



Subject land

MERRIAD CIRCUI

ZULEIKA ROAD

10 November 2022

The Honourable Eva Lawler
Minister for Infrastructure, Planning and Logistics
GPO Box 3146
DARWIN NT 0801

Dear Minister,

Request for variation to EDP20/0015.
Section 3181 Hundred of Glyde (398 Mermaid Circuit, Dundee Beach)

I am seeking to vary our EDP to include some required amendments to suit functionality and to comply with the NCC (Part D3 Access for people with a disability).

The original permit was approved in January 2021. Covid had (and still has) a major impact on my business. Anglers Choice has been operating for 23 years and I have worked tirelessly to create an award-winning and iconic NT tourism business. I employ 12 staff members and am proud to say I kept all staff employed throughout Covid. Including wife's and children my businesses supported 23 Territorians' during this time. This was funded through clients paying in advance, a business overdraft and job keeper.

Although some think Covid is behind us, 2022 was the hardest year for many tourism businesses as we have had to honor bookings for rescheduled and postponed bookings from lockdowns in 20/21. Our business is based on repeat guests and good will and many who paid did not request a refund and left their payments with us to help us stay afloat. In 2022 this meant all expenses and outgoings remain the same (or have increased ie: fuel and interest rates) but we have had limited / restricted income. I have a tax / superannuation debt of close to \$300k and a business overdraft that I am doing my best to manage with payment plans. We are now moving into the wet season which is always a tough time for small business.

I ask that when considering the following variations, you also take into consideration the extreme circumstances surrounding my business. It will be many years before my business financially recovers from the impact of Covid and I hope you can empathize.

Please see below amendments and request for variations to approved plans.

Car parking layout

The new parking plan best suits the property functionality and has the same amount of parking spots. The size of each park has increased slightly to meet requirements for angle parking.

Addition of kitchen on first floor

This space was always intended as a kitchen space but was to be fitted later when finance was available. Plans now include designated commercial kitchen area.

Removal of wall for proposed living space /change to outdoor veranda space on first floor

Wall was not built to allow for wheel chair access to ground floor kitchen.

Removal of theatre space on ground floor

Theatre room removed from plans as not constructed. Theatre room now underneath house.

Addition of shipping container adjacent existing open shed

This shipping container has been added to plans.

Demountable between manager's dwelling and accommodation building remaining on site

We are seeking approval for this structure because it provides much needed dry storage for merchandise, fishing tackle, dry foods and general goods. Other than one small shipping container, we have no other dry storage on the property. This structure is already built and secured into the location and is surrounded by walkways and garden beds and the only way to remove this would be by demolishing the entire structure and this would come at a substantial cost to us and would be a complete waste of money. We live in a remote area and storage is paramount. It makes no sense to us to remove / destroy storage that is already in situ and complements the surrounds. If we were to try to remove/demolish it, we would also risk damaging our newly installed Envira Onsite Waste Water Treatment System which is now located too close to this building and would be damaged if demolishing of the demountable structure was required.

The structure is set back 80cm from the northern boundary which is 4.20m less than the 5 metres normally required by the Planning Scheme for this type of development. We are requesting this setback reduction be allowed because:

- Adjoining owners to the north did not have any issues with this structure's location
- Land to the north of our boundary is an axe handle access without buildings or private space that would be visually affected by the existing structure.
- A reduction to the northern boundary setback had already been granted to the bathroom additions to the executive manager's dwelling

Addition of wheel chair access bedroom / bathroom and ramp

The original application was approved under Home Based Visitor Accommodation for up to 12 guests and I believed the building would be certified as a 1a classification.

Due to us occasionally accommodating guests that are not related I have been advised by my certifier that the building will need to meet Class 1b building Code. To be able to correctly certify the building a wheelchair accessible bedroom / bathroom and kitchen is required. A disabled access ramp is also needed to ensure access to communal living areas.

This separate room would also be used as a Covid safe isolation room. Most of our guests are aged between 40 and 75 years so it is important we can isolate guests in a safe space when needed. The addition of this room will not change guest numbers but provide a better and safer guest experience for disabled guests or those that need to isolate in our small community that has limited accommodation options.

Addition of kitchenette on ground floor

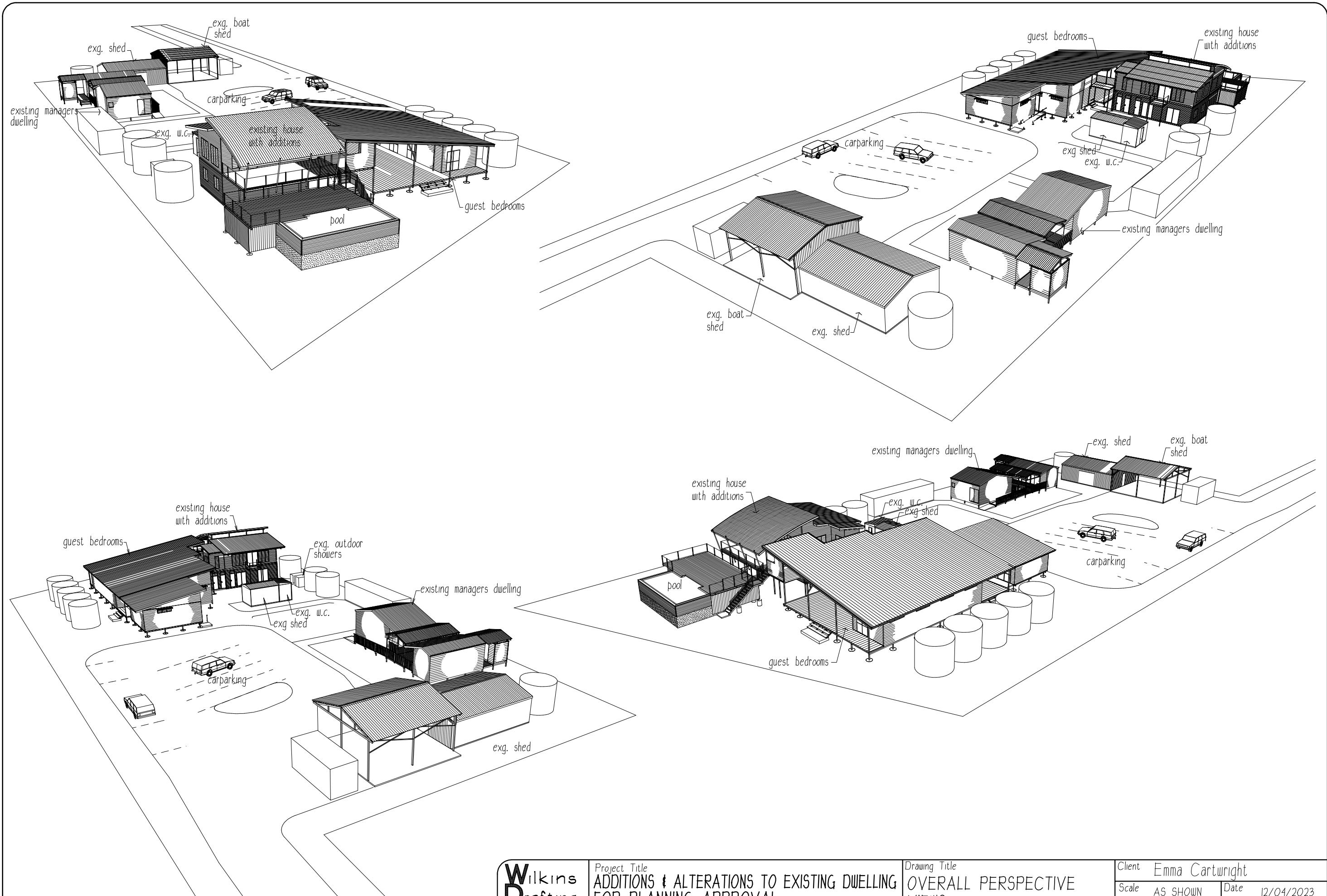
As above, a ground floor kitchenette is required to meet disability access and Class 1B accommodation. This small kitchen is located directly under the upstairs commercial kitchen for ease of plumbing and electrical.

