

**NORTHERN TERRITORY OF AUSTRALIA**

*Planning Act - sections 54 and 55*

**DEVELOPMENT PERMIT**

DP14/0736

**DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT**

Lot 04933  
Town of Darwin  
31 BISHOP ST, WOOLNER

**APPROVED PURPOSE**


To use and develop the land for the purpose of a licensed club (live music and comedy club) in accordance with the attached schedule of conditions and the endorsed plans.

**VARIATIONS GRANTED**

Nil.

**BASE PERIOD OF THE PERMIT**

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



HANNA STEVENSON  
Delegate  
Development Consent Authority

05 / 11 / 2014

## **DEVELOPMENT PERMIT**

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### **SCHEDULE OF CONDITIONS**

#### **CONDITIONS PRECEDENT**

1. Prior to the endorsement of plans and commencement of use, a management plan must be submitted to and approved by the consent authority addressing the use of the property for the purpose of a licenced club (live music and comedy), to the satisfaction of the authority. When approved, the plan will be endorsed and will form part of the permit. The plan must be developed involving consultation with the adjoining land owners and residents including those at Lot 4932 Town of Darwin, and include specific measures to ensure the safety of the property at Lot 4932 Town of Darwin. The management should also:
  - Demonstrate how the site is suitable for the proposed use within the context of surrounding development and the GI (General Industry) zoning including access to transport such as taxi's.
  - Demonstration as to how the proposal will manage patrons on the site generally.
  - Demonstration as to how the proposal will manage patrons leaving the site, particular in regards to pedestrian movements, transport options and public safety/public order.
  - Demonstration as to how the existing boundary fence and security/lighting arrangements are sufficient to secure the site and adjoining sites given the proposed use.
  - Any amendments to the application that arise as a result of the above information request.

#### **GENERAL CONDITIONS**

2. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
3. The use as shown on the endorsed plans must not be altered without the further consent of the consent authority.
4. Prior to the commencement of works (including site preparation), a schematic plan demonstrating the on-site collection of stormwater and its discharge into the local stormwater drainage system shall be submitted to and approved by the City of Darwin, to the satisfaction of the consent authority. The plan shall include details of site levels and stormwater drain connection points.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
6. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
7. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the City of Darwin, to the satisfaction of the consent authority.  
The owner shall:
  - (a) remove disused vehicle and/ or pedestrian crossovers;

(b) provide footpaths/ cycleways;  
(c) collect stormwater and discharge it to the drainage network; and  
(d) undertake reinstatement works;  
all to the technical requirements of and at no cost to the City of Darwin, to the satisfaction of the consent authority.

8. Before the use or occupation of the development starts, the areas set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
- (a) constructed;
  - (b) properly formed to such levels that they can be used in accordance with the plans;
  - (c) surfaced with an all-weather-seal coat;
  - (d) drained;
  - (e) line marked to indicate each car space and all access lanes; and
  - (f) clearly marked to show the direction of traffic along access lanes and driveways;
- to the satisfaction of the consent authority.  
Car spaces, access lanes and driveways must be kept available for these purposes at all times.
9. The use may operate only on Friday and Saturdays between the hours of 8:00pm and 1:00am on the following day.
- 10.No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.
- 11.The loading and unloading of goods from vehicles must only be carried out on the land.
- 12.Storage for waste disposal bins is to be provided to the requirements of City of Darwin to the satisfaction of the consent authority.

#### **NOTES**

1. The development and use hereby permitted should be designed, constructed, registered and operate in accordance with the National Construction Code of Australia, the NT Public Health Act and Regulations, the NT Food Act and National Food Safety Standards.
2. Notwithstanding the approved plans, all signage is subject to City of Darwin approval, at no cost to Council.