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 Jurkjevic 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:- PPlan: 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 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 300m2 - 400m2 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 500m² – 599m² and a reduction in the number of small lots within the range of 300m² – 400m².

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

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 500m² – 599m² and a reduction in the number of lots within the range of 300m² – 400m².

ACTION: Advice to Applicant

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

DENIS BURKE
Chairman

/5/12/14