I look forward to a positive and productive 2023 and hopefully rebuilding my business to be profitable. It has been a tough few year's which has taken a huge toll on my physical and emotional health but I am also a proud Territorian and strive on exceeding my customers' expectations so I need to keep moving forward.

Thank you for considering the above amendments.

Yours sincerely,

Emma Cartwright
Anglers Choice Fishing Safaris
0419 849 549

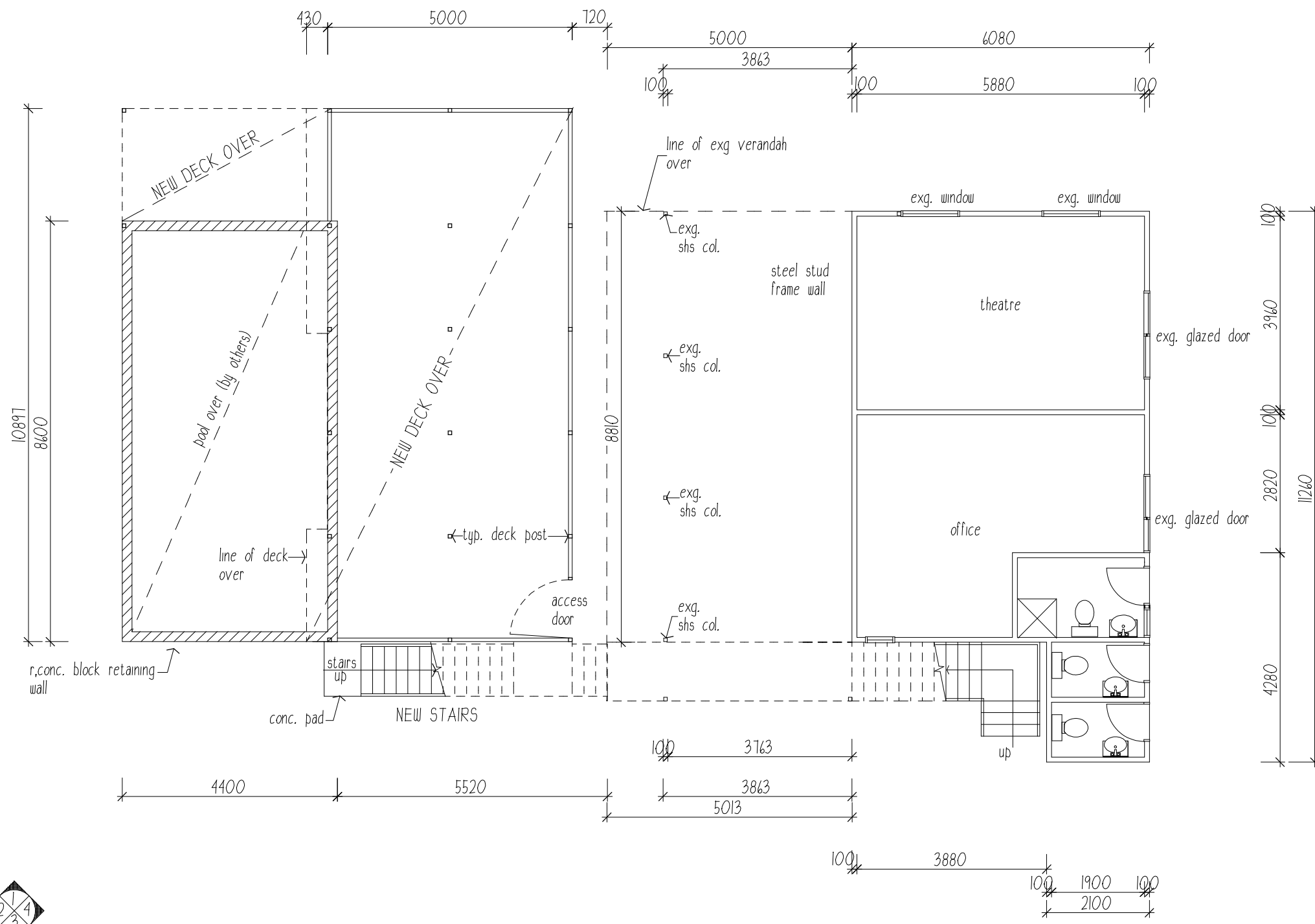


Wilkins
Drafting
Service
 Ph.0451889990

Project Title
ADDITIONS & ALTERATIONS TO EXISTING DWELLING
FOR PLANNING APPROVAL
LOT 3181 MERMAID CIRCUIT
DUNDEE BEACH

Drawing Title
OVERALL PERSPECTIVE
VIEWS

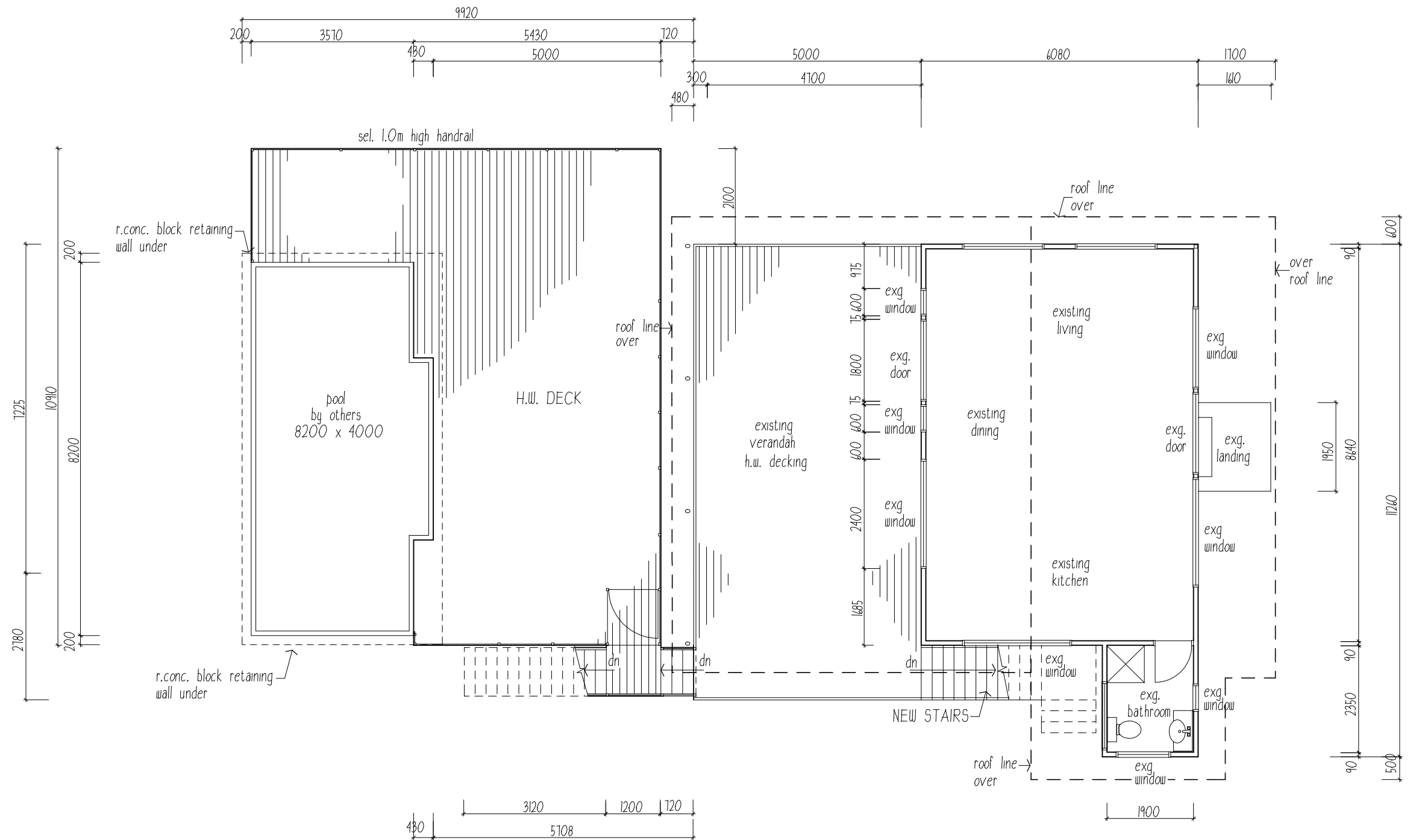
Client	Emma Cartwright	
Scale	AS SHOWN	Date 12/04/2023
Job No.	J19357	Dwg. No. DI of 9



ELEVATIONS
refer D5

GROUND FLOOR PLAN
1:100

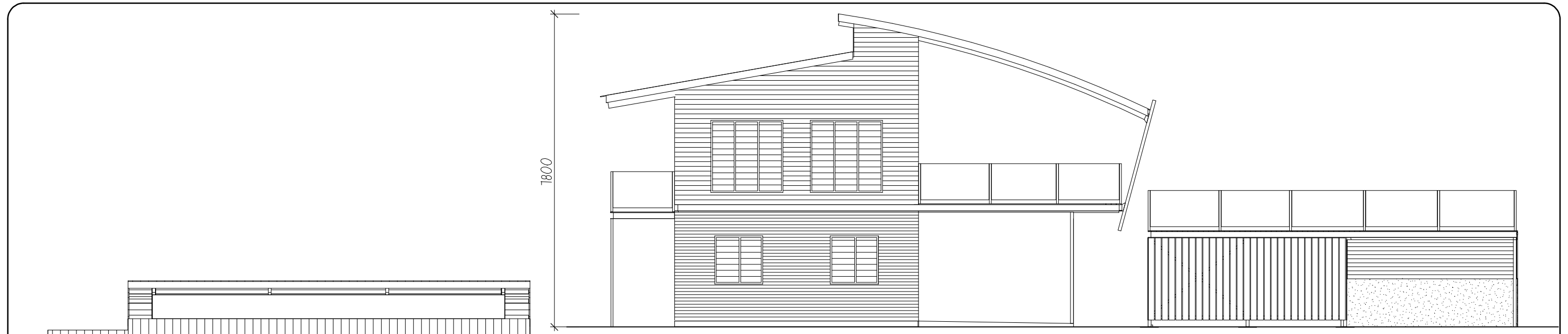
W ilkins D rafting S ervice Ph.0451889990	Project Title ADDITIONS & ALTERATIONS TO EXISTING DWELLING FOR PLANNING APPROVAL LOT 3181 MERMAID CIRCUIT DUNDEE BEACH	Drawing Title EXISTING HOUSE GROUND FLOOR PLAN	Client Emma Cartwright	
			Scale AS SHOWN	Date 12/04/2023
				Job No. J19357



