

## **DEVELOPMENT CONSENT AUTHORITY**

### **PALMERSTON DIVISION**

### **MINUTES**

### **MEETING No 171 – MONDAY 8 DECEMBER 2014**

**BOULEVARD ROOM  
QUEST PALMERSTON  
18 THE BOULEVARD  
PALMERSTON**

**MEMBERS PRESENT:** Denis Burke (Chairman), Steve Ward, Grant Tambling, Paul Bunker, and Andrew Byrne

**APOLOGIES:** Nil

**OFFICERS PRESENT:** Margaret Macintyre (Secretary), Deborah Curry, Anthony Brennan and Leonie Gleeson (Development Assessment Services)

**COUNCIL REPRESENTATIVE:** Wendy Smith

**Meeting opened at 9.45 am and closed at 12 noon**

**THE MINUTES RECORD OF THE EVIDENTIARY STAGE AND THE DELIBERATIVE STAGE ARE RECORDED SEPARATELY. THESE MINUTES RECORD THE DELIBERATIVE STAGE. THE TWO STAGES ARE GENERALLY HELD AT DIFFERENT TIMES DURING THE MEETING AND INVITEES ARE PRESENT FOR THE EVIDENTIARY STAGE ONLY.**

**ITEM 1**                    **17 X 3 BEDROOM MULTIPLE DWELLINGS IN 8 SINGLE STOREY BUILDINGS**  
**PA2014/0793**          **LOT 12211 (18) POLGLASE CIRCUIT, TOWN OF PALMERSTON**  
**APPLICANT**          **RAW DESIGN**

DAS tabled comments from PowerWater dated 4 December 2014.

**RESOLVED**  
**216/14**

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Lot 12211 (18) Polglase Circuit, Town of Palmerston for the purpose of 17 x 3 bedroom multiple dwellings in 8 single storey buildings to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

- Compliance with the Northern Territory Planning Scheme Clause 7.1.1 Residential Density Limitations;
- Clarify the reference to communal open space on the landscaping plans; and
- Detail the existing ground level and proposed finished floor level in comparison to potential single dwelling development on adjacent lots; and
- Location of the air conditioners.

#### **REASON FOR THE DECISION**

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Lot 12211 (18) Polglase Circuit, Town of Palmerston for the purpose of 17 x 3 bedroom multiple dwellings in 8 single storey buildings, to require the applicant to provide additional information that the Authority considers necessary in order to enable the proper consideration of the application.

**RESOLVED**  
**217/14**

That, pursuant to section 86 of the *Planning Act*, the Development Consent Authority delegates to the Chairman the power under section 53 of the Act, to determine the application to develop Lot 12211 (18) Polglase Circuit, Town of Palmerston for the purpose of 17 x 3 bedroom multiple dwellings in 8 single storey buildings subject to:

- Compliance with the Northern Territory Planning Scheme Clause 7.1.1 Residential Density Limitations;
- Clarify the reference to communal open space on the landscaping plans; and
- Detail the existing ground level and proposed finished floor level in comparison to potential single dwelling development on adjacent lots; and
- Location of the air conditioners.

Conditions as determined by the delegate.

**ACTION:**    Advice to Applicant

**ITEM 2**                    **CARPORT ADDITION TO AN EXISTING SINGLE DWELLING WITH A REDUCED SIDE SETBACK**  
**PA2014/0829**           **LOT 5798 (4) MOORHEN CIRCUIT, TOWN OF PALMERSTON**  
**APPLICANT**           **NAC PTY LTD**

The applicant did not attend.

Submitter Mr Stefan Jurkijevic attended.

**RESOLVED**  
**218/14**

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Lot 5798, (4) Moorhen Circuit, Town of Palmerston for the purpose of a carport addition to an existing single dwelling with a reduced side setback to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

- Confirmation from a licensed surveyor as to how far the proposal will be setback from the boundary.

#### **REASONS FOR THE DECISION**

1. Pursuant to section 51(a) of the *Planning Act*, the consent authority must take into consideration the Planning Scheme that applies to the land to which the application relates.

The requirement for written confirmation from a licensed surveyor as to how far the proposal will be setback from the boundary will enable proper consideration of the application.

**ACTION:**                                    Advice to Applicant

**ITEM 3**                    **SUBDIVISION TO CREATE 415 LOTS**  
**PA2014/0757**           **LOT 12087, ZUCCOLI, TOWN OF PALMERSTON**  
**APPLICANT**           **TPG TOWN PLANNING, URBAN DESIGN & HERITAGE**

Mr Ben Watson (Senior Project Manager, NS Projects) and Mr Hermanus Low (NS Projects) attended on behalf of the applicant.

Submitter:- Plan: The Planning Action Network sent their apologies.

**RESOLVED**  
**219/14**

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Lot 12087, Town of Palmerston for the purpose of a subdivision to create 398 residential lots and 4 public open space lots to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

- Section 51(n) of the *Planning Act* requires the consent authority to consider "the potential impact on the existing and future amenity of the area in which the land is situated." Noting the high proportion of 300m<sup>2</sup> - 400m<sup>2</sup> lots within

the subdivision it is not considered by the consent authority that this has been adequately addressed. Therefore, additional information is necessary to be provided in relation to how the design of the subdivision will ensure an adequate level of amenity for future residents. Alternatively, a revised lot mix shall be provide incorporating a significantly greater number of larger lots within the range of 500m<sup>2</sup> – 599m<sup>2</sup> and a reduction in the number of small lots within the range of 300m<sup>2</sup> – 400m<sup>2</sup>.

#### REASON FOR THE DECISION

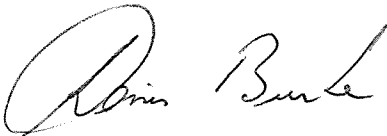
Section 51(n) of the *Planning Act* requires the consent authority to consider “the potential impact on the existing and future amenity of the area in which the land is situated.” The consent authority is concerned in relation to the current lot mix proposed and its impact on the future residential amenity of the occupants. The authority considers that a subdivision that incorporates a greater range of lot sizes will achieve the desired future residential amenity. Accordingly the application is deferred by the authority either addresses this issue in greater detail or to allow the applicant to provide a revised lot mix that incorporates a greater number of larger lots dispersed throughout the subdivision.

#### RESOLVED 220/14

That, pursuant to section 86 of the *Planning Act*, the Authority delegates to the Chairman, or in the Chairman’s absence any one of the other members of the Palmerston Division the power under section 53 of the Act, to determine the application to develop Lot 12087 Zuccoli Parade, Town of Palmerston for the purpose of a subdivision to create 398 residential lots and 4 public open space lots upon receipt of an amended subdivision plan that incorporate a significantly greater number of lots within the range of 500m<sup>2</sup> – 599m<sup>2</sup> and a reduction in the number of lots within the range of 300m<sup>2</sup> – 400m<sup>2</sup>.

**ACTION:** Advice to Applicant

#### RATIFIED AS A RECORD OF ATTENDANCE AND DETERMINATIONS MADE AT THE MEETING



**DENIS BURKE**  
Chairman

15/12/14