



Record No: D2021/188054
Container No: NE200/5985
Your Ref: PA2021/0048

Matthew Simpson
Development Assessment Services
Development Consent Authority
GPO Box 1680
Darwin NT 0801

Dear Matthew

Re: Lot 5985 Lambell Terrace Larrakeyah Town of Darwin

In response to your letter of the above proposal for the purpose of rezoning from Zone CP (Community Purpose) to Zone LMR (Low-Medium Density Residential) to facilitate the future development of dwelling-group, Power and Water advises the following with reference to electricity enquiries:

1. Current power service to Lot 5985 does not meet the proposed LMR zone for development.
2. The Proponent shall be responsible for the full cost of power upgrade for future dwelling-group development on Lot 5985.
3. Power and Water agrees the power servicing proposal as stated in the Northern Planning Consultants' "Planning Scheme Amendment Report, Section 5 - Development Impacts and Servicing" that a new suitable substation shall be required to service the future proposed development on Lot 5985.

If you have any further queries, please contact the undersigned on 8924 5729.

Yours sincerely

Thanh Tang
Manager Distribution Development

5 May 2021



Container No: LD200/5985

Matthew Simpson
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Matthew

RE: PA2021/0048 – Lot 5985 Town of Darwin (19) Lambell Terrace Larrakeyah – rezone from CP to LMR

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 should note that further development of Lot 5985 (19) Lambell Terrace Larrakeyah may require upgrades to the existing water and sewer service. Only one water and sewer connection will be permitted at this site. The developer should contact Services Development prior to start of construction.
2. The existing sewerage easement within Lot 5985 (19) Lambell Terrace Larrakeyah is still required. Structures must not be located on or over a water supply or sewerage easement, or where no easement exists such as within a road reserve without obtaining the prior written approval of Power and Water.
3. 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 8995 5884, or email waterdevelopment@powerwater.com.au

Yours sincerely

A Feuerherdt

Annie Feuerherdt

Services Development

27th April 2021

cc: Brad Cunnington
email: brad.cunnington@northernplanning.net

14 May 2021

Please Quote: PA2021/0048 BS:hd

Mr Tony Brennan
Acting Director Lands Planning
Department of Infrastructure, Planning & Logistics
GPO Box 1680
DARWIN NT 0801

Dear Mr Brennan

**Parcel Description: Lot 5985 - Town of Darwin
 19 Lambell Terrace**

Proposed Planning Scheme Amendment to Rezone from CP (Community Purpose) to LMR (Low-Medium Density Residential)

Thank you for the planning scheme amendment referred to this office 16 April 2021, concerning the above.

City of Darwin considers the proposal to be consistent with current strategic planning documents, as the site has been identified as an area for potential for change in the Central Darwin Area Plan, with the underlying land use being residential.

The applicant should note that the City of Darwin will require the angle parking bays in Schultze Street to be removed, and the verge reinstated with street trees to City of Darwin's satisfaction, and at no cost to Council.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully



**CINDY ROBSON
MANAGER CITY PLANNING**