ELEVATIONS
refer D5

FIRST FLOOR PLAN
1 : 100

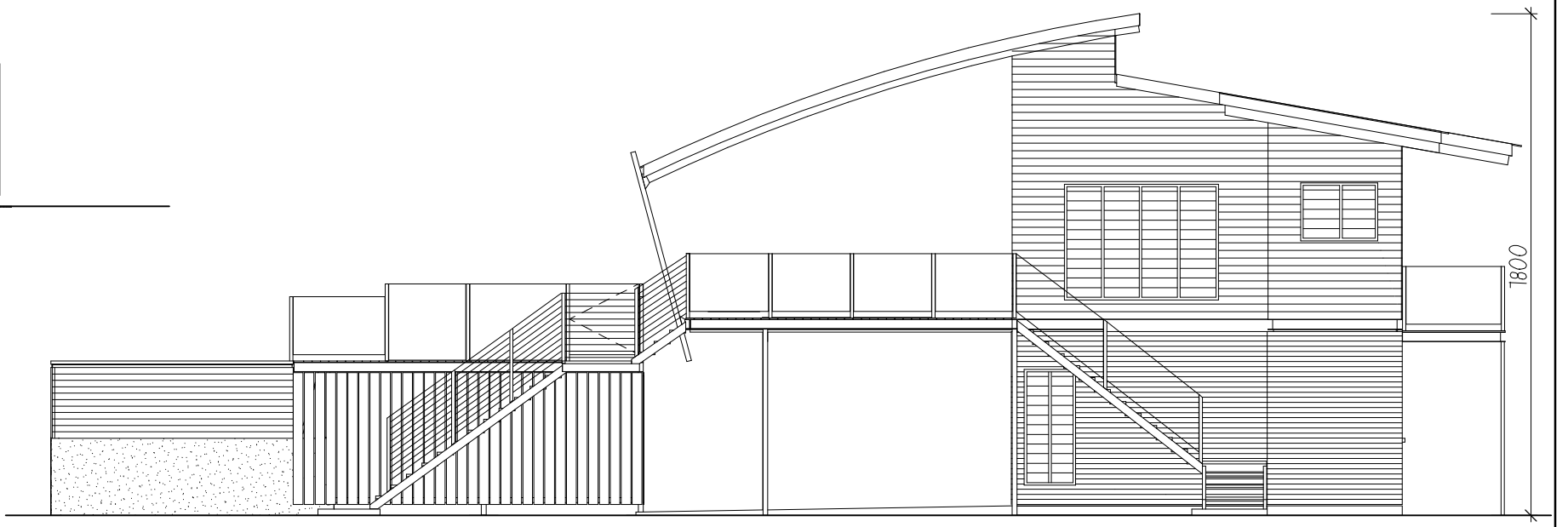
W ilkins D rafting S ervice Ph.0451889990	Project Title ADDITIONS & ALTERATIONS TO EXISTING DWELLING FOR PLANNING APPROVAL LOT 3181 MERMAID CIRCUIT DUNDEE BEACH	Drawing Title EXISTING HOUSE FIRST FLOOR PLAN	Client Emma Cartwright	
			Scale AS SHOWN	Date 12/04/2023
				Job No. J19357



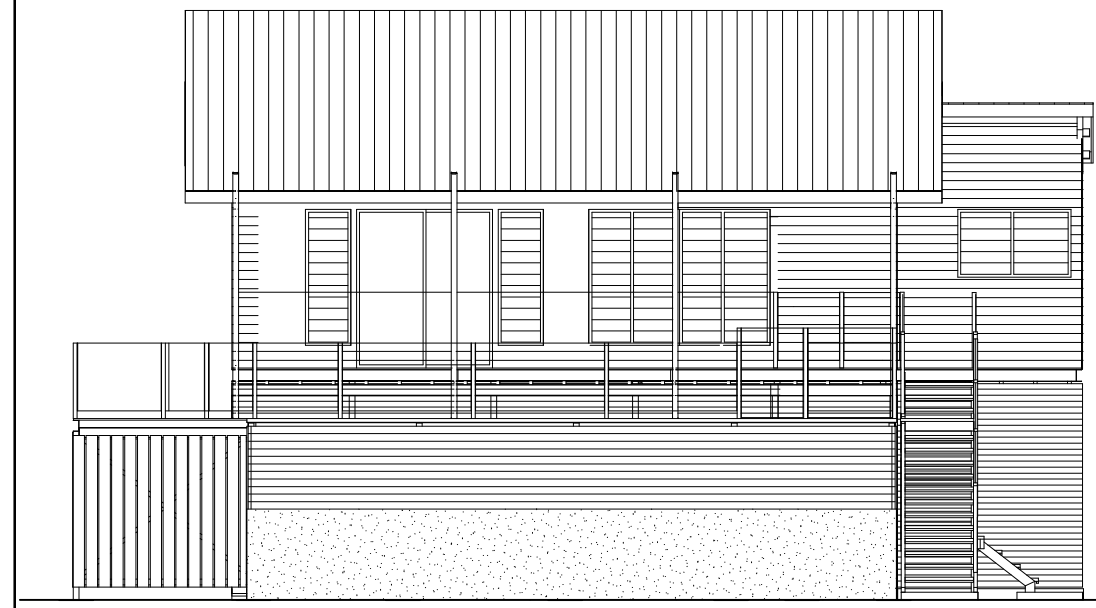
ELEVATION 3



ELEVATION 2

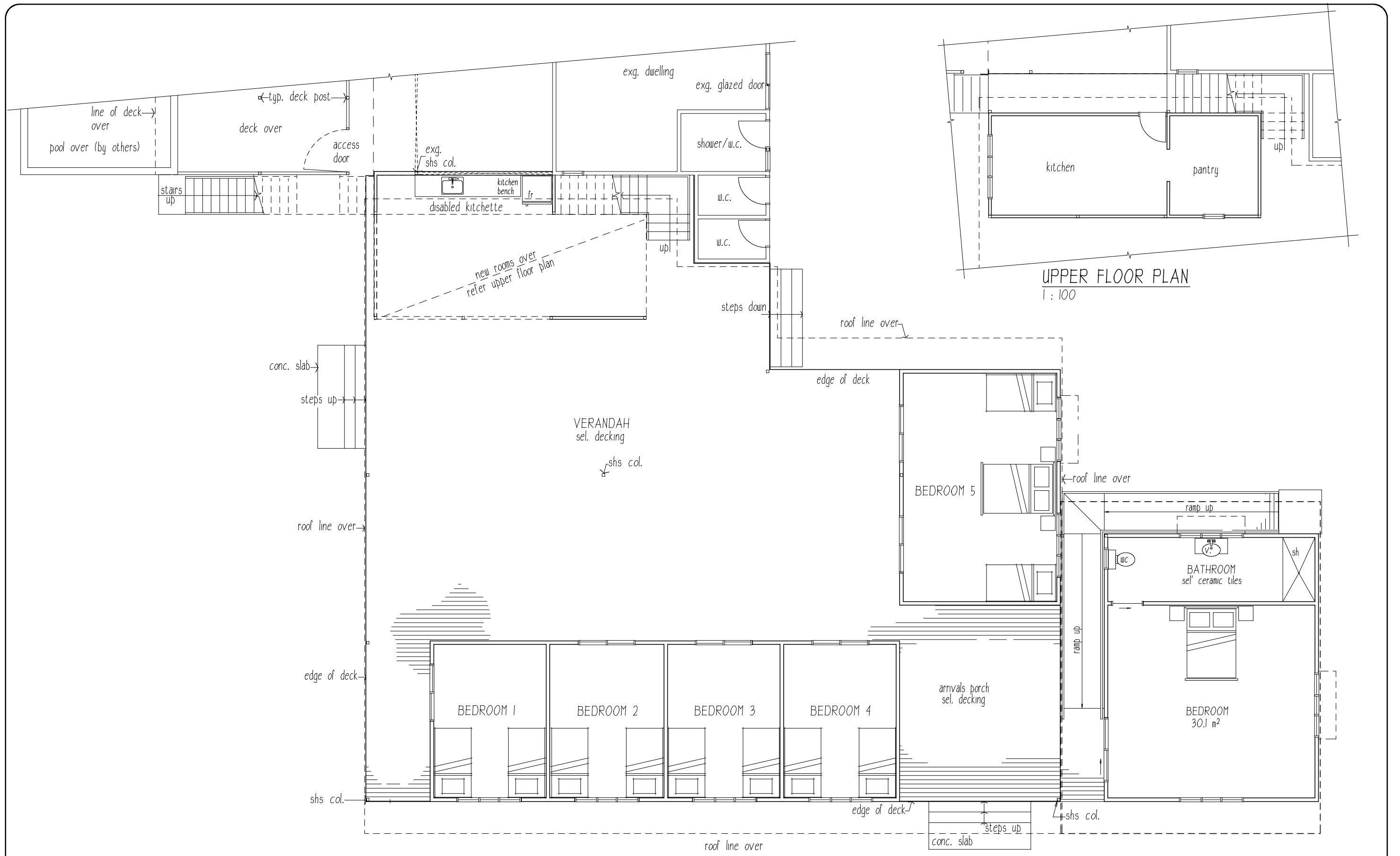


ELEVATION 1



ELEVATION 4

W ilkins D rafting S ervice Ph.0451889990	Project Title ADDITIONS & ALTERATIONS TO EXISTING DWELLING FOR PLANNING APPROVAL LOT 3181 MERMAID CIRCUIT DUNDEE BEACH	Drawing Title EXISTING HOUSE ELEVATIONS	Client Emma Cartwright
			Scale AS SHOWN
			Date 12/04/2023
			Job No. J19357
			Dwg. No. D5 of 9



UPPER FLOOR PLAN
1 : 100

LOWER FLOOR PLAN
1 : 100

ELEVATIONS
refer D6 & D7



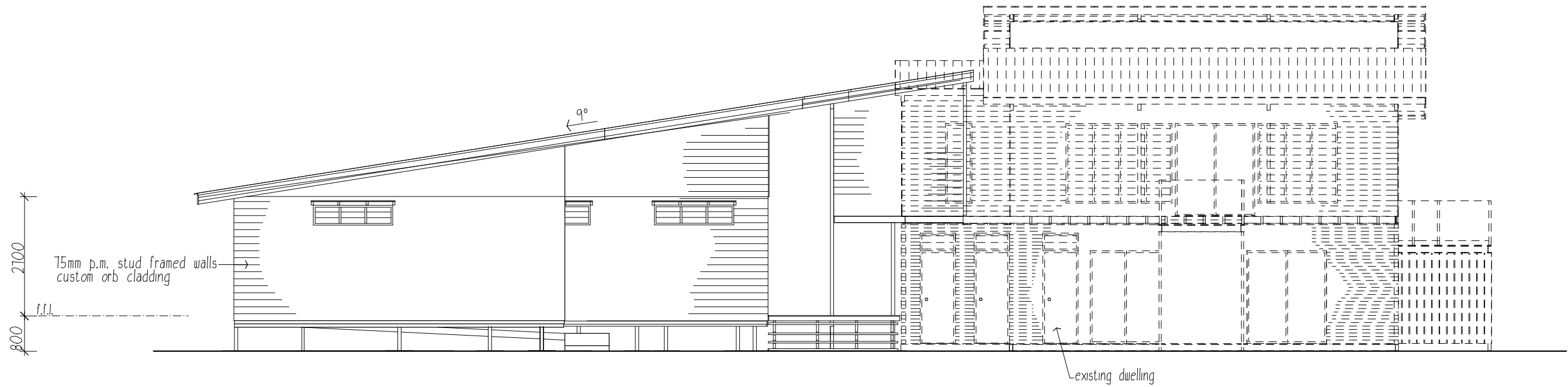
75mm p.m. stud framed walls
custom orb cladding
plaster b'd lining

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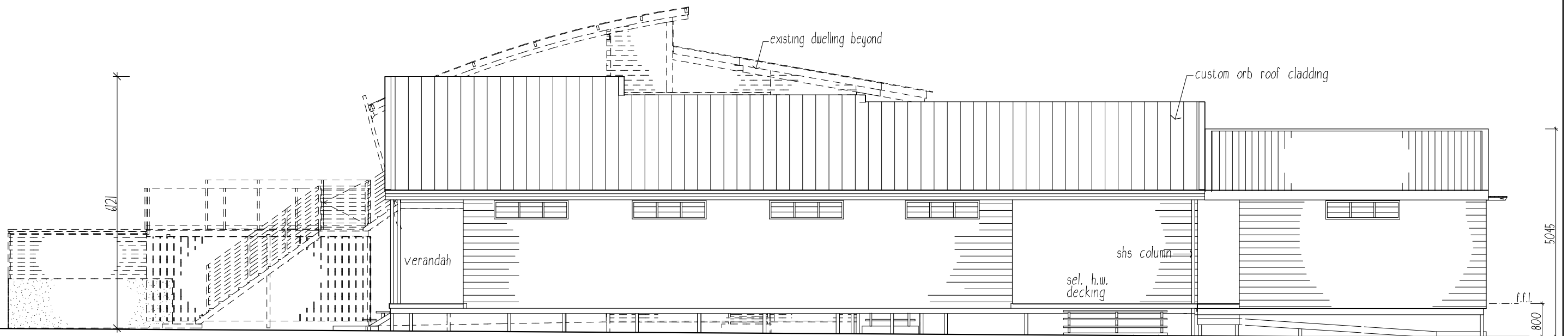
Project Title
**ADDITIONS & ALTERATIONS TO EXISTING DWELLING
FOR PLANNING APPROVAL
LOT 3181 MERMAID CIRCUIT
DUNDEE BEACH**

Drawing Title
**GUEST BEDROOMS
FLOOR PLAN**

Client	Emma Cartwright	
Scale	AS SHOWN	Date 12/04/2023
Job No.	J19357	Dwg. No. D6 of 9



