance with sub-clause 6 if it is satisfied that the non-compliance will not unreasonably impact on the amenity of the surrounding locality.

Further, pursuant to Administration subclause 4 and 5, the consent authority may consent to a car parking area that is not in accordance with sub-clauses 7 and 8 if it is satisfied that the design and

construction is safe and functional with regard to the location of the development. The consent authority may consent to a car parking area that is not in accordance with sub-clause 9 if it is satisfied that the non-compliance will not result in adverse impacts on the local road network or internal functionality of the car parking area.

An assessment against the applicable clauses has been undertaken below.

6. *A car parking area is to:*
- (a) *be not less than 3m from any lot boundary abutting a road; and*
 - (b) *provide landscaping to the setback area to a minimum depth of 3m immediately adjacent to any lot boundary abutting a road, using species designed to lessen the visual impact of the car parking area when viewed from the road.*

Variation Identified

A setback of 1.336m has been provided between the car parking area to the lot boundary abutting Mitchell Street, in lieu of the required 3.0m. Justification for the proposed variation is provided below:

- The proposal is located on an inner-urban infill site where lot size, national regulation requirements for play spaces and Scheme parking provision requirements limit the practical provision of a continuous 3.0 m landscaped setback to Mitchell Street.
- The design and function of the car parking area remains compliant, safe and functional, notwithstanding the proposed landscaped setback variation proposed.
- The development achieves the intent of primary street setback and landscaping controls by providing fencing and landscaped areas along this boundary where feasible, rather than compromising site functionality and the safe operation of the child care centre.
- Despite a reduced landscaped setback to Mitchell Street, the proposal provides a high overall level of landscaping, with landscaped areas distributed throughout the site, including boundary planting, internal landscaped zones and shaded outdoor play areas.
- Landscaping provided to the front setback is considered appropriate landscaping in Darwin's tropical climate, which will deliver visual relief, shade, and microclimate benefits consistent with the objectives of the Planning Scheme.
- The building scale and height remain appropriate to the locality, and the reduced landscaping to the front setback does not result in unreasonable overshadowing, overlooking or loss of amenity to the streetscape.
- The overall site design demonstrates an efficient and balanced use of the land, delivering a community facility while maintaining landscaping outcomes that are consistent with the intent of the planning controls.

On this basis, strict compliance with a 3.0 m landscaped setback to all boundaries is not considered necessary to achieve acceptable planning, design or amenity outcomes for the site, noting that the consent authority have discretion to consider any proposed variation to this clause.

7. *A car parking area is to be constructed and maintained to be:*
- (a) *of a suitable gradient for safe and convenient parking; and*
 - (b) *sealed and well drained in urban areas, or dust suppressed in non-urban areas.*

The car parking area will be constructed and maintained to be of a suitable gradient, and to be sealed and well drained.

8. *The layout of a car parking area is to:*
- (a) *be functional and provide separate access to every car parking space;*
 - (b) *allow a vehicle to enter from and exit to a road in a forward gear;*
 - (c) *be in accordance with the dimensions set out in the diagram to this clause; and*
 - (d) *ensure parking spaces at the end of and perpendicular to a driveway are 3.5m wide or so that the driveway projects 1m beyond the last parking space.*

The proposed car parking layout is considered to be functional, with separate access to each space (i.e. no tandem bays). A vehicle is able to enter and exit in forward gear. All car bays are in accordance with the required dimensions, with the standard bays measuring 2.5m x 5.5m. A turn around bay at the end of and perpendicular to the driveway has been designed to allow ease of manoeuvring on site.

9. *The number of access points to the road is to be limited, and access points to car parking areas are to:*
- (a) *have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow; and*
 - (b) *maximise sight lines for drivers entering or exiting the car parking area.*

Only a single point of access is maintained, with a width of 6.0m for two-way traffic. The design allows for clear sightlines of drivers entering and exiting the site.

5.5.4 Clause 5.2.5 – Loading Bay

This clause seeks to provide for the loading and unloading of vehicles associated with the use of land.

This clause is not applicable to the proposed Child Care Centre development on site.

5.5.5 Clause 5.2.6 – Landscaping.

This clause seeks to ensure appropriate landscaping that is attractive, water efficient and contributes to a safe environment, is provided to development to enhance the streetscape and overall amenity of the locality.

3. *Where landscaping is required by this Scheme it should be designed so that:*
- a) *planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered car parking areas;*
 - b) *it maximises efficient use of water and is appropriate to the local climate;*
 - c) *it takes into account the existing streetscape, or any landscape strategy in relation to the area;*
 - d) *significant trees and vegetation that contribute to the character and amenity of the site and the streetscape are retained;*
 - e) *energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;*
 - f) *the layout and choice of plants permits surveillance of public and communal areas; and*
 - g) *it facilitates on-site infiltration of stormwater run-off.*

Landscaping is concentrated along street frontages, side and rear boundaries, and around outdoor play areas, contributing to visual softening of the built form, enhancement of streetscape character, and buffering to adjoining properties.

The landscape plan demonstrates the incorporation of a diverse mix of shade trees, palms and shrubs suited to the local climate, supporting canopy cover, shading, and thermal comfort.

Landscaping within setback areas and along the car park edges assists in mitigating visual and acoustic impacts, while landscaped outdoor play areas provide safe, functional, and attractive spaces for children. Overall, the extent and distribution of landscaping are proportionate to the site constraints and built form and achieve the intent of Clause 5.2.6 by enhancing amenity, supporting environmental outcomes, and providing a high-quality interface with the public realm and neighbouring land.

4. *Other than in Zones CB, C and TC, not less than 30% (which may include communal open space) of a site that is used for rooming accommodation, dwellings-group, dwellings-multiple and residential care facility is to be landscaped.*

Not applicable.

5.5.6 *Clause 5.2.7 - Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR*

This clause seeks to protect the visual and acoustic amenity of residential buildings where they are adjacent to proposed non-residential development.

Pursuant to Administrative Clause 1(b), the Consent Authority must not consent to a development that is not in accordance with subclause 3, except where (b) the development is for the purpose of a child care centre.

2. *A use or development or a proposed use or development that is:*
 - (a) *not a residential building;*
 - (b) *on land that is in a zone other than Zones LR, LMR, MR or HR; and*
 - (c) *abuts land in any of those zones;**must provide a setback to the boundary that abuts any of those zones of not less than 5m.*

Not applicable. The development is not a residential building, but is on land zoned LMR.

3. *The setback described in sub-clause 2 is to be landscaped to provide a visual screen to the adjacent land Zoned LR, LMR, MR or HR for a minimum depth of 3m.*

Variation Identified

A variable landscaped setback of nil to 1.0m has been provided to side and rear boundaries, in lieu of the required 3.0m. Justification for the proposed variation has been provided against

- The proposal is located on an inner-urban infill site where lot size, configuration and existing development patterns limit the practical provision of a continuous 3.0 m landscaped setback to all boundaries.
- The development achieves the intent of boundary setback and landscaping controls by

providing meaningful landscaped areas along site boundaries where feasible, rather than a uniform setback that would compromise site functionality and safe operation of the child care centre.

- Despite reduced boundary setbacks in parts, the proposal provides a high overall level of landscaping, with landscaped areas distributed throughout the site, including boundary planting, internal landscaped zones and shaded outdoor play areas.
- Landscaping provided includes deep planting zones, palm trees and soft landscaping, which deliver visual relief, shade, and microclimate benefits consistent with the objectives of the planning scheme.
- Perimeter fencing and planted buffers are incorporated along boundaries to maintain privacy, safety and visual screening for adjoining properties, mitigating potential amenity impacts associated with reduced setbacks.
- The building scale and height remain appropriate to the locality, and the reduced setbacks do not result in unreasonable overshadowing, overlooking or loss of amenity to neighbouring residential properties.
- The proposed development responds to the functional and safety requirements of a child care facility, where secure outdoor play areas, supervised spaces and internal connectivity are prioritised.
- The overall site design demonstrates an efficient and balanced use of the land, delivering a community facility while maintaining landscaping outcomes that can be considered consistent with the intent of the planning controls.
- On this basis, strict compliance with a 3.0 m landscaped setback to all boundaries is not considered necessary to achieve acceptable planning, design or amenity outcomes for the site.

4. *The development should provide a solid screen fence of a minimum height of 1.8m at the boundary with land in Zones LR, LMR, MR or HR.*

Solid fencing to a height of 1.8m has been proposed to all side and rear boundaries.

5.5.7 *Clause 5.5.3 – General Building and Site Design*

This clause seeks to promote site-responsive designs of commercial, civic, community, recreational, tourist and mixed use developments which are attractive and pleasant and contribute to a safe environment.

The requirements of this clause are as follows:

2. *Preserve vistas along streets to buildings and places of architectural, landscape or cultural significance.*

The development does not obstruct identified street vistas or views to buildings or places of architectural, landscape, or cultural significance. The building footprint, setbacks, and low-rise form ensure that existing streetscape vistas are maintained.

3. *Be sympathetic to the character of buildings in the immediate vicinity.*

The scale, height, articulation, and material palette of the proposed building are sympathetic to the surrounding low–medium density residential context and do not detract from the established character of the area. The roof pitch of the building has been designed to mimic that of a typical residential dwelling, while the overall height remains compliant with the scheme, and that of a typical two-storey dwelling.

4. *Minimise expanses of blank walls.*

Building façades incorporate articulation, openings, material variation, and fenestration to avoid large expanses of blank walls, particularly where the building interfaces with the street and neighbouring properties.

5. *Add variety and interest at street level and low passive surveillance of public spaces.*

The street-facing façade incorporates visual interest through building articulation, glazing, and landscaping, while providing opportunities for passive surveillance of the street and entry areas.

6. *Maximise energy efficiency through passive climate control measures.*

The development incorporates passive design principles including building orientation, shading devices, covered outdoor areas, and landscaping to improve thermal comfort and reduce reliance on mechanical cooling.

7. *Control on-site noise sources and minimise noise intrusion*

Potential noise sources associated with the operation of the child care centre are managed through building layout, separation distances, fencing, landscaping, and operational controls to minimise noise intrusion to surrounding properties.

8. *Conceal service ducts, pipes, air conditioners, air conditioning plants etc.*

Services and mechanical plant are integrated into the building design and screened from public view through building form, roof design, and enclosure, ensuring they do not detract from visual amenity.

9. *Minimise use of reflective surfaces.*

No reflective surfaces are proposed.

10. *Provide safe and convenient movement of vehicles and pedestrians to and from the site.*

The site layout provides clear, legible, and safe access arrangements, with delineation via line markings and signage between vehicular and internal pedestrian movements to minimise conflict during peak drop-off and pick-up periods.

11. *Provide convenient pedestrian links (incorporating access for the disabled) to other buildings and public spaces.*

Pedestrian paths (line marked within the site) are direct, accessible, and designed to accommodate people with disabilities, providing safe and convenient links between the site, the street frontage, and building entrances.

12. *Provide protection for pedestrians from sun and rain.*

The proposed additions provide protection for pedestrians through the incorporation of roof overhang and large verandahs where feasible. No protection for pedestrians outside the building or the broader site is proposed, given the intended location and nature of the proposed development.

13. *Provide for loading and unloading of delivery vehicles and for refuse collection.*

The development provides informal on-site areas for servicing, deliveries, and refuse collection that are functional, accessible, and designed to avoid disruption to pedestrian safety and surrounding traffic conditions.

14. *Provide landscaping to reduce the visual impact and provide shade and screening of open expanses of pavement and car parking.*

Landscaping is provided along boundaries, within setback areas, and around car parking and outdoor spaces to soften the built form, provide shade, and screen hardstand areas from public view.

15. *Provide facilities, including public toilets, child minding facilities, parenting rooms and the like where the size of the development warrants such facilities.*

The development includes facilities appropriate to its function and scale, including child-focused amenities and staff facilities, consistent with the operational needs of a child care centre.

16. *Provide bicycle access, storage facilities and shower facilities.*

Bicycle access and parking are provided on site to support active transport. Dedicated EoT Shower facilities for staff have been provided on site.

5.5.8 *Clause 5.5.7 – Child Care Centre*

The purpose of this clause is to ensure that a child care centre:

- (a) is developed in a location that provides convenient vehicle access and does not interfere with the safe or efficient operation of the local road, cycle and footpath network;
- (b) incorporates appropriate site layout, building and landscape design to ensure that there is no unreasonable loss of amenity for adjoining and nearby properties.

Pursuant to Administrative Subclause 1, the consent authority may consent to a child care centre that is not in accordance with sub-clauses 2-6 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site, having regard to such matters as its location, nature, and scale, and impact on the amenity of the locality.

An assessment against subclauses 2-6 are provided below.

2. *Provide associated vehicle access, parking and manoeuvring.*

The proposal provides on-site vehicle access, parking, and manoeuvring areas sufficient to accommodate staff, visitors, service vehicles, and peak drop-off and pick-up periods. Circulation and turning areas allow vehicles to enter and exit the site safely and efficiently without reliance on on-

street parking.

Refer to Traffic Impact Statement provided at Attachment G.

3. *Provide landscaping and any necessary screening.*

Landscaping is provided along site boundaries, within setback areas, and around car parking and outdoor play areas where possible to soften the built form, provide shade, and screen the development from adjoining properties and the public realm. Landscaping contributes to visual amenity and assists in mitigating operational impacts.

4. *Be located:*

- (a) *adjacent to or within other community facilities such as shopping centres, schools and health services;*
- (b) *at or near the entrance to a residential suburb; or*
- (c) *in or near employment areas.*

The site is located within an established urban area in proximity to other community-serving uses and services, including Larrakeyah Primary School (950m/1 min via car or a 750m/10min walk). The location is considered to have convenient access for families and staff. The location is appropriate within the residential context, is located close to the entrance to the suburb of Larrakeyah (when coming in to the CBD from the north-western end via Gilruth Avenue) and does not undermine residential character of the area. The development is accessible to surrounding employment areas of the Larrakeyah Defence Base and the Darwin CBD, supporting workforce participation.

5. *Have vehicular access from a road other than from an arterial road.*

Vehicular access to the site is obtained from a local road rather than an arterial road, ensuring safe ingress and egress and avoiding adverse impacts on the broader road network.

6. *If a child care centre is located adjacent to land in Zones LR, LMR, MR or HR:*

- (a) *the development is to be set back 5m from all site boundaries and landscaped to a minimum depth of 3m to provide a visual screen;*

Variation Identified.

The Child Care Centre is proposed within Zone LMR. Development is setback 5m from all lot boundaries, other than the north-western side boundary (adjacent to Lots 1204 and 1205 Town of Darwin (161 Mitchell Street, Larrakeyah – being The General café and store, and 11 Lambell Terrace, Larrakeyah). The side setback to this boundary is 1.939m in lieu of 5m.

Justification is provided as follows:

- The setback variation enables the orderly siting of the building to:
 - Provide safe and efficient vehicular access and on-site circulation,
 - Accommodate compliant car parking and manoeuvring areas, and
 - Maintain appropriate separation between built form and outdoor play areas.
- The reduced setback does not result in unreasonable amenity impacts on the adjoining property, as:
 - The built form along this boundary is largely solid and low-impact in presentation,

EXCEPTIONAL DEVELOPMENT PERMIT

CHILD CARE CENTRE IN ZONE LMR

159 MITCHELL STREET, LARRAKEYAH (LOT 1212 TOWN OF DARWIN)



- Perimeter fencing and landscaping are provided to screen and soften the development, and
- No significant overlooking or overshadowing impacts arise from the reduced setback.
- The building height and massing adjacent to the boundary remain compatible with surrounding development, and the proposal avoids excessive bulk through articulated façades and roof form.
- Landscaping, including boundary planting and soft landscape treatments, is provided within the available setback width to the extent practicable, achieving the intent of visual relief and buffering despite the reduced dimension.
- The proposal responds to the operational and safety requirements of a child care centre, where secure, well-located buildings and outdoor play spaces are prioritised over strict dimensional compliance.
- Similar or reduced side setbacks are evident in the established inner-urban character of Larrakeyah, particularly for non-residential or community uses on constrained sites.
- The reduced setback represents a minor and site-responsive variation that allows the development to function effectively without undermining the amenity of adjoining land or the broader objectives of the planning scheme.
- In this context, a 1.939 m setback in lieu of the required 5.0m is considered acceptable and consistent with good planning practice, achieving the intent of the control while enabling a high-quality community facility.

- (c) *a minimum 1.8m high solid acoustic screen fence is erected along the full length of all site boundaries adjoining land in Zones LR, LMR, MR or HR;*

A solid fence to 1.8m high is proposed to all lot boundaries.

- (c) *the design of the centre is to take account of the noise impact on any adjacent dwelling by either locating outdoor play space away from the common boundary or by including appropriate screening.*

The design and layout of outdoor play areas take account of potential noise impacts on adjacent dwellings through separation distances, fencing, and screening, ensuring impacts are minimised.

Editor's Note: the Education and Care Services National Regulations apply to the requirements for the establishment and operation of child care centres.

Noted. The establishment and operation of the proposed Child Care Centre are subject to the Education and Care Services National Regulations, which operate alongside, but separate from, the planning framework.

These Regulations set comprehensive requirements for matters including indoor and outdoor space standards, staff-to-child ratios, health and safety, supervision, fencing, water safety, amenities, and operational management.

The proposed development has been designed in a manner that is capable of complying with the National Regulations, particularly in relation to the provision of age-appropriate indoor learning

EXCEPTIONAL DEVELOPMENT PERMIT
CHILD CARE CENTRE IN ZONE LMR
159 MITCHELL STREET, LARRAKEYAH (LOT 1212 TOWN OF DARWIN)



spaces, secure and functional outdoor play areas, safe access arrangements, boundary fencing, and separation of children's areas from vehicular and service functions.

Matters such as detailed room layouts, equipment, supervision arrangements, water safety measures, and operational protocols will be assessed and enforced through the separate licensing and approval processes administered under the National Regulations.

CONCLUSION.

Tatam Planning Co. has been engaged by the landowner to prepare an Exceptional Development Permit (EDP) application for 159 Mitchell Street, Larrakeyah (Lot 1212 Town of Darwin). The proposed EDP is to facilitate the development of a Child Care Centre in Zone LMR (Low Medium Density Residential).

The proposal has been assessed against all EDP requirements under the *NT Planning Act 1999*. An assessment against the relevant provisions of the NT Planning Scheme for the Zone and Child Care Centres has also been undertaken, noting that as this proposal is for an EDP, any non-compliance with standard provisions of the NT Planning Scheme can be varied as part of the consent authority's (Minister for Planning) determination.

The merits of the proposed EDP are as follows:

- **Provision of essential community infrastructure**
The proposed Child Care Centre delivers essential early childhood education and care infrastructure that supports families, workforce participation, and broader social wellbeing, responding to demonstrated community need within an established urban area.
- **Appropriate land use and location**
The development represents an appropriate and efficient use of serviced urban land, is suitably located within a residential context, and is compatible with surrounding land uses, without undermining the intent or function of the applicable planning framework.
- **Well-considered design and site planning**
The proposal demonstrates a high standard of building and site design, with a functional layout, clear separation of pedestrian and vehicular movements, appropriate setbacks, and a built form that is sympathetic to the surrounding residential character.
- **Amenity protection and impact management**
Potential impacts on neighbouring properties are appropriately mitigated through building siting, acoustic fencing, landscaping, screening, and operational controls, ensuring that residential amenity is maintained and unreasonable impacts are avoided.
- **Compliance with statutory and regulatory frameworks**
The development is capable of complying with the NT Planning Scheme provisions and is designed to operate consistently with the *Education and Care Services National Regulations*, providing an additional layer of safety, amenity, and operational oversight.
- **Public interest and long-term community benefit**
Overall, the proposal is in the public interest, delivering long-term social and economic benefits, supporting orderly and sustainable development outcomes, and contributing positively to the liveability and functionality of the local area.

In consideration of the requirements of all relevant statutory planning tests of the NTPA, there are considered to be reasonable grounds for the consent authority to approve the exhibition of the proposal, and subsequently determine the proposed EDP.

2025107
19/02/2026
DKJ Projects Architecture
7/4 Shepherd St Darwin 0800

159 MITCHELL STREET CHILDCARE CENTRE – TRAFFIC IMPACT STATEMENT

Arccos Consulting has been engaged to prepare a Traffic Impact Statement for the proposed childcare centre to be located in Lot 1212 (159 Mitchell Street), Larrakeyah, NT.

This Traffic Impact Statement (TIS) has been prepared in line with the requirements of the Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development and the NT Subdivision Guidelines.



Figure 1 Site Location (Lot 1212)

Proposed Development

It is proposed to develop a childcare centre to accommodate 80 children’s places.

The proposed development includes:

- Childcare rooms for different age groups
- Administration and amenities
- 17 car parking spaces with 1 turnaround bay.