ELEVATION 1
1 : 100



ELEVATION 2
1 : 100

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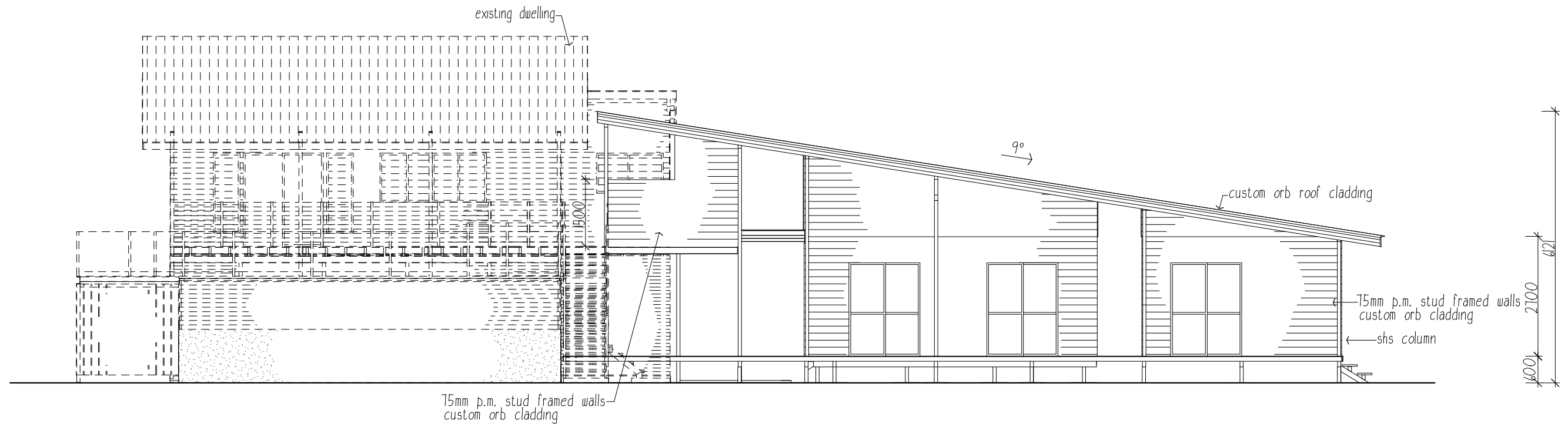
Project Title
ADDITIONS & ALTERATIONS TO EXISTING DWELLING
FOR PLANNING APPROVAL
LOT 3181 MERMAID CIRCUIT
DUNDEE BEACH

Drawing Title
GUEST BEDROOMS
ELEVATIONS 1 & 2

Client	Emma Cartwright	
Scale	AS SHOWN	Date 12/04/2023
Job No.	J19357	Dwg. No. D1 of 9



ELEVATION 4
1 : 100



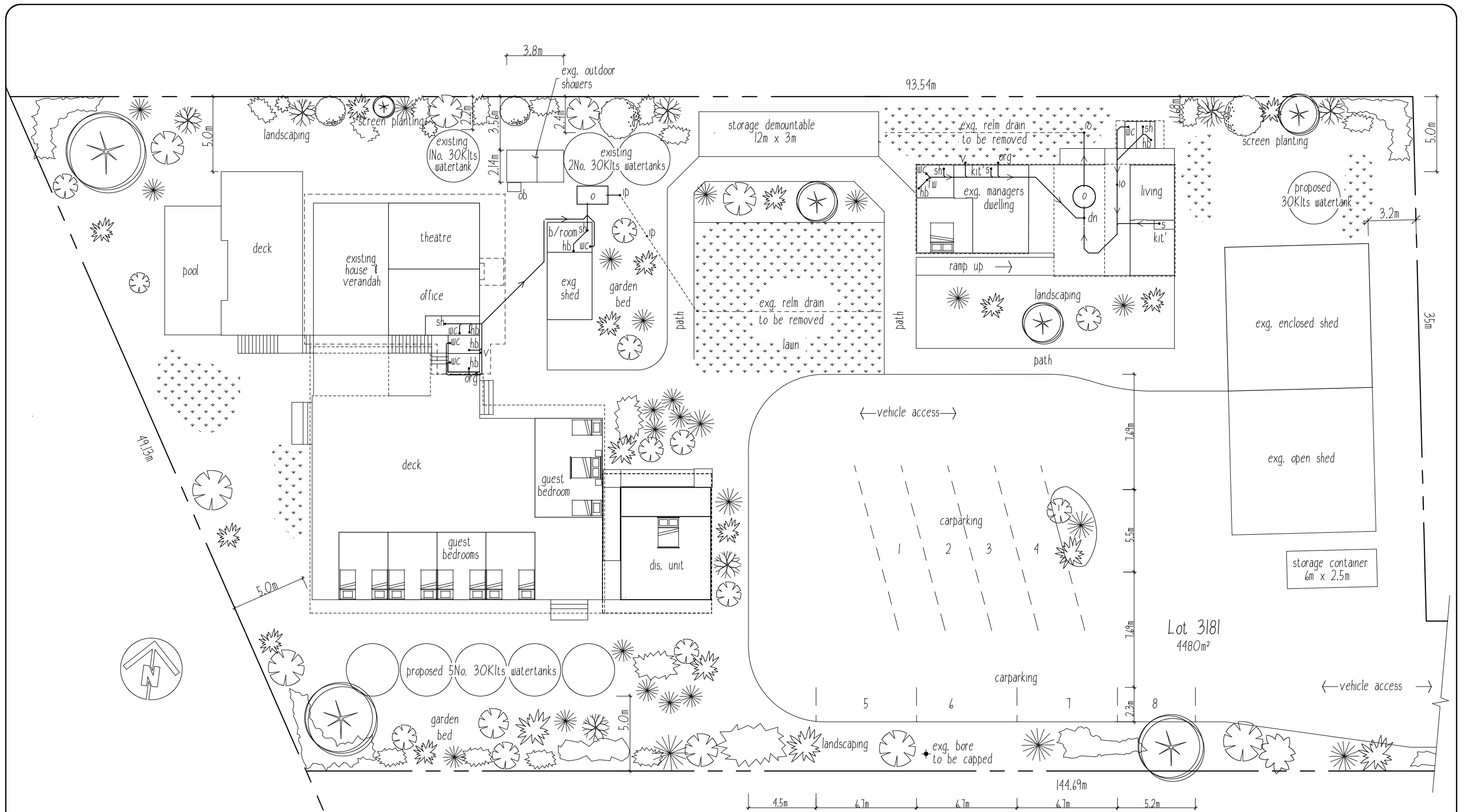
ELEVATION 3
1 : 100

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ADDITIONS & ALTERATIONS TO EXISTING DWELLING
FOR PLANNING APPROVAL
LOT 3181 MERMAID CIRCUIT
DUNDEE BEACH

Drawing Title
GUEST BEDROOMS
ELEVATIONS 3 & 4

Client	Emma Cartwright	
Scale	AS SHOWN	Date 12/04/2023
Job No.	J19357	Dwg. No. D8 of 9