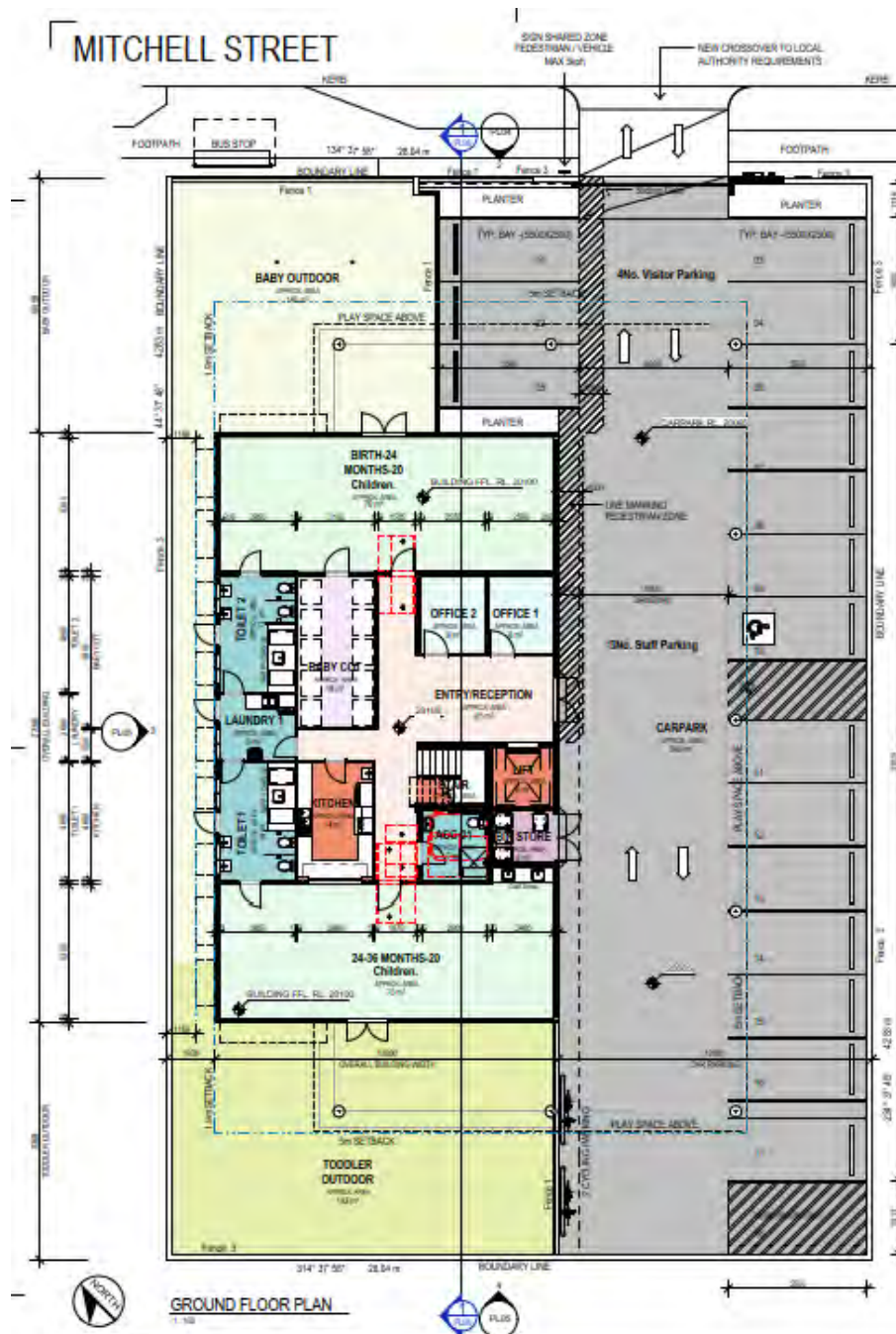


Figure 2 Proposed Site Layout

Existing Road Network and Site Access

Road Network

The site has frontage onto Mitchell Street which has two lanes for two-way traffic (one lane in each direction) separated by a broken centreline. Parking lanes are provided on both sides of the road.

Site Access

A 6m access driveway has been proposed to be provided as a two-way access and egress to and from the site as displayed in the figure below.

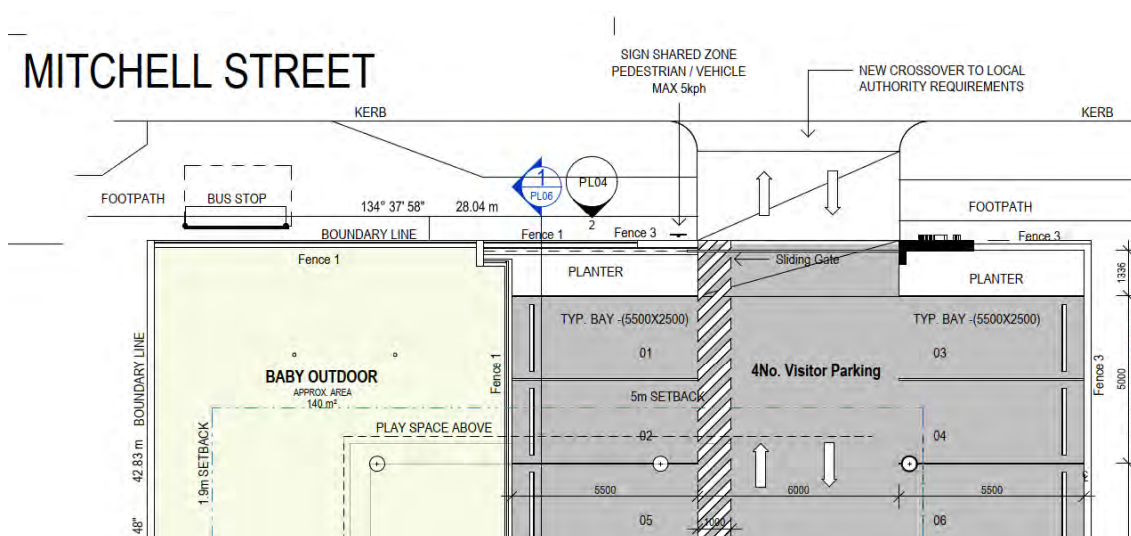


Figure 3 Proposed Driveway Location

Existing Traffic Volumes

Based on nearby SCATS counters at the intersection of Daly Street and Mitchell Street, existing traffic volumes on Mitchell Street in the vicinity of the site are anticipated to be in the order of 5,000-7,000 vehicles per day.

Traffic Generation

Trip generation has been based on the TfNSW Guide to Transport Impact Assessment TS 00085 (2024) which is shown in the table below.

Table 1 Site Traffic Generation

	Generation Rate	Trips
AM site peak	0.64 trips/unit	52 trips per hour
PM site peak	0.83 trips/unit	67 trips per hour
Daily	1.96 trips/unit	157 trips per day

Sight Distance

The posted speed limit on Mitchell Street nearby the subject location is 50km/h.

The sight distance requirements for the access driveway have been based on the design speed of 60km/h. The sight distance available exceeds the minimum requirements in all directions.

Table 2 Sight Distance Requirements

<i>Frontage road speed</i>	<i>Desirable 5s gap</i>	<i>Minimum SSD</i>	<i>SISD</i>
60km/h	83m	65m	123m



Figure 4 Available Sight Distance (facing Northwest)



Figure 5 Available Sight Distance (facing Southeast)

Site Circulation and Parking

Parking Provision

The Northern Territory Planning Scheme (NTPS) identifies the minimum parking provision requirements for the proposed development as below.

Table 3 Parking Requirements and Provisions

<i>Land Use</i>	<i>Type of Parking</i>	<i>Land Use</i>	<i>NTPS Minimum Parking Requirement</i>	<i>Spaces Required</i>	<i>Spaces provided</i>
Child Care Centre	Car Parking	80 child places and 13 Employees	1/employee plus 1/20 children	17 spaces	17 spaces with 1 turnaround bay

End of Trip Facilities

Based on the NTPS, the following end of trips facilities are to be provided within the proposed development as shown in the table below.

<i>Land Use</i>	<i>Type of EOT</i>	<i>NTPS Minimum Parking Requirement</i>	<i>Spaces Required</i>	<i>Spaces provided</i>
<i>Child Care Centre</i>	Bicycle Parking	1/300m2 NFA	2 spaces	2
	Shower	1/50 staff plus 1 additional shower/50 staff afterwards	1	2

It is assumed that both male and female staff toilets will each be provided with a shower to meet this requirement.

Site Circulation

The access and egress of the subject site is via Mitchell Street using the proposed 6m driveway.

A 1.0m wide line marking has been provided from the site access driveway to the childcare centre reception to delineate a designated pedestrian zone as displayed in the above site layout plan.

The car parking layout complies with the requirements of AS 2890.1 and with the NTPS. A turn around bay is provided at the end of the aisle to allow drivers to make a three point turn if required.

Waste collection is understood to be using a private waste collection company with a small vehicle being adopted. This vehicle would need to use one of the parking spaces of the circulation aisle to collect the waste.

Identified Traffic Impacts

Traffic Generation

The identified site traffic generation is approximately 160 vehicles per day with up to 70 vehicles per hour within the evening peak hour.

Traffic volumes on Mitchell Street are anticipated to be in the range of 5,000-7,000 vehicles per day. The combined existing and site generated traffic would be within the capacity of a Collector Road. It is not anticipated that there would be significant delay or safety impacts associated with the proposed traffic generation of the site.

Access

A 6m wide two-way access and egress driveway is proposed to be provided to facilitate access to/from Mitchell Street.

Sight distance is not restricted in either direction.

The existing kerb ramps would need to be relocated approximately 3m along Mitchell Street to the southeast to maintain pedestrian crossing movements.

It is noted that the kerb ramp on the opposite side of Mitchell Street would need to be relocated to sit between the existing side entry pit and the existing comms pit to align with the proposed kerb ramp.



Figure 6 Existing Kerb Ramp (Within The Existing and Proposed Driveway Location)

The existing bus stop line marking should be relocated 2m northwest along Mitchell Street to provide sufficient space to accommodate the proposed driveway crossover and to allow turn movements to and from the site without impacting bus movements. The bus shelter and totem would not be impacted.



Figure 7 Existing Bus Stop (Adjacent to the site access)



Figure 8 Proposed Relocations For Kerb Ramp and Bus Stop

Car Parking

The proposed car parking provisions exceed the minimum NTPS requirements.

End of Trip Facilities

The NTPS minimum requirements for bicycle parking and end of trip facilities have been fulfilled.

Site Circulation

There is sufficient space for cars and service vehicles to enter, park, and turn around on the site using the dedicated turn around bay.

In conclusion, the proposed design fulfills the necessary requirements as detailed in the Australian Standards, NT Subdivision Guidelines and NTPS from a traffic and transport perspective.

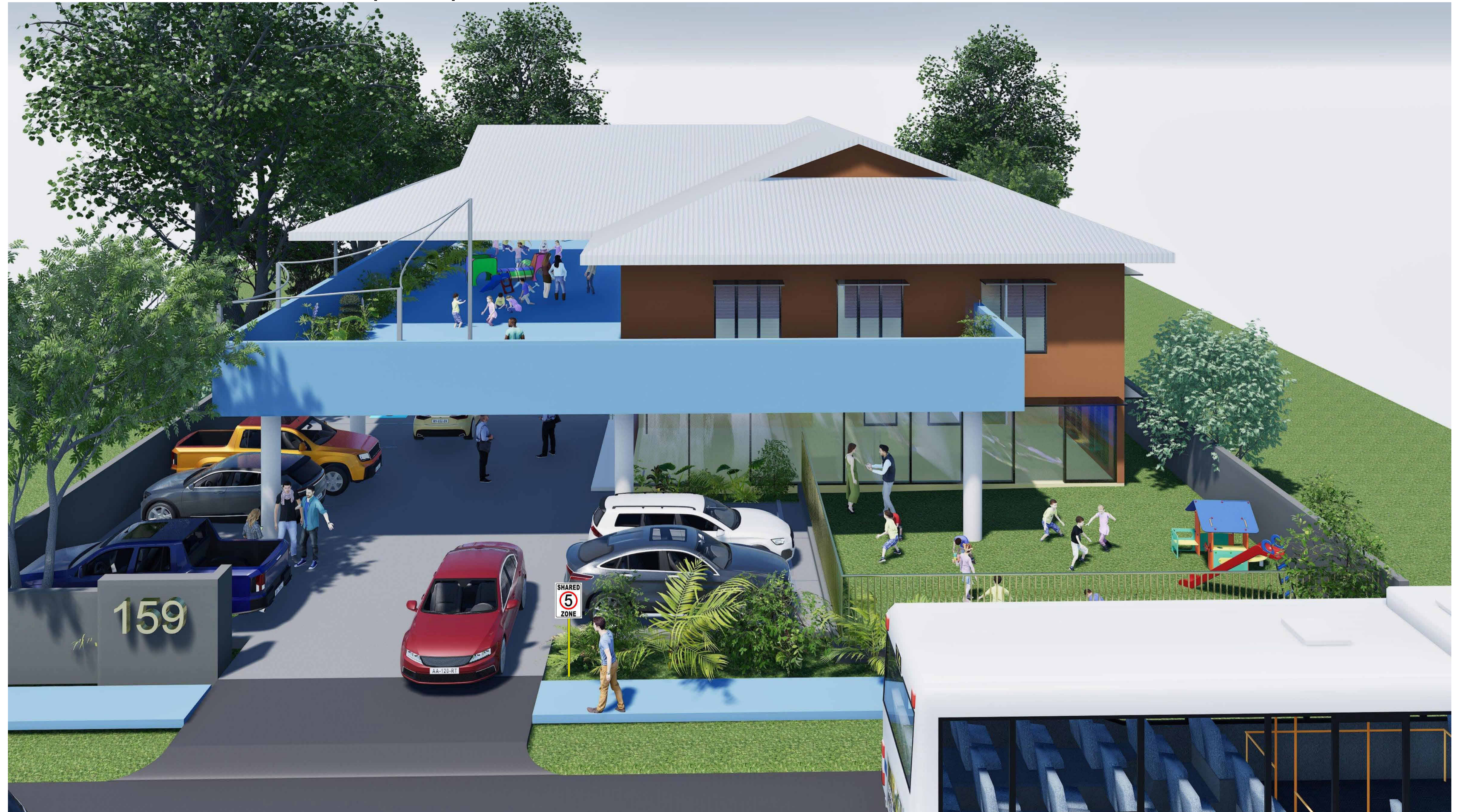
Sincerely,



Bryden Smith
Director – Senior Engineer
Arccos Consulting

CHILD CARE CENTRE

LOT 1212 (159) MITCHELL STREET-DARWIN



NOTES

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PLANNING

SITE INFORMATION

SITE: 1212.
 SUBURB: LARRAKEYAH.
LOT 1212
 SITE AREA: 1200.813 M²
 COVERED AREA: 316.880 M²
 SITE COVERAGE: 26.39%.
 PRIVATE OPEN SPACE: 20.24%.
COVERED AREA
 CHILD CARE CENTRE: 316.88 M²
 OUTDOOR SPACE: 243 M²
 CARPARK: 582 M²
TOTAL COVERED AREA 1141.88 M²
TOTAL LANDSCAPE AREA 331.00 M²
 HARD LANDSCAPE: 1212.
 SOFT LANDSCAPE: 27.31%.
CARPARKING REQUIREMENTS
 No. of Children: 80 (1no. x Car / 20 Children) 4 parks.
 No. of Teaching Staff: 13 (1no. x Car / Staff) 13 parks.
TOTAL PARKING REQUIREMENTS 17 PARKS
PARKING SPACES PROVIDED 17 PARKS with 1 TURNAROUND BAY



1 SITE PLAN
 PL04 1:100

GENERAL NOTES

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SITE LEGEND

- NEW TREE
- EXISTING TREES & SHRUBS (EXTERNAL)
- NEW PLANTING (REFER LANDSCAPING PLAN)
- SOFT LANDSCAPE (GRASSED AREA)

FENCES & BALUSTRADES MATERIAL SCHEDULE

- F1** 1800MM HIGH NON-CLIMBABLE FENCE WITH VISUAL PERMEABILITY - REFER TO THE PLANS AND ELEVATIONS FOR HEIGHTS AND LOCATIONS.
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THIS SITE

LOCALITY PLAN

NOTES

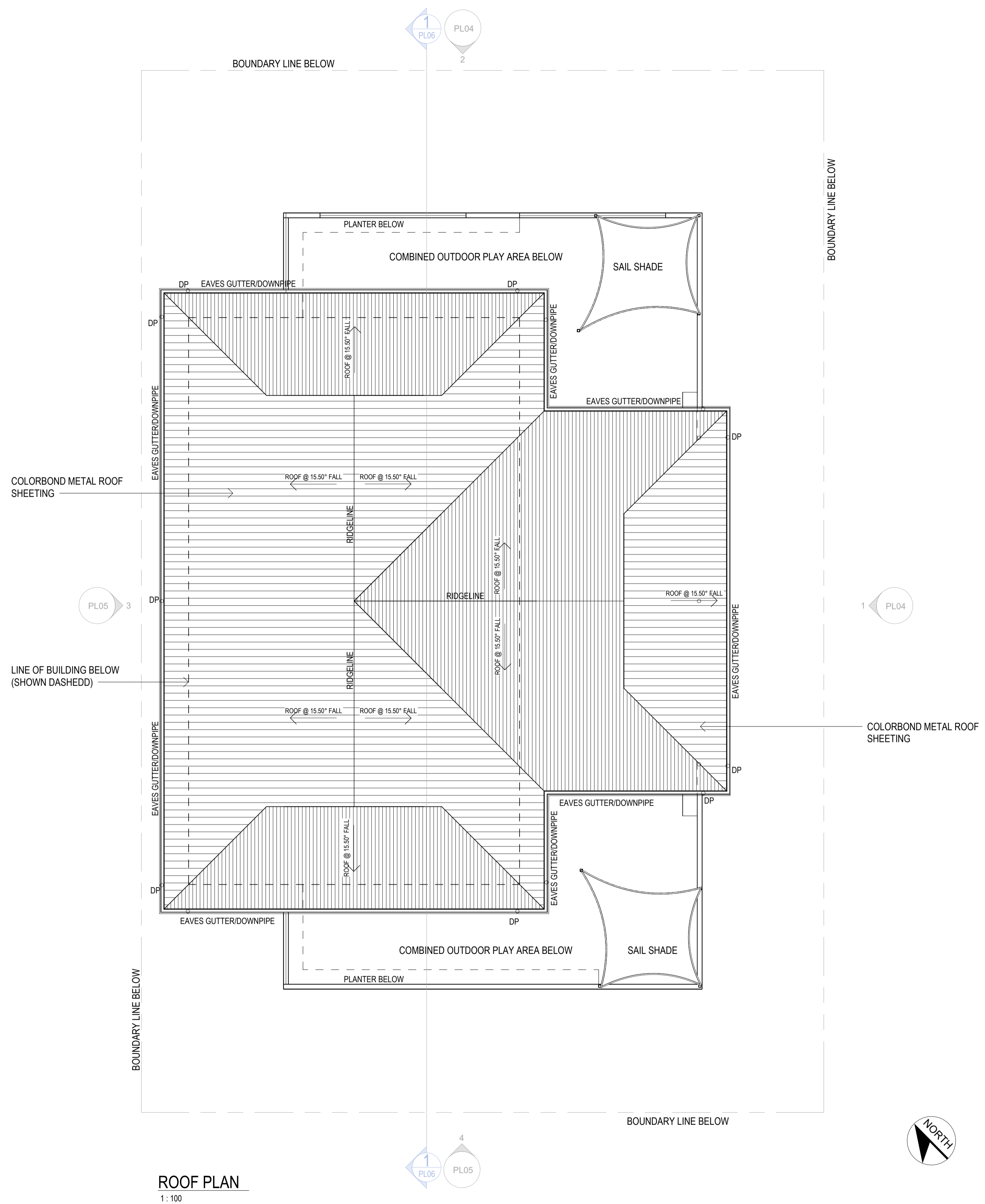
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PLANNING

Head Office:
 4 Shepherd Street
 Darwin NT 0800
 t - 08 8981 9177
 w - www.dkj.net.au
 ABN 4815 4057 995



DRAWING TITLE: SITE PLAN				
PROJECT NAME: Child Care Centre - DARWIN		CLIENT NAME: Halah Investment Trust		
PROJECT NUMBER: 25.3065	SCALE: @A1 As indicated	DRAWING NUMBER: PL01	DATE: 10/02/26	REVISION: A



GENERAL NOTES

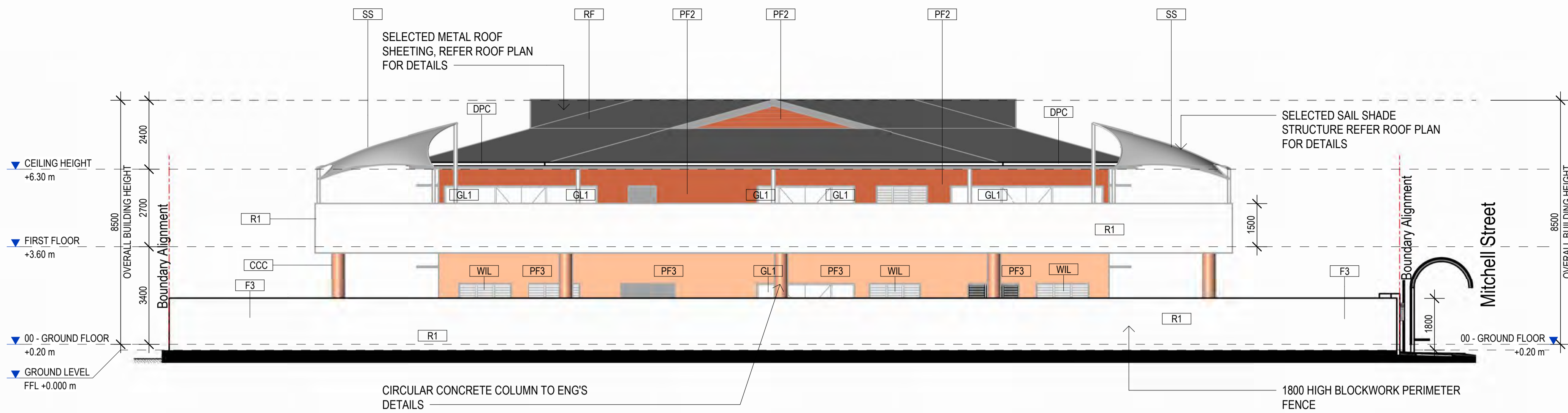
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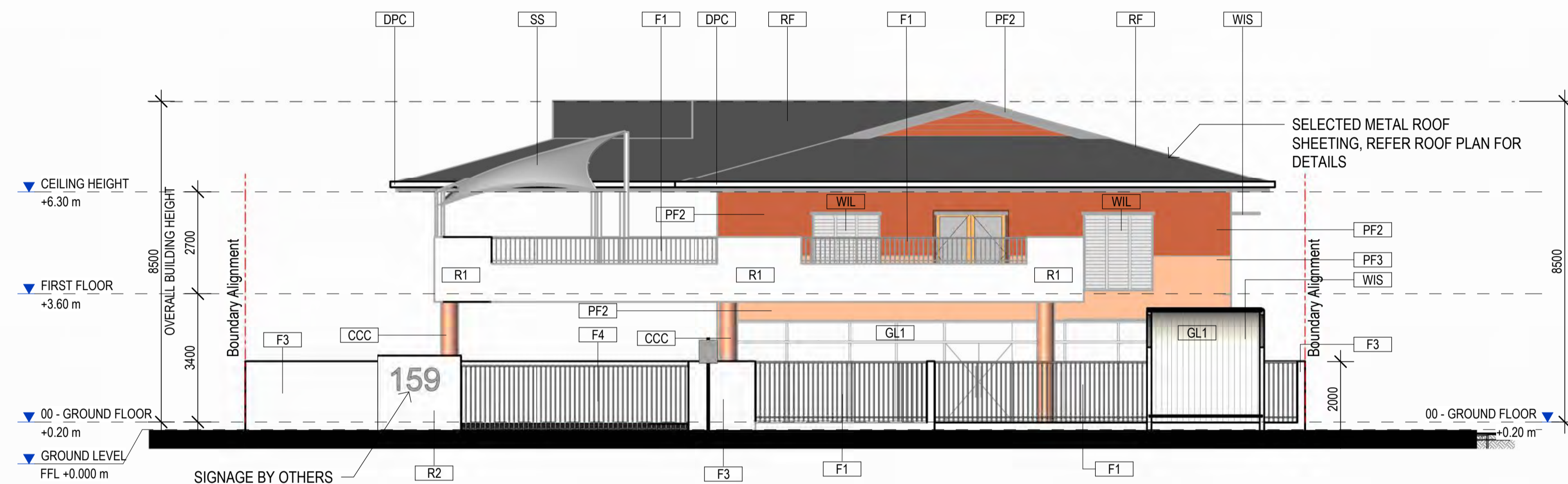
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PLANNING