SITE / PLUMBING PLAN
1 : 250

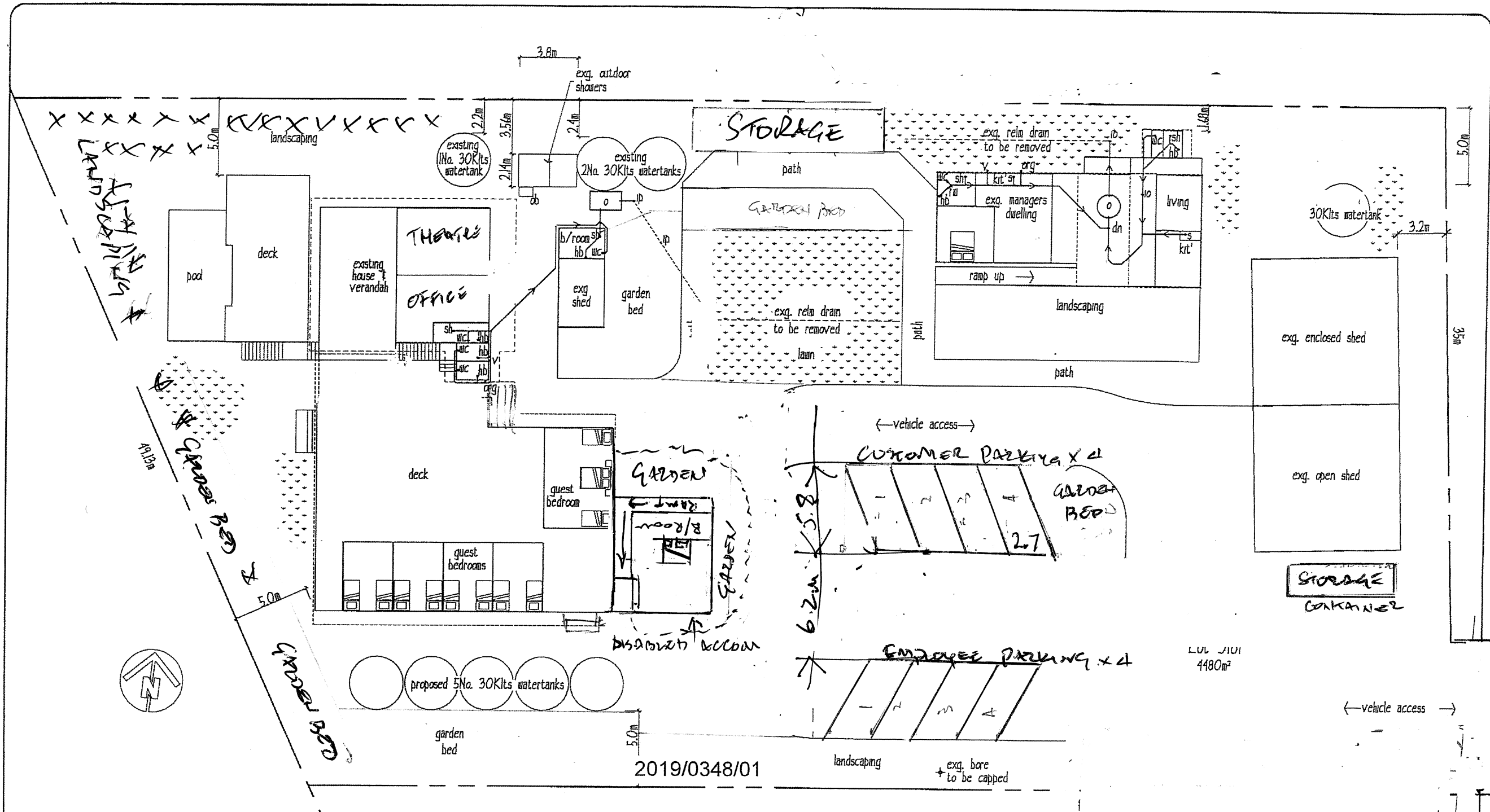
LEGEND	
wc	water closet
fw	floor waste
hb	hand basin
s	sink
ob	outdoor hand basin
org	overflow relief gully
v	vent
o	3000lt septic tank
io	inspection opening
ip	inspection plate

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Project Title
ADDITIONS & ALTERATIONS TO EXISTING DWELLING
FOR PLANNING APPROVAL
LOT 3181 MERMAID CIRCUIT
DUNDEE BEACH

Drawing Title
SITE / PLUMBING PLAN

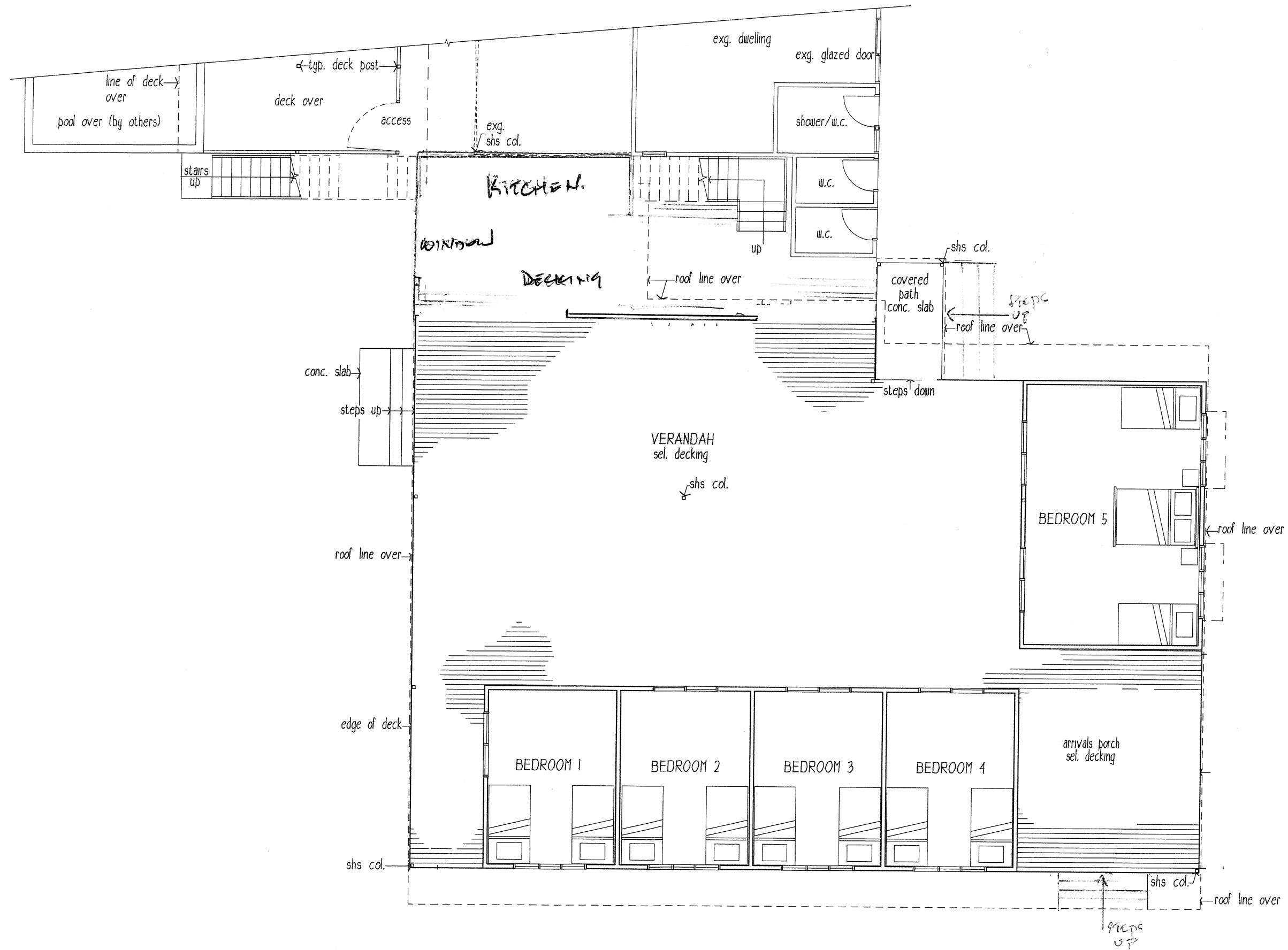
Client	Emma Cartwright	
Scale	AS SHOWN	Date 12/04/2023
Job No.	J19357	Dwg. No. D9 of 9