1 EAST ELEVATION
PL02 1:100



2 NORTH ELEVATION
PL02 1:100

NOTES

- GROUND LINE
- - - NATURAL GROUND LINE AT THE BOUNDARY
- - - NATURAL GROUND LINE AT THE BUILDING LINE
- - - BOUNDARY ALIGNMENT

GENERAL NOTES



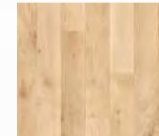


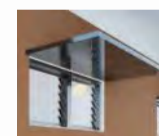






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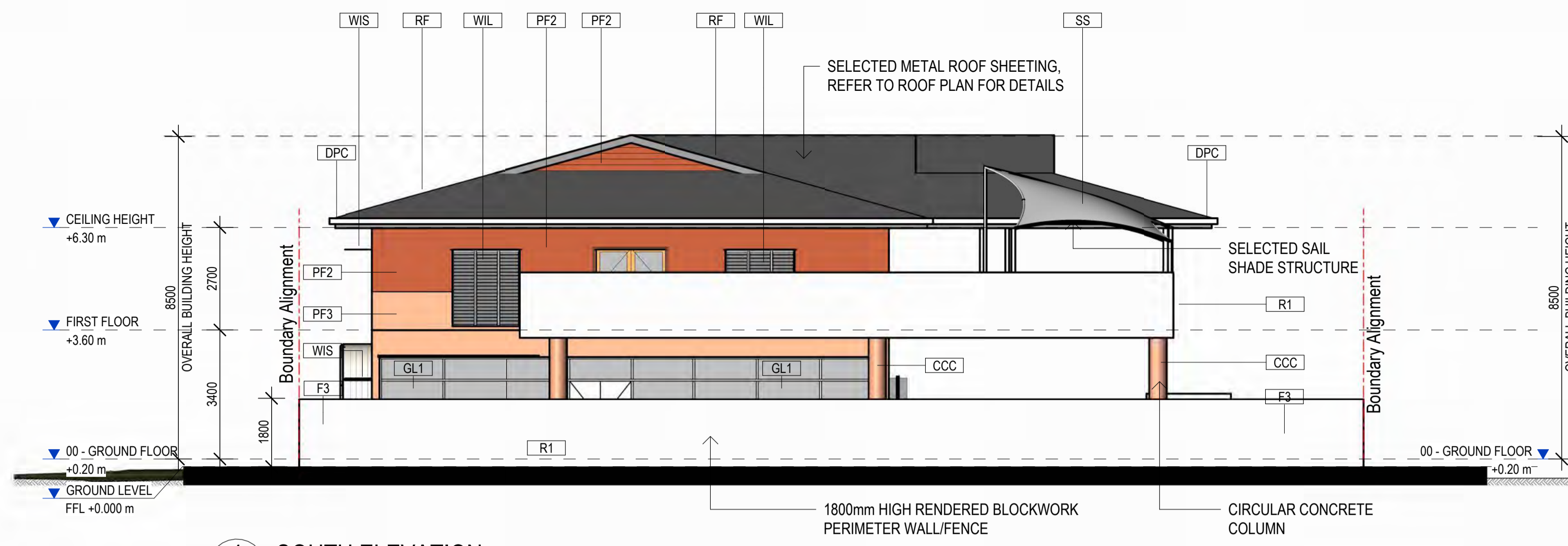
MATERIAL SCHEDULE

 PF1 F.C. SHEETING WITH SELECTED PAINT FINISH 1 COLOURBOND DULUX 'SURFMIST' OR SIMILAR	 DPC ALL CAPPING, RAINWATERHEADS AND DOWNPIPES COLOUR - COLORBOND MONUMENT OR SIMILAR	 TC TIMBER LOOK CLADDING (NON-COMBUSTIBLE) WITH VERTICAL EMPHASIS
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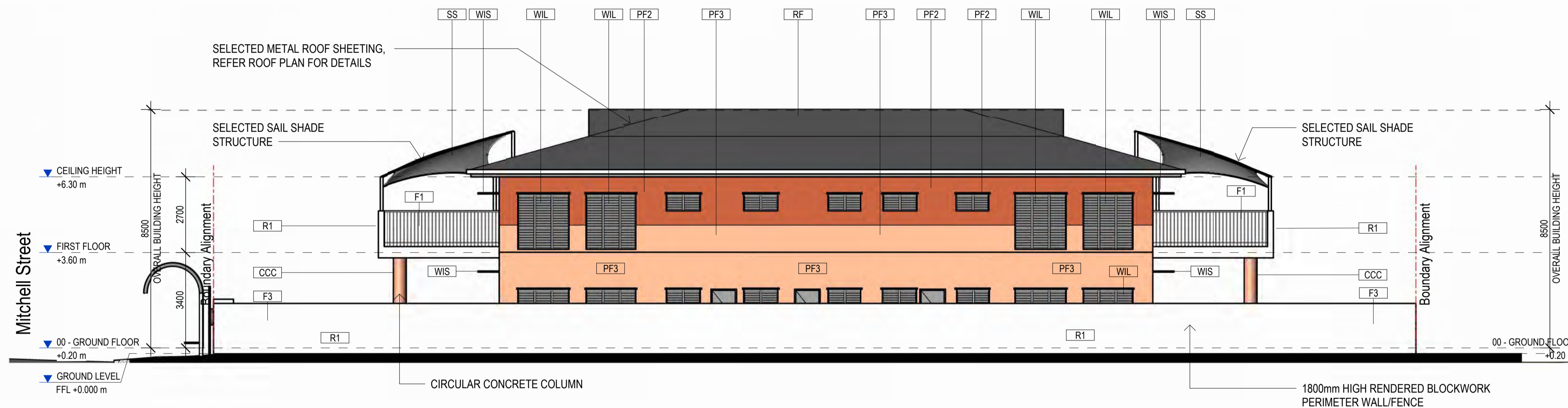
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PLANNING



4 SOUTH ELEVATION
PL02 1:100



3 WEST ELEVATION
PL02 1:100

NOTES

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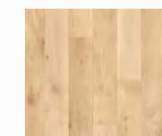

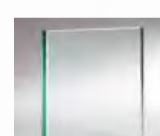
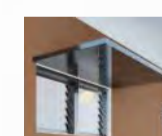

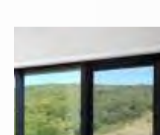




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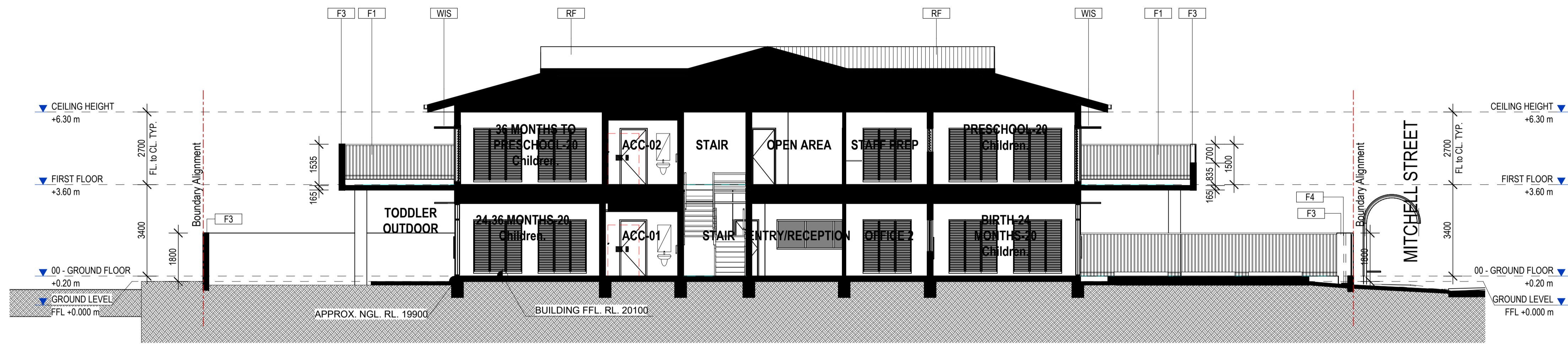
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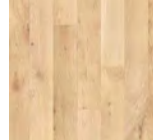




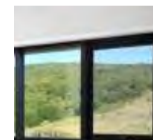


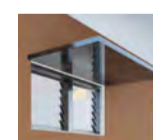

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1 SECTION A-A
PL02 1:100

MATERIAL SCHEDULE

 PF1	F.C. SHEETING WITH SELECTED PAINT FINISH 1 COLORBOND DULUX 'SURFMIST' OR SIMILAR	 DPC	ALL CAPPING, RAINWATERHEADS AND DOWNPIPES COLOUR - COLORBOND MONUMENT OR SIMILAR	 TC	TIMBER LOOK CLADDING (NON-COMBUSTIBLE) WITH VERTICAL EMPHASIS
 PF2	F.C. SHEETING WITH SELECTED PAINT FINISH 2 COLOUR DULUX 'TERRACOTTA CHIP' OR SIMILAR	 GL1	GLAZED WINDOW 1 FINISH - CLEAR	 WIL	ALUMINIUM LOUVER WINDOW FRAME - 'BLACK' OR SIMILAR
 PF3	F.C. SHEETING WITH SELECTED PAINT FINISH 3 COLOUR DULUX 'ITALIAN CLAY' OR SIMILAR	 WIN	ALUMINIUM WINDOW FRAME - BLACK	 R1	SELECTED RENDER FINISH 1 COLOUR - 'LIGHT GREY' OR SIMILAR
 RF	FASCIA / ROOF SHEETING FINISH COLOUR - COLORBOND SURFMIST OR SIMILAR	 WIS	ALUMINIUM WINDOW CANOPY WITH HORIZONTAL EMPHASIS	 R2	SELECTED RENDER FINISH 2 COLOUR - 'BLACK' OR SIMILAR

FENCES & BALUSTRADES MATERIAL SCHEDULE

 F1	FENCE 1 1800MM HIGH NON-CLIMBABLE FENCE WITH VISUAL PERMEABILITY - REFER TO THE PLANS AND ELEVATIONS FOR HEIGHTS AND LOCATIONS.
 F2	FENCE 2 1800MM HIGH NON-CLIMBABLE FENCE ACOUSTIC STEEL SHEET FENCE - REFER TO THE PLANS AND ELEVATIONS FOR HEIGHTS AND LOCATIONS.
 F3	FENCE 3 1800MM HIGH NON-CLIMBABLE BLOCKWORK FENCE - REFER TO THE PLANS AND ELEVATIONS FOR HEIGHTS AND LOCATIONS.
 F4	FENCE 4 1800MM HIGH NON-CLIMBABLE AUTOMATIC SLIDING GATE/FENCE - REFER TO THE PLANS AND ELEVATIONS FOR HEIGHTS AND LOCATIONS.

GENERAL NOTES

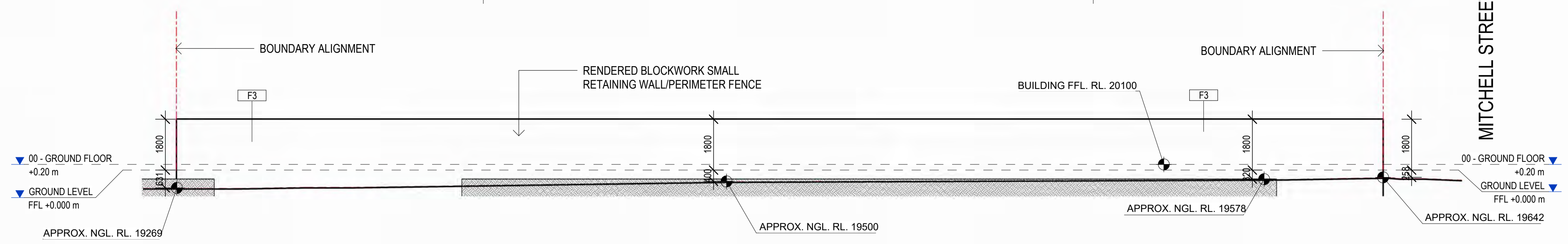
- TO BE READ IN CONJUNCTION WITH CONSULTANT'S REPORTS
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- EXTENT OF VEGETATION AND TREES TO BE CONFIRMED AND READ IN-CONJUNCTION WITH THE ARBORIST REPORT.
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- TO BE READ IN-CONJUNCTION WITH PLANS PROVIDED BY SELECT ARCHITECTS FOR FURTHER DETAILS

NOISE IMPACT ON ADJOINING DWELLINGS
THE CHILD CARE CENTRE WALLS WILL BE DETAILED TO PROVIDE ACOUSTIC TREATMENT TO MINIMISE TRANSFER OF NOISE FROM INSIDE THE CHILD CARE CENTRE TO THE OUTSIDE.

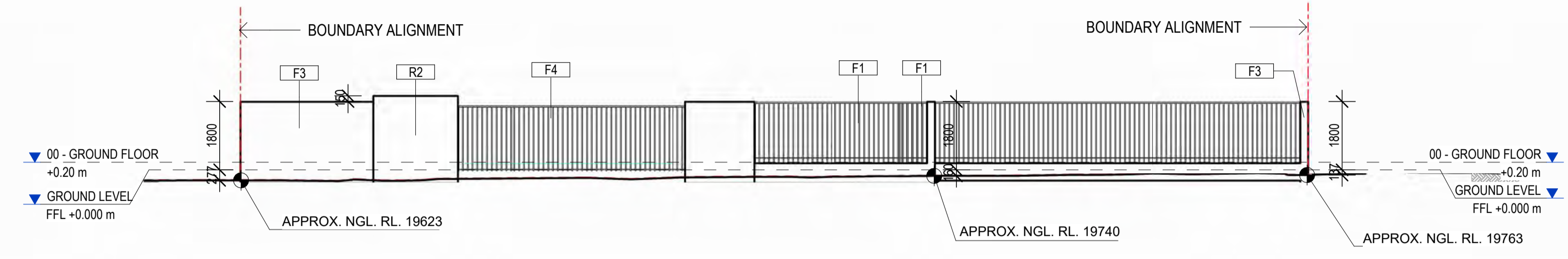
NOTES

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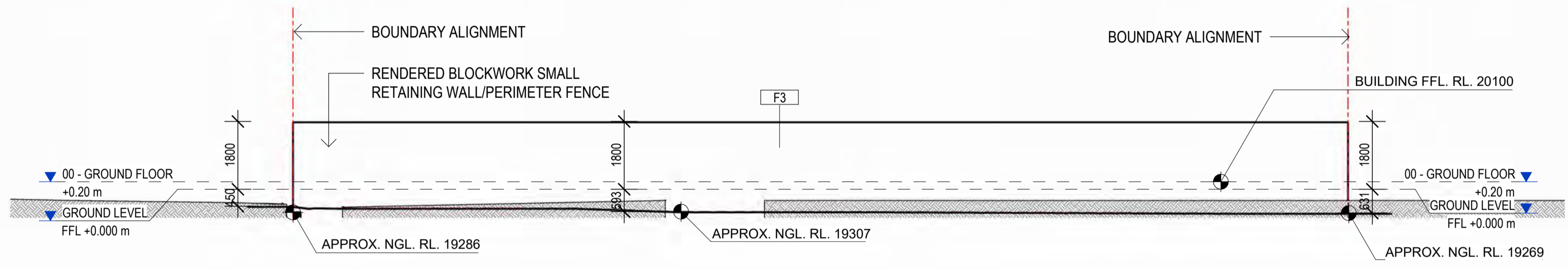
PLANNING



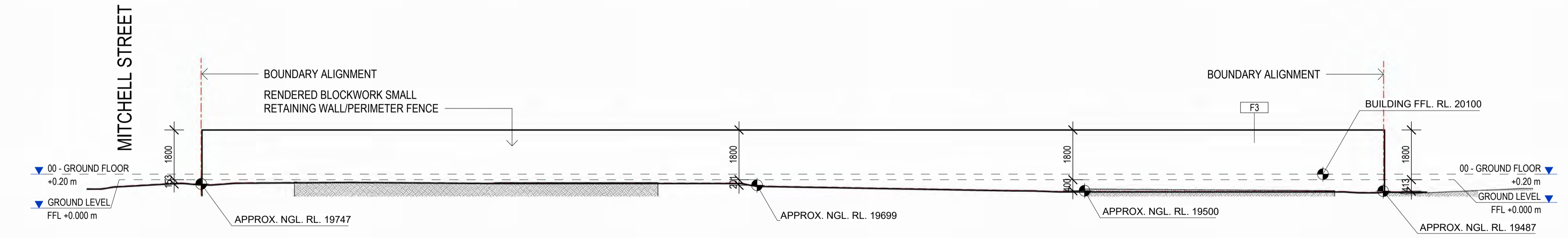
EAST FENCE ELEVATION
1:100



NORTH FENCE ELEVATION (MITCHELL ST.)
1:100



SOUTH FENCE ELEVATION
1:100



WEST FENCE ELEVATION
1:100

ROOM AREA SCHEDULE					
Name	Area	Clear Area	Age	No. of Children	Level
24-36 MONTHS-20 Children.	70 m ²		24-36 MTHS	20	00 - GROUND FLOOR
36 MONTHS TO PRESCHOOL-20 Children.	71 m ²		36 MTHS-PRESCHOOL	20	FIRST FLOOR
BIRTH-24 MONTHS-20 Children.	70 m ²		0-24 MTHS	20	00 - GROUND FLOOR
PRESCHOOL-20 Children.	72 m ²		PRESCHOOL	20	FIRST FLOOR

NOTES

- GROUND LINE
- - - NATURAL GROUND LINE AT THE BOUNDARY
- - - NATURAL GROUND LINE AT THE BUILDING LINE
- - - BOUNDARY ALIGNMENT

GENERAL NOTES

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PLANNING

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Head Office:
4 Shepherd Street
Darwin NT 0800
t - 08 8981 9177
w - www.dkj.net.au
ABN 4815 4057 995



DRAWING TITLE: FENCE ELEVATIONS				
PROJECT NAME: Child Care Centre - DARWIN		CLIENT NAME: Halah Investment Trust		
PROJECT NUMBER: 25.3065	SCALE: @A1 As indicated	DRAWING NUMBER: PL07	DATE: 10/02/26	REVISION: A

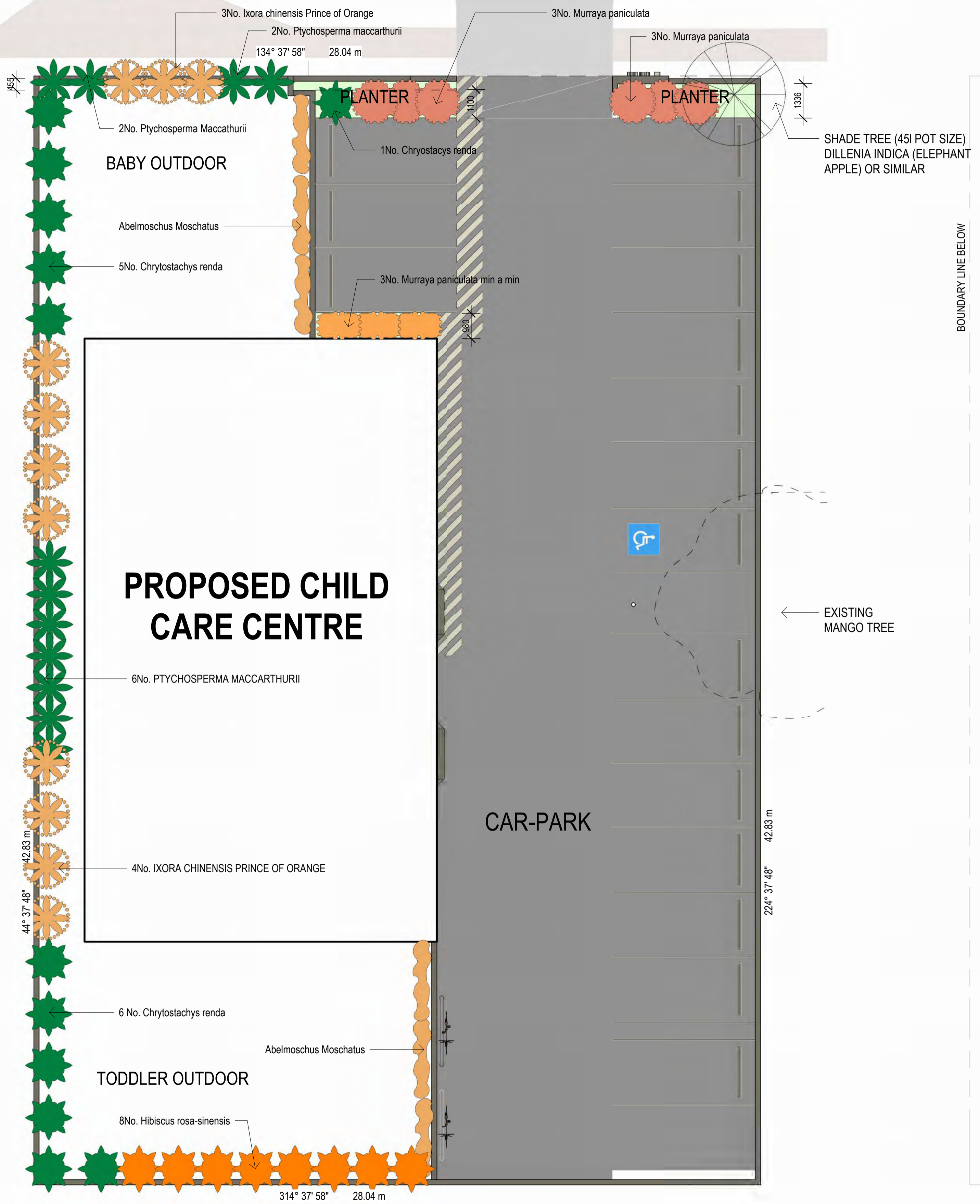


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PLANNING

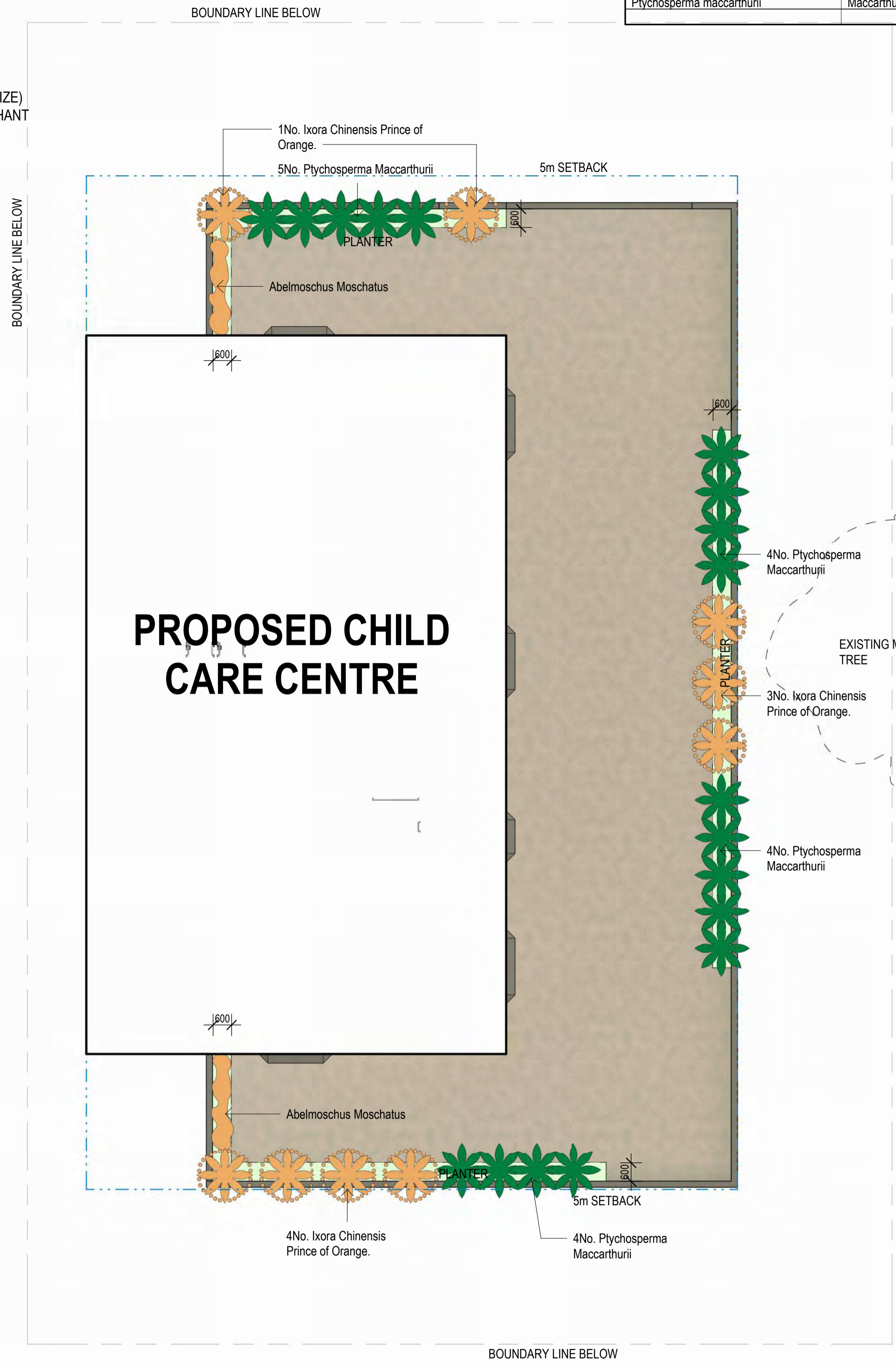
MITCHELL STREET



LANDSCAPING GROUND FLOOR PLAN

1:100

MITCHELL STREET



LANDSCAPING FIRST FLOOR PLAN

1:100

PLANT LEGEND

LATIN NAME	COMMON NAME	HEIGHT	SPREAD	POT SIZE	QUANTITY
Abelmoschus moschatus	Native Rosella	300	300	140mm	00.00
Chrystostachys renda	Lipstick Palm	8000	2000	25itr	00.00
Hibiscus rosa-sinensis	Hibiscus	3000	1500	200mm	00.00
Ixora chinensis Prince of Orange	Ixora	1500	2000	200mm	00.00
Murraya paniculata	Orange Jessamine	4000	2500	200mm	00.00
Murraya paniculata min a min	Dwarf Orange Jessamine	1000	1203	140mm	00.00
Ptychosperma maccarthurii	Maccarthur Palm	1500	1200	200mm	00.00

TOTAL LANDSCAPED AREA: 331.00 sqm.

GROUND PLANTER AREA = 20.00 sqm.
GROUND FLOOR GRASSED AREA = 283.00 sqm.

FIRST FLOOR PLANTER AREA = 28.00 sqm.

GENERAL NOTES

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PLANNING

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DRAWING TITLE: LANDSCAPE PLAN				
PROJECT NAME: Child Care Centre - DARWIN	CLIENT NAME: Halah Investment Trust			
PROJECT NUMBER: 25.3065	SCALE: @A1 1:100	DRAWING NUMBER: PL09	DATE: 10/02/26	REVISION: A



HIBISCUS ROSA SINENSIS
SINGLE RED HIBISCUS



MURRAYA PANICULATA MIN A MIN
DWARF ORANGE JASSAMINE



MURRAYA PANICULATA
ORANGE JASSAMINE



PTYCHOSPERMA MACCARTHURII
MACARTHURS PALM



IXORA CHINENSIS PRINCE OF ORANGE
PRINCE OF ORANGE



ABELMOSCHUS MOSCHATUS
NATIVE MUSK



CYRTOSTACHYS RENDA
LIPSTICK PALM TREE

NOTES

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PLANNING

SCHEDULE OF PROJECT DRAWINGS

DRAWING No.	TITLE
251133-C01	SCHEDULE OF DRAWINGS, GENERAL NOTES & LOCALITY PLAN
251133-C02	CONSTRUCTION DETAILS
251133-C03	EARTHWORKS PLAN
251133-C04	FINISHED SURFACES PLAN
251133-C05	LEVELS & SETOUT PLAN - GROUND LEVEL
251133-C06	LEVELS & SETOUT PLAN - FIRST FLOOR LEVEL
251133-C07	STORMWATER PLAN - GROUND LEVEL
251133-C08	ROOF DRAINAGE PLAN

SCHEDULE OF STANDARD DRAWINGS

DRAWING No.	TITLE
NORTHERN TERRITORY GOVERNMENT	
SS1006-1	VEHICLE ACCESS - CAT A TYPICAL DETAILS
SS1009-2	FOOTPATHS, SHARED PATHS & KERB RAMPS - TYPICAL DETAILS
SS3000-2	SUBSOIL DRAINAGE - TYPICAL DETAILS
SS3001-2	STORMWATER PIPES - TYPICAL TRENCH DETAILS
CS3119-1	MANHOLES AND INLET PITS
CS3300-4	KERB PROFILES

GENERAL NOTES

1. ALL UNITS IN METRES U.N.O.
2. CONSTRUCT FINISHED SURFACE LEVELS SHOWN. ADOPT UNIFORM SLOPE BETWEEN SPECIFIED LEVELS.
3. CONSTRUCT FINISHED SURFACE LEVELS TO ENSURE THAT IT IS FREE DRAINING WITH NO PONDING OF WATER.
4. ALL SET OUT IS TO BE REFERENCED FROM THESE CIVIL DRAWINGS.

SURVEY AND SETOUT

1. SURVEY UNDERTAKEN BY TERRITORY SURVEYS ON 2 NOVEMBER 2025. REFER DRG. NO. T-25-046-01-A FOR DETAILS.
2. LEVELS ARE TO A.H.D. COORDINATES ARE TO A.M.G.
3. THE CONTRACTOR IS TO CONFIRM DOCUMENTED LEVELS FOR WORKABILITY WITH EXISTING LEVELS PRIOR TO CONSTRUCTION.

EROSION & SEDIMENT CONTROL

1. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR PROVIDING ADEQUATE EROSION & SEDIMENT CONTROL AND DUST SUPPRESSION MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL SUCH TIME AS THE SITE IS STABILISED.
2. DISCHARGE OF CONTAMINATED STORMWATER OR AIR POLLUTANTS FROM THE SITE IS AN OFFENCE.

CONFORMANCE TESTING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNDERTAKING ADEQUATE PROCESS CONTROL & CONFORMANCE TESTING DURING THE CONSTRUCTION PHASE.
2. CONFORMANCE TESTING SHALL BE IN ACCORDANCE WITH DEPARTMENT OF INFRASTRUCTURE, PLANNING & LOGISTICS STANDARD SPECIFICATION FOR ROADWORKS. NOTWITHSTANDING THE REQUIREMENTS OF THIS STANDARD SPECIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONFORMANCE TESTING, INCLUDING ORDERING & PAYMENT.
3. HOLD POINTS AND CONSTRUCTION PHASE INSPECTIONS TO BE PERFORMED BY A REGISTERED ENGINEER & ORDERED & PAID FOR BY CONTRACTOR.

EARTHWORKS

1. UNDERTAKE A GEOTECHNICAL INVESTIGATION TO VERIFY GROUND SUBGRADE STRENGTH & CONDITIONS.
2. REMOVE & STOCKPILE ALL TOPSOIL INCLUDING ANY ADDITIONAL REMNANT VEGETATION AND ORGANIC MATTER. REUSE TOPSOIL IN ALL DISTURBED AREAS.
3. TYNE & RIP SUBGRADE LEVEL TO A DEPTH OF 150mm, MOISTURISE AND COMPACT TO 95% MIN. M.M.D.D.
4. PROOF ROLL SUBGRADE WITH MINIMUM OF 3 PASSES WITH 30 TONNE MULTI-TYRED ROLLER OR SIMILAR. REPLACE DEFORMED SUBGRADE.
5. REPLACE UNSUITABLE SUBGRADE MATERIAL WITH GRANULAR MATERIAL WITH MIN. CBR 40 IN 200mm LAYERS.
6. REINSTATE ALL DISTURBED AREAS WITHIN ROAD RESERVES TO SATISFACTION OF CITY OF DARWIN.

PAVEMENT

1. PAVEMENT CONFIGURATION TO BE IN ACCORDANCE WITH DETAILS ON THE CIVIL DRAWINGS
2. HOLD POINTS :
PROOF ROLL TESTING TO PREPARED SUBGRADE & GRAVEL BASE LAYERS;
PRE-POUR INSPECTIONS FOR ALL CONCRETE POURS;
ALL INSPECTIONS TO BE PERFORMED BY A REGISTERED ENGINEER.
3. GRAVEL MATERIAL SHALL CONFORM TO THE FOLLOWING:

AS SIEVE (mm)	PERCENTAGE PASSING		SPECIFIC PROPERTIES	GRAVEL BASE	SUB-BASE
	GRAVEL BASE	GRAVEL SUBBASE			
75.0	100	-	1. LIQUID LIMIT (LL)	25% MAX.	30% MAX.
37.5	80 - 100	100	2. PLASTICITY INDEX (PI)	1 - 6%	1 - 10%
19.0	50 - 80	70 - 100	3. LINEAR SHRINKAGE (LS)	0 - 3%	0 - 6%
13.2			4. PI x % PASSING 0.425mm SIEVE	180 MAX.	400 MAX.
9.5	35 - 65	50 - 80	5. CALIFORNIA BEARING RATIO (CBR)		
4.75	25 - 50	35 - 65	4 DAY SOAKED AT 2.5mm PENETRATION AT A RELATIVE DENSITY OF	80 MIN.	30 MIN.
2.36	15 - 40	25 - 50	6. DUST (SIEVE) RATIO (0.075/0.425 x 100)	100% MMDD	98% MMDD
0.425	7 - 20	10 - 30	7. LOS ANGELES ABRASION (LAA) LOSS	50 MAX.	60 MAX.
0.075	3 - 13	4 - 16	COURSE GRAINED ROCK		
			FINE GRAINED ROCK		

CONCRETE WORKS

1. ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH AS3600 & AS2870.
2. THE MIN. LAP LENGTH WHERE MESH HAS BEEN SPLICED SHALL BE ONE FULL MESH PANEL + 25mm.
3. CONTRACTION JOINTS AT 2m MAX. SPACINGS ON DRIVEWAYS & AS SHOWN ON THE DRGS FOR CARPARK AREAS. REFER DETAIL ON DRG. C02.
4. DOWELLED JOINTS AT 6m MAX. SPACINGS ON DRIVEWAYS & AS SHOWN ON THE DRGS FOR CARPARK AREAS. REFER DETAIL ON DRG. C02.
5. CONCRETE SHALL BE N32 U.N.O.
6. CONCRETE PAVEMENTS SHALL BE BROOM FINISHED.
7. CURE CONCRETE WITH WATER FOR A MIN. 7 DAYS POST POURING.
8. ALL KERBING SHALL BE IN ACCORDANCE WITH N.T.G. STD. DRG. CS-3300.

STORMWATER DRAINAGE

1. STORMWATER PIPES SHALL BE H.D. uPVC CLASS SN4 U.N.O.
2. STORMWATER PIPEWORK TO BE LAID AT 1 : 100 MINIMUM GRADE UNLESS STATED OTHERWISE.
3. USE PROPRIETARY BENDS, JUNCTIONS, REDUCERS & OTHER PIPE FITTINGS. USE 45° BENDS OR JUNCTIONS UNLESS OTHERWISE SPECIFIED.
4. CONSTRUCT ALL STORMWATER STRUCTURES IN ACCORDANCE WITH THE STANDARD DRAWINGS STATED.
5. USE THE FOLLOWING FLOOR WASTE UNITS UNLESS APPROVED OTHERWISE:
FW100 : M.A. GRIFFITH MAG-MIFAB BS-1100-R 100Ø FLOOR WASTE WITH 65Ø DISCHARGE PIPE.
6. FIRST FLOOR DRAINAGE AS DETAILED ON DRG. C06.

TRAFFIC CONTROL & LINEMARKING

1. ALL CARPARK LINEMARKING SHALL BE WHITE ROAD PAINT 100mm WIDE WITH GLASS BEADS
2. DELINEATE DISABLED PARKING AND DEDICATED BAYS AS DETAILED ON DRG. C02.
3. INSTALL BOLLARDS AS DETAILED ON DRG. C02.



LOCALITY PLAN
N.T.S.

AMENDMENTS

No.	DESCRIPTION	DATE	INITIAL
A	ISSUED FOR REVIEW	16-01-26	S.S.
B	ISSUED FOR FINAL REVIEW	20-02-26	S.S.

WARNING

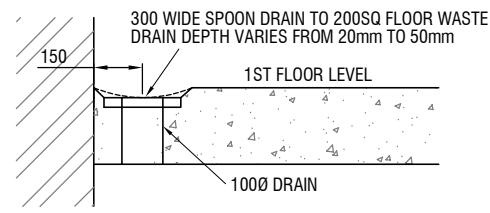
ALL REASONABLE CARE HAS BEEN TAKEN TO ACCURATELY SHOW THE POSITION OF EXISTING SERVICES. HOWEVER, THE POSITION OF SUCH SERVICES SHOULD BE PROVEN ON SITE AND NO GUARANTEE CAN BE GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.



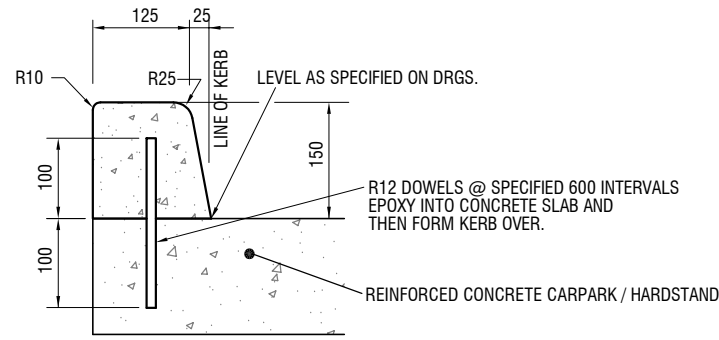
MDP ENGINEERS PTY LTD
Email: mdp@mdpengineers.com
Web: mdpengineers.com

DRAWN B.T.	DESIGNED S.S.
SCALE AS SHOWN	CHECKED M.D.
APPROVED	DATE 20-02-26
	SHEET 1 OF 8

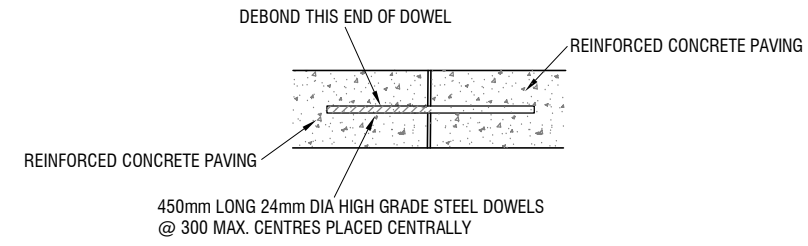
CHILD CARE CENTRE
LOT 1212 (159) MITCHELL STREET, DARWIN
CIVIL WORKS
SCHEDULE OF DRAWINGS, NOTES & LOCALITY PLAN



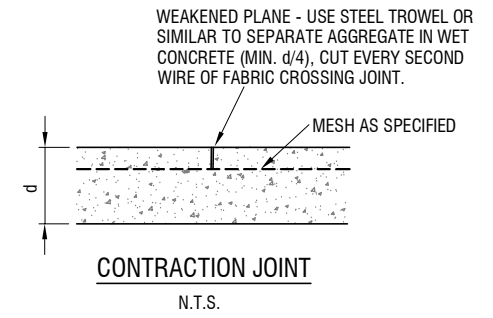
SPOON DRAIN DETAIL
N.T.S.



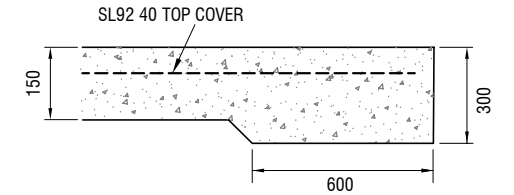
SECTION
PINNED KERB DETAIL (PK)
N.T.S.



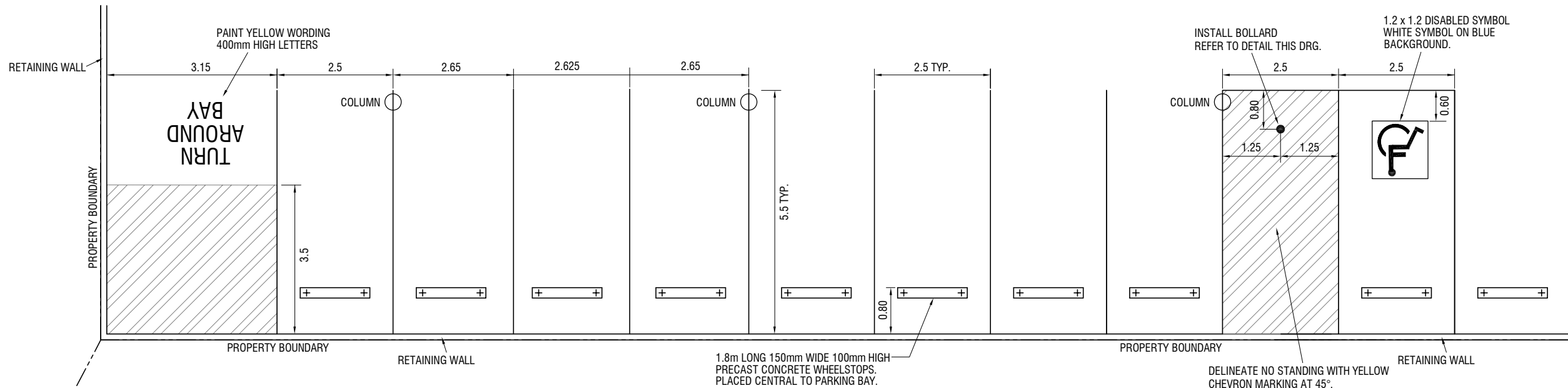
DOWELLED JOINT
N.T.S.



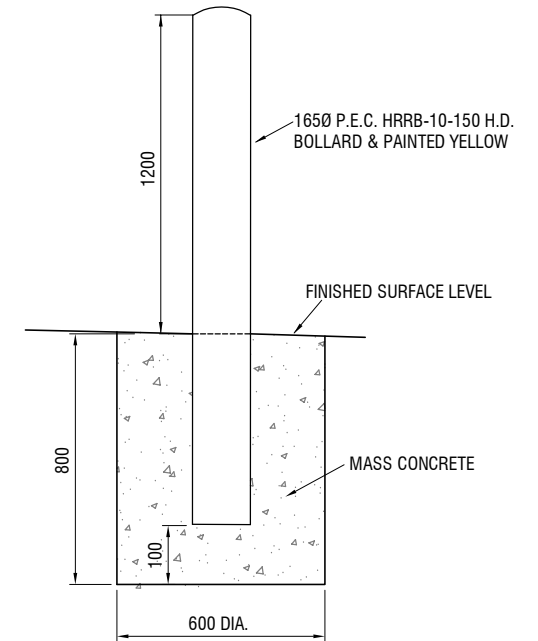
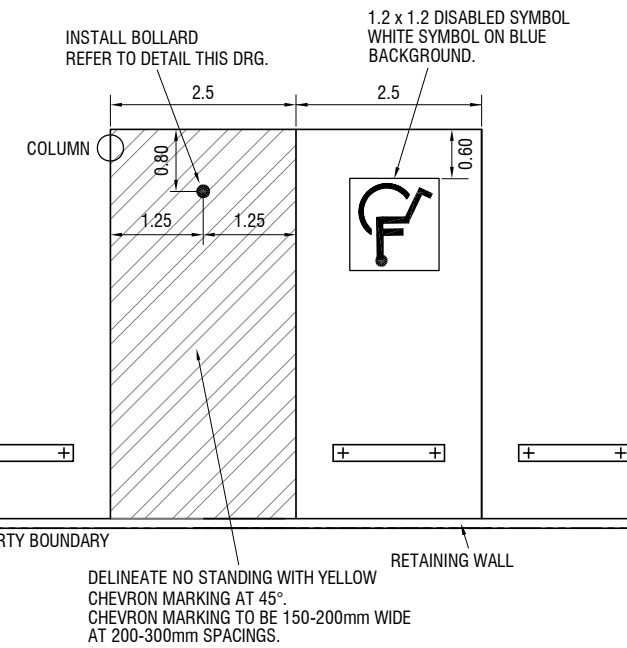
CONTRACTION JOINT
N.T.S.



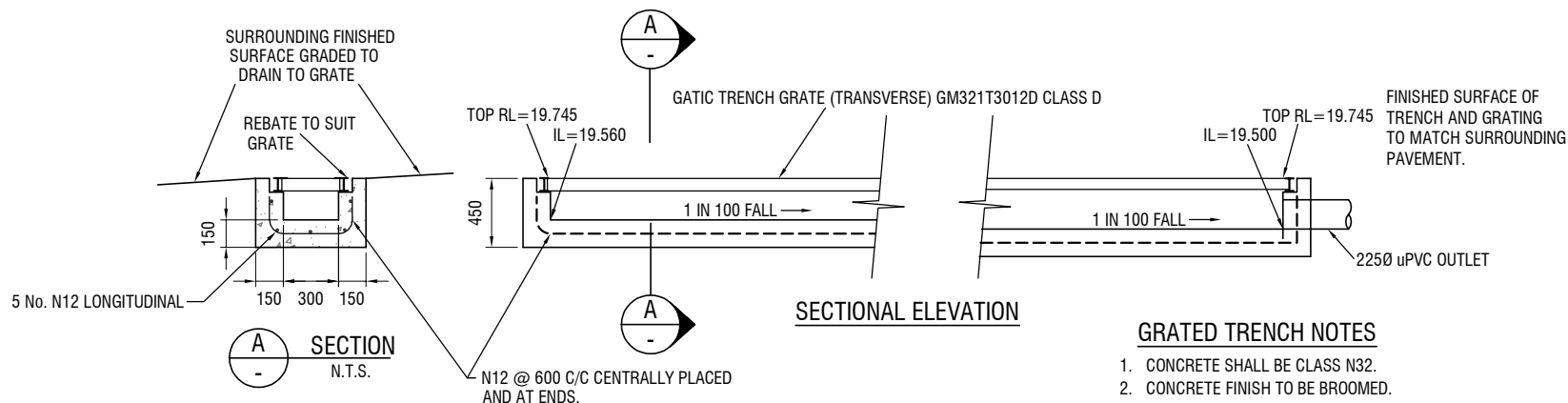
EDGE THICKENING TO CARPARK AREAS
N.T.S.



PARKING BAY DETAILS
N.T.S.



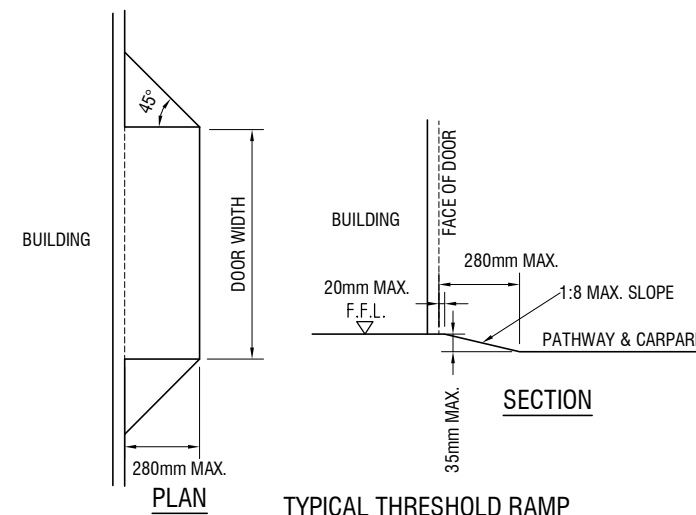
BOLLARD DETAIL
N.T.S.



SECTIONAL ELEVATION
GRADED TRENCH
N.T.S.

GRADED TRENCH NOTES

1. CONCRETE SHALL BE CLASS N32.
2. CONCRETE FINISH TO BE BROOMED.



PLAN
SECTION
TYPICAL THRESHOLD RAMP
N.T.S.

AMENDMENTS

No.	DESCRIPTION	DATE	INITIAL
A	ISSUED FOR REVIEW	16-01-26	S.S.
B	ISSUED FOR FINAL REVIEW	20-02-26	S.S.

WARNING

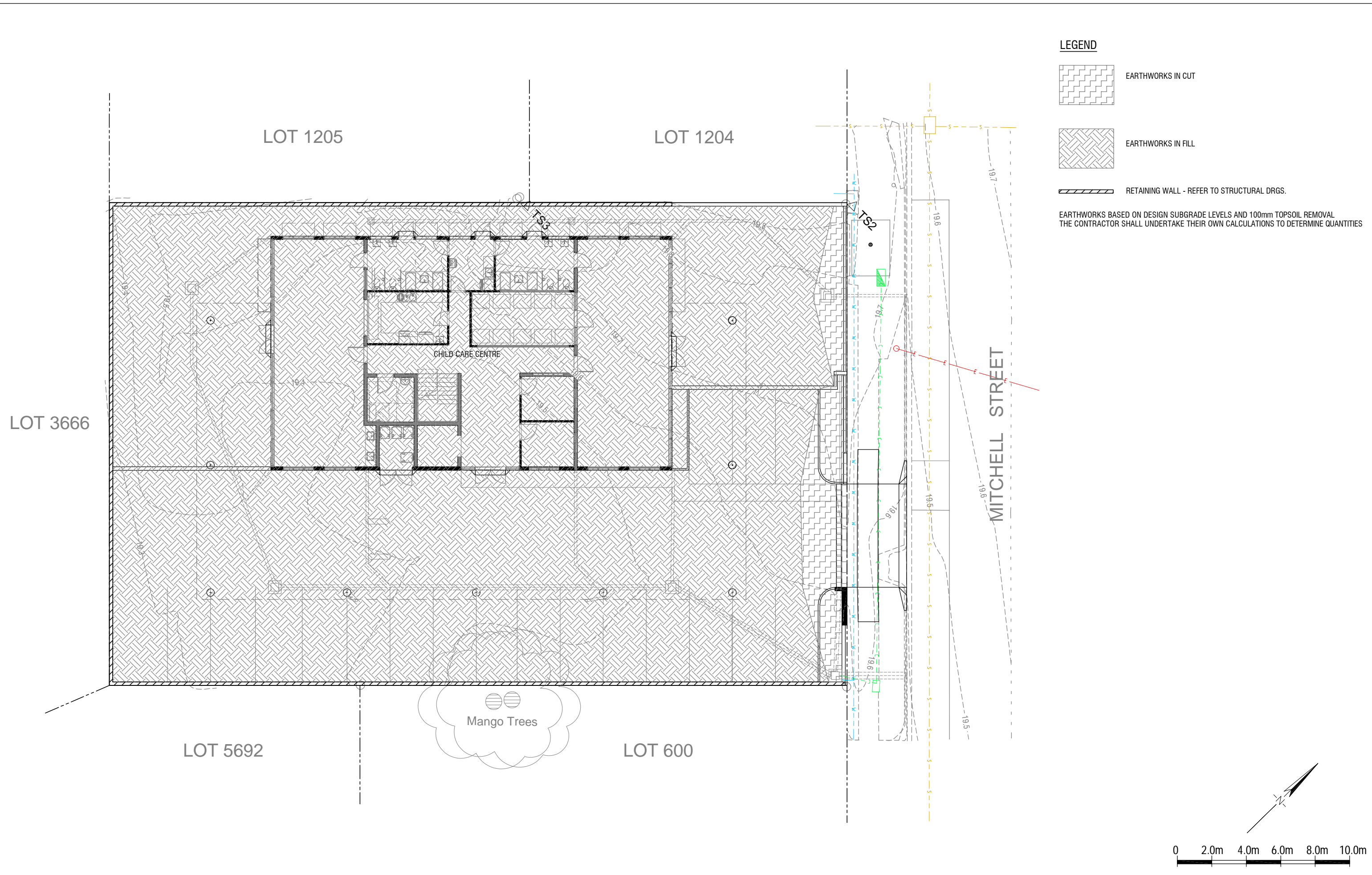
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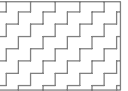

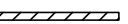
MDP ENGINEERS PTY LTD
Email: mdp@mdpengineers.com
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DRAWN B.T.	DESIGNED S.S.
SCALE AS SHOWN	CHECKED M.D.
APPROVED	DATE 20-02-26
	SHEET 2 OF 8

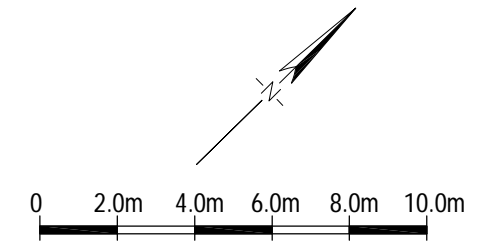
CHILD CARE CENTRE LOT 1212 (159) MITCHELL STREET, DARWIN CIVIL WORKS CONSTRUCTION DETAILS	
SHEET SIZE A1	DRAWING No. 251133-C02
AMENDMENT B	



LEGEND

-  EARTHWORKS IN CUT
-  EARTHWORKS IN FILL
-  RETAINING WALL - REFER TO STRUCTURAL DRGS.

EARTHWORKS BASED ON DESIGN SUBGRADE LEVELS AND 100mm TOPSOIL REMOVAL.
THE CONTRACTOR SHALL UNDERTAKE THEIR OWN CALCULATIONS TO DETERMINE QUANTITIES



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B	ISSUED FOR FINAL REVIEW	20-02-26	S.S.

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 Web: mdpengineers.com

DRAWN B.T.	DESIGNED S.S.
SCALE AS SHOWN	CHECKED M.D.
APPROVED	DATE 20-02-26
	SHEET 3 OF 8

CHILD CARE CENTRE
 LOT 1212 (159) MITCHELL STREET, DARWIN
 CIVIL WORKS
 EARTHWORKS PLAN

SHEET SIZE A1 DRAWING No. 251133-C03 AMENDMENT B

LOT 1205

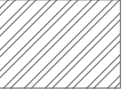



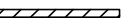
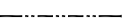
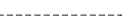
LOT 1204

LOT 3666

LOT 5692

LOT 600

LEGEND

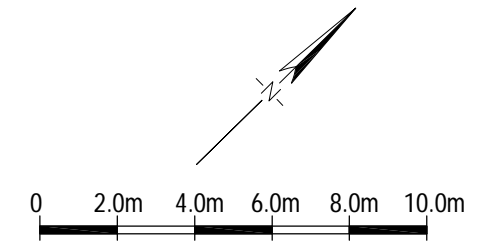
-  REINFORCED CONCRETE DRIVEWAY GENERALLY IN ACCORDANCE WITH NTG STD. DRG. SS1006 - CAT A
150mm REINFORCED (SL92 40 TOP COVER) N32 CONCRETE PAVING
75mm GRAVEL BASE COMPACTED TO 98% M.M.D.D.#
150mm SUBGRADE COMPACTED TO 95% M.M.D.D.
 -  150mm REINFORCED (SL92 40 TOP COVER) N32 CONCRETE PAVING
600mm x 300mm EDGE THICKENING ALL ROUND
0.2mm DAMP PROOF MEMBRANE
75mm GRAVEL BASE COMPACTED TO 98% M.M.D.D.#
150mm SUBGRADE COMPACTED TO 95% M.M.D.D.
 -  CONCRETE PATH IN ACCORDANCE WITH N.T.G. STD. DRG. SS1009-2
125mm REINFORCED (SL72 CENTRAL) N32 CONCRETE PAVING
0.2um DAMP PROOF MEMBRANE
50mm SAND BEDDING COMPACTED TO 100% M.M.D.D.#
150mm SUBGRADE COMPACTED TO 95% M.M.D.D.
 -  LANDSCAPED AREAS
 -  RETAINING WALL - REFER TO STRUCTURAL DRGS.
 -  DOWELLED JOINT REFER TO DRG. C02 FOR DETAILS
 -  CONTRACTION JOINT REFER TO DRG. C02 FOR DETAILS
- # BASED ON IN-SITU 4 DAY SOAKED SUBGRADE CBR OF 20+
ASCERTAIN SUBGRADE STRENGTH PRIOR TO CONSTRUCTION

FOR BUILDING SURROUND FINISHES REFER TO ARCHITECTURAL DRAWINGS

CHILD CARE CENTRE

Mango Trees

MITCHELL STREET



AMENDMENTS

No.	DESCRIPTION	DATE	INITIAL
A	ISSUED FOR REVIEW	16-01-26	S.S.
B	ISSUED FOR FINAL REVIEW	20-02-26	S.S.

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









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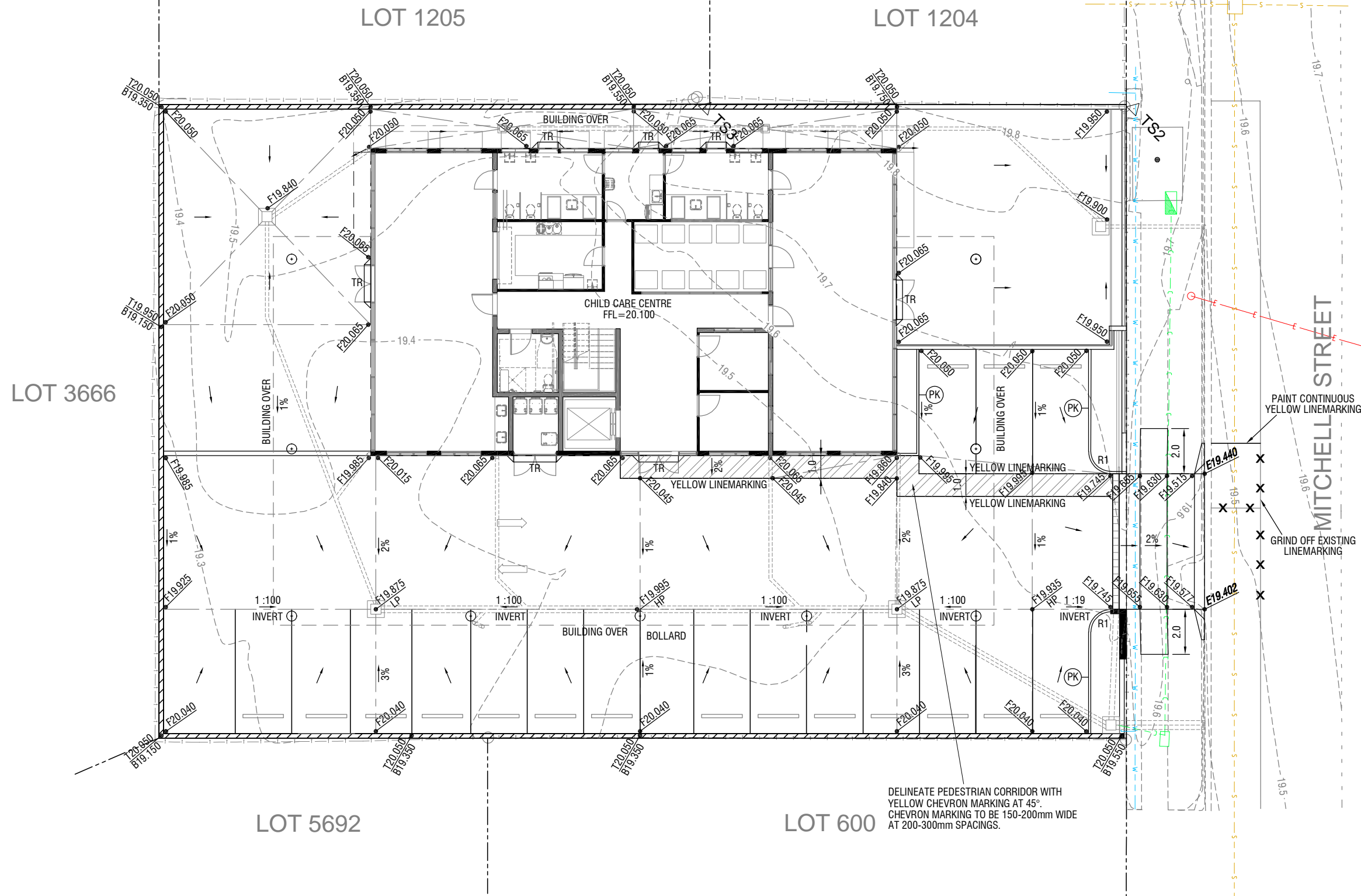
DRAWN B.T.	DESIGNED S.S.
SCALE AS SHOWN	CHECKED M.D.
APPROVED	DATE 20-02-26
	SHEET 4 OF 8

CHILD CARE CENTRE
 LOT 1212 (159) MITCHELL STREET, DARWIN
 CIVIL WORKS
 FINISHED SURFACES PLAN

SHEET SIZE A1 DRAWING No. 251133-C04 AMENDMENT B

LEGEND

-  F19.800 FINISHED SURFACE LEVEL
-  E19.700 EXISTING SURFACE LEVEL
-  T20.050 / B19.350 PROPOSED RETAINING WALL TOP & BASE LEVELS
-  2% PROPOSED SURFACE FALL
-  EXISTING SURFACE FALL
-  19.6 EXISTING SURFACE CONTOUR
-  19.8 FINISHED SURFACE CONTOUR
-  TR THRESHOLD RAMP - REFER DRG. C02
-  (PK) PINNED KERB - REFER DRG. C02
-  RETAINING WALL - REFER STRUCTURAL DRGS.



PAINT CONTINUOUS YELLOW LINEMARKING

GRIND OFF EXISTING LINEMARKING

DELINEATE PEDESTRIAN CORRIDOR WITH YELLOW CHEVRON MARKING AT 45°. CHEVRON MARKING TO BE 150-200mm WIDE AT 200-300mm SPACINGS.

AMENDMENTS

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









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APPROVED	DATE 20-02-26
	SHEET 5 OF 8

CHILD CARE CENTRE			
LOT 1212 (159) MITCHELL STREET, DARWIN			
CIVIL WORKS			
SETOUT & LEVELS PLAN - GROUND LEVEL			
SHEET SIZE	A1	DRAWING No.	251133-C05
AMENDMENT	B		

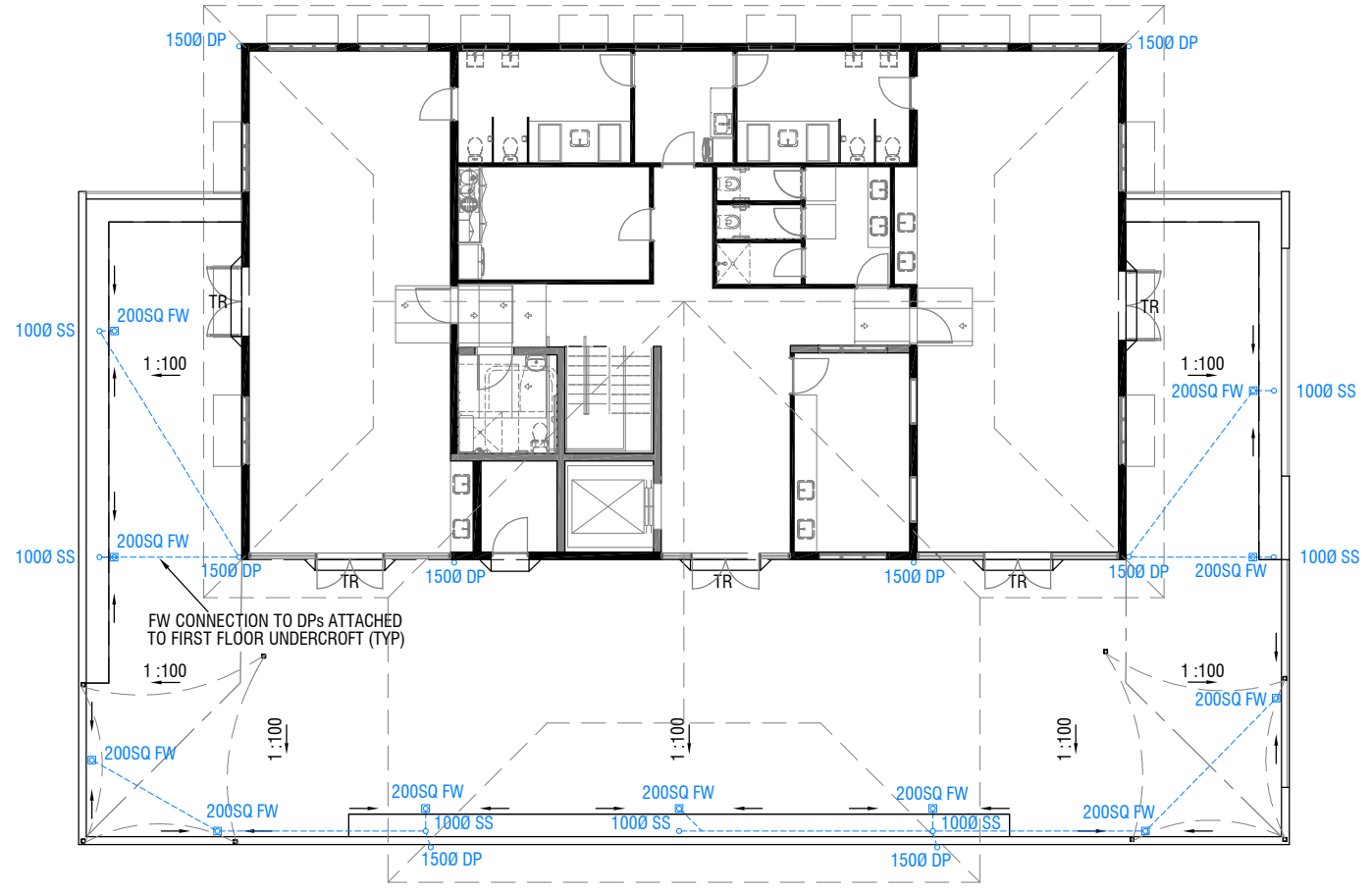
LEGEND

-  FINISHED SURFACE LEVEL
-  EXISTING SURFACE LEVEL
-  THRESHOLD RAMP
-  PROPOSED U/G STORMWATER PIPE
-  PROPOSED SUBSOIL DRAIN
-  PROPOSED DOWNPIPE (DIA IN mm)
-  PROPOSED 200 SQUARE FLOOR WASTE
-  PROPOSED SUBSOIL OUTLET (DIA IN mm)

LOT 3666

LOT 1205

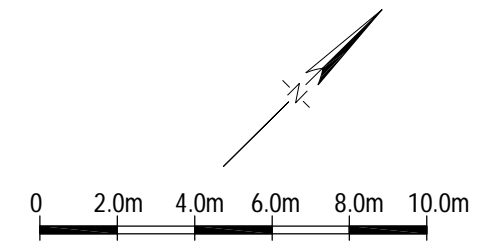
LOT 1204



MITCHELL STREET

LOT 5692

LOT 600



AMENDMENTS

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APPROVED	DATE 20-02-26
	SHEET 6 OF 8

CHILD CARE CENTRE			
LOT 1212 (159) MITCHELL STREET, DARWIN			
CIVIL WORKS			
SETOUT & LEVELS PLAN - FIRST FLOOR LEVEL			
SHEET SIZE	A1	DRAWING No.	251133-C06
		AMENDMENT	B

LEGEND

- PROPOSED SURFACE FALL
- EXISTING SURFACE FALL
- PROPOSED U/G STORMWATER PIPE
- PROPOSED SUBSOIL DRAIN
- 1500 DP PROPOSED DOWNPIPE (DIA IN mm)
- 200SQ FW PROPOSED 200 SQUARE FLOOR WASTE
- 1000 SS PROPOSED SUBSOIL OUTLET (DIA IN mm)
- STORMWATER DRAINAGE NODE

STORMWATER FLOWS

CALCULATED STORMWATER FLOWS TO DRAINAGE NODES (OUTLETS) FOR SPECIFIED CATCHMENT AREAS.

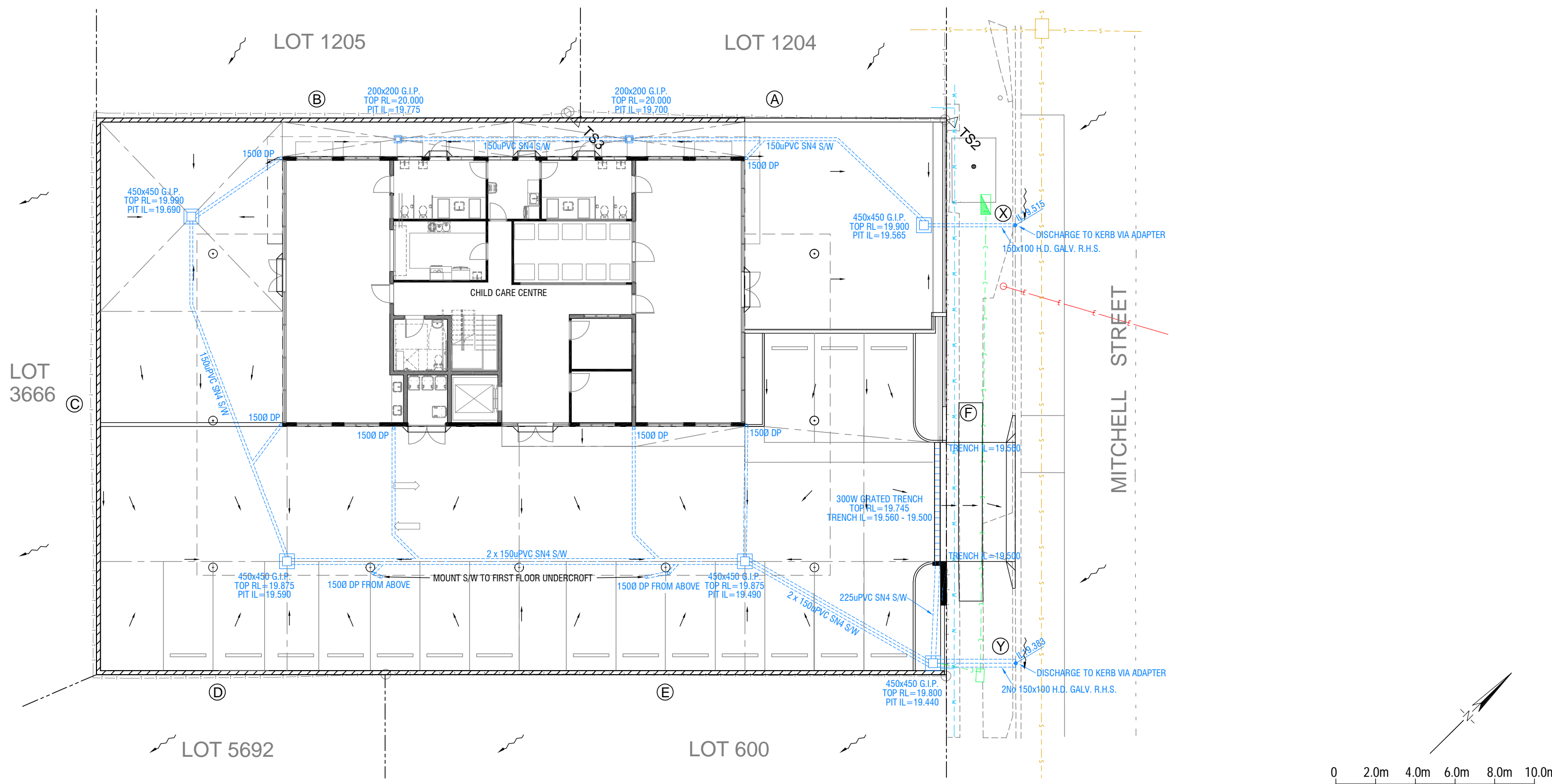
PRE-DEVELOPMENT				
NODE	AREA m2	Q2 l/s	Q10 l/s	DESCRIPTION
A	0	0	0	SURFACE RUNOFF TO LOT 1204
B	150	4	6	SURFACE RUNOFF TO LOT 1205
C	935	23	38	SURFACE RUNOFF TO LOT 3666
D	60	2	2	SURFACE RUNOFF TO LOT 5692
E	55	2	2	SURFACE RUNOFF TO LOT 600
F	0	0	0	SURFACE RUNOFF TO ROADWAY

POST-DEVELOPMENT				
NODE	AREA m2	Q2 l/s	Q10 l/s	DESCRIPTION
X	300	10	15	ROOF & SURFACE RUNOFF TO KERB IN MITCHELL STREET
Y	900	29	44	ROOF & SURFACE RUNOFF TO KERB IN MITCHELL STREET

NO STORMWATER FLOWS TO ADJOINING LOTS
DESIGNED & TO BE CONSTRUCTED IN ACCORDANCE WITH AS3500.3.

FLOW CALCULATIONS BASED ON :

	PRE-DEVELOPMENT	POST-DEVELOPMENT
TIME OF CONCENTRATION 'tc'	15 MINUTES	10 MINUTES
RUNOFF FACTOR 'C ₂ '	0.80	0.90
RUNOFF FACTOR 'C ₁₀ '	0.95	1.00
RAINFALL INTENSITY 'I ₂ '	112 mm/hr	129 mm/hr
RAINFALL INTENSITY 'I ₁₀ '	154 mm/hr	177 mm/hr



AMENDMENTS

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	SHEET 7 OF 8

CHILD CARE CENTRE
LOT 1212 (159) MITCHELL STREET, DARWIN
CIVIL WORKS
STORMWATER PLAN - GROUND LEVEL

ROOF DRAINAGE NOTES

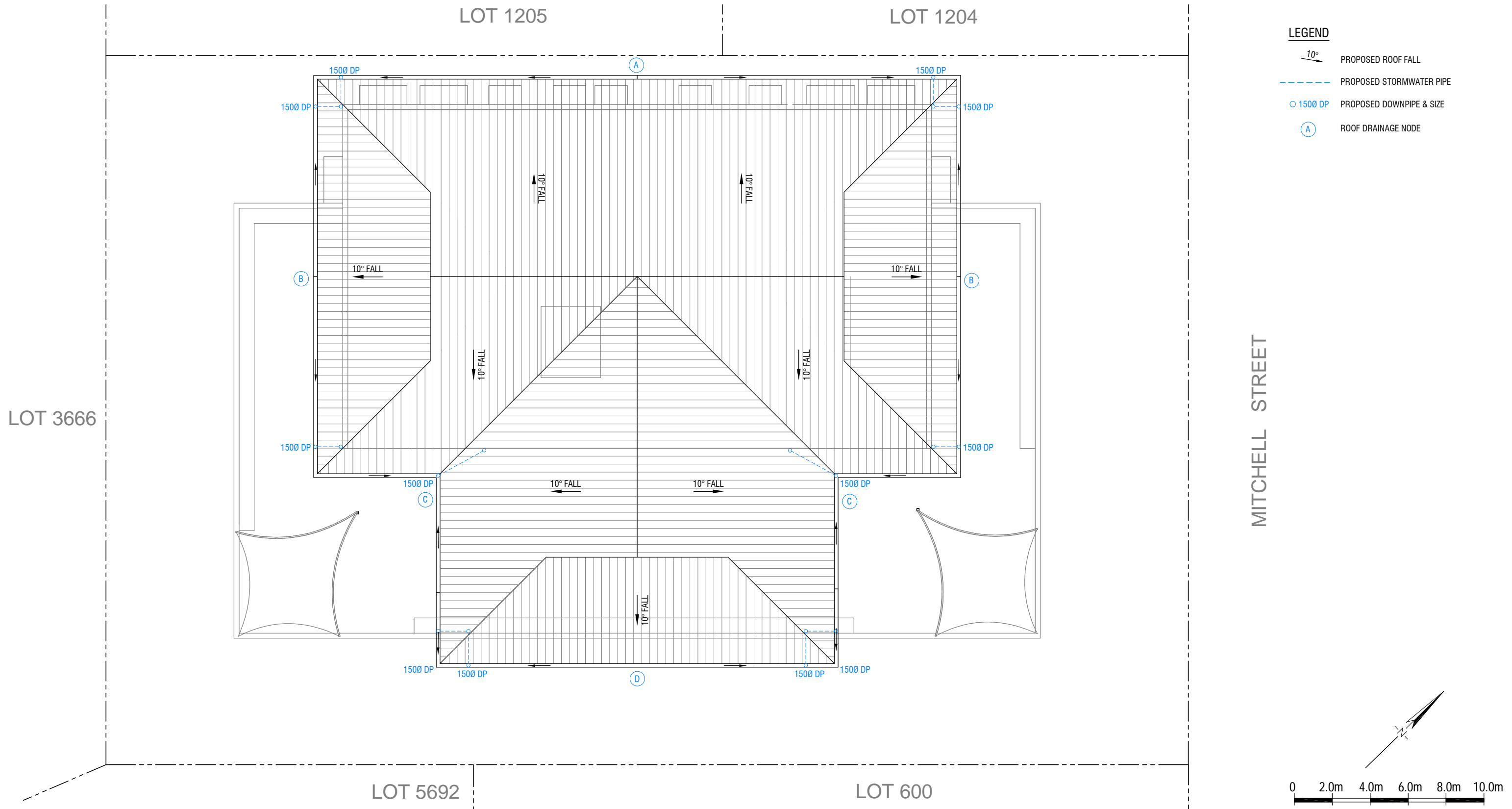
1. FOR ALL DOWNPIPE DEFLECTIONS USE 45° BENDS.
2. FOR DOWNPIPE CONNECTIONS TO THE U/G STORMWATER SYSTEM USE 45° BENDS.

BASIS OF ROOF DRAINAGE CALCULATIONS

RAINFALL $I_{20} = 234\text{mm/hr}$ ($t_c=5\text{min}$) FOR EAVE GUTTERS

MAIN ROOF DRAINAGE CALCULATIONS

NODE	AREA	SLOPED AREA	GUTTER TYPE	DOWNPIPES	Q_{20} FLOW
A	148 m ²	161 m ²	150x100 GUTTER	2 x 150Ø	5.24 l/s per DP
B	50 m ²	54 m ²	150x100 GUTTER	2 x 150Ø	1.76 l/s per DP
C	108 m ²	118 m ²	150x100 GUTTER	2 x 150Ø	3.84 l/s per DP
D	48 m ²	52 m ²	150x100 GUTTER	2 x 150Ø	1.69 l/s per DP



LEGEND

- 10° PROPOSED ROOF FALL
- PROPOSED STORMWATER PIPE
- 1500 DP PROPOSED DOWNPIPE & SIZE
- Ⓐ ROOF DRAINAGE NODE

AMENDMENTS

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APPROVED	DATE 20-02-26
	SHEET 8 OF 8

CHILD CARE CENTRE LOT 1212 (159) MITCHELL STREET, DARWIN CIVIL WORKS ROOF DRAINAGE PLAN			
SHEET SIZE	A1	DRAWING No.	251133-C08
		AMENDMENT	B

Land owner/s authorisation to lodge a development application

The Planning Act 1999

Before you fill in the form

Signatures from ALL landowners registered on the land title must be provided.
The authorisation must be dated within six months of the submission of the application.

Fields marked with an asterisk (*) are required.
Fields marked with a carat (^) are required if applicable.

Applicant

In accordance with Section 46(3)(aa)(i) of the *Planning Act 1999*, a development application is to contain the name and contact details of the applicant AND any person on whose behalf the application is made.

Name of Applicant/Consultant or Acting agent	 Catriona Tatam Tatam Planning Co.		
Address	PO Box 2224 Darwin NT 0801		
Phone	0415 933 635	Email	cat@tatamplanningco.com.au

Persons on whose behalf the application is made:

Person/s on whose behalf the application is made:	Andeela Hafeez		
Address	14/3 Cardona Ct, Darwin NT 0800		
Phone	0469 817 757	Email	andehafe@gmail.com

The applicant is hereby authorised to lodge a development application over the subject land described as:

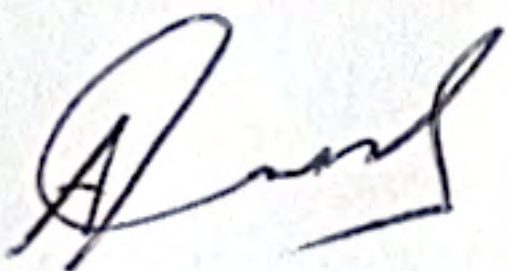
*Lot/NT portion	LOT 1212
*Location/town	TOWN OF DARWIN
*Street address	159 MITCHELL STREET, LARRAKEYAH

The application is for the purpose of:

Proposed development <i>Brief description of proposed development</i>	PROPOSED CHILD CARE CENTRE
---	----------------------------

Landowner/s signature
In accordance with Section 46(3)(aa)(ii) of the *Planning Act 1999*, a development application is to contain the name and contact details of the owner of the land to which the application relates.
Written authorisation from each:

- **Individual owner:** Each person listed on the title must provide written authorisation for the application.
- **Companies:** For each company listed on the title, written authorisation must be obtained from the **director** or **authorised representative** of the company. This authorisation confirms that the company is giving consent for the application and that the person signing on behalf of the company has the legal authority to do so.

*Full name	Andeela Hafeez		
^Company name	Halah Investments Pty Ltd (ACN 689 201 223) as trustee for Halah Investments Family Trust		
^Title <i>(e.g. director/authorised representative)</i>	Director		
Phone	0469 817 757	Email	andehafe@gmail.com
*Signature			
*Date	19-02-2026		

Landowner signature

*Full name			
^Company name			
^Title <i>(e.g. director/authorised representative)</i>			
Phone		Email	
*Signature			
*Date			

Any Persons with an interest in the land (as applicable)

In accordance with section 46(3)(aa)(iii) and (iv) of the *Planning Act 1999*, a development application is to contain the name and contact details of any person who entered into an agreement with the applicant and/or landowner, to acquire an estate or interest in the land to which the application relates; and any person with an interest prescribed by regulation.

^Full name			
^Company name			
^Title <i>(e.g. director/authorised representative)</i>			
Phone		Email	

Any Persons with an interest in the land

^Full name			
^Company name			
^Title <i>(e.g. director/authorised representative)</i>			
Phone		Email	

Privacy Note

The Department of Lands, Planning and Environment, on behalf of the Minister, is authorised under the *Planning Act 1999* to collect the information on this form, or otherwise provided by you, to consider a proposal to grant a Development Permit or to amend a planning scheme. Failure to provide the information in full may result in delays in processing of the application.

Some of the personal information provided by you on this application may be publicly available, as part of a public exhibition process. The information is also regularly provided to other Northern Territory Government agencies, the Australian Valuation Office, local governments and Commonwealth Government Departments and agencies, as required by law.

Collection of personal information on this form is done in accordance with the privacy legislation within the Northern Territory *Information Act 2002*. For more information, please refer to the Northern Territory Government's privacy statement located at <https://nt.gov.au/copyright-disclaimer-and-privacy> Any personal information provided can be subsequently accessed by you on request.

Date Registered: 17/10/2025

Volume 901 Folio 304

Duplicate Certificate as to Title issued? No

SEARCH CERTIFICATE

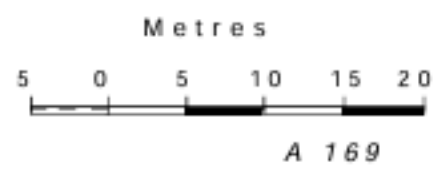
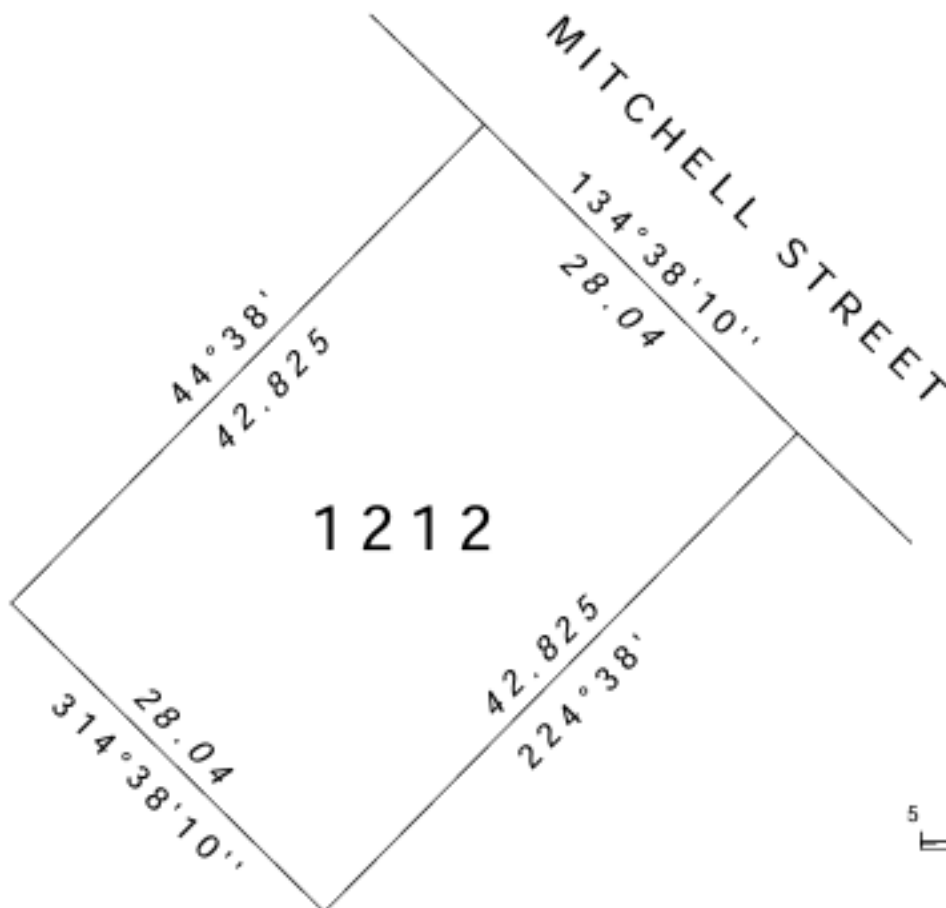
Lot 1212 Town of Darwin from plan(s) A 000169

Area under title is 1200 square metres

Owner:

Halah Investments Pty Ltd (ACN 689 201 223) as trustee for Halah Investments Family Trust
of Unit 14, 3 Cardona Court, Darwin NT 0800

Registered Date	Dealing Number	Description
17/10/2025	1050120	Previous title is Volume 834 Folio 040 Mortgage Australia and New Zealand Banking Group Limited (ACN 005 357 522)
End of Dealings		





NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

Record of Administrative Interests and Information

The information contained in this record of Administrative Interests only relates to the below parcel reference.

Parcel Reference: Lot 01212 Town of Darwin plan(s) A 000169

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

Government Land Register

(none found)

Custodian - Registrar General (+61 8 8999 6252)

Current Title

CUFT 901 304 (order 1)

Tenure Type

ESTATE IN FEE SIMPLE

Tenure Status

Current

Area Under Title

1200 square metres

Owners

Halah Investments Pty Ltd (ACN 689 201 223) as trustee for Halah Investments Family Trust
Unit 14, 3 Cardona Court, Darwin NT 0800

Easements

(none found)

Scheme Name

(none found)

Scheme Body Corporate Name

(none found)

Reserved Name(s)

(none found)

Unit Entitlements

(none found)

Transfers

17/10/2025 for \$990,000 (\$90,000 GST)

24/06/2019 for \$950,000 (\$86,364 GST)

12/03/2012 for \$1,020,000

13/09/2007 for will

06/06/1995 for \$180,000

27/11/1984 for \$80,000

Tenure Comments

(none found)

Historic Titles

CUFT 834 040 (order 1)

CUFT 764 566 (order 1)

CUFT 717 417 (order 1)

CUFT 715 281 (order 1)

CUFT 646 602 (order 1)

CUFT 626 219 (order 1)

CUFT 614 672 (order 1)

CUFT 445 048 (order 1)

CUFT 421 036 (order 1)

CUFT 351 195 (order 1)

CUFT 119 106 (order 1)

CUCL 069 037 (order 2)

CUCL 069 037 (order 1)

Visit the website http://www.nt.gov.au/justice/bdm/land_title_office/

Custodian - Surveyor General (+61 8 8995 5346)**Address**

159 MITCHELL ST, LARRAKEYAH

Survey Plan

A 000169

Survey Status

Approved

Parcel Status

CURRENT

Parcel Area

1200 square metres

Map Reference

Code 200 Scale 2500 Sheet 29.22

Parent Parcels

(none found)

Parcel Comments

(none found)

Survey Comments

(none found)

Proposed Easements

(none found)

Local Government Area
DARWIN MUNICIPALITY

Region
DARWIN

Custodian - Valuer General (+61 8 8995 5375)

Owner's Last Known Address

Halah Investments Pty Ltd (ACN 689 201 223) as trustee for Halah Investments Family Trust, UNIT 14, 3 CARDONA COURT, DARWIN NT 0800

Parcels in Valuation

Lot 01212 Town of Darwin

Unimproved Capital Value

\$890,000 on 01/07/2023
\$810,000 on 01/07/2020
\$860,000 on 01/07/2017
\$960,000 on 01/07/2014
\$920,000 on 01/07/2011
\$701,000 on 01/07/2008
\$424,000 on 01/07/2005
\$318,000 on 01/07/2002
\$283,000 on 01/07/1999
\$228,000 on 01/07/1996
\$190,000 on 01/07/1993
\$118,000 on 01/01/1991
\$81,000 on 01/01/1988
\$74,000 on 01/01/1985
\$70,300 on 01/01/1982
\$21,850 on 01/05/1979
\$23,000 on 01/05/1977
\$23,800 on 01/05/1974

Custodian - Property Purchasing (+61 8 8999 6886)

Acquisitions
(none found)

Custodian - Building Advisory Service (+61 8 8999 8965)

Building Control Areas

BBDAR001 - Building Control Area DARWIN BUILDING AREA

Building Permits

(none found)

Visit the website <http://www.nt.gov.au/building/>

Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)

Planning Scheme Zone

LMR (Low-Medium Density Residential)

Overlays:

(none found)

Strategic Frameworks: The following strategic frameworks may apply to your land

Regional Plans:

- Darwin Regional Land Use Plan

Sub Regional Plans:

- None

Area Plans:

- Central Darwin Area Plan

Interim Development Control Orders

(none found)

Planning Notes

(none found)

Planning Applications**File Number**

PA2026/0046

Type

Exceptional Development

Date Received

02/03/2026

Application Purpose

Child care centre in 1 x 2 storey building

Application Status

Current

Other Affected Parcels

(none found)

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

File Number

PA2011/0219

Type

Planning Scheme Amendment

Date Received

01/04/2011

Application Purpose

Rezone Lot 1212 Town of Darwin (159 Mitchell Street, Larrakeyah) from Zone MD to Zone MR.

Application Status

Refused

Other Affected Parcels

(none found)

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Completed

File Number

PA2002/0336

Type

Development

Date Received

27/05/2002

Application Purpose

4X3 BDRM CLUSTER DWELLINGS IN 2 STOREYS EXH 31/5 - 14/6/02

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

13/08/2002

Instrument Number

DP02/0201

Instrument Issued

Signed

Instrument Status**File Number**

PA1999/1444

Type

Subdivision

Date Received

05/10/1999

Application Purpose

CREATE ONE LOT - CONSOLIDATE TO EXHIB DATES: 8/10/99-22/10/99

Application Status

Approved

Other Affected Parcels

Lot 00600 Town of Darwin

Instrument Signed

26/10/1999

Instrument Number

DP99/0505

Instrument Issued

Signed

Instrument Status

File Number

PA1999/1262

Type

Development

Date Received

29/07/1999

Application Purpose

5X3BRM IN 2 STOREY & 3X3 BRM IN 3 STOREY CLUSTER DWELLINGS EXHIBITION DATES 6/8/99 - 20/8/99
4X3 & 4X2 BDR CLUSTER DWELLINGS APPROVED

Application Status

Approved

Other Affected Parcels

Lot 00600 Town of Darwin

Instrument Signed

17/12/1999

Instrument Number

DP99/0630

Instrument Issued

Signed

Instrument Status

Expired

File Number

PA1993/0667

Type

Variation of Development Permit

Date Received

27/04/1994

Application Purpose

REALIGN OF UNITS 1 & 2 & DRIVEWAY WIDTHS

Application Status

Approved

Other Affected Parcels

Lot 00600 Town of Darwin

Instrument Signed

09/05/1994

Instrument Number

DP94/0003

Instrument Issued

Signed

Instrument Status**File Number**

PA1993/0667

Type

Development

Date Received

10/11/1993

Application Purpose

4 X 3 BEDROOM & 4 X 2 BEDROOM CLUSTER DWELLINGS

Application Status

Approved

Other Affected Parcels

Lot 00600 Town of Darwin

Instrument Signed

21/12/1993

Instrument Number

DV5132

Instrument Issued

Signed

Instrument Status**Custodian - Pastoral Estate - Vegetation Assessment Unit (+61 8 8999 4454)**

(none found)

Visit the website for information on Pastoral land permits.

Custodian - Power and Water Corporation (1800 245 092)**Meters on Parcel**

Power Water - Electricity (none found)

Power Water - Water (none found)

For Account balances, contact the Power and Water Corporation.

Custodian - Pool Fencing Unit (+61 8 8924 3641)**Swimming Pool/Spa Status**

(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

Custodian - Department of Mining and Energy (+61 8 8999 5263)**Mineral Titles**

Title ID	Status	Title Type	Expiry Date	Legislation
RL390	Granted	Reserve Land		Mineral Titles Act 2010

For additional information contact the Mineral Titles Team on +61 8 8999 5322

Energy Titles

Title ID	Status	Title Type	Expiry Date	Legislation
GRO1	Granted	Geothermal Reserved from Occupation		Geothermal Energy Act 2009
RB56	Granted	Reservation of Blocks		Petroleum Act 1984
RB225	Granted	Reservation of Blocks		Petroleum Act 1984

For additional information contact the Petroleum Tenure Team on +61 8 8999 5263

Land Access Agreements

(none found)

For additional information contact the Land Access Team on +61 8 8999 5240

For further information contact as above or visit the website <https://strike.nt.gov.au>

Custodian - NT Environment Protection Authority (+61 8 8924 4218)**Results of site contamination assessment**

(none found)

For further information contact Environment Protection Authority or visit the website <https://ntepa.nt.gov.au/your-business/public-registers/contaminated-land-audits>

Custodian - Heritage Branch (+61 8 8999 5039)**Heritage Listing:**

(none found)

For further information on heritage places contact Heritage Branch or visit the website <https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

Other Interests

For Account balances, contact Darwin City Council

Locality Diagram



17.04.2026

To: Minister for Lands, Planning and Environment

Via: Development Assessment Services

**Re: Submission in Opposition – Exceptional Development Permit
Proposed Child Care Centre at 159 Mitchell Street, Larrakeyah (Lot 1212 Town of Darwin)**

Dear Minister,

I make this submission in opposition for the application for an Exceptional Development Permit for a Child Care Centre at 159 Mitchell Street, Larrakeyah.

This proposal is for a child care centre on land zoned LMR. The applicant's own material confirms that child care is a prohibited use in Zone LMR and is therefore being pursued by way of an Exceptional Development Permit. That is a significant planning step. The question is not simply whether a child care centre can be designed on the site, but whether this is an appropriate case for a prohibited use to be approved by exception.

In our submission, it is not.

The statutory threshold for an EDP has not been met

For an application of this kind, the Planning Act requires the Minister to be satisfied that it is preferable to issue the permit than to amend the relevant planning scheme. In our submission, that threshold has not been established.

The applicant says an EDP is preferable because the proposal is site-specific and because any impacts can be managed through conditions. That is not enough. The issue is whether a prohibited non-residential use should be approved on LMR land by exception at all, particularly where the planning framework already identifies other zones in which child care may be considered in the ordinary course.

If the applicant considers a child care centre to be appropriate on this site, the proper planning pathway is to justify that position through a rezoning process, or to pursue the use on land already carrying an appropriate zone. An EDP should not become a substitute for rezoning where the planning scheme has already made a deliberate zoning choice.

The proposal is not "exceptional" in planning terms

A child care centre is not an unusual or exceptional land use in itself. It is a recognised use under the NT Planning Scheme, and the zoning matrix already identifies where that use is permitted, merit assessable, impact assessable, or prohibited. The exceptional feature here is not the land use. It is the attempt to locate that use on an LMR residential site where it is prohibited.

That matters because one of the strengths of the NT Planning Scheme is that child care is directed to defined zones rather than allowed generally across residential land. That approach provides more certainty, helps protect residential amenity, and reduces the risk of inappropriate dispersal of child care centres into sites that have not been planned for that purpose.

The planning context of this site weighs against the application. The applicant's own report accepts that the site sits within the Residential land use structure under the Central Darwin Area Plan, with

a Multiple Dwelling Residential Theme, and expressly states that the proposal does not meet the objectives of that Residential Theme because a residential use is not proposed. The title material also records that an earlier application to rezone the site to MR was refused. Those matters weigh strongly against treating this proposal as an acceptable exception on this land.

Suitability of the design has not been properly demonstrated

Even if the Minister were minded to consider an EDP in principle, the current plans do not clearly demonstrate that the building, as designed, is suitable for use as an 80-place child care centre.

Indoor unencumbered space

The plans show four educational rooms for 20 children each, with areas of approximately 70 m², 70 m², 71 m² and 72 m². [8] The National Regulations require at least 3.25 m² of unencumbered indoor space per child. That is 65 m² for each 20-child room.

On paper, the rooms appear only marginally above the minimum. However, unencumbered indoor space does not include passageways, bathrooms, nappy change areas, bottle preparation areas, cot storage/use areas, staff or administrative rooms, storage areas, or other space unsuitable for children. The plans do not clearly show all fixed joinery, room encumbrances and storage arrangements in a way that allows this to be properly checked. In those circumstances, the application does not clearly demonstrate compliant unencumbered indoor space.

Outdoor unencumbered space

The same problem arises outdoors. The National Regulations require at least 7 m² of unencumbered outdoor space per child. The plans appear to show approximately 283 m² of ground-floor outdoor space for the two ground-floor groups and approximately 288 m² of first-floor outdoor/open space for the two upstairs groups. That is only a very small margin above the minimum before exclusions are applied.

Outdoor space calculations cannot include pathways, thoroughfares, car parks, storage sheds, or any area unsuitable for children. On the material before the Minister, the application does not clearly demonstrate compliant and genuinely usable unencumbered outdoor space.

First-floor play area and reliance on ground-floor space

A further concern arises if the applicant seeks to rely on any claimed surplus outdoor space on the ground floor to compensate for limitations upstairs. Even if there were nominal excess space available on the ground floor for one age group, that does not resolve the practical issue for children accommodated upstairs.

The plans do not show a clear direct line of access from the upstairs rooms to the ground-floor play areas. Access appears to depend on internal travel through the building and use of the stair or lift. In practice, where there is no clear and direct access between areas, reliance on separate-level space is often not accepted as a simple substitute. That creates a real approval risk for the proposed upstairs children's areas.

This concern is reinforced by ACECQA's multi-storey guidance, which states that, for services in multi-storey buildings, the regulatory authority may consider the level or floor of the building, distance of travel to a safe assembly area, whether the design enables adequate supervision and efficient evacuation or egress, and whether the service has a suitable outdoor area for children. The same guidance notes that service approval may be granted with conditions, approved places may be

reduced, or approval may be refused if the authority is not satisfied that the risks have been sufficiently mitigated.

For that reason, if the applicant proposes to rely in any way on ground-floor external space for upstairs children, the applicant should first obtain written preliminary advice from the NT regulatory authority before this EDP is determined.

Functional layout, reception and pedestrian access

The reception area is not convincingly resolved as a functional arrival, sign-in and secure entry space for an 80-place centre. The plans show a reception/entry area adjoining the car park, but they do not clearly demonstrate a practical arrangement for families, children, prams and staff during peak periods.

Pedestrian access is also not satisfactorily resolved. The applicant relies on a line-marked pedestrian path within a shared vehicle area through the car park. At the same time, the proposal introduces a new 6 m two-way crossover from Mitchell Street and acknowledges impacts to existing bus line marking at the frontage. In our submission, that is not a sufficiently strong child-focused pedestrian outcome for a centre of this size.

Important matters are being left to the later licensing stage

The applicant's own report states that there is presently no specific operator for the proposal. It also says that matters such as detailed room layouts, equipment, supervision arrangements, water safety measures and operational protocols will be dealt with later through the separate licensing process.

That approach is not appropriate in an EDP context. If the Minister is being asked to approve a prohibited use by exception, the suitability of the proposal should be demonstrated now. It should not be left to a later service approval process to determine whether the design can actually function as proposed.

Need and public benefit have not been adequately evidenced

The application repeatedly relies on "community need", public interest and social benefit. However, it does not include a proper demographic, demand or workforce assessment for this catchment.

That is a significant gap. If unmet need is to be relied upon as part of the case for approving a prohibited use on residential land, that need should be demonstrated by evidence. The application does not explain why appropriately zoned land nearby could not accommodate this use, nor does it provide an independent analysis confirming that the proposal would add genuine usable capacity rather than simply redistribute limited workforce across another service.

At a minimum, the applicant should be required to provide an independent demographic, demand and workforce report before any positive decision is made.

Requested outcome

For the reasons above, Territory Kids submits that the application should be refused.

In the alternative, the application should be deferred until the applicant provides:

1. a properly certified unencumbered indoor and outdoor space assessment;
2. revised plans clearly showing a functional reception layout and safe pedestrian access;
3. written preliminary advice from the NT regulatory authority on the suitability of the multi-storey design, including the first-floor play area and any reliance on ground-floor outdoor space for upstairs children; and
4. an independent demographic, demand and workforce report supporting the claimed need for the service.

Yours faithfully,



David Anthony



Phone 1800 245 092
Web powerwater.com.au

Record No: D2026/86738
Container No: NE200/1212
Your Ref: PA2026/0046

Samay Chandhiok
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Samay

Re: Lot 1212 (159) Mitchell Street Darwin City Town of Darwin

In response to your letter of the above Exceptional Development application proposal for the purpose of a childcare centre in 1 x 2-storey building, Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. Lot 1212 currently does not have suitable power service to accommodate the childcare centre development. Appropriate 11kV underground power cable extension and establishment of a suitable package substation shall be required by the Proponent (Halah Investments P/L)
2. Halah Investments shall engage an accredited electrical consultant (from the attached accreditation list) to:
 - Apply for a Negotiated Connection application under the Australian Energy Regulator (AER) compliance process.
 - Submit details of AS-3000 maximum demand calculation of the requested load.
 - Submit detailed power servicing design drawings in consultation with PWC.
3. PWC shall check and approve the consultant's electrical design drawings for construction by Halah Investments' engaged accredited contractor and carry out final connection works at applicable cost under the AER assessment process
4. Halah Investments shall engage a licensed electrician to design and install internal electricity reticulation for the proposed childcare centre in accordance with PWC's current NP018-Service and Installation Rules 2024 and NP010-Meter Manual.

If you have any further queries, please contact the undersigned on 8924 5729 or email:
PowerDevelopment@powerwater.com.au

Yours sincerely

A handwritten signature in blue ink, appearing to read "Thanh Tang".

Thanh Tang
Manager Distribution Development
25 March 2026



POWER AND WATER CORPORATION (NT) - POWER SERVICES

DEVELOPER WORKS - GIFTED ASSETS

LIST OF OVERHEAD ACCREDITED ELECTRICAL CONTRACTORS

	Company Name	Contact Person	Contact Phone No.	Contact Email
1	AA ELECTRICAL SERVICES (NT)	SHELLEY GRAY	0448 298 158	accounts@aaelectrical.com.au
2	COPLINK (NT)	GRAHAM COPLEY	0409 842 598	coplink@bigpond.net.au
3	COWELL ELECTRIC SUPPLY (SA)	AARON JONES	(08) 8629 2136	admin@cowellelectric.com.au
4	DEC INSTALLATIONS (NT)	ROBERT GRAHL	(08) 8947 7650	robert.grahl@dec.net.au
5	ENERVEN (SA) - COMPANY OF SA POWER NETWORKS	ROD MITCHELL	0427 580 219	rod.mitchell@enerven.com.au
6	ENFRA (NT)	BRAYDEN PAYNE	0408 474 390	brayden.payne@enfra.com.au
7	ESPEC (NT)	PETER BADKIN	0491 148 543	info@espec.com.au
8	DUITS ELECTRICAL (NT)	DENHAM HUSSIES	0447 187 032	duits.electrical@outlook.com
9	MECNT ELECTRICAL CONTRACTORS (NT)	SAM MOLLOY	0427 055 165	sam@mecnt.com.au
10	MG ELECTRICAL SERVICES (NT)	EUAN BUNTINE	0427 271 424	euan.buntine@mgelectrical.com.au
11	NIGHTCLIFF ELECTRICAL (NT)	RICHARD JOHNSTON	0457 733 456	admin@nightcliffelectrical.com.au
12	NORGROUP (NT)	DAMIEN RIDLEY	0427 040 078	damian@norgroup.com.au
13	NORTHERN POWER SERVICES (NT)	GORDON JABOUR	(08) 8983 3388	admin@nps1.com.au
14	NT ELECTRICAL GROUP (NT)	BRAD FULLWOOD	(08) 8947 5500	admin@nteg.com.au
15	NT POWER LINES AND ELECTRICAL (NT)	ROBERT TIMMS	0429 780 388	manager@ntpowerlines.com.au
16	AUS PROJECTS (NT) - previous Power Project	ANDREW HARVEY	(08) 8972 2211	andrew@auspnt.com.au

LIST OF UNDERGROUND ACCREDITED ELECTRICAL CONTRACTORS

	Company Name	Contact Person	Contact Phone No.	Contact Email
1	AA ELECTRICAL SERVICES (NT)	SHELLEY GRAY	0448 298 158	accounts@aaelectrical.com.au
2	ABR GROUP (NT)	ADAM RYKERS	0414 863 874	adam.rykers@abrgroupnt.com.au
3	ALENCO (NT)	NATHAN DRUMMOND	0423 681 753	nathan@alencont.com.au
4	AMPCONTROL NT	GARETH KRUGER	08 8947 5702	NTadmin@ampcontrolgroup.com
5	CENTRE ELECTRICAL SERVICES (NT)	STEVE BASKERVILLE	0427 976 952	centreelectrical@bigpond.com
6	CoMATE (NT)	MARK DUFFY	0439 217 084	mark.duffy@comate.com.au
7	COMBINED ELECTRICAL (NT)	JEFF REES	(08) 8924 9700	administration@combinedelectricalnt.com.au
8	COPLINK (NT)	GRAHAM COPLEY	0409 842 598	coplink@bigpond.net.au
9	COWELL ELECTRIC SUPPLY (SA)	AARON JONES	(08) 8629 2136	admin@cowellelectric.com.au
10	DEC INSTALLATIONS (NT)	ROBERT GRAHL	(08) 8947 7650	robert.grahl@dec.net.au
11	DELTA ELECTRICS (NT)	ANDREW BOLLER	(08) 8984 4033	reception@deltaelectrics.com.au
12	DICE (AUST) NT	TERRY DENT	(08) 8932 1109	info@diceaust.com.au
13	DUITS ELECTRICAL (NT)	DENHAM HUSSIES	0447 187 032	duits.electrical@outlook.com
14	ENERVEN (SA) - COMPANY OF SA POWER NETWORKS	ROD MITCHELL	0427 580 219	rod.mitchell@enerven.com.au
15	ENFRA (NT)	BRAYDEN PAYNE	0408 474 390	brayden.payne@enfra.com.au
16	ESPEC (NT)	PETER BADKIN	0491 148 543	info@espec.com.au
17	KELLYCO ELECTRICAL SERVICES (NT)	DON KELLY	0429 897 630	don@kellyco.net.au
18	KENNELLY CONSTRUCTIONS (NT)	SHANE KENNELLY	0409 411 658	shane.kennelly@kennelly.com.au
19	MECNT ELECTRICAL CONTRACTORS (NT)	SAM MOLLOY	0427 055 165	sam@mecnt.com.au
20	MG ELECTRICAL SERVICES (NT)	EUAN BUNTINE	0427 271 424	euan.buntine@mgelectrical.com.au
21	NIGHTCLIFF ELECTRICAL (NT)	RICHARD JOHNSTON	0457 733 456	admin@nightcliffelectrical.com.au
22	NILSEN (NT)	RUSSELL CAHILL	(08) 8947 1134	nedarwin@nilsen.com.au
23	NORGROUP (NT)	DAMIEN RIDLEY	0427 040 078	damian@norgroup.com.au
24	NORTHERN POWER SERVICES (NT)	GORDON JABOUR	(08) 8983 3388	admin@nps1.com.au
25	NRG SERVICES (QLD)	TIM O'NEILL	0498 989 048	tim.oneill@nrgservicesqld.com.au
26	NT ELECTRICAL GROUP (NT)	BRAD FULLWOOD	(08) 8947 5500	admin@nteg.com.au
27	NT POWER LINES AND ELECTRICAL (NT)	ROBERT TIMMS	0429 780 388	manager@ntpowerlines.com.au
28	AUS PROJECTS (NT) - previous Power Project	ANDREW HARVEY	(08) 8972 2211	andrew@auspnt.com.au
29	THE ELECTRICAL MOB (NT)	LEONARD EICHMANN	0402 519 851	admin@theelectricalmob.com.au
30	TOP END RACE (NT)	JASON KLEEFMAN	(08) 8946 5400	admin@topendrace.com.au

DISCLAIMER:

Power and Water disclaims all liability for any damage or financial loss arising from the use or reliance upon the above consultant and contractor credentials.

The Developer must carry out actual project checks from contractors' competency claims of specific fields of expertise prior to making appropriate decision for engagements.

Specific fields of construction expertise are: Overhead Reticulation Construction (up to 22kV), Underground Reticulation Construction (up to 22kV),

11kV/22kV Indoor Ground Level Substation Construction, 11kV/22kV Indoor Upper Level Substation Construction, Street Lighting Construction.