LEGEND	
wc	water closet
fw	floor waste
hb	hand basin
s	sink
ob	outdoor hand basin
org	overflow relief gully
v	vent
o	3000lt septic tank
io	inspection opening
ip	inspection plate

SITE / PLUMBING PLAN
1: 250

W ilkins D rafting S ervice Ph.0457889990	Project Title ADDITIONS & ALTERATIONS TO EXISTING DWELLING FOR PLANNING APPROVAL LOT 3181 MERMAID CIRCUIT DUNDEE BEACH	Drawing Title SITE / PLUMBING PLAN	Scale AS SHOWN Date 13/01/2021
			Job No. J19357 Date 09 of 9

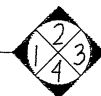


FLOOR PLAN

1:100

75mm p.m. stud framed walls
 custom orb cladding
 plasterb'd lining

ELEVATIONS
 refer D6 & D7

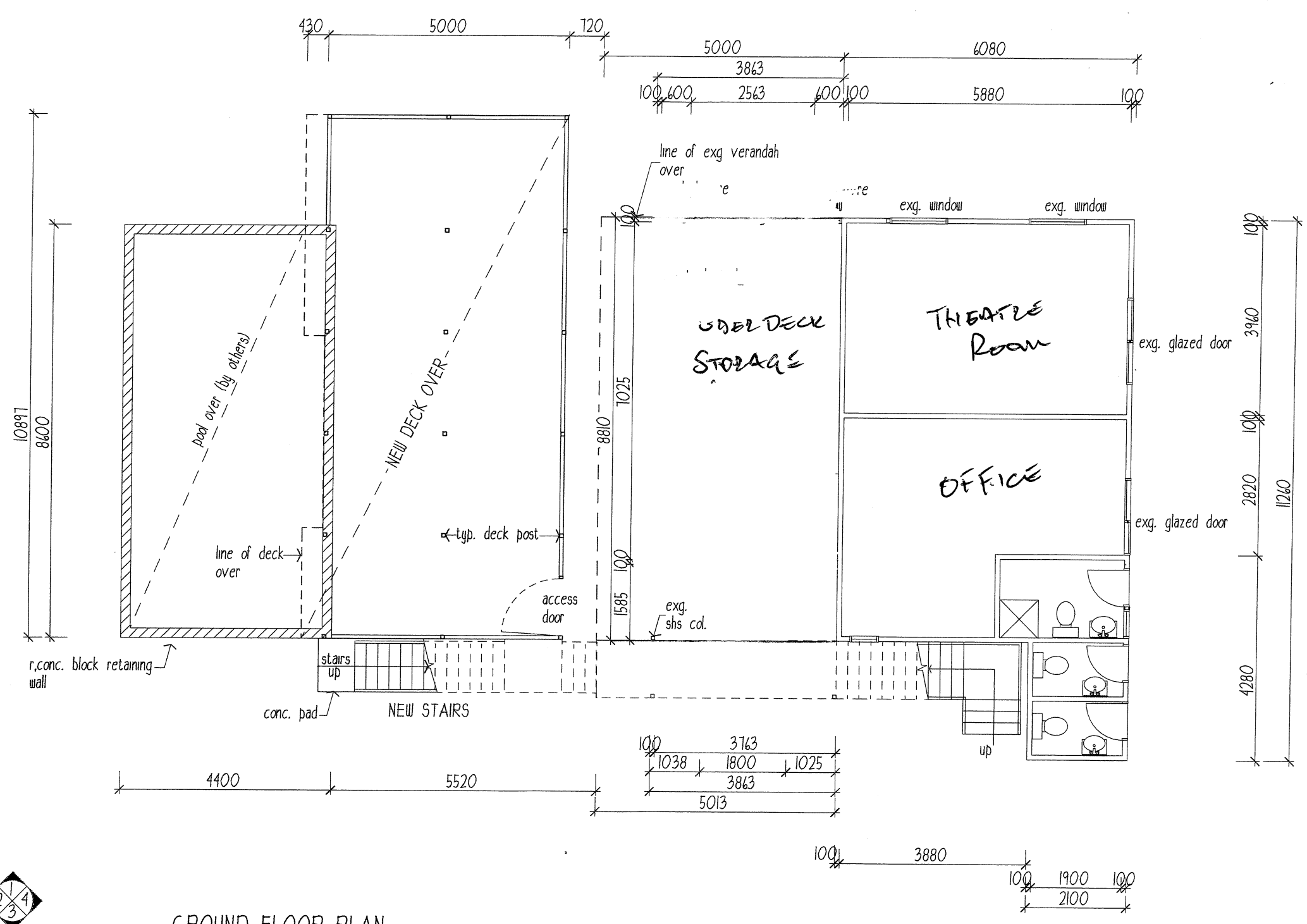


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Project Title
ADDITIONS & ALTERATIONS TO EXISTING DWELLING
 FOR PLANNING APPROVAL
 LOT 3181 MERMAID CIRCUIT
 DUNDEE BEACH

Drawing Title
GUEST BEDROOMS
FLOOR PLAN

Client Emma Cartwright	
Scale AS SHOWN	Date 12/01/2021
Job No. J19357	Dwg. No. D6 of 9



ELEVATIONS
refer D5

GROUND FLOOR PLAN
1:100

W ilkins D rafting S ervice Ph.0451889990	Project Title ADDITIONS & ALTERATIONS TO EXISTING DWELLING FOR PLANNING APPROVAL LOT 3181 MERMAID CIRCUIT DUNDEE BEACH		Drawing Title EXISTING HOUSE GROUND FLOOR PLAN		Client Emma Cartwright	
					Scale AS SHOWN	Date 13/01/2021
					Job No. J19357	Dwg. No. D3 of 9