POWER AND WATER CORPORATION (NT) - POWER SERVICES

DEVELOPER WORKS - GIFTED ASSETS

LIST OF ACCREDITED ELECTRICAL DESIGN CONSULTANTS

	Company Name	Contact Person	Contact Phone No.	Contact Email
1	AECOM AUSTRALIA (NT)	JAMES JENTZ	0409 665 088	james.jentz@aecom.com
2	AGA CONSULTING ENGINEERS (NT)	ALEK GANGUR	0411 262 714	alekg@agaeng.com.au
3	APD ENGINEERING (NT)	DUMINDA BOWATA	(08) 8995 5805	admin.nt@apdeng.com.au
4	ASHBURNER FRANCIS (NT)	GRAHAM HEASLIP	(08) 8942 0585	GrahamH@ashburnerfrancis.com.au
5	AURECON AUSTRALIA (NT)	CLINT TEVLIN	0408 653 469	clint.tevlin@aurecongroup.com
6	BCA ENGINEERS (NT)	KELVIN LOI	(08) 8132 1700	kelvinloi@bcaengineers.com
7	BESTEC (SA)	CLAIRE BARBER	(08) 8629 2136	cbarber@bestec.com.au
8	CELL ENGINEERING (NT)	NATHAN TING	0428 110 999	nathan.ting@celleng.com.au
9	CLARENCE CONSULTANTS (NSW)	MATTHEW KARPIK	(02) 6642 7239	matt@clarenceconsultants.com.au
10	ENERVEN (SA) (PART OF SA POWER NETWORKS)	ROD MITCHELL	0427 580 219	rod.mitchell@enerven.com.au
11	ERDS (QLD)	SHAY QUINN	(07) 3518 3100	admin@erds.com.au
12	GHD (NT)	ANDREW SAXELBY	(08) 8982 0150	andrew.saxelby@ghd.com
13	GPA Engineering (NT)	HANNAH FARROW	(08) 8299 8300	Hannah.Farrow@gpaeng.com.au
14	HK SOLUTIONS (NT)	ALBERT FERNADO	0404 834 987	albert.fernado@hksolutions.com.au
15	JACOBS GROUP AUSTRALIA (NT)	RYAN KRATE	(08) 8982 4800	ryan.krate@jacobs.com
16	JDSi CONSULTING ENGINEERS (WA)	NORMAN MCKENDRY	0438 638 222	norman.mckendry@jdsi.com.au
17	PERACON GROUP (QLD) - previously LECTEL	CHARLIE VELLA	0412 021 651	cvella@peracon.com.au
18	LUCID (NT)	CIARAN FARRELL	(08) 8947 6824	ciaran.farrell@lucidconsulting.com.au
19	MDA CONSULTING (QLD)	MAURICE DUFFILL	(07) 3252 9560	info@mdaengineers.com.au
20	NTBS CONSULTING ENGINEERS (NT)	WILL PURTILL	(08) 8981 9888	will@ntbsconsulting.com
21	PCE (POWER CONROL ENGINEERS) (NSW)	BYRCE PARKER	0448 281 754	byrce.parker@pceng.com.au
22	PROMANT (NT)	KARL FORAN	0456 782 795	karl@promant.com.au
23	SMEC (QLD)	TERRY McCAULEY	0457 821 034	Terry.McCauley@smec.com
24	SPRINGCITY (WA)	EMRAN MALHI	(08) 9460 3795	emranmalhi@springcity.com.au
25	TRINAMIC CONSULTANTS (SA)	DAVID WILSON	(08) 8232 3737	davidw@trinamic.com.au
26	Wallbridge Gilbert Aztec, WGA (NT)	ANDREW McLEOD	(08) 8941 1678	AMcLeod@wga.com.au
27	WSP (NT)	FIROUZEH AMANPOOR	(08) 8980 5900	Firouzeh.Amanpoor@wsp.com

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The Developer must carry out actual project checks from consultants' competency claims of specific fields of expertise prior to making appropriate decision for engagements.

Specific fields of expertise are: Overhead 11kV/22kV Subdivision Design, Underground 11kV/22kV Subdivision Design, Overhead 11kV/22kV Servicing Development Design,

Underground 11kV/22kV Servicing Development Design, 11kV/22kV Indoor Ground Level Substation Design, 11kV/22kV Indoor Upper Level Substation Design,

Overhead 66kV and above Transmission Lines Design, Underground 66kV and above Transmission Lines Design.



Container No: LD200/1212

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Samay Chandhiok

RE: PA2026/0046 - Lot 01212 Town of Darwin - 159 Mitchell Street, Larrakeyah - Child care centre in 1 x 2 storey building

In response to your letter of the above proposal for development application purpose, Power and Water Corporation Water Services advises the following with reference to water and sewer enquiries:

1. The developer may need to upgrade the existing water and sewer service and should contact Services Development prior to start of construction. The Developer is required to engage a suitably qualified hydraulic professional to confirm water servicing requirements.
2. PWC are working towards a water efficient future, through the implementation of water saving practices that provide potential financial savings to our customers. PWC strongly encourages you to visit the Living Water Smart website <https://www.livingwatersmart.com.au/> to find out more on how to improve your developments landscaping and irrigation.
3. The developer must ensure that;
 - a) Backflow prevention is installed at the water service in accordance with AS/NZS 3500.1 – Plumbing and Drainage - Water Services
 - b) Where applicable, the device is tested annually in accordance with AS/NZS 2845.3 field testing and maintenance of testable devices.

Our database shows a device **is not** installed.

Visit <https://www.powerwater.com.au/developers/water-development/backflow-prevention> or contact BackflowPrevention.PWC@powerwater.com.au for all backflow prevention enquires.

4. PWC recommends that the developers' hydraulic consultant confirm internal firefighting requirements with PWC prior to the development, so that flow capability can be adequately assessed.
5. The developer must ensure that;
 - a) Prior to construction Trade Waste approval or exclusion is obtained – to discuss requirements for the proposed development contact TradeWasteDept.PWC@powerwater.com.au
 - b) Before seeking clearance the owner/customer has obtained a License to discharge Trade Waste by applying here <https://www.powerwater.com.au/developers/water-development/trade-waste>

6. All required works mentioned above must all be at according to Power and Water's Connection Code and at the developer's expense. A letter has been sent to the applicant outlining the fees and charges applicable for this development. All standard and quoted charges, as well as contribution charges will be valid for a period of 6 months from date of letter issue. As required, Power and Water will reassess the charges for the development.
7. Power and Water advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) must be contacted via email a minimum of 1 month prior to construction works commencing.

If you have any further queries, please contact the undersigned on 08 9463 2089, or email waterdevelopment@powerwater.com.au

Yours sincerely

Craig Thomas

Craig Thomas
Services Development

21 April 2026

cc: Cat Tatam
email: cat@tatamplanningco.com.au

20 April 2026

E DevelopmentAssessment.DLPE@nt.gov.au

Mr Samay Chandhiok
Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801

T 08 8999 4446

Our Ref: DLPE2026/0089
Your Ref: PA2026/0046

Dear Mr Chandhiok

Re: PA2026/0046 - Childcare centre in 1 x 2 storey building

The information provided for the above application has been assessed by the relevant divisions within the department, and the following comments are provided:

Lands and Planning Division

Building Advisory Services

The building is required to comply with the *Building Act 1993* and Building Regulations 1993. Prior to the commencement of works, a building permit must be granted by a building certifier.

Under the National Construction Code (NCC), a childcare centre is classified as a Class 9b building. These types of buildings are considered as high-risk buildings due to the nature of the occupants, being young children who would need assistance to evacuate the building in the event of an emergency.

Due to the size and use of the building, a high degree of concern is raised regarding the fire-resisting construction requirements for the building. The design of the building for fire resistance must assume the scenario of a fire originating at the allotment boundary. Particular concern is raised around the following points:

1. Based on the rise in storeys and classification, the building is expected to be of Type B construction in accordance with NCC Section C2 (Fire resistance and stability). Accordingly, the external walls and columns would be required to be fire rated. The proposed building design is demonstrated to contain a number of openings within these walls which are required to be fire rated, and therefore these openings would need additional fire protection measures in accordance with Section C of the NCC.
2. There is a large occupiable outdoor area which is located within proximity to allotment boundaries. Under Part G6 (Occupiable outdoor areas) of the NCC, Occupiable outdoor areas must be treated and comply with the same provisions of the NCC as the building it is connected with. This would require that this outdoor space is adequately protected from the effects of fire from an adjoining property.

3. The distance from the furthest point of the occupiable outdoor area on the second level to the stairway appears to be beyond the acceptable distance under the NCC.
4. The ground level play areas require a person to pass back through the building to reach a roadway in the event of an emergency. The NCC requires that a path from an open space, such as the play areas, is provided to a roadway to provide for safe travel in the event of an emergency.
5. A number of doorways on the ground and first floor which will form part of the paths of travel for a person seeking to exit the building in the event of an emergency do not appear to swing in the same direction as the person will be travelling.
6. Due to the floor area of the building, fire hydrant coverage is required to assist the fire and rescue service in the event of a fire. No allowance for a system has been proposed.

Environmental Regulation Division

Based on the information provided, the proposal does not appear to trigger the licensing requirements of an Environment Protection Approval (EPA) under the *Waste Management and Pollution Control Act 1998* (WMPC Act). Activities requiring authorisation are listed in Schedule 2 of the WMPC Act.

Under the WMPC Act, all persons have statutory obligations to take all reasonable and practicable measures to prevent or minimise pollution and environmental harm, and to reduce the amount of waste generated. This is known as the General Environmental Duty, set out in section 12 of the WMPC Act. The proponent is responsible for ensuring that their activities comply with these obligations.

Guidelines to assist proponents to avoid environmental impacts are available on the Northern Territory Environment Protection Authority (NT EPA) website.¹

The proponent is advised to take notice of this non-exhaustive list of environmental issues that should be considered to help satisfy General Environmental Duty:

1. **Dust:** The proponent must ensure that nuisance dust and/or nuisance airborne particles are not discharged or emitted beyond the boundaries of the premises.
2. **Noise:** The proponent must ensure that noise levels from the premises comply with the latest version of the NT EPA Northern Territory Noise Management Framework Guideline².

If the proposal is situated where there are existing activities nearby that may already generate noise, please see the NT EPA advice on Recommended Land Use Separation Distances³.

3. **Erosion and Sediment Control (ESC):** The proponent must ensure that pollution and/or environmental harm do not result from soil erosion.

ESC measures must be employed prior to and throughout the construction stage of the development. Larger projects should plan, install and maintain ESC measures in accordance with the current International Erosion Control Association (IECA) Australasia guidelines⁴.

¹ <https://ntepa.nt.gov.au/publications-and-advice/environmental-management>

² https://ntepa.nt.gov.au/_data/assets/pdf_file/0004/566356/noise_management_framework_guideline.pdf

³ https://ntepa.nt.gov.au/_data/assets/pdf_file/0006/453192/guideline_recommended_land_separation_distances_oct.pdf

⁴ <https://www.austieca.com.au/publications/best-practice-erosion-and-sediment-control-bpesc-document>

Where sediment basins are required by the development, the NT EPA recommends the use of at least Type B basins, unless prevented by site specific topography or other physical constraints.

Basic advice for small development projects is provided by the NT EPA document: Guidelines to Prevent Pollution from Building Sites⁵ and Keeping Our Stormwater Clean⁶.

4. **Storage:** Where an Environmental Protection Approval or Environmental Protection Licence is required, the proponent must act in accordance with that authorisation.

If an Environment Protection Approval or Environment Protection Licence is not required, the proponent must store liquids only in secure bunded areas in accordance with VIC EPA Publication 1698: Liquid storage and handling guidelines⁷. Where these guidelines are not relevant, the storage must be at least 110% of the total capacity of the largest vessel in the area.

5. **Site Contamination:** If the proposal relates to a change of land use or if the site is known to be contaminated, a contaminated land assessment may be required in accordance with the National Environment Protection (Assessment for Site Contamination) Measure (ASC NEPM). The proponent is encouraged to refer to the information provided on the NT EPA website⁸ and the NT Contaminated Land Guidelines⁹.

6. **Waste Management - Import and Export of Fill:** The proponent must ensure all fill imported or exported as part of the activity must be certified virgin excavated natural material (VENM) in accordance with the NSW EPA guidelines¹⁰.

All imported fill material must be accompanied by details of its nature, origin, volume, testing and transportation details. All records must be retained and made available to authorised officers upon request. The proponent should also consider the following NT EPA fact sheet: Illegal Dumping - What You Need to Know¹¹.

7. **Odour or Smoke:** The proponent must ensure that nuisance odours or smoke are not emitted beyond the boundaries of the premises.

If the proposal is situated where there are existing activities nearby that may already generate odour or smoke, please see the NT EPA advice on Recommended Land Use Separation Distances¹².

8. **Water:** The proponent must ensure stormwater is not polluted, refer to water management in the NT EPA guidelines to Prevent Pollution from Building Sites¹³.

If this activity requires the discharge of waste to water or could cause water to be polluted, then a waste discharge licence under the *Water Act 1992* (NT) may be required. Please refer to the Guidelines¹⁴.

⁵ https://ntepa.nt.gov.au/_data/assets/pdf_file/0010/284680/guideline_prevent_pollution_building_sites.pdf

⁶ https://ntepa.nt.gov.au/_data/assets/pdf_file/0006/284676/guideline_keeping_stormwater_clean_builders_guide.pdf

⁷ <https://www.epa.vic.gov.au/about-epa/publications/1698>

⁸ <https://ntepa.nt.gov.au/your-environment/contaminated-land>

⁹ https://ntepa.nt.gov.au/_data/assets/pdf_file/0020/434540/guideline_contaminated_land.pdf

¹⁰ <https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/virgin-excavated-natural-material>

¹¹ https://ntepa.nt.gov.au/_data/assets/pdf_file/0008/285740/factsheet_illegal_dumping_what_you_need_know.pdf

¹² https://ntepa.nt.gov.au/_data/assets/pdf_file/0006/453192/guideline_recommended_land_separation_distances_oct.pdf

¹³ https://ntepa.nt.gov.au/_media/waste-and-pollution/pdf/guidelines/guideline_prevent_pollution_building_sites.pdf

¹⁴ https://ntepa.nt.gov.au/_data/assets/pdf_file/0005/950603/guidelines-waste-discharge-licensing.pdf

Environmental and Heritage Division

Heritage Branch

A search has found that there are no nominated, provisionally declared or declared heritage places or objects within the subject site.

The search has found that there are no recorded Aboriginal or Macassan archaeological places and objects within the subject site, and the likelihood of unrecorded Aboriginal or Macassan archaeological places existing has been assessed as unlikely. No physical survey work is required for this proposed impact.

If archaeological places are discovered over the course of the work, establish an exclusion zone around the site and contact the Heritage Branch immediately.

Context of Heritage Branch Advice

The Northern Territory (NT) Government's Heritage Branch administers the *Heritage Act 2011* and provides authoritative advice about obligations under the *Heritage Act 2011*, including steps to take to manage the impact of proposed work on Aboriginal and Macassan archaeological places and objects.

It is important that advice given by the Heritage Branch is followed. A failure to follow advice received from the Heritage Branch may be considered as evidence in an investigation if damage occurs to a declared heritage place, an Aboriginal or Macassan archaeological place or object.

Relevant parts of the NT's *Heritage Act 2011*

1. All provisionally declared and declared heritage places and objects are protected under the *Heritage Act 2011*;
2. All Aboriginal or Macassan archaeological places and objects are automatically protected - this includes places and objects not previously recorded;
3. Places and objects include an artefact or thing given shape by a person - examples include stone tools, stone arrangements, fish traps, rock art, modified trees, and shell middens;
4. Ancestral remains are also protected;
5. Underwater Cultural Heritage is protected, up to three nautical miles from the coast; and
6. There is an obligation to notify of the discovery of Aboriginal or Macassan archaeological places or objects.

Conditions of advice

This advice is based on the description of the works provided to the Heritage Branch. If the work expands or changes significantly seek further advice.

In preparing this advice, the Heritage Branch has referred to the NT Heritage Register and the Heritage Branch archaeological database which includes information about Aboriginal and Macassan archaeological places and objects in the NT. However, the database only includes information about known archaeological places. The fact that there are no known archaeological places recorded may be because no archaeological surveys have been conducted in that particular area and is not necessarily an indication they do not exist.

Should you have any further queries regarding these comments, please contact the Development Coordination Branch by email DevelopmentAssessment.DLPE@nt.gov.au or phone (08) 8999 4446.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M Wauchope', written in a cursive style.

Maria Wauchope
Executive Director Land Resources

From: [Madison Harvey](#) on behalf of [Das NTG](#)
To: [Samay Chandhiok](#)
Subject: FW: PA 2026/0046 Childcare centre 159 Mitchell Street
Date: Monday, 13 April 2026 12:44:01 PM
Attachments: [image005.png](#)

FYI

From: Beth Niemeier <Beth.Niemeier@nt.gov.au>
Sent: Monday, 13 April 2026 12:15 PM
To: Das NTG <Das.NTG@nt.gov.au>
Subject: FW: PA 2026/0046 Childcare centre 159 Mitchell Street

Hi DAS

Please note the following comments in relation to PA 2026/0046:

Consider pedestrian access via a path separated from the driveway, which does not have pedestrians walking behind reversing vehicles and pedestrians sharing the same entrance / exit with cars and delivery vehicles.

Thank you

Beth Niemeier
Road Safety Policy
Transport Safety and Services
Department of Logistics and Infrastructure

Level 2, Energy House, 18-20 Cavenagh Street, Darwin

t. (08) 8924 7966

e. beth.niemeier@nt.gov.au

w. www.nt.gov.au



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The NT Government acknowledges the Aboriginal people and cultures of the land and country on which we work and live. We acknowledge the ongoing connection to culture, land, sea and community and pay our respects to Elders past and present and to emerging leaders.



Civic Centre
Harry Chan Avenue
Darwin NT 0800

GPO Box 84
Darwin NT 0801

P 08 8930 0300
E darwin@darwin.nt.gov.au

NT Planning Commission
GPO Box 1680
DARWIN NT 0801

Please Quote: PA2026/0046

17 April 2026

Parcel Description: **Lot 01212 Town of Darwin
159 Mitchell St, Larrakeyah**

Proposed Development: **Exceptional Development - Child care centre in 1 x 2 storey
building**

Thank you for the referral of the application for an Exceptional Development Permit (EDP).

Due to the City of Darwin's current delegation arrangements and Council reporting timeframes, the City is unable to provide its final position on the EDP at this time. Council consideration of the matter is scheduled for its Ordinary Meeting on 28 April 2026, and accordingly the City's position and final response will be provided on 29 April 2026.

This correspondence is therefore provided as an interim response, with a further letter to follow after Council has formally considered the proposal. At its Ordinary Meeting on 28 April 2026, Council will consider whether the proposed child care centre is appropriate for the site and whether the Exceptional Development Permit pathway is suitable.

Notwithstanding the above, City of Darwin Technical Services have identified a number of unresolved access and safety matters that are material to the proposal and would require satisfactory resolution prior to any approval being granted. These matters primarily relate to the proposed driveway location and the need for a Road Safety Audit, to further assess:

- sightlines and visibility, including the presence of buses and parked vehicles
- potential conflicts between driveways, bus stops, pedestrians and cyclists
- turning movements and vehicle queuing
- driver decision-making under constrained conditions
- risks to vulnerable road users; and
- safety implications associated with the proposed relocation of the bus stop.



If you require any further information in relation to this application, please feel free to contact City of Darwin's Innovation Team on 8930 0300 or darwin@darwin.nt.gov.au

Yours sincerely

Signed by:

341D91402EE3907C

SUSANNAH PENMAN
EXECUTIVE MANAGER PLACE AND ECONOMIC DEVELOPMENT

Sent via email: ntpc@nt.gov.au



NT Planning Commission
GPO Box 1680
DARWIN NT 0801

Please Quote: PA2026/0046

29 April 2026

Parcel Description: Lot 01212 Town of Darwin
159 Mitchell St, Larrakeyah

Proposed Development: Exceptional Development - Child care centre in 1 x 2 storey building

Thank you for the referral of the application for an Exceptional Development Permit (EDP). Pursuant to section 22(1) of the *Planning Act 1999*, the City of Darwin provides the following submission.

City of Darwin considered the application at its Ordinary Meeting held on 28 April 2026 and resolved to object to the proposal due to the concerns outlined below:

- **Exceptional Development Permit pathway**

The City is not satisfied that sufficient justification has been demonstrated to support reliance on an Exceptional Development Permit. The proposal raises strategic land use, amenity and infrastructure considerations that would be more appropriately assessed through an amendment to the Northern Territory Planning Scheme 2020, allowing for broader strategic consideration and community input.

- **Landscaping and neighbourhood amenity**

Concerns are raised regarding the proposed variations to landscaping requirements along all site boundaries, which significantly restrict opportunities for deep soil zones and canopy tree planting. This undermines neighbourhood amenity and limits opportunities for meaningful shade and urban cooling.

Greening our neighbourhoods is a core objective of the City of Darwin Place and Liveability Plan and Greening Strategy, and the proposal fails to contribute positively to these adopted strategic objectives.

- **Traffic assessment methodology and cumulative impacts**

The submitted Traffic Impact Statement considers the proposed development in isolation and does not assess cumulative traffic and parking impacts associated with existing surrounding land uses.



In particular, the assessment fails to address the adjacent general store/café, which generates high levels of vehicle and pedestrian activity during morning periods that coincide with childcare drop-off peak times. This omission undermines the reliability of the traffic and safety conclusions.

In the absence of a cumulative assessment, the City is concerned about potential pressure on kerbside use along Mitchell Street during peak drop-off and pick-up periods. The City does not support Mitchell Street functioning as a child-care drop-off environment due to traffic and road safety considerations.

- **Access design and road safety**

City of Darwin Technical Services have identified unresolved access and road safety matters that require further assessment through a Road Safety Audit to confirm the proposal can operate safely. The audit should consider, but not be limited to:

- sightlines and visibility, including the presence of buses and parked vehicles
- potential conflicts between driveways, bus stops, pedestrians and cyclists
- turning movements and vehicle queuing
- driver decision making- under constrained conditions
- risks to vulnerable road users, and
- safety implications associated with the proposed relocation of the bus stop.

Given the above, the City of Darwin considers that the proposal has not demonstrated sufficient strategic merit, acceptable landscaping and amenity outcomes, technical road safety certainty or cumulative impact assessment to support approval and accordingly objects to the application.

If you require any further information in relation to this application, please feel free to contact City of Darwin's Innovation Team on 8930 0300 or darwin@darwin.nt.gov.au

Yours sincerely

Signed by:

46F94BE4286D06BB
ALICE PERCY
GENERAL MANAGER INNOVATION

sent via email: ntpc@nt.gov.